



EVALUATION AND REPORT

Department of Planning & Community Development

PROJECT: VA.16.5026 Allen
TO: Planning Commission
FROM: Myra Schwarz, Senior Planner
DATE: January 18, 2017
APPLICANT: Carlos Ugarte of Ugarte Architecture,
 Agent; Ronald Allen, Owner
WARD: 2 – Gene Brown

PROJECT SYNOPSIS:

<i>Applicant's Request:</i>	<i>Variance to Allow a 5'8" Entry Gate with Additional 18" Lighting Features in the Front Yard</i>
<i>Location:</i>	<i>2822 Riverview Blvd (Zoned R-1)</i>
<i>Staff Recommendation:</i>	<i>Denial</i>
<i>Planning Commission Determination:</i>	<i>TBD – January 18, 2017</i>

FINDINGS OF FACT

APPLICANT'S REQUEST:

Approval of a variance to allow a front yard gate and fencing of up to 5'8", with an additional +/- 18" lighting features specifically:

Variance from Chapter 5.1.2.7 Fences and Hedges, which limits the maximum fence height in a front yard to four (4) feet.

LOCATION OF SUBJECT PROPERTY:

2822 Riverview Blvd, Parcel ID #3476600006. The subject property is located in Neighborhood 12.02.

CHARACTERISTICS OF THE SUBJECT PROPERTY: The subject property is currently vacant, with an approved permit for development of a single-family home, and is a waterfront property with a rear yard shoreline on the Manatee River. The subject lot is long and narrow, with greater width to the rear of the property.

FUTURE LAND USE/ ZONING: Residential Low (6 du/acre)/ R-1 Residential Single Family

FLOOD ZONE: The property lies within AE, BFE 7.

HISTORY/PREVIOUS ACTION RELEVANT TO APPLICANT'S REQUEST: None

SURROUNDING USES AND DESIGNATIONS:

Future Land Use	Zoning	Use
North: None	None	(Manatee River)
South: Residential Low	R-1 Single-family Residential	
East: None; Residential Low	None; Single-family Residential (Manatee River)	
West: Residential Low	R-1 Single-family Residential	

ANALYSIS

REQUIRED FINDINGS FOR VA.16.5026:

A property owner who finds that a characteristic of his or her land or buildings makes it impossible or difficult to meet a dimensional requirement of the Land Use Regulations may apply for a Dimensional Variance if:

a. The application meets all of the following criteria:

1. The need for the Dimensional Variance was not created by the applicant's or previous owner's action, such as improper lot division, in violation of these LURs or previously effective land use regulations,

There has been no action by the applicant or previous owner to create the need for a dimensional variance, relative to the land.

The proposed development of the subject property includes a motorized entry gate with features of a height taller than what is allowed by Land Use Regulations. The applicant's architectural designs of the gate and entry features do not comply.

2. Strict application of the provisions of these LURs would deprive the applicant of a reasonable use of his property, cause him unnecessary hardship, or deprive him or her of rights commonly enjoyed by other property owners in the same Land Use Atlas district,

Strict application of the Land Use Regulations will not deprive the applicant of a reasonable use of the property. Entryways to neighboring properties that have similar large front setbacks possess ungated landscaped entryways with architectural features that meet the dimensional requirements of Land Use Regulations.

3. The granting of the Dimensional Variance would not confer on the applicant any special privilege denied to other property owners in the same Land Use Atlas district; and

The granting of the dimensional variance would grant a special privilege, when other similar properties are able to meet Land Use Regulations.

4. The application is for a Dimensional Variance and would not authorize a use otherwise prohibited by these LURs, and

The request is for a dimensional height variance and would not authorize a use otherwise prohibited in the Land Use Regulations.

5. The Dimensional Variance is the minimum variance that will allow reasonable use of the property.

The requested gate and architectural features are not necessary. The property can be used reasonably without a variance.

SUMMARY OF OUTSIDE AGENCY/PUBLIC NOTIFICATION RESPONSE:

PCD STAFF EVALUATION:

The subject lot, because of its elongated shape and waterfront location, is appropriate to the development of a structure to the rear of the lot, thus creating the need for a long entryway. Entry features such as gateways and fencing may add to the property's street presence, particularly when the structure's set back is at a distance greater than that of neighboring properties.

Riverview Blvd is characterized by older Florida Vernacular and cottage style homes, many with short setbacks. There are also several properties to the west of the subject property, where structures are built to the rear of properties that are similarly elongated, as is the subject property. All of these similar lots that are within City boundaries and R-1 Zoning are characterized by narrow driveways with low, unobtrusive entry features. None have entry gates.

The applicant has chosen an entry gate and fencing that does not meet the four (4) foot height requirement of Land Use Regulations.

5.1.2.7 Fences and Hedges. Fences/hedges are required to comply with the following standards:

- a. Height/Setbacks. Fences and/or hedges may be permitted along property lines if they meet the following height limitations (the most stringent standard shall apply):

Location	Maximum Height
Within 25 feet of any right-of-way	48 inches
Front yard*	48 inches

The four (4) foot height limit will also apply to any fencing that will be in the front yard, which, as proposed, is +/- 130 feet in depth.

The front setback in the R-1 Residential Single-family Zoning District is 20 feet for a building envelope, i.e., where a house may be constructed. Fences, walls and hedges are defining characteristics of a neighborhood, where low boundary features can allow enjoyment of the neighboring space, as well as create security through casual inspection. It is for this intent that tall fencing is prohibited in front yards, as defined below:

Chapter 10.0 DEFINITIONS. Front Yard, Primary: That portion of a yard between the front lot line and a line drawn along the front line of the principal building and extending from side lot line to side lot line.

There is nothing about the characteristics of the land that requires the front gate to be taller than the Four (4) foot height required by Land Use Regulations. A taller gate could offer greater security for the property. However, the boundary fence is less than four (4) feet, and so a gate of nearly six (6) feet will not add security to the property. The entry gate and fencing is solely an architectural choice, and does not meet the required criteria for a dimensional variance.

The applicant was permitted to remove 38 of 55 trees that existed on the subject property for the purpose of development. No trees will be saved by the granting of the variance.

2.2.8.1.b. Variance Eligibility

The application does not meet all of the criteria in *Subsection 2.2.8.1.a* above, but environmentally-sensitive areas or trees as defined in *Subsection 2.2.3.1* of these LURs will be saved by the granting of the Variance.

