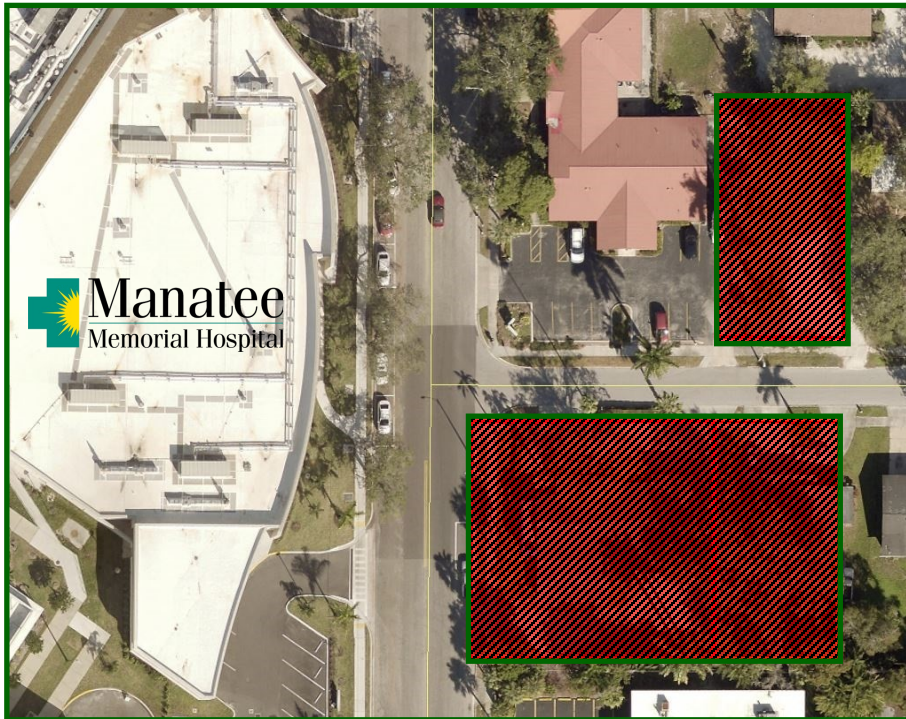


WAGNER REALTY

COMMERCIAL/INVESTMENT DIVISION

3639 Cortez Road W. Suite 200, Bradenton, FL 34210
Phone: 941-727-2800 Fax 941-727-2900

Land Lease Opportunity



- \$84,000 per year NNN
- \$7,000 per month
- 27,000 sq. ft.
- T5 zoning

Ryan Hoffman
Wagner Realty

3639 Cortez Rd. W. Suite 200
Bradenton, FL 34210
941-773-9184

T5 URBAN CENTER

T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

PERMITTED USES

- Accessory Unit
- Bed & Breakfast (up to 6 rooms)
- Business Training Schools
- Cafe/Sidewalk Cafe <20 seats*
- Display Gallery
- Fire Station
- Fountain or Public Art
- Funeral Home
- Hotel (no room limit)
- Inn (up to 10 rooms)
- Kiosk
- Library
- Live Theater
- Live-Work Unit
- Medical Clinic
- Movie Theater
- Multi-Family
- Museum
- Office Building
- Outdoor Auditorium
- Parking Lot/Garage
- Playground
- Police Station
- Restaurant
- Retail Building
- School Dormitory
- Single Family Attached
- Single Family Detached
- Single Family Semi-Detached
- Surface Parking Lot
- Veterinary Clinic

SPECIAL USES

- o Auto Sales/Rental
- o Automotive Specialty
- o Boarding House
- o Cemetery
- o Childcare Center*
- o College
- o Conference Center
- o Convention Center
- o Cultural
- o Drive - Through Facility
- o Educational
- o Electric Substation
- o Exhibition Center
- o Hospital
- o Ice Plant
- o Indoor Amusement Center
- o Laboratory Facility
- o Light Industrial Facility
- o Lounge
- o Marina
- o Outdoor Amusement Center
- o Passenger Terminal
- o Push Cart
- o Schools, Public & Private*
- o Service Station/Repair
- o Special Events
- o Sports Stadium
- o Warehouse
- o Wireless Transmitter

*See Table 4.7 of Form Based Code for additional requirements.

DEVELOPMENT STANDARDS

Building Height:
Principal Building - 5 stories max. 2 min.
Outbuilding - 2 stories max.

Setbacks - Principal Building:
Front Principal - 0 ft. min. 8 ft. max.
Front Secondary - 0 ft. min. 8 ft. max.
Side - 0 ft. min. 24 ft. max.
Rear - 3 ft. min. or 15 ft. from centerline of alley

Lot Width: 18 ft. min.
Lot Coverage: 80% max

Parking:
Residential - 1.0 spaces per dwelling unit
Lodging - 0.5 space per guest unit
Office - 1.0 space per 500 sq. ft. of floor area
Retail - 1.0 space per 500 sq. ft. of floor area
See page 4.36 of Form-Based Code for T5 information.

Legend

- Urban Center (T5)
- Form Based Code Area
- Parcels
- City Limits



Miles
0 0.1 0.2 0.4

This map was developed by the Department of Planning and Community Development with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change and is not warranted in any way.



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

Date: 01/26/2011 11:00 AM
File: 01/26/2011 11:00 AM
Title: 01/26/2011 11:00 AM