



City of Bradenton, Florida

City Council Agenda Memorandum

Agenda Item: ORDINANCE 2959
ORDINANCE 2960

Agenda Date: Feb 26, 2014
2nd reading: 3-12-14

Originated by: BRADY M. WOODS

Agenda Placement: PUBLIC HEARING

Authorized by: TIM POLK 

Explanation

ORDINANCE NO. 2959
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PERTAINING TO PROPERTY LOCATED AT 4465 STATE ROAD 64 EAST, BRADENTON, MAKING CERTAIN FINDINGS OF FACT; PROVIDING FOR AMENDMENT TO THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT/ FUTURE LAND USE MAP (SMALL SCALE DEVELOPMENT ACTIVITY AMENDMENT CP.13.00031) CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RESIDENTIAL-6 TO CITY SUBURBAN COMMERCIAL CORRIDOR; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2960
AN ORDINANCE AMENDING ORDINANCE NO. 2950, CODE OF ORDINANCES OF THE CITY OF BRADENTON, FLORIDA BY A ZONING MAP AMENDMENT (LU.13.00054) TO CHANGE THE DESIGNATION FROM COUNTY RSF-6 TO CITY SCC FOR THE PROPERTY LOCATED AT 4465 STATE ROAD 64 EAST

Financial Impact

Requested action to be taken by Council

FORWARD TO 2ND READING OF ORDINANCE 2959 & 2960

Staff Recommendation

APPROVAL

Attachments

PCD STAFF REPORT-CP.13.00031; CP APPLICATION; IMPACT ASSEMENT SUMMARY; PROPERTY SURVEY; ORDINANCE 2959. PCD STAFF REPORT-LU.13.00054; LU APPLICATION; LETTER OF REQUEST; ZONING MAP; AERIAL GRAPHIC; SURVEY; SITE PLAN; ORDINANCE 2960

CITY OF BRADENTON, FLORIDA
ORDINANCE NO. 2959

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PERTAINING TO PROPERTY LOCATED AT 4465 STATE ROAD 64 EAST, BRADENTON, MAKING CERTAIN FINDINGS OF FACT; PROVIDING FOR AMENDMENT TO THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT/FUTURE LAND USE MAP (SMALL SCALE DEVELOPMENT ACTIVITY AMENDMENT CP.13.00031) CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RESIDENTIAL-6 TO CITY SUBURBAN COMMERCIAL CORRIDOR; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR 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, Chapter 163, Florida Statutes, Part II, Local Government Comprehensive Planning/Land Development Regulation, requires, authorizes and empowers municipalities to prepare, adopt, amend and enforce Comprehensive Plans for the development of the City and empowering the City Council of the City of Bradenton to plan for the City's future development and growth in order to responsibly guide the future growth and development of the City, to implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations and to establish, support and maintain procedures to carry out the provisions and purposes of said Statute; and,

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the City Council of the City of Bradenton duly designated its Planning Commission as the Local Planning Agency (LPA) for the City of Bradenton; and,

WHEREAS, the LPA and the City Council have in the preparation of the Amendment to the City's Comprehensive Plan performed or caused to be performed, the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, work shops and meetings, as necessary, and have effectively provided for public participation, notice, opportunity for oral or written comments; and,

WHEREAS, pursuant to Section 163.3184 and Section 163.3187(1)(c), Florida Statutes, the City of Bradenton's LPA held the required public hearing on February 19, 2014 the proposed Small Scale Development Activity Comprehensive Plan Amendment with public notice; and,

WHEREAS, the LPA having reviewed and considered all comments received during said hearing and provided for necessary revisions, recommended said Amendment to the City Council for approval; and,

WHEREAS, based on the matters of record received by the City Council at the required public hearing pursuant to Section 163.3187(1)(c), Florida Statutes, held on March 12, 2014 after proper notice, and finding the proposed Amendment meets the requirements of Section 163.3187(1)(c), Florida Statutes, the City Council, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment to the Comprehensive Plan.

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

1. The Small Scale Development Activity Amendment to the City of Bradenton Comprehensive Plan, changing the Future Land Use Designation of the property located at 4465 State Road 64 East from County RES-6 to City Suburban Commercial Corridor, attached hereto and incorporated herein as Attachment "A," is hereby adopted as amending the Comprehensive Plan for the City of Bradenton.

2. The Small Scale Development Activity Amendment to the City Comprehensive Plan Future Land Use Element and Future Land Use Map, as set forth in Attachment "A," is incorporated by reference in its entirety as if fully set forth.

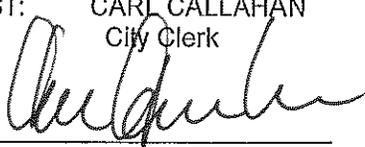
3. The applicability and effect of the City of Bradenton Comprehensive Plan shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and this Ordinance. Except to the extent as amended hereby, the Comprehensive Plan is hereby ratified, confirmed and remains in full force and effect.

4. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.

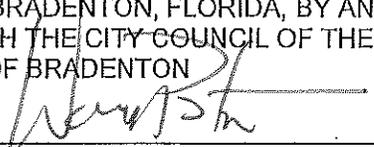
5. This Ordinance adopting the Small Scale Development Amendment shall not become effective, as provided by law, pursuant to Section 163.3187(3)(c), F.S., until thirty-one (31) days after adoption. If challenged, within thirty (30) days after adoption, this Small Scale Development Amendment shall not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a final order determining the adopted Small Scale Development Amendment is in compliance.

PASSED AND DULY ADOPTED, by an affirmative vote of not less than a majority of the total membership of the City Council of the City of Bradenton, Florida, this 13th day of November, 2013.

ATTEST: CARL CALLAHAN
City Clerk

By: 
Clerk/Deputy Clerk

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

By: 
Mayor

Planning Commission: February 19, 2014
City Council First Reading: February 26, 2014
City Council Second Reading: March 12, 2014



**CITY OF BRADENTON, FLORIDA
ORDINANCE NO. 2960**

AN ORDINANCE AMENDING ORDINANCE NO. 2950, CODE OF ORDINANCES OF THE CITY OF BRADENTON, FLORIDA BY A ZONING MAP AMENDMENT (LU.13.00054) TO CHANGE THE DESIGNATION FROM COUNTY RSF-6 TO CITY SCC FOR THE PROPERTY LOCATED AT 4465 STATE ROAD 64 EAST AND LEGALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 834, OF RIVERDALE REVISED, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S00°14'05"E, ALONG THE EAST RIGHT-OF-WAY LINE OF 43RD STREET BOULEVARD, A DISTANCE OF 260.59 FEET, TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 64; RUN THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; 1) S88°35'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 236.85 FEET; 2) CONTINUE THENCE S88°35'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 39.85 FEET; 3) S89°13'14"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.16 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN N01°32'09"E, A DISTANCE OF 200.43 FEET; THENCE RUN S89°13'14"E, A DISTANCE OF 40.00 FEET; THENCE RUN S06°22'37"E, A DISTANCE OF 50.56 FEET; THENCE RUN S33°28'46"E, A DISTANCE OF 181.79 FEET, TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE; RUN THENCE N89°13'14" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 151.28 FEET TO THE POINT OF BEGINNING. CONTAINING 17,143 SQUARE FEET OR 0.394 ACRES MORE OR LESS.