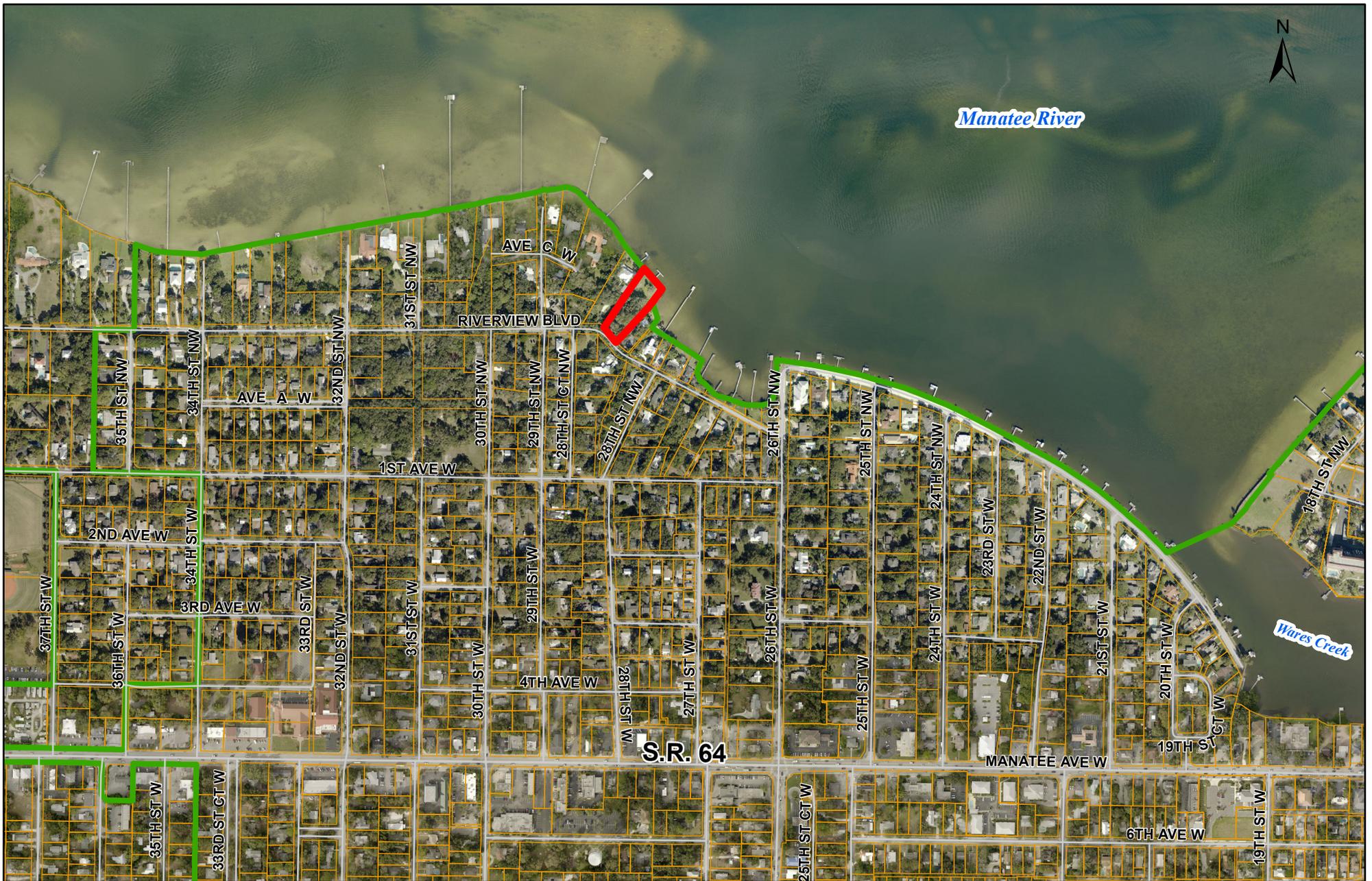
ATTACHMENTS:

Maps and Exhibits
Mailing Notification List
Application
Deed
Letter of Request and Findings of Fact
Survey
Site Plan

STAFF RECOMMENDATION:

DENIAL of VA.16.5026

PLANNING COMMISSION DETERMINATION (TBD January 18, 2017):



Manatee River

Wares Creek

S.R. 64

Application #: VA.16.5026
 Owner: Ronald Allen
 Agent: Carlos Ugarte
 Address: 2822 Riverview Blvd
 PIN: 3476600006



