AGENDA
BRADENTON CITY COUNCIL MEETING
8:30 a.m. Wednesday, May 13, 2026
CITY HALL COUNCIL CHAMBERS - 101 OLD MAIN STREET

REVISED AGENDA

1. INVOCATION & PLEDGE

Pastor Don Sturiano with Kingdom Life Christian Church

(The City does not endorse the religious beliefs of any speaker.)

2. MEETING CALLED TO ORDER

3. PROCLAMATIONS

a) Legislative: National Public Works Week
National Public Works Week Proclamation
b) Legislative: Military Recognition Day
Military Recognition Day
c) Legislative: Alpha Delta Phi 175th Anniversary Day
Alpha Delta Phi 175th Anniversary Day Proclamation

4. PRESENTATIONS

5. CITIZEN COMMENTS

Citizen comment will be accepted during the Citizen Comment portion of the meeting on any non-agenda item, agenda item, future agenda item or topic of relevance to the City. Comments will be accepted on the public hearings at the appropriate time.

6. CONSENT AGENDA

a) Administrative Services:
Resolution 26-42 - Community Block Development Grant (CDBG) 2026-2030 Consolidated Plan and 2026-2027 Annual Action Plan
Resolution 26-42
Community Development Block Grant Program 2026-30 Consolidated Plan and 2026-27 Annual Action Plan
Application for Federal Assistance
Specific Community Development Block Grant Certifications
Applicant and Recipient Assurances Certifications

b) Administrative Services: Resolution 26-43 - State Housing Initiatives Partnership (SHIP) Revised Rehabilitation Loan
Resolution 26-43

c) Administrative Services: Resolution 26-45 - State Housing Initiatives Partnership (SHIP) Housing Rehabilitation Loan
Resolution 26-45
Contractor Bids Received
Scope of Work
Selection of Contractor

d) Clerk: Minutes from the April 8, 2026, City Council Meeting
04-08-2026 City Council Meeting Minutes

e) Clerk: Minutes from the April 22, 2026, City Council Meeting
04-22-2026 City Council Meeting Minutes

f) Fire: Contract for Installation of Boat Lift with Duncan Seawall, Dock and Boat Lift, LLC
Contract for Installation of Boat Lift with Duncan Seawall, Dock and Boat Lift, LLC

g) Legislative: Adopt-A-Shore Marine Debris/Litter Removal Agreement with Joey Yakich and Dr. Pepper
Adopt-a-Shore Litter Removal Agreement

h) Police: Authorization to Purchase Technology/Equipment and Supplies for the Bradenton Police Department Real Time Crime Center (RTCC)

i) Police: Financial Assistance Agreement for Fentanyl Eradication (SAFE) Grant in Florida Program
Financial Assistance Agreement for Fentanyl Eradication (SAFE) Grant in Florida Program

j) Police: Local Law Enforcement Immigration Grant Program (IGP) Application
Local Law Enforcement Immigration Grant Application
IGP-G Addendum

k) Police: Opioid Fund Expenditure - Axon Fleet 3 Subscription
Memorandum for Opioid Fund Expenditure

l) Public Works & Utilities: Change Order 2 for Manatee Elementary School Sidewalk Improvements
Change Order 2

m) Public Works & Utilities: State Highway Lighting Maintenance and Compensation Agreement Work Order for Contract ASH57
State Highway Lighting Maintenance and Compensation Agreement Work Order for Contract ASH57

n) Purchasing: Agreement PB-26-032NT with Inrix, Inc.
Agreement PB-26-032NT with Inrix, Inc.

o) Purchasing: Second Contract Extension PB-24-011MK with Palmdale Oil Company, LLC
Second Contract Extension PB-24-011MK with Palmdale Oil Company, LLC

7. BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

a) Planning & Community Development: **Quasi-Judicial**: Resolution 26-28 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON APPROVING APPLICATION PLN-MAJ-26-0001 FOR A MAJOR AMENDMENT TO THE JORDAN CREEK EAST PLANNED DEVELOPMENT PLAN (PDP-23-4841) TO APPROVE AN ADDITIONAL DEVELOPMENT OPTION FOR THE PROPERTY LOCATED AT 1201 27TH STREET EAST AND 2906 11TH AVENUE EAST (PARCEL ID NUMBERS 1387000050 AND 1387200007), MORE PARTICULARLY DESCRIBED HEREIN; OPTION A IS A PDP SITE PLAN FOR 66 SEMIDETACHED RESIDENTIAL UNITS AS APPROVED WITH ORDINANCE 4027; OPTION B IS A PDP SITE PLAN FOR 106 TOWNHOME UNITS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Resolution 26-28
Staff Report
Application Materials

b) Planning & Community Development: **Quasi-Judicial:** RESOLUTION 26-40 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON APPROVING APPLICATION PLN-MAJ-26-0002 FOR A MAJOR AMENDMENT TO THE BELLA SOLE PLANNED DEVELOPMENT PLAN (PDP) TO EXCLUDE THE PROPERTY LOCATED AT 4303 5TH AVENUE NE, BRADENTON, FLORIDA (PARCEL ID NO. 1043100259), AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE STIPULATION REQUIRING INDIVIDUAL RESIDENCES TO PROVIDE FIRE SUPPRESSION SYSTEMS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Resolution 26-40
Staff Report
Application Materials

c) Planning & Community Development: PLN-DVA-26-0001 LOCAL DEVELOPMENT AGREEMENT (LDA) - FIRST PUBLIC HEARING
Approval of a Development Agreement between the City of Bradenton and Amres Investments, LLC pursuant to Section 163.3227, Florida Statutes
Local Development Agreement

d) Planning & Community Development: ORDINANCE 4067 - FIRST READING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED WEST OF 15TH STREET WEST, NORTH OF 6th AVENUE WEST, AND SOUTH OF MANATEE AVE WEST, IDENTIFIED AS PARCEL ID 3354500109, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 3.9464 ACRES AND OWNED BY MANATEE COUNTY, FROM THE URBAN CENTRAL BUSINESS DISTRICT (UCBD) FUTURE LAND USE CATEGORY TO THE URBAN CORE (URBCORE) FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance 4067
Staff Report
Application Materials

e) Planning & Community Development: ORDINANCE 4072 - SECOND READING AND PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, ANNEXING INTO THE CITY OF BRADENTON CERTAIN REAL PROPERTY CONTIGUOUS THERETO, GENERALLY LOCATED EAST OF 50TH STREET WEST AND APPROXIMATELY 70 FEET SOUTH OF MANATEE AVE WEST, IDENTIFIED AS 507 50TH STREET WEST (PARCEL ID 3629100003) AND 509 50TH STREET WEST (PARCEL ID 3629000005), AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.397 ACRES TOTAL AND OWNED BY SHIV OHM PL, AND ZEEVA RE, LLC, RESPECTIVELY, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR AMENDMENT OF THE CITY BOUNDARIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance 4072
Staff Report
Application Materials

f) Planning & Community Development: ORDINANCE 4073 - FIRST READING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED EAST OF 50TH STREET WEST AND 70 FEET SOUTH OF MANATEE AVE WEST, IDENTIFIED AS PARCEL ID 3629100003 AND 3629000005, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.397 ACRES AND OWNED BY SHIV OHM P L AND ZEEVA RE LLC, RESPECTIVELY, UNDER THE SUBURBAN COMMERCIAL CORRIDOR FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance 4073
Staff Report
Application Materials

g) Planning & Community Development: ORDINANCE 4074 - FIRST READING AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON LAND USE ATLAS; TO DESIGNATE CERTAIN LAND GENERALLY LOCATED EAST OF 50TH STREET WEST AND 70 FEET SOUTH OF MANATEE AVE WEST, IDENTIFIED AS PARCEL ID 3629100003 AND 3629000005, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.397 ACRES AND OWNED BY SHIV OHM P L AND ZEEVA RE LLC, RESPECTIVELY, UNDER THE SUBURBAN COMMERCIAL CORRIDOR ZONING CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Ordinance 4074
Staff Report
Application Materials

8. NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

a) Event Review Committee: Bradenton Riverwalk Half Marathon
Bradenton Riverwalk Half Marathon Application and Site Plan

b) City Administration: Contract for Purchase and Sale for 2115 9th Street East
Contract for Purchase and Sale

9. UNFINISHED BUSINESS

a) Purchasing: Second Extension of the Contract between The City of Bradenton and Bradenton Area Economic Development Corporation - **TABLED AT THE APRIL 22, 2026, CITY COUNCIL MEETING**
Second Extension of the Contract with Bradenton Economic Development Corporation
Monthly Report Example

10. COUNCIL REPORTS

11. DEPARTMENT HEAD REPORTS

12. ADJOURN

RULES OF PROCEDURE FOR AGENDA AND PUBLIC APPEARANCES BEFORE CITY COUNCIL

Please place all cell phones on silent!

PRIOR TO COUNCIL MEETING: Appointments on the agenda, all items from

Department Directors and other interested parties must be submitted before 12:00 p.m. on the Wednesday preceding the Council meeting. Anyone wishing to be placed on the agenda must contact Tamara Melton, City Clerk, at City Hall by phone 941-932-9463 or email: tamara.melton@bradentonfl.gov and give their name, business name (if applicable), whether they are resident taxpayers of the City and their business before Council. Appearances before Council will be authorized by the Mayor or Councilperson in charge of the meeting. NOTE: The Mayor may ask a city department to look into an issue prior to the meeting to see if the issue can be resolved. If the Mayor or Councilperson in charge of the meeting feels the request is justified, they will instruct the City Clerk as to its placement on the agenda.

Non-Discrimination Statement: The City of Bradenton prohibits discrimination in all of its services, programs or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information such as Braille, large print, etc., should contact as soon as possible, but at least 48 hours in advance:

City of Bradenton
ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9400
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer lenguage no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 932-9470 o enviar correo electronico a ADACoordinator@cityofbradenton.com

AT COUNCIL MEETING:

Citizen comment will be accepted during the Citizen Comment portion of the meeting on any non-agenda item, agenda item, future agenda item or topic of relevance to the City. Citizen comment related to any public hearing item shall be provided during the duly noticed public hearing in order to maintain an accurate record of the proceedings. All citizen comments related to quasi-judicial items are required to be under oath and such comments will be invited to be presented during the duly noticed public hearing for such items.

If an individual (or agent) wishes to address the City Council, they should complete a comment card available at the back of the Chamber and submit such

card to the City Clerk.

At the appropriate time during the meeting, the Mayor will call speakers to come forward. After being recognized by the Mayor, the individual should come to the podium and, for the public record, state their name and address, and then provide any relevant comments or testimony related to the item they wish to address. In the case of an agent, they shall identify themselves and the party they represent. The speaker should then proceed to state their position or present their information.

An individual appearance for citizen comment will be limited to three (3) minutes unless additional time is permitted by the Mayor or consensus of the Council. Additional time will be allowed (up to 10 minutes at the discretion of the Mayor or consensus of the Council) for public hearing items if the speaker is officially representing a group of five or more people, provided that written authorization is provided that the person is authorized to speak on behalf of the group.

Note: If handouts are being distributed, please provide a minimum of ten (10) copies to the City Clerk. If you wish to display a drawing or rendering, contact Tamara Melton, as indicated above, prior to the meeting. Any submissions commented on, photographs, letters, renderings, etc. will be kept by the City Clerk for the official record.

PURSUANT TO FLORIDA STATUTE 286.0105: If an individual decides to appeal any decision made by the board, council, agency, or commission at this meeting, such individual will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

PLEDGE OF PUBLIC CONDUCT We, the Mayor, City Council and Employees of the City of Bradenton, agree to: *Establish a process to promote positive interaction among ourselves and the citizens of Bradenton in a positive and non-threatening environment. *Encourage visible, involved and active participation among all. *Promote improved communication through active listening, providing feedback and honest expression of ideas. *Utilize consensus for decision making. *We realize that though we may disagree, we will be respectful of each other. *We will direct all comments to the issues and will avoid personal attacks.

AGENDA ITEM NO. 3.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Kelly Thomas, Legislative

ITEM TYPE: Proclamation

AGENDA SECTION: PROCLAMATIONS

SUBJECT: National Public Works Week

SUGGESTED ACTION: N/A

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
N/A

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
N/A

ATTACHMENTS:
National Public Works Week Proclamation

City of Bradenton
Office of the Mayor

Proclamation

By virtue of the authority vested in me as Mayor of the City of Bradenton, I do hereby issue this proclamation honoring

National Public Works Week
May 17-23, 2026
"Rooted in Service, Powered by Community"

Whereas, public works and utilities professionals are dedicated to developing, maintaining, and improving infrastructure, facilities, and services that are vital to the sustainability, resilience, and continued growth of the City of Bradenton and essential to public health, safety, high quality of life, and the well-being of our community; and

Whereas, these critical infrastructure systems, facilities, and services are made possible through the tireless and dedicated efforts of public works and utilities professionals – including maintenance staff, field workers, engineers, managers, and employees at all levels of government and the private sector – who are responsible for rebuilding, improving, protecting, and safeguarding our nation's transportation systems, water supply, water treatment, solid waste management systems, public buildings, and other vital structures and facilities; and

Whereas, it is in the public interest of the citizens, civic leaders, and youth of the City of Bradenton to gain knowledge of, maintain an ongoing interest in, and fully appreciate the importance and impact of public works and utilities programs within their community; and

Whereas, the year 2026 marks the 66th annual National Public Works Week, sponsored by the American Public Works Association.

Now, Therefore Be It Resolved that, I, Gene Brown, as Mayor of the City of Bradenton, Florida, do hereby proclaim ***May 17-23, 2026,*** as ***National Public Works Week,*** and urges all citizens to join with representatives of the American Public Works Association and local government agencies in activities, events, and ceremonies designed to recognize and pay tribute to our public works and utilities professionals, engineers, managers, and employees, and to honor the substantial contributions they make to protect public health, ensure safety, and advance the quality of life for all.

Gene Brown
Mayor
May 13, 2026

AGENDA ITEM NO. 3.b

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Kelly Thomas, Legislative

ITEM TYPE: Proclamation

AGENDA SECTION: PROCLAMATIONS

SUBJECT: Military Recognition Day

SUGGESTED ACTION: N/A

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
N/A

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
N/A

ATTACHMENTS:
Military Recognition Day

City of Bradenton
Office of the Mayor

Proclamation

By virtue of the authority vested in me as Mayor of the City of Bradenton, I do hereby issue this proclamation honoring

Military Recognition Day
May 25, 2026

Whereas, the City of Bradenton proudly recognizes the men and women of the United States Armed Forces who have served and continue to serve in defense of our nation; and

Whereas, the sacrifices made by service members and their families safeguard the freedom enjoyed by all citizens; and

Whereas, U.S. Army Specialist Nicholas Panipinto, a 20-year-old Bradenton resident, honorably served his country as an infantryman with the 1st Calvary Division and tragically lost his life in November 2019 during a training exercise in South Korea; and

Whereas, while his life was cut short, Specialist Panipinto's service and sacrifice continue to inspire efforts to honor all those who wear the uniform and to ensure their legacy is never forgotten; and

Whereas, Heather Christie, Specialist Panipinto's aunt seeks to establish and sponsor a Military Recognition Banner Program that will display the photographs, branch of service and period of service of local military members and veterans throughout the City; and

Whereas, this program will serve as a visible and enduring tribute, fostering community pride, historical awareness and gratitude for the contributions of our local heroes; and

Whereas, the City of Bradenton commends Mrs. Christie for her vision and dedication in establishing the banner program and recognizes this initiative as a meaningful way to honor and remember the service of our military members and veterans.

Now, Therefore Be It Resolved that, I, Gene Brown, as Mayor of the City of Bradenton, Florida, do hereby proclaim ***May 25, 2026,*** as ***Military Recognition Day,*** and urges all citizens, businesses, and community organizations to participate in and support this banner program, ensuring that the legacy of service and sacrifice is visibly preserved for generations to come.

Gene Brown
Mayor
May 13, 2026

AGENDA ITEM NO. 3.c

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Kelly Thomas, Legislative

ITEM TYPE: Proclamation

AGENDA SECTION: PROCLAMATIONS

SUBJECT: Alpha Delta Phi 175th Anniversary Day

SUGGESTED ACTION: N/A

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
N/A

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
N/A

ATTACHMENTS:
Alpha Delta Phi 175th Anniversary Day Proclamation

City of Bradenton
Office of the Mayor

Proclamation

By virtue of the authority vested in me as Mayor of the City of Bradenton, I do hereby issue this proclamation honoring

Alpha Delta Phi 175th Anniversary Day
May 15, 2026

Whereas, Alpha Delta Pi celebrates their 175th anniversary of the founding of their sisterhood on May 15, 2026. Alpha Delta Pi is the first secret society for college women to achieve this major milestone; and

Whereas, founded in 1851, at Wesleyan College in Macon, Georgia by Eugenia Tucker, the first college chartered to grant degrees to women in the world; and

Whereas, the organization's core values represent sisterhood, service, character and knowledge. Their motto of "Be the First" represents their commitment to fostering a supportive community and helping women reach their full potential through leadership, educational, and philanthropic opportunities; and

Whereas, Alpha Delta Pi has 161 active collegian chapters with 11 chapters in Florida representing approximately 2,200 Florida undergraduate members; and

Whereas, the members have a longstanding history of being committed to giving back to their community through their primary philanthropic partnership with Ronald McDonald House. They have partnered with RMH since 1979, serving as one of its oldest corporate partners to support families with hospitalized children. The sorority has contributed over $24.5 million dollars and supports roughly 40 percent of RMH chapters through fundraising, volunteer work and in-kind donations.

Now, Therefore Be It Resolved that, I, Gene Brown, as Mayor of the City of Bradenton, Florida, do hereby proclaim ***May 15, 2026,*** as ***Alpha Delta Phi 175th Anniversary Day,*** and urges all citizens to extend congratulations to their members for their philanthropic endeavors to enrich our community and wish them continued success.

Gene Brown
Mayor
May 13, 2026

AGENDA ITEM NO. 6.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Dietra Barfield, Administrative Services

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution 26-42 - Community Block Development Grant (CDBG) 2026-2030 Consolidated Plan and 2026-2027 Annual Action Plan

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The City of Bradenton completed its CDBG 2026-2030 Consolidated Plan and 2026-2027 Annual Action Plan, describing the needs of the community and the activities that will be undertaken during 2026-2027 to meet these needs. The Consolidated Plan and Annual Action Plan were developed with input from the community, including nonprofit service providers. After approval by the Mayor and City Council, the CDBG 2026-2030 Consolidated Plan, 2026-2027 Annual Action Plan and accompanying forms and certifications will be submitted to the U.S. Department of Housing and Urban Development by May 15, 2026.

FINANCIAL IMPACT:
The CDBG funds to help local nonprofit service providers leverage their efforts to assist low and moderate income residents of the City of Bradenton during the October 1, 2026 - September 30, 2027 program year.

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Scott Rudacille.

SUGGESTED MOTION:

Motion to approve Resolution 26-42.

ATTACHMENTS:
Resolution 26-42
Community Development Block Grant Program 2026-30 Consolidated Plan and 2026-27 Annual Action Plan
Application for Federal Assistance
Specific Community Development Block Grant Certifications
Applicant and Recipient Assurances Certifications

CITY OF BRADENTON

RESOLUTION NUMBER 26-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, APPROVING THE CITY OF BRADENTON'S CDBG 2026-2030 CONSOLIDATED PLAN AND 2026-27 ANNUAL ACTION PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the City Council for the City of Bradenton wishes to approve the attached Community Development Block Grant ("CDBG") 2026-2030 Consolidated Plan and 2026-2027 Annual Action Plan (the "Plan"); and

WHEREAS, upon approval, the Plan will be submitted to the US Department of Housing and Urban Development's Jacksonville field office by August 15, 2026, for final review and approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA:

1. The City of Bradenton hereby approves the CDBG 2026-2030 Consolidated Plan and 2026-27 Annual Action Plan, as attached hereto, and directs City staff to submit the Plan to the Department of Housing and Urban Development.
2. All terms and conditions of the Plan are incorporated herein as though fully set forth herein.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS 13th DAY OF MAY, 2026.

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

APPROVED AS TO FORM:

_____

Scott Rudacille CITY ATTORNEY

5219708v1

City of Bradenton

Community Development Block Grant Program

2026-2030 Consolidated Plan

and

2026-27Annual Action Plan

EQUAL HOUSING OPPORTUNITY

Gene Brown, Mayor

Staff and Administration

Nilsa Taylor, Administrative Services Director

Vicki White, Housing and Community Development Manager

Dietra Barfield, Housing and Community Development Specialist

City of Bradenton, Florida

Administrative Services Department

Housing and Community Development Division

Community Development Block Grant Program

2026-2030 Consolidated Plan
and
20226-27 Annual Action Plan

Mayor

Honorable Gene Brown

Ward 1

Councilwoman Jayne Kocher

Ward 2

Councilwoman Marianne Barnebey

Ward 3

Councilman Kemp Schuessler

Ward 4

Councilwoman Lisa Gonzalez Moore

Ward 5

Councilwoman Pam Coachman

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Bradenton's 2026-30 CDBG Consolidated Plan describes how the city plans on using its CDBG funding to primarily benefit low and moderate income city residents over the next four years.

The city has identified several priorities to be addressed either by city staff or by subrecipients in its 2026-30 Consolidated Plan and 2026-27 Annual Action Plan. These priorities are as follows:

- Affordable Housing Needs
- Homeless Needs
- Non-homeless special needs
- Infrastructure

Affordable housing needs continue to be a high priority need in the city, where virtually every neighborhood, including the more affluent neighborhoods, is affected to some degree, with some families paying more than 50% of their gross monthly income on housing costs. The cost of housing may influence homelessness, with families working, but still unable to afford housing. Non-homeless special needs help meet the needs of the city's most vulnerable residents. Infrastructure activities can benefit low and moderate-income neighborhoods by making them more attractive and improving basic services within them. They can maintain suitable living environments and promote economic activity in the city. All of these activities can improve the lives of City of Bradenton residents and make the city a better place to live, work and play.

2. Summary of the objectives and outcomes identified in the Plan

As noted above, the city has identified several community priorities it plans to address using a combination of state and federal funds. Some activities, such as affordable housing activities, meeting non-homeless special needs and infrastructure activities will be carried out by city staff either directly or through contractors hired by the city. Other activities, such as activities serving homeless needs and some non-homeless special needs will be carried out through subrecipients. The objectives are to preserve and increase the supply of affordable housing in the city, decrease the number of people who are homeless in the city, improve the neighborhoods in the city, and foster economic development. All of these objectives are tied together- the preservation and production of housing that is affordable to the city's low and moderate-income residents will help decrease homelessness and the risk of homelessness, and improving neighborhoods may help increase investment in the city, which can lead to economic development.

3. Evaluation of past performance

Housing needs and homeless needs continue to be high priority needs in the community. The city has been able to address its affordable housing needs through the production and preservation of affordable housing. Since 2017, the city has been able to aid in the production of 412 units of low and moderate-income housing. For middle-income households, there are 227 units of rental housing that have been completed. The city will continue to support the development of housing affordable to a variety of incomes. Since the city is built out, the production of new housing will most likely occur through redevelopment.

The city has provided funding for the acquisition of affordable housing by low and moderate-income homeowners, using SHIP funds for purchase assistance for first-time homebuyers. The city will continue to provide purchase assistance, subject to the availability of funds. Affordable housing reservation has been accomplished through the city's housing rehabilitation program, leveraging SHIP funding with HLMP funding from the state to undertake a variety of repair projects, from minor repairs to major home rehabilitations. SHIP funding is used for most of the repair work, wile HLMP funding is used for wind mitigation features such as impact-rated windows and doors, roof straps/clips, and gable end bracing. The city also installs Energy Star qualified materials to make the homes as energy efficient as possible. During the 2024 hurricane season, SHIP funds were used to provide disaster assistance, from temporary to permanent relocation to minor home repairs. This enabled city residents to secure and maintain housing that is decent, safe, and sanitary.

One area in which the city is lacking and has been unable to make progress is the production of emergency or transitional housing for people who are homeless. No organizations have applied for funding these types of projects. The city provided some assistance through Turning Points' emergency housing assistance program to provide temporary housing for up to 30 days in a motel, while Turning Points works with assistance recipients to secure permanent housing. Both Turning Points and The Salvation Army have operated homeless prevention programs, which assist people with avoiding homelessness.

The city has been able to meet some of the needs of its older and disabled/handicapped residents through a variety of activities. Housing rehabilitation projects carried out both by the city and Habitat for Humanity have included accessibility features such as the installation of ADA-compliant toilets, walk-in/roll-in showers, the installation of grab bars, widening doorways, and constructing wheelchair ramps. Meals on Wheels delivers meals to the city's elderly, homebound residents. Allean's Loving Care provided in-home care and companionship to senior residents.

4. Summary of citizen participation process and consultation process

The city scheduled two public outreach sessions to provide citizens the opportunity to provide input in person. The city also provided contact information so that citizens could. Phone, email or mail their comments throughout the development of the Consolidated Plan and Annual Action Plan. These sessions were advertised in the local paper as well as a paper that serves the Hispanic community. Consultation letters were mailed out to community stakeholders requesting their input.

It should be noted that the city accepts citizen comments on an ongoing basis, not just during Plan development. This enables the city to gain a better understanding of the needs of the community and how well the city is meeting these needs with the funding available.

5. Summary of public comments

The Salvation Army submitted comments on the importance of housing that is affordable to a variety of incomes and the importance of providing wraparound services when needed to help people maintain their housing, so that they do not become homeless.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received were accepted.

7. Summary

The City did not receive many comments regarding the needs of the community for this Consolidated Plan. While there are specific periods for public comments during the development of these plans, the City will accept public comment anytime during the year regarding the needs of the community.

The Process

PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BRADENTON	
CDBG Administrator	BRADENTON	Housing and Community Development Division
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

City of Bradenton

101 Old Man Street

Bradenton, FL 34205

Attn: Vicki White, HCD Manager

vicki.white@bradentonfl.gov

941-932-9493

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Bradenton sent outreach letters to community agencies seeking input on the needs of the community on January 14, with input requested by January 30 so that it would be available for review at the public outreach meetings scheduled February 2 and February 9. Once a draft plan was available, there was a 30-day comment period beginning May 10, with a public hearing scheduled before the plan was adopted by the Mayor and City Council June 10.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The city provides information and referrals between the different agencies providing services in the community. The services most frequently requested regarding housing are assistance with getting into housing, such as deposit and first month's rental assistance, and protection from eviction. Occasionally, residents call with fair housing complaints, which are generally referred to HUD.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The city invites comments from Suncoast Partnership to End Homelessness, the lead agency for the Continuum of Care, regarding the needs of households that are low-income and homeless or at risk of homelessness in the community. Other agencies the city contacts regarding these needs are Turning Points and the Salvation Army, both of whom offer programs to address the needs of households that are homeless or at risk of homelessness. Turning Points also offers medical and dental services to these households. The city has provided funding for these programs in the past and will continue to accept and review requests for funding from these agencies.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

As mentioned above, the city requests input on the needs of the community from Suncoast Partnership to End Homelessness, the lead agency for the Continuum of Care. The city does not receive ESG funding. Manatee County and Sarasota County, who are both located in the same Metropolitan Statistical Area (MSA) receive ESG funding. A portion of this funding is allocated for HMIS activities, with the rest allocated

to housing-related activities. These jurisdictions direct how HMIS will be administered through grant agreements with the Continuum of Care.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Turning Points
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A consultation letter was emailed to the agency's Executive Director. No response was received.
2	**Agency/Group/Organization**	Family Resources, Inc.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was sent a consultation letter regarding the needs of the community, particularly the needs of youth who are homeless. No response was received.
3	**Agency/Group/Organization**	MEALS ON WHEELS PLUS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A consultation letter was sent to the agency requesting input on the needs of the community, particularly the needs of its elderly residents. No response was received.

4	**Agency/Group/Organization**	Step Up Suncoast
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was sent a consultation letter regarding general needs of the community. No response was received.
5	**Agency/Group/Organization**	Manatee County Habitat for Humanity, Inc,
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was sent a consultation letter requesting input on the needs of the community, particularly the housing needs of low-income households. No response was received.
6	**Agency/Group/Organization**	Suncoast Partnership
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was sent a consultation letter requesting input on the needs of the community, particularly the needs of people who are homeless. No response was received.

7	**Agency/Group/Organization**	Just for Girls
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Youth needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was sent a letter regarding the needs of the community, particularly very low-income households, including those at risk of homelessness. No response was received.
8	**Agency/Group/Organization**	Bradenton Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was sent a letter regarding the needs of the community, particularly very low-income households, including those at risk of homelessness. No response was received.
9	**Agency/Group/Organization**	MCR Health, Inc.
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was sent a letter regarding the needs of the community, particularly very low-income households, including those at risk of homelessness. No response was received.
10	**Agency/Group/Organization**	SALVATION ARMY
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A letter was sent to the agency requesting input on the needs of people who are homeless or at risk of homelessness. Received a response which discussed the importance of providing services to meet the needs of these populations, including housing that is affordable and wraparound services as needed. They also discussed the need for more collaboration between agencies to avoid a duplication of efforts.

Identify any Agency Types not consulted and provide rationale for not consulting

The City contacted community agencies that it has funded in the past, as well as agencies that meet the needs identified in the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Suncoast Partnership	Both plans mention the goal of providing housing that is safe and affordable.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The city keeps a list of local nonprofits that it has funded in the past and consults with them during the development of the Consolidated Plans and Annual Action Plans or if there are other funding opportunities for them. Consulting with these agencies during plan development enables the city to get an accurate picture of the needs of the community and how to address these needs. Internally, the city consults with departments such as Public Works and Utilities and the city's Community Redevelopment Agency regarding funding opportunities.

Narrative

Through consultation with a wide variety of organizations and service providers in the community, the city can gain a better understanding of the needs of the community so that it can utilize its limited funding strategically to meet these needs. The agencies consulted have been in the community for many years, so they have the expertise and history necessary to get an accurate picture of the community's needs and how to meet them.

PR-15 Citizen Participation - 91.105, 91.115, 91.200 (c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The city scheduled two public outreach meetings to gather input on the needs of the community during development of the plan. Once the draft plan was completed, a 30-day public comment period was advertised, which included a public hearing prior to the Mayor and City Council approving the plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Two public outreach meetings were held, one in the morning, one in the afternoon. No one attended them, although they were advertised at least 10 days in advance.	None	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	The public hearing was held during a regularly scheduled City Council meeting. There were approximately 50 people in attendance.	No comments were received.	N/A	
3	Newspaper Ad	Non-targeted/broad community	No responses to the ad aside from nonprofits requesting project applications	None	N/A	
4	Notices at City Hall	Non-targeted/broad community	No responses or comments were received.	None	N/A	
5	Internet Outreach	Non-targeted/broad community	The City advertised for public outreach and the public outreach meeting dates on the City website and on other social media.	None	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In addition to requesting input on the needs of the community from the general public and service providers in the community, the city reviewed different data sources to gather empirical information on the needs of the community.

Community needs discussed with stakeholders and members of the community during the year provided a "live" look at what the data on the needs of the community described by the data provided by the U.S. Census and other sources. Housing needs and homeless needs continue to be high priority needs in the community. There are several agencies in the community that provide services to people who are homeless or at risk of homelessness. However, there are few, if any, shelters for intact families or single fathers with children within the Bradenton city limits. There is also very little transitional housing in the city to assist people as they transition from homelessness to permanent housing. Transitional housing for 53 families was recently completed in Manatee County, near the Bradenton city limits. For people who have housing, many are housing cost-burdened, meaning that they could be at risk for homelessness.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Approximately 53% of the 22,350 households in the City of Bradenton are at or below 80% of the HUD Area Median Family Income as adjusted for family size, according to the data from the 2016-2020 CHAS data, below. This is up slightly from 50% of households discussed in the 2021-25 Consolidated Plan. Renter households in the City of Bradenton tend to have lower income than owner households. According to the Shimberg Center for Housing Studies, the median income for owner households is $69,805 and for renters it is $48,546, about 30% lower. They also tend to have more housing problems, particularly those that are at 0-30% AMI, such as a high cost burden or to a lesser extent, substandard accommodations. Households are not considered housing cost burdened if they spend no more than 30% of their gross monthly income on their housing costs, including utilities. The median rent in the City of Bradenton is $1,475, which means a household would need a gross monthly income of at least $4,865, or $58,410 annually, to not be considered housing cost burdened. In terms of wages, a household would need an hourly wage of at least $28.08 to be able to afford this rent, including utilities.