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

Section 1: Ordinance No. 2950, Code of Ordinances of the City of Bradenton, Florida, is hereby amended by a Zoning Atlas Amendment of the following described property from County RSF-6 to City SCC.

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 834, OF RIVERDALE REVISED, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S00°14'05"E, ALONG THE EAST RIGHT-OF-WAY LINE OF 43RD STREET BOULEVARD, A DISTANCE OF 260.59 FEET, TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 64; RUN THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; 1) S88°35'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 236.85 FEET; 2) CONTINUE THENCE S88°35'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 39.85 FEET; 3) S89°13'14"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.16 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN N01°32'09"E, A DISTANCE OF 200.43 FEET; THENCE RUN S89°13'14"E, A DISTANCE OF 40.00 FEET; THENCE RUN S06°22'37"E, A DISTANCE OF 50.56 FEET; THENCE RUN S33°28'46"E, A DISTANCE OF 181.79 FEET, TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE; RUN THENCE N89°13'14" W, ALONG SAID NORTH RIGHT-

OF-WAY LINE, A DISTANCE OF 151.28 FEET TO THE POINT OF BEGINNING.
CONTAINING 17,143 SQUARE FEET OR 0.394 ACRES MORE OR LESS.

Section 2: This Ordinance shall take effect as provided by law.

PASSED IN REGULAR SESSION, this 12th day of March, 2014.



Wayne H. Poston, President, City Council

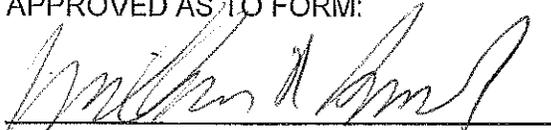
ATTEST:



Carl Callahan, City Clerk

Public Hearings: 2/19/14; 2/26/14; 3/12/2014

APPROVED AS TO FORM:



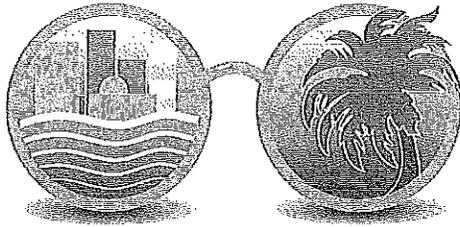
William R. Lisch, City Attorney



APPROVED by me, this 12th day of March, 2014.



Wayne H. Poston, Mayor



bradenton
The Friendly City

EVALUATION AND REPORT

Department of Planning & Community Development

TO: Planning Commission
FROM: Brady M. Woods, Development Services & Zoning Manager
DATE: 2/6/14; **REVISED 2/19/14**
APPLICANT: David Goree, agent for BDG SR 64, LLC, owner.
WARD: 4
PROJECT #: CP.13.00031 / LU.13.00054

CASE SYNOPSIS:

Applicant's Request:	Future Land Use Map Amendment (County Res-6 to City SCC) Zoning Map Amendment (County RSF-6 to City SCC)
Location:	4465 State Road 64 East
Staff Recommendation:	Approval
Planning Commission:	Approval
City Council Action:	TBD – February 26, 2014 (1 st Read) TBD – March 12, 2014 (2 nd Read)

FINDINGS OF FACT

APPLICANT'S REQUEST:

A small scale Comprehensive Plan Amendment to change the subject property's current FLUM designation of COUNTY Residential-6 to CITY Suburban Commercial Corridor (SCC), as well as a Zoning Map Amendment to change the subject property's zoning designation from COUNTY RSF-6 to CITY Suburban Commercial Corridor (SCC).

COMPLETE APPLICATION REMARKS:

The application is complete.

ACREAGE 0.39 ± acres

FLOOD ZONE: AE

LOCATION OF SUBJECT PROPERTY:

4465 State Road 64 East, immediately north of State Road 64 East and approximately 404 feet east of 43rd Street Boulevard East. A legal description is on file. The subject property is also located in Neighborhood 20.03.

CHARACTERISTICS OF THE SUBJECT PROPERTY:

The subject property is presently unimproved and heavily vegetated.

SURROUNDING USES AND DESIGNATIONS:

Existing: Vacant Commercial Zoning: SCC (City) FLU: SCC (City)	Existing: Vacant Unimproved Zoning: RSF-6 (County) FLU: RES-6 (County)	Existing: Vacant Unimproved Zoning: RSF-6 (County) FLU: RES-6 (County)
Existing: Vacant Commercial Zoning: SCC (City) FLU: SCC (City)	SUBJECT PROPERTY	Existing: Vacant Unimproved Zoning: RSF-6 (County) FLU: RES-6 (County)
Existing: Commercial Zoning: SCC (City) FLU: SCC (City)	Existing: Commercial Zoning: SCC (City) FLU: SCC (City)	Existing: Commercial Zoning: SCC (City) FLU: SCC (City)

HISTORY OF PREVIOUS ACTION RELEVANT TO THIS REQUEST:

City Council approved annexation petition AX.13.00024 and Ordinance 2955 on December 18, 2013, which brought the 0.39-acre subject property into the municipal limits of Bradenton.

ANALYSIS

COMPREHENSIVE PLAN CONSISTENCY/IMPLICATIONS:

The proposed Comprehensive Plan FLUM Amendment appears to be consistent with the Comprehensive Plan. Please see the applicant's impact analysis for itemized plan element consistency attached.

IMPACT OF THE PROPOSED ZONING AMENDMENT ON AFFORDABLE HOUSING:

Residential uses are prohibited in the requested SCC zoning district. The provision of affordable housing is not applicable to this request.

