

CITY OF BRADENTON, FLORIDA, ORDINANCE NO. 2976

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR AMENDMENT TO THE CITY OF BRADENTON FORM-BASED CODE BY THE CREATION OF THE POINT PLEASANT NEIGHBORHOOD CONSERVATION DISTRICT; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, AS FOLLOWS:

WHEREAS, Article VIII, Section 2, Constitution of the State of Florida, as revised in 1968, provides for and establishes municipalities and grants to those municipalities governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions and render municipal services, and authorizes said municipalities to exercise any power for municipal purposes, except as otherwise provided by law: and

WHEREAS, Chapter 166, Florida Statutes, the Municipal Home Rule Powers Act, implements by general law the authority and jurisdiction granted to municipalities by the Florida Constitution and establishes home rule for said municipalities; and,

WHEREAS, pursuant to the provisions of the City's Land Use Regulations (LUR), the Planning Commission has reviewed and considered in a public hearing the advisability of recommending adoption of the Form Based Code (FBC) Land Use Regulations to the City Council and found the FBC consistent with the Comprehensive Plan, and has forwarded to the City Council the Planning Commission's recommendation that they be approved; and

WHEREAS, the City Council of the City has held the required public hearings with due public notice pursuant to the provisions and the requirements of Florida law, and the City Council has determined that it is necessary and desirable and in the best

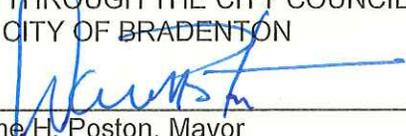
interest of the citizens of the City in order to protect the public health, safety and welfare to adopt the said Form Based Code Land Use Regulations.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Bradenton, Florida, as follows:

1. The Form Based Code Land Use Regulations, as attached hereto and incorporated herein as Attachment "A", are hereby adopted as amended.
2. To the extent that these Form Based Code Land Use Regulations are in direct conflict with the existing provisions of the City of Bradenton Land Use Regulations (LUR's), the provisions of this Ordinance shall control. The applicability and effect of the Form Based Code Land Use Regulations and this Ordinance shall be in keeping with the provisions of Florida law.
3. In the event any provision, paragraph, section of chapter, or any other portion of this Ordinance are declared by a court of competent jurisdiction to be void, unconstitutional or unenforceable, then, and in that event, all of the remaining provisions and portions not so affected shall remain in full force and effect.
4. This Ordinance shall take effect immediately upon adoption.

PASSED AND DULY ADOPTED by the City Council, with a quorum present and voting, this 10th day of February 2016.

CITY OF BRADENTON, FLORIDA BY
AND THROUGH THE CITY COUNCIL OF
THE CITY OF BRADENTON



Wayne H. Poston, Mayor

ATTEST: CARL CALLAHAN

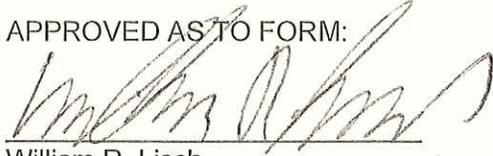


City Administrator



Planning Commission Public Hearing: January 20, 2016
First Reading and Public Hearing: January 27, 2016
Second Reading and Public Hearing: February 10, 2016

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read 'William R. Lisch', written over a horizontal line.

William R. Lisch
City Attorney



City of Bradenton, Florida

City Council Agenda Memorandum

Agenda Item: LU.15.155285 Point Pleasant Neighborhood Conservation District

Agenda Date: Feb 10, 2016

Originated by: Christopher M. Gratz, AICP

Agenda Placement: Ordinance 2nd Reading

Authorized by: Christopher M. Gratz, AICP

Explanation

ORDINANCE 2976 SECOND READING
LU.15.155285 Form-Based Code Amendment: Request of the City of Bradenton to amend the City of Bradenton Form-Based Code by creating the Point Pleasant Neighborhood Conservation District.

Financial Impact

Requested action to be taken by Council

Approval

Staff Recommendation

Approval

Attachments

Ordinance 2976, PCD Staff Report

ORDINANCE # 2976
ATTACHMENT "A"

4.16 NEIGHBORHOOD CONSERVATION DISTRICTS

Neighborhood conservation districts are areas located in residential neighborhoods with a distinct physical character that have preservation or conservation as the primary goal. Although these neighborhoods tend not to merit designation as a historic district, they warrant special land use attention due to their distinctive character and importance as viable, contributing areas to the community at large. Neighborhood conservation districts provide a means to protect character-defining streetscapes in older areas threatened by new development or governmental policies that undermine rather than encourage neighborhood preservation.

4.16.1 POINT PLEASANT NEIGHBORHOOD CONSERVATION DISTRICT (PPNCD).

The Point Pleasant neighborhood has a unique character that has been created over years of development, which has continued from its original settlement in the 1880's to the present time. Originally named Curry's Point, after one of its first settlers, H.F. Curry; Point Pleasant was considered an area for the elite since its roots. It has contributed over time a collection of homes and structures that epitomize the rich history of Bradenton.

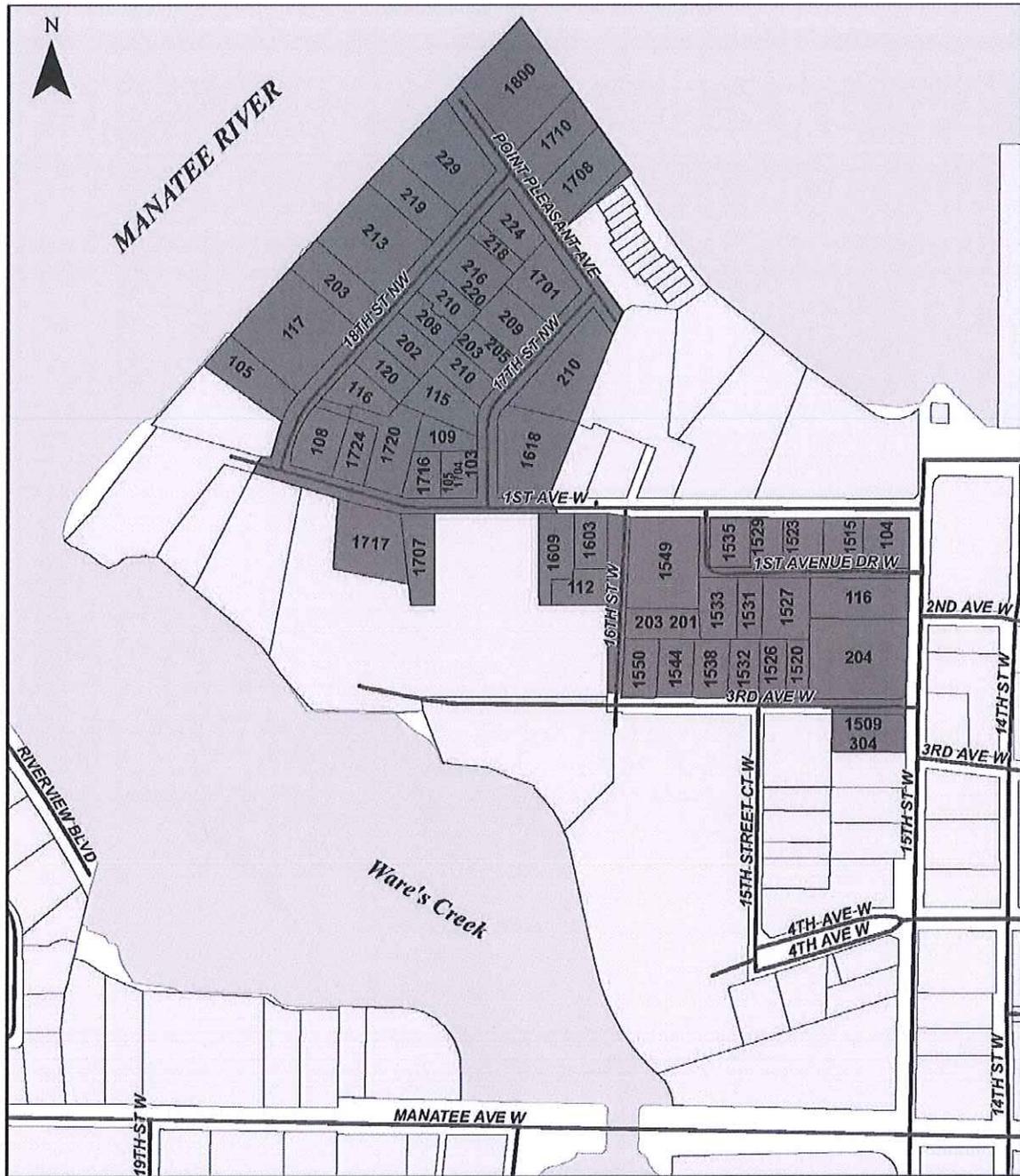
Today, it sits as one of the City's most architecturally eclectic neighborhoods, emerging over time by the remodeling and care of a diversity of property owners. The area contains a mix of residential architecture styles from different time periods, which, along with a mature canopy of trees and landscape, work together to become an area of charm and grace.