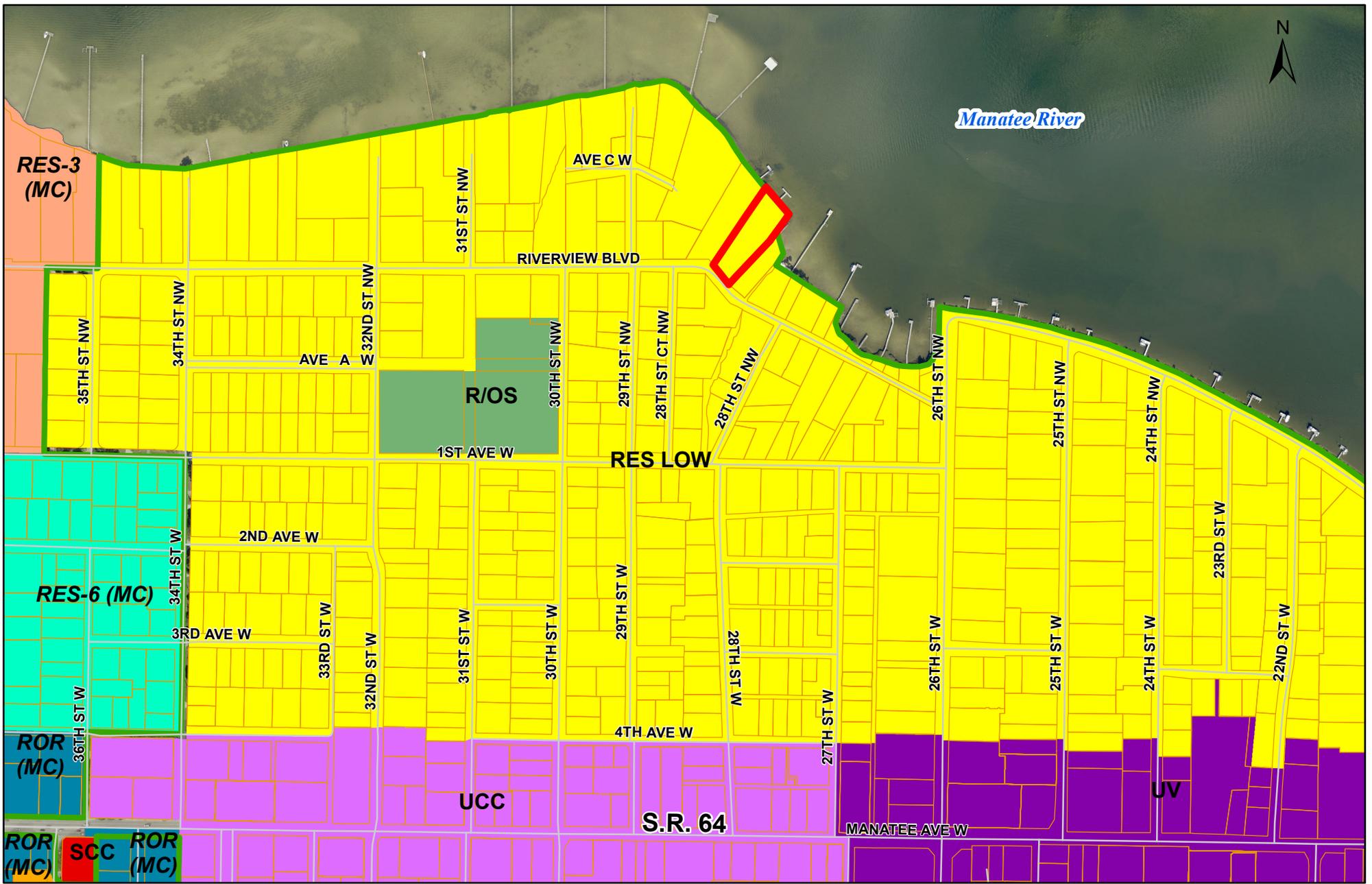
Prepared by Department of
 Planning and Community Development

**VARIANCE REQUEST
 LOCATION MAP**

- Legend**
- Parcels selection
 - City Limits
 - Parcels



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 GIS Data: Manatee County GIS, City of Bradenton



Application #: VA.16.5026
 Owner: Ronald Allen
 Agent: Carlos Ugarte
 Address: 2822 Riverview Blvd
 PIN: 3476600006



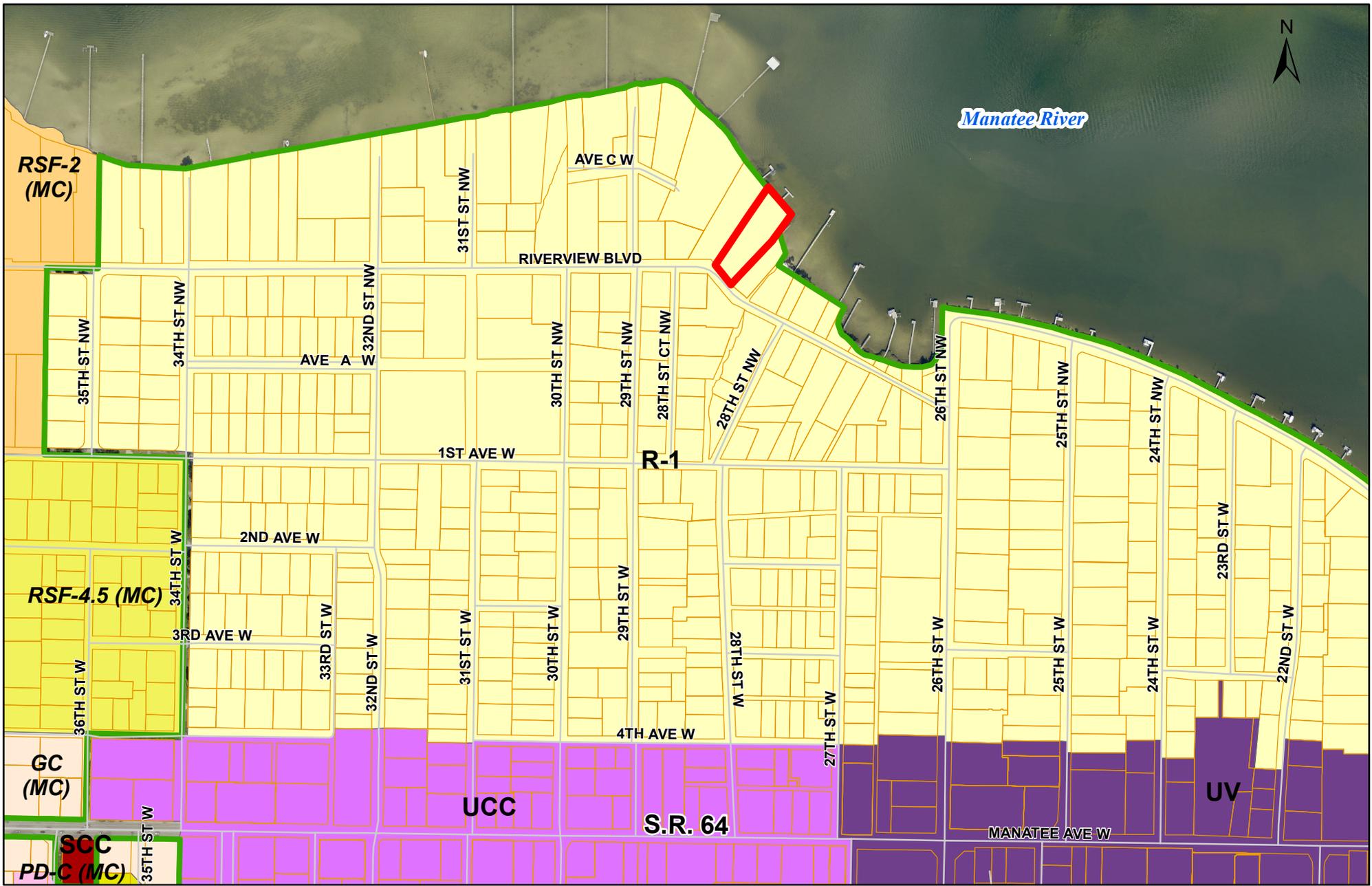
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**VARIANCE REQUEST
FUTURE LAND USE MAP**