Renters are twice as likely to be housing cost-burdened as homeowners, which points to a need for rental housing for low and moderate-income families, particularly small related families and other households. Other households are defined as a household of one or more persons that does not meet

the definition of a small-related household, large related household, or elderly household, according to HUD. There are 1,530 of these types of households in Bradenton, and they could include households of single persons.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	51,810	57,345	11%
Households	20,650	22,350	8%
Median Income	$40,227.00	$48,369.00	20%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,475	3,670	4,610	3,020	7,575
Small Family Households	960	1,005	1,130	1,095	2,915
Large Family Households	125	425	230	225	320
Household contains at least one person 62-74 years of age	670	1,035	1,295	780	2,545
Household contains at least one person age 75 or older	1,055	795	1,165	495	1,075
Households with one or more children 6 years old or younger	490	663	714	325	450

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	85	70	35	15	205	20	0	10	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	20	10	20	60	15	4	50	0	69
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	160	315	20	65	560	30	0	55	4	89
Housing cost burden greater than 50% of income (and none of the above problems)	1,305	740	190	4	2,239	615	445	185	10	1,255

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	125	645	1,120	300	2,190	210	375	535	165	1,285
Zero/negative Income (and none of the above problems)	100	0	0	0	100	200	0	0	0	200

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,565	1,150	250	105	3,070	680	450	300	15	1,445
Having none of four housing problems	460	885	1,830	1,100	4,275	770	1,185	2,225	1,800	5,980
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	655	535	460	1,650	140	245	105	490
Large Related	70	335	0	405	0	10	10	20
Elderly	510	515	435	1,460	525	429	535	1,489
Other	430	365	450	1,245	165	140	90	395
Total need by income	1,665	1,750	1,345	4,760	830	824	740	2,394

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	185	185	125	145	0	270
Large Related	0	0	10	10	0	10	0	10
Elderly	460	390	160	1,010	340	214	140	694
Other	0	430	220	650	155	0	0	155
Total need by income	460	820	575	1,855	620	369	140	1,129

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	170	335	30	35	570	45	0	50	4	99

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	40	40	0	4	55	0	59
Other, non-family households	0	0	0	10	10	0	0	0	0	0
Total need by income	170	335	30	85	620	45	4	105	4	158

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	448	941	506	1,895	270	335	550	1,155

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

The Florida Housing Data Clearinghouse at the Shimberg Center, University of Florida measures costs-burdened households by type- married couple household, male-only headed family, female-only headed family, and non-family household. The data is given for Manatee County as a whole, rather than reporting on the City of Bradenton. Of these households, non-family households include people living alone and unrelated people sharing a home, as defined by the Census Bureau. The number of cost-burdened nonfamily owner households in Manatee County is 13,405, while the number of cost-burdened renter households in Manatee County is 12,205.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The Florida Housing Data Clearinghouse at the Shimberg Center, University of Florida tracks households with a disability that are cost-burdened at the county level for Manatee County, where Bradenton is located. There are approximately 6,234 disabled owner households that are cost-burdened and 4,880 disabled renter households in Manatee County that are cost-burdened. The City of Bradenton comprises approximately 13% of Manatee County's population, so a estimate of the number of City of Bradenton

owner households that are cost-burdened would be 810 households, while the number of disabled households that are cost-burdened would be 634 households.

According to the Florida Department of Law Enforcement, the Bradenton Police Department reported 297 domestic violence-related arrests, the last year for which data is available. The victims of these domestic violence incidents may need assistance with housing, at least temporarily.

What are the most common housing problems?

The most common housing problem in the City of Bradenton continues to be a lack of housing that is affordable, particularly to households that are at or below 50% of the area median income (AMI) and renter households. Of the 4,617 households at or below 50% AMI, 3,968 or 86% spend more than 50% of their gross monthly income on housing. The situation is a bit better for owner households, with 1,756 (60%) of the 2,937 households at or below 50% AMI spending more than 50% of their gross monthly income on housing costs. This information comes from data provided by the Shimberg Center for Housing Studies. The Shimberg Center analyzed data from the 2021 American Community Survey Public Use Microdata Sample (PUMS) for the Sarasota-Bradenton-Venice MSA and found that there is a deficit of approximately 19,907 units affordable for people at or below 50% AMI in the region, which includes the City of Bradenton.

Are any populations/household types more affected than others by these problems?

As previously mentioned, very low-income households, particularly renter households, are more affected by the dearth of affordable housing. These very low-income households may include people receiving Social Security and disability benefits.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families with children, especially extremely low-income individuals and families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered are people who are spending more than 50% of their gross monthly income on housing costs.

Those at imminent risk of homelessness, including those nearing the termination of rapid re-housing assistance, need additional resources similar to those of already homeless individuals, including other housing assistance and references from non-profits and housing providers, self-sufficiency training and case management, access to healthcare and mental health counseling, job training, and legal guidance. Additional housing options to decrease the deficit of units affordable to very low-income households

would also help to decrease the risk of homelessness for those who are housing cost burdened or are nearing the termination of their rapid re-housing assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The Suncoast Continuum of Care does not specifically mention characteristics that have been linked with instability and an increased risk of homelessness. However, the 2025 Annual Report from Florida's Council on Homelessness mentions access to safe, stable, and affordable housing continues to be a challenge in the State of Florida. This includes housing for homeowners, as foreclosure filings have risen by 19% over the past year in Florida.

The Fair Market Rent (FMR) for a one-bedroom unit in the North Port-Sarasota-Bradenton Metropolitan Statistical Area (MSA) is $1,580 monthly. For this unit to be considered affordable, meaning no more than 30% of the household's gross monthly income is spent on housing costs, the household would need to earn at least $62,568.00 annually. This is different than the median rent mentioned above, because it is based exclusively on the rents charged for one-bedroom units in the MSA, while the median gross rent is specific to Bradenton and encompasses rents for all unit sizes.

A household would need to earn at least $30.08 hourly, more than the minimum wage of $14.00 per hour and the average wage of $20.87 per hour calculated by ZipRecruiter. Data on income and rent from the United Way's Asset Limited, Income Constrained, Employed (ALICE) report was also reviewed, but this information was from 2023. The Annual Report adds that the scarcity of safe, stable and affordable housing, particularly housing targeted to extremely low income (ELI) households and special needs households, results in these households at greater risk of homelessness.

Discussion

The city has made some progress in meeting the needs of low-income renter households by supporting the construction of affordable rental units with monetary support, such as the local government contribution for LIHTC projects or the use of incentives, such as expedited permitting, fee waivers and density bonuses. However, housing that is affordable to a variety of income and age groups continues to be a high priority need.

NA-15 Disproportionately Greater Need: Housing Problems - 91.205(b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The four housing problems discussed in this section are: 1. lacks complete kitchen facilities, 2. lacks complete plumbing, 3. more than one person per room, and 4. cost burden greater than 30%. According to the data in the following charts, 14% of the population in Bradenton has one or more of what is considered a housing problem. Based on information in the previous Needs Assessment, housing cost burden is the most likely problem, followed by more than one person per room. These two problems may be related, as households may be renting units smaller than they need to try to afford housing, or there may be several related or unrelated people sharing a unit to try to make housing affordable for each of them. In the City of Bradenton, there are approximately 6,000 renters and 3,500 homeowners who pay more than 30% of their gross monthly income toward their housing costs, and there are 776 overcrowded households.

As far as the number of people facing housing problems are concerned, 65% of the 7,990 households below facing housing problems are White households. This seems to be a disproportionate need; however, 59% of the population of the City of Bradenton is White alone (not Hispanic), so based on the city's population demographics, the need is not as disproportionate as it appears. Black or African American residents comprise 13.5% of the population, but 18% of these residents face one or more of the housing problems. Hispanic residents comprise 20% of the population and 15% of the population facing one or more of the housing problems.

A review of the data below, along with more recent data from the Shimberg Center for Housing Studies at the University of Florida suggests that income levels and housing type may reveal a disproportionately greater need, particularly for lower-income renter households.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,575	895	0
White	1,450	580	0
Black / African American	795	125	0
Asian	35	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	290	180	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,620	1,050	0
White	1,620	735	0
Black / African American	350	120	0
Asian	25	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	600	185	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,210	2,405	0
White	1,580	1,875	0
Black / African American	295	250	0
Asian	85	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	215	280	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	585	2,435	0
White	510	1,690	0
Black / African American	0	365	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	69	260	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

While there is no one racial or ethnic group that has a disproportionately greater need, it appears that renters are more likely than homeowners to be housing cost burdened, particularly renters who are at or below 50% of the area median income, according to the Shimberg Center's 2023 estimate. People who are very low income spend more of their gross monthly income on housing costs. Of the 7,554 total households with incomes at or below 50% AMI, 3,947, or 52% of them spend more than 50% of their gross monthly income on their housing costs. Out of these 7,554 total households with incomes below 50% AMI, 4,617 are renter households, and 2,793, or 60% of them, are paying more than 50% of their gross monthly income on housing costs. The city has funded several projects that provide housing for very low-income households, including senior households, and will continue to consider these types of projects as they are presented to the city. Low- and moderate-income households are also housing cost-burdened, although not to the extent that lower income households are housing cost burdened. The city has facilitated the development of rental properties that are affordable to low- and moderate-income households as well.

There are 2,937 households with incomes at or below 50% AMI living in the City of Bradenton. Of these households, 1,154, or 39%, spend more than 50% of their gross monthly income on their housing costs. Based on this data, it appears that homeownership has provided city residents with insulation from higher housing costs. That is why it is important for the city to preserve its stock of homeowner housing, particularly homes owned by very low-income households. These households are frequently elderly and/or disabled, which makes accessibility modifications an important part of the city's single-family housing rehabilitation program.

NA-20 Disproportionately Greater Need: Severe Housing Problems: 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As mentioned in the previous Housing Problems section, there does not appear to be a disproportionately greater need for any particular racial or ethnic group. Rather, the disproportionately greater need appears to be for housing that is affordable for extremely low and very low-income groups.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,245	1,230	0
White	1,220	810	0
Black / African American	750	165	0
Asian	35	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	225	245	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,600	2,070	0
White	1,050	1,310	0
Black / African American	95	370	0
Asian	25	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	430	360	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	550	4,055	0
White	400	3,050	0
Black / African American	100	445	0
Asian	20	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	460	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	120	2,900	0
White	50	2,150	0
Black / African American	0	365	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	69	260	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

As discussed in the previous Housing Problems section, the most likely severe housing problem that extremely low and very low-income renter households face is a severe housing cost burden, paying more than 50% of their gross monthly income for housing costs. Extremely low and very low-income homeowner households also face a severe housing cost burden, although not to the extent that renter households do.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The data below is based in part on 2020 census data. In 2020, Bradenton's population was 55,968. The demographics of the population at that time were:

- White, non-Hispanic: 33,568 (60.27%)
- Black, non-Hispanic: 7,840 (14.08%)
- Asian, non-Hispanic: 773 (1.39%)
- American Indian, Alaska Native, non-Hispanic: 110 (.20%)

- Pacific Islander, non-Hispanic: 53 (.10%)
- Hispanic or Latino, any race: 11,229 (20.16%)

Based on the data below, it appears that White residents face a disproportionately higher housing cost burden, with 67% of the number of people in the jurisdiction paying more than 30% of their gross monthly income toward their housing costs being White. However, this may be a function of their percentage of the population of Bradenton. When the number of White Bradenton residents paying more than 30% of their gross monthly income toward their housing costs is calculated as a percentage of the total population of White Bradenton residents, that percentage is 16%. For Black/African American residents it is 18% of the housing-cost burdened population and 19% of the Black/African American population in the city, and for the Hispanic population it is 12% of the housing cost burdened population and 9% of the Hispanic population of the City of Bradenton. The situation changes for the City's Asian residents. They represent 2% of the total housing cost burdened population, but it appears that 22% of the City's Asian residents are housing cost burdened. This may be in part because as of 2020, they made up a small part of the city's residents with a population of 773.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,840	4,345	3,825	340
White	10,615	2,875	2,610	240
Black / African American	1,230	555	900	30
Asian	80	135	35	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,675	700	280	55

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

As mentioned above, any appearances of a disproportionately greater need in terms of easing the housing cost burden of a particular sector of the population may be explained by that sector's representation in the population as a whole, and this works both ways. A larger number of housing cost burdened residents may be due to their predominance in the city's population as a whole, and this works both ways. A larger number of housing cost burdened residents may be due to their predominance in the city's population as a whole. On the other hand, the percentage of a particular sector of the city's population facing a housing cost burden may be diluted by their smaller percentage of the city's population as a whole. It is only when

the number of housing cost burdened people in that group are compared with the total number of people in that group that a better picture emerges of their housing cost burden.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Based on the previous discussion, disproportionately greater needs do not seem to be correlated to racial or ethnic factors as much as it is related to household income levels. According to 2023 data from the Shimberg Center, approximately half of the 4,676 households in the City of Bradenton that are severely cost burdened, meaning they spend more than 50% of their gross monthly income on their housing costs are extremely low income, at or below 30% AMI. If the number of households that are at or below 50% and severely cost burdened are added to the extremely low-income households, the percentage increases to 84%. There are some households that are housing cost burdened at any level, but the number of households with this housing cost burden decreases as income increases.

If they have needs not identified above, what are those needs?

One need not discussed above would be the need to be able to access housing, particularly for very low and extremely low-income households. Landlords generally require a security deposit, first month's rent and possibly last month's rent to move into a unit. This does not include any utility deposits that may be required. The cost of accessing housing could add up to thousands of dollars, making it difficult for these households to obtain housing without assistance. There are agencies in the area that use federal, state, and local funding, including the City's federal and state funding, to assist households with moving into housing. The City will continue to provide funding for households to move into housing to meet this need.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The City's minority populations are concentrated on the east side of Bradenton, east of First Street, in Census tracts 7.03, 7.04, and 7.05. There is also a large minority population in Census tract 1.03, in central Bradenton. These census tracts have higher poverty rates than Census tracts in the City with predominately White populations. This is particularly true of Census tract 1.03, which has the highest poverty rate in the City at 34.73% and the lowest median income at $31,469. The table below shows a comparison of the demographics, income, poverty rate, and unemployment levels in these four Census tracts.

A-35 Public Housing - 91.205 (b)

Introduction

The Housing Authority of the City of Bradenton operates 228 public housing units and has 203 vouchers available. Based on information provided by the HUD Open Data Site that was updated July 29, 2025, all Â public housing units were occupied, and 179 vouchers were in use. Manatee County Housing Authority has eight single-family homes available for use by Section 8 voucher holders, and all these homes are occupied.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	239	195	1	194	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	15,062	18,314	10,548	18,354	0	0
Average length of stay	0	0	2	3	8	3	0	0
Average Household size	0	0	2	2	3	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	51	27	0	27	0	0
# of Disabled Families	0	0	20	31	1	30	0	0
# of Families requesting accessibility features	0	0	239	195	1	194	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	125	76	1	75	0	0	0
Black/African American	0	0	113	117	0	117	0	0	0
Asian	0	0	0	2	0	2	0	0	0
American Indian/Alaska Native	0	0	1	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	**Certificate**	**Mod-Rehab**	**Public Housing**	**Vouchers**					
				Total	**Project -based**	**Tenant -based**	**Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	**Family Unification Program**	**Disabled ***
Hispanic	0	0	96	48	0	48	0	0	0
Not Hispanic	0	0	143	147	1	146	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Based on the number of public housing and Housing Choice Voucher who are elderly or and disabled and the number of residents requesting units with accessibility features, it would be reasonable to assume that the greatest need would be units that are accessible. His could include dedicated parking spots near buildings, doorways wide enough to accommodate walkers or wheelchairs, ADA-compliant toilets, and low-curb showers.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

In addition to the need for accessible units as described above, Housing Choice Voucher (HCV) Â holders have a need for units that are affordable for them to rent. This reflects the needs of very low-income and low-income renter households in the city. Both the Housing Authority of the City of Bradenton and the Manatee County Housing Authority are required to use Small Area Fair Market Rents (SAFMRs) by HUD. These SAFMRs tie the Fair Market Rents (FMRs) that are used to determine voucher payment standards to the rents charged within the different zip codes of the City of Bradenton and Manatee County. The intent is to allow voucher holders to access higher-opportunity neighborhoods, rather than being limited by a payment standard that is tied to a Fair Market Rent that is derived from an aggregation of all the rents in the area. The use of these SAFMRs can help HCV holders access a wider range of units in the city and Manatee County. However, some HCV holders are unable to find a unit that they can afford, even with the SAFMRs. As a result, some Housing Choice Vouchers go unused. Bradenton Housing Authority has 179 of its 203 Section 8 (HCV) vouchers in use and Manatee County Housing Authority has 1,058 of its

1,286 Section 8 (HCV) vouchers in use, according to HUD's Open Data website. The Section 8 (HCV) waiting lists for both agencies are currently closed.

Manatee County, including the City of Bradenton, is considered a low-vacancy area where the occupancy rate for public housing and multifamily assisted properties is 90% or greater. Manatee County's occupancy rate for public housing and multifamily assisted properties is 95.8%. Neither the Housing Authority of the City of Bradenton nor the Manatee County Housing Authority are taking applications for public housing. This further limits options for low and very low-income residents in the city (and county) to find housing that is decent, safe and sanitary.

How do these needs compare to the housing needs of the population at large

The needs of Housing Choice voucher holders are similar to the needs of the population at large, particularly lower income residents: a supply of housing that is affordable, decent, safe and sanitary.

Discussion

The needs of Housing Choice Voucher holders are similar to the needs of the population at large: housing that is affordable, decent, safe, and sanitary. The City of Bradenton has been working on meeting this need over the past several years by facilitating the development of properties that cater to lower income families, resulting in the development of 907 units of assisted housing created and 548 units of mixed public/assisted housing created or redeveloped through the use of state and federal funds. At the same time, 840 units of assisted housing have been lost from inventory in Bradenton, generally through the expiration of use restrictions or early exits from LIHTC affordability requirements. Bradenton is located in a low-vacancy area for public and assisted housing units, with the occupancy rate for these types of units at 95.8%. As a result, lower income renters are competing for limited resources and there is a demand for units affordable to residents with lower incomes. The deficit of units for Bradenton itself is not available, but for the North Port-Sarasota-Bradenton Metropolitan Statistical Area there is a deficit of 19,776 units available for households at 0-80% AMI. The city can help meet this need by continuing to consider affordable housing projects as they are presented.

NA-40 Homeless Needs Assessment - 91.205 (c)

Introduction:

According to the Florida Council on Homelessness's 2024 Annual Report recommendations for addressing homelessness in Florida, "At its root, homelessness is a housing issue. While certain demographic factors such as having a disability, living in poverty, or having a behavioral health disorder increase a household's vulnerability, the cause of their homelessness is the lack of an affordable place to live. Extremely Low Income (ELI) households, or those earning 30% or less of the AMI, are especially vulnerable to housing instability. Among ELI renter households in Florida, 475,892 (87%) are cost burdened and 78% spend more than half their income for housing. This situation presents a serious risk for a significant increase in homelessness. The Council's recommendation for the best way to address this issue is to increase the supply of affordable housing for ELI households. The link between increasing housing costs and increasing rates of homelessness has been well established. According to the 2020 Government Accountability Office Report on Homelessness, for every $100 monthly median rent increases there is a 9% increase in homelessness. The Council's 2025 Annual Report noted that access to safe, stable, and affordable housing continues to be one of Florida's most pressing challenges to preventing and ending homelessness. At the same time, Florida has made progress in reducing the number of unsheltered homeless people in the state. This may be due to more people gaining access to emergency and transitional housing, rather than remaining in places not meant for human habitation. As mentioned previously in this Plan, Manatee County has added some transitional housing options for women and families with children in recent years.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	167	13	0	0	0	0
Persons in Households with Only Children	6	0	0	0	0	0
Persons in Households with Only Adults	451	501	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	67	188	0	0	0	0
Chronically Homeless Families	1	0	0	0	0	0
Veterans	67	36	0	0	0	0
Unaccompanied Child	37	14	0	0	0	0
Persons with HIV	7	1	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Source: 2022 Point-in-Time Count for Sarasota, Bradenton/Manatee, Sarasota Counties Continuum of Care, January 2022; N/A-No dataavailable.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data provided by the Florida Council on Homelessness 2025 Annual Report provides the following insight into people who are homeless in Manatee-Sarasota Continuum of Care, which includes the City of Bradenton:

Total homeless: 966

Sheltered homeless: 441

Unsheltered homeless: 525

Chronic homeless: 218

Homeless families: 143

Homeless veterans: 83

Homeless aged 55+: 352

The 2025 Annual Report did not include data on homeless students and unaccompanied youth for 2025, most likely because it was not available at the time the report was completed. Information from the 2022-23 school year was available for Manatee County in the 2024 Annual Report, so that information was incorporated into the report and is included below:

Living in shelters: 35

Sharing housing: 1,018

Other housing: 39

Motels: 111

Unaccompanied homeless youth: 68

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	453	413
Black or African American	144	89
Asian	2	3
American Indian or Alaska Native	1	1
Pacific Islander	1	1
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	79	45
Not Hispanic	545	469

Data Source Comments: There are also 23 sheltered and 7 unsheltered people who identify as multiracial.Data source: Point-In-Time Count for Bradenton/Manatee, Sarasota Counties Continuum of Care, January 23, 2017

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the information from the Florida Council on Homelessness's 2025 Annual Report, there are 143 homeless families, 83 homeless veterans, and 68 unaccompanied youth who are homeless. Therefore, there needs to be housing assistance for at least 226 homeless veterans and families and housing for at least 68 unaccompanied youth.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Florida Council on Homelessness Annual Reports do not break down the homeless population by race or ethnicity, just age. The most recent information available is the 2017 Point-In-Time Count performed by the Manatee-Sarasota Counties Continuum of Care, which was added to the Nature and Extent of Homelessness chart, above.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

White, non-Hispanic individuals comprise the majority of the unsheltered homeless population in Manatee County, including the City of Bradenton as of 2017, the most recent year of data available. This may be in part because people who identify as White alone comprise 60.2% of the city's population, according to the U.S. Census 2020-2024 Quick Facts. Based on the Florida Council on Homelessness 2025 Annual Report, 28% of the people who are homeless in Florida are aged 55 and up, which they attribute to the overlapping challenges of aging, fixed incomes, and health-related vulnerabilities, coupled with systemic gaps in the availability of affordable housing and support services.

Discussion:

The needs of the community revolve around housing. Not even households earning 80%-100% of the Area Median Income are immune to being housing cost burdened. Paying 50% or more of the household's gross monthly income toward housing costs places households at the risk of homelessness should they experience an unexpected, expensive event, such as loss of income from illness or death of a family member, decreased hours at work, or a major car repair.

Renters are more likely than homeowners to be housing cost burdened, and as a group, their income is lower than the income of homeowners. For very low-income households, the vacancy rate for public housing and multifamily assisted properties is low, meaning they have limited access to housing that is affordable, decent, safe and sanitary.

Once people become homeless, it is expensive for them to become rehoused, since they need to amass the funds to pay any application fee, the security deposits, and first and last month's rent to become rehoused. This can end up being several thousand dollars, with the median gross rent in Bradenton at $1,618, according to the U.S. Census 2024 update. Some households may also require services to help them maintain their housing.

The City of Bradenton has provided funding for rental assistance to avoid homelessness as well as rent and deposit assistance. The city will consider these types of projects in the future as they are presented and funding permits. In addition, the City of Bradenton will continue to support activities that lead to the creation of housing affordable to a variety of households.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

Non-homeless special needs is a broad category that applies to any population that is presumed to be low- to moderate-income and in need of public services. Non-homeless special needs include the needs of the mentally ill, developmentally disabled, at-risk youth, elderly, and other groups such as persons with HIV/AIDS. These special needs are often addressed by non-profit agencies, who may apply to the City for funding for services or facilities. Understanding the characteristics of its special needs populations will help the City to better evaluate services and public facilities directed toward such needs.

Describe the characteristics of special needs populations in your community:

The City of Bradenton's population is older than the state and national average at 45.3 for Bradenton, 43 for Florida and 38.8 for the nation as of 2023, according to the U.S. Census Bureau. Approximately 12.6% of the population under 65 has a disability.

Based on experiences with applicants for the city's housing rehabilitation program, there is a need for housing that is accessible and usable for households with disabilities or mobility impairments. This includes elderly households, which are frequently elderly single female households. The city meets this need most frequently by modifying bathrooms to make them more accessible. These modifications include low-curb showers, ADA-compliant toilets, grab bars, and occasionally widening doorways to accommodate walkers and wheelchairs.

At the other end of the spectrum, approximately 19.7% of the city's population, or 11,462 are children under the age of 18. Up to 21% of these children live in poverty, higher than the poverty rate of 14.8% for Bradenton. There is no data on the number of homeless youths in the City of Bradenton, just data for Manatee County, which includes Bradenton. In Manatee County, there are 1,651 homeless youth, and 55 of them are unaccompanied youth. These children live in a variety of situations: unsheltered, in shelters, doubled up at someone's house, or in hotels and motels.

What are the housing and supportive service needs of these populations and how are these needs determined?

Meals on Wheels Plus of Manatee County assesses the nutritional needs of elderly, homebound seniors as well as people who are disabled and homebound. Elderly and disabled households may contact the city's Housing and Community Development Division regarding home repairs or possibly accessibility

modifications. Site visits are conducted to aid in the development of a scope of work for the home. If a homeowner is requesting assistance with a new roof, they may not be aware that the city can assist them with improving the accessibility of their home, so that can be part of the conversation regarding the homeowner's needs.

Other agencies, such as Easter Seals of Southwest Florida, United Cerebral Palsy of Southwest Florida, the Community Center for the Deaf and Hard of Hearing, Suncoast Center for Independent Living, Goodwill Manasota, and Lighthouse of Manasota also meet the service and vocational needs of people who are disabled.

The School District of Manatee County operates Project Heart, which assists students who lack a fixed, adequate and stable nighttime residence with support with enrollment attendance, and any academic need to succeed in school. Their support includes referral to community resources. These community resources may include Feeding Empty Little Tummies (FELT), which provides food-filled backpacks to children who rely on school meal programs during the week, but who may not have adequate food over the weekends. The food provided is food that children can prepare on their own, without a stove or adult help.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

For 2023, the most recent year available, there were 59 people diagnosed with the Human Immunodeficiency Virus (HIV) and 27 people diagnosed with Acquired Immunodeficiency Syndrome (AIDS). Persons who are HIV positive do not, simply by virtue of having the HIV antibody, require special housing. The Health Planning Council of Southwest Florida in Ft. Myers administers the state Housing Opportunities for Persons With AIDS (HOPWA) funding for an eight-county area, including Manatee County. To be eligible for HOPWA assistance, a household must include one person who has HIV or AIDS, income less than 80% AMI, proof of Florida residency, and a verifiable need for housing assistance. They are enrolled for HOPWA assistance through a case manager. In Manatee County, the Southwest Health Center/Michael Bach Resource Center provides these services, along with HIV testing and treatment and Ryan White services. There are several other programs and housing providers for persons living with HIV/AIDS in Manatee County including, but not limited to, the Manatee County Health Department, Manatee County Rural Health Services, and Catholic Charities.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City of Bradenton does not receive HOME funds.

Discussion:

As previously mentioned, Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low- to moderate-income and in need of public services. The category covers a wide population, including the mentally ill, developmentally disabled, elderly, and other groups. Services to address these needs are often provided by non-profit agencies. However, for many of these agencies, the need outstrips resources and they continue to need funding assistance for service delivery. For public services, the amount of CDBG funding available is 15% of the city's annual entitlement amount, generally under $70,000 each year. The city can use its SHIP funding to meet housing-related public service needs, such as rent or deposit needs. CDBG funding can be used for the acquisition, construction or renovation of public facilities. SHIP funds can be used for the same purposes, except for emergency housing and transitional housing.

NA-50 Non-Housing Community Development Needs - 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The city's public facilities needs primarily involve upgrading its facilities and infrastructure. These public facilities include the construction of a new public safety operations center, a modern, centrally located fire station (Fie Station #2) located on a low-moderate income census tract, a centrally located police department, upgrades to the city's water treatment and stormwater drainage systems, and improvements to its water supply system.

How were these needs determined?

These decisions were made based upon an assessment of the city undertaken by city administration and staff.

Describe the jurisdiction's need for Public Improvements:

The city plans on making improvements to LECOM Field, a historic baseball field located in a low-moderate income census tract. These improvements will include the addition of a public park and a community resource center which will offer essential services and support to underserved schools and neighborhoods in the community. The city plans on partnering with Manatee County Government, School District of Manatee County, and the Police Athletic League on this project. In addition to this park, the city has 11 other parks to provide recreational opportunities to its citizens, which have been improved over the years. One Park, Love Park, is expected to be renovated by the city's Community Redevelopment Agency.

How were these needs determined?

The need for improvements to the existing baseball field and the addition of a park and community resource center were determined by city administration and staff. The need for renovations to Love Park was determined by the Community Redevelopment Agency. Bradenton Police Department will be working with the CRA on the design of the park to include Crime Prevention Through Environmental Design

(CPTED) elements such as substantial lighting throughout the park, cameras, and designated entrances and exits. These features will be included to deter criminal activity, which has plagued the park over the years.

Describe the jurisdiction's need for Public Services:

The greatest public service needs in Bradenton revolve around housing- how to get into housing, how to stay in housing, and how to afford housing. This includes funding directly tied to housing as well as other services that will help households maintain their housing. This can include health care to prevent and treat illnesses, financial literacy, developing a household budget, and increasing employment skills.

How were these needs determined?

Public service needs are determined through input from community partners such as Step Up Suncoast, The Salvation Army, and MCR Health. Data collected by outside sources such as the Shimberg Center, the Florida Council on Homelessness, and the U.S. Census Bureau also provide information on the public service needs of the community.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Approximately half (44%) of the residential units in Bradenton are detached single-family homes. Thirty-five percent of the housing units in Bradenton are multifamily projects of five or more units, with the largest having 270 units. The Housing Authority of the City of Bradenton has 248 public housing units available as duplexes or multifamily units and another 203 housing choice vouchers. There are 11 assisted housing properties in the city limits in addition to the housing authority's properties. These properties cater to a variety of households and income levels, including people with disabilities, people who are elderly, and people who are extremely low income, at or below 30% AMI. However, there is still a greater need for affordable units. Data is not available regarding the supply of affordable units versus the demand for affordable units. The Shimberg Center has data available for the Bradenton-Sarasota-Venice Metropolitan Statistical Area, and it shows the following deficit at the different income levels:

MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)

Introduction

The Housing Authority of the City of Bradenton has two single family homes set aside as public housing and 121 units in their duplexes in the Sugg and Page projects. They have another 125 units designated as public housing units in Bradenton Village and New Singletary, both multifamily properties that serve households up to 60% AMI. Bradenton Village has 160 units, and New Singletary has 117 units. Below is a table of the other assisted units in the City of Bradenton and units by income level.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,460	44%
1-unit, attached structure	2,105	7%
2-4 units	2,335	8%
5-19 units	5,385	19%
20 or more units	4,555	16%
Mobile Home, boat, RV, van, etc	1,475	5%
Total	***28,315***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	80	1%	585	6%
1 bedroom	850	7%	2,060	22%
2 bedrooms	5,720	44%	4,600	49%
3 or more bedrooms	6,355	49%	2,110	23%
Total	***13,005***	***101%***	***9,355***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Property	<=35% AMI	40-50% AMI	55-60% AMI	65-80% AMI	>80% AMI
Astoria on 9th- 2244 9th St. W.	15	0	105	0	0
The Addison- 702 6th Ave. E.	14	0	63	0	0
Riverview6- 801 6th Ave. W.	12	0	32	36	0
River Trace- 2710 River Trace Circle	9	0	169	0	0
Grand Palms- 1715 14th St. W.	8	0	64	0	0
Lincoln Village- 906 6th St. Ct. E.	5	0	40	0	0
Bradenton Village II- 104 17th Ave. W.	4	0	32	0	0
Village Central- 1201 5h St. W.	4	0	21	0	0
River Trace Homes- 1449 17th St. Cir. E.	2	6	32	0	0
DeSoto Towers- 1523 6th Ave. W.	0	26	103	0	0
Eden Pointe- 955 53rd St. E.	0	0	270	0	0

Assisted properties- City of Bradenton

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Housing Authority of the City of Bradenton has two single family homes set aside as public housing and 121 units in their duplexes in the Sugg and Page projects. They have another 125 units designated as public housing units in Bradenton Village and New Singletary, both multifamily properties that serve households up to 60% AMI. Bradenton Village has 160 units and New Singletary has 117 units. Above is a table of the other assisted units in the City of Bradenton and units by income level.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The 9% housing credits for Eden Pointe expire in 2026, so it is possible that those 270 units could be lost from the affordable housing inventory. This property also received state bonds funding and state HOME funding in 2005.

Does the availability of housing units meet the needs of the population?

As mentioned in a previous section, the supply of units affordable units for different income levels does not match the number of affordable units needed by the different income groups, particularly for lower income households at or below 60% AMI.

Describe the need for specific types of housing:

In addition to handicapped-accessible units, units for larger families with four or more bedrooms is a need. There are four units at the New Singletary development that are four-bedroom units. All 40 of the single-family homes at River Trace Homes are four-bedroom homes. Once completed, the 301 Flats, outside of the Bradenton city limits will have 24 four-bedroom units.

Discussion

The number of housing units in the City has increased over the past several years, including the number of assisted housing units. However, a shortage of affordable housing still exists, particularly for very low and low-income households in the Metropolitan Statistical Area (for which data is available), including the City of Bradenton. A shortage of housing accessible to people who are disabled and for larger families also exists.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Median home values and median rents have increased over the past several years. While household incomes have increased, they have not kept up with increased housing costs, particularly for lower income groups.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	127,800	192,800	51%
Median Contract Rent	806	1,026	27%

Table 29 – Cost of Housing

Rent Paid	Number	%
Less than $500	904	9.7%
$500-999	3,645	39.0%
$1,000-1,499	3,505	37.5%
$1,500-1,999	810	8.7%
$2,000 or more	490	5.2%
Total	***9,354***	***100.0%***

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	310	No Data
50% HAMFI	1,785	1,395
80% HAMFI	6,130	4,320
100% HAMFI	No Data	6,545
Total	***8,225***	***12,260***

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Ren

Data Source Comments:

Is there sufficient housing for households at all income levels?

As previously mentioned, the supply of affordable housing does not meet the need for affordable housing, particularly for lower income groups.

How is affordability of housing likely to change considering changes to home values and/or rents?