The pressures of new development, as well as flood regulations, have created a recent pattern of growth that is inconsistent with the character of the neighborhood. The stark contrast of large scale structures, height, a flat façade profile, and a lack of architectural features or compatible landscaping, has overshadowed the evolved character of Point Pleasant. Larger scale development can dwarf adjacent, smaller structures and disturb the character of an area simply due to the scale and bulk of the new structure. Attention to massing, scale, and articulation can help to offset these disturbances, and even be used to enhance the uniqueness that has led to the creation of the neighborhood character.

This section is intended to protect and preserve the character of the Point Pleasant neighborhood.

a. BOUNDARIES

The PPNCD Boundaries are as depicted on the map in Figure 1.



**Point Pleasant Neighborhood Conservation District
Proposed Boundary**

Prepared by Department of
Planning and Community Development

Printed: 12/11/2013 10:53 AM
File: C:\2013\PPNC\Point Pleasant Neighborhood
GIS Data: Manatee County GIS City of Bradenton



Legend

- PPNC Boundary
- Parcels

Figure 1

b. FUTURE LAND USE

The Future Land Use Map designates the properties in the PPNCD as High Density (15 Dwelling Units per acre). The High Density Residential Future Land Use designation pursuant to Policy 1.2.1 of the City of Bradenton Comprehensive Plan allows for residential uses, with a potential neighborhood commercial component which will consist of light retail, restaurants, personal services, office and other similar neighborhood activities. It is the express intent of these regulations to further restrict the type of neighborhood commercial uses permitted within the PPNCD.

c. PERMITTED USES

Notwithstanding the uses listed in Table 4.7 Specific Function & Use for properties designated T4-R and T4-O the following is the list of uses permitted within the PPNCD.

i. RESIDENTIAL

Multi-Family	P
Single Family Attached	P
Single Family Semi-Detached	P
Single Family Detached	P
Accessory Unit	P

ii. LODGING

Inn (up to 10 rooms)	SU
Bed & Breakfast (up to 6 rooms)	SU
Boarding House	SU

iii. OFFICE

Live-Work Unit	P
----------------	---

iv. CIVIC

Fountain or Public Art	P
Library	SU
Museum	SU
Playground	P
Surface Parking Lot ⁽¹⁾	SU

v. OTHER: URBAN FARMING

Greenhouse < 200 sq. ft.	P
--------------------------	---

vi. OTHER: AUTOMOTIVE

Parking Lot/Garage ⁽¹⁾	SU	(Currently P in T4-O)
-----------------------------------	----	-----------------------

vii. OTHER: EDUCATION

Other- Childcare Center ⁽²⁾
--

P=PERMITTED

SU=SPECIAL USE

BLANK=NOT ALLOWED

1. Only as an ancillary use to a Bed & Breakfast, Library, or Museum.
2. Adult and child day care centers with six or fewer clients and "Family Day Care Home" as defined and licensed by HRS are exempt from zoning requirements.

d. SETBACKS & HEIGHT

i. Minimum front and side setbacks of the primary structure are to be the predominant existing setback of the block face.

- The predominant setback is the most common on the block face.
- The block face to be used is the side of the street in which the property is located.
- Any structure legally constructed prior to the date of the adoption of these regulations, February 10, 2016, may be rebuilt with the same minimum setbacks it possessed should it be destroyed by more than 50% of its current replacement value, and shall be considered a legal conforming structure.

ii. Viewsheds to the water shall be provided at street ends and property lines where practical.

- These provisions are not retroactive; they apply only to new construction, substantial improvements, or newly planted landscape materials. New structures and additions may be built to the minimum setbacks.
- New trees may not be planted within a viewshed.
- Fences are permitted pursuant to section 4.13.

iii. The height bonuses allowed by Table 4.4 are not permitted.

e. ARCHITECTURE

i. When structures built next to one another are similar in appearance with little to no differentiation they take on an appearance that is not consistent with the eclectic character of the PPNC. Techniques shall be employed in new construction and redevelopment that give the appearance of individuality, within the characteristic architectural styles that predominate. Elements and finishes of historic structures within the PPNC are to be incorporated into the design of new structures. This shall not preclude two (2) adjacent homes from having the same architectural style provided different articulations are used.

ii. **FAÇADE VARIATIONS.** The following is applicable to structures having more than one (1) story, whether each story is for living or habitable area or not:

- Repetitive, monotonous, undifferentiated wall planes shall not be permitted.
- Buildings shall be articulated with projections, recesses, covered entryways, porches, balconies, covered box or bay windows and/or similar architectural features, dividing large facades into human scaled proportions.

iii. NEW STRUCTURES CAN BE OF THE FOLLOWING STYLES:

- Contemporary
- Craftsman
- Florida Wood Vernacular
- Neo-Classical
- Mediterranean Revival

f. LANDSCAPING

Street trees are not required within the PPNCD. When street trees are planted, Royal Palms and Live Oaks are to be used for street trees based on planting area, the predominate tree on the block, and potential utility conflicts.

g. DEFINITIONS

ARCHITECTURAL FEATURES: Features that enhance the residential or human/pedestrian scale. Examples of such architectural features are bay windows, dormers, open porches and entryways, arbors and trellises, garden walls, and window and door awning.

ARTICULATION: The giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller, identifiable pieces. Articulation also includes the use of projections and recesses that divide large facades into human-scaled proportions that reflect the single-family dwellings nearby and avoid repetitive, monotonous, undifferentiated wall planes.

FAÇADE: The front of the building facing or oriented toward the street or roadway, excluding alleyways.

HUMAN SCALE: The proportional relationship of a particular building structure, or streetscape element to the human form and function. Human scale relates the size and/or height of a structure to the height and mass of a pedestrian traveling along the sidewalk or street adjacent to that structure.

MASSING: The overall configuration or composition of the major volumes of a building. The sense of bulk, size, and shape of a structure, usually perceived by reference to the surrounding space, nearby structures, and natural features such as trees.

SCALE: The apparent relationship between two entities, such as the relationship of a building's height to human height, the relationship between different building's heights, or the relationship between the size of an addition and the building to which it is attached.

VIEWSHED: A viewshed is the geographical area that is visible from a location. It includes all surrounding points that are in line-of-sight with that location and excludes points that are beyond the horizon or obstructed by terrain and other features (e.g., buildings, trees).



PCD STAFF REPORT

Department of Planning & Community Development

PROJECT: LU.15.5285 Point Pleasant
Neighborhood Conservation District
TO: City Council
FROM: Christopher M. Gratz, AICP,
Development Services & Zoning
Manager
DATE: 1/20/2016, 1/27/2016, revised for
2/10/2016
APPLICANT: City of Bradenton

PROJECT SYNOPSIS:

Applicant's Request:

Form-Based Code Amendment creating the Point Pleasant Neighborhood Conservation District Approval

PCD Staff Recommendation:

Approval, January 20, 2016

Planning Commission Recommendation:

Forward to 2nd Reading, January 27, 2016

City Council Action-1st Reading:

February 10, 2016

City Council Action-2nd Reading:

SUMMARY OVERVIEW:

This is a proposed amendment to the Form-Based Code by creating the "Point Pleasant Neighborhood Conservation District" (PPNCD). While the application has been filed as staff initiated; the content of the amendment is the result of engagement meetings with concerned citizens from the neighborhood.

The intent of this amendment is to protect and preserve the character of the Point Pleasant neighborhood by:

- Restricting permitted uses
- Increasing minimum setbacks and eliminating height bonuses
- Architectural standards that require façade variations and specifying permitted architectural styles
- Street tree requirements
- Definitions

The proposed amendment to the Form-Based Code is shown in Attachment "A"; new language addressing concerns expressed at the 1st reading are presented in underline/strikethrough format.

ANALYSIS

HISTORY OF PREVIOUS ACTION RELEVANT TO THIS REQUEST:

On May 25, 2005, a citizen initiated request (LU.05.0005) to down zone the Point Pleasant neighborhood from R3-B, High Density, Multi-Family, to R1-C, High-Density, Single-Family was denied by City Council with direction to staff to pursue directions to help achieve the owners' desires to preserve the character of the neighborhood.

On April 11, 2007, a moratorium on new development in the Point Pleasant neighborhood was passed by City Council to allow time for new regulations for the neighborhood to be written, and an ordinance with new regulations was not brought forward due to objections from property owners.

On June 8, 2011 the Form-Based Code was adopted by Ordinance 2930. This ordinance created design and development regulations and rezoned the properties in the Point Pleasant neighborhood to T4-O and T4-R.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment to the Form-Based Code is consistent with the City's adopted Comprehensive Plan. The following Policy in particular supports this amendment:

Policy 1.1.2 Traditional/Urban Neighborhood Principles

The City shall preserve and enhance neighborhoods based on each neighborhood's essential ingredients. These ingredients are important in the design of the neighborhood...

- Neighborhoods should be designed to establish an identity and value that motivate residents to protect them.

STAFF EVALUATION:

Staff believes the proposed regulations represent a consensus on addressing the concerns of the Point Pleasant neighborhood:

- The area has very narrow public streets and right-of-ways, making it difficult for public safety and emergency services to be delivered.
- Existing infrastructure is inadequate to serve the area if redeveloped to the maximum intensity allowed by the Form-Based Code.
- Many currently permitted uses are too intense for the neighborhood.
- The Form-Based Code allows development that is out of character with allowable setbacks and height bonuses that are not compatible with the neighborhood.