- Legend**
- Parcels selection
 - City Limits
 - Parcels

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 GIS Data: Manatee County GIS, City of Bradenton



Application #: VA.16.5026
 Owner: Ronald Allen
 Agent: Carlos Ugarte
 Address: 2822 Riverview Blvd
 PIN: 3476600006



Prepared by Department of Planning and Community Development

VARIANCE REQUEST ZONING MAP



- Legend**
- Parcels selection
 - City Limits
 - Parcels

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 GIS Data: Manatee County GIS, City of Bradenton



Front of Subject Property
from Riverview Blvd

Exhibit A:
2832 Riverview Blvd
West Neighbor



Exhibit B:
2828 Riverview Blvd
West Neighbor



Exhibit C:
2814 Riverview Blvd
East Neighbor



Exhibit D
2808 Riverview Blvd
East Neighbor



Exhibit E
2813 Riverview Blvd
South Neighbor (across Riverview)



2822 Riverview Blvd

Exhibit F
Neighboring Address Locations



A: 2832

B: 2828

Subject Property:
2822

C: 2814

D: 2808

E: 2813

HINDMAN,LEWIS H
2835 RIVERVIEW BLVD
BRADENTON, FL 34205

DANIELSON,LAUREN G
2834 AVENUE C NW
BRADENTON, FL 34205

ESPOSITO,JOSEPH S
2808 RIVERVIEW BLVD
BRADENTON, FL 34205

HOWELL,ERIC DOY
2828 RIVERVIEW BLVD
BRADENTON, FL 34205

HOWELL,ERIC D
5306 CORTEZ RD W 4
BRADENTON, FL 34210

STEWART,MARI
2525 7TH AVE W
BRADENTON, FL 34205

SIMON,ANN C
2802 RIVERVIEW BLVD
BRADENTON, FL 34205

MANSON,JOHN C
1111 9TH AVE W A
BRADENTON, FL 34205

BRAND,WILLIAM C
320 29TH ST NW
BRADENTON, FL 34205

LANDRY,PAUL R
2911 RIVERVIEW BLVD W
BRADENTON, FL 34205

WILLIAMS,WM K
PO BOX 15
GOLDEN, CO 80402

CHESANEK,ANNA URSINI
208 29TH ST NW
BRADENTON, FL 34205

DOUGLASS,J DANIEL
2801 RIVERVIEW BLVD
BRADENTON, FL 34205

HAYES,WHITNEY J
2710 RIVERVIEW BLVD
BRADENTON, FL 34205

COX,GARY R
624 REGATTA WAY
BRADENTON, FL 34208

MILLER,MEGAN M
2842 RIVERVIEW BLVD
BRADENTON, FL 34205

DENSLOW,THOMAS C
2813 RIVERVIEW BLVD
BRADENTON, FL 34205

BOYD,JEFFREY TODD
2816 RIVERVIEW BLVD
BRADENTON, FL 34205

JUSTICE,WARREN M
126 28TH STREET CT NW
BRADENTON, FL 34205

Revised

Variance Application

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



CONTACT INFORMATION

Name of Property Owner: Ronald Allen
Owner Address: 1001 3rd Ave W, Bradenton Telephone: 941.747.1062
Name of Agent: Carlos Ugarte
Agent Address: 434 9th Ave West Telephone: 941-729-5691
Owner/Agent Email: cugarte@ugartearchitecture.com

REQUIRED

PROPERTY INFORMATION

Property Address: 2822 Riverview Boulevard
Parcel ID: 3476600006 Acreage: 0.8175
Zoning District: R-1 Future Land Use: Residential Low Density
*click to view [Zoning map](#) *click to view [FLU map](#)
Ward #: 2 Neighborhood #: 12.02
*click to view [Ward map](#) *click to view [Neighborhoods map](#)

REQUIRED

Type of Variance: Variance Signage Administrative Variance (Residential Only)
Briefly describe the Variance request: 5'-8" architectural entry feature behind the setback with max. 18" lanterns above pier

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. Include one (1) electronic copy (pdf) of Application and all support materials.

- **Variance OR Signage Variance Application**
 - Application Fee: \$835 (\$1,085 if After-the-Fact Variance is required)
 - Notarized Agent Authorization Form, if applicable
 - Letter of Request
 - Findings of Fact/Review Criteria (see page 2 for Variance Review Criteria)
 - Property Survey (signed & sealed within the last 3 years)
 - Twelve (12) copies of Site Plan/Plot Plan to scale
- **Administrative Variance Application**
 - Application Fee: \$210 (\$360 if After-the-Fact Variance is required)
 - Letter of Request
 - Findings of Fact/Review Criteria (see page 3 for Administrative Variance Review Criteria)
 - Property Survey (signed & sealed within the last 3 years)
 - Four (4) copies of Site Plan/Plot Plan to scale

REQUIRED

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/Applicant [Signature] Date 12-28-16



REQUIRED

CITY STAFF ONLY

Application Fees:
Fee Required: **\$835 or \$1,085** (Variance or Signage Variance)
\$210 or \$360 (Administrative Variance)
Application Sufficiency:
Sufficient:
Incomplete:
FEE COLLECTED: \$ 835⁰⁰
RECEIPT #: 007127-0002 APPLICATION #: 165026

CITY STAFF ONLY

PLANNING COMMISSION: 1/18/2017
REVIEW DATES - TO BE COMPLETED BY CITY STAFF

DRC: NA



Agent Authorization Form

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



PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 2822 RIVERVIEW BLVD, BRADENTON 34205

I, Ronald Allen, the registered property owner(s) of the above noted property, do hereby authorize

Carlos Ugarte

Ugarte & Associates

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.

SIGN HERE

[Handwritten Signature]

1001 3rd Ave W, Bradenton

Signature of Owner(s)

Owner(s) Address (if different than property above)

434 9th Ave W, Palmetto 941-729-5691

Signature of Agent

Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

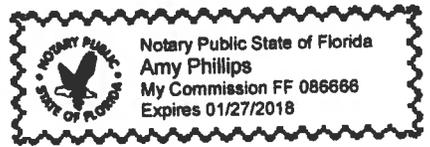
The Foregoing instrument was acknowledged before me this 7th day of December 2016

produced personally known respectively, as

as identification and who did (did not) take an oath:

[Handwritten Signature]
Signature

Amy Phillips, Notary Public
Print Name



State of Florida
My Commission Expires: 1/27/2018

AGENT AUTHORIZATION

REQUIRED

NOTARY

REQUIRED

Prepared by:
William C. Robinson, Jr., Esq.
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
File Number: 19634.016



Documentary Stamps in the amount of \$5,950.00 are affixed hereto.