The average rent in Bradenton has decreased slightly over the past year, by 4.04%, according to Rentcafe, using data from the U.S. Census Bureau. However, rents in Bradenton are still higher than the national average, which may be why affordability continues to be an issue. The median home value in Bradenton has increased by 3.9% over the past year and stands at $347,450, nearly twice the value in 2020, above. This can make affordability a challenge for homebuyers and could explain the declining rate of homeownership in the city over the past 20 years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area median rent is based upon all the rents charged for all the different-sized units in the City of Bradenton, with half of the rents being less than the $1,475 median rent and half the rents being more than this amount. It might be better to compare the HOME rents against the Fair Market Rents (FMR) for each size unit and then look at the level of income needed for that rent to be considered affordable, meaning that someone pays no more than 30% of their gross monthly income toward their housing costs. For example, for a person to afford the $1,266 FMR for an efficiency or studio apartment, they would need to earn at least $24.32 hourly, or $50,590 annually, putting them at approximately 67% AMI. This is slightly more than the 65% AMI needed for high HOME rents to be considered affordable. Since households below 80% AMI have a difficult time finding affordable rental housing, the city should advocate for and encourage the development and preservation of housing that is affordable to low-income households, who earn up to $29.00 hourly or $60,300 annually.

Discussion

Fair Market Rents have increased by at least 50% between 2020 and 2025, while the median home values in Bradenton have increased by nearly 80%. Household income increases have been more modest at about 38% between 2020 and 2025. Therefore, rent and home prices have increased more than incomes, leading to households being housing cost burdened. The burden is more prevalent among renters than homeowners, partly due to the fact that renters generally have lower incomes than homeowners.

MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

Introduction

This section looks at the condition of the city's housing stock. In the condition of units section, the housing conditions include incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a cost burden greater than 30%. More than one person per room refers to sleeping space, which can include living rooms. Based on information from the Shimberg Center, the most common housing problems in Bradenton are having a housing cost burden or living in an overcrowded unit. Rarely do households live in units with incomplete kitchen facilities, and incomplete plumbing facilities are even rarer. Since a little over half of the homes in Bradenton were constructed prior to 1980, it is more likely that they have complete plumbing facilities, but the plumbing needs major repair. This is one of the common complaints to the city's housing rehabilitation program, along with roofs that are leaking.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

For the city's housing rehabilitation program, "standard condition" is a property that meets HUD's basic housing quality standards (HQS). A property that is considered "substandard but suitable for rehabilitation" may be a property that does not meet HQS but could be brought up to HQS within the program's maximum budget, which is currently $100,000 per property. A property that is considered "substandard not suitable for rehabilitation" would be a property that could not be brought up to HUD's housing quality standards within this $100,000 budget.

For code enforcement purposes, a housing unit is considered substandard if it does not have electricity and/or running water available. As far as the condition of housing is concerned, the city's Building Division looks at housing to determine whether it is an imminent threat to life and health, and further determines whether it can be repaired, vacated and repaired, or needs to be vacated and demolished.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,115	24%	4,870	52%
With two selected Conditions	15	0%	660	7%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,870	76%	3,810	41%
Total	***13,000***	***100%***	***9,350***	***100%***

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,835	14%	1,825	20%
1980-1999	4,350	33%	3,435	37%
1950-1979	5,685	44%	3,405	36%
Before 1950	1,130	9%	690	7%
Total	***13,000***	***100%***	***9,355***	***100%***

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,815	52%	4,095	44%
Housing Units build before 1980 with children present	1,249	10%	359	4%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

The four conditions that the U.S. Census recognizes as signs of substandard housing are as follows:

- Overcrowded (1.01 or more persons per room)
- No fuel used
- Lacking complete kitchen facilities
- Lacking complete plumbing facilities

However, other conditions can lead to housing being considered substandard, such as a lack of electrical power and/or the lack of running water. Other structural or environmental conditions can lead to a structure being designated as substandard or possibly unfit for human habitation.

Based on the 2023 estimates from the 2023 American Community Survey, the most frequently encountered housing condition is overcrowding, which is defined as more than 1.01 persons per room, excluding bathrooms, kitchens, porches, foyers, hall, and half-rooms. The second most common condition is homes that do not use fuel for heating, followed by homes that lack complete kitchen facilities and homes that lack complete plumbing facilities. The problem of overcrowding may best be resolved by increasing the supply of housing affordable to different income levels. Homes that lack heating may be the simplest problem to resolve, either through the addition of an HVAC system, or at the very least, a room air conditioner that includes heat. The city's housing rehabilitation program has occasionally encountered homes without central heating and cooling. Generally, these homes were built between the late 1950s and early 1970s.

Homes that lack complete kitchen facilities may be homes that lack a stove, refrigerator, or running water. These homes would also be candidates for rehabilitation, as would homes that lack complete plumbing facilities. The city's housing rehabilitation program encounters serious plumbing problems such as damaged waste pipes in homes that were built before the 1970s. these problems can be expensive to repair, but they are repairable. The table below shows the 2023 estimates of substandard housing units:

Geography	Overcrowded	% Overcrowded	No Fuel Used	% No Fuel Used	Lack Complete Kitchen Facilities	% Lack Complete Kitchen Facilities	Lack Complete Plumbing Facilities	% Lack Complete Plumbing Facilities
Bradenton	776	3.4	583	2.5	394	1.4	184	.6

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

According to the U.S. Census, there are 24,356 households in the City of Bradenton. According to data from the Shimberg Center, 13,009 of these households have income that is below 80% of the area median income (AMI) with 7,235 of them being renter households and 5,774 of them being homeowner households. Based on Table 39 above, 3,184 renter households and 3,002 homeowner households would be at risk of being exposed to lead-based paint hazards.

Discussion

Approximately 43% of the city's housing units were built in 1979 or earlier, putting their inhabitants at risk of lead-based paint hazards. There are other hazards associated with substandard housing, such as the risks to physical and mental health due to overcrowding and health risks resulting from having incomplete kitchen and plumbing facilities in the home. The presence of these other hazards is not as high as the potential risk of being exposed to lead-based paint. The city's housing rehabilitation program

tests for the presence of lead-based paint in homes built prior to 1978, and if lead based paint is found, it is remediated as part of the construction process if it is to be disturbed.

MA-25 Public And Assisted Housing - 91.210(b)

Introduction

This section of the Consolidated Plan looks at the city's supply of public and assisted housing. The Housing Authority of the City of Bradenton is located within the Bradenton city limits, and it offers both public housing and housing vouchers. The Manatee County Housing Authority is located outside of the Bradenton city limits, as is its public housing units. However, participants in its voucher program may live within the Bradenton city limits.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			247	199			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Housing Authority of the City of Bradenton has 69 duplex units in its Sugg project that were constructed in 1965. An additional 52 duplex units are located in its Page project, and they were constructed in 1967. These duplex units have 1-4 bedrooms. The housing authority has two single-family units of public housing near downtown Bradenton, one constructed in 2008, the other in 2014. Both of these homes are 3-bedroom, 2 bath homes. There are an additional 60 units of public housing at Bradenton Village,

As mentioned below, the Housing Authority of the City of Bradenton has several newer units of public housing and several units of public housing that are nearly 60 years old. These units have been maintained, but they are not built to current hurricane and energy efficiency codes. None of these properties have received a score of 60 or less on their physical inspections, which would be a failing score. Scores of 79 or

less mean a property will be inspected every year, while scores of 80-89 mean the property will be inspected every 2 years. Scores of 90 or above mean that a property will be inspected every 3 years. One of the housing authority's single-family homes received a score of 99.

which was completed in 2002 and 65 units at New Singletary, which was completed in 2004. There have been some conversations about redeveloping the Sugg and Page properties in the past, but no project has been finalized.

Public Housing Condition

Public Housing Development	Average Inspection Score
New Singletary	74
524 11th Ave. W. (SF home)	99
810 11th Ave. W. (SF home)	83
Bradenton Village	82
Sugg Project	76
Page Project	none

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

In the early 2000s, the Housing Authority of the City of Bradenton redeveloped its G.D. Rogers project into Bradenton Village and surrounding developments, such as New Singletary and townhomes. This increased the supply of assisted housing and provided housing that was decent, safe, and sanitary. The housing authority has been interested in redeveloping its Sugg and Page projects to provide additional units of affordable housing by going vertical with a multifamily complex rather than having single-story duplexes on the property. The current Sugg and Page units have been maintained over the years, but they are not built to current hurricane and energy efficiency codes.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority of the City of Bradenton continues to maintain its properties in good condition as it considers opportunities for redevelopment of its older properties.

The Housing Authority of the City of Bradenton's mission is to ensure safe, decent, and affordable housing for some of the city's lowest income residents, and they comply with all state and federal laws regarding affirmatively furthering fair housing and accommodating residents who are disabled. They have a community service requirement for continued occupancy, in which each adult family member must either contribute eight hours per month of community service (not including political activities), participate in an economic self-sufficiency program, or a combination of these two activities.

Discussion:

The Housing Authority of the City of Bradenton operates public housing units within the Bradenton city limits. Its properties are in good condition. Rogers Gardens, a housing project completed in 1953, was redeveloped into Bradenton Village in 2002. Bradenton Village offers a variety of units for different income levels, including 60 units that are considered public housing. Areas surrounding Bradenton Village were redeveloped into public housing (65 of the 117 units at New Singletary, a multifamily project), townhomes, and single-family homes, with rents based on different income levels. These units provide affordable housing options for city residents, and their occupancy rates exceed 95% , indicating that there is a high demand for housing affordable to a variety of income groups. The housing authority has considered redeveloping its two older properties in the past, reconfiguring them to provide additional units beyond what is currently available on the property.

MA-30 Homeless Facilities and Services - 91.210(c)

Introduction

This section of the Consolidated Plan reviews the availability of resources for people, including youth, who are homeless. The City of Bradenton falls within the Manatee-Sarasota Continuum of Care (FL-500), so these resources are available within a two-county region. Most of the resources are available outside of the Bradenton city limits, with many of them available in Sarasota County.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	130	0	217	208	0
Households with Only Adults	415	224	164	566	0
Chronically Homeless Households	0	0	0	273	0
Veterans	10	0	20	274	0
Unaccompanied Youth	32	0	9	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: Data Source: HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report (Sarasota, Bradenton/Manatee, Sarasota Counties CoC). https://files.hudexchange.info/reports/published/CoC_HIC_CoC_FL-500-2022_FL_2022.pdf* While no voucher/seasonal/overflow beds are specifically allocated to veterans, several organizations list veterans as a secondary target population.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Health services

We Care Manatee, Inc. – serves uninsured residents with free medical care, including referrals to volunteer specialists in the office.

MCR Health- offers a variety of health, mental health, and dental health services at their offices in Manatee County, including the City of Bradenton. A sliding fee scale is based on household income.

Turning Points- offers free primary and specialty services to uninsured Manatee County residents, including residents of the City of Bradenton. Turning Points also has a dental clinic. Services are provided based on income.

Mental Health Services

MCR Health- as mentioned above, MCR Health provides metal health services on a sliding fee scale.

Centerstone- Centerstone provides mental health services and has financial assistance available for residents who receive services that may not have the insurance or financial ability to cover the cost of services.

Women's Resource Center- offers mental health counseling to women on a sliding fee scale based on income. They also offer a Family and Friends of Addiction support group.

Employment Services

CareerSource Suncoast- CareerSource Suncoast provides job search assistance and referral, skills assessment, training, and specialized services for veterans. They also operate a Welfare Transition Program.

Goodwill Manasota- Goodwill Manasota offers employment assessment and training services, as well as assistance with writing resumes and completing job applications. They also have a job coach program to assist people with barriers to successful employment, including those with significant disabilities.

Women's Resource Center- offers career coaching, a career closet, and Career Connections workshops for women.

The services mentioned above are available to all members of the community, including residents who are homeless or at risk of homelessness. Turning Points offers a variety of services for people who are homeless, including mail delivery, showers, free clothing, and assistance with obtaining legal documents and public assistance.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their

families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Several non-profit providers and faith-based organizations offer services to the homeless population, which include emergency shelter. These providers include, but are not limited to, the following organizations:

- Turning Points- Helps low-income individuals and families at-risk of homelessness or in transition from homelessness to housing. Both case management and financial assistance is provided. Turning Points also coordinates a One- Stop Center that provides homeless information and referral, day resource services, and rental assistance.
- Our Daily Bread- Provides free daily meals to homeless and hungry families at a location shared with Turning Points.
- Salvation Army of Manatee - Provides emergency overnight shelter, as available, for men, women and children, as well as self-sufficiency counseling, transitional housing for families with children, food pantry, etc.
- Catholic Charities- Provides a wide variety of programs and services for at-risk populations to help achieve self-sufficiency, including immigration information, help with credit issues, and emergency assistance funds when available.
- Family Resources, Inc. "SafePlace2B"- Provides counseling and emergency shelter for at-risk and unaccompanied youth.
- The Food Bank of Manatee- Distributes food to non- profit agencies including food pantries, soup kitchens, and churches, as well as infant care baskets with formula, diapers, wipes and other baby essentials.
- HOPE Family Services- Manatee County's domestic violence service provider, offers a myriad of services including emergency and transitional housing and counseling for homeless women and their children.
- Suncoast Partnership to End Homelessness- The designated Continuum of Care (CoC) agency dealing with homelessness and homeless prevention issues in Manatee and Sarasota Counties.

MA-35 Special Needs Facilities and Services - 91.210(d)

Introduction

This section of the Consolidated Plan describes the facilities and services that assist people who are not homeless but require supportive housing and programs. These programs may include elderly and frail residents, people dealing with alcohol or drug addictions, people with HIV/AIDS, or other groups. These facilities include units that are barrier-free and physically accessible, units with on-site supportive services, such as case management, counseling, and health care, and units that affordable to people who are on a fixed or limited income.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The elderly, and particularly the frail elderly, require supportive housing, including units that are barrier-free and accessible to the disabled, units with on-site supportive services, and units that are affordable to persons on a fixed-income. The City receives State Housing Initiatives Partnership (SHIP) funds, which may be used to assist with maintenance and accessibility modifications so that the elderly can remain in their homes for as long as possible. CDBG funding has also been used for these types of projects. Those with fixed incomes, such as the elderly and disabled, are particularly impacted by the rising costs of fuel, utilities, and food. There are not enough resources or funds to provide for this population; however, several organizations in the City of Bradenton and Manatee County, such as Manatee County's Aging and Elderly Services/Elder Helpline, Suncoast Center for Independent Living, and Meals on Wheels PLUS of Manatee offer assistance.

Disabled persons require barrier-free housing that is also affordable. Accessibility retrofits tend to be expensive and homes with such features tend to be higher in value. In contrast, income levels for the disabled (mentally, physically or developmentally) tend to be lower than median area income, resulting in affordability concerns. The City can assist these households with accessibility features using its SHIP funding, as previously mentioned. While new multi-family units are required to have accessibility for such populations, older multifamily units tend to be lacking such features. Persons with mental or developmental disabilities often require supportive housing that includes on-site services. Several organizations exist within Manatee County to serve this population, such as Lighthouse of Manasota, Community Center for the Deaf and Hard of Hearing, Suncoast Center for Independent Living, Inc. There are also group homes in the area that serve residents who are disabled. Easterseals Southwest Florida and Community Haven, both in Sarasota County, provide services for people with disabilities and serve both Sarasota and Manatee County.

Persons with addictions may require temporary housing and treatment. This type of housing can include beds for extended stay and counseling rooms for on-site services. In Florida, services for persons with alcohol or drug addictions are coordinated by the Substance Abuse and Mental Health (SAMH) program

in the Florida Department of Children and Families (DCF). Additionally, there are several organizations within Manatee County that provide substance abuse services. These include Manatee County Rural Health Services, We Care, and Centerstone.

Persons living with HIV/AIDS face particular challenges. Many are experiencing physical disability, loss of employment, and lack of income resulting in a need for more stable housing. Manatee County does not receive an annual allocation of Housing Opportunities for People with AIDS (HOPWA); that funding is administered through the Michael Bach Health Center. Other organizations within Manatee County that serve this population include the Florida Department of Health in Manatee County and CAN Community Health.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Bradenton will meet housing and community needs through the following strategies:

Step Up Suncoast- rent and rental security funding through SHIP

City of Bradenton- barrier free housing rehabilitation

Meals on Wheels Plus of Manatee County- meal delivery to homebound seniors

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Please see above responses.

MA-40 Barriers to Affordable Housing - 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The City's SHIP program regulations require it to annually evaluate its affordable housing incentive strategies. This includes an ongoing review of local policies, ordinances, regulations, and planning provisions to determine their effect on affordable housing production prior to enactment.

MA-45 Non-Housing Community Development Assets - 91.215 (f)

Introduction

This section of the city's Consolidated Plan looks at the economic climate within the City of Bradenton in terms of the types of employment available, the most common type of employment, workforce education, and possible needs of businesses and their workforce.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	380	46	2	0	-2
Arts, Entertainment, Accommodations	3,199	2,866	17	13	-4
Construction	1,605	1,216	9	6	-3
Education and Health Care Services	3,993	9,948	22	45	23
Finance, Insurance, and Real Estate	1,114	1,088	6	5	-1
Information	251	176	1	1	0
Manufacturing	1,423	1,368	8	6	-2
Other Services	768	833	4	4	0
Professional, Scientific, Management Services	1,428	1,451	8	7	-1
Public Administration	0	0	0	0	0
Retail Trade	3,033	2,570	16	12	-4
Transportation and Warehousing	507	54	3	0	-3
Wholesale Trade	709	322	4	1	-3
Total	18,410	21,938	--	--	--

Table 40 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	25,980
Civilian Employed Population 16 years and over	24,500
Unemployment Rate	5.72
Unemployment Rate for Ages 16-24	22.46
Unemployment Rate for Ages 25-65	3.20

Table 41 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	4,305
Farming, fisheries and forestry occupations	885
Service	2,970
Sales and office	6,080
Construction, extraction, maintenance and repair	3,040
Production, transportation and material moving	1,900

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,634	64%
30-59 Minutes	6,559	29%
60 or More Minutes	1,595	7%
Total	***22,788***	***100%***

Table 43 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,170	120	1,575
High school graduate (includes equivalency)	5,725	400	3,040
Some college or Associate's degree	6,490	160	1,665
Bachelor's degree or higher	5,215	210	1,070

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	105	155	335	765	435
9th to 12th grade, no diploma	760	655	555	1,395	1,010
High school graduate, GED, or alternative	1,800	2,520	1,735	4,915	5,005
Some college, no degree	620	1,565	1,295	2,860	2,830
Associate's degree	345	890	355	1,355	985
Bachelor's degree	140	1,615	805	2,340	2,580
Graduate or professional degree	20	430	340	960	1,435

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	27,952
High school graduate (includes equivalency)	28,185
Some college or Associate's degree	63,571
Bachelor's degree	40,628
Graduate or professional degree	45,360

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Approximately half of the business activity is concentrated in arts, entertainment, and accommodations, education and health care services, and the retail trade.

Describe the workforce and infrastructure needs of the business community:

There are more jobs available than employees working in the education and health care services field. There is a nursing shortage in Florida, including Manatee County and the City of Bradenton, where Manatee Memorial Hospital, Blake Medical Center, and other healthcare facilities are located. These healthcare facilities have addressed the situation through partnering with educational institutions that offer nursing degrees, offering sign-on bonuses, and using social media for recruitment efforts.

The State of Florida is trying to address the shortage through legislation that would allow technical colleges to offer associate's degrees in nursing. The state also allocated $350 million to nursing education

and workforce training through the state's PIPELINE program, increasing nursing school capacity and funding faculty positions in nursing programs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Bradenton competes for business development with other jurisdictions in the region, so the City must present itself as an attractive location for economic development for potential employers looking to start operations in the area. Industry promotion, technical support, neighborhood revitalization and redevelopment projects are priorities for the City.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There appeared to be a slight oversupply of workers in such fields as construction, retail and wholesale trade, agriculture, mining, and extraction, and transportation and warehousing, based on the above data from 2016-2020. Most of these jobs would require a high school diploma or less, and the majority of the area's workers have this educational attainment. As previously mentioned, the City and Manatee County face a serious nursing and healthcare worker shortage, and these are the types of jobs that require education beyond high school, There is a lesser shortage of people working in the education profession, and these positions frequently require a college degree.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

As previously mentioned, CareerSource Suncoast offers a variety of training and other employment services for people seeking work, employers seeking employees, or people contemplating a career change. For current employees, they offer programs for additional skills acquisition. They plan on operating a summer youth employment program in 2026 for youth 14-19 wanting to explore potential careers.

Manatee Technical College offers continuing education and registered apprenticeship programs in the fields of electrical work plumbing, culinary arts, and early childhood education. For people with intellectual disabilities, they offer a transition program with hands-on learning opportunities and opportunities to earn industry certifications.

State College of Florida offers career and technical education and workforce development training in addition to academic education.

These efforts increase the skills of the area's existing workforce, allow for career changes, and ensure that workers in the community can attain and maintain job skills.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

According to the 2016-2020 ACS, the City of Bradenton civilian labor force is comprised of approximately 25,980 people, of which approximately 94.3% are employed and 5.7% are unemployed. The largest labor (i.e., workers) sectors in the city are education and healthcare; retail trade; and arts, entertainment and accommodations. More than half of workers are in these sectors.

Higher median earnings generally correlate with higher education, and the increase between being a high school graduate or equivalent and having some college or an associate's degree is more than 100%- people with some college more than double their earnings. The city's population is split evenly between those with a high school education and those with some college or a college degree. The percentages are slightly higher for residents aged 25-34 years (57%) and residents aged 65+ years (55%). While there may be a need for workforce training, there are also several workforce training initiatives in the City of Bradenton and Manatee County to meet this need.

Approximately 64% of the city's population drives less than 30 minutes to get to work, and approximately 29% of city's population drives less than one hour to get to work. This means that most employees live within Manatee County or adjacent counties and work at jobs that are within this same area.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Concentration of housing problems could be defined as an area where more than 50% of the households are experiencing any of the four housing problems, coupled with a high low-moderate income population and poverty levels exceeding 20%, which the Census Bureau considers a high poverty rate.

Several years ago, the City reviewed data regarding income, poverty rates, and housing cost burdens to define a local target area in which to concentrate its efforts to improve the lives of its low- and moderate-income residents The City's local target area mirrors the City's CRA areas, which are considered to be

depressed areas suffering from blighted conditions. They include Qualified Census Tracts (QCTs), which are census tracts where either 50% of the households have incomes below 60% of the Area Median Gross Income (AMGI) or have a poverty rate of 25% or higher.

The CRA areas have some of the highest concentrations of poverty in the City and have high concentrations of low-income households. Therefore, they would be the areas most likely to experience housing problems. However, census tract 7.03, which is an area that is most likely to have incomplete kitchen or plumbing facilities, is not considered a Qualified Census Tract, although it has a significant low-moderate income population with incomes at or below 80% of the Area Median Income (AMI). Residents in census tract 1.03 are less likely to encounter these types of housing problems. However, 53.97% of the population in this area is likely to encounter one of the four housing problems, most likely a housing cost burden. Census tract 1.03 is also a QCT. The table below includes information on low-moderate income population, poverty, and housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Federal Housing Finance Agency defines a minority census tract as a census tract that has a minority population of at least 30% and a median income of less than 100% of the AMI. HUD considers households at or below 80% of the area median income (AMI) to be low-moderate income households, and for CDBG, at least 51% of the residents must be at or below 80% AMI in an area to consider area benefit. Therefore, if a census tract has a population that is at least 30% for one minority group, it will be considered a minority census tract, and if at least 51% of the households in a census tract are at or below 80% AMI, it will be considered a low-income census tract. Below is a chart that includes the percentage of minority population for census tracts in the City, along with the percentage of the population that is low income. The four census tracts that comprise the City's local target area – 1.03, 7.03, 7.04, and 7.05 have both a high concentration of minority residents and a high concentration of low-income residents.

What are the characteristics of the market in these areas/neighborhoods?

Census tracts 1.03, 7.03, 7.04, and 7.05 have minority populations exceeding 70% and low-income populations that exceed 60%. As far as property values are concerned, they are substantially lower in these neighborhoods, except for census tract 7.03. These neighborhoods may benefit from their proximity to the hospital, medical office, and the amenities of Bradenton's Riverwalk, which has expanded east to 14th St. E. It ends at Manatee Mineral Springs Park, a recently created park. Median home values are significantly lower in census tract 7.04, which may be in part due to it including two older mobile home parks, Manatee Mobile Home Park and Two Rivers Mobile Home Park. Census tract 6.03 has property values that are lower than two of the census tracts that have a high minority population and a high percentage of low-income households. It is the location of the Bradenton Tropical Palms mobile home park, a large, older mobile home park.

Are there any community assets in these areas/neighborhoods?

As previously mentioned, neighborhoods in census tract 7.03 benefit from their proximity to the Riverwalk and its connected parks. Census tract 1.03 is the location of LECOM Field, where the Pittsburgh Pirates play spring training games and minor league teams play during the summer. There is a planned expansion of its facilities, along with the creation of a city park on the site of the city's former Public Works building. Census tracts 7.04 and 7.05 share Norma Lloyd Park, a large neighborhood park. The River Run Golf Links are located in Census tract 7.05 and there is a boat ramp to access the Braden River, Manatee River, and Tampa Bay in the same area.

Are there other strategic opportunities in any of these areas?

As previously mentioned, a city park is planned for the site of the former Public Works building in census tract 1.03. There are opportunities for redevelopment in these neighborhoods, and the City will continue to improve single-family homes in these areas using its SHIP and CDBG funds. Property improvements through hurricane mitigation will be undertaken using Hurricane Loss Mitigation Program funding from the State of Florida.

Census tract	Low-mod %	Poverty %	Incomplete kitchen, plumbing facilities	Any of the 4 housing problems	Any of the 4 severe housing problems	Housing cost burden>30%	Housing cost burden >50%
1.03	89.72%	34.73%	.79%	53.97%	38.89%	51.19%	32.14%
7.03	73.81%	17.35%	5.41%	38.92%	24.86%	31.24%	15.68%
7.04	66.67%	18.62%	1.02%	46.68%	36.22%	38.78%	17.6%
7.05	75.41%	21.80%	1.66%	36.84%	26.04%	32.41%	20.22%

Census tract table

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The City of Bradenton has 97-100% coverage for fixed broadband and 100% coverage for mobile broadband, according to the Federal Communications Commission's National Broadband Map. Lower-income households may not be able to access fixed broadband due to the cost of service but may be able to access mobile broadband. Some households may not have the financial capability to access broadband either way.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

As stated above, according to the FCC National Broadband Map, the City of Bradenton has four or more fixed residential and up to four mobile broadband providers throughout the City; therefore, there is already competition in the area.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the Climate Science Special Report Fourth National Climate Assessment, Southeast communities will see an increase in average temperature in both the winter months and summer months. Increased heat wave intensity and frequency, impacts of sea level rise, increasing temperatures, extreme heat events, heavy precipitation, and decreased water availability will have impacts on physical infrastructure and public health. Increases in precipitation are also likely. Given that the City of Bradenton is largely developed, it may experience greater risks of flooding due to the high amounts of impervious surface. The City already experiences some flooding along the Manatee River during unusually high tides and has problems with its water treatment facilities during heavy storm events, such as the two hurricanes that hit the area in 2024, which also caused millions of dollars in property damage to the city. These trends are expected to continue, causing erosion, declining water quality, and negative impacts on transportation, agriculture, human health, and infrastructure.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

As mentioned above, as climate change progresses Southeast communities may see an increase in temperatures, increase in precipitation, and more extreme storm events. This poses a threat to all housing

within Southeast communities. Housing located in proximity to coasts, waterways, and floodplain area could be at increased risk of flood damage, especially in areas with high amounts of impervious surfaces. Major storms and high winds may pose a threat to housing as well.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan portion of the Consolidated Plan is where the City identifies the needs of the community and the resources it will use over the next five years to meet these needs. There should also be some discussion of the community needs identified in the previous Consolidated Plan and Strategic Plan and the progress the City made in meeting these needs.

For the 2021-2025 Consolidated Plan and Strategic Plan, the City identified the following priorities:

- Affordable Housing Needs- high priority
- Homeless Needs- high priority
- Elder Needs- high priority
- Code Enforcement- low priority
- Infrastructure- low priority

The City met these needs through the production and preservation of affordable housing using its SHIP, CDBG, HLMP, and other funding, along with incentives that decreased the cost of housing production. As a result, the City has added several hundred units of rental housing affordable to a variety of incomes and preserved and upgraded 40 homes, making them safe, sanitary, and more resilient to storms. Affordable housing needs continue to be a high priority need in the city, where virtually every neighborhood, including the more affluent neighborhoods, is affected to some degree, with some families more than 50% of their gross monthly income on housing costs. The cost of housing may influence homelessness, with families working, but still unable to afford housing.

Homeless needs were met through activities that provide overnight shelter for people who are homeless, rental assistance to prevent households from becoming homeless, and renovation of a local youth shelter. The needs of the elderly were met though the provision of meals by Meals on Wheels Plus of Manatee County and the renovation of homes, including the addition of accessibility features through the City's housing rehabilitation program.

Code enforcement and infrastructure were considered low priority needs during the previous Consolidated Plan cycle. However, the City recognizes that code enforcement plays an important part in arresting blight and decay as well as ensuring that neighborhoods are safe. Code enforcement officers will refer residents with violations to the City's housing rehabilitation program as appropriate, so that residents needing assistance with code violations may receive the help that they need.

Infrastructure needs have gained higher priority as the City works on improving its infrastructure using its own funding and the pursuit of outside funding. CDBG funding has also been used to fund these public improvements.

For the 2026-2030 Consolidated Plan cycle, the following priority needs have been identified for the City:

- Affordable Housing Needs
- Homeless Needs
- Elder Needs
- Public Facilities and Improvements
- Community Safety

The City will meet these needs through a combination of funding sources. The activities undertaken to meet these needs will be undertaken by the City directly or through the use of contractors and subrecipients.

SP-10 Geographic Priorities - 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	CENSUS TRACT 1.03
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	Census Tract 7.03
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Infrastructure improvements
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	**Area Name:**	Census Tract 7.04
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	**Area Name:**	Census Tract 7.05
	Area Type:	Local Target Area
	Other Target Area Description:	Local Target Area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The city has designated a local target area comprised of census tracts 1.03, 7.03, 7.04, and 7.05 for the purpose of prioritizing its CDBG and SHIP funding. AS mentioned earlier in the Consolidated Plan, these census tracts have challenges, such as a high concentration of low-income households, higher poverty rates, and generally lower property values. At the same time, they also have some assets in the form of recreational facilities or proximity to the waterfront.SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Housing needs
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families
	Geographic Areas Affected	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Local Target Area
	Associated Goals	Affordable housing construction, preservation Affordable housing- accessibility

	Description	Housing needs encompass the nned for affordable housing production and affordable housing preservation. CDBG funding can be used to meet the needs of low- and moderate-income families, while SHIP and HLMP funding can be used to meet the housing needs of higher income households.
	Basis for Relative Priority	The need for affordable housing continues to be a high priority need in the City of Bradenton, as housing that is affordable can reduce the possibility of a household becoming homeless due to an unexpected financial setback.
2	**Priority Need Name**	Homeless needs
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	CENSUS TRACT 1.03
	Associated Goals	Affordable housing- accessibility Homeless needs
	Description	This need encompasses the needs of people who are homeless or at risk of homelessness. These needs include access to shelter and activities to prevent homelessness.
	Basis for Relative Priority	This is a high-priority need because while the homeless population in the Manatee-Sarasota County areas has decreased slightly, there are still at least 966 people who are homeless, according to the most recent Point in Time Count conducted by the Continuum of Care. Chronic homelessness in particular seems to make dramatic improvement, only to substantially increase the following year.
3	**Priority Need Name**	Elder needs

	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly
	Geographic Areas Affected	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Local Target Area
	Associated Goals	Elder needs
	Description	The needs of elderly households in the City of Bradenton are expected to increase as the number of people who are elderly increases. Approximately 28% of the city's population is aged 62 or older. The number of people aged 62-74 is supposed to remain stable between 2020 and 2040, but the population of people aged 75 and older is supposed to nearly double, from 8,901 in 2020 to 15,198 by 2040, according to the Shimberg Center for Housing Studies. Since these older residents have the highest rate of homeownership, they may need services that will help them age in place, such as in-home health care, meals delivery, home repairs, and adaptations of their homes to meet their needs.
	Basis for Relative Priority	This was designated as a high priority need because the number of elderly households is going to increase considerably over the next several years. They may need assistance so that they can age in place but may not have the resources to access this assistance on their own. The city has assisted several elderly households through its housing rehabilitation assistance program, repairing and adapting homes to increase accessibility. The city has also funded services that benefit the elderly, such as Meals on Wheels' meal delivery service and in-home health care and homemaker services.
4	**Priority Need Name**	Community safety
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Local Target Area
	Associated Goals	Community safety
	Description	Community safety encompasses activities that make low- and moderate-income communities safer, such as code enforcement, addressing blight on a spot basis, and demolishing dilapidated structures to enable the property to be redeveloped.
	Basis for Relative Priority	Community safety activities can arrest the decay of neighborhoods and commercial areas in low- and moderate-income census tracts, creating more suitable living environments for their residents.
5	**Priority Need Name**	Public facilities and improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Physical Disabilities
	Geographic Areas Affected	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Local Target Area
	Associated Goals	Public facilities and improvements

	Description	Public facilities and improvements encompass activities that construct or improve public facilities, such as youth shelters and homeless shelters. Public improvements activities are activities that construct or maintain parks, streets, sidewalks, and water and sewer facilities.
	Basis for Relative Priority	The improvement of public facilities ensures that these facilities remain safe and sanitary for their users. Construction and improvement of public facilities, particularly in low- and moderate-income census tracts ensure that residents of these neighborhoods have access to public improvements that are not substandard. Public improvements can also facilitate economic development in these neighborhoods.