SUMMARY OF OUTSIDE AGENCY/PUBLIC NOTIFICATION RESPONSE:

A letter dated 12/1/2015 from Stephen Dye; the legal representative of Westminster Communities, objecting to the creation of new regulations for the Point Pleasant neighborhood was received. As a result, all properties owned Westminster Communities were removed from the boundaries of the proposed PPNCD. Mr. Dye also informed staff that Westminster Communities paid \$220,155 in Manatee County taxes for 2015.

A letter dated 1/13/2016 from Ryan Snyder, Esq. owner of 1800 Point Pleasant Avenue, the former Rossi property, requested that his property be left out of the PPNCD.

A verbal objection to being included in the PPNCD has been stated by Storey Inn, LLP, owner of 304 15th Street West.

10 Letters of support from property owners in the neighborhood dated 1/20/2016 are included in the attachments.

An email dated 1/26/2016 from Richard & Pene Stanger, owners of 105 18th Street West, requested that their property be left out of the PPNCD.

A verbal objection to being included in the PPNCD has been stated by Mark Riegelman, owner of 1701 Point Pleasant Avenue.

At the January 27, 2016 City Council meeting, Darenda Marvin, AICP, representing the owners of 213 18th Street West requested further clarification on: 1) Setbacks, 2) Viewsheds, 3) Architecture, 4) Street trees. Staff has met with Ms. Marvin and revised the proposed ordinance to provide clarification on these items.

ATTACHMENTS

Application
Ordinance #2976 Attachment "A"
Letters of Objection and Support

STAFF RECOMMENDATION:

APPROVAL of LU.15.5285 with the revisions as submitted.

PLANNING COMMISSION RECOMMENDATION (January 20, 2016):

APPROVAL of LU.15.5285 with a 3-2 vote.

CITY COUNCIL ACTION-1st READING OF ORDINANCE (January 27, 2016):

FORWARD to 2nd Reading with a 5-0 vote.

CITY COUNCIL ACTION-2nd READING OF ORDINANCE (February 10, 2016): TBD

BRADENTON HERALD

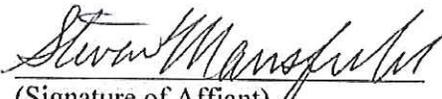
WWW.BRADENTON.COM
P.O. Box 921
Bradenton, FL 34206-0921
1111 3rd Ave. W.
Bradenton, FL 34205-8894
941-745-7002

Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida

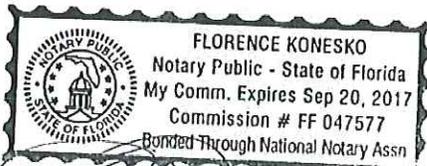
STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared Steve Mansfield, who, on oath, says that he is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Notice of Ordinance 2976 for City of Bradenton**, was published in said newspaper in the issue(s) of **01/20/2016 and 02/05/2016**.

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn to and subscribed before me this
29 Day of March, 2016



SEAL & Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

DYE, DEITRICH, PETRUFF & ST. PAUL, P.L.

Attorneys at Law
The Riverview Center, Suite 300
1111 Third Avenue West
Bradenton, FL 34205
www.dyefirm.com

Stephen R. Dye
Patricia A. Petruff ^{1†}
Alexandra St. Paul ^{2*}
James D. Dye †
David K. Deitrich†

Telephone: (941) 748-4411
Facsimile: (941) 748-1573

Email: sdye@dyefirm.com
phornsby@dyefirm.com

*Certified Circuit Civil Mediator
†Board Certified: City, County And Local Government Law
‡Of Counsel

Also Admitted In:
¹ California
² Louisiana

December 1, 2015

Mayor Wayne Poston
City of Bradenton
1001 Old Main Street
Bradenton, Florida 34205

RE: Westminster Community/Pt. Pleasant

Dear Mayor Poston:

First I want to thank you for quickly arranging a meeting with me and Graeme Edge's attorney Lamar Mathews to respond to questions and concerns regarding the "Pt. Pleasant Ad Hoc Committee." As I indicated in my prior email November 13, Westminster ("PRC") recently discovered by way of a newspaper article that a "Pt. Pleasant Ad Hoc Committee" had been formed and were promoting additional regulations on certain properties located in the Pt. Pleasant area. WE are told that group formed after some people in the vicinity complained about a house being built on the former Rossi property located at the intersection of 18th St. NW and Pt. Pleasant Ave.

After reading about the Ad Hoc group, we contacted Tim Polk to find out what he knew about it leading to Patricia Petruff and Chris Wickberg, Vice-President of Construction with Westminster, meeting with Tim and his staff to discuss future plans of the Westminster Property constituting the former Hood parcel that was going to be developed as a mid-rise condominium project by Mike Carter/ Dottie McCarthy and the adjacent Graeme Edge property recently acquired by PRC.

After meeting with Mr. Polk and City staff several times, and numerous other discussions and communications with the planning department, as well as the recent meeting we had with you, it is our understanding that the Ad Hoc group/committee is not considered by City officials and staff to be an "official committee" formed by the City of Bradenton, subject to government in the sunshine and public records laws, but rather a private citizen neighborhood group who wish to promote additional regulations in the Pt. Pleasant area.

Based upon the above representations PRC does not wish to join the group but does have the following concerns related to it :

1) The Ad Hoc group should not be allowed to issue written position papers utilizing City staff, and letterhead, as that appears to the outside world to represent the opinions and position of the City. The positions and opinions of the Ad Hoc group should be written by the committee itself on their own stationery which they can then present to third parties and advocate their positions.

2) City staff in our opinion should not be organizing meetings for a private citizen group, preparing their minutes, and basically acting as their secretary, treasury and hub/conduit of information.

3) City staff should not be conducting research nor preparing maps, power Points, or drafting proposed regulations based solely upon feedback from a private citizen group.

We inquired how the Ad Hoc Committee was formed and were told by staff that Jane Plitt is their leader and that she herself selected the members of the committee. So it was not composed of people selected by the City based on expertise, ownership of property in the subject neighborhood or other relevant factors. I think it is important to note that PRC owns more than half of all the real property in the Pt. Pleasant area and yet were not contacted or put on notice about the formation of the Ad Hoc Committee.

Attached to this letter is the package we were provided after a meeting was held at City Hall of the Ad Hoc group on November 9, 2015. We reviewed that package and have the following additional comments and concerns concerning its contents:

The background section of the memo seems to indicate City staff prepared this document. Again, if the Ad Hoc Committee is not an official advisory committee to the City we feel it is inappropriate for City staff to be acting as the citizen group's staff.

There are a number of statements in this document that we do not agree with and feel are subjective and editorial. The document attacks the new home being built on the Rossi property as being "inappropriate," "out scale," "lacking appropriate setbacks," "blocking a view shed to the water," and "of a modern architectural style out of character with the neighborhood." If one actually tours Pt. Pleasant you see multiple examples of buildings that clearly demonstrate that each one of these statements are simply not true. Numerous buildings in Pt. Pleasant are built on the narrow setback lines that existed prior to the form based code; block views to the water; and are of a "modern architectural style". A realistic view of Pt. Pleasant is that there is no prevailing architectural style at all. It consists of multi-family, rental apartments, duplexes, condominiums, single-family homes, churches, and a Continuing Care Retirement Community with skilled nursing. It has multiple architectural styles, some good, some bad, determined by your own opinion, and probably at least one building

built during every decade since 1900. It has everything from luxury homes to poorly maintained (low income rental) type housing.

It would be a more accurate statement to say that Pt. Pleasant's character is that it has no predominant character or style of architecture or type of building. It is also not a designated historical area. Like most of downtown Bradenton, Pt. Pleasant has some older buildings, but it also has numerous new and newer buildings.

If this misconstrued characterization of the subject neighborhood was being presented solely from a neighborhood activist group with an agenda to promote additional regulations it would be one thing. However, as previously stated, what is of most concern to PRC is that it appears this document was actually written by the City Planning Department. In our eyes, that is simply not acceptable.

The next section of the document is entitled "Purpose." This section truthfully admits that the area is one of the City's most "architecturally eclectic neighborhoods" and contains a mix of styles of residential architecture from different time periods. It then incorrectly states that there are "pressures of new development as well as flood regulations creating a pattern of growth inconsistent with the character of the neighborhood". The only new development that I am aware of in Pt. Pleasant has been three residential houses: Mike and Jamie Carter; Johnette Isham; and the new house on the Rossi property that started this issue. With regard to those three houses, the only one that I am aware of that has caused a concern with the neighborhood is the Rossi property house. Therefore, what appears to be the reality of the situation is that the sole cause of the formation of the Ad Hoc neighborhood group is their dislike of one house.

The rest of the memo gets into proposed new land use regulations and a discussion of City Codes regarding historical structures. It is our understanding that Pt. Pleasant is not a designated historical district and therefore any regulations of the City regarding historical buildings would be the same in Pt. Pleasant as for the rest of the City of Bradenton.

With regard to changing City land development codes related to the Pt. Pleasant area, PRC requests to receive notice of this activity, receive copies of any proposals and monitor that process. In review of the subject memo, it is difficult to tell how the proposed new regulations differ from existing form based code and we would suggest if this moves forward that a red-line of the existing code be prepared showing any proposed changes being proposed by the committee and again have notice and an adequate opportunity to review and comment on same.