STAFF EVALUATION:

COMPREHENSIVE PLAN AMENDMENT CP.13.00031

The Comprehensive Plan Future Land Use Map Amendment is required as a result of the annexation of the subject property. The amendment transfers the property and land uses from Manatee County designations to City of Bradenton designations. It is the intent to initiate city land use entitlements for annexed property that are similar and comparable to the former county designation. Under the county designation, the subject property could theoretically be developed at residential density at six units per acres, yielding 2.3 residential units. However, this development scenario is not probable given the subject property's direct frontage on State Road 64, moderate wetland coverage, and close proximity to existing commercial establishments.

This is an application for a small scale (10 acres or less) Comprehensive Plan Amendment which, if approved by the City Council, is adopted by Ordinance and submitted to the State Department of Community Planning and Development in final form. State review and approval of the request is not required.

ZONING AMENDMENT LU.13.00054

In considering a request for rezoning, all potential uses allowed within the proposed zoning district must be taken into account in addition to the applicant's stated, intended use. Non-residential uses permitted in the SCC zoning district include Auto Sales/Rental; Automotive Specialty; Business/Domestic Service; Business Training Schools; Café/Sidewalk Café<20 seats; Catering; Comparison Goods; Construction Services; Dock and Piers; Dorms; Dwelling Unit within Principal Building; Health Services; Marine Establishment; Modular Newsracks; Mortuaries/Funeral Homes/Crematories; Parking Lot/Garage; Non-Medical Office; Personal Service; Plant Nurseries; Private Events; Public Transportation Terminal; Religious Establishments; Seasonal Sales; Secondhand Stores; Storage Establishments; Shopping Center Restaurants; Testing Laboratories; Take Out/Delivery/Drive-Thru; Veterinarian/Animal Hospital.

It is the applicant's intent to assemble the subject property with adjacent parcels already located within the city limits for the development of a commercial convenience store with retail outparcel. The subject property will be primarily utilized for access and on-site storm water retention, as indicated by the applicant. No residential uses are anticipated with this request.

SUMMARY OF OUTSIDE AGENCY/PUBLIC NOTIFICATION RESPONSE:

In a letter dated January 28, 2014 from the School District of Manatee County, Facilities and Site Planning Manager Amy Anderson stated that the School District has no concerns with the applicant's request. This letter is on file.

STAFF RECOMMENDATION:

APPROVAL of CP.13.00031 based on the Findings of Fact and Analysis of the proposed Comprehensive Plan FLUM Amendment

APPROVAL of LU.13.00054 based on the Findings of Fact and Analysis of the proposed Land Use Regulation Zoning Map Amendment

PLANNING COMMISSION RECOMMENDATION (February 19, 2014):

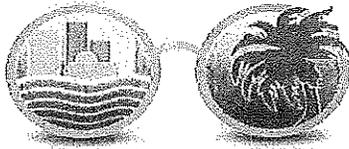
APPROVAL of CP.13.00031 based on the Findings of Fact and Analysis of the proposed Comprehensive Plan FLUM Amendment

APPROVAL of LU.13.00054 based on the Findings of Fact and Analysis of the proposed Land Use Regulation Zoning Map Amendment

CITY COUNCIL ACTIONS:

First read (February 26, 2014)

Second read (March 12, 2014)



bradenton
The Friendly City

Comprehensive Plan Map Amendment Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

DATE: 12-31-13 PERMIT NUMBER CP. 1300031

CONTACT INFORMATION:

Name of Property Owner: BDG SR 64, LLC

Owner Address: 6654 78 Ave N Pinellas Park, FL 33781 Telephone: 727-536-8686

Name of Agent: David Goree

Agent Address: 6654 78 Ave N Pinellas Park, FL 33781 Telephone: 727-536-8686

Email: dgoree@belleairgroup.com FAX: _____

LOCATION:

Property Address: TBD 455 SR-64 E.

Parcel #: 1126900159 Total Acreage: 0.394

Existing Future Land Use: Residential Proposed Future Land Use: Suburban Commercial
*click to view City FLU map *click to view City FLU map

(Manatee County Future Land Use information can be obtained by contacting 941-748-4501 or www.myanatee.org)

TYPE OF AMENDMENT REQUESTED:

Large Scale (10 acres or more) Small Scale (9.99 acres or less)

REQUIRED MATERIALS FOR REVIEW:

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process.

- ▶ Comprehensive Plan Map Amendment Application
- ▶ Application Review Fees: *(Tampa Bay RPC Review Fee will also be charged, as applicable)*
 - ° Large Scale = \$1,000. Public Notification: \$4,100. Hearing Signs: \$21. **TOTAL = \$5,121**
 - ° Small Scale = \$1,000. Public Notification: \$2,500. Hearing Signs: \$14. **TOTAL = \$3,514**
- ▶ Notarized Agent Authorization Form, if applicable
- ▶ Thirty-five (35) copies of Letter of Request
- ▶ Thirty-five (35) copies of Community Impact Report (CIR) (see page 2 for CIR requirements)
- ▶ Thirty-five (35) copies of Comparison of City and County Comprehensive Plans, if applicable
- ▶ One (1) Property Survey (signed & sealed within the last three years) and thirty-five (35) copies of survey
- ▶ One electronic copy of Comprehensive Plan Amendment Application and all required materials for review

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable federal, state, and County laws.

Signature of Owner: [Signature] Address: 6654 78th Ave N Pinellas Park, FL 33781 Phone: 727-536-8686

CITY STAFF ONLY		
Application Sufficiency:	<input checked="" type="checkbox"/> Sufficient	<input type="checkbox"/> Incomplete
Stage:	<input type="checkbox"/> Transmittal	<input type="checkbox"/> Adoption
CP Large Amendment Fees: Application Review Fee: \$1,000 Notice Publication: \$4,100 Public Hearing Signs: \$21	CP Small Amendment Fees: Application Review Fee: \$1,000 Notice Publication: 2,500 Public Hearing Signs: \$14	Review Dates: DRC: <u>1/28/14</u> Planning Commission: <u>2/19/14</u> 1st City Council: <u>2/26/14</u> 2nd City Council: <u>3/12/14</u>
TOTAL FEES: \$ _____	TOTAL FEES: \$ <u>3,514</u>	

Handwritten notes at the bottom of the page.

BELLEAIR

DEVELOPMENT GROUP

January 2, 2014

IMPACT ASSESMENT SUMMARY FOR NEC or SR 64 & 43rd Street Boulevard East

VISUAL IMPACT ANALYSIS

The parcel is located to the east of the vacated Eckerd Drugs on the northeast corner of SR 64 and 43rd Street. The parcel is currently vacated with some existing trees and vegetation. The new proposed development will be constructed on the east side of the proposed WAWA Gas Station. We are proposing an approximately 6,000 s.f. retail store with the required parking, utilities, and storm-water infrastructure. The architectural style will be complimentary towards the WAWA design and style. The landscaping will meet or exceed the City's requirements, and also blend in and complement the landscaping for the adjacent WAWA site. Site lighting will also meet the City's requirements with care taken to avoid spill over lighting to the neighbors to the north. The proposed signage will meet the City's intent and requirements for new developments.