SP-30 Influence of Market Conditions - 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Rents for market-rate units in the area are high, which can affect a family's ability to use their TBRA. The City may assist through funding for rental and utility deposits.
TBRA for Non-Homeless Special Needs	TBRA for non-homeless special needs households can also be affected by high rents in the area, and the availability of units designed for households with disabled family members. The City may provide these households with assistance with rental and utility deposits.
New Unit Production	The cost of materials has increased over the years, which is why the City will no longer fund demolition/reconstruction activities. The City may provide gap financing for affordable housing production.
Rehabilitation	The cost of materials has increased by at least 30% between 2020 and 2025. Costs may continue to rise due to tariffs and uncertainty, making it more expensive to rehabilitate homes.
Acquisition, including preservation	The City of Bradenton is largely developed, so opportunities for acquisition may involve redevelopment. Property prices increased between 2020 and 2025, but the increases have slowed recently.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section of the Consolidated Plan identifies the resources the city will have available to meet the community needs identified in the Consolidated Plan. In addition to the resources identified below, the city may be able to access other sources of funding, such as program income or other grants.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	421,066	0	0	421,066	1,684,264	Housing needs, homeless needs, elder needs, infrastructure, other public improvements.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

None of these funding sources have matching requirements. SHIP funding and HLMP funding complement each other because HLP funding can be part of a rehabilitation project by covering the cost of installing roofs, windows, and doors. Both SHIP and CDBG funding can be used for rental assistance and foreclosure prevention projects. For housing construction, CDBG can be used for land acquisition and SHIP can be used for the construction of housing. For many projects, both public service and community development, CDBG funding leverages funding from other sources.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City keeps a list of surplus properties suitable for affordable housing, pursuant to F.S. 166.0451(2). These properties may be:

- Used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing
- Offered for sale and the proceeds used to purchase land for the development of affordable housing
- Offered for sale and the proceeds used to increase the local government fund earmarked for affordable housing
- Sold with a restriction that requires the development of the property as permanent affordable housing
- Donated to a non-profit housing organization for the construction of permanent affordable housing
- Otherwise made available for the production and preservation of permanent affordable housing.

In addition to these properties, the City's Community Redevelopment Agency also has a list of its properties that have been declared suitable for affordable housing.

Discussion

The City has different resources at its disposal to meet the needs of the community, which primarily revolve around housing needs. These resources include federal and state funds and property that can be used for the development of affordable housing. These resources can complement each other and leverage other sources of funding.

SP-40 Institutional Delivery Structure - 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Bradenton	Government	Economic Development Ownership neighborhood improvements	Jurisdiction
City of Bradenton	Government	Ownership Planning Rental	Jurisdiction
City of Bradenton Public Works	Government	neighborhood improvements	Jurisdiction
Turning Points	Non-profit organizations	Homelessness	Jurisdiction
Step Up Suncoast	Non-profit organizations	Homelessness	Jurisdiction
SALVATION ARMY	Non-profit organizations	Homelessness	Jurisdiction
Meals on Wheels Plus of Manatee, Inc.	Non-profit organizations	Non-homeless special needs	Jurisdiction
Manatee County Habitat for Humanity, Inc,	Non-profit organizations	Ownership	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Besides the organizations mentioned above, the city has other organizations working to meet community needs. These include smaller informal groups as well as larger nonprofits. One possible gap might be the need to assist people outside of normal business hours. The Bradenton Police Department has encountered people needing emergency shelter and food assistance outside of the normal business hours of organizations such as Turning Points and Salvation Army. There is also a gap in service for intact families and single fathers with children. Turning Points has tried to address this situation through their emergency housing program, housing these types of families in local motels until they work out a solution for longer-term housing.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Continuum of Care (CoC) for the area consists of over 70 agencies (private and public), individual funders, and other partners. The Suncoast Partnership to End Homelessness is the lead agency for collecting homeless data for the Continuum of Care, and they assist in conducting homeless needs assessments and developing community supported homelessness strategies in Sarasota County and Manatee County, including the City of Bradenton. The Suncoast Partnership to End Homelessness is also responsible for advancing community- wide efforts, including the Annual Point-in-Time (PIT) survey conducted by the CoC, which involves various partnering organizations.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The programs and services that exist and that are available to residents in the City of Bradenton are extensive and varied. Agencies identified exhibit a commitment to providing these services. Occasionally, they can be dilatory in deploying their funds in the community, which can lead to unexpended funds at the end of the year. Through the City's Citizen Participation Plan, which was developed to maintain contact with the public, the City hopes to provide enough public forums and meetings throughout the year to create a greater awareness of housing and community development activities which may lead to a better picture of the needs of the community over the next five years.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Although the City coordinates with homeless and public service providers, continued and

improved coordination between these agencies and with the public and private sector organizations will be a high priority during the next five years. The City will utilize the following general strategies to overcome gaps in the institutional structure and service delivery system for homeless prevention services:

- Support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent and reduce homelessness.
- Continue to support programs that assist the homeless or those at risk of becoming homeless.
- Fund agencies that have a strong history of capacity building, coordination, and leveraging of other funding sources.
- Provide funding for activities that meet the affordable housing needs of the community, including the preservation of affordable housing.

SP-45 Goals - 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable housing construction, preservation	2026	2030	Affordable Housing Non-Homeless Special Needs	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05	Housing needs	CDBG: $500,000	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Affordable housing-accessibility	2026	2030	Affordable Housing Homeless	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05	Housing needs Homeless needs	CDBG: $150,000	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Homelessness Prevention: 40 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Elder needs	2026	2030	Non-Homeless Special Needs	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05	Elder needs	CDBG: $125,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
4	Community safety	2026	2030	Non-Housing Community Development	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05	Community safety	CDBG: $650,000	Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
5	Public facilities and improvements	2026	2030	Non-Housing Community Development	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05	Public facilities and improvements	CDBG: $567,430	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homeless needs	2026	2030	Homeless	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05	Homeless needs	CDBG: $112,900	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable housing construction, preservation
	Goal Description	Activities to meet this goal include the construction of new housing, the preservation of existing housing, acquisition of land for housing, the acquisition of housing with or without rehab for resale, housing purchase assistance, and assistance with accessing housing. These activities will take place citywide, but there will be a priority for undertaking activities in the local target area. These activities will be undertaken using the city's CDBG ad SHIP funding. The city will work to increase the amount of affordable housing in the community. This can include rental housing as well as homeowner housing. It can also include the preservation of affordable housing to ensure that it is not lost from the city's affordable housing stock. Some affordable housing activities can improve access to affordable housing by providing funds for initial rents, securities, and deposits, so that low and moderate-income families are able to rent a unit. Other access improvements can be physical improvements that enable handicapped or disabled households have improved access to their homes.

2	**Goal Name**	Affordable housing- accessibility
	Goal Description	The city will meet the needs of people who are homeless or at risk of homelessness by providing funding for activities that provide emergency housing or emergency assistance so that a household does not end up homeless through no fault of their own. Ideally, the funding for homeless households will come with assistance in helping them find housing that is affordable and permanent. Funding will be available citywide, depending on income eligibility. There will be a priority for households living in the local target area that need assistance.
3	**Goal Name**	Elder needs
	Goal Description	The goal is to provide elderly households with services they need to maintain their health in a decent environment. Activities involved in meeting this goal include nutritious meal deliveries, in-home assistance with daily living activities, and other programs that ensure the city's elderly residents will have their needs met. Elderly households citywide will be served, including those in the local target area.
4	**Goal Name**	Community safety
	Goal Description	This goal will provide code and blight enforcement services in low and moderate-income neighborhoods in the local target area to ensure that homes and businesses are maintained in decent, safe, and sanitary condition. This should help to preserve some of the city's affordable housing stock. Code enforcement staff will work with business owners, homeowners and landlords on maintaining their properties in accordance with the International Property Maintenance Code and will educate them on when it is necessary to apply for a permit for a project, as well as the importance of hiring a licensed contractor when necessary.
5	**Goal Name**	Public facilities and improvements
	Goal Description	This goal will address the public facility needs of the community by providing funding for the construction or improvement of public facilities, such as homeless facilities and youth centers. It will also address the infrastructure needs of low- and moderate-income neighborhoods. These infrastructure improvements include parks, streets, sidewalks, and water and sewer improvements.
6	**Goal Name**	Homeless needs
	Goal Description	The City will meet the needs of its residents who are homeless or at risk of homelessness through activities that address other needs, such as health care and assistance with supplies and services they need to become reemployed or enrolled in school or to access other services for which they are eligible.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City expects to serve at least 25 households over the next five years through its housing rehabilitation program, preserving and improving affordable housing. Habitat for Humanity will provide five more households with access to affordable housing. Five households will have improved access to affordable housing through the City's purchase assistance program. Fifty people will receive assistance with accessing or maintaining affordable housing through rental assistance provided by community non-profit agencies. Seventy-five seniors will be provided with services such as meal delivery through Meals on Wheels. For public facilities and improvements, the City expects to create or improve at least three public facilities such as shelters, parks, or infrastructure. Up to 500 structures will be inspected by the code/blight enforcement officer. At least 25 people who are homeless or at risk of homelessness will be provided with dental health services. This assistance may be provided to residents who are elderly or disabled.

SP-50 Public Housing Accessibility and Involvement - 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of the City of Bradenton is not subject to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The Housing Authority of the City of Bradenton has a public housing resident on their Board of Commissioners. Public housing residents are encouraged to participate in the Consolidated Plan and Annual Action Plan development process. The Housing Authority of the City of Bradenton monitors and encourages both Public Housing Residents and HCV Participants that become designated as "Flat- or Zero-rent" to participate in the homeownership program classes offered by Manatee County Government and Sarasota Housing Authority Voucher Homeownership program.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/ASP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)

Barriers to Affordable Housing

The City's SHIP program regulations require it to annually evaluate its affordable housing incentive strategies. This includes an ongoing review of local policies, ordinances, regulations, and planning provisions to determine their effect on affordable housing production prior to enactment.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As a recipient of State Housing Initiatives Partnership (SHIP) funds from the State of Florida, the city is required to review its planning and development policies to determine if there are any negative effects on the production of affordable housing, and to describe the incentives it offers to foster the production of affordable housing.

The city already offers some incentives for the production of affordable housing, which are included in its comprehensive plan. These include expedited permitting, flexible densities, the reservation of infrastructure capacity, support of development near transportation hubs, the construction of accessory dwelling units and flexible lot configurations in areas of the city governed by form-based code, and the development of an inventory of city-owned property that may be suitable for development of affordable housing.

The city has other incentives in mind, but a formal process for them has not been developed. They have been offered on a case-by-case basis in the past. These include the modification of impact fees, and parking and setback modifications. Development of a formal process will ensure that these incentives are provided consistently and will provide affordable housing developers with some level of predictability.

The city will develop a formal process for providing incentives to developers of affordable housing if the provision of incentives is not already described in the city's comprehensive plan and land use regulations. The city already has an inventory of publicly owned land that may be suitable for the development of affordable housing.

SP-60 Homelessness Strategy - 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The city provides local nonprofits with funding to meet the needs of people who are homeless, including people who are unsheltered. These nonprofits are experienced with working with people who are homeless or at risk of homelessness, so they have the institutional structure needed to address these issues. These organizations provide temporary shelter and work with people to secure more permanent housing. They also work with people who are at risk of homelessness through no fault of their own, so that they can avoid becoming homeless. The city will continue to use its CDBG funds for this purpose. SHIP funds can be used to prevent homelessness and to assist people who are homeless with getting back into housing, so the city has two possible sources of funding for these types of activities.

Addressing the emergency and transitional housing needs of homeless persons

The city will provide funding for emergency homeless activities, subject to the 15% public services cap on CDBG funding. Should an organization present a proposal for constructing or rehabilitating a facility for emergency or transitional housing, the city would have more leeway in terms of funding, since this activity would not be subject to the CDBG public services cap, because it would be considered a public facility.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Having homeless needs as a priority need means the city can provide CDBG (and SHIP) funding to meet the needs of different homeless populations, as well as assisting people who are at risk of homelessness. This funding can be used to provide emergency housing, to fund transitional housing programs, and to provide the funding needed to access permanent housing (deposits, first month's rent). It can be used for programs to assist people with developing independent living skills and with developing self-sufficiency. SHIP funding can be used to provide up to 12 months of rental subsidies for homeless and special needs households. These types of activities would be carried out by community organizations that have expertise in these types of activities.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The city has used its CDBG funding in the past to help families avoid becoming homeless by providing funds for emergency rental assistance programs operated by Turning Points and the Salvation Army. The city provided Turning Points with funding for an emergency housing program that assisted vulnerable individuals, including those that would otherwise be discharged into homelessness from publicly funded institutions of care. For the most part, this was people who were homeless and discharged from the hospital. The city expects to continue to provide funding to community organizations that operate these types of programs, since they meet a high priority need in the community. These organizations are typically involved in the Continuum of Care that covers the two counties.

SP-65 Lead-based Paint Hazards - 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

As mentioned above, the redevelopment of existing properties is one method of increasing housing affordable to a variety of income levels. Redevelopment of older properties can remove lead based paint hazards from the community, leading to safer housing.

The Manatee County Health Department conducts environmental lead assessments through their office of epidemiology to individuals referred to them by a physician. The city's housing rehabilitation program addresses lead based paint hazards in the homes being renovated. This is vital, since a rather large area of Bradenton in the 34205 zip code has areas of housing that exceed the national average for pre-1950 or pre-1970 housing, meaning residents are more likely to be exposed to lead based paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

Most of the homes renovated by the City of Bradenton were built prior to 1978, so lead paint testing and remediation are part of the process. Many of the homeowners assisted through these programs are adults with no children living in the home, although they have children that visit. These homes are located in the 34205 and 34208 zip codes, two of the zip codes identified by the state as having neighborhoods with housing that exceeds the national average for pre-1950 or pre-1970 housing. Most of the housing renovated was built between 1950 and 1975.

How are the actions listed above integrated into housing policies and procedures?

Since lead based paint testing is required by law, it is part of the housing rehabilitation programs funded by the City of Bradenton. If paint is going to be disturbed, the house needs to be tested for lead based paint prior to starting work and disturbing the paint. If any lead based paint is found it is remediated prior to work starting on the home. A copy of the lead based paint report and documentation of the clearance are provided to the homeowner.

SP-70 Anti-Poverty Strategy - 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The poverty rate for all people in Manatee County was 14.8% according to the 2024 American Community Survey 5-Year Estimate. Assisting people with lifting themselves out of poverty is a high priority for the City through its different funding sources.

The city supports a variety of programs aimed at increasing the income and self-sufficiency of low and moderate-income residents. This includes, but is not limited to financial literacy, budgeting, literacy, and job-training programs. Many of these programs are considered public service programs, so if they are

funded through CDBG they are subject to the 15% public services cap. The city provides letters of support to nonprofits who are pursuing other funding for these types of activities.

The city also has three Community Redevelopment agencies operating in low and moderate-income neighborhoods to improve the overall quality of these neighborhoods, including expanding economic opportunities. The city is also part of the Bradenton Area Economic Development Corporation, which is charged with diversifying Manatee County's economy, including the City of Bradenton.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The city consults with local nonprofits during the development of the Consolidated Plans and Annual Action Plans to gain a better understanding of the needs of the community, including affordable housing needs, and how to meet these needs. When the SHIP LHAP is under development, the city's policies regarding development are reviewed to ensure that they are not stifling the production of affordable housing. The incentives the city offers for the production of affordable housing are also reviewed annually.

Homelessness prevention and housing are an integral part of reducing the number of poverty-level families in the City of Bradenton, as are opportunities for increased self-sufficiency. By meeting with and coordinating efforts between the city, the county, and community service providers, duplication of services can be decreased and focus can be increased.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

A subrecipient application process is used for funding activities in furtherance of the goals contained in the Consolidated Plan. Applicants are scrutinized to ensure that they are addressing the needs of the community and have the capacity to carry out the activities for which they are requesting funding. the city provides technical assistance as needed during this process. Once the activities are underway, the city uses a combination of desk monitoring and onsite monitoring of subrecipients to ensure that they are carrying out the activities according to the terms of their subrecipient contracts.

Subrecipients are also monitored monthly, as they submit their requests for reimbursement. These payment request packages are reviewed to ensure that they are complete and that the expenses are eligible under the terms of the subrecipient contracts. If there is a discrepancy, the subrecipient is consulted with regarding the discrepancy prior to the request being submitted for payment by program staff. This ensures that payments are made for eligible activities in real time, rather than funding the

subrecipients up front by writing checks to them at the beginning of the year and hoping that they are spending the funds on eligible activities.

Expected Resources

AP-15 Expected Resources - 91.220(c)(1,2)

Introduction

This section of the Consolidated Plan identifies the resources the city will have available to meet the community needs identified in the Consolidated Plan. In addition to the resources identified below, the city may be able to access other sources of funding, such as program income or other grants.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	421,066.00	0.00	0.00	421,066.00	1,684,264.00	Housing needs, homeless needs, elder needs, infrastructure, other public improvements.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

None of these funding sources have matching requirements. SHIP funding and HLMP funding complement each other because HLP funding can be part of a rehabilitation project by covering the cost of installing roofs, windows, and doors. Both SHIP and CDBG funding can be used for rental assistance and foreclosure prevention projects. For housing construction, CDBG can be used for land acquisition and SHIP can be used for the construction of housing. For many projects, both public service and community development, CDBG funding leverages funding from other sources.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City keeps a list of surplus properties suitable for affordable housing, pursuant to F.S. 166.0451(2). These properties may be:

- Used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing
- Offered for sale and the proceeds used to purchase land for the development of affordable housing
- Offered for sale and the proceeds used to increase the local government fund earmarked for affordable housing
- Sold with a restriction that requires the development of the property as permanent affordable housing
- Donated to a non-profit housing organization for the construction of permanent affordable housing
- Otherwise made available for the production and preservation of permanent affordable housing.

In addition to these properties, the City's Community Redevelopment Agency also has a list of its properties that have been declared suitable for affordable housing.

Discussion

The City has different resources at its disposal to meet the needs of the community, which primarily revolve around housing needs. These resources include federal and state funds and property that can be used for the development of affordable housing. These resources can complement each other and leverage other sources of funding.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable housing construction, preservation	2026	2030	Affordable Housing Non-Homeless Special Needs	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05	Housing needs	CDBG: $125,000.00	Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Community safety	2026	2030	Non-Housing Community Development	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05	Community safety	CDBG: $127,043.57	Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
3	Affordable housing-accessibility	2026	2030	Affordable Housing Homeless	CENSUS TRACT 1.03	Homeless needs	CDBG: $17,341.45	Homeless Person Overnight Shelter: 10 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public facilities and improvements	2026	2030	Non-Housing Community Development	CENSUS TRACT 1.03	Public facilities and improvements	CDBG: $39,002.38	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5060 Persons Assisted
5	Elder needs	2026	2030	Non-Homeless Special Needs	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05	Elder needs	CDBG: $27,923.00	Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
6	Homeless needs	2026	2030	Homeless	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05	Homeless needs	CDBG: $21,900.00	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable housing construction, preservation
	Goal Description	The City will seek to preserve its existing stock of affordable housing by assisting low-income homeowners with making repairs to their homes. These repairs may include accessibility improvements and wind mitigation improvements. Funding will be available for the acquisition of property for affordable housing production, SHIP funding for the construction of affordable housing, and funding for the acquisition and rehabilitation of existing housing for resale to income-eligible homebuyers.
2	**Goal Name**	Community safety
	Goal Description	The intention of this goal is to improve community safety by addressing blighted structures on a spot basis, preventing people from illegally accessing abandoned and dilapidated structures, and working with property owners to address nuisance properties.
3	**Goal Name**	Affordable housing- accessibility
	Goal Description	The City will address accessibility to affordable housing this year by engaging community partners who have experience in providing this type of assistance.
4	**Goal Name**	Public facilities and improvements
	Goal Description	For 2026-27, the City will fund the design of parking and streetscape improvements at the northwest corner of 9th St. W. and 17th Ave. W.
5	**Goal Name**	Elder needs
	Goal Description	The city will meet the needs of its elderly residents by providing meal delivery to homebound seniors.
6	**Goal Name**	Homeless needs
	Goal Description	The city will address the needs of people who are homeless or at risk of homelessness (other than their housing needs) by providing dental health care for up to 250 low and moderate income residents who are homeless or at risk of homelessness.

AP-35 Projects - 91.220(d)

Introduction

Low- and moderate-income households in the community will benefit from these projects through a combination of activities intended to preserve and expand affordable housing, address the needs of households that are homeless or at risk of homelessness, and services to elderly residents. These activities will be carried out by nonprofit subrecipients and city staff.

#	Project Name
1	Program Administration
2	Code/Blight Enforcement
3	Affordable housing preservation
4	CRA 9th St. W. Streetscape and Parking Project
5	Salvation Army HOT Beds
6	Meals on Wheels Unfunded Senior Meals
7	Project SMILE

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Most of these projects will benefit households living in the city's local target area, an area of high minority population concentration and some of the highest poverty levels in the city. These neighborhoods have seen improvement over the past several years and some private investments made in them. The projects planned for 2026-27 address high-priority needs- affordable housing, homeless needs, elder needs, and community safety.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Program Administration
	Target Area	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05
	Goals Supported	Affordable housing construction, preservation Community safety
	Needs Addressed	Housing needs Homeless needs Elder needs Community safety Public facilities and improvements
	Funding	CDBG: $84,213.20
	Description	This project will cover the cost of general program administration.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 low and moderate income households will benefit from this project, including special needs households.
	Location Description	Bradenton City Hall, 101 12th St. W. Bradenton, FL 34205
	Planned Activities	General program administration, including monitoring and conducting environmental reviews.
2	**Project Name**	Code/Blight Enforcement
	Target Area	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05
	Goals Supported	Community safety
	Needs Addressed	Community safety
	Funding	CDBG: $127,043.57

	Description	This project will cover the cost of a code and blight enforcement officer working in the local target area, addressing blighted structures on a spot basis. This officer will identify, inspect, monitor, and coordinate enforcement actions for vacant, abandoned, or poorly maintained properties. Part of the job will involve ensuring that these structures are not illegally occupied.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	This project will take place in low and moderate income census tracts. Indirectly, it will benefit approximately 3000 low and moderate households living in these neighborhoods. Directly, the code/blight enforcement officer expects to inspect approximately 100 buildings during the year.
	Location Description	The project will take place in the local target area. It will be based out of the Bradenton Police Department, 100 10th St. W. Bradenton, FL 34205.
	Planned Activities	Inspection of vacant and abandoned buildings, ordering people occupying these buildings to leave, issuing trespass warnings, providing people encountered with information on services offered for people who are homeless.
3	**Project Name**	Affordable housing preservation
	Target Area	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05
	Goals Supported	Affordable housing construction, preservation
	Needs Addressed	Housing needs
	Funding	CDBG: $116,000.00
	Description	This project will preserve affordable housing through the rehabilitation of existing owner-occupied homes. It will facilitate the construction of housing (using SHIP funds). SHIP funds may also be used for property acquisition. Existing structures may also be acquired and rehabbed for resale to income-eligible homebuyers using either funding source. CDBG funding will be used to preserve affordable housing by addressing property code violations for low- and moderate-income homeowners, some of whom do not have homeowner's insurance, making them ineligible for SHIP assistance.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	This project could assist up to six low-income households with housing rehabilitation activities and five households with wind mitigation improvements.
	Location Description	This activity will take place citywide, with a priority on serving households in the local target area. Special needs households will also receive a priority.
	Planned Activities	Housing rehabilitation, accessibility improvements, wind mitigation improvements.
4	**Project Name**	CRA 9th St. W. Streetscape and Parking Project
	Target Area	CENSUS TRACT 1.03
	Goals Supported	Public facilities and improvements
	Needs Addressed	Public facilities and improvements
	Funding	CDBG: $30,649.33
	Description	This project will fund the cost of designing a streetscape and parking project in census tract 1.03, near LECOM field. This project is located in the City's CRA area and the CDBG local target area, which gives it a priority for funding.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 5,060 people living in 1,260 households in census tract 1.03. 89.73% of the population is low-moderate income. It will remove blighted structures from the neighborhood and replace them with a lighted parking lot, improved sidewalks, and improved stormwater design. It will facilitate economic development by providing people with a place to park while they are shopping stores and restaurants in the area. It will also provide parking for events at LECOM Field and the new city park under construction a few blocks away.
	Location Description	The property is on the northwest corner of 9th St. W. and 17th Ave. W. (parcel ID# 4424700109).
	Planned Activities	Civil, landscape, and stormwater design.
5	**Project Name**	Salvation Army HOT Beds
	Target Area	CENSUS TRACT 1.03
	Goals Supported	Affordable housing- accessibility
	Needs Addressed	Homeless needs

	Funding	CDBG: $13,336.90
	Description	This project will set side two beds at Salvation Army Homeless Shelter for people encountered through its Homeless Outreach Team (HOT) at a rate of 65.00 per night.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	This activity will fund approximately 10 people for 267 nights at the Salvation Army Shelter. Beneficiaries of this service will be low and moderate income households experiencing housing instability or homelessness.
	Location Description	The beds are at The Salvation Army's Homeless Shelter, 1204 14th St. W. Bradenton, FL 34205.
	Planned Activities	A bed for the night, along with case management services to regain stability and independence.
6	**Project Name**	Meals on Wheels Unfunded Senior Meals
	Target Area	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05
	Goals Supported	Elder needs
	Needs Addressed	Elder needs
	Funding	CDBG: $27,923.00
	Description	This project will provide meals delivered to at least 30 homebound seniors at a cost of $7.30 per meal. The meal delivery will also serve as an informal welfare check for these seniors.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Up to 30 low and moderate income homebound seniors will benefit from this service. The actual number of beneficiaries depends on the number of meals delivered per household.
	Location Description	Meals are prepared for delivery at Meals on Wheels Plus of Manatee County's facility at 811 23rd Ave. W. Bradenton, FL 34208.
	Planned Activities	The meals are prepared by Metz Culinary Management, a licensed senior meal producer and are approved by a registered dietician. They are designed to meet the nutritional needs of senior citizens as determined by the Department of Elder Affairs. The meals are delivered by volunteers.

7	**Project Name**	Project SMILE
	Target Area	CENSUS TRACT 1.03 Census Tract 7.03 Census Tract 7.04 Census Tract 7.05
	Goals Supported	Homeless needs
	Needs Addressed	Homeless needs
	Funding	CDBG: $21,900.00
	Description	This project will provide dental health services to low- and moderate-income residents who are homeless or at risk of homelessness.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	This project is expected to serve up to 25 low and moderate income residents who are homeless or at risk of homelessness. Some of those served by this project may be elderly, handicapped, or disabled.
	Location Description	Dental health services will be provided at Turning Points, 701 17th Ave. W., Bradenton, FL 34205
	Planned Activities	CDBG funding will cover a portion of the professional fees for licensed dentists who provide clinical services necessary for denture treatment, including evaluation, surgical preparation, fitting, and follow-up care. CDBG funds will also support the purchase of custom dental prosthetic devices fabricated by a licensed external laboratory. Turning Points has a Health Center, which is able to provide dental and medical services to low and moderate income households.

AP-50 Geographic Distribution - 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The city's local target area is composed primarily of neighborhoods on the east side of Bradenton, except for the neighborhoods in census tract 1.03, which is bordered on the west by 9th St. W. These neighborhoods have a high concentration of minority residents, primarily Black and Hispanic households. They also have high levels of poverty. The distribution of funds below is an estimate of how CDBG funding will be spent within the local target area. Approximately 10% of the city's entitlement funding will be spent in other areas of the city outside of the local target area. However, it will still be spent to benefit low and moderate-income households.

Geographic Distribution

Target Area	Percentage of Funds
CENSUS TRACT 1.03	40
Census Tract 7.03	20
Census Tract 7.04	20
Census Tract 7.05	10

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As mentioned above, the local target area is comprised of a high concentration of minority residents and has some of the highest concentrations of poverty in the city. It is also the location of the city's public housing units. The poverty levels in these neighborhoods have been slowly declining over the past several years in these neighborhoods, which may be a reflection of the public and private investments being made in them.

Discussion

By giving funding priority to activities that benefit the local target area neighborhoods, the city is helping to improve the lives of the people that live there. Most of the funding has been for activities that produce something tangible, such as infrastructure repairs, public facilities construction, such as the new city park in census tract 1.03, and home repairs. Residents have also benefited from services provided to them through CDBG and other sources of public funding.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

The city will use its SHIP, HLMP, and CDBG funding primarily to preserve affordable housing in the city. Preservation will be accomplished by repairing homes owned by low and moderate-income residents, primarily in the city's target areas. In addition to making needed repairs, the city will use its available funding to improve accessibility to homes occupied by residents that are elderly, handicapped, or disabled. Some homes may have wind mitigation work completed if the city is awarded HLMP funding this year.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	20
Special-Needs	35
Total	65

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	20

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

As mentioned above, the city's funding will be used primarily to preserve existing affordable units, with an emphasis on homes located in the city's local target area. Some of the city's funding will be used to preserve people's housing by providing emergency rental assistance so that people do not end up homeless.

AP-60 Public Housing - 91.220(h)

Introduction

The Housing Authority of the City of Bradenton has public housing units located within the Bradenton city limits, and some of its Housing Choice Voucher program participants may live within the city limits. Manatee County Housing Authority has public housing units located outside of Bradenton city limits. However, they also have a Housing Choice Voucher program and some of those program participants may be living within the Bradenton city limits.

Actions planned during the next year to address the needs to public housing

The Housing Authority of the City of Bradenton is not listed as a troubled agency by HUD, and its public

housing units have been well maintained. The city has made improvements to the roads and sidewalks around the housing authority's Page and Sugg properties, which were constructed in the 1960s.

Over the next year, the City will address the needs of public housing by continuing to make infrastructure improvements around these properties and to support their redevelopment.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Both the Housing Authority of the City of Bradenton and Manatee County Housing Authority have public housing residents on their boards of commissioners. The Manatee County Housing Authority operates a family self-sufficiency program. When the city has purchase assistance available, both housing programs are notified of the availability of this opportunity, along with the application requirements. Homeownership can be an opportunity for households that are reaching zero HAP (Housing Assistance Payment), which means that they are responsible for paying all of their rent, without assistance from the housing program. In many cases, the Small Area Fair Market Rents (SAFMR) can be nearly equal to mortgage payments, so purchase assistance can be the difference between a family continuing to rent, unable to build wealth, and becoming a homeowner and building wealth.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Neither of the housing authorities mentioned above are designated as troubled. They are both designated as high performers.

Discussion

Housing program participants in the city are served by two high-performing housing agencies and have access to public housing units that are in good shape. The city also has a number of assisted properties with below-market rents available for rental by these households if they are participants in the Housing Choice Voucher program. Housing Choice Voucher participants that have achieved a sufficient income level that they are paying all of their rent (zero HAP) have the opportunity to become homeowners if that is their choice.

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction

The City of Bradenton has seen its homeless population decrease slightly over the past year. There are several programs that work with the different types of homeless populations, including veterans who are homeless and unaccompanied minors. The city lacks emergency shelter for some types of families, such as intact families and single fathers with children, so these needs are served through emergency homeless programs operated by nonprofit subrecipients. Manatee County has recently added transitional housing for these types of households. Community nonprofits also serve people who have been recently discharged from systems of care, usually the hospital. Rather than being discharged into homelessness, these individuals are provided with temporary shelter until they are able to secure housing that is more permanent.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The city provides funding to subrecipients who have expertise in working with people who are homeless, including people who are chronically homeless. For the 2026-27 program year, the city will provide funding for homeless prevention, helping people avoid homelessness because they have fallen behind on their rent through no reason of their own.

Nonprofits in the community will continue to serve people who are homeless, including the unsheltered homeless. Turning Points provides a wide range of services, including medical and dental services, mail services, food services, and services for veterans. The Salvation Army works with homeless individuals and families, providing emergency shelter and a path back to permanent housing through their Pathways to Hope program.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Salvation Army operates an emergency shelter in the city, and their Pathways to Hope program provides transitional housing for people who are homeless as they work on getting stabilized and back into housing. They submitted a funding request for a homeless prevention program this year, to help families from becoming homeless. Turning Points may also assist people who are homeless with securing temporary shelter, depending on funding availability. The Bradenton Police Department assists people who are homeless and need emergency shelter from time to time. These organizations all participate in the Manatee Sarasota Continuum of Care so that they can stay up to date on the homeless population in Manatee County as well as Sarasota County. There are also a few small providers of transitional housing in the city that provide housing for people recovering from addiction. As mentioned above, Manatee County added two new transitional housing facilities: one for families that are homeless and one for single

women with substance abuse issues.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Besides Salvation Army's Pathways to Hope program, they offer a program for inmates newly released from incarceration with transitional housing available for up to six months. This enables program participants time to get reestablished and secure permanent housing. Family Resources offers shelter for unaccompanied youth and services to assist them with reuniting with their family or finding a stable living placement. Turning Points offers short-term assistance to either prevent families from becoming homeless or to help them transition from homelessness to stable housing. This assistance comes with counseling to ensure that they will be able to be stable rather than facing homelessness again.

Turning Points offers veterans services, to help veterans avoid becoming homeless or to help them transition from homelessness to stable housing. Manatee county Government operates a veterans services program to assist veterans through the process of obtaining VA benefits, other state and local benefits, obtaining discharge papers, and upgrading their military discharges. These services can help veterans obtain the resources they need to avoid becoming homeless. If they are homeless, this assistance can help them with obtaining housing.

HOPE Family Services provides emergency shelter for victims of domestic violence and services to help them become stabilized in housing. They also assist the children of domestic violence victims. Their program ensures that victims of domestic violence (and their children) have a safe place to go, rather than fleeing domestic violence into homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Salvation Army will be operating a homeless prevention program this year, using CDBG funding to assist low and moderate-income households who have fallen behind on their rent through no fault of their own. They will provide recipients with financial counseling and budgeting assistance to decrease the

possibility of them getting into the same predicament.