General Warranty Deed

Made this January 5, 2016 A.D. by Christine T. Hindman, the unmarried surviving spouse of Lewis H. Hindman, deceased, whose address is: 2835 Riverview Blvd., Bradenton, Florida 34205, hereinafter called the grantor, to Ronald J. Allen and Dawn N. Allen, husband and wife, whose post office address is: 1001 Third Ave. W., Bradenton, Florida 34205, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Manatee County, Florida, viz:

The East half of that certain parcel of land in U. S. Lot 2, Section 27, Township 34 South, Range 17 East, Less a strip 13 feet wide off the East side extending from Riverview Boulevard to the Manatee River, the parcel formerly being known as the Robert Fogarty property and the part hereby conveyed being more particularly described as follows:

Begin at the Northeast corner of 29th St. and Riverview Boulevard and run East 255.4 feet along the property line, one foot North of the sidewalk to a copper pipe also one foot North of the sidewalk; thence South 38 degrees and 45 minutes East, along said sidewalk and one foot Northeast of it a distance of 24.4 feet to an iron pipe for a Point of Beginning, thence continue the same line South 38 degrees and 45 minutes East along said sidewalk and one foot Northeast of it, a distance of 88.7 feet to a copper pipe; thence North 43 degrees and fifteen minutes East a distance of 215.2 feet to the end of a seawall on the East line of this property; thence North 36 degrees East a distance of 110 feet along said seawall to a corner in the wall; thence North 40 degrees and 45 minutes West a distance of 125.2 feet on the river front seawall to its middle point designated by a cross (+) on said seawall and a stake on the land side of it; thence South 34 degrees and ten minutes West a distance of 329 feet more or less to Point of Beginning, together with all riparian rights thereunto appertaining; also all lands to the South, East and West thereof to the center of Riverview Blvd.

Parcel ID Number: 3476600006

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

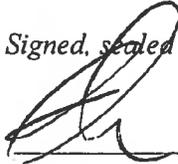
Subject To valid reservations, restrictions and easements of record.

To Have and to Hold, the same in fee simple forever.

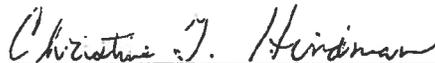
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name William C. Robinson, Jr.



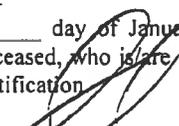
Christine T. Hindman



Witness Printed Name MARY VANZANT

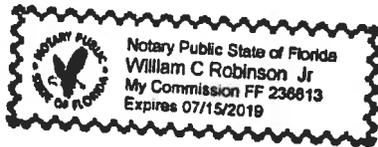
State of Florida
County of Manatee

The foregoing instrument was acknowledged before me this 5th day of January, 2016, by Christine T. Hindman, the unmarried surviving spouse of Lewis H. Hindman, deceased, who is/are personally known to me or who has produced Florida driver's license as identification.



Notary Public
Print Name William C. Robinson, Jr.

My Commission Expires: 7/15/19





434 9TH AVENUE WEST • PALMETTO, FLORIDA 34221
p: (941) 729-5691 • f: (941) 729-5692
www.UgarteArchitecture.com
AAC001654



December 7, 2016

Letter of Request / Findings of Fact

Re: 2822 Riverview Boulevard, Bradenton, FL 34205
Variance for architectural entry feature behind front setback

Dear Planning Commission:

Please consider this property for a front yard variance to allow an architectural entry feature behind the front setback. The long, narrow characteristic of this lot creates an unusually long front yard. Architecturally, to add interest and relate to the surrounding scale of the neighborhood, we propose a 3'-10" fence along the street with a gate and four piers to exceed the 4'-0" front yard fence height.

Please see the below Variance Review Criteria and the corresponding finding of facts:

A:

1. *The need for the Dimensional Variance was not created by the applicant's or previous owner's action, such as improper lot division, in violation of the Land Use Regulations or previously effective land use regulations.*
The lot as platted has not been modified by the owner or previous owner.
2. *Strict application of the provisions of the Land Use Regulations would deprive the applicant of reasonable use of his property, cause him unnecessary hardship, or deprive him of rights commonly enjoyed by other property owners in the same Land Use district, and;*
The unusually large front yard and lot assets, such as views, discourages placement of the residence at or near the front yard setback, where a structure height of 35' is allowed. The four foot front yard fence height standard limits a presence at the street and a relationship to nearby properties with structures constructed at or near the front setback. Allowing the architectural entry feature, behind the front setback, allows the property obtain a front yard presence.

3. *The granting of the Dimensional Variance would not confer on the applicant any special privilege denied to other property owners in the same Land Use district, and;*

The variance would allow the applicant similar front yard height presence as the adjacent properties and to similar estate type properties.

4. *The application is for a Dimension Variance and would not authorize a use otherwise prohibited by the Land Use Regulations, and;*

The requested variance would only allow a dimensional height limit in line with any other structure in a front yard, behind the front setback.

5. *The Dimensional Variance is the minimum variance that will allow reasonable use of the property.*

The requested variance is conscientiously limited to the smallest reasonable feature that fits the site. The remainder of the proposed front yard fence meets the city fence height standard.

B: The application does not meet all of the criteria listed above, but environmentally-sensitive areas or trees as defined

While the application meets the above criteria, the additional site characteristic of mature front yard trees was taken into consideration during structure placement. Maintaining a very large front yard preserves the trees near the street, maintaing the 'canopy road' feel of Riverview Boulevard.