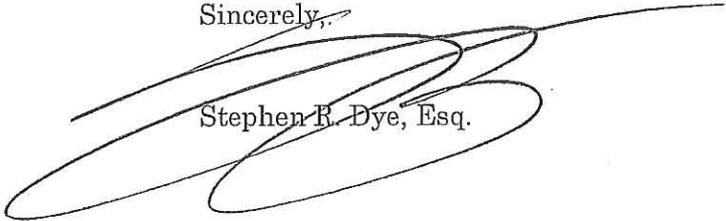
Finally, if the Committee or City (Planning Department or City Council) want to propose changing development regulations in the Pt. Pleasant area but are exempting out certain areas of property as is currently proposed by the Ad Hoc group, PRC would request to also have its properties removed from any "overlay" area and not be further regulated. It appears the current proposal from the Ad Hoc group is to exclude

numerous multi-family properties, *including those where some of the persons in the Ad Hoc committee reside!*

PRC/ Westminster was founded in the early 1950's in the City of Bradenton, at the Bradenton Manor by members of the Presbyterian church as a nonprofit, community service organization, with the mission of providing outstanding services and housing to senior adults in the Bradenton area. PRC greatly values the strong relationship it has with the City of Bradenton and the neighborhoods its campuses are located within. PRC has recently invested millions of dollars into the Towers and Shores campus and plans to continue to improve and beautify these facilities and provide excellent services to its residents in Bradenton.

We appreciate the opportunity to meet with City officials and staff and to discuss this matter and our concerns and look forward to continuing to work with the City and neighborhood.

Sincerely,



Stephen R. Dye, Esq.

/adh
Cc Tim Polk

SNYDER LAW GROUP, P.A.

11031 Gatewood Drive
Bradenton, FL 34211
Phone: 941-747-3456
Fax: 941-747-6789
www.snyderlawgroup.com

Ryan L. Snyder, Esq.
Reneé Wyatt, Esq.

January 13, 2016

SENT VIA ELECTRONIC AND U.S. MAIL

Mayor Wayne Poston
City of Bradenton
1001 Old Main Street
Bradenton, FL 34205

RE: 1800 Point Pleasant Avenue, Bradenton, FL 34205

Dear Mayor Poston:

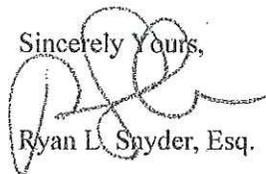
I am the owner of the above referenced real property. I recently learned of a Point Pleasant Ad Hoc Committee ("Committee") that was formed to promote additional regulations on properties located within the Point Pleasant neighborhood. It is my understanding this Committee was formed as a result of the construction of my home. This likely explains why I just learned of the existence of the Committee and the regulations being proposed from an unrelated third party.

It is my understanding the Committee and/or City of Bradenton are exempting out certain properties within the Point Pleasant neighborhood that will not be subject to these new regulations. Please allow this letter to serve as my request for the above referenced real property to be excluded from these new regulations. Should the City of Bradenton propose to make any changes to the land development code or any other code/regulation that would impact my property, I respectfully request to receive notice of the same at my office address listed above.

In closing, I've had an opportunity to review some of the materials circulated by the Committee. I'm not going to waste your time or mine commenting on those materials as they are laughable at best and clearly demonstrate there are certain individuals that have far too much time on their hands. I would like to extend an invitation to yourself, members of the City Council, and/or City Staff to tour my property to see the home I constructed. I think you will find my home not only compliments the neighborhood and City of Bradenton, but has increased the value of surrounding properties.

Should you have any questions or would like to view my property, please feel free to contact me. Thank you for your dedication and hard work on behalf of the City of Bradenton.

Sincerely Yours,



Ryan L. Snyder, Esq.

cc. Tim Polk

From: [Timothy Polk](#)
To: [Chris Gratz](#); [Myra Schwarz](#)
Cc: [Donnette Stahnke](#); [Karen Aihara](#)
Subject: FW: Exclusion of 105 N. 18th St. W. from Conservation District
Date: Tuesday, January 26, 2016 12:56:50 PM

FYI - Tim

From: Richard Stagner [mailto:richardstagner@gmail.com]
Sent: Tuesday, January 26, 2016 11:41 AM
To: Timothy Polk
Cc: Wayne Poston; Gene Gallo; Gene Brown; Patrick Roff; Bemis Smith; Harold Byrd Jr.
Subject: Exclusion of 105 N. 18th St. W. from Conservation District

Tim,

As I stated previously in my email of January 21, my wife Pene and I would like our property at 105 N. 18th St. W. to be excluded from the proposed Point Pleasant Conservation District. We feel that since adjacent residential properties on Point Pleasant have been excluded at the owner's request that we should also be afforded this courtesy.

While in the past we have supported attempts to conserve the Point Pleasant neighborhood, we feel that by zoning the entire waterfront T4-O and excluding large residential and undeveloped areas from the proposed district, the city has sent a clear message regarding the future.

To reiterate, we respectfully request that our property be officially removed from the proposed Conservation District by vote of the council if necessary.

Regards,
Dick and Pene Stagner

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

DEBORAH SCHREIBER
1717 1ST AVENUE W
BRADENTON, FL 34205
617-694-0767

January 20, 2016

City of Bradenton
Planning Commission

Dear Planning Commission

I am unable to attend today's hearing. My mother, with whom I share my home, is in attendance today. I am asking you to support Ordinance 2976. While I hope that we can encourage you to suggest that the Westminster properties located on 1st Avenue W be included, I understand that this Ordinance as currently written can be a good first step to preserving the quality of life in Point Pleasant.

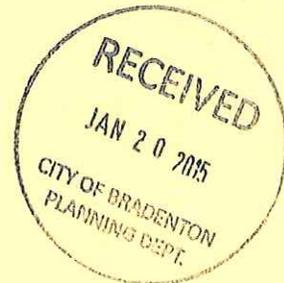
Very truly yours,

Deborah Schreiber

I Support ordinance 2976

Cynthia Shore
1531 1st Ave Dr W
Bradenton, FL 34205

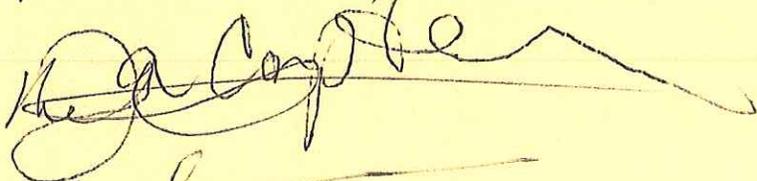
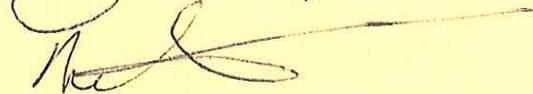
1-20-16



We support ordinance 2976

Bert + Jan Carpenter
104 15th St West
Bradenton FL 34205

Jan 20 2016



I SUPPORT ORDINANCE 2976

BRAD COATS

1531 1st AVE DR W

BRADENTON, FL 34205

Jim Blain

JAN 20, 2016



From: Billperuz <billperuz@aol.com>
Subject: Re: Help Point Pleasant
Date: January 15, 2016 11:24:32 AM EST
To: 2janepitt@gmail.com

1650 1st Ave W.

Jane, Peg and I can only make the 3rd and last meeting (the vote). Here is our support statement:

"I support Ordinance 2976. Peruzzi, Peg and Bill _____ (your name) ___1/15/16___ (date) ___1650 1st ave W,
508B _____(your address)

-----Original Message-----

From: jane plitt <2janepitt@gmail.com>
Sent: Thu, Jan 14, 2016 11:26 pm
Subject: Fwd: Help Point Pleasant



Dear Neighbors,

Your support at the town meeting was breathtaking! Obviously, there are major issues with Westminster, but a concrete step is being taken to protect property going forward, while grandfathering all property to date. We need your support to get this ordinance passed through the Planning Commission (Jan. 20th) and two city Council meetings (Jan. 27, Feb. 10). Your presence, and those of your neighbors, really carry weight! **Please come. If you can not come, please send me back a statement that says:**

"I support Ordinance 2976. _____ (your name) _____ (date) _____(your address)

Here are the details. Questions, just contact me! Thanks for making this happen.

Jane

We Are Making Progress for Our Point Pleasant Neighborhood

The Town Meeting Outcome

With the wonderful Town Hall meeting turnout, the City's Department of Planning and Community Development has written a new ordinance designed to "**protect and preserve the character of the Point Pleasant neighborhood.**" This proposed new ordinance (#2976), allows pre-existing uses and structures, yet new construction would be governed by these important changes:

1. **Commercial Uses/Building** – Mostly prohibited
2. **Setbacks** – Front and side setbacks- governed by the predominant existing setbacks of the neighborhood
3. **Waterview** – Required (where practical) at street ends and property lines
4. **New Construction Building Heights** – 3 stories in height, four stories if parking is one first level .
5. **New Construction** – Façade – Prohibit "repetitive" undifferentiated wall planes for buildings having more than 1 story – requiring human scaled" balconies, recesses, porches or other such features.
6. **New Construction** – Limit building styles to Contemporary, Craftsmen, Florida wood vernacular, Neo-classical, Mediterranean Revival

I support Ordinance 2976.
Cheryl J. Spitzer
18 January 2016
1650 First Ave. West
#206 River Oaks Condominium
Bradenton, FL 34205



1/18/16

I support Ordinance 2976!