Turning Points assists people who have been recently discharged from the hospital with finding temporary shelter while they work on finding them more permanent housing. They also offer services for people who are homeless to assist them in getting back on their feet and into housing.

As previously mentioned, Family Resources provides shelter and services for youths who are homeless. Most youth-oriented facilities and services are located in Sarasota County, including services and housing for youth aging out of foster care. These services include a youth action board, working with youth to develop the skill so that they can advocate for their needs, a drop-in center operated by Harvest House in north Sarasota County, and rental subsidies so that they can secure stable housing while they continue their education.

People who have mental health issues may be served through homes and services operated by Volunteers of America. Their programs range from group supportive housing to independent housing with access to programs and services, including employment training. They also offer veterans' housing.

Discussion

There are many resources in Bradenton available for people who are homeless or at risk of homelessness, and these resources are available to many different populations. The City of Bradenton solicits input annually during the development of its Annual Action Plans to determine the needs of the community and to engage community partners who have the expertise to meet these needs. These community partners are also participants in the Manatee Sarasota Continuum of Care, working to end homelessness in the area.

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

The largest barriers to affordable housing continue to be accessibility and availability. Both the price for homeowner housing and the market rents for rental housing in the City have been increasing over the past few years. More affordable housing rental units would help with the situation, and the city has provided the local government contribution for a number of Low Income Housing Tax Credit (LIHTC) projects that have applied for funding from Florida Housing Finance Corporation. However, many of these projects have either received high lottery numbers, meaning they won't be funded in that year, or they have been denied due to Florida Housing Finance Corporation's proximity rules.

Economic development activities such as job training, entrepreneurship, education, and financial literacy can assist city residents with increasing their income, which may help with the housing affordability issue. However, some individuals, such as the elderly, disabled, and handicapped may have more limited options with regard to increasing their income, but they will still need a place to live that is affordable,

decent, safe, and sanitary. These groups have the highest need for housing that they can afford.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The city has some incentives in place to incentivize the development of affordable housing, such as height and density bonuses that are part of its comprehensive plan and land use regulations. There are additional incentives available, but the city has not developed procedures for considering and applying these incentives for affordable housing but is expecting to do this in the coming year.

The city has been reviewing its policies regarding development, zoning, fees and charges at least every three years to ensure that they are not stifling the development of affordable housing. Over the past few years, the city has supported the development of affordable rental complexes through a combination of development incentives and financial support.

The city has reviewed its inventory of publicly owned land and determined that there are some parcels that would be suitable for affordable housing development. This includes properties owned by the city CRAs. The city will accept proposals from developers for these properties for the development of affordable housing, for both renters and homeowners.

Discussion

The city has attempted to meet its affordable housing needs by leveraging private and public funding through the tax credit financing program operated by Florida Housing Finance Corporation. However, several of these projects have not been funded due to the number of competing projects or their proximity to existing projects. The city will continue to provide support for projects as they are presented.

The city already offers several incentives for the construction of affordable housing, particularly in the areas covered by form-based code. Some of these incentives may need to be refined so that housing developers have a clearer idea of what the incentives offer in exchange for the construction of affordable housing. An inventory of public land to determine if the city owns any property suitable for affordable housing citywide, including the CRA districts, was recently completed. Through these activities, the city hopes to develop housing that is affordable to a variety of income groups.

AP-85 Other Actions - 91.220(k)

Introduction

The city will take the following steps in the coming year to address obstacles to meeting underserved needs, to foster and maintain affordable housing, to reduce lead-based paint hazards, and reduce the

number of poverty-level families. These activities will create a more suitable living environment for the city's low and moderate-income residents.

Actions planned to address obstacles to meeting underserved needs

When possible, the city will collaborate with other agencies addressing the same needs in order to increase resources and avoid duplication of efforts. Some of these other agencies, such as those who work with people who are developmentally disabled, may apply for assistance through the city's multifamily rental housing project or housing rehabilitation project. Other agencies may apply for funding for public-service related activities, such as emergency housing assistance, rental assistance, or economic development activities. Most of these agencies have several years of experience serving their particular populations, so it makes more sense for the city to collaborate with the agencies rather than attempting to take on the task of meeting these underserved needs.

Actions planned to foster and maintain affordable housing

The city plans to maintain its affordable housing stock by continuing to fund housing rehabilitation programs operated by the city. To make housing more affordable to first-time homebuyers, the city will offer purchase assistance. This purchase assistance is flexible, so it can be used in a variety of ways to make the home purchase affordable. It can be used with other forms of assistance, such as homebuyer programs from the Florida Housing Finance Corporation and the Federal Home Loan Bank in Atlanta.

The city will consider opportunities to assist in the production of affordable housing, for rental and homeownership, as they arise. The city has several tools at its disposal to foster the production of affordable housing, including SHIP and CDBG funding for local government contributions to LIHTC projects, fee waivers, waivers on height and density requirements, density bonuses, flexible lot configurations, flexible parking requirements, to name a few.

Actions planned to reduce lead-based paint hazards

The City will continue to address lead based hazards as it encounters them in its housing rehabilitation program.

Actions planned to reduce the number of poverty-level families

The City of Bradenton will continue to coordinate its efforts with local nonprofits and public housing agencies in reducing the number of poverty-level families. This coordination can include supporting programs such as job-training programs, entrepreneurship programs, and even improving areas of the

city to make them more attractive and facilitate economic development.

Actions planned to develop institutional structure

The city will improve coordination between its different departments, so that they are better able to meet the needs of the community. For outside agencies, the city will advise them of when funds are available, both at the beginning of the program year cycle and during the year if funding becomes available through the substantial amendment process. When agencies are funded, the city will provide them with technical assistance, particularly those applying for funds for the first time so that they understand their obligations regarding the use of CDBG funds.

Actions planned to enhance coordination between public and private housing and social service agencies

The city has a long relationship with some social service agencies in the community. The city will work with the Housing Authority of the City of Bradenton to enhance communications, as well as to work toward enhancing communications with other service providers.

Discussion

Increased communication between the city and service providers will help the city to better meet the needs of the community. This is important because all agencies are trying to accomplish their missions with fewer resources. Furthermore, by educating service providers about the needs identified in the city's Consolidated Plan and the obligations involved in using CDBG funds, the city will continue to have successful funding outcomes.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(l)(1,2,4)

Introduction

Below are the city's program specific requirements. Historically, the city has not funded any float-funded activities or accessed any Section 108 loans and will not be using these financing mechanisms during the 2026-27 program year. All program income received will be reprogrammed before the end of the program year.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

Discussion

As mentioned above, the city has not float-funded activities or accessed Section 108 loan funding and does not expect to do so in the coming year. The City has not received a significant amount of program income in the past few years. When program income is received it is reprogrammed immediately.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** 2014 Point in Time Survey
	List the name of the organization or individual who originated the data set. Suncoast Partnership to End Homelessness
	Provide a brief summary of the data set. The Point in Time Survey was an attempt to count all of the people who are homeless in Manatee and Sarasota counties. The City of Bradenton is located in Manatee County. There is no data available for the City of Bradenton.
	What was the purpose for developing this data set? To get as accurate an accounting as possible of the people who are homeless in the area.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2014.
	Briefly describe the methodology for the data collection. Staff from different agencies participating in the Manatee-Sarasota Continuum of Care as well as volunteers went out into the area searching for people who are homeless, using a survey developed for this purpose
	Describe the total population from which the sample was taken. People who are homeless in Manatee and Sarasota counties
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Respondents surveyed were people who are homeless in Manatee and Sarasota counties. Respondents were of various ages and ethnicities. Military veterans were included in the sample.
2	**Data Source Name** U.S. Census American Fact Finder
	List the name of the organization or individual who originated the data set. United Sates Department of Commerce United States Census Bureau
	Provide a brief summary of the data set. The data collected from the 2010 U.S. Census particular to the City of Bradenton can be found through the American Fact Finder. It includes demographic, housing, economic, and social data about residents of the City of Bradenton.

	What was the purpose for developing this data set? This data set was developed as part of the U.S. Census.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2010
	Briefly describe the methodology for the data collection. The data collection was completed through mail surveys and door-to-door data gathering.
	Describe the total population from which the sample was taken. The U.S. population.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Respondents were from a variety of ethnic background and ages. Depending on the data collected, the units of measure were either individuals or households.
3	**Data Source Name** 2014 HUD FMR and HOME rent limits
	List the name of the organization or individual who originated the data set. U.S. Department of Housing and Urban Development
	Provide a brief summary of the data set. The Fair Market Rents (FMR) were established based on the rents for comparable units in a given area. The HOME Rent limits were established for rental properties assisted through the HOME program. Both data sets are updated annually.
	What was the purpose for developing this data set? The purpose of developing these data sets was to provide a baseline for evaluating units receiving subsidies through the programs.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2014
	Briefly describe the methodology for the data collection. Fair Market Rents are derived from data collected 2007-2011 by the American Community Survey (ACS). They are updated by one-year ACS survey data in areas where this data is available. The Consumer Price Index (CPI) rent and utility indexes also play a part in calculating the Fair Market rents.
	Describe the total population from which the sample was taken. The U.S. rental market. For this plan, the Bradenton-Sarasota-Norths Port MSA rental market.

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The unit of measure is the given apartment size for the Fair Market Rent calculated.
4	**Data Source Name** Vacant REO properties City of Bradenton
	List the name of the organization or individual who originated the data set. RealtyTrac
	Provide a brief summary of the data set. Realty Trac lists all of the REO properties available in Bradenton.
	What was the purpose for developing this data set? To aid in the selling of these properties.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2016-2017
	Briefly describe the methodology for the data collection. Viewing the Clerk of Court website for information on foreclosure dates, contact with banks holding the properties to list them on RealtyTrac.
	Describe the total population from which the sample was taken. Properties within Bradenton that are bank owned
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Unit of measure is a vacant REO property. They are gathered from the 11,985 owned and 9,160 renter-occupied homes in the city, including condos and townhomes.
5	**Data Source Name** U.S. Census Bureau Quick Facts 2015-2019
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. U.S. Census Bureau Quick Facts provide a concise overview of the jurisdiction.
	What was the purpose for developing this data set? The purpose of developing this dataset was to update demographics for jurisdictions with 5,000 or more people.

	Provide the year (and optionally month, or month and day) for when the data was collected. Updated 12/23/14-12/10/20, depending on the dataset. Thae dataset for median income was updated 12/10/20
	Briefly describe the methodology for the data collection. This data was distilled from the U.S. Census projections.
	Describe the total population from which the sample was taken. City of Bradenton residents, approximately 59,439 of them.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Data was collected from individual responses from the City of Bradenton's residents, who are 75.1% White, 18.4% Black, 1.2% Asian, 1.8% two or more races. Of this population, 18.2% identify as Hispanic/Latino.
6	**Data Source Name** 2013-2017 CHAS
	List the name of the organization or individual who originated the data set. U.S. Department of Housing and Urban Development
	Provide a brief summary of the data set. HUD provides the CHAS data as a method for determining housing needs and housing problems so that local jurisdiction have an idea of how to best spend their CDBG funding.
	What was the purpose for developing this data set? To determine the housing problems and housing needs within the jurisdiction.
	Provide the year (and optionally month, or month and day) for when the data was collected. The new CHAS data sets were released 8/25/20 and are derived from the 2013-2017 American Community Survey.
	Briefly describe the methodology for the data collection. The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income). It is also important to consider the prevalence of housing problems among different types of households, such as the elderly, disabled, minorities, and different household types. The CHAS data provide counts of the numbers of households that fit these HUD-specified characteristics in HUD-specified geographic areas.
	Describe the total population from which the sample was taken. The sample was taken from the population of the City of Bradenton.

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The data is provided as individuals and households, and includes other information such as age, race, ethnicity, and so forth.
7	**Data Source Name** 2020 Point in Time Summary
	List the name of the organization or individual who originated the data set. Suncoast Partnership to End Homelessness
	Provide a brief summary of the data set. The data provided was a summary from the Point in Time survey conducted in late January 2020.
	What was the purpose for developing this data set? This data set was developed in order to get a better idea of homelessness in the Manatee-Sarasota area.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This data is concentrated in Manatee and Sarasota counties, since this is where the local Continuum of Care (FL500) operates.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? January 2020
	What is the status of the data set (complete, in progress, or planned)? Complete
8	**Data Source Name** City-Data.com
	List the name of the organization or individual who originated the data set. Advameg, Inc.
	Provide a brief summary of the data set. This dataset looks at the median price of condos and single-family homes in the City of Bradenton
	What was the purpose for developing this data set? To provide general information about the City of Bradenton.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2019

	Briefly describe the methodology for the data collection. survey
	Describe the total population from which the sample was taken. This survey was taken from real estate sales in the area for 2019.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. This survey looked at all of the property sales in Bradenton and calculated a median price.
9	**Data Source Name** 2019 HOME Program Rents
	List the name of the organization or individual who originated the data set. U.S. Dept. of HUD.
	Provide a brief summary of the data set. This data set includes FMRs, high HOME rents, low HOME rents, 50% rent limits and 60% rent limits.
	What was the purpose for developing this data set? HUD developed this data set for defining the 2019 HOME rent limits.6/28/19
	Provide the year (and optionally month, or month and day) for when the data was collected. Effective 6/28/19
	Briefly describe the methodology for the data collection. survey
	Describe the total population from which the sample was taken. This survey looked at all the rents for different-sized units in the Bradenton-Sarasota-North Port MSA and calculated a fair market rent for each size unit based on this information.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The fair market rents are sorted based on unit size.
10	**Data Source Name** HUD 2020 CoC Homeless Assistance Programs HIC Repo
	List the name of the organization or individual who originated the data set. Manatee-Sarasota Continuum of Care

	Provide a brief summary of the data set. This dataset shows bed availability in the Manatee-Sarasota Continuum of Care, which covers Manatee and Sarasota counties.
	What was the purpose for developing this data set? HUD directs CoCs to inventory their bed availability each year to determine availability and needs.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2020
	Briefly describe the methodology for the data collection. The Manatee-Sarasota Continuum of Care took an inventory of the numbers and types of beds available through the different homeless service providers operating within the continuum.
	Describe the total population from which the sample was taken. Homeless service providers in Manatee and Sarasota counties that participate in the Continuum of Care.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Homeless service providers.

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Bradenton

* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000283

* c. UEI: 040877557000

d. Address:

* Street1: 101 Old Main Street

Street2:

* City: Bradenton

County/Parish:

* State: FL: Florida

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 34205-7865

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.

* First Name: Vicki

Middle Name:

* Last Name: White

Suffix:

Title: Housing and Community Development Manager

Organizational Affiliation:

* Telephone Number: 941-932-9493

Fax Number:

* Email: vicki.white@bradentonfl.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S Department of Housing and Urban Development

11. Assistance Listing Number:

14.218

Assistance Listing Title:

Community Development Block Grant/ Entitlement Grant

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

City of Bradenton 2026-2030 Consolidated Plan and 2026-2027 Annual Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 16 * b. Program/Project: 16

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2026 * b. End Date: 09/30/2027

18. Estimated Funding ($):

* a. Federal	421,066.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	421,066.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Gene

Middle Name:

* Last Name: Brown

Suffix:

* Title: Mayor, Gene Brown

* Telephone Number: (941)932-9400. ext. 450 Fax Number:

* Email: gene.brown@bradentonfl.gov

* Signature of Authorized Representative: * Date Signed: 05/13/2026

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction’s consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

	5/13/2026
Signature of Authorized Official	Date

Mayor

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _2026-2027_____[a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

_____	5/13/2026
Signature of Authorized Official	Date

Mayor
_____
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 02/28/2027

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix:	Mr.	*First Name:	Gene
Middle Name:			
*Last Name:	Brown		
Suffix:			

*Title: Mayor, City of Bradenton

*Applicant Organization: City of Bradenton

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

*Signature: *Date: 05/13/2026

AGENDA ITEM NO. 6.b

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Vicki White, Administrative Services

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution 26-43 - State Housing Initiatives Partnership (SHIP) Revised Rehabilitation Loan

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
On March 12, 2025, the City approved housing a rehabilitation loan in the amount of $98,070.00 to Karen Magee and Andrea Rankin. This loan amount did not take into consideration the costs incurred in the process of determining the scope of work for the project. The inspection costs brought the project costs to $100,242.00, over the rehab loan limit of $100,000.00. Since these additional costs were discovered after the project was completed, the Florida Housing Department was consulted regarding possible compliance issues. Their determination was that it would be acceptable for the City to grant an exception to the loan limit after the fact.

FINANCIAL IMPACT:
There will be no financial impact to the City as this project was completed using SHIP funds.

ATTORNEY REVIEW/RECOMMENDATION:
The resolution for approving the exception was reviewed by the City Attorney.

SUGGESTED MOTION:
Motion to approve Resolution 26-43.

ATTACHMENTS:
Resolution 26-43

CITY OF BRADENTON
RESOLUTION NUMBER 26-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, APPROVING THE REVISED SHIP REHABILITATION LOAN FOR 2505 12th AVENUE WEST, BRADENTON, FL 34205 FOR $100,242.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Bradenton wishes to preserve its affordable housing stock by providing funds for housing rehabilitation; and

WHEREAS, Karen and Andrea Rankin Magee (the "Owners") were determined eligible to receive assistance with rehabilitation of their home located at **2505 12th Avenue West, Bradenton, FL 34205;** and

WHEREAS, on March 12, 2025, the City awarded funding to Owners in the amount of $98,070.00 (the "Award Amount") for the housing rehabilitation project at their home located at 2505 12th Avenue West, Bradenton, FL 34205; and

WHEREAS, the Award Amount did not take into consideration the cost of inspections completed as part of the housing rehabilitation process, resulting in a revised project cost of $100,242.00; and

WHEREAS, the City Council of the City of Bradenton grants a limited exception to the LHAP 2023-2026 Section II, Strategy B Housing Rehabilitation, for Owners, increasing the maximum award from $100,000.00 to $100,242.00;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA:

1. The City Council of the City of Bradenton hereby grants a limited exception to the LHAP 2023-2026 Section II, Strategy B Housing Rehabilitation, for Owners, increasing the maximum award from $100,000.00 to $100,242.00;

2. The City of Bradenton hereby approves the revised SHIP Housing Rehabilitation loan in the amount of $100,242.00 to the Owners for their property located at 2505 12th Avenue East, Bradenton, Florida 34205;

3. The Mayor is authorized to execute this Resolution approving the funding; and

4. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS 13th DAY OF MAY 2026.

ATTEST:

Tamara Melton CITY CLERK	Gene Brown Mayor

APPROVED AS TO FORM:

Scott Rudacille
CITY ATTORNEY

AGENDA ITEM NO. 6.c

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Vicki White, Administrative Services

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution 26-45 - State Housing Initiatives Partnership (SHIP) Housing Rehabilitation Loan

SUGGESTED ACTION: Approve the $85,104.00 in SHIP funding for a loan on 2104 14th Ave. E. Bradenton, FL 34208. The bid submitted by Pinnacle Group for $85,104.00 was determined to be the most responsive bid.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
This loan will provide $85,104.00 in Housing Rehabilitation (SHIP) funding to rehabilitate the single-family home located in Ward 5 at 2104 14th Ave. E., Bradenton. The contractor bid for $85,104.00 was selected as the most responsive bid for the project.

FINANCIAL IMPACT:
The City of Bradenton receives SHIP funding on an annual basis for housing related activities. (SHIP Fund 180).

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and approved by the City Attorney Scott Rudacille.

SUGGESTED MOTION:
Motion to approve Resolution 26-45.

ATTACHMENTS:

Resolution 26-45
Contractor Bids Received
Scope of Work
Selection of Contractor

CITY OF BRADENTON
RESOLUTION NUMBER 26-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, APPROVING SHIP REHABILITATION LOAN FOR 2104 14th AVENUE EAST BRADENTON, FL 34208 FOR $85,104.00; AUTHORIZING THE CITY HOUSING AND COMMUNITY DEVELOPMENT MANAGER TO EXECUTE THE HOMEOWNER AGREEMENT AND RELATED DOCUMENTS ON BEHALF OF THE CITY PURSUANT TO RESOLUTION 25-26 AND SECTION 2-236 OF THE CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the City Council for the City of Bradenton wishes to preserve its affordable housing stock by providing funds for housing rehabilitation; and

WHEREAS, homeowner **Toni Dutrevil-Hayes** (the "Owner") was determined eligible to receive assistance with rehabilitation of her home located at **2104 14th Avenue East, Bradenton, FL 34208**; and

WHEREAS the City awards funding for housing rehabilitation projects through an open, competitive bidding process, and the bid submitted by Pinnacle Group for $85,104.00 was determined to be the most responsive bid.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA:

1. The City of Bradenton hereby approves the Housing Rehabilitation loan in the amount of $85,104.00 to the Owner for the property located at 2104 14th Avenue East, Bradenton, Florida 34208;

2. The City Housing and Community Development Manager is authorized, pursuant to Resolution 25-26 and Section 2-236 of the City Code, to execute the City of Bradenton Housing and Community Development Division Homeowner Agreement and related documents with the Owners, consistent with this Resolution; and

3. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS 13th DAY OF MAY 2026.

ATTEST:

Tamara Melton CITY CLERK	Gene Brown Mayor

APPROVED AS TO FORM:

Scott Rudacille
CITY ATTORNEY

Contractor Bids Received

Date: March 25, 2026, 2:00 pm

Project: Toni Dutrevil-Hayes
2104 14th Ave E
Bradenton, FL 34208

Program: SHIP-Housing Rehabilitation Assistance

Contractor	**Proposal Budget**	Received by:	Time
Ellis Enterprises Construction	$107,274.20	Dietra Barfield	3/25/26@11:58 AM
Pinnacle Group	$85,104.00	Vicki White	3/25/26@10:46 AM
Construction by Cadena	$102,678.00	Dietra Barfield	3/25/26@1:56 PM

Opened by:

Vicki White

Housing and Community Development

WORK SPECIFICATIONS

Client: Toni Dutrevil
Property: 2104 14th Ave. E.
Bradenton, FL 34208
Telephone:

Contact for Information:
VICKI WHITE
CITY OF BRADENTON

Total Bid:	0.00
Change Orders	0.00
Adjusted Bid:	0.00

REVISED 3/18/26

Materials + Labor

1. OVERHEAD & PROFIT

OVERHEAD & PROFIT
Overhead and profit is capped at 20%

2. INSTALL A NEW EXTERIOR PREHUNG 6-PANEL INSULATED IMPACT DOOR (*

1.00 EACH

INSTALL A NEW EXTERIOR PREHUNG 6-PANEL INSULATED IMPACT DOOR (*
Install a new prehung, 6-panel insulated impact door unit including jamb, casing, hinges, door stop, striker plate, peep site, threshold and weatherstripping. Install a new entry and single cylinder deadbolt lockset keyed alike. Purchase allowance: $100.00 for enry lock and deadbolt. To include painting.

(Front door)

3. INSTALL A BATTERY OPERATED SMOKE DETECTOR

3.00 EACH

INSTALL A BATTERY OPERATED SMOKE DETECTOR
Install a UL listed battery operated smoke detector with test button.

- 3 Smoke detectors need replacing

5. PLUMBING INSPECTION

1.00

Plumbing Inspection
A plumbing inspection must be done before work starts

Master bath-
Sink clogged, drains slowly

Guest bath-
Sink clogged, tub drains slow, and toilet frequently clogs in guest bathroom.

Laundry room, exterior hose bibs-
Also, there is reported linking from the hose bibs located outside the home and from the Washing Machine.

Materials + Labor

The contractor will need to submit a change order to cover the cost of recommended repairs.

6. REMOVE DOOR AND ENLARGE OPENING TO ACCEPT NEW DOOR

2.00 EACH

REMOVE DOOR AND ENLARGE OPENING TO ACCEPT NEW DOOR
Remove door and enlarge opening for new door. Repair any damage caused to surrounding wall surfaces.

-Widen the master bathroom door to 32". Include the cost of moving the light switches in the bid.

Widen mater bedroom door to 36".

7. INSTALL SINGLE, SLATTED BI-FOLD DOOR WITH HARDWARE

1.00 EACH

INSTALL SINGLE, SLATTED BI-FOLD DOOR WITH HARDWARE
demo record --- Remove existing closet door and trash. Install new...

(Master bedroom)

8. GRAB BARS

2.00 EACH

GRAB BARS

- Install fold up grab bars by toilet in master bathroom. Include the cost of cutting through drywall to install deadwood, then repairing the drywall.

9. INSTALL AN ELECTRIC RANGE

1.00 EACH

INSTALL AN ELECTRIC RANGE
The contractor shall purchase and install a new 30" self cleaning free-standing electric range. Homeowner to select range using a $600 (pretax) purchase allowance.

- Current stove does not work**

10. REPAIR LIGHT FIXTURE, SWITCH AND WIRING.

4.00 EACH

REPAIR LIGHT FIXTURE, SWITCH AND WIRING.
Repair existing light fixture, switch wiring.

- 2 Master bathroom
- 2 Hallway (2nd and 3rd bedrooms)

Materials + Labor

11. RESET TOILET

1.00 EACH

RESET TOILET
Remove toilet and install a new stub-up, flange and wax seal and shut-off valve.

(Master bathroom)

12. IMPACT WINDOW, STANDARD SIZE

6.00 EACH

IMPACT WINDOW, STANDARD SIZE
Install standard size impact window to meet Florida Building Code requirements. Window will be Energy Star qualified.

(2 Front windows)
(1 Right side window)
(3 Back windows)

Burglar bars will be removed and disposed of on all windows and back sliding door.

13. INSTALL IMPACT WINDOW, EGRESS SIZE

3.00 EACH

INSTALL IMPACT WINDOW, EGRESS SIZE
Install egress size impact window to met Florida Building Code Requirements. Window will be Energy Star qualified.

(1 Front Window)
(2 Left side windows)

**Customer to provide key to open burglar bars on the windows. Bars will need to be removed and reinstalled after windows are replaced.

14. TERMITE INSPECTION

1.00 EACH

Termite inspection
Schedule a termite inspection prior to beginning work. A change order may be submitted to cover the cost of treating infestation.

16. PRESSURE WASH EXTERIOR WALLS

1.00 DU

PRESSURE WASH EXTERIOR WALLS

Materials + Labor

17. 200 AMP SERVICE CHANGE

1.00 EACH

200 AMP SERVICE CHANGE
Replace existing electrical service with all new 200 AMP residential service equipment to code. Use copper conductors only.

19. PAINT EXTERIOR SURFACES OF MASONRY WALLS (*)

1415.00 SF

PAINT EXTERIOR SURFACES OF MASONRY WALLS (*)
Apply sealer if necessary and 2 coats of masonry paint as per manufacturers specification. Homeowner may select up to two colors.

20. INSTALL NEW SHINGLES ON ROOF DECKING (*)

1415.00 SF

INSTALL NEW SHINGLES ON ROOF DECKING (*)

Remove all existing shingles and underlayment down to roof decking. Install secondary water barrier and Energy Star qualified dimensional shingles and aluminum drip edge per manufacturer's specifications in compliance with the Florida Building Code. Shingle color to be selected by Owner, but it must be a color offered for the Energy Star qualified dimensional shingles. Bid price will include the cost of replacing 4 sheets of decking. If additional decking needs to be replaced, a change order may be submitted to cover this cost.

21. HURRICANE STRAPS

56.00 EACH

Hurricane straps
PERMIT REQUIRED
Install hurricane straps on rafters/joists according to code and manufacturer's specifications.

22. INSTALL GABLE END BRACES IN ATTIC

2.00 EACH

INSTALL GABLE END BRACES IN ATTIC
Install gable end braces according to code.

Materials + Labor

23. INSTALL A WALK-IN SHOWER

1.00 EACH

INSTALL A WALK-IN SHOWER
Remove bathtub and surrounding materials and install a walk-in shower, complete with tiled walls, plumbing, fixtures, shower curtain rod and grab bars. Fixtures will include a handheld shower that can be adjusted so that a person can use it sitting down in a shower chair or standing up.

(Master bathroom)

24. GENERAL REQUIREMENTS - DISCLAIMER

General Requirements - DISCLAIMER
HOUSING & COMMUNITY DEVELOPMENT ASSUMES NO RESPONSIBILITY OR LIABILITY.

All work specified is not conclusive. All measurements, and quantities in this work write-up are approximate. Prior to bid submittal, all contractors are required to verify exact measurements, sizes and quantities; and to know job conditions, and to immediatly notify the Housing & Community Development Department of any other necessary work to achieve quality finish products that meet or exceed applicable specs and codes prior to contract signing. The specified items in this work write up DO NOT preempt any current applicable codes enforced by the permitting authority having jurisdiction.

25. INSTALL A 36" VANITY WITH TOP

1.00 EACH

INSTALL A 36" VANITY WITH TOP
Install a 36" vanity with top in designated bathroom. Customer will have a $700 allowance for the vanity and a $75 allowance for the faucet. Faucet to be Moen, Delta, or equivalent with a limited lifetime warranty.

This modification is for the master bathroom and will need to be adjusted for wheelchair height. The design will not include a lower cabinet base, allowing adequate clearance for the homeowner to roll their wheelchair underneath. Under-sink plumbing will need to be protected.

26. 60" VANITY WITH TOP

1.00 EACH

60" VANITY WITH TOP
Install a 60" vanity with top. Customer will have an $800 allowance for the vanity and top, and $75 allowance for the faucet. Faucet will be Moen or Delta or equivalent with a limited lifetime warranty.

Materials + Labor

Guest bathroom. The current vanity measures 67".

27. PAINT WALL SURFACES W/FLAT PAINT & TRIM WITH SEMI-GLOSS PAINT

200.00 SF

PAINT WALL SURFACES W/FLAT PAINT & TRIM WITH SEMI-GLOSS PAINT (*)

Apply 2 coats of flat acrylic latex paint to wall surfaces and 2 coats of semi-gloss acrylic latex paint to trim which includes any baseboard; door casing and jambs; window casing, sills, stools, jambs and sashes. Where applicable, wet scrape defective paint; spot prime; seal water stains; and make any minor repairs to walls and baseboard. Make sure baseboard is securely fastened to wall. Caulk cracks in baseboard and at intersection with wall surfaces using mildew resistant caulk prior to painting. Contractor shall follow paint manufacturer's instructions. Owner to select one paint color.

- This will include the following rooms:
(Master bedroom)
(Master bathroom)
(Guest bathroom where vanity is being replaced)

28. ALUMINUM FASCIA & SOFFIT (*)

1.00 LF

ALUMINUM FASCIA & SOFFIT (*)
Install new aluminum fascia and soffit as per manufacturer's specification. Owner to select color.

29. PEST TREATMENT

1.00 EACH

PEST TREATMENT

Schedule treatment prior to beginning work.

-Pest treatment is needed, as there were sightings of roaches,mostly in the kitchen area.

30. INSTALL A NEW CEILING FAN WITH LIGHT KIT (*)

4.00 EACH

INSTALL A NEW CEILING FAN WITH LIGHT KIT (*)
Wire and install a new 3-speed, reversible, 52" diameter ceiling fan, light kit, globe, lamps. Install switches to control light and fan separately. Owner to select ceiling fan and light kit using up to a $79 purchase allowance.

(Master bedroom)
(2nd guest bedroom)

Materials + Labor

(3rd guest bedroom)
(Livingroom area)

31. INSTALL BASE CABINET AND COUNTER TOP

10.00 LF

Install base cabinet and counter top
FURNISH AND INSTALL A MEDIUM-PRICED, STANDARD-STOCK CABINET AND/OR COUNTERTOP. Cabinets shall be made by a professional cabinet maker or cabinet manufacturer. Homeowners shall make selection of color and style from within the offered group of medium-priced, standard-stock cabinets. Include the cost of installing a backsplash that matches the countertop material in your bid.

(Kitchen)

32. INSTALL A NEW KITCHEN SINK FAUCET (*)

1.00 EACH

INSTALL A NEW KITCHEN SINK FAUCET (*)

INSTALL A NEW 2-BOWL KITCHEN SINK AND FAUCET (*)
Install a new 8" deep double bowl stainless steel self rimming kitchen sink with two basket strainers. Install a new single control chrome washerless kitchen sink faucet. Faucet to have a minimum flow rate of 2 gallons per minute. Install new trap and drain line from wall outlet to sink, brass stop valves and supply lines from stop valves to faucet. Faucet to have at least a 2 year warranty. Owner to select using a purchase allowance of: $100.00 for faucet; $200.00 for sink.

33. INSTALL NEW WALL CABINET (*)

12.00 LF

INSTALL NEW WALL CABINET (*)
FURNISH AND INSTALL A MEDIUM-PRICED, STANDARD-STOCK CABINET AND/OR COUNTERTOP. Cabinets shall be made by a professional cabinet maker or cabinet manufacturer. Homeowners shall make selection of color and style from within the offered group of medium-priced, standard-stock cabinets.

(Kitchen)

Materials + Labor

34. WHEELCHAIR RAMP

1.00 EACH

WHEELCHAIR RAMP
Install ADA Compliant Wheelchair ramp

(Front door entryway)

35. INSTALL A SELF CIRCULATING RANGE HOOD (*)

1.00 EACH

INSTALL A SELF CIRCULATING RANGE HOOD (*)
Install a new 2 speed 30", self circulating range hood with light. Owner shall select range hood using a $150 purchase allowance.

**For new stove

36. INSTALL A NEW 6-PANEL INTERIOR DOOR IN EXISTING DOOR OPENING

2.00 EACH

INSTALL A NEW 6-PANEL INTERIOR DOOR IN EXISTING DOOR OPENING (*)

Install a new 6-panel interior hardboard or masonite door with a door stop and new lockset in existing opening. Lockset to be appropriate for door type--privacy or passage. Purchase allowance: $15.00 for lockset.