ENVIRONMENTAL IMPACT ANYALYSIS

The parcel is a vacant .394 acre parcel that consists of some trees and vegetation. The site was examined by an Environmental Scientist from Cardno Entrix and determined void of endangered species. The parcel is upland of an adjacent pond to the east and free of wetland vegetation.

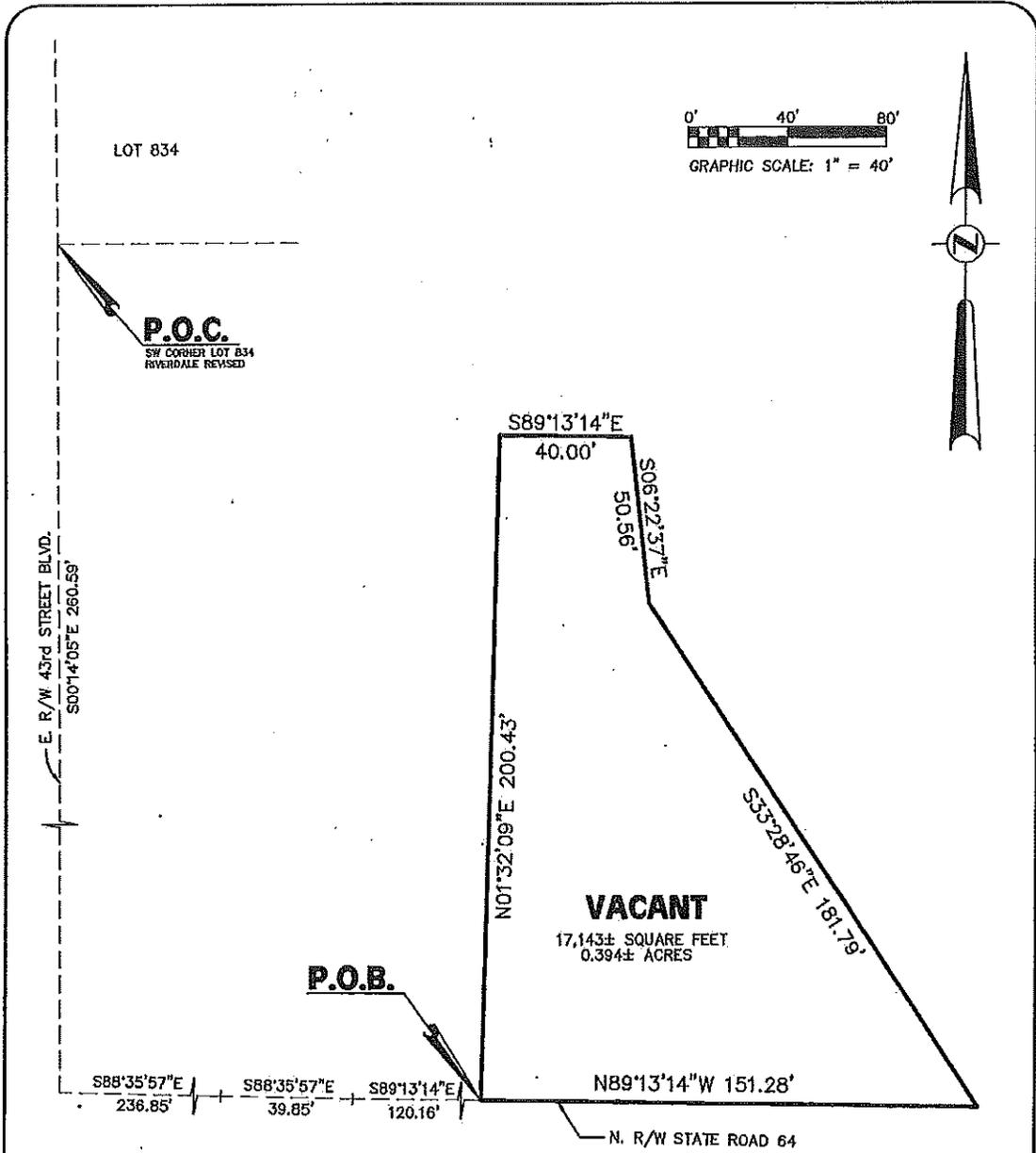
AREA IMPACT ANALYSIS

The companies slated for this development are service and convenience in nature. The Gas Station with sandwich/deli shop and a proposed 6,000 s.f. retail space are convenience in nature and should minimize new traffic trips within the area. Both should offer locals with more shopping options closer to home, and more convenience to commuters. To minimize traffic concerns, we are working with FDOT to permit driveways and improve the intersection as the permitting authorities and engineers deem viable.

Sincerely,



David Gorec
Project Manager



STATE ROAD 64
RIGHT OF WAY VARIES
DIVIDED ASPHALT PAVEMENT
(UNDER CONSTRUCTION)

RECEIVED
DEC 31 2013
OFFICE OF BRADENTON
PLANNING DEPT.

				PREPARED FOR:	
				BELLEAIR DEVELOPEMENT GROUP	
				6854 78th AVENUE NORTH PINELLAS PARK, FLORIDA 33781	
REV.	DATE	DESCRIPTION	DWG. BY	CHK. BY	
REVISIONS					
SHEET TITLE:				SCALE: 1"=40'	SHEET 2 OF 2
SKETCH & LEGAL DESCRIPTION				DATE: 7/2/13	
 MONAWECK SURVEYING, INC. <small>PROFESSIONAL SURVEYORS, SITE DEVELOPMENT CONSULTANTS BOUNDARY, CONSTRUCTION & TOPOGRAPHIC SURVEY SERVICES</small> 16110 N. FLORIDA AVENUE LUTZ, FLORIDA 33549				DWG. BY: T.J.M.	
				FIELD DATED: N/A	
				COORD. FILE: N/A	
				JOB No. 13007.00	

LEGEND:

POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 R/W RIGHT-OF-WAY LINE

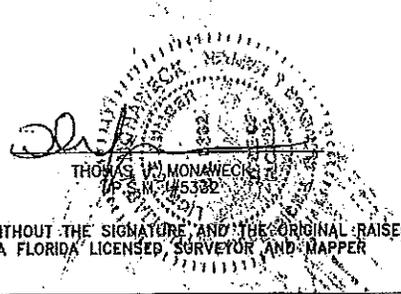
SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN ARE BASED ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD No. 64 SAID LINE BEARS S.88°35'57"E., PER RECORD DEED.
- 2) ALL PUBLICLY DEDICATED ROAD(S) AND RIGHT OF WAYS ABUTTING THE PROPERTY WITH NO GAPS, GORES OR HIATUSES.
- 3) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 4) THIS IS NOT A BOUNDARY SURVEY.