Cindy Curley
1616 Point Pleasant Ave W
Bradenton, FL 34205



From: Pamela Evans <pamelae1212@gmail.com>
Subject: Re: Help Point Pleasant
Date: January 15, 2016 10:41:24 AM EST
To: jane plitt <2janeplitt@gmail.com>



1/15/2016

I support Ordinance 2976.

Pamela Evans
1603 1st Ave. West
Bradenton FL 34205

On Thu, Jan 14, 2016 at 9:02 AM, jane plitt <2janeplitt@gmail.com> wrote:
Dear Neighbors,

Your support at the town meeting was breathtaking! Obviously, there are major issues with Westminster, but a concrete step is being taken to protect property going forward, while grandfathering all property to date. We need your support to get this ordinance passed through the Planning Commission (Jan. 20th) and two city Council meetings (Jan. 27, Feb. 10). Your presence, and those of your neighbors, really carry weight! Please come. If you can not come, please send me back a statement that says:

"I support Ordinance 2976. _____ (your name) _____ (date) _____ (your address)

Here are the details. Questions, just contact me! Thanks for making this happen.

Jane

We Are Making Progress for Our Point Pleasant Neighborhood

The Town Meeting Outcome

With the wonderful Town Hall meeting turnout, the City's Department of Planning and Community Development has written a new ordinance designed to "**protect and preserve the character of the Point Pleasant neighborhood.**" This proposed new ordinance (#2976), allows pre-existing uses and structures, yet new construction would be governed by these important changes:

1. **Commercial Uses/Building** - Mostly prohibited

I support ordinance #2976

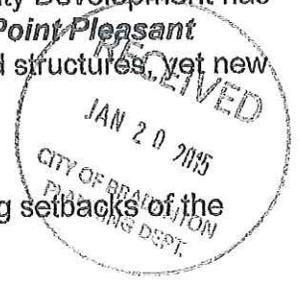
219 N 18th St

Barbara Kimbrell

PROGRESS FOR POINT PLEASANT
(WE NEED YOUR CONTINUED HELP!)
THE TOWN MEETING OUTCOME

1/14/15

With the wonderful "Town Hall" meeting, where our neighborhood came together to voice our concerns about the future of "Point Pleasant", the City's Department of Planning and Community Development has written a new ordinance designed to "protect and preserve the character of the Point Pleasant neighborhood." This proposed new ordinance (#2976), allows pre-existing uses and structures, yet new construction would be governed by these important changes:



1. **Commercial Uses/Building** – Mostly prohibited
2. **Setbacks** – Front and side setbacks- governed by the predominant existing setbacks of the neighborhood
3. **Waterview** – Required (where practical) at street ends and property lines
4. **New Construction Building Heights** – 3 stories in height, four stories if parking is one first level .
5. **New Construction** – Façade – Prohibit "repetitive" undifferentiated wall planes for buildings having more than 1 story – requiring human scaled" balconies, recesses, porches or other such features.
6. **New Construction** – Limit building styles to Contemporary, Craftsmen, Florida wood vernacular, Neo-classical, Mediterranean Revival

While this proposed ordinance may not address every objection or concern, it is a substantial re-write of the existing ordinance and will help preserve the character of our neighborhood.

YOUR CONTINUED INVOLVEMENT IS NEEDED!

This proposed ordinance needs to be enacted by the City Council and your support for it needs to be conveyed to both the City's Planning Commission and the City Council!

Key Dates – (PLEASE COME TO SUPPORT THIS ORDINANCE)

- Planning & Zoning Meeting – Wed., Jan. 20 - 2:00 (City Hall)
- City Council – 1st Reading of Ordinance – Wed. Jan. 27 – 6:00 pm (City Hall)
- City Council – 2nd Reading of Ordinance and Council Votes - Wed., Feb. 10, 8:30 a.m. (City Hall)

We recommend and encourage your support for this new ordinance by attending the above meetings and writing to City Council Members:

City Council

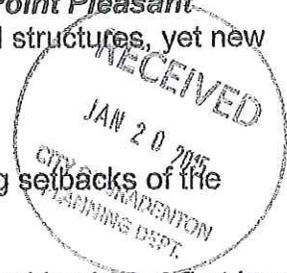
- Patrick Roff – Patrick.roff@cityofbradenton.com
- Gene Gallo – gene.gallo@cityofbradenton.com
- Bemis Smith – Bemis.smith@cityofbradenton.com
- Harold Byrd, Jr. – Harold.byrd@cityofbradenton.com
- Gene Brown- Gene.brown@cityofbradenton.com

We would also recommend that you *share this important information* with anyone interested in protecting this historic area of Bradenton- ask them to attend the above meetings or write to the City Council members regarding maximum protection for *Point Pleasant*. THANK YOU!!

I support this Ordinance 2976
Gene Brown
1612 Point Pleasant Drive
Bradenton 34205
PROGRESS FOR POINT PLEASANT
(WE NEED YOUR CONTINUED HELP!)
THE TOWN MEETING OUTCOME

1/20/16

With the wonderful "Town Hall" meeting, where our neighborhood came together to voice our concerns about the future of "Point Pleasant", the City's Department of Planning and Community Development has written a new ordinance designed to "protect and preserve the character of the Point Pleasant neighborhood." This proposed new ordinance (#2976), allows pre-existing uses and structures, yet new construction would be governed by these important changes:



1. **Commercial Uses/Building** – Mostly prohibited
2. **Setbacks** – Front and side setbacks- governed by the predominant existing setbacks of the neighborhood
3. **Waterview** – Required (where practical) at street ends and property lines
4. **New Construction Building Heights** – 3 stories in height, four stories if parking is one first level .
5. **New Construction** – Façade – Prohibit "repetitive" undifferentiated wall planes for buildings having more than 1 story – requiring human scaled" balconies, recesses, porches or other such features.
6. **New Construction** – Limit building styles to Contemporary, Craftsmen, Florida wood vernacular, Neo-classical, Mediterranean Revival

While this proposed ordinance may not address every objection or concern, it is a substantial re-write of the existing ordinance and will help preserve the character of our neighborhood.

YOUR CONTINUED INVOLVEMENT IS NEEDED!

This proposed ordinance needs to be enacted by the City Council and your support for it needs to be conveyed to both the City's Planning Commission and the City Council!

Key Dates – (PLEASE COME TO SUPPORT THIS ORDINANCE)

- Planning & Zoning Meeting – Wed., Jan. 20 - 2:00 (City Hall)
- City Council – 1st Reading of Ordinance – Wed. Jan. 27 – 6:00 pm (City Hall)
- City Council – 2nd Reading of Ordinance and Council Vote - Wed., Feb. 10, 8:30 a.m. (City Hall)

We recommend and encourage your support for this new ordinance by attending the above meetings and writing to City Council Members:

City Council

Patrick Roff – Patrick.roff@cityofbradenton.com
Gene Gallo – gene.gallo@cityofbradenton.com
Bemis Smith – Bemis.smith@cityofbradenton.com
Harold Byrd, Jr. – Harold.byrd@cityofbradenton.com
Gene Brown- Gene.brown@cityofbradenton.com

We would also recommend that you *share this important information* with anyone interested in protecting this historic area of Bradenton- ask them to attend the above meetings or write to the City Council members regarding maximum protection for *Point Pleasant*. THANK YOU!!

INVITATION TO NEGOTIATE
(Intent to Purchase)
Due Date: Monday, February 29, 2016

Invitation to Negotiate to Purchase
Property currently owned by the City of Bradenton, Florida

PROPERTY DESCRIPTION
(Reservoir Property)

Vacant tract of land situated along the north side of Honore Avenue in southern Manatee County. The combined parcels (154.75 acres of PI#18788.0013/9 and all of PI#18798.1005/9) containing 179.27 acres of gross uplands area and 21.95 acres of wetlands area for a total land area of 201.22 acres, more or less.

Current Owner: City of Bradenton, Florida

Responses to 'Invitation to Negotiate to Purchase' should include the following:

- Name and contact information of interested person or entity
- Offer amount
- Statement of intended use of property
- Statement of bona fide intention to purchase the property
- Any other information that the applicant feels is relevant

Submittals will be reviewed by the City Administrator, with the final decision being made by the Bradenton City Council.

Evaluation criteria may include, but is not limited to, the following:

- Land value / proposed purchase price
- Costs associated with disposition
- Timing
- Proposed use of the land
- Respondent's experience and record of performance
- Impact on surrounding properties

To Submit Written Offer: City of Bradenton
City Administrator's Office
101 Old Main Street
Bradenton, FL 34205-7865

(941) 932-9461

Offers and accompanying documentation should be submitted in a sealed envelope, clearly marked with "Reservoir Property" on the outside of the envelope.