Thank you for your consideration,

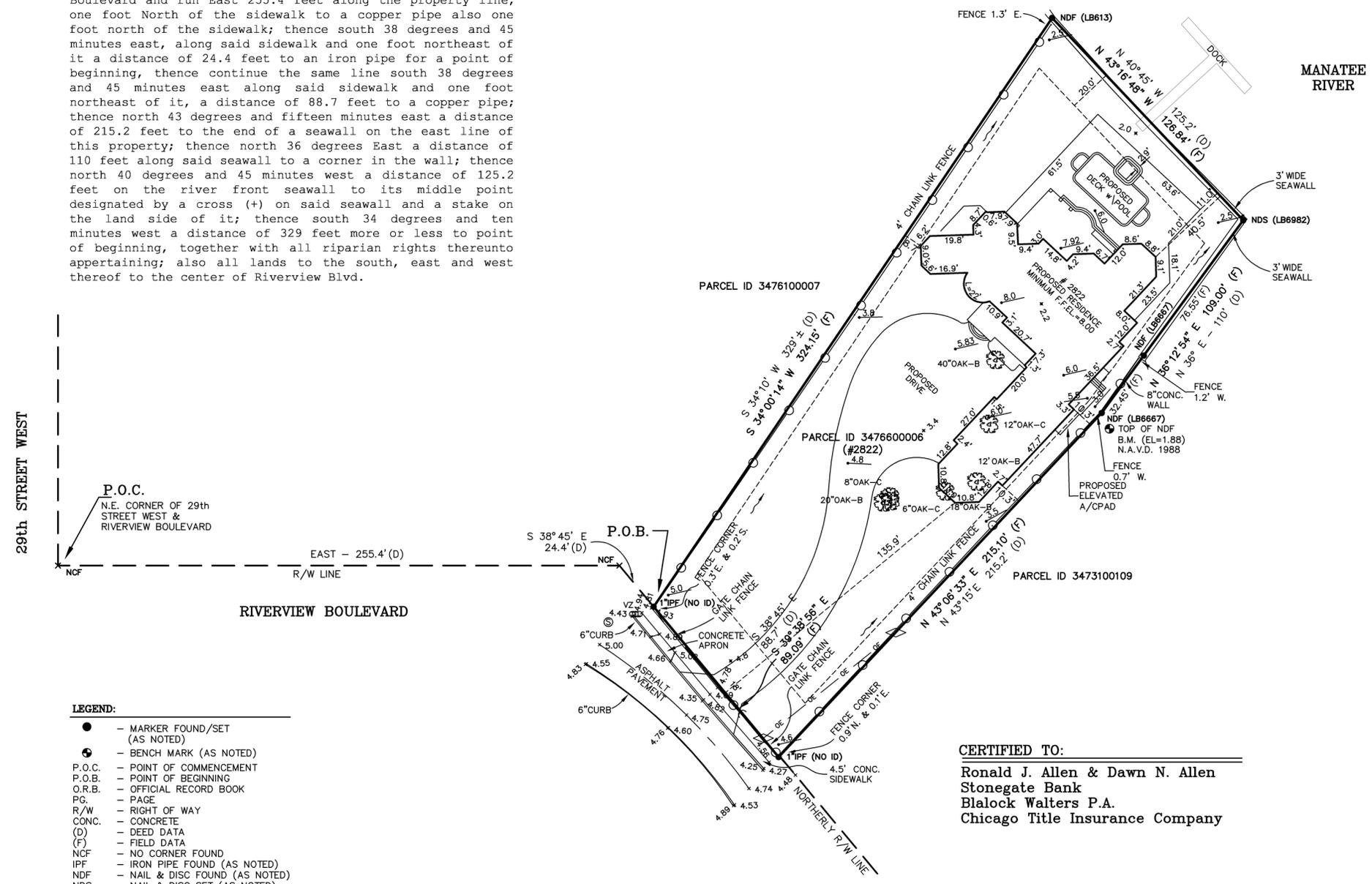


Carlos Ugarte, AIA

DESCRIPTION: (O.R.B. 1559, PAGE 3773, 3474)

The East half of that certain parcel of land in U.S. Lot 2, Sec. 27, Twp. 34 So., Rg. 17 E., less a strip 13 feet wide off the East side extending from Riverview Boulevard to the Manatee River, the parcel formerly being known as the Robert Fogarty property and the part hereby conveyed being more particularly described as follows:

Begin at the northeast corner of 29th St. and Riverview Boulevard and run East 255.4 feet along the property line, one foot North of the sidewalk to a copper pipe also one foot north of the sidewalk; thence south 38 degrees and 45 minutes east, along said sidewalk and one foot northeast of it a distance of 24.4 feet to an iron pipe for a point of beginning, thence continue the same line south 38 degrees and 45 minutes east along said sidewalk and one foot northeast of it, a distance of 88.7 feet to a copper pipe; thence north 43 degrees and fifteen minutes east a distance of 215.2 feet to the end of a seawall on the east line of this property; thence north 36 degrees East a distance of 110 feet along said seawall to a corner in the wall; thence north 40 degrees and 45 minutes west a distance of 125.2 feet on the river front seawall to its middle point designated by a cross (+) on said seawall and a stake on the land side of it; thence south 34 degrees and ten minutes west a distance of 329 feet more or less to point of beginning, together with all riparian rights thereunto appertaining; also all lands to the south, east and west thereof to the center of Riverview Blvd.



NOTES:

- BEARINGS ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF RIVERVIEW BOULEVARD, HAVING A BEARING OF S 39° 38' 56" E, STATE PLANE COORDINATE SYSTEM, (WEST ZONE) NAD 1983/2011 DERIVED FROM MANATEE COUNTY INFORMATION SYSTEM MONUMENTS "COB 1006 (OPUS PID BBCV16)" AND "COB 1007 (PID D06891)" WERE USED TO VALIDATE THE PROJECT COORDINATES.
- IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, SUBSURFACE IMPROVEMENTS AND LANDSCAPE FEATURES, ETC., HAVE NOT BEEN LOCATED EXCEPT AS SHOWN.
- THE PROPERTY LIES WITHIN FLOOD ZONE "AE" (EL7) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL No. 12081C0164E DATED MARCH 17, 2014.
- TITLE INFORMATION IS DERIVED FROM ORDER No. 5568800 BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE OF NOVEMBER 25, 2015.
- ELEVATIONS ARE BASED ON 1988 NAVD, CITY OF BRADENTON, BENCHMARK NO. 1066, ELEVATION 2.27 (AS PUBLISHED) AND CITY OF BRADENTON BENCHMARK NO. 88, ELEVATION 6.16 - 1929 NGVD (AS PUBLISHED) ELEVATION 5.16 - 1988 NAVD.
- PROPERTY SUBJECT TO FENCE AGREEMENT TO THE CITY OF BRADENTON RECORDED IN OFFICIAL RECORD BOOK 2536, PAGE 7664.