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 834, OF RIVERDALE REVISED, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S00°14'05"E, ALONG THE EAST RIGHT-OF-WAY LINE OF 43rd STREET BOULEVARD, A DISTANCE OF 260.59 FEET, TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD No. 64; RUN THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; 1) S88°35'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 236.85 FEET; 2) CONTINUE THENCE S88°35'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 39.85 FEET; 3) S89°13'14"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.16 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN N01°32'09"E, A DISTANCE OF 200.43 FEET; THENCE RUN S89°13'14"E, A DISTANCE OF 40.00 FEET; THENCE RUN S06°22'37"E, A DISTANCE OF 50.56 FEET; THENCE RUN S33°28'46"W, A DISTANCE OF 181.79 FEET, TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE; RUN THENCE N89°13'14"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 151.28 FEET TO THE POINT OF BEGINNING.

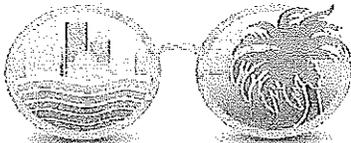
CONTAINING 17,143 SQUARE FEET OR 0.394 ACRES MORE OR LESS.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

RECEIVED
 DEC 31 2013
 CITY OF BRADENTON
 PLANNING DEPT.

					PREPARED FOR: BELLEAIR DEVELOPEMENT GROUP 6654 78th AVENUE NORTH / PINELLAS PARK, FLORIDA 33761
REV.	DATE	DESCRIPTION	DWG. BY	CHK. BY	
REVISIONS					
SHEET TITLE:					SCALE: 1"=40'
SKETCH & LEGAL DESCRIPTION					DATE: 7/2/13
					DWG. BY: T.J.M.
					FIELD DATED: N/A
					COORD. FILE: N/A
					SHEET 1 of 2
 MONAWECK SURVEYING, INC. PROFESSIONAL SURVEYORS, SITE DEVELOPMENT CONSULTANTS BOUNDARY, CONSTRUCTION & TOPOGRAPHIC SURVEY SERVICES 16110 N. FLORIDA AVENUE LUTZ, FLORIDA 33549 TELEPHONE (813) 240-6823 FAX (813) 962-7575					JOB No. 13007.00



bradenton
The Friendly City

Land Use Regulations Zoning Map Amendment Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

DATE: 12-31-13 PERMIT NUMBER: LU. 1300054

CONTACT INFORMATION:

Name of Property Owner: BDG SR 64, LLC

Owner Address: 6654 78th Ave N Pinellas Park FL 33781 Telephone: 727-536-8686

Name of Agent: David Goree

Agent Address: 6654 78th Ave N Pinellas Park FL 33781 Telephone: 727-536-8686

Email: dgoree@belleairgroup.com FAX: _____

RECEIVED
DEC 31 2013
CITY OF BRADENTON
PLANNING DEPT.

LOCATION:

Property Address: TBD 4455 SR 64 E

Parcel ID: 1126900159 Total Acreage: 0.394

Current Zoning: Residential Proposed Zoning: Suburban Commercial Corrid
*click to view city Zoning map *click to view city Zoning map

(Manatee County Zoning information can be obtained by contacting 941-748-4501 or www.mymanatee.org)

Future Land Use: Suburban Commercial Corridor
*click to view city FLU map

REQUIRED MATERIALS FOR REVIEW:

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process.

- ▶ Land Use Regulations Zoning Map Amendment Application
- ▶ Application Review Fee: \$1,000 (\$500 if submitted with Future Land Use Map Amendment). Notice Publication: \$2,500. Public Hearing Signs: \$21.
- ▶ Notarized Property Disclosure of Interest Affidavit (see page 2 for Property Disclosure of Interest Affidavit)
- ▶ Thirty-five (35) copies of Letter of Request
- ▶ Thirty-five (35) copies of Findings of Fact/Review Criteria (see page 3 for Zoning Map Amendment Review Criteria)
- ▶ Thirty-five (35) copies of Conceptual Plans of Proposed Development, if applicable
- ▶ Notarized Agent Authorization Form, if applicable
- ▶ Legal Description of Subject Property
- ▶ One electronic copy of Zoning Map Amendment Application and all required materials for review
- ▶ Additional information may be required for review, as needed

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State, and County laws.

Signature of Owner: [Signature] Address: 6654 78th Ave N, Pinellas Park, FL 33781 Phone: 727 536 8686

****CITY STAFF ONLY****

Application Sufficiency: Sufficient: Incomplete: _____

Fees:
Application Review Fees: \$1,000*
* \$500 if submitted with Future Land Use Map Amendment
Notice Publication: \$2,500
Public Hearing Signs: \$21-14

Review Dates:
DRC: 1/28/14
Planning Commission: 2/19/14
City Council-1st Read: 2/26/14
City Council-2nd Read: 3/12/14

TOTAL FEES: \$ 3,014

Rec# 001225-0110



Planning & Zoning Agent Authorization Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

Date: 12-31-13 Parcel Number: 1126900159

Property Address: TBD

I, CARLOS YEPES, the registered property owner(s) of the above noted property, do hereby authorize

DAVID GONZALEZ Belleair Development
Print Name of Agent Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

[Signature] 6654 78TH Ave. N. Pinellas Park, FL 33781
Signature of Owner(s) Owner(s) Address (if different than property above)

[Signature] 6654 78TH Ave. N. Pinellas Park, FL 33781
Signature of Agent Agent Address and Phone 727-743-3838

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me this 31 day of DECEMBER,
by CARLOS YEPES who are personally know by me or who has
produced _____ respectively, as
as identification and who did (did not) take an oath:

 MURRAY L. WEISS
MY COMMISSION # EE 036031
EXPIRES: November 14, 2014
Bonded Thru Budget Notary Services

[Signature]
Signature
Murray L Weiss, Notary Public
Print Name

State of Florida
My Commission Expires: NOV 14th, 2014

RECEIVED
DEC 31 2013
CITY OF BRADENTON
PLANNING DEPT

BELLEAIR

DEVELOPMENT GROUP

December 30, 2013

City of Bradenton
c/o Mr. Brady Woods
Development Services & Zoning Manager
101 12th St. W, Bradenton, FL 34205
Bradenton, FL 34205

RECEIVED
DEC 31 2013
CITY OF BRADENTON
PLANNING DEPT.