-Master bedroom and Bathroom (36 and 32 inch)
-Paint both doors

37. INSTALL NEW CERAMIC TILE ON FLOOR (*)

1.00 SF

INSTALL NEW CERAMIC TILE ON FLOOR (*)

Master bedroom- remove damaged tiles and replace with tile that matches original tile as closely as possible. Sine it appears that the current tile was installed over a preexisting tile floor, include the cost of building up the damaged floor so that the replaced tile will be level with the rest of the floor.

38. SERVICE HVAC SYSTEM

2.00 EACH

SERVICE HVAC SYSTEM

Chack HVAC to ensure that it heats and cools adequately.
If repairs are necessary, a change order amy submitted for review by Housing and Community Development staff.

****Air vents located in the back guest bedroom and front

Materials + Labor

livingroom area are blocked. Homeowner reports the air is not coming out properly.

HVAC system was installed in 2004.

39. INSPECTION OF UNPERMITTED GARAGE DOOR OPENING

1.00 EACH

INSPECTION OF UNPERMITTED GARAGE DOOR OPENING

The garage door opening was closed up. A permit was not issued for this work, so no inspections were completed. Therefore, the unpermitted work will be inspected and evaluated for soundness. A change order may be submitted for any repairs that need to be made.

40. APPLY TEXTURE CEILING FINISH ON CEILING SURFACE

70.00 SF

APPLY TEXTURE CEILING FINISH ON CEILING SURFACE- master bathroom

Scrape existing ceiling texture off of the master bathroom ceiling to the doorway. Retexture the ceiling with a skip trowel finish. Prime and paint ceiling with white kitchen and bath ceiling paint.

The Friendly City

CITY OF BRADENTON
Housing and Community Development Division
101 Old Main Street
Bradenton. Florida
Phone: (941) 932-9400

Homeowner Selection of Contractor

I, **Toni Dutrevil-Hayes,** along with **Vicki White, Housing and Community Development Manager,** have reviewed all the bids that were received by the City of Bradenton on my behalf for the rehabilitation of my home located at:

2104 14th Ave E, Bradenton, FL 34208

The bids that were received are as follows:

Herman Cadena	$102,678.00
Ellis Enterprises	$107,274.00
Pinnacle Group	$85,104.00

I, **Toni Dutrevil-Hayes** select the following contractor and bid to be awarded the contract to rehabilitate my home. I further understand that any contractor that I select must be approved by the Housing and Community Development Manager who retains the right to reject any contractor.

Toni S Dutrevil — Contractor

Pinnacle Group 85,104.00 — Bid amount

Toni S Dutrevil — Signature

5/5/2026 — Date

AGENDA ITEM NO. 6.d

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jamie Griffith, Clerk

ITEM TYPE: Minutes

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Minutes from the April 8, 2026, City Council Meeting

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Minutes from the April 8, 2026, City Council meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the minutes from the April 8, 2026, City Council meeting.

ATTACHMENTS:
04-08-2026 City Council Meeting Minutes

CITY OF BRADENTON

CITY COUNCIL MEETING MINUTES
April 8, 2026
8:30 a.m.

The City of Bradenton City Council met in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida, at 8:30 a.m. on Wednesday, April 8, 2026.

Present: Mayor Gene Brown; Vice Mayor Ward I Jayne Kocher; Councilwoman Ward II Marianne Barnebey; Councilman Ward III Kemp Schuessler; Councilwoman Ward IV Lisa Gonzalez Moore; and Councilwoman Ward V Pam Coachman.

City Officials: Rob Perry, City Administrator; Lance Williams, Chief Operating Officer; Brian Thiers, Acting Police Chief; Corey Phipps, Administrative Officer; Robin Singer, Planning and Community Development Director; Irvin Lee, Public Works and Utilities Director; Nilsa Taylor, Director of Administrative Services; Karen Lanke, IT Director; Tamara Melton, City Clerk; and Scott Rudacille, City Attorney.

The pre-meeting invocation was led by Vice Mayor Jayne Kocher.

(The City does not endorse the religious beliefs of any speaker.)

The meeting was called to order by Mayor Gene Brown at 8:33 a.m.

PROCLAMATIONS:

a) Legislative: National Public Safety Telecommunicators Week Proclamation

Brad Myers, Communications Manager for Bradenton Police Department, accepted the proclamation and thanked everyone for their acknowledgement and appreciation for the team.

Brian Thiers, Acting Police Chief, provided statistics of calls highlighting the work done by the dispatchers and expressed his appreciation for the team and the help they provide handling cases.

b) Legislative: Crime Victims' Rights Week Proclamation

Representatives from Victim Advocate Unit of the Manatee County Sheriff's Office accepted the proclamation and shared their appreciation for the support and acknowledgement of crime victims' rights.

c) Legislative: Child Abuse Prevention Month Child Abuse Prevention Month Proclamation

Terry Smith, Manatee Children's Services (MCS), accepted the proclamation and provided information on the services provided by MCS. Mr. Smith expressed his appreciation for the recognition.

d) Legislative: National Arbor Day Proclamation

Jennifer Hoffman, Executive Director of Keep Manatee Beautiful, accepted the proclamation and thanked the City of Bradenton for the support with tree giveaways over the years. She provided information on future projects and events.

PRESENTATIONS: None.

CITIZEN COMMENTS:

Pat Simmons, 1833 60th Avenue West, spoke about her concerns with safety at the stop sign located at Barcarrota Boulevard and Old Main Street.

Rob Perry, City Administrator, introduced Corey Phipps as the new Administrative Officer for the Fire Department.

Mayor Brown announced the date for the Pina Colada Fest was changed to July 25, 2026.

CONSENT AGENDA:

a) Administrative Services: Resolution 26-32 - State Housing Initiatives Partnership (SHIP) Loan Approval
b) Administrative Services: Resolution 26-33 - State Housing Initiatives Partnership (SHIP) Loan Approval
c) Administrative Services: Resolution 26-34 - 2026-2029 SHIP Local Housing Assistance Plan (LHAP)
d) City Administration: First Amendment to Water Tank Lease Agreement with New Cingular Wireless PCS, LLC
e) City Administration: Second Amendment to Water Tank Lease Agreement with T-Mobile South LLC
f) Clerk: Minutes from the March 11, 2026, City Council Meeting
g) Clerk: Minutes from the March 11, 2026, City Council Workshop
h) Clerk: Minutes from the March 25, 2026, City Council Meeting
i) Event Review Committee: Bradenton Alive 4th of July Celebration
j) Finance: Budget Adjustment BA26-03
k) Legal: Opioid Litigation - Proposed Settlement with Six Remnant Defendants
l) Public Works & Utilities: Change Order No. 1 for Lift Station 23 Force Main Compression Fit Project
m) Public Works & Utilities: Change Order No. 6 for the Water Reclamation Facility (WRF) 4th Clarifier
n) Public Works & Utilities: Grant Agreement L0151 with the Florida Department of Environmental Protection (FDEP) for the Sanitary Sewer Lining Program
o) Purchasing: Agreements for Public Works and Utilities Capital Improvement Project Management Services with AlfKa, LLC; CPH Consulting, LLC; NorthStar Contracting Group, Inc.; V and A Consulting Engineers; and Woodard and Curran, Inc.
p) Purchasing: Amendment No. 1 to Agreement PB-25-029NT with Brett M. Muscat D/B/A Muscat Painting & Decorating
q) City Administration: Proposal with Woodard and Curran for the Fiscal Initiative Plan (FIP) for Drinking Water

r) City Administration: Proposal with Woodard and Curran for the Fiscal Initiative Plan (FIP) for Stormwater

MOTION TO APPROVE CONSENT AGENDA was made by Councilwoman Gonzalez Moore and seconded by Councilwoman Coachman. The motion passed 5-0.

BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS:

a) Police: FY 2025-26 Edward Byrne Memorial Justice Assistance Grant Submission (JAG) - PUBLIC HEARING

Jeremy Giddens, Grants/School Speed Zone Program Specialist, provided information on the Edward Byrne Memorial Justice Assistance Grant. Mr. Giddens stated all requirements for advertising and posting were completed.

The public hearing was opened, and those who wished to speak were invited to the podium. No one came forward and the public hearing was closed.

MOTION TO AUTHORIZE THE SUBMISSION AND ACCEPTANCE OF THE FISCAL YEAR 2025-26 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANT GRANT was made by Vice Mayor Kocher and seconded by Councilman Schuessler. The motion passed 5-0.

b) Planning & Community Development: ORDINANCE 4072 - FIRST READING AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, ANNEXING INTO THE CITY OF BRADENTON CERTAIN REAL PROPERTY CONTIGUOUS THERETO, GENERALLY LOCATED EAST OF 50TH STREET WEST AND APPROXIMATELY 70 FEET SOUTH OF MANATEE AVE WEST, IDENTIFIED AS 507 50TH STREET WEST (PARCEL ID 3629100003) AND 509 50TH STREET WEST (PARCEL ID 3629000005), AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.397 ACRES TOTAL AND OWNED BY SHIV OHM PL, AND ZEEVA RE, LLC, RESPECTIVELY, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR AMENDMENT OF THE CITY BOUNDARIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

c) Legal: ORDINANCE 4075 - FIRST READING

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING PART 1, CHARTER AND RELATED LAWS, SUBPART B, RELATED LAWS, ARTICLE III, FIREFIGHTERS' RETIREMENT SYSTEM, OF THE CITY OF BRADENTON, FLORIDA; AMENDING SECTION 1, DEFINITIONS, TO EXCLUDE CONTRACTED SPECIAL DETAILS FROM THE DEFINITION OF SALARY; AMENDING SECTION 5 (1), CONTRIBUTIONS, TO LOWER THE EMPLOYEE CONTRIBUTION TO 9% EFFECTIVE UPON RATIFICATION, TO 8% EFFECTIVE OCTOBER 1, 2026 AND TO 7% EFFECTIVE OCTOBER 1, 2027; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEAL OF ORDINANCES OR RESOLUTIONS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

d) City Administration: ORDINANCE 4076 - FIRST READING

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, RELATING TO THE PROVISION OF SERVICES, FACILITIES, PROGRAMS, AND LOCAL IMPROVEMENTS

WITHIN THE CITY OF BRADENTON, FLORIDA; ADOPTING CHAPTER 75 OF THE CITY OF BRADENTON CODE OF ORDINANCES ENTITLED "MASTER CAPITAL PROJECT AND SERVICE ASSESSMENTS"; AUTHORIZING THE IMPOSITION AND COLLECTION OF SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN THE CITY OF BRADENTON; PROVIDING CERTAIN DEFINITIONS AND DEFINING THE TERMS "ASSESSMENT," "SERVICE ASSESSMENT," AND "CAPITAL ASSESSMENT"; PROVIDING FOR THE CREATION OF ASSESSMENT AREAS; ESTABLISHING THE PROCEDURES FOR IMPOSING CAPITAL AND SERVICE ASSESSMENTS; ESTABLISHING PROCEDURES FOR NOTICE AND ADOPTION OF ASSESSMENT ROLLS; PROVIDING THAT ASSESSMENTS CONSTITUTE A LIEN ON ASSESSED PROPERTY UPON ADOPTION OF THE ASSESSMENT ROLL; PROVIDING THAT THE LIEN FOR AN ASSESSMENT COLLECTED PURSUANT TO SECTIONS 197.3632 AND 197.3635, FLORIDA STATUTES, UPON PERFECTION SHALL ATTACH TO THE PROPERTY ON THE PRIOR JANUARY 1, THE LIEN DATE FOR AD VALOREM TAXES; PROVIDING THAT A PERFECTED LIEN SHALL BE EQUAL IN RANK AND DIGNITY WITH THE LIENS OF ALL STATE, CITY, DISTRICT, OR MUNICIPAL TAXES AND ASSESSMENTS AND SUPERIOR IN DIGNITY TO ALL OTHER PRIOR LIENS, MORTGAGES, TITLES, AND CLAIMS; AUTHORIZING EXEMPTIONS; PROVIDING PROCEDURES FOR COLLECTION OF ASSESSMENTS; PROVIDING A MECHANISM FOR THE IMPOSITION OF ASSESSMENTS ON GOVERNMENT PROPERTY; PROVIDING FOR ISSUANCE OF OBLIGATIONS; DECLARING THE PROVISIONS OF THIS ORDINANCE TO BE SUPPLEMENTAL, ADDITIONAL, AND AN ALTERNATIVE METHOD; PROVIDING FOR APPLICABILITY AND SEVERABILITY; PROVIDING FOR CONFLICTS AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL:

a) Purchasing: Partial Guaranteed Maximum Price (GMP) Amendment to Agreement for Construction Management at Risk Services for the City of Bradenton City Park Project (Phase 1)

Mr. Perry explained the components included in Phase 1 of the City Park project. He stated this phase would take approximately one year.

MOTION TO APPROVE THE PARTIAL GMP AMENDMENT TO AGREEMENT FOR CMAR SERVICES FOR THE CITY OF BRADENTON CITY PARK PROJECT WITH P.J. HAYES, INC. DBA TANDEM CONSTRUCTION was made by Councilwoman Coachman and seconded by Councilwoman Barnebey. The motion passed 5-0.

UNFINISHED BUSINESS:

a) City Administration: Purchase of Property between New Rogers Garden Limited Partnership and the Housing Authority of the City of Bradenton

Mr. Perry explained the location of the property and history of ownership. He stated that the property was a necessary part of the City Park project and the due diligence issues were resolved.

MOTION TO APPROVE THE PURCHASE AND AUTHORIZE THE MAYOR TO EXECUTE ALL TRANSACTIONAL DOCUMENTS REQUIRED TO COMPLETE THE PURCHASE was made by Councilwoman Coachman and Councilwoman Barnebey. The motion passed 5-0.

COUNCIL REPORTS:

Councilwoman Barnebey conveyed her sympathies due to the passing of Connie Butler Novak and to Jeff Burton, Executive Director of the Community Redevelopment Agency, for the loss of his father She also spoke about the passing of Coach Eddie Shannon and the huge loss it was in Manatee County. She challenged the younger generation to step up and be an inspiration in their community.

Councilman Schuessler spoke about Ordinance 4076 and clarified that the ordinance would establish a fair process for special assessments. He highlighted the proclamations from the meeting and recognized the efforts of all the people involved.

Councilwoman Gonzalez Moore mentioned that she enjoyed attending Manatee School of the Arts career day. She commented on the success of BAM!Fest and expressed her concerns about electric bicycles on sidewalks. She was enthusiastic about upcoming projects related to stormwater issues in Ward 4.

Councilwoman Coachman recalled memories of Coach Eddie Shannon and how his passing was a great loss to the community. She was excited about the City Park project and the positive impact on the community. She stated that the proclamations at today's meeting showed the impact those organizations had on the City and looked forward to the many events scheduled for April.

Vice Mayor Kocher attended Music in the Park, encouraged the community to attend, and thanked Realize Bradenton for all the events they organized. She mentioned the new Herrig Center for the Arts ribbon cutting on March 30, 2026, and the Snatch It! Event on April 18, 2026.

Mayor Brown spoke about the progress of the City Park project. He enjoyed BAM!Fest and felt it was well attended. He was excited about the DeSoto Grand Parade on April 25, 2026, and the level of participation from the Council. He announced that the Bradenton Marauders 2026 season started. He also shared memories of Coach Eddie Shannon and expressed appreciation for all that he did for the community.

DEPARTMENT HEAD REPORTS:

Lance Williams, Chief Operating Officer, recognized Heidi Warnemunde, Finance Director, and Linda Guth, Senior Accountant, for their hard work.

The meeting was adjourned by Mayor Gene Brown at 10:07 a.m.

NOTE: This is not a verbatim record. An audio recording of the meeting is available for a fee upon request.

AGENDA ITEM NO. 6.e

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Tamara Melton, Clerk

ITEM TYPE: Minutes

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Minutes from the April 22, 2026, City Council Meeting

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Minutes from the April 22, 2026, City Council meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the minutes from the April 22, 2026, City Council meeting.

ATTACHMENTS:
04-22-2026 City Council Meeting Minutes

CITY OF BRADENTON

CITY COUNCIL MEETING MINUTES
April 22, 2026
8:30 a.m.

The City of Bradenton City Council met in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida, at 8:30 a.m. on Wednesday, April 22, 2026.

Present: Mayor Gene Brown; Vice Mayor Ward I Jayne Kocher; Councilwoman Ward II Marianne Barnebey; Councilman Ward III Kemp Schuessler; Councilwoman Ward IV Lisa Gonzalez Moore; and Councilwoman Ward V Pam Coachman.

City Officials: Rob Perry, City Administrator; Lance Williams, Chief Operating Officer; Brian Thiers, Assistant Police Chief; Tim Geer, Fire Chief; Robin Singer, Planning and Community Development Director; Irvin Lee, Public Works and Utilities Director; Nilsa Taylor, Director of Administrative Services; Karen Lanke, IT Director; Tamara Melton, City Clerk; and Scott Rudacille, City Attorney.

The pre-meeting invocation was led by Pastor Don Sturiano with Kingdom Life Christian Church.

(The City does not endorse the religious beliefs of any speaker.)

The meeting was called to order by Mayor Gene Brown at 8:33 a.m.

PROCLAMATIONS:

a) Legislative: Police Week and Peace Officers Memorial Day

Brian Thiers, Assistant Police Chief, accepted the proclamation on behalf of Police Chief Josh Cramer and the Bradenton Police Department.

b) Legislative: Salvation Army Week

Major Thomas Richmond, representing the Salvation Army, accepted the proclamation on behalf of the Salvation Army Manatee County. He expressed his appreciation for the recognition and said that the organization would continue to serve the community's needs. Major Richmond shared that through the City of Bradenton, the Salvation Army Manatee County received a generator which allowed them to continue service through power outages.

Mayor Brown announced that there was an additional proclamation declaring Small Business Week as May 3 through 9, 2026. Dan Yonko and other members of Manatee Chamber of Commerce accepted the proclamation and thanked the City of Bradenton for their partnership and support.

Irvin Lee, Public Works and Utilities Director, recognized Greg Jones, Public Works Superintendent, for over 25 years of service. Mr. Jones thanked the City for the opportunity and spoke about how he enjoyed serving the citizens of Bradenton.

Mayor Brown expressed his appreciation for Mr. Jones' service and wished him a happy retirement.

Councilwoman Barnebey thanked Mr. Jones and stated that the City always knew issues were taken care of when he was present.

Rob Perry, City Administrator, spoke about Mr. Jones always present, service-oriented, and stated that his work really mattered.

PRESENTATIONS: None.

CITIZEN COMMENTS:

Pat Simmons, 1833 60th Avenue West, spoke about people with disabilities and government accessibility.

CONSENT AGENDA:

a) Administrative Services: Merit Board Findings of Fact and Determination Sustaining Disciplinary Termination Imposed by the City
b) Event Review Committee: BAM!Fest 2027
c) Event Review Committee: Fire Charity Fishing Tournament and Festival
d) Event Review Committee: Mattison's July 4th Parking Space Closure
e) Finance: Resolution 26-36 - Reimbursement of Certain Costs Relating to the Acquisition, Construction, and Installation of Water and Sewer Capital Improvements
f) Information Technology: Local Government Cybersecurity Grant Program
g) Legislative: Adopt-A-Road Litter Removal Agreement with Jose Leiva and Friends
h) Planning & Community Development: Amendment to the Land Use Restrictive Agreement (LURA) for HTG Astoria, LTD.
i) Purchasing: Agreement for Construction Manager at Risk (CMAR) Preconstruction Services with Quality Enterprises USA, Inc. for Downtown Bradenton Water Main Improvements
j) Purchasing: Agreements for Engineering Continuing Services - Stormwater with Applied Sciences Consulting, LLC; CHA Consulting, Inc.; EG Solutions, Inc.; HR Green, Inc.; Jacobs Engineering Group Inc.; Jones Edmunds and Associates, Inc.; Kimley-Horn and Associates, Inc.; Rummel, Klepper and Kahl LLP; Taylor Engineering, Inc.; and WSP USA Inc.
k) Purchasing: Agreements for Professional Survey and Mapping Services with ESP Associates, Inc.; Survey and Mapping, LLC; McKim & Creed, INC.; LJA Engineering, Inc.; ZNS Engineering, LC; and George F. Young, Inc.
l) Purchasing: Agreements for Continuing Engineering Services - Utilities with Carollo Engineers, Inc.; Jacobs Engineering Group, Inc.; Wade Trim, Inc.; CHA Consulting, Inc.;

Kimley-Horn and Associates, Inc.; McKim and Creed, Inc.; Woodard and Curran, Inc.; Jones Edmunds and Associates, Inc.

m) Purchasing: Second Extension of the Contract between The City of Bradenton and Bradenton Area Economic Development Corporation

MOTION TO APPROVE CONSENT AGENDA ITEMS A-L was made by Councilwoman Gonzalez Moore and seconded by Councilwoman Coachman. The motion passed 5-0.

Councilwoman Gonzalez Moore stated that she wanted to discuss the Second Extension of the Contract with the Bradenton Area Economic Development Corporation (EDC). She felt that communication from the EDC to the City and Community Redevelopment Agency (CRA) was inconsistent and the scope of work listed in the contract extension should contain more detailed metrics. She suggested tabling the contract and requested more communication and directives from Council.

Councilman Schuessler agreed that there was a lack of communication and that he felt the City was not represented adequately. He stated the contract needed more directives and was concerned with the lack of input from the Council.

Vice Mayor Kocher felt the City of Bradenton was not well served with the current contract. She mentioned the presentation by Dover, Kohl and Partners and that a copy was not given to council members ahead of time, which caused a lack of engagement. Vice Mayor Kocher stated that she was a huge supporter of economic development but could not support the contract extension as presented.

Mr. Perry pointed out ways the EDC had helped the City and could continue to help develop strategies. He suggested that the contract extension continue to avoid a service gap.

Councilwoman Barnebey recommended that a specific date be given if the contract extension if the item was tabled.

Chris Cianfaglione, Bradenton Area EDC Board Chair, pointed out the support in the audience by the EDC board and how important the contract extension was for them to continue their work. He highlighted ways the EDC provided deliverables, the mission of the EDC, and that the new President and CEO would be announced next week.

Mr. Perry read over the scope of work in the contract extension. He asked Mr. Cianfaglione which items he would change to make the extension more favorable to the council members.

Mr. Cianfaglione responded that it was more beneficial to work with current items and align them with actions. He stated that if the extension was changed for this short period of time, it may not align with future goals.

Councilwoman Coachman spoke about timing and the transition in finding the new EDC President and CEO. She was hopeful that the new leadership would take over and complete the City's vision.

Lance Williams, Chief Operating Officer, reminded the council members that the EDC had worked without a contract since January and they had continued to work for the City through

the end of the original contract. He suggested that desired deliverables be renegotiated in a new contract that would start October 2026.

Mr. Perry requested feedback from each council member by April 24, 2026.

MOTION TO TABLE THE SECOND CONTRACT EXTENSION WITH THE EDC UNTIL THE MAY 13, 2026, CITY COUNCIL MEETING was made by Councilwoman Gonzalez Moore and seconded by Vice Mayor Kocher. The motion passed 4-1. Councilwoman Barnebey voted no.

Mayor Brown called a recess at 10:34 a.m. and the meeting reconvened at 10:44 a.m.

Mayor Brown recognized Jacki Dezelski, President and CEO of the Manatee Chamber of Commerce, and thanked the Chamber for everything they do for small businesses.

Ms. Dezelski expressed her appreciation for the recognition and the proclamation for Small Business Week.

Vice Mayor Kocher and Mayor Brown complimented Ms. Dezelski on her leadership and the success with the Manatee Chamber of Commerce.

BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS:

a) Administrative Services: Community Development Block Grant (CDBG) 2026-2027 Proposed Use of Funds - PUBLIC HEARING

The public hearing was opened, and those who wished to speak were invited to the podium. No one came forward and the public hearing was closed.

No further action was needed at this meeting. The Community Development Block Grant proposed use of funds would come back before Council at the May 13, 2026, City Council meeting.

b) Legal: ORDINANCE 4075 - SECOND READING AND PUBLIC HEARING AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING PART 1, CHARTER AND RELATED LAWS, SUBPART B, RELATED LAWS, ARTICLE III, FIREFIGHTERS' RETIREMENT SYSTEM, OF THE CITY OF BRADENTON, FLORIDA; AMENDING SECTION 1, DEFINITIONS, TO EXCLUDE CONTRACTED SPECIAL DETAILS FROM THE DEFINITION OF SALARY; AMENDING SECTION 5 (1), CONTRIBUTIONS, TO LOWER THE EMPLOYEE CONTRIBUTION TO 9% EFFECTIVE UPON RATIFICATION, TO 8% EFFECTIVE OCTOBER 1, 2026 AND TO 7% EFFECTIVE OCTOBER 1, 2027; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEAL OF ORDINANCES OR RESOLUTIONS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Perry stated that Ordinance 4075 was a requirement to codify the ratification of the collective bargaining agreements.

The public hearing was opened, and those who wished to speak were invited to the podium. No one came forward and the public hearing was closed.

MOTION TO APPROVE ORDINANCE 4075 was made by Councilwoman Barnebey and seconded by Councilman Schuessler. The motion passed 5-0.

c) City Administration: ORDINANCE 4076 - SECOND READING AND PUBLIC HEARING AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, RELATING TO THE PROVISION OF SERVICES, FACILITIES, PROGRAMS, AND LOCAL IMPROVEMENTS WITHIN THE CITY OF BRADENTON, FLORIDA; ADOPTING CHAPTER 75 OF THE CITY OF BRADENTON CODE OF ORDINANCES ENTITLED "MASTER CAPITAL PROJECT AND SERVICE ASSESSMENTS"; AUTHORIZING THE IMPOSITION AND COLLECTION OF SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN THE CITY OF BRADENTON; PROVIDING CERTAIN DEFINITIONS AND DEFINING THE TERMS "ASSESSMENT," "SERVICE ASSESSMENT," AND "CAPITAL ASSESSMENT"; PROVIDING FOR THE CREATION OF ASSESSMENT AREAS; ESTABLISHING THE PROCEDURES FOR IMPOSING CAPITAL AND SERVICE ASSESSMENTS; ESTABLISHING PROCEDURES FOR NOTICE AND ADOPTION OF ASSESSMENT ROLLS; PROVIDING THAT ASSESSMENTS CONSTITUTE A LIEN ON ASSESSED PROPERTY UPON ADOPTION OF THE ASSESSMENT ROLL; PROVIDING THAT THE LIEN FOR AN ASSESSMENT COLLECTED PURSUANT TO SECTIONS 197.3632 AND 197.3635, FLORIDA STATUTES, UPON PERFECTION SHALL ATTACH TO THE PROPERTY ON THE PRIOR JANUARY 1, THE LIEN DATE FOR AD VALOREM TAXES; PROVIDING THAT A PERFECTED LIEN SHALL BE EQUAL IN RANK AND DIGNITY WITH THE LIENS OF ALL STATE, CITY, DISTRICT, OR MUNICIPAL TAXES AND ASSESSMENTS AND SUPERIOR IN DIGNITY TO ALL OTHER PRIOR LIENS, MORTGAGES, TITLES, AND CLAIMS; AUTHORIZING EXEMPTIONS; PROVIDING PROCEDURES FOR COLLECTION OF ASSESSMENTS; PROVIDING A MECHANISM FOR THE IMPOSITION OF ASSESSMENTS ON GOVERNMENT PROPERTY; PROVIDING FOR ISSUANCE OF OBLIGATIONS; DECLARING THE PROVISIONS OF THIS ORDINANCE TO BE SUPPLEMENTAL, ADDITIONAL, AND AN ALTERNATIVE METHOD; PROVIDING FOR APPLICABILITY AND SEVERABILITY; PROVIDING FOR CONFLICTS AND CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Mr. Perry explained that Ordinance 4076 would establish a fair process for special assessments and was required by law.

Scott Rudacille, City Attorney, stated that the ordinance allowed the framework of how the City would proceed with special assessments and Ordinance 4075 did not levy an assessment on a specific property.

The public hearing was opened, and those who wished to speak were invited to the podium. No one came forward and the public hearing was closed.

MOTION TO APPROVE ORDINANCE 4076 was made by Councilwoman Barnebey and seconded by Councilwoman Coachman. The motion passed 5-0.

NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL:

a) City Administration: Non-Binding Letter Agreement for G.T. Bray Park between City of Bradenton and Manatee County

Mr. Perry explained that the non-binding letter was a mechanism for how the G.T. Bray Park property ownership would be transferred from the City of Bradenton to Manatee County by June 2028.

Mr. Rudacille explained that the current lease of G.T. Bray Park with Manatee County was set to expire in two years and now was the time to consider a new lease or to transfer ownership of the property. He explained that this agreement stated both parties intend to move towards transferring ownership.

Mayor Brown and Vice Mayor Kocher stipulated they wanted assurances in the documents that after transfer ownership the property would always remain a public park.

MOTION TO APPROVE THE NON-BINDING LETTER OF AGREEMENT FOR G.T. BRAY PARK BETWEEN THE CITY OF BRADENTON AND MANATEE COUNTY AND AUTHORIZE THE MAYOR TO EXECUTE was made by Vice Mayor Kocher and seconded by Councilwoman Barnebey. The motion passed 5-0.

b) City Administration: Third Note Modification Agreement with Florida Cultural Group, Inc. Third Note Modification Agreement

Mr. Perry explained that the agreement was to continue the mortgage note with the Florida Cultural Group because they planned to develop the property.

MOTION TO APPROVE THE THIRD NOTE MODIFICATION AGREEMENT AND AUTHORIZE THE EXECUTION BY THE MAYOR was made by Councilman Schuessler and seconded by Councilwoman Coachman. The motion passed 5-0.

c) City Administration: City Park / Pittsburgh Pirates Memorandum of Understanding (MOU)

Mr. Perry stated that the City Park Project Phase I was moving forward and there was utility equipment that needed to be relocated. He said that the location of the utilities were under an area near the project that was controlled by the Pittsburgh Pirates. This agreement, he continued, allowed the City to amend the lease for a section of the parking area and to complete construction of Phase I.

MOTION TO APPROVE THE MOU WITH THE PITTSBURGH PIRATES was made by Councilwoman Coachman and seconded by Councilwoman Barnebey. The motion passed 5-0.

UNFINISHED BUSINESS: None.

DEPARTMENT HEAD REPORTS:

Mr. Perry stated that preparations for the upcoming hurricane season have started so that City would be prepared for the beginning of hurricane season on June 1, 2026.

Tim Geer, Fire Chief, announced that there was a badge pinning ceremony scheduled for April 23, 2026, and invited everyone to attend.

COUNCIL REPORTS:

Councilman Schuessler reminded everyone that the DeSoto Grand Parade was April 25, 2026, at 7:30 p.m. and how beneficial the Parade was to the community. He spoke about the recycling drop off location at Lewis Park and mentioned that residents needed to remember to recycle responsibly.

Councilwoman Gonzalez Moore said she continued to receive positive feedback from residents about various City projects. She was looking forward to attending the Tampa Bay Regional Planning Council Summit at the Bradenton Area Convention Center on May 14, 2026.

Councilwoman Coachman was excited to join the other council members at the DeSoto Parade.

Vice Mayor Kocher stated that the DeSoto Grand Parade and related festivities were one of her favorite times of the year and reminded the public to make note of the road closures. She was excited about the newly expanded service on the Gulf Island Water Ferry and hoped it would continue to grow. Vice Mayor Kocher announced that the Taste and Toast Gulf Coast event was on May 2, 2026, at the Palmetto Marriott Resort at 6:00 p.m.

Councilwoman Barnebey spoke about the recycling center at Lewis Park and suggested that cameras be installed to monitor the illegal dumping. Chief Thiers responded that a police camera trailer would be assigned to Lewis Park later in the week. She then read a letter from residents who praised their experience at Lewis Park.

Mayor Brown was excited about the DeSoto Parade and all the related events. He mentioned that the Boys and Girls Club of Manatee County's 80th Anniversary Gala was on April 11, 2026, and how successful and meaningful it was.

The meeting was adjourned by Mayor Gene Brown at 11:54 a.m.

NOTE: This is not a verbatim record. An audio recording of the meeting is available upon request.

AGENDA ITEM NO. 6.f

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Corey Phipps, Fire

ITEM TYPE: Contract

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Contract for Installation of Boat Lift with Duncan Seawall, Dock and Boat Lift, LLC

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Duncan Seawall, Dock and Boat Lift, LLC was selected as the contractor to install a boat lift at Twin Dolphin Marina for Fire Boat 416.

FINANCIAL IMPACT:
The total sum is not to exceed $32,250.00.

ATTORNEY REVIEW/RECOMMENDATION:
Attorney Rudacille reviewed the contract.

SUGGESTED MOTION:
Motion to approve Contract for Installation of Boat Lift with Duncan Seawall, Dock and Boat Lift, LLC.

ATTACHMENTS:
Contract for Installation of Boat Lift with Duncan Seawall, Dock and Boat Lift, LLC

CONTRACT FOR INSTALLATION OF BOAT LIFT

This Contract for Installation of Boat Lift (the "Contract") is made on this 13th day of May 2026 (the "Effective Date"), by and between, CITY OF BRADENTON (the "City"), a Florida municipality having an address of 101 Old Main Street, Bradenton, Florida 34205, and DUNCAN SEAWALL, DOCK & BOAT LIFT, LLC (the "Contractor"), a Florida limited liability company having an address of 1714 Independence Boulevard, Sarasota, Florida 34234.

It is hereby agreed that the mutual covenants set forth below, and other good and valuable consideration, the receipt of which is hereby acknowledged, Contractor and City agree as follows:

1. DESCRIPTION OF WORK

Contractor shall perform the installation of the boat lift at the City in accordance with the Proposal attached hereto as Exhibit "A" (the "Contract Work"). To the extent that there is any conflict among the terms of Exhibits and this Contract, the order of precedence shall be as follows:

1. Contract; and
2. Proposal.

This Contract collectively with the Proposal shall be collectively referred to herein as the "Contract Documents."