Disclosure: *This property is offered for sale 'as is', 'where is', without warranty. This is not a request for bid and will not be subject to a bidding process. Offers will be considered on an individual basis at the time of submittal. The City of Bradenton reserves the right, at its sole discretion, to refuse any and all offers it does not deem acceptable, and may accept (but is not required to do so) any offer it deems most beneficial to the City. The City reserves the right to enter into discussion, interviews, and negotiations with one or more of the potential buyers. Negotiations may include revisions to all terms and conditions submitted by the Respondent.*

PETITION

January 2016

We the undersigned support the proposal as recommended by City staff and **as recommended** by the Planning Commission to add an overlay or conservation district to a portion of Point Pleasant. We are not in favor of any modifications to the proposal which would add any property owned by Westminster Communities of Florida to the district.

Joan Bahr
Maria Bernal
Jane Mann
~~Debra H. Morales~~
~~Sharon McLaughlin~~
Kathrina Andrews
Yuanfeng Pan
Elizabeth Kramer
Sharon Bernal
Joan Kramer
Stephanie DeSears
Jordan DeSears
Brian Zheng
David Williams
Ying M
Margaret Alpozzone
~~Jake LaBar~~

3308 15th Ave W. Bradenton 34205
4607 River View Blvd 34209
4110 Ironwood Cir 34209
~~4110 Ironwood Cir~~
~~4110 Ironwood Cir 34209~~
8124 43rd Ave W 34209
1812 7th Ave West 34205
8819 17th Ave. Cir. N.W. 34209
4607 River View Blvd 34209
8819 17th Ave. Cir. N.W. 34209

5201 72nd St. E 34203

1407 82 St NW Bradenton Fla 34209
~~2320 Terra-Cerise Bay Blvd 34221~~

PETITION

January 2016

We the undersigned support the proposal as recommended by City staff and as recommended by the Planning Commission to add an overlay or conservation district to a portion of Point Pleasant. We are not in favor of any modifications to the proposal which would add any property owned by Westminster Communities of Florida to the district.

All at 1533 4th Ave W Bradenton FL 34205

Rosalie H. Belland

Mary B. Miller

Paula M. Hall

Maddyn Brong

Trent Greiner

LA Schreiner

Mary Kay Kelly

Beth Mathews

CS & J

Louise Fay Tokanos

Sharon Hooring

Betty J. Sneyd

Hazel D. Coddington

Oron Levand

Joan B. Jackson

Norman Ross

Sandra Olin

Ang Warner

Mary Gordon Winkle

Edna Hooring

From: Demetra Walters <demetrawalters@verizon.net>
Subject: Conservation district
Date: February 9, 2016 4:26:38 PM EST
To: jane plitt <2janep litt@gmail.com>

I support Ordinance 2976 to create a Conservation District. Please do not delay action.
Demetra Bahadouris-Walters
Ave West Apt 403B Bradenton,Fl 34205 Feb 9,2016

1650 1st

From: "Cheryl Spitzer" <cpeace@juno.com>
Subject: Fw: Reminder- Wednesday morning is final City Council Meeting
Date: February 9, 2016 8:49:17 PM EST
To: 2janepitt@gmail.com

Hi Jane,
Support of ordinance for 2/10 is below.
Thank you,
Cheryl Spitzer

----- Forwarded Message -----

Please join us tomorrow, February 10, at 8:30AM as City Council takes up the final reading and , hopefully, the final vote on Ordinance 2976 to protect the Point Pleasant Neighborhood. We really need a physical presence at this meeting to reinforce how much the neighborhood cares about this issue.

Thanks, all. Bring your neighbors!

Jane

If you can not attend please return this email with the your name, address and date stating:

I support Ordinance 2976 to create a Point Pleasant Conservation District. Please do not delay action.

Name Cheryl Spitzer

Address 1650 First Ave. West, #206 River Oaks
Bradenton, FL 34205

Date February 9, 2016

From: "loakerson@verizon.net" <loakerson@verizon.net>
Subject: Re: Reminder- Wednesday morning is final City Council Meeting
Date: February 9, 2016 9:32:29 AM EST
To: "jane plitt" <2janeplitt@gmail.com>

Hi Jane -
See below. Thanks for your commitment and hard work!
- Lin

Lin Oakerson

Sent from my Verizon 4G LTE Smartphone

----- Reply message -----

From: "jane plitt" <2janeplitt@gmail.com>
To: "james bruen" <jtbruen@me.com>, "Christy & Michael Messer" <mmesser@tampabay.rr.com>, "Lin Oakerson" <loakerson@verizon.net>, "Dimi Walteres" <demetrawaltes@verizon.net>, "James Brad Coats" <Bradcoats1@gmail.com>, "Marian Gleason" <mgleeson2@yahoo.com>, "Charles Wowak, Sr." <charstell@msn.com>, "Peg and Bill Peruzzi" <pperu622@aol.com>, "Linda" <Linspigeonpost@gmail.com>, "Linda Wright" <punkystew@yahoo.com>, "Cindy Shore" <sh0recynthis@yahoo.com>, "Cheryl Spitzer" <cpeace@juno.com>, "Carol Clarke" <Cclarke3@tampabay.rr.com>, "Ed & Michelle Shumaker" <jshumake@tampabay.rr.com>, "Debbie Schreiber" <animallawyer@verizon.net>, "Jane Storey" <janemstorey@comcast.net>, "Richard Kibbey" <KIBBEY.RICHARD@gmail.com>, "Austin Boyd" <austinb@boydinsurance.com>, "Rob Marshall" <Robspigeonpost@mail.com>, "Maria Seger" <jcramer2@tampabay.rr.com>, "Capt. Ellis" <captjulie360@gmail.com>, "Dave and Barbie Stacho" <dasall05@hotmail.com>, "Peggy Long" <peggylong@mac.com>, "Cindy Curley" <cc9906@earthlink.net>, "jake fernandez" <jakefernandez@gmail.com>, "Tina & Fred Colagiovanni" <ajbellacola@yahoo.com>, "Ben Carpenter" <firefighter446@gmail.com>, "jane plitt" <2janeplitt@gmail.com>, "Melinda & Brian Kimbrell" <kimbrell.Brian@yahoo.com>, "Jan Carpenter" <catwalkcuts@verizon.net>, "Pamela Evans" <PamelaE1212@gmail.com>, "Ann Alvis" <ann.alvis@gmail.com>
Subject: Reminder- Wednesday morning is final City Council Meeting
Date: Tue, Feb 9, 2016 7:28 AM

Please join us tomorrow, February 10, at 8:30AM as City Council takes up the final reading and , hopefully, the final vote on Ordinance 2976 to protect the Point Pleasant Neighborhood. We really need a physical presence at this meeting to reinforce how much the neighborhood cares about this issue.

Thanks, all. Bring your neighbors!

Jane

If you can not attend please return this email with the your name, address and date stating:

I support Ordinance 2976 to create a Point Pleasant Conservation District. Please do not delay action.

Name: Lin Oakerson

Address: 1532 3rd Ave W

Date: Feb 9, 2016

I Support ordinance 2976

Cynthia Shore
1531 1st Ave Dr W
Bradenton, FL 34205

1-20-16



I SUPPORT ORDINANCE 2976

BRAD COATS

1531 1ST AVE DR W

BRADENTON, FL 34205

Am Blam

JAN 20, 2016

**DEBORAH SCHREIBER
1717 1ST AVENUE W
BRADENTON, FL 34205
617-694-0767**

January 20, 2016

City of Bradenton
Planning Commission

Dear Planning Commission

I am unable to attend today's hearing. My mother, with whom I share my home, is in attendance today. I am asking you to support Ordinance 2976. While I hope that we can encourage you to suggest that the Westminster properties located on 1st Avenue W be included, I understand that this Ordinance as currently written can be a good first step to preserving the quality of life in Point Pleasant.

Very truly yours,

Deborah Schreiber

From: Tina Colagiovanni <ajbellacola@yahoo.com>
Subject: Ordinance 2976
Date: January 21, 2016 9:01:22 PM EST
To: Jane Plitt <2janep litt@gmail.com>
Reply-To: Tina Colagiovanni <ajbellacola@yahoo.com>

January 21, 2016

To Whom It May Concern,

We support Ordinance 2976 to protect Point Pleasant.

Best Regards,
Fred and Maria Colagiovanni
1523 1st Ave W
Bradenton, FL 34205

I support ordinance #2976

219 N 18th St W

PROGRESS FOR POINT PLEASANT
(WE NEED YOUR CONTINUED HELP!)
THE TOWN MEETING OUTCOME

With the wonderful "Town Hall" meeting, where our neighborhood came together to voice our concerns about the future of "Point Pleasant", the City's Department of Planning and Community Development has written a new ordinance designed to "**protect and preserve the character of the Point Pleasant neighborhood.**" This proposed new ordinance (#2976), allows pre-existing uses and structures, yet new construction would be governed by these important changes:

1. **Commercial Uses/Building** – Mostly prohibited
2. **Setbacks** – Front and side setbacks- governed by the predominant existing setbacks of the neighborhood
3. **Waterview** – Required (where practical) at street ends and property lines
4. **New Construction Building Heights** – 3 stories in height, four stories if parking is one first level .
5. **New Construction** – Façade – Prohibit "repetitive" undifferentiated wall planes for buildings having more than 1 story – requiring human scaled" balconies, recesses, porches or other such features.
6. **New Construction** – Limit building styles to Contemporary, Craftsmen, Florida wood vernacular, Neo-classical, Mediterranean Revival

While this proposed ordinance may not address every objection or concern, it is a substantial re-write of the existing ordinance and will help preserve the character of our neighborhood.