Subject: RE-Zoning of a Portion of Parcel 1126900159

Dear Mr. Woods

On behalf of BDG SR 64, LLC c/o Belleair Development Group, this letter is to request the Re-Zoning of a portion of parcel 1126900159 to SCC (Suburban Commercial Corridor), which has recently been annexed into the city limits for the City of Bradenton. We are currently working on developing the adjacent parcel to the west as a gas station and free-standing retail center. The retail portion consists of utilizing the triangular portion of the lot, as shown on the attached aerial exhibit and sketch and legal.

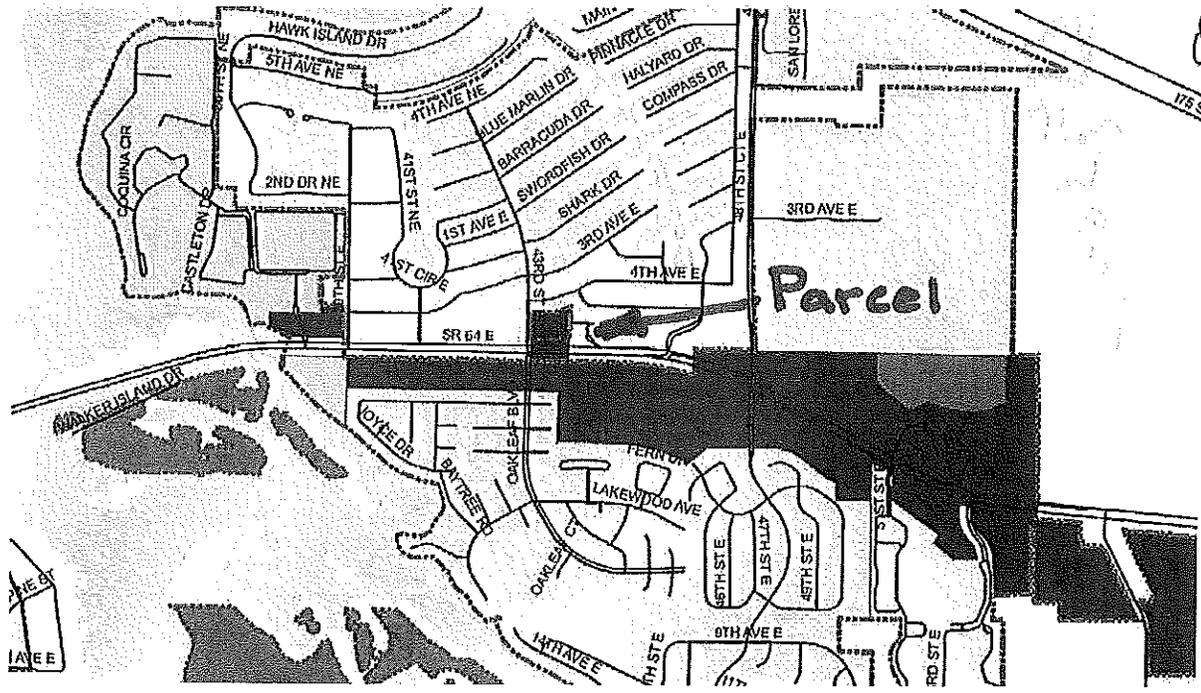
Please review the attached application submittal packet, and let me know if there is anything needed to complete the submittal.

Should you have any further questions or concerns, please don't hesitate to contact us at 727-536-8686

Sincerely,
Belleair Development Group, Inc.,



David Goree
Project Manager



Zoning	Form Based Codes	Overlay Districts
PDP	Special District (SD1)	Wares Creek Overlay
R-1	Sub-Urban (T3)	Antique District Overlay
R-2	General Urban Open (T4-O)	Wage Of The Arts Overlay
R-3	General Urban Restricted (T4-R)	Form Based Code Area
M-1	Urban Center (T6)	CITY LIMITS
PROFESSIONAL	Urban Core (T8)	
URBAN COMMERCIAL CORRIDOR (UCC)		
SUBURBAN COMMERCIAL CORRIDOR (SCC)		
URBAN VILLAGE (UV)		
INDUSTRIAL		

Official Zoning Atlas

Ordinance No. 2813
 Effective 02-22-10
 Revised 06-22-10 Ord. No. 2319
 Revised 02-15-10 Ord. No. 2332
 Revised 04-25-11 Ord. No. 2336

CITY OF BRADENTON
 Department of Planning & Community Development
 101 Old Main Street
 Bradenton, Florida 34205
 941.932.9400

RECEIVED
DEC 31 2013
 CITY OF BRADENTON
 PLANNING DEPT

LEGEND:

POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 R/W RIGHT-OF-WAY LINE

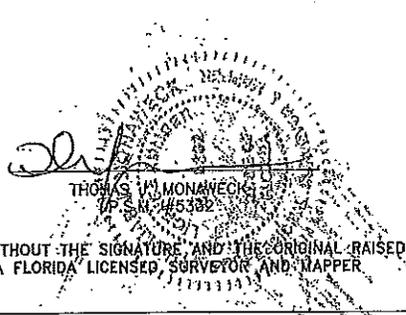
SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN ARE BASED ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD No. 64 SAID LINE BEARS S.88°35'57"E., PER RECORD DEED.
- 2) ALL PUBLICLY DEDICATED ROAD(S) AND RIGHT OF WAYS ABUTTING THE PROPERTY WITH NO GAPS, GORES OR HIATUSES.
- 3) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 4) THIS IS NOT A BOUNDARY SURVEY.