29th STREET WEST

P.O.C.
N.E. CORNER OF 29th STREET WEST & RIVERVIEW BOULEVARD

RIVERVIEW BOULEVARD

LEGEND:

- - MARKER FOUND/SET (AS NOTED)
- ⊙ - BENCH MARK (AS NOTED)
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- O.R.B. - OFFICIAL RECORD BOOK
- P.G. - PAGE
- R/W - RIGHT OF WAY
- CONC. - CONCRETE
- (D) - DEED DATA
- (F) - FIELD DATA
- NCF - NO CORNER FOUND
- IPF - IRON PIPE FOUND (AS NOTED)
- NDF - NAIL & DISC FOUND (AS NOTED)
- NDS - NAIL & DISC SET (AS NOTED)
- LB - LICENSED BUSINESS
- ID - IDENTIFICATION
- B.M. - BENCH MARK
- VZ - VERIZON
- NAVD - NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD - NATIONAL GEODETIC VERTICAL DATUM OF 1929
- TEL - VERIZON PEDESTAL
- ⊕ - SANITARY MANHOLE
- ⊕ - POWER/UTILITY POLE
- ⊕ - GUY WIRE
- oe - OVERHEAD ELECTRIC/UTILITY
- - CHAIN LINK FENCE
- 45.5 - EXISTING ELEVATION
- 45.5 - EXISTING SURFACE FLOW
- 45.5 - PROPOSED ELEVATION

CERTIFIED TO:

Ronald J. Allen & Dawn N. Allen
Stonegate Bank
Blalock Walters P.A.
Chicago Title Insurance Company

BOUNDARY SURVEY

OF
PARCEL OF LAND

LOCATED IN
SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

FOR: **RON ALLEN**

NOTE: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

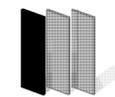
CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER, HEREBY CERTIFY THAT THIS RECORD OF LAND SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA", CHAPTER 5J-17.050, OF THE FLORIDA ADMINISTRATIVE CODE.

REVISION	BY	DATE
ADD PROPOSED BLDG.	DR	05/04/16

FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION 12/30/2015
DATE OF FIELD SURVEY 12/03/2015

BY: JAMES N. GATCH, JR., P.S.M.



ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS

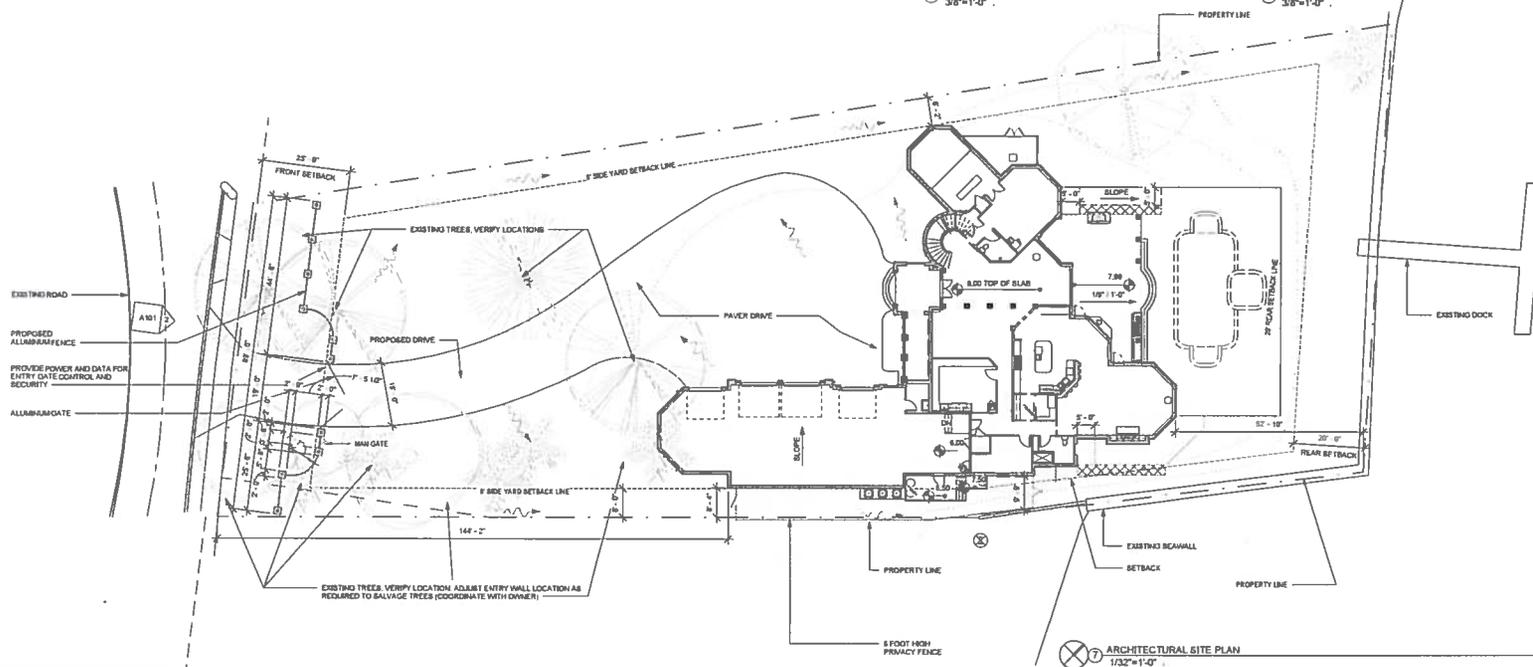
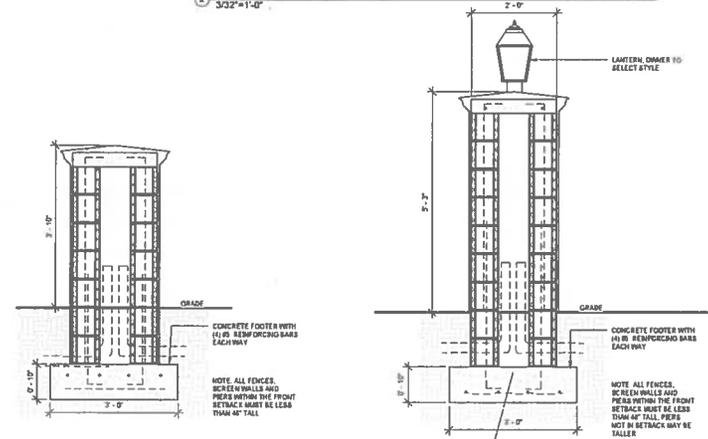
201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE (941) 748-8080 | FAX (941) 748-3316