YOUR CONTINUED INVOLVEMENT IS NEEDED!

This proposed ordinance needs to be enacted by the City Council and your support for it needs to be conveyed to both the City's Planning Commission and the City Council!

Key Dates – (PLEASE COME TO SUPPORT THIS ORDINANCE)

- **Planning & Zoning Meeting – Wed., Jan. 20 - 2:00 (City Hall)**
- **City Council – 1st Reading of Ordinance – Wed. Jan. 27 – 6:00 pm (City Hall)**
- **City Council – 2nd Reading of Ordinance and Council Vote - Wed., Feb. 10, 8:30 a.m. (City Hall)**

We recommend and encourage your support for this new ordinance by attending the above meetings and writing to City Council Members:

City Council

Patrick Roff – Patrick.roff@cityofbradenton.com
Gene Gallo – gene.gallo@cityofbradenton.com
Bemis Smith – Bemis.smith@cityofbradenton.com
Harold Byrd, Jr. – Harold.byrd@cityofbradenton.com
Gene Brown- Gene.brown@cityofbradenton.com

We would also recommend that you **share this important information** with anyone interested in protecting this historic area of Bradenton- ask them to attend the above meetings or write to the City Council members urging maximum protection for **Point Pleasant**. THANK YOU!!

From: "loakerson@verizon.net" <loakerson@verizon.net>
Subject: Re: Reminder- Wednesday morning is final City Council Meeting
Date: February 9, 2016 9:32:29 AM EST
To: "jane plitt" <2janeplitt@gmail.com>

Hi Jane -
See below. Thanks for your commitment and hard work!
- Lin

Lin Oakerson

Sent from my Verizon 4G LTE Smartphone

----- Reply message -----

From: "jane plitt" <2janeplitt@gmail.com>
To: "james bruen" <jtbruen@me.com>, "Christy & Michael Messer" <mmesser@tampabay.rr.com>, "Lin Oakerson" <loakerson@verizon.net>, "Dimi Walteres" <demetrawalters@verizon.net>, "James Brad Coats" <Bradcoats1@gmail.com>, "Marian Gleason" <mgleeson2@yahoo.com>, "Charles Wowak, Sr." <charstell@msn.com>, "Peg and Bill Peruzzi" <pperu622@aol.com>, "Linda" <Linspigeonpost@gmail.com>, "Linda Wright" <punkystew@yahoo.com>, "Cindy Shore" <sh0recynthis@yahoo.com>, "Cheryl Spitzer" <cpeace@juno.com>, "Carol Clarke" <Cclarke3@tampabay.rr.com>, "Ed & Michelle Shumaker" <jshumake@tampabay.rr.com>, "Debbie Schreiber" <animallawyer@verizon.net>, "Jane Storey" <janemstorey@comcast.net>, "Richard Kibbey" <KIBBEY.RICHARD@gmail.com>, "Austin Boyd" <austinb@boydinsurance.com>, "Rob Marshall" <Robspigeonpost@mail.com>, "Maria Seger" <jcramer2@tampabay.rr.com>, "Capt. Ellis" <captjulie360@gmail.com>, "Dave and Barbie Stacho" <dasall05@hotmail.com>, "Peggy Long" <peggylong@mac.com>, "Cindy Curley" <cc9906@earthlink.net>, "jake fernandez" <jakefernandez@gmail.com>, "Tina & Fred Colagiovanni" <ajbellacola@yahoo.com>, "Ben Carpenter" <firefighter446@gmail.com>, "jane plitt" <2janeplitt@gmail.com>, "Melinda & Brian Kimbrell" <kimbrell.Brian@yahoo.com>, "Jan Carpenter" <catwalkcuts@verizon.net>, "Pamela Evans" <PamelaE1212@gmail.com>, "Ann Alvis" <ann.alvis@gmail.com>
Subject: Reminder- Wednesday morning is final City Council Meeting
Date: Tue, Feb 9, 2016 7:28 AM

Please join us tomorrow, February 10, at 8:30AM as City Council takes up the final reading and , hopefully, the final vote on Ordinance 2976 to protect the Point Pleasant Neighborhood. We really need a physical presence at this meeting to reinforce how much the neighborhood cares about this issue.

Thanks, all. Bring your neighbors!

Jane

If you can not attend please return this email with the your name, address and date stating:

I support Ordinance 2976 to create a Point Pleasant Conservation District. Please do not delay action.

Name: Lin Oakerson

Address: 1532 3rd Ave W

From: maxine1650@gmail.com
Subject: Point Pleasant ordinance
Date: January 28, 2016 12:21:28 PM EST
To: 2janeplitt@gmail.com

January 28, 2016

I support the Point Pleasant ordinance

Maxine Becker
River Oaks
1650 1st Avenue West #405
Bradenton, FL 34205
914-932-5436
Mab1@fastmail.fm

Sent from my iPad

From: "Jim & Gail Izzard" <gjizzard@rogers.com>
Subject: FW: Round 1 a victory --Point Pleasant code change
Date: January 28, 2016 12:36:44 PM EST
To: <2janeplitt@gmail.com>

I support ordinance 2976 to protect Point Pleasant'

Jim Izzard
1650 1st Ave west Apt 402B
January 28th 2016
Jim Izzard

PS See you on February 10th at 8:30 am at City Council meeting.

From: Ken Brennan [mailto:kdbjlb44@gmail.com]
Sent: January 28, 2016 12:47 PM
To: jnlitbb7@gmail.com; lat_43@yahoo.com; mmiller979@aol.com; tschnarr@tradedbankwaterloo.com; Angela Mahon; Becky Holtkamp; Bill Peruzzi; Bob Maples; Bob Weintraub; Carol Clark; Chabra Erika; Charles Williams; Cheryl Spitzer; Dave Foraker; David Reid; Debbie Foraker; Demetra Walters; Don and Cheryl Conett; Earletta Maples; eileen chenard; Enid; Enid Nolan; Gary Holeman; Isobel Young; Jim Izzard; Joe Grimaudo; Joe Mathias; Ken Brennan; Linda Wright; Lois Huseby; Luann Ransley; Lucy Baber; Marc Theriault; Maxine Becker; McKeever Bridget; Michael and Marjorie Eagen; nancy sanders; Peg Peruzzi; Steve McKeever; Terri Hickman
Subject: Fwd: Round 1 a victory --Point Pleasant code change

Demi Walters requested that I send this email to all River Oaks Residents regarding the Point Pleasant meetings that have gone on.

----- Forwarded message -----

From: Demetra Walters <demetrawalters@verizon.net>
Date: Thursday, January 21, 2016
Subject: Fwd: Round 1 a victory --Point Pleasant code change
To: Jill+kenny Brennan <jlbkdb@gmail.com>

Ken, I met this woman at city hall yesterday and told her some river oaks people are also interested in saving the neighborhood. I don't have everyone's email and I wondered if you could send this out to our residents? Let me know if this is a problem. Thanks Dimi

Begin forwarded message:

From: jane plitt <2janeplitt@gmail.com>
Date: January 21, 2016 7:36:03 AM EST
Subject: Round 1 a victory --Point Pleasant code change

Hello, neighbors,

Thanks to each of you for your ongoing support of our efforts to maintain the charm and unique quality of Point

From: "Jim & Gail Izzard" <gjizzard@rogers.com>
Subject: FW: Round 1 a victory --Point Pleasant code change
Date: January 28, 2016 12:38:51 PM EST
To: <2janeplitt@gmail.com>

I support Ordinance 2976 to protect Point Pleasant area

Gail Izzard
1650 1st Ave West Apt 402
Bradenton
January 28 2016

Gail Izzard
See you on the 10th

From: Ken Brennan [mailto:kdbjlb44@gmail.com]
Sent: January 28, 2016 12:47 PM
To: jnlubb7@gmail.com; lat_43@yahoo.com; mmiller979@aol.com; tschnarr@tradedbankwaterloo.com; Angela Mahon; Becky Holtkamp; Bill Peruzzi; Bob Maples; Bob Weintraub; Carol Clark; Chabra Erika; Charles Williams; Cheryl Spitzer; Dave Foraker; David Reid; Debbie Foraker; Demetra Walters; Don and Cheryl Conett; Earletta Maples; eileen chenard; Enid; Enid Nolan; Gary Holeman; Isobel Young; Jim Izzard; Joe Grimaudo; Joe Mathias; Ken Brennan; Linda Wright; Lois Huseby; Luann Ransley; Lucy Baber; Marc Theriault; Maxine Becker; McKeever Bridget; Michael and Marjorie Eagen; nancy sanders; Peg Peruzzi; Steve McKeever; Terri Hickman
Subject: Fwd: Round 1 a victory --Point Pleasant code change

Demi Walters requested that I send this email to all River Oaks Residents regarding the Point Pleasant meetings that have gone on.