LEGAL DESCRIPTION:

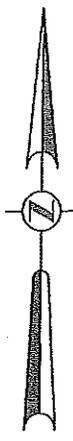
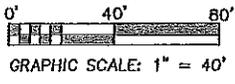
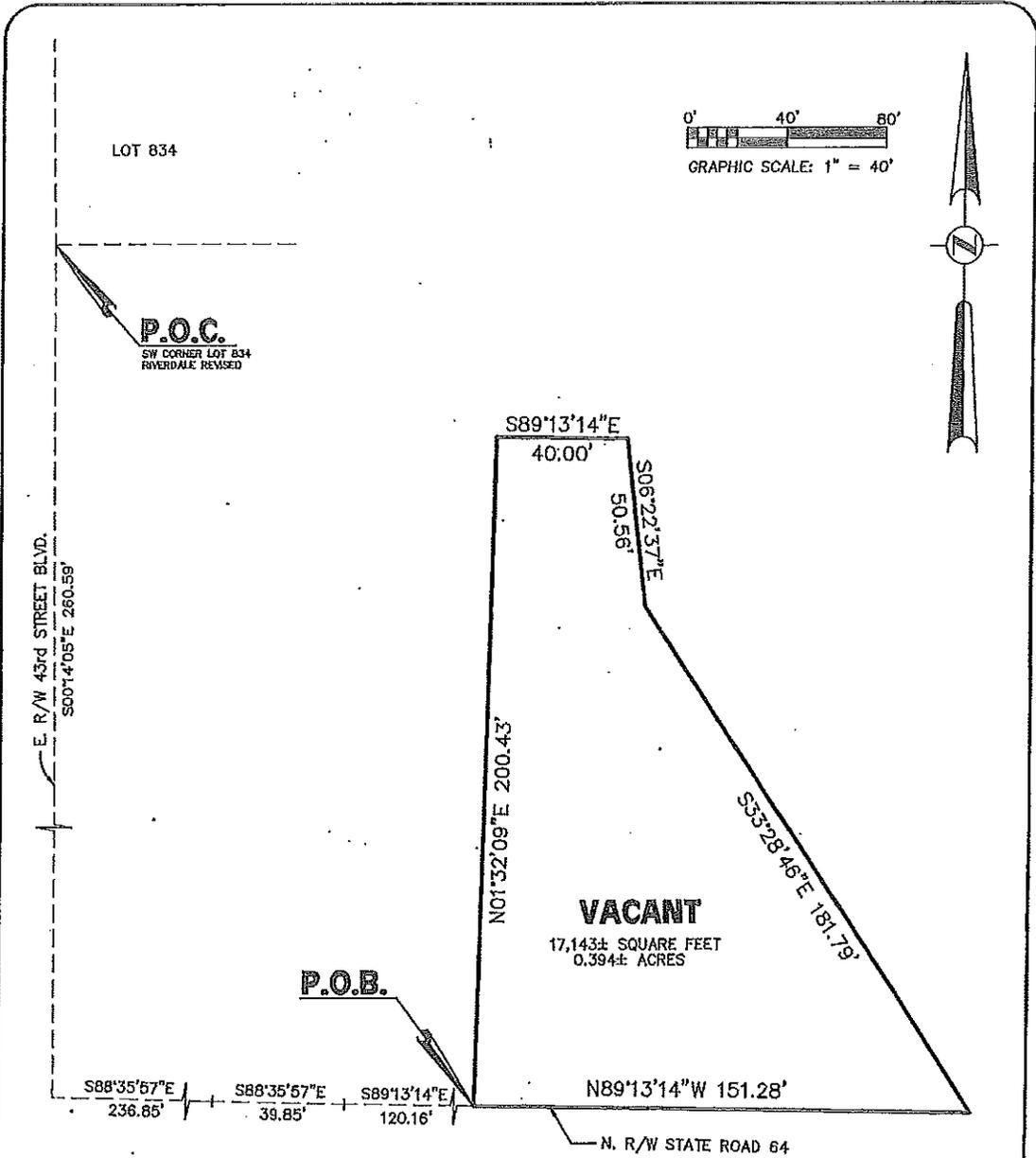
COMMENCE AT THE SOUTHWEST CORNER OF LOT 834, OF RIVERDALE REVISED, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S00°14'05"E, ALONG THE EAST RIGHT-OF-WAY LINE OF 43rd STREET BOULEVARD, A DISTANCE OF 260.59 FEET, TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD No. 64; RUN THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; 1) S88°35'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 236.85 FEET; 2) CONTINUE THENCE S88°35'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 39.85 FEET; 3) S89°13'14"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.16 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN N01°32'09"E, A DISTANCE OF 200.43 FEET; THENCE RUN S89°13'14"E, A DISTANCE OF 40.00 FEET; THENCE RUN S06°22'37"E, A DISTANCE OF 50.56 FEET; THENCE RUN S33°28'46"W, A DISTANCE OF 181.79 FEET, TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE; RUN THENCE N89°13'14"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 151.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,143 SQUARE FEET OR 0.394 ACRES MORE OR LESS.


 THOMAS W. MONAWECK
 P.S. 45382
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

RECEIVED
 DEC 31 2013
 CITY OF BRADENTON
 PLANNING DEPT.

PREPARED FOR: BELLEAIR DEVELOPEMENT GROUP 6854 78th AVENUE NORTH / PINELLAS PARK, FLORIDA 33781				
REV.	DATE	DESCRIPTION	DWG. BY	CHK. BY
REVISIONS				
SHEET TITLE: SKETCH & LEGAL DESCRIPTION			SCALE: 1"=40' DATE: 7/2/13 DWG. BY: T.J.M. FIELD DATED: N/A COORD. FILE: N/A JOB No. 13007.00	SHEET 1 OF 2
 MONAWECK SURVEYING, INC. PROFESSIONAL SURVEYORS, SITE DEVELOPMENT CONSULTANTS BOUNDARY, CONSTRUCTION & TOPOGRAPHIC SURVEY SERVICES 16110 N. FLORIDA AVENUE TELEPHONE (813) 240-6823 LUTZ, FLORIDA 33549 FAX (813) 962-7575				



STATE ROAD 64
RIGHT OF WAY VARIES
DIVIDED ASPHALT PAVEMENT
(UNDER CONSTRUCTION)

RECEIVED
DEC 31 2013
OFF OF BRADEN CO.
PLANNING DEPT

				PREPARED FOR:	
				BELLEAIR DEVELOPEMENT GROUP	
				6654 78th AVENUE NORTH PINELLAS PARK, FLORIDA 33781	
REV.	DATE	DESCRIPTION	DWG. BY	CHK. BY	
REVISIONS					
SHEET TITLE:				SCALE: 1"=40'	2 2
SKETCH & LEGAL DESCRIPTION				DATE: 7/2/13	
MONAWECK SURVEYING, INC. <small>PROFESSIONAL SURVEYORS, SITE DEVELOPMENT CONSULTANTS BOUNDARY, CONSTRUCTION & TOPOGRAPHIC SURVEY SERVICES 16110 N. FLORIDA AVENUE LUTZ, FLORIDA 33549</small>				DWG. BY: T.J.M.	
				FIELD DATED: N/A	
				COORD. FILE: N/A	
				JOB No. 13007.00	
				TELEPHONE (813) 240-6823	
				FAX (813) 262-7575	