DRAWING: S:\BNDY\MISC\27-34-17\Allen Parcel\RAllen-BS.dwg DATE DECEMBER 2015 SCALE 1" = 40'
DRAWN Bernie JOB NO. 00-44121 FIELD BOOK _____ PAGE _____ SHEET 1 OF 1

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ASA-C2818584

**ARCHITECTURAL SITE
PLAN**

ALLEN RESIDENCE
2622 RIVERVIEW BOULEVARD, BRADENTON, FLORIDA

No.	Description	Date

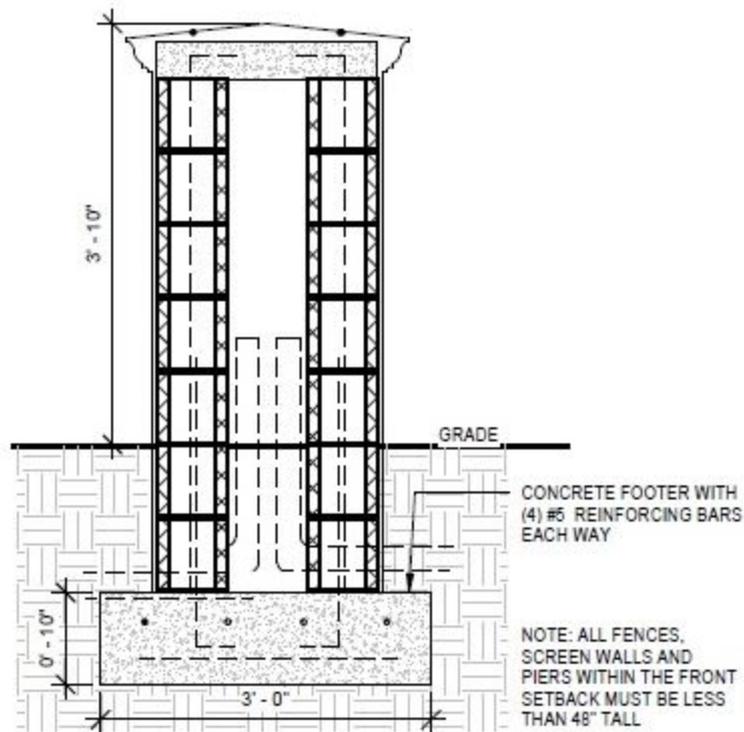
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Date: 6-25-2015
Drawn By: Author
Checked By: Checker

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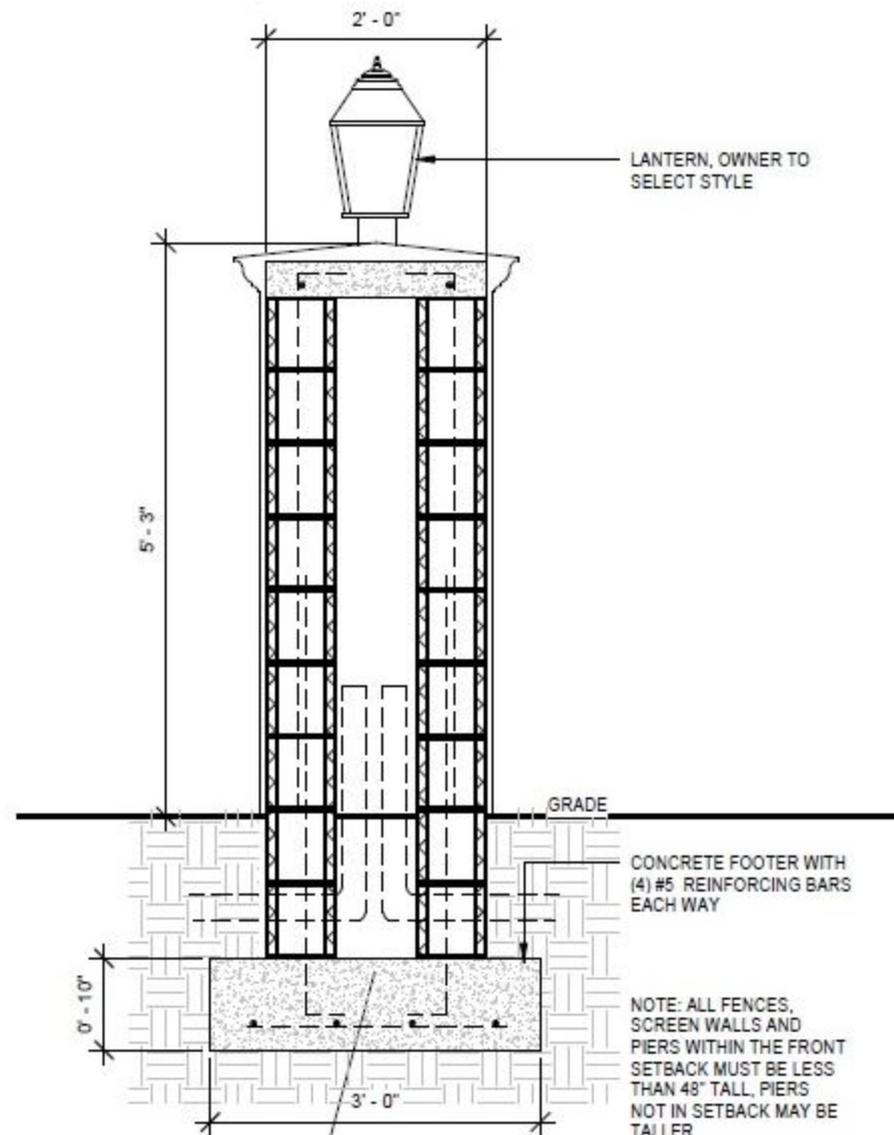
CARLOS D. UGARTE
LIC. NO. AR-0310725

**SHEET
A101**

12/7/2016 11:41:33 AM X:\PROJECTS\16 ALLEN RESIDENCE\2 ALLEN RESIDENCE



⑤ SECTION AT ENTRY PIER
3/4" = 1'-0"



⑥ SECTION AT GATE ENTRY PIER
3/4" = 1'-0"