2. CONTRACT SUM

The City agrees to pay Contractor for the Contract Work a total sum not to exceed Thirty Two Thousand Two Hundred Fifty Dollars ($32,250.00) (the "Contract Sum") in accordance with the Proposal.

3. CONTRACT TERM

The term of this Contract shall commence upon the Effective Date and conclude upon completion of the Contract Work and acceptance thereof by the City.

4. PAYMENTS

The agreed upon price for the Contract Work performed under this Contract is as described in Section 2 herein. Any services requiring additional compensation must receive prior written authorization by the City.

Contractor shall render an invoice upon completion of the Contract Work. The invoice will include such supporting information as City may reasonably require Contractor to provide, including lien waivers. Payment of the invoice for the completed Contract Work shall be made in accordance with Florida's Prompt Payment Act. Contractor shall maintain records conforming to usual accounting practices.

Contractor shall direct all invoices for the Contract Work to the following address:

City of Bradenton Fire Department
C/O Brendan Lewellen
1000 1st Avenue West
Bradenton, Florida 34205

Contractor agrees that the receipt of full payment of the Contract Sum hereunder shall obligate Contractor to defend and resolve all claims made by material suppliers, indemnifying the City and its agents for all claims arising from or resulting from suppliers in connection with the Contract Work.

5. CONTRACTOR'S REPRESENTATIONS

In order to induce the City to enter into this Contract, Contractor makes the following representations, upon which the District has actually and justifiably relied:

a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise and resources to perform all the Contract Work within the time stated in this Contract.

b. That Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Contract Work.

c. That Contractor is familiar with and can and shall comply with all federal, state and local laws and regulations that affect cost, progress, performance, and furnishing of the Contract Work.

d. That Contractor has duly issued Certificates of Insurance required by this Contract.

6. DUTIES OF CONTRACTOR

a. Contractor shall be solely responsible for all Contract Work specified in the Contract Documents, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the Contract Work to the best of its ability, giving all attention necessary for such proper supervision and direction.

b. Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed.

c. Contractor shall provide and pay for all labor, materials, equipment, including tools and machinery, transportation, and all other facilities and services necessary for the proper completion of the Contract Work in accordance with this Contract. Prior to commencing work, Contractor shall provide the City a list of the subcontractors, if any, who will provide work at the project, for approval by the City. Contractor shall provide City with three (3) days' written notice of any changes to the subcontractor list and obtain City approval of any such changes.

d. Contractor shall pay all taxes required by law in connection with the Contract Work in accordance with this Contract, including sales, use, and similar taxes.

e. Contractor shall secure all licenses and permits necessary for proper completion of the Contract Work, in accordance with all applicable federal, state and local laws or requirements. The Contractor shall invoice the City for any applicable permit fees paid.

f. Contractor shall be fully responsible for all acts or omissions of its employees or subcontractors on the project, and Contractor shall promptly repair any damages to the premises or facilities caused by such persons.

g. Contractor represents and warrants to City that all equipment and materials used in the Contract Work and made a part of structures, or placed permanently in connection therewith, will be new unless otherwise specified in the Contract Documents and will be of good quality, free of defects. It is understood between the parties that all equipment and materials not so in conformity are defective.

h. Contractor agrees to keep the site and adjoining ways and roads free of waste materials and rubbish caused by its work. Contractor further agrees to remove all such waste material and rubbish daily, together with all its tools, equipment, machinery and surplus materials. Contractor agrees, on terminating its work at the site, to conduct general clean-up operations.

i. Contractor shall provide and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Contract Work. In this connection, Contractor shall take reasonable precautions for the safety of all work employees and other persons whom the Contract Work might affect, all work and materials incorporated in the construction site and adjacent thereto, complying with applicable laws, ordinances, rules, regulations, and orders.

7. INDEMNIFICATION

Contractor does hereby indemnify and hold harmless the City, its officers, agents, and employees from liabilities, damages, losses and costs, including but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of Contractor and persons or entities employed or utilized by Contractor in the performance of this Contract.

In any and all claims against the City or any of its agents, officers or employees, by Contractor, any employee of Contractor, any subcontractor, anyone directly or indirectly employed by any of the them, or anyone for whose acts any of them may be liable, the indemnification obligation under the previous paragraph shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for Contractor or any subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

Nothing contained in the Contract Documents is intended to serve as, or shall be deemed, a waiver of sovereign immunity by the City, or by any other agency or political subdivision to which

sovereign immunity may be applicable, or of any rights or limitations to liability under Section 768.28, Florida Statutes. Notwithstanding any provisions contained in the Contract Documents, any indemnity provided by the City shall be subject to the monetary limitations set forth in Section 768.28, Florida Statutes.

8. INSURANCE

A. Before performing any work, Contractor shall procure and maintain, during the life of the Contract, unless otherwise specified, the insurance listed below.

(1) Workers' Compensation coverage, Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than $100,000.00 per employee per accident, $500,000.00 disease aggregate, and $100,000.00 per employee per disease.

(2) Commercial General Liability "occurrence" coverage in the minimum amount of $1,000,000 combined single limit bodily injury and property damage each occurrence and $2,000,000 aggregate, including personal injury, broad form property damage, products/completed operations, broad form blanket contractual and $100,000 fire legal liability.

(3) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. Said insurance shall also include insured/underinsured motorist's coverage in the minimum amount of $100,000 when there are owned vehicles.

B. The City, its staff, consultants, agents and supervisors shall be named as an additional insured on all policies required (excluding worker's compensation). Contractor shall furnish the City with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the City unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the City. The policies of insurance shall be primary and written on forms acceptable to the Owner and the insurance coverage shall be from a reputable insurance carrier acceptable to the City, who licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If Contractor fails to have secured and maintained the required insurance, the City has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon

demand, all information that may be required in connection with the City's obtaining the required insurance.

9. CORRECTING WORK/WARRANTY

Contractor guarantees against faulty workmanship all Contract Work for a period of one (1) year from the date of completion, unless otherwise specified.

10. WORK CHANGES

The Parties recognize that there may be additional, unexpected costs or delays relating to an existing, concealed condition or other situation revealed during construction. Contractor shall immediately notify the City of any such condition or situation and provide a written change order to the City specifically identifying any change to the Contract Sum to be approved by the City.

11. TERMINATION

Either party may terminate the Contract with thirty (30) days written notice to the other party. On such termination, Contractor may recover from the City payment for all work completed and the City may recover from Contractor all Contract Work, materials, and supplies paid for by the City as of the date of termination. Contractor shall retain possession of all equipment supplied hereunder upon termination of this Contract.

12. ATTORNEYS' FEES

If any litigation occurs between parties as a result of this Contract or any other document or act required by this Contract, the prevailing party shall be entitled to recover attorneys' fees and all court costs, including attorney's fees and court costs incurred in any appellate and/or bankruptcy proceedings.

13. ASSIGNMENT

This Contract may not be assigned without the written consent of the other party.

14. CHOICE OF LAW/VENUE

The laws of the State of Florida shall govern all provisions of this Contract. Venue for any dispute shall be Manatee County, Florida.

15. ENTIRE AGREEMENT

This Contract contains the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Contract shall not be modified or amended except in writing with the same degree of formality with which this Contract is executed.

16. WAIVER

A waiver of any breach of any provision of this Contract shall not constitute or operate as a waiver of any other breach of such provision of any other provisions, nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.

17. SEVERABILITY

Any provision or part of this Contract held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the City and Contractor, who agree that this Contract shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

18. FORCE MAJEURE

Neither the City nor the Contractor shall be liable to the other for any failure or delay of performance of any obligations under this Contract to the extent such failure or delay shall have been wholly or principally caused by acts or events beyond its reasonable control rendering performance illegal or impossible ("Force Majeure"). Where Force Majeure is asserted, the nonperforming party must prove that it made all reasonable efforts to remove, eliminate or minimize such cause of delay or damages, diligently pursued performance of its obligations under this Contract, substantially fulfilled all non-excused obligations, and promptly notified the other party in writing of the likelihood or actual occurrence of an event described in this paragraph.

19. NOTICE

Where notice is required to be provided under this Contract, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the address listed below and shall be deemed received upon actual receipt:

To City:
City of Bradenton Fire Department
c/o Bendan Lewellen
1000 1st Avenue West
Bradenton, Florida 34205

With a copy to:
Blalock Walters, P.A.
c/o Scott Rudacille, Esq.
802 11th Street West
Bradenton, Florida 34205

To Contractor:
DUNCAN SEAWALL, DOCK & BOAT LIFT, LLC
c/o _____
_____
_____

20. PUBLIC RECORDS

To the extent applicable, Contractor shall comply with the requirements of Florida's Public Records laws, specifically including the following:

A. Contractor shall keep and maintain public records required by the City in order to perform the service;

B. Upon request from the City, Contractor shall provide the City with a copy of the requested records or allow the records to be inspected or copied within reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

C. Contractor shall ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract if the Contractor does not transfer the records to the City;

D. Contractor shall upon completion of the Contract, transfer, at no cost to the City all public records in the possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon the completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City; and

E. Contractor acknowledges that all information contained relating to the Contract are public records, as defined in Chapter 119, "Public Records" of the Florida Statutes. No information should be labeled confidential unless exempted under said laws.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK

Phone: (941) 932-9400

Email: Cityclerk@Cityofbradenton.com

Mailing Address: 101 Old Main Street – Bradenton, FL 34205

21. E-VERIFY

Section 448.09, Florida Statutes, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, for private or public employment, an alien who is not duly authorized to work in the United States. Section 448.095, Florida Statutes, prohibits public employers, contractors, and subcontractors from entering into a contract unless each party to the contract registers and uses E-Verify. The Contractor hereby represents that it is in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes. The Contractor further represents that it will remain in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes, during the term of this contract. The Contractor hereby warrants that it has not had a contract terminated by a public employer for violating Section 448.095, Florida Statutes, within the year preceding the effective date of this contract. If the Contractor has a contract terminated by a public employer for any such violation during the term of this contract, it shall provide immediate notice thereof to the District.

IN WITNESS WHEREOF, the parties hereto have made and executed this Contract as of the day and year last written above.

CONTRACTOR

DUNCAN SEAWALL, DOCK & BOAT LIFT, LLC.

By: _____

Its: PRESIDENT
(Title of Authorized Representative)

Date: 5/1/26

OWNER

CITY OF BRADENTON

By:_____

Date:_____

Est. 1979

DUNCAN
SEAWALL, DOCK & BOAT LIFT, LLC

April 28, 2026

City of Bradenton Fire Department
c/o Mr. Brendan Lewellen
1000 1st Avenue West
Bradenton, FL 34205

Dear Mr. Lewellen:

Thank you for choosing Duncan Seawall, Dock and Boat Lift for your new boat lift. We know there are other companies to choose from and we appreciate the opportunity to earn your business. Duncan Seawall has installed, serviced and repaired all types of waterfront structures since 1979 and has maintained an excellent reputation for quality workmanship.

As Florida's most trusted marine contractor, Duncan Seawall offers a variety of marine construction services that can be seen throughout Southwest Florida. Duncan Seawall has the necessary equipment and personnel to take on any size project. We have become the area's largest and most respected marine construction company due to our reputation for providing excellent service, quality workmanship, and dedication to customer relationships.

When choosing a marine contractor be sure that they are properly licensed and insured. If the contractor has "Worker's Compensation coverage", but not specifically USL&H and Jones Act endorsement (code 6006F), THEY AND YOU ARE NOT PROPERLY PROTECTED (General Worker's Compensation insurance does not provide coverage over/near the water). For your protection, ask for verification of this coverage. Additionally, Duncan Seawall, Dock and Boat Lift is insured by International Marine Underwriters for General Liability.

Duncan Seawall, Dock and Boat Lift is a licensed State Certified Marine Contractor, General Contractor and the only local marine construction company with an in-house Electrical Contractor, license numbers SCC131151670, #A1346, CGC1517864 and EC13005773. Duncan Seawall is an Accredited member of the Better Business Bureau with an A+ rating, an "Anchor" Member in the Florida Marine Contractors Association, as well as members of Citizens for Florida Waterways and South West Florida Marine Industries Association.

Thank you again for allowing Duncan Seawall the opportunity to provide an estimate for your new boat lift. We realize construction estimates can often be overwhelming and confusing. After reviewing the attached proposal, if you have any questions or would like to make any changes, please do not hesitate to call. I would appreciate the opportunity to meet with you again in our new state of the art design center/retail center where you can see many of the options available, as well as discuss the proposal and any of your questions in greater detail.

Sincerely,

KC Dean

K.C. Dean
Regional Sales Manager

DUNCAN
SEAWALL, DOCK & BOAT LIFT, LLC

April 28, 2026

City of Bradenton Fire Department
c/o Brendan Lewellen
1000 1st Avenue West
Bradenton, FL 34205

Phone: 941-209-8402
Email: brendan.lewellen@bradentonfl.gov
Email: corey.phipps@bradentonfl.gov

Re: New 20K Golden Boat lift

Dear Mr. Lewellen:

Thank you for considering Duncan Seawall, Dock and Boat Lift for your proposed new boat lift. Duncan Seawall has been in business since 1979 and has maintained an excellent reputation for quality workmanship. Our proposal is as follows:

Extract/Remove Dock
Duncan Seawall, Dock and Boat Lift will extract and remove from site the existing boat lift and all associated pilings. The City of Bradenton is responsible for disconnecting and reconnecting all electric and water at the seawall and or marine power pedestal as needed. If Duncan Seawall disconnects the electric and water, there will be an additional $445.00 fee added to the project total. This charge does not include the reconnection of the electric and water.

Golden Brand 20,000-lb. Capacity Sea-Drive Boat Lift:
Duncan Seawall will supply and install a 20,000-lb. capacity Golden brand aluminum and stainless-steel lift. The lift will be supported by (4) 10" diameter 2.5 C.C.A. pressure treated marine grade pilings, which will be jetted 10' into the bay bottom or to impassable strata by means of jetting using a standard Trash Pump (whichever is less), then driven for maximum stability and to prevent settling. The top of the lift pilings will be cut approximately 6' above the decking of the dock. The lift will include all standard installation hardware as well as upgraded Golden Boat Lift's patented "Sea-Drive" self-contained direct drive gear system, stainless steel motors and oversized grooved cable winders for faster speed. The "Sea-Drive" is an aluminum die-cast enclosure which houses dual worm gear reducers and is the strongest drive system available on the market. Golden's warranty is the best in the industry – 1-year bumper-to-bumper limited warranty (2-years if electric is completed by Duncan Seawall's electrical division), 10-year limited warranty on the "Sea-Drive", and 15-year limited warranty on the structure. Please visit http://www.goldenboatlifts.com/warranty/ for complete warranty information. The price below also includes one complimentary lift setup to ensure the boat is properly fitted on the lift. **During lift setup, the Service Manager provides consent to be recorded while demonstrating proper lift operating procedures for use in internal shift training.**

For the Total Cost of: $32,250.00

Electric:
Final connection of the lift controls to the existing power source is included in the base price of the lift. Duncan Seawall ***will*** supply the required wire, in code compliant PVC conduit from motor unit to motor unit, and will mount the motors and switches to the lift piling (a $750.00 value). All wiring must be completed by an approved electrician for any standard warranties to be enforceable. Duncan Seawall's state certified electrical division will provide labor and materials from the existing marine power pedestal for final connection only.

Additional Boat Lift Options (prices valid until Duncan Seawall mobilizes to site):

__x__ 19 degree Extruded Aluminum Bunks 8" x 16' (a $715.00 value) **Included in boat lift price**
__x__ Remote Control with Limit Switch* (a $750.00 value) **Included in boat lift price**

Lift Power:

- Duncan Seawall will install a new 20A 240V GFCI 30ma dedicated circuit from the existing marine power pedestal at the dock to the new 20,000-lb. boat lift control.
- A new 20A 120V circuit from the existing marine power pedestal to a weatherproof GFCI outlet below the boat lift control.
- Connect the GR2A lift control and set the limit switch. **Labor and materials are included in the base price of the lift.**
- GFCI protection is required by the National Electric Code.

Included in the Cost of the Lift
(a $1,850.00 value)

Due to the shallow water, there may be some tides when a boat will not be able to get on or off the lift.

Black Poly Pile Wrap:

If desired, Duncan Seawall will wrap all pilings from 1' below the sand table to approximately 1' above the Mean High-Water line to help reduce the leaching of preservatives from the pilings. The wrap will include a pre-wrap polyethylene stretch wrap to form a more watertight barrier, and then will be wrapped with 3-mil black polyethylene sheeting with a high UV rating to further reduce the contact with water and extend the life of the dock pilings. The wrap will be secured with stainless steel ring-shank nails.

Included in the Cost of the Lift

Please be advised the above pricing reflects our experience installing pilings in your area, however, if rock stratum, clay, or debris is encountered and the pilings must be punched, drilled, driven, or high pressure jetted (not jetted using a standard Trash pump) into the bay bottom, an additional charge will be added to the project total. The additional cost of the alternative installation method will be based on the actual time required to install the pilings and will be *$395.00 per piling*. This will be discussed with the customer once encountered. The final determination of the penetration depth of the pilings will be based on actual site conditions and Duncan Seawall's professional experience at the time of installation and may vary from the descriptions above.

Material Delivery:

The material will be delivered and placed on the grass near the west gate to Pier 22 Marina and will be brought to the designated slip (gate code to be provided by customer). Although care will be taken, Duncan Seawall will not be responsible for any damage to landscaping, sod, paved areas, fences, or any other items damaged in the construction area or along the access path. If the staging/access area is not available, a different staging area will need to be obtained, which will increase the cost of the project.

Permitting:

Price quoted does not include any permitting costs. Duncan Seawall will obtain the local permit and the D.E.P. and/or Army Corps of Engineers approvals if required. All costs (including surveys and/or engineering fees) required by any of these agencies will be the owner's responsibility and added to the project total. The total of these fees will be billed as a pass-through with zero markup. Should the Customer opt to use any subcontractors under Duncan Seawall's License, the Customer will be responsible for any fees associated with failed inspections, re-inspections, and/or modifications required as a result, and a charge of $250.00 will be added to cover administrative time.

DUNCAN
SEAWALL, DOCK & BOAT LIFT, LLC

Duncan Seawall will attempt to make the customer aware of any potential conditions or problems during the introduction process; however, from time to time unexpected/unforeseen conditions do arise. The customer will be responsible for additional equipment and labor costs that may become apparent during the construction process due to undisclosed, undiscovered and/or unforeseen conditions.

Duncan Seawall will forward/transfer any and all warranties provided by any manufacturers and suppliers. Upon acceptance of this proposal, Duncan Seawall requests a 10% down payment. The remaining balance is *due upon completion of each portion of the work described above, regardless of final inspections or electrical and/or plumbing connections*. Duncan Seawall reserves the right not to perform any additional work until the full balance is paid for completed portions of the work. This includes electrical work, which may be under a separate contract with Duncan Seawall or other electrical contractors. Credit card transactions are subject to a 3.99% non-refundable fee charged by a third-party payment processor.

This contract incorporates Florida Statute 713.015 relating to Florida construction lien laws as attached. Interest will accrue at 18% per annum on all accounts not paid within (10) days of project completion. In the event of legal action concerning or relating to this Proposal/Contract, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees and costs, whether for negotiation, trial, or appeal.

Respectfully submitted,

KC Dean

K.C. Dean
Regional Sales Manager

NOTE: Due to the current economic inflationary period, Duncan Seawall may withdraw this proposal if not accepted within (10) days. Additionally, if at the time of construction, material costs have increased since the time the proposal was executed, Duncan Seawall reserves the right to pass these additional costs to the customer with no additional markup.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. Duncan Seawall, Dock and Boat Lift is authorized to do the work as specified above. *I have initialed next to the option(s) I want Duncan Seawall, Dock and Boat Lift to complete.*

Signature: _____ Date: May 13, 2026

AGENDA ITEM NO. 6.g

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jamie Griffith, Legislative

ITEM TYPE: Contract

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Adopt-A-Shore Marine Debris/Litter Removal Agreement with Joey Yakich and Dr. Pepper

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Keep Manatee Beautiful (KMB) requested that the City allow the Joey Yakich and Dr. Pepper to adopt the boat deck at Neal Park.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the Adopt-a-Shore Marine Debris/Litter Removal Agreement with Joey Yakich and Dr. Pepper.

ATTACHMENTS:
Adopt-a-Shore Litter Removal Agreement

Adopt-A-Shore
Marine Debris/Litter Removal Agreement

THIS AGREEMENT, made and entered into this 22 day of April, 2026 and between Keep Manatee Beautiful, Inc., hereinafter called **KMB;** the group adopting the shore, Joey Yakich and Dr. Pepper hereinafter called the **GROUP;** and the property owner (private owner or association, federal, state, county or city government) *City of Bradenton* hereinafter called the Property Owner.

WITNESSETH:

WHEREAS the following general description of the shoreline, **the boat deck at NEAL PARK** including property landmarks has been identified for purposes of a marine debris/litter removal program. (Map included)

WHEREAS the legislature through the Solid Waste Management Act of 1988 (F.S. 403.4131, Section 55 (i) has encouraged the implementation of litter removal programs such as Adopt-A-Shore.

WHEREAS KMB, a non-profit environmental corporation, has been charged with developing the countywide Adopt-A-Shore program and is dedicated to developing and implementing countywide incentive programs designed to motivate individual citizens, local organizations, local governments, and other groups interested in participating in litter prevention program activities.

WHEREAS the **GROUP** is desirous of adopting shoreline for the purposes of marine debris/litter removal.

NOW, THEREFORE, for the good and valuable consideration, the parties agree as follows:

I.

A. KMB shall:
    1. Provide countywide coordination of the program and training.
    2. Collect and evaluate report forms during National COASTWEEKS coordinate with other relevant federal and state programs.
    3. Provide official Adopt-A-Shore program recognition for the adopting group.

B. **PROPERTY OWNER** shall:
    1. Grant GROUP access to property for marine debris/litter removal purposes.

C. The **GROUP** shall:

1. Adopt, in most cases, approximately one-mile section of shoreline.
2. Remove debris/litter at least three times a year with one cleanup to coincide with the national cleanup held in conjunction with the fall COASTWEEKS, if practical.
3. Perform debris/litter removal in strict accordance with the environmental and safety requirements provided by KMB as outlines in the guidelines provided.
4. Dispose of bagged trash properly, separating trash and recyclables.
5. Provide adequate adult supervision of youths during cleanups.
6. Appoint an Adopt-A-Shore representative for the GROUP. This person must be an adult.
7. Complete and send report forms to designated KMB coordinator within 10 days of the event and during National COASTWEEKS cleanup. Keep accurate data during each cleanup on the official KMB Data Reporting Form and send the completed report form to KMB.
8. Protect and respect all property and natural resources.

II.

The GROUP covenants and agrees that it will indemnify and hold harmless the PROPERTY OWNER, KMB, and any agencies and all their officers, agents, and employees from any claim, loss, damage, cost, charge or expense arising out of any act, action, neglect or omission by the GROUP during the performance of the agreement, whether direct of indirect, and whether to any person or property to which the PROPERTY OWNER, or said parties may be subject, except that neither the group nor any; of its members shall be liable under this provision for damaged arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the PROPERTY OWNER, KMB, and its member agencies, any maintaining agencies, and all their officers, employees or agents. This section does not constitute a waiver of any member agency's sovereign immunity.

III.

This agreement shall remain of effect for a two (2) year period. The PROPERTY OWNER or GROUP may terminate this agreement for any reason up on thirty (30) days written notice to KMB, GROUP, or PROPERTY OWNER. KMB reserves the right to terminate this agreement for non-compliance with the stated terms.

IN WITNESS WHEREOF the parties hereto have caused these present to be executed, the day and year first written above. They certify that they are familiar with the information contained in this agreement and that they possess the authority to execute this agreement.

NAME OF GROUP: Joey YAKich and Dr. Pepper Date: 4/22/26

BY: Joey Yakich
Signature of Group Representative

Name/Title: Owner: Joseph YaKich

Address: 1315 12th ave w City: Bradenton Zip: 34205

Telephone (Day): [redacted] (Evening):

ATTEST: Notary Public State of Florida Helen Michele Laughrey My Commission HH 620776 Expires 1/16/2029
Notary Public

Date: 4/22/26

PROPERTY OWNER NAME: Date:

BY: Name/Title:
Signature of Group Representative

Address: City: Zip:

Telephone (Day):

ATTEST: Date:
Notary Public

KEEP MANATEE BEAUTIFUL, INC. Date: 4/22/26

BY:
Signature of Group Representative

Name/Title: Jennifer Hoffman, Executive Director

Address: P.O. Box 14426 City: Bradenton, FL Zip: 34280

Telephone (Day): 941-795-8272

ATTEST: Notary Public State of Florida Helen Michele Laughrey My Commission HH 620776 Expires 1/16/2029
Notary Public

Date: 4/22/26

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AGENDA ITEM NO. 6.h

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jeremy Giddens, Police

ITEM TYPE: Miscellaneous

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Authorization to Purchase Technology/Equipment and Supplies for the Bradenton Police Department Real Time Crime Center (RTCC)

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:

The Police Department requests authorization to purchase Technology/Equipment and Supplies for the Real Time Crime Center (RTCC), which will be located at the new police headquarters. The technology and supplies include monitors, hardware, software, installation, consoles/desks, and lighting. This technology/equipment and supplies will support the Public Safety Operations Center, Community Policing, and advanced policing initiatives within the City of Bradenton by consolidating technology, investigative resources, and video feeds in one central location. GSA Contract Number: GS03F073GA and Omnia Partners Contract Number: R210406 were used for procurement. Information Technology (IT) and Purchasing have reviewed these quotes and noted no objections. The purchase price is being funded by the PSOC and RTCC COPS Office Technology Grant(s). Additionally, authorizing the Mayor, Chief or Assistant Chief to enter into any updates as it relates to the PSOC and RTCC COPS Office Technology Grant(s) as approved by DOJ.

FINANCIAL IMPACT:

Funded by the PSOC/RTCC COPS Technology Grant. No matching funds from the City are required. The total cost may be adjusted upon the Department of Justice's approval of the selected vendor; any cost adjustments will be within the DOJ-approved budget.

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve and authorize the purchase of technology/equipment and supplies for the Bradenton Police Department Real Time Crime Center.

ATTACHMENTS:

AGENDA ITEM NO. 6.i

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jeremy Giddens, Police

ITEM TYPE: Miscellaneous

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Financial Assistance Agreement for Fentanyl Eradication (SAFE) Grant in Florida Program

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Recently, the Bradenton Police Department was awarded $75,786.00 from the Florida Department of Law Enforcement (FDLE) to conduct investigations designed to combat illegal fentanyl activity. This grant provides reimbursement for approved fentanyl-related investigations, which include overtime, supplies, and equipment. $50,000.00 has been approved for overtime activities and $25,786.00 for supplies and equipment. This agenda item includes approval to accept the award, authorization for the Mayor to enter into any necessary agreements or amendments, and approval for equipment purchases in accordance with existing procurement policies.

FINANCIAL IMPACT:
This grant is for reimbursement of approved expenses, including overtime costs, supplies, and equipment. Subscription or license fees will be evaluated annually and, if renewed, entered into the PD budget.

ATTORNEY REVIEW/RECOMMENDATION:
Police Department Legal Advisor reviewed the agreement.

SUGGESTED MOTION:

Motion to approve the Financial Assistance Agreement for Fentanyl Eradication (SAFE) Grant in Florida Program and authorize the Mayor to enter into any necessary agreements or amendments related to the grant.

ATTACHMENTS:
Financial Assistance Agreement for Fentanyl Eradication (SAFE) Grant in Florida Program

Financial Assistance Agreement between the Florida Department of Law Enforcement And City of Bradenton Police Department

Recipient:	City of Bradenton Police Department
FLAIR Vendor ID:	F59-6000283
Project Period:	07/01/2023 – 06/30/2026
Project Title:	FY23-24 State Assistance for Fentanyl Eradication (S.A.F.E.) in Florida Program
Agreement Number:	2023-SAFE-SF-069
CSFA Catalog Number:	71.122

This agreement is entered into by and between the Florida Department of Law Enforcement (herein referred to as "FDLE" or "Department") and City of Bradenton Police Department (herein referred to as "Recipient" or "Participating Agency"); and

WHEREAS, the Department has the authority pursuant to Florida law and does hereby agree to provide state financial assistance to the Recipient upon the terms and conditions hereinafter set forth, and

WHEREAS, the General Appropriations Act, 2025 Legislature, Section 131, provides $10,402,972 in nonrecurring funds from the General Revenue Fund and $2,500,000 in nonrecurring funds from the Operating Trust Fund for the State Assistance for Fentanyl Eradication (S.A.F.E.) in Florida Program for the Recipient to be reimbursed for the eligible costs outlined in this agreement; and

WHEREAS, the Department may pay for services or equipment on behalf of the Recipient, the value of these payments will be considered State Financial Assistance to the Recipient and should be reported as such by the Recipient; and

WHEREAS, the Recipient represents that it is fully qualified, possesses the requisite skills, knowledge, qualifications and experience to carry out the state project identified herein, and does offer to perform such services; and

NOW THEREFORE, in consideration of the foregoing, the parties hereto agree to this agreement as follows:

The State of Florida's performance and obligation to pay under this agreement is contingent upon an appropriation by the Legislature, availability of funds, and subject to any modification in accordance with Chapter 216, Florida Statutes or the Florida Constitution.

The Recipient certifies with respect to this agreement that it possesses the legal authority to receive the funds to be provided under this agreement and that, if applicable, its governing body has authorized, by resolution or otherwise, the execution and acceptance of this agreement with all covenants and assurances contained herein. The Recipient also certifies that the undersigned possesses the authority to legally execute and bind Recipient to the terms of this agreement.

To receive S.A.F.E. funds, the Recipient will submit a Case Request form to the S.A.F.E. Executive Board for approval of funding for each individual case. Upon approval of the case for funding, the Recipient shall submit a Funding Request form showing estimated expenditures and the amount of funding requested.

Monthly, the Recipient will submit a Reimbursement Request to receive payment for expenditures incurred the previous month.

Expenditures of state financial assistance shall be compliant with laws, rules and regulations applicable to expenditures of State funds, including, but not limited to, the Reference Guide for State Expenditures published by the Florida Department of Financial Services. Any travel paid from this agreement will be in accordance with State of Florida travel guidelines, including maximum rates for per diem, mileage, and lodging rates.

OVERVIEW AND FUNDING

Project Title: FY23-24 State Assistance for Fentanyl Eradication (S.A.F.E.) in Florida Program

Project Start Date: 07/01/2023 **Project End Date:** 06/30/2026

Program Activities and Scope of Work

Grant funding is available to conduct investigations designed to combat illegal fentanyl activity. This grant provides reimbursement for approved fentanyl-related investigative operations, which may include: overtime; relevant travel and/or training costs; purchase of investigative supplies and equipment; relevant contractual services; and for other costs associated with cases focusing on fentanyl eradication.

Available funds will be distributed based on the operational needs of each agency's investigations as approved by the S.A.F.E. Executive Board.

Deliverables, Performance and Reports

Recipient agencies will conduct operations during the 2023-2024, 2024-2025, and 2025-2026 state fiscal years according to the signed initial and subsequent Mutual Aid Agreements (MAA). Activities shall be considered authorized only when approved by the S.A.F.E. Executive Board. The Recipient shall maintain activity logs that demonstrate the involvement of specific employees or agents provided by the parties to this agreement. The deliverables for this agreement are the completion of one or more of the activities listed in the Scope of Work. The minimum performance for these activities will be determined based on the needs of each investigation.

Documentation of performance and deliverables will consist of signature certification by the Regional Special Agent in Charge (SAC) on each payment invoice. FDLE will approve the specific required services and activities and associated costs based on the nature of each investigation. Active criminal intelligence information, active criminal investigative information, and information revealing surveillance techniques, procedures, or personnel are exempt from public records disclosures under section 119.071(2), F.S.; therefore, specific activities will not be detailed in this agreement or subsequent performance or expenditures reports.

Upon completion of any award and/or case, the Recipient shall notify FDLE of the award/case's completion. FDLE shall have the opportunity to approve of the award/case's completion. Upon receiving FDLE's approval, the Recipient shall ensure all requests for reimbursements for the closed award/case have been submitted to FDLE within forty-five (45) calendar days. Recipient acknowledges that any requests for reimbursement(s) submitted after these forty-five (45) calendar days may or may not be considered eligible for payment by FDLE and that FDLE holds sole discretion over eligibility determinations. In instances in which this forty-five (45) calendar day allowance would create a conflict with other timeframes or deadlines identified within this contract, the more restrictive timeframe shall be followed.

Distribution and Payments

This award is a cost-reimbursement agreement, with the ability to advance, for eligible costs incurred during the term of the agreement for satisfactory performance of eligible activities described in the Budget Narrative. Only project costs incurred on or after the start date, and on or prior to the end date are eligible for reimbursement. Expenditures must be supported with documentation and verified prior to payment.

The parties agree that all expenditures of state financial assistance must be in compliance with laws, rules, and regulations applicable to expenditures of state funds, including, but not limited to, the Reference Guide for State Expenditures.

The final Payment Request shall be submitted to the Department no later than **July 31, 2026**. Any payment due under the terms of this agreement may be withheld until all required reports are received, and necessary adjustments have been approved by the Department. Final reconciliation and closeout of the agreement must be completed by both parties within forty-five (45) days of the end of the grant period.

The parties agree that any funds paid in excess of the amount to which the participating agency is entitled under the terms and conditions of the agreement must be refunded to FDLE.