----- Forwarded message -----

From: Demetra Walters <demetrawalters@verizon.net>
Date: Thursday, January 21, 2016
Subject: Fwd: Round 1 a victory --Point Pleasant code change
To: Jill+kenny Brennan <jlbkdb@gmail.com>

Ken, I met this woman at city hall yesterday and told her some river oaks people are also interested in saving the neighborhood. I don't have everyone's email and I wondered if you could send this out to our residents? Let me know if this is a problem. Thanks Dimi

Begin forwarded message:

From: jane plitt <2janeplitt@gmail.com>
Date: January 21, 2016 7:36:03 AM EST
Subject: Round 1 a victory --Point Pleasant code change

Hello, neighbors,

From: Peggy Long <peggylong@mac.com>
Subject: Re: Round 1 a victory --Point Pleasant code change
Date: January 21, 2016 9:54:09 AM EST
To: jane plitt <2janeplitt@gmail.com>

I had hoped to attend the first meeting, but was unable to make it. To be sure you have our support as I'm not sure about other meetings.....

We support Ordinance 2976 to protect Point Pleasant.

Guy and Peggy Long
1527 1st Ave Dr W
Bradenton, Florida
January 21, 2016

Thank you for all your work.

Peggy Long
Sent from my iPhone

On Jan 21, 2016, at 7:36 AM, jane plitt <2janeplitt@gmail.com> wrote:

Hello, neighbors,

Thanks to each of you for your ongoing support of our efforts to maintain the charm and unique quality of Point Pleasant with the passage of the pending Ordinance 2976.

Yesterday, some of you joined me in attending the Planning Commission meeting which had to approve the Ordinance in order to have it proceed to City Council for consideration. I also submitted 10 proxies by some of you who could not join us.

Several of us spoke including Richard and Dana Kibbey, Ann Lee Schreiber, Charles Wowack, Sr., and myself. The surprise was that the owner of the McMansion asked to be exempted saying if Westminster was exempted, he should be. The B & B also asked to be exempted. The City Planning staff opposed that. Westminster's attorney testified that they bought the McCarthy property believing they could build a six foot building. No mention was made by the lawyer of the last minute purchase Gram or 15th street property. I pointed out they were gobbled up as soon as Westminster heard about our efforts.

After much discussion by the Commission members, one of whom raised why Westminster should be exempted, the Commission voted 3-2 to recommend this to Ordinance as it stood to City Council, The Planning Dept. pointed out that if they changed the Ordinance at this point, the entire matter would have to begin again.

While many of us would like Westminster's properties to be restricted by this new ordinance, the pragmatic reality is that we must get this Ordinance passed in order to stop any further purchase of the properties (i.e. Leach's) by Westminster. The issue of their exemption and neighborhood sensitivity needs to be pursued after the Ordinance has passed.

It is essential that you either show up at the City Council Meeting January 27, 2016 at 6PM in City

1/18/16

I support Ordinance 2976!

Cindy Curley
1616 Point Pleasant Ave W
Bradenton, FL 34205

I support Ordinance 2976.

Cheryl J. Spitzer

18 January 2016

1650 First Ave. West

#206 River Oaks Condominium

Bradenton, FL 34205

From: Billperuz <billperuz@aol.com>
Subject: Re: Help Point Pleasant
Date: January 15, 2016 11:24:32 AM EST
To: 2janeplitt@gmail.com

1650 1st Ave W.

Jane, Peg and I can only make the 3rd and last meeting (the vote). Here is our support statement:

"I support Ordinance 2976. Peruzzi, Peg and Bill _____ (your name) ___1/15/16___ (date) ___1650 1st ave W, 508B_____(your address)

-----Original Message-----

From: jane plitt <2janeplitt@gmail.com>
Sent: Thu, Jan 14, 2016 11:26 pm
Subject: Fwd: Help Point Pleasant

Dear Neighbors,

Your support at the town meeting was breathtaking! Obviously, there are major issues with Westminster, but a concrete step is being taken to protect property going forward, while grandfathering all property to date. We need your support to get this ordinance passed through the Planning Commission (Jan. 20th) and two city Council meetings (Jan. 27, Feb. 10). Your presence, and those of your neighbors, really carry weight! **Please come. If you can not come, please send me back a statement that says:**

"I support Ordinance 2976. _____ (your name) _____ (date) _____(your address)

Here are the details. Questions, just contact me! Thanks for making this happen.

Jane

We Are Making Progress for Our Point Pleasant Neighborhood

The Town Meeting Outcome

With the wonderful Town Hall meeting turnout, the City's Department of Planning and Community Development has written a new ordinance designed to "**protect and preserve the character of the Point Pleasant neighborhood.**" This proposed new ordinance (#2976), allows pre-existing uses and structures, yet new construction would be governed by these important changes:

1. **Commercial Uses/Building** – Mostly prohibited
2. **Setbacks** – Front and side setbacks- governed by the predominant existing setbacks of the neighborhood
3. **Waterview** – Required (where practical) at street ends and property lines
4. **New Construction Building Heights** – 3 stories in height, four stories if parking is one first level .
5. **New Construction** – Façade – Prohibit "repetitive" undifferentiated wall planes for buildings having more than 1 story – requiring human scaled" balconies, recesses, porches or other such features.
6. **New Construction** – Limit building styles to Contemporary, Craftsmen, Florida wood vernacular, Neo-classical, Mediterranean Revival

From: Pamela Evans <pamelae1212@gmail.com>
Subject: Re: Help Point Pleasant
Date: January 15, 2016 10:41:24 AM EST
To: jane plitt <2janeplitt@gmail.com>

1/15/2016

I support Ordinance 2976.

Pamela Evans
1603 1st Ave. West
Bradenton FL 34205

On Thu, Jan 14, 2016 at 9:02 AM, jane plitt <2janeplitt@gmail.com> wrote:

Dear Neighbors,

Your support at the town meeting was breathtaking! Obviously, there are major issues with Westminster, but a concrete step is being taken to protect property going forward, while grandfathering all property to date. We need your support to get this ordinance passed through the Planning Commission (Jan. 20th) and two city Council meetings (Jan. 27, Feb. 10). Your presence, and those of your neighbors, really carry weight! **Please come. If you can not come, please send me back a statement that says:**

"I support Ordinance 2976. _____ (your name) _____ (date) _____ (your address)

Here are the details. Questions, just contact me! Thanks for making this happen.

Jane

We Are Making Progress for Our Point Pleasant Neighborhood

The Town Meeting Outcome

With the wonderful Town Hall meeting turnout, the City's Department of Planning and Community Development has written a new ordinance designed to "***protect and preserve the character of the Point Pleasant neighborhood.***" This proposed new ordinance (#2976), allows pre-existing uses and structures, yet new construction would be governed by these important changes:

1. ***Commercial Uses/Building*** – Mostly prohibited

I support this Ordinance 2976
Gene Brown
1612 Point Pleasant Ave
Bradenton 34205
PROGRESS FOR POINT PLEASANT
(WE NEED YOUR CONTINUED HELP!)

1/20/16

THE TOWN MEETING OUTCOME

With the wonderful "Town Hall" meeting, where our neighborhood came together to voice our concerns about the future of "Point Pleasant", the City's Department of Planning and Community Development has written a new ordinance designed to "protect and preserve the character of the Point Pleasant neighborhood." This proposed new ordinance (#2976), allows pre-existing uses and structures, yet new construction would be governed by these important changes:

1. **Commercial Uses/Building** – Mostly prohibited
2. **Setbacks** – Front and side setbacks- governed by the predominant existing setbacks of the neighborhood
3. **Waterview** – Required (where practical) at street ends and property lines
4. **New Construction Building Heights** – 3 stories in height, four stories if parking is one first level .
5. **New Construction** – Façade – Prohibit "repetitive" undifferentiated wall planes for buildings having more than 1 story – requiring human scaled" balconies, recesses, porches or other such features.
6. **New Construction** – Limit building styles to Contemporary, Craftsmen, Florida wood vernacular, Neo-classical, Mediterranean Revival

While this proposed ordinance may not address every objection or concern, it is a substantial re-write of the existing ordinance and will help preserve the character of our neighborhood.

YOUR CONTINUED INVOLVEMENT IS NEEDED!

This proposed ordinance needs to be enacted by the City Council and your support for it needs to be conveyed to both the City's Planning Commission and the City Council!

Key Dates – (PLEASE COME TO SUPPORT THIS ORDINANCE)

- Planning & Zoning Meeting – Wed., Jan. 20 - 2:00 (City Hall)
- City Council – 1st Reading of Ordinance - Wed. Jan. 27 – 6:00 pm (City Hall)
- City Council – 2nd Reading of Ordinance and Council Vote - Wed., Feb. 10, 8:30 a.m. (City Hall)

We recommend and encourage your support for this new ordinance by attending the above meetings and writing to City Council Members:

City Council

Patrick Roff – Patrick.roff@cityofbradenton.com
Gene Gallo – gene.gallo@cityofbradenton.com
Bemis Smith – Bemis.smith@cityofbradenton.com
Harold Byrd, Jr. – Harold.byrd@cityofbradenton.com
Gene Brown- Gene.brown@cityofbradenton.com

We would also recommend that you *share this important information* with anyone interested in protecting this historic area of Bradenton- ask them to attend the above meetings or write to the City Council members regarding maximum protection for *Point Pleasant*. THANK YOU!!