**CITY OF BRADENTON, FLORIDA
PROPOSED AMENDMENTS TO
THE CITY OF BRADENTON FUTURE LAND USE MAP AND
ZONING ATLAS**

NOTICE OF PUBLIC HEARING

The Bradenton City Council will meet in regular session on Wednesday, February 26, 2014 at 6:00 PM and Wednesday March 12, 2014 at 8:30 AM in City Council Chambers, 101 Old Main Street, Bradenton to consider the following items for public hearing:

ORDINANCE NO. 2959

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PERTAINING TO PROPERTY LOCATED AT 4465 STATE ROAD 64 EAST, BRADENTON, MAKING CERTAIN FINDINGS OF FACT; PROVIDING FOR AMENDMENT TO THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT/FUTURE LAND USE MAP (SMALL SCALE DEVELOPMENT ACTIVITY AMENDMENT CP.13.00031) CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RESIDENTIAL-6 TO CITY SUBURBAN COMMERCIAL CORRIDOR; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2960

AN ORDINANCE AMENDING ORDINANCE NO. 2950, CODE OF ORDINANCES OF THE CITY OF BRADENTON, FLORIDA BY A ZONING MAP AMENDMENT (LU.13.00054) TO CHANGE THE DESIGNATION FROM COUNTY RSF-6 TO CITY SCC FOR THE PROPERTY LOCATED AT 4465 STATE ROAD 64 EAST AND LEGALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 834, OF RIVERDALE REVISED, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S00°14'05"E, ALONG THE EAST RIGHT-OF-WAY LINE OF 43RD STREET BOULEVARD, A DISTANCE OF 260.59 FEET, TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 64; RUN THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; 1) S88°35'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 236.85 FEET; 2) CONTINUE THENCE S88°35'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 39.85 FEET; 3) S89°13'14"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.16 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN N01°32'09"E, A DISTANCE OF 200.43 FEET; THENCE RUN S89°13'14"E, A DISTANCE OF 40.00 FEET; THENCE RUN S06°22'37"E, A DISTANCE OF 50.56 FEET; THENCE RUN S33°28'46"E, A DISTANCE OF 181.79 FEET, TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE; RUN THENCE N89°13'14" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 151.28 FEET TO THE POINT OF BEGINNING. CONTAINING 17,143 SQUARE FEET OR 0.394 ACRES MORE OR LESS.

All interested persons and parties may appear either in person or submit written comments regarding the above matter, and they will be heard and considered. Copies of the proposed amendments are on file at the City of Bradenton City Hall and may be reviewed by the public between the hours of 9:00 a.m. to 5:00 p.m. Monday through Thursday, exclusive of holidays. Further information may be obtained from Brady M. Woods, Development Services & Zoning Manager, Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205 or by calling (941) 932-9400.

CITY OF BRADENTON, FLORIDA PROPOSED AMENDMENTS TO THE CITY OF BRADENTON FUTURE LAND USE MAP AND ZONING ATLAS

NOTICE OF PUBLIC HEARING

The Bradenton City Council will meet in regular session on Wednesday, February 26, 2014 at 6:00 PM and Wednesday March 12, 2014 at 8:30 AM in City Council Chambers, 101 Old Main Street, Bradenton to consider the following items for public hearing:

ORDINANCE NO. 2959

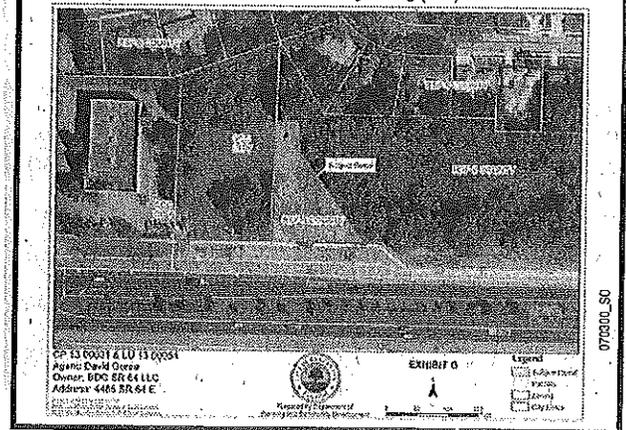
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PERTAINING TO PROPERTY LOCATED AT 4465 STATE ROAD 64 EAST, BRADENTON, MAKING CERTAIN FINDINGS OF FACT; PROVIDING FOR AMENDMENT TO THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT/FUTURE LAND USE MAP (SMALL SCALE DEVELOPMENT ACTIVITY AMENDMENT CP.13.00031) CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RESIDENTIAL-6 TO CITY SUBURBAN COMMERCIAL CORRIDOR; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 2960

AN ORDINANCE AMENDING ORDINANCE NO. 2950, CODE OF ORDINANCES OF THE CITY OF BRADENTON, FLORIDA BY A ZONING MAP AMENDMENT (LU.13.00054) TO CHANGE THE DESIGNATION FROM COUNTY RSF-6 TO CITY SCC FOR THE PROPERTY LOCATED AT 4465 STATE ROAD 64 EAST AND LEGALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 834, OF RIVERDALE REVISED, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S00°14'05"E, ALONG THE EAST RIGHT-OF-WAY LINE OF 43RD STREET BOULEVARD, A DISTANCE OF 260.59 FEET, TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 64; RUN THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; 1) S88°35'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 236.85 FEET; 2) CONTINUE THENCE S88°35'57"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 39.85 FEET; 3) S89°13'14"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.16 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN N01°32'09"E, A DISTANCE OF 200.43 FEET; THENCE RUN S89°13'14"E, A DISTANCE OF 40.00 FEET; THENCE RUN S06°22'37"E, A DISTANCE OF 50.56 FEET; THENCE RUN S33°28'46"E, A DISTANCE OF 181.79 FEET, TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE; RUN THENCE N89°13'14" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 151.28 FEET TO THE POINT OF BEGINNING. CONTAINING 17,143 SQUARE FEET OR 0.394 ACRES MORE OR LESS.

All interested persons and parties may appear either in person or submit written comments regarding the above matter, and they will be heard and considered. Copies of the proposed amendments are on file at the City of Bradenton City Hall and may be reviewed by the public between the hours of 9:00 a.m. to 5:00 p.m. Monday through Thursday, exclusive of holidays. Further information may be obtained from Brady M. Woods, Development Services & Zoning Manager, Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205 or by calling (941) 932-9400.



3/2/14