Budget Narrative

Requests for payment will be processed and paid subject to FDLE approval.

Overtime (Salaries):

Grant funds will be used to pay overtime or straight-time pay in excess of Recipient personnel's contracted regular pay hours for participating in the S.A.F.E. in Florida Program. Employer portion of FICA, retirement, worker's compensation, and other benefits are not eligible for reimbursement under this contract.

In order to receive reimbursement, the Recipient will provide supporting backup documentation for all overtime costs, to consist of timesheets supporting time worked was in excess of the individual's regular pay and contracted hours, payroll records supporting the amount of personnel costs paid, and time/activity records supporting time worked were for approved S.A.F.E. in Florida Program activities.

Expense – (Travel and Training):

Grant funds may be used to pay training registration and/or travel costs for agency members participating in FDLE-approved training in direct support of S.A.F.E. in Florida Program operations. Fees for certification are unallowable under this Agreement.

Training and/or Travel costs funded under this Agreement must receive **pre-approval** from FDLE using the Funding Request form. In order to receive reimbursement for training and/or travel, the Recipient shall submit the signed form as preapproval documentation with the Recipient's request for reimbursement. Failure to provide the signed approval request at the time of reimbursement will result in the training and/or travel costs being deemed unallowable.

All expenditures related to travel will not exceed amounts specified in section 112.061, F.S., or other State of Florida travel guidelines. In order to receive reimbursement for training/travel costs, the Recipient must complete the State of Florida Travel Voucher and provide supporting documentation, including but not limited to: agendas, completion certificates, registration confirmations, lodging receipts, transportation receipts, etc.

Contractual Services, Equipment, Supplies, and Other Costs:

Grant funds may be used to reimburse equipment, supplies, and other costs directly related to S.A.F.E. in Florida Program operations, as pre-approved by the S.A.F.E. Executive Board.

In order to receive reimbursement for equipment, supplies, and other costs, the Recipient must provide supporting backup documentation, including but not limited to: Funding Request form with FDLE approval signature, invoices, payment receipts, etc.

ADMINISTRATION

For assistance with any contract or financial issues, the Florida Department of Law Enforcement can contact:

Recipient Contract/Grant Manager

Name: JEREMY S. GIDDENS
Title: GRANTS/BUSINESS OPERATIONS MANAGER
Address: 100 10TH STREET WEST, BRADENTON, FLORIDA 34205
Phone: 941-932-9350
Email: JEREMY.GIDDENS@BRADENTONPD.COM

Recipient Financial Contact

Name: ROB PERRY
Title: CITY ADMINISTRATOR
Address: 101 OLD MAIN STREET, BRADENTON, FLORIDA 34205
Phone: 941-932-9442
Email: ROB.PERRY@BRADENTONPD.COM
Agency FEID Number: F59-6000283
Remit Address: 101 OLD MAIN STREET
BRADENTON, FLORIDA 34205

State Financial Assistance Standard Conditions

The following terms and conditions will be binding upon approval of the grant award and execution of the contract by both the Recipient and the Florida Department of Law Enforcement. The Recipient will maintain required registrations and certifications for eligibility under this program.

The Department and the Recipient agree that they do not contemplate the development, transfer or receipt of intellectual property as a part of this agreement.

Section I: Project Implementation

Legal Authority: The Recipient certifies with respect to this agreement that it possesses the legal authority to receive the funds to be provided under this agreement and that, if applicable, its governing body has authorized, by resolution or otherwise, the execution and acceptance of this agreement with all covenants and assurances contained herein. The Recipient also certifies that the undersigned possesses the authority to legally execute and bind Recipient to the terms of this agreement.

Not Operational within 60 and 90 Days: If a project is not operational within 60 days of the original start date of the award period, the Recipient must report by letter to the Department the steps taken to initiate the project, the reasons for delay, and the expected start date. If a project is not operational within 90 days of the original start date of the award period, the Recipient must submit a second statement to the Department explaining the implementation delay. Upon receipt of the 90-day letter, the Department shall determine if the reason for delay is justified or shall, at its discretion, require additional project documentation and justifications throughout the award period. The Department will also require the Recipient provide a revised project timeline that includes all anticipated project activities, tasks, and estimated completion date(s).

Section II: Payments

Obligation to Pay: The State of Florida's obligation to pay under this agreement is contingent upon an appropriation by the Legislature.

Overpayments: Any funds paid in excess of the amount to which the Recipient is entitled under the terms and conditions of the agreement must be refunded to the Department. Any balance of unobligated cash that has been paid and has not been authorized to be retained for direct program costs in a subsequent period must be refunded to the Department.

Advance Funding: Advance funding may be provided to a subrecipient upon completion and submission of a Cash Advance Request form to the Department. The request must be signed by the Chief Financial Officer or the Chief Financial Officer designee. Advance funding should be requested only when the Subrecipient has an imminent and specific need to expend project funds. Cash advances must be spent on project costs within 30 days of receipt. Should extenuating circumstances arise which prevent the expenditure of advance funds within 30 days of receipt, a written request to retain the funds must be provided by the recipient and approved by the Department. An expenditure claim for advance funding must be submitted to the Department within 45 days of advance funding receipt.

Section III: Project and Grant Management

Personnel Changes: The recipient must notify the FDLE grant manager of any change in the Chief Officials or Project Director or any change in contact information, including mailing address, phone number, email, or title change.

Obligation of Grant Funds: Grant funds shall not under any circumstances be obligated prior to the effective date, or subsequent to the termination date, of the period of performance. Only project costs incurred on or after the effective date, and on or prior to the termination date of the Recipient's project are

eligible for reimbursement. All payments must be completed within thirty (30) days of the end of the grant period of performance.

Financial Management: The Recipient must have a financial management system able to record and report on the receipt, obligation, and expenditure of grant funds. An adequate accounting system must be able to separately track receipts, expenditures, assets, and liabilities for awards, programs, and subrecipients. The Recipient shall maintain books, records, and documents (including electronic storage media) in accordance with generally accepted accounting procedures and practices. Recipient must have written procedures for procurement transactions.

Travel: Cost for travel shall be reimbursed at the Recipient's travel rate, but the maximum reimbursement for each type of travel cost shall not exceed rates established in State of Florida Travel Guidelines, §112.061, F.S.

Subcontracts: Recipient agrees that all employees, subcontractors, or agents performing work under the agreement shall be properly trained individuals who meet or exceed any specified training qualifications. Recipient agrees to be responsible for all work performance and all expenses incurred in fulfilling the obligations of this agreement, and will not assign the responsibility for this agreement to another party. If the Recipient subcontracts any or all of the work required under this agreement, the Recipient must provide a completed DFS-A2-NS (Recipient-Subrecipient vs. Vendor Determination) form and a copy of the executed subcontract within thirty (30) days after execution of the subcontract. The Recipient agrees to include in the subcontract that (i) the subcontractor is bound by all applicable state and federal laws and regulations, and (ii) the subcontractor shall hold the Department and Recipient harmless against all claims of whatever nature arising out of the subcontractor's performance of work under this agreement, to the extent allowed and required by law.

Grant Adjustments: Recipients must submit a Request for Grant Adjustment to the FDLE grant manager for substantive changes such as: scope modifications, changes to project activities, target populations, service providers, implementation schedules, project director, designs or research plans set forth in the approved agreement, and for any budget changes affecting a cost category that was not included in the original budget. Recipients may transfer up to 10% of the total budget between current, approved budget categories without prior approval, as long as the funds are transferred to an existing line item. Adjustments are required when there will be a transfer of 10% or more of the total budget between budget categories. Under no circumstances can transfers of funds increase the total award. Requests for changes to the grant agreement must be signed by the Recipient or Implementing Agency's chief official or the chief official's designee. All requests for changes must be submitted no later than thirty (30) days prior to grant expiration date.

Property Management: The Recipient shall establish and administer a system to protect, preserve, use, maintain, and dispose of any property furnished to it by the Department or purchased pursuant to this agreement.

Section IV: Mandatory Disclosures

Conflict of Interest: The Recipient will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain. Recipients must disclose in writing any potential conflict of interest to the Department.

Violations of Criminal Law: The Recipient must disclose all violations of state or federal criminal law involving fraud, bribery or gratuity violations potentially affecting the grant award.

Convicted Vendors: The Recipient shall disclose to the Department if it, or any of its affiliates, as defined in §287.133(1)(a) F.S., is on the convicted vendor list. A person or affiliate placed on the convicted vendor list following a conviction for a public entity crime is prohibited from doing any activities listed in the agreement for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

Vendors on Scrutinized Companies Lists: If this agreement is in the amount of $1 million or more, Recipient certifies upon executing this agreement, that it is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to §215.473, F.S., or engaged in business operations in Cuba or Syria. In the event that federal law ceases to authorize the states to adopt and enforce the contracting prohibition identified herein, this provision shall be null and void.

Discriminatory Vendors: The Recipient shall disclose to the Department if it or any of its affiliates, as defined by §287.134(1)(a), F.S. appears on the discriminatory vendors list. An entity or affiliate placed on the discriminatory vendor list pursuant to §287.134, F.S. may not a) submit a bid, proposal, or reply on a contract or agreement to provide any goods or services to a public entity; b) submit a bid, proposal, or reply on a contract or agreement with a public entity for the construction or repair of a public building or public work; c) submit bids, proposals, or replies on leases of real property to a public entity; d) be awarded or perform work as a contractor, subcontractor, Recipient, supplier, subrecipient, or consultant under a contract or agreement with any public entity; or e) transact business with any public entity.

Reporting Potential Fraud, Waste, Abuse, and Similar Misconduct: The Recipient must promptly refer to the Department of Law Enforcement, Office of Criminal Justice Grants any credible evidence that a principal, employee, agent, contractor, subcontractor, or other person has either 1) submitted a claim for grant funds that violates the False Claims Act; or 2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving grant funds.

Non-Disclosure Agreements: Restrictions and certifications regarding non- disclosure agreements and related matters Recipients or contracts/subcontracts under this award may not require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits, restricts or purports to prohibit or restrict, the reporting of waste, fraud or abuse in accordance with law, to an investigative or law enforcement representative of a state or federal department or agency authorized to receive such information. The Recipient certifies that if informed or notified of any subrecipient, or contractor/subcontractor has been requiring their employees to execute agreements or statements that prohibit the reporting of fraud, waste, or abuse that it will immediately cease all further obligations of award funds to the entity and will immediately notify the Department. The Recipient will not resume obligations until expressively authorized to do so from the Department.

Section V: Compliance with Statutes, Rules, and Regulations

In performing its obligations under this agreement, the Recipient shall without exception be aware of and comply with all State and Federal laws, rules and regulations relating to its performance under this agreement as they may be enacted or amended from time-to-time, as well as any court or administrative order, judgment, settlement or compliance agreement involving the Department which by its nature affects the services provided under this agreement. The following are examples of rules and regulations that govern Recipient's performance under this agreement.

Lobbying Prohibited: The Recipient shall comply with the provisions of 11.062 and 216.347, F.S., which prohibit the expenditure of funds for the purpose of lobbying the Legislature, judicial branch, or a State agency. No funds or other resources received from the Department in connection with this agreement may be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.

State of Florida E.O. 20-44: Public-Private Partnerships: Any entity named in statute with which the agency must form a sole-source, public-private agreement; and any nongovernmental Recipient receiving 50% or more of their annual budget from any combination of state or federal funding must submit an annual report to the Office of Criminal Justice Grants. The report must include the most recent IRS Form 990, detailing the total compensation for the entities' executive leadership teams. Total compensation shall include salary, bonuses, cashed-in leave, cash equivalents, severance pay, retirement benefits, deferred compensation, real-property gifts, and any other payout. In addition, the Recipient must agree through

appropriate contract or grant agreement amendment to inform the agency of any changes in total executive compensation between the annual reports. All compensation reports must indicate what percent of compensation comes directly from the State or Federal allocations to the Recipient.

Civil Rights: The Recipient agrees to comply with the Americans With Disabilities Act (Public Law 101-336, 42 U.S.C. Section 12101 et seq.) and shall not discriminate against any employee (or applicant for employment) in the performance of this agreement because of race, color, religion, sex, national origin, disability, age, or marital status. These requirements shall apply to all contractors, subcontractors, subgrantees or others with whom it arranges to provide services or benefits to clients or employees in connection with its programs and activities.

E-Verify: The Department shall consider the employment by any contractor of unauthorized aliens a violation of section 274(e) of the Immigration and Nationalization Act. Such violation shall be cause for unilateral cancellation of this contract. Pursuant to F.S. 448.095, the Contracting Party and any subcontractors are required to register with and use the E-Verify system operated by the U.S. Department of Homeland Security beginning on January 1, 2021. The Contracting Party and any subcontractors are prohibited from entering into contracts with one another unless all parties register and use the E-Verify system. Subcontractors who enter into contracts with the Contracting Party are required to provide a certification that the subcontractor does not employ or use unauthorized aliens as defined in the statute, a copy of which the Contracting Party must maintain. The Contracting Party and any subcontractors are required to terminate a contract if a party has a good faith belief that another party is in violation of F.S. 448.09(1), prohibiting the employment of unauthorized aliens. If a public employer has a good faith belief that the subcontractor has violated these requirements, but that the Contracting Party has otherwise complied, the public employer must notify the Contracting Party to terminate its contract with the subcontractor. A party may challenge a contract termination in accordance with these requirements. A penalized Contractor is prohibited from obtaining another contract with a public employer for at least one year.

Background Check: Whenever a background screening for employment or a background security check is required by law for employment, unless otherwise provided by law, the provisions of Chapter 435 F.S., shall apply. All employees in positions designated by law as positions of trust or responsibility shall be required to undergo security background investigations as a condition of employment and continued employment. For the purposes of the subsection, security background investigations shall include, but not be limited to, employment history checks, fingerprinting for all purposes and checks in this subsection, statewide criminal and juvenile record checks through the Florida Department of Law Enforcement, and federal criminal record checks through the Federal Bureau of Investigation, and may include local criminal record checks through local law enforcement agencies.

Public Records: As required by 287.058(1)(c), F.S., the Recipient shall allow public access to all documents, papers, letters, or other public records as defined in 119.011(12), F.S.as prescribed by 119.07(1) F.S., made or received by the Recipient in conjunction with this agreement, except public records which are made confidential by law must be protected from disclosure. It is expressly understood that the Recipient's failure to comply with this provision shall constitute an immediate breach of contract, for which the Department may unilaterally terminate this agreement.

Independent Contractor, Subcontracting and Assignments: In performing its obligations under this agreement, the Recipient shall at all times be acting in the capacity of an independent contractor and not as an officer, employee, or agent of the State of Florida. Neither the Recipient nor any of its agents, employees, subcontractors or assignees shall represent to others that it is an agent of or has the authority to bind the Department by virtue of this agreement, unless specifically authorized in writing to do so.

Timely Payment of Subcontractors: To the extent that a subcontract provides for payment after Recipient's receipt of payment from the Department, the Recipient shall make payments to any subcontractor within 7 working days after receipt of full or partial payments from the Department in accordance with §287.0585, F.S., unless otherwise stated in the agreement between the Recipient and subcontractor. Failure to pay within seven (7) working days will result in a penalty that shall be charged

against the Recipient and paid by the Recipient to the subcontractor in the amount of one-half of one percent (.005) of the amount due per day from the expiration of the period allowed for payment. Such penalty shall be in addition to actual payments owed and shall not exceed fifteen (15%) percent of the outstanding balance due.

Notice of Legal Actions: The Recipient shall notify the Department of potential or actual legal actions taken against the Recipient related to services provided through this agreement or that may impact the Recipient's ability to complete the deliverables outlined herein, or that may adversely impact the Department. The Department's Grant Manager will be notified within 10 days of Recipient becoming aware of such actions or potential actions or from the day of the legal filing, whichever comes first.

Property: In accordance with 287.05805, F.S., any State funds provided for the purchase of or improvements to real property are contingent upon the Recipient granting to the State a security interest in the property at least to the amount of the State funds provided for at least five (5) years from the date of purchase or the completion of the improvements or as further required by law.

Section VI: Records, Audits, and Information Security

Records Retention: Retention of all financial records, supporting documents, statistical records, and any other documents (including electronic storage media) pertinent to this agreement shall be maintained by the Recipient during the term of this agreement and retained for a period of five (5) years after completion of the agreement or longer when required by law. In the event an audit is required under this agreement, records shall be retained for a minimum period of five years after the audit report is issued or until resolution of any audit findings or litigation based on the terms of this agreement, at no additional cost to the Department. Upon demand, at no additional cost to the Department, the Recipient will facilitate the duplication and transfer of any records or documents during the term of this agreement and the required five (5) year retention period. No record may be withheld, nor may the Recipient attempt to limit the scope of any of the foregoing inspections, reviews, copying, transfers or audits based on any claim that any record is exempt from public inspection or is confidential, proprietary or trade secret in nature; provided, however, that this provision does not limit any exemption to public inspection or copying to any such record. These records shall be made available at all reasonable times for inspection, review, copying, or audit by State, or other personnel duly authorized by the Department.

Records Inspection: Pursuant to Section 216.1366, F.S., in order to preserve the interest of the state in the prudent expenditure of state funds, the Department shall be authorized to inspect the (a) Financial records , papers, and documents of the Contractor that are directly related to the performance of the Contract or the expenditure of state funds, and (b) Programmatic records, papers, and documents of the Contractor which the Department determines are necessary to monitor the performance of the Contract or to ensure that the terms of the Contract are being met. The Contractor shall provide such records, papers, and documents requested by the Department within ten (10) business days after the request is made.

Monitoring: The Recipient agrees to comply with the Department's grant monitoring guidelines, protocols, and procedures; and to cooperate with the Department on all grant monitoring requests, including requests related to desk reviews, enhanced programmatic desk reviews, site visits, and/or Florida Department of Financial Services contract reviews and Expanded Audits of Payment (EAP). The Recipient agrees to provide the Department all documentation necessary to complete monitoring of the award and verify expenditures in accordance with 215.971, F.S. Further, the Recipient agrees to abide by reasonable deadlines set by the Department for providing requested documents. Failure to cooperate with grant monitoring activities may result in sanctions affecting the Recipient's award, including, but not limited to: withholding and/or other restrictions on the Recipient's access to funds, and/or referral to the Office of the Inspector General for audit review.

Florida Single Audit Act (FSAA): The Recipient shall comply and cooperate immediately with any inspections, reviews, investigations, or audits deemed necessary by The Office of the Inspector General (§20.055, F.S.). In the event that the Recipient expends a total amount of state financial assistance equal to or in excess of $750,000 in any fiscal year, the Recipient must have a single audit or project-specific

audit in accordance with §215.97, F.S. and the applicable rules of the Department of Financial Services and the Auditor General. In determining the state financial assistance expended in its fiscal year, the Recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of Law Enforcement, other state agencies, and other non-state entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a non-state entity for Federal program matching requirements. The schedule of expenditures should disclose the expenditures by contract/agreement number for each contract with the Department in effect during the audit period. All questioned costs and liabilities due the Department shall be fully disclosed in the audit report package with reference to the specific contract number. If the Recipient expends less than $750,000 in state financial assistance in its fiscal year, an audit conducted in accordance with the provisions of 215.97, F.S., is not required. In the event that the Recipient expends less than $750,000 in state financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of 215.97, F.S., the cost of the audit must be paid from the non-state entity's resources (i.e., the cost of such an audit must be paid from the Recipient's resources obtained from other than State entities). Pursuant to 215.97(8), F.S., state agencies may conduct or arrange for audits of state financial assistance that are in addition to audits conducted in accordance with §215.97, F.S. In such an event, the state awarding agency must arrange for funding the full cost of such additional audits. Any reports, management letters, or other information required to be submitted to the Department pursuant to this agreement shall be submitted within nine (9) months after the end of the Recipient's fiscal year or within 30 days of the Recipient's receipt of the audit report, whichever occurs first, unless otherwise required by Florida Statutes. Copies of financial reporting packages required by this agreement shall be submitted by or on behalf of the Recipient directly to each of the following:

The Department of Law Enforcement:
Florida Department of Law Enforcement
BSP Office of Planning and Budgeting
ATTN: Nicthe Simpson
Post Office Box 1489 Tallahassee, Florida 32302-1489

The Auditor General's Office at:
Auditor General's Office, Room 401
Pepper Building
111 West Madison Street
Tallahassee, Florida 32399-1450

Criminal Justice Information Data Security: Acceptance of this award, constitutes understanding that transmission of Criminal Justice Information (CJI) between locations must be encrypted to conform to the Federal Bureau of Investigation (FBI) Criminal Justice Information Services (CJIS) Security Policy.

Recipient's Confidential and Exempt Information: By executing this agreement, the Recipient acknowledges that any information not marked as "confidential" or "exempt" will be posted by the Department on the public website maintained by the Department of Financial Services pursuant to 215.985, F.S. The Recipient agrees that, upon written request of the Department, it shall promptly provide to the Department a written statement of the basis for the exemption applicable to each provision identified by the Recipient as "confidential" or "exempt", including the statutory citation to an exemption created or afforded by statute, and state with particularity the reasons for the conclusion that the provision is exempt or confidential. Any claim by Recipient of trade secret (proprietary) confidentiality for any information contained in Recipient's documents (reports, deliverables or work papers, etc., in paper or electronic form) submitted to the Department in connection with this agreement cannot be waived, unless the claimed confidential information is submitted in accordance with the following two paragraphs.

The Recipient must clearly label any portion of the documents, data, or records submitted that it considers exempt from public inspection or disclosure pursuant to Florida's Public Records Law as trade secret. The labeling will include a justification citing specific statutes and facts that authorize exemption of the information from public disclosure. If different exemptions are claimed to be applicable to different portions

of the protected information, the Recipient shall include information correlating the nature of the claims to the particular protected information.

The Department, when required to comply with a public records request including documents submitted by the Recipient, may require the Recipient to expeditiously submit redacted copies of documents marked as trade secret in accordance with this section. Accompanying the submission shall be an updated version of the justification, correlated specifically to redacted information, either confirming that the statutory and factual basis originally asserted remain unchanged or indicating any changes affecting the basis for the asserted exemption from public inspection or disclosure. The redacted copy must exclude or obliterate only those exact portions that are claimed to be trade secret. If the Recipient fails to promptly submit a redacted copy, the Department is authorized to produce the records sought without any redaction of proprietary or trade secret information.

Section VII: Penalties, Termination, Dispute Resolution, and Liability

Financial Penalties for Failure to Take Corrective Action: Corrective action plans may be required for noncompliance, nonperformance, or unacceptable performance under this agreement. Penalties may be imposed for failures to implement or to make acceptable progress on such corrective action plans.

Termination: The Department reserves the right to unilaterally cancel this agreement for refusal by the Recipient to allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the Recipient in conjunction with this agreement, unless the records are exempt pursuant to Article I. Section 24(a), of the Florida Constitution and §119.07(1), F.S. The Department shall be the final authority as to the appropriation, availability and adequacy of funds. In the event the Recipient fails to fully comply with the terms and conditions of this agreement, the Department may terminate the agreement upon written notice. Such notice may be issued without providing an opportunity for cure if it specifies the nature of the noncompliance and states that provision for cure would adversely affect the interests of the State or is not permitted by law or regulation. Otherwise, notice of termination will be issued after the Recipient's failure to fully cure such noncompliance within the time specified in a written notice of noncompliance issued by the Department specifying the nature of the noncompliance and the actions required to cure such noncompliance. In addition, the Department may employ the default provisions in Chapter 2021-225, Laws of Florida, Section 287.1351, F.S., but is not required to do so in order to terminate the agreement. The Department's failure to demand performance of any provision of this agreement shall not be deemed a waiver of such performance. The Department's waiver of any one breach of any provision of this agreement shall not be deemed to be a waiver of any other breach and neither event shall be construed to be a modification of the terms and conditions of this agreement. The provisions herein do not limit the Department's right to remedies at law or in equity. The validity of this agreement is subject to the truth and accuracy of all the information, representations, and materials submitted or provided by the Recipient in this agreement, in any subsequent submission or response to Department request, or in any submission or response to fulfill the requirements of this agreement, and such information, representations, and materials are incorporated by reference. The lack of accuracy thereof or any material changes shall, at the option of the Department and with thirty (30) days written notice to the Recipient, cause the termination of this agreement and the release of the Department from all its obligations to the Recipient. This agreement shall be construed under the laws of the State of Florida, and venue for any actions arising out of this agreement shall lie in Leon County. If any provision hereof is in conflict with any applicable statute or rule, or is otherwise unenforceable, then such provision shall be deemed null and void to the extent of such conflict, and shall be deemed severable, but shall not invalidate any other provision of this agreement. No waiver by the Department of any right or remedy granted hereunder or failure to insist on strict performance by the Recipient shall affect or extend or act as a waiver of any other right or remedy of the Department hereunder, or affect the subsequent exercise of the same right or remedy by the Department for any further or subsequent default by the Recipient. Any power of approval or disapproval granted to the Department under the terms of this agreement shall survive the terms and life of this agreement as a whole. The agreement may be executed in any number of counterparts, any one of which may be taken as an original. In the event of termination, the Recipient will be compensated for any work satisfactorily completed through the date of termination or an earlier date of suspension of work.

Disputes and Appeals: The Department shall make its decision in writing when responding to any disputes, disagreements, or questions of fact arising under this agreement and shall distribute its response to all concerned parties. The Recipient shall proceed diligently with the performance of this agreement according to the Department's decision. If the Recipient appeals the Department's decision, the appeal also shall be made in writing within twenty-one (21) calendar days to the Department's clerk (agency clerk). The Recipient's right to appeal the Department's decision is contained in Chapter 120, F.S., and in procedures set forth in Fla. Admin. Code R.28-106.104. Failure to appeal within this time frame constitutes a waiver of proceedings under Chapter 120, F.S. After receipt of a petition for alternative dispute resolution the Department and the Recipient shall attempt to amicably resolve the dispute through negotiations. Timely delivery of a petition for alternative dispute resolution and completion of the negotiation process shall be a condition precedent to any legal action by the Recipient concerning this agreement.

Liability: Unless the Recipient is a state agency or subdivision, the Recipient shall be solely responsible to parties with whom it shall deal in carrying out the terms of this agreement, and shall save the Department harmless against all claims of whatever nature by third parties arising out of the performance of work under this agreement. For purposes of this agreement, Recipient agrees that it is not an employee or agent of the Department, but is an independent contractor. Nothing herein shall be construed as consent by a state agency of the State of Florida to be sued by third parties in any matter arising out of any contract. Nothing shall be construed affect in any way the Recipient rights, privileges, and immunities under the doctrine of "sovereign immunity" and as set forth in 768.28, F.S.

AWARD SIGNATURES

In witness whereof, the parties affirm they each have read and agree to the conditions set forth in this agreement, have read and understand the agreement in its entirety and have executed this agreement by their duly authorized officers on the date, month and year set out below.

Corrections on this page, including strikeovers, whiteout, etc. are not permitted.

Florida Department of Law Enforcement
Business Support Program

Bureau Chief Signature: _____

Printed Name and Title: _____

Date: _____

Recipient
City of Bradenton Police Department

Agency Head/Chief Official Signature: _____

Printed Name and Title: _____

Date: _____

THIS CONTRACT IS NOT VALID UNTIL SIGNED AND DATED BY ALL PARTIES

FLORIDA DEPARTMENT OF LAW ENFORCEMENT
VOLUNTARY COOPERATION
MUTUAL AID AGREEMENT
STATE ASSISTANCE FOR FENTANYL ERADICATION (S.A.F.E.) INITIATIVE

WHEREAS, the below subscribed law enforcement agencies, the Parties to this mutual aid agreement, have joined together to create the STATE ASSISTANCE FOR FENTANYL ERADICTION (S.A.F.E.) Mutual Aid group, hereinafter referred to as the S.A.F.E. INITIATIVE, intended to combat the fentanyl crisis by identifying fentanyl related crimes, to include: racketeering, drug law violations, and related criminal violations, and by dismantling organized criminal groups engaging and targeting major violators in such activity which may affect single or multiple jurisdictions;

WHEREAS, the undersigned agencies have the authority under Part 1, Chapter 23, Florida Statutes, "the Florida Mutual Aid Act," to enter into a voluntary cooperation agreement for cooperation and assistance of a routine law enforcement nature that crosses jurisdictional lines; and

WHEREAS, the undersigned agencies acknowledge that they can make more efficient use of their respective powers and resources and thereby provide a higher quality of law enforcement services to the public through the coordination of members of the undersigned agencies involved in the S.A.F.E. INITIATIVE;

NOW THEREFORE, the Parties agree to carry out their respective duties and responsibilities as outlined below, subject to controlling law, policies or procedures, and in consideration of the mutual interests and understandings herein expressed:

Intent Statement, S.A.F.E. INITIATIVE Goals, Nature of Law Enforcement Assistance and Voluntary Cooperation to be Rendered

It is the intention of the Florida Department of Law Enforcement (FDLE) to establish the S.A.F.E. INITIATIVE as a mechanism by which area law enforcement agencies can dedicate resources for the purpose of targeting the following criminal activity which must have a nexus to fentanyl, including but not limited to racketeering, drug law violations, related criminal violations, firearms violations, and dismantling organized criminal groups engaging in such activity in violation of Florida State Statutes that may affect single or multiple jurisdictions.

The principal purpose of the S.A.F.E. INITIATIVE shall be the successful arrest and prosecution of violators of the laws noted herein, and similar violations, with particular

emphasis placed on efforts designed to identify and dismantle organized criminal enterprises with a nexus to fentanyl.

The S.A.F.E. INITIATIVE efforts shall include, but are not limited to: undercover operations designed to detect illegal activity with a nexus to fentanyl, including but not limited to violations of Florida Statutes Chapters 782, 790, 893, and 895. The use of surveillance equipment and techniques; the arrest and prosecution of those involved in illegal activity; the seizure of contraband and weapons; the forfeiture of assets from those engaged in such illegal activity; and the referral of investigative leads and intelligence to such other federal, state, or local law enforcement authorities, as may be required and appropriate under the S.A.F.E. INITIATIVE.

While the seizure and civil forfeiture of assets is an effective tool in combating organized criminal activity, the seizure and forfeiture of assets shall not take priority over the primary function of the S.A.F.E. INITIATIVE, which shall be to enforce laws regulating violations of criminal law.

Nothing herein shall otherwise limit the ability of participating S.A.F.E. INITIATIVE members to provide, as provided by or allowed by law, such assistance in any enforcement action as may be lawfully requested by a law enforcement officer having jurisdiction over an incident, crime or matter under consideration.

The Parties to this Agreement are contributing personnel and resources in support of the S.A.F.E. INITIATIVE efforts, with the operations of the S.A.F.E. INITIATIVE being coordinated with the FDLE and other S.A.F.E. INITIATIVE members.

Procedure for Requesting Assistance

Law enforcement officers assigned to the S.A.F.E. INITIATIVE operations pursuant to this agreement shall be empowered to render enforcement assistance and take enforcement action in accordance with the law and the terms of this Agreement. Execution of this Agreement and continued participation by FDLE and one or more S.A.F.E. INITIATIVE member agencies shall constitute a general reciprocal, continuing request for and granting of assistance between the members which shall be considered authorized in accordance with the provisions of this Agreement. No additional or specific formal request for assistance is required.

Organization, Command and Supervisory Responsibility

Each participating agency shall contribute personnel and resources to the S.A.F.E. INITIATIVE in such numbers as are agreed to by the participating agency and FDLE. Participating agencies shall assign personnel to the S.A.F.E. INITIATIVE based upon

their investigative experience and the operations needs of the S.A.F.E. INITIATIVE. Final acceptance of personnel assigned to the S.A.F.E. INITIATIVE shall rest with FDLE.

The respective FDLE Regional Special Agents in Charge throughout the State of Florida, together with their chain of command, will review and approve S.A.F.E. INITIATIVE operations with input from the various Partner agencies to this MAA in whose jurisdictions potential cases arise.

When operating outside the jurisdiction of the participating investigative agency, the assigned managing FDLE supervisor (ASAC or designee) shall be responsible for the operational command and day-to-day administration of all S.A.F.E. INITIATIVE operations and personnel, and shall have the authority to make routine assignments and determine case priority, as needed. When engaged in S.A.F.E. INITIATIVE operations that have been approved by and involve FDLE, as contemplated by this MAA, unit members who do not otherwise have jurisdictional authority shall have full jurisdictional authority anywhere in the State of Florida, although principally focused within their "standard operational area" as set forth in Addendum A, with full power to enforce Florida laws and to avail themselves of the provisions of this Agreement.

S.A.F.E INITIATIVE members operating outside their agency's jurisdiction shall not enjoy extra-jurisdictional authority as law enforcement officers unless engaged in approved MAA activities as stated herein.

Pursuant to Section 23.127(1), Florida Statutes, the Party's S.A.F.E. INITIATIVE members participating in the MAA shall, when engaging in authorized mutual cooperation and assistance pursuant to this MAA, have the same powers, duties, rights, privileges and immunities as if the employees were performing duties inside the law enforcement jurisdictional area of their respective agencies.

Activities shall be considered authorized only when approved and directed as provided herein by an FDLE supervisor or command designee. If at any time an FDLE supervisor or command designee determines that assistance pursuant to this MAA should be terminated, it shall be promptly terminated in a manner assuring the safety of all involved law enforcement officers.

No S.A.F.E. INITIATIVE member shall engage in activities outside the jurisdictional territory of his or her agency, except as approved by the S.A.F.E. MAA coordinator

(assigned FDLE supervisor) or designee and any such activity must be documented as provided herein. The MAA coordinator or designee shall maintain activities logs that will demonstrate the involvement of specific employees or agents provided by the Parties to this MAA, including each operation's supervisor or designated leader. Specific authorization and approval from both FDLE and the respective agency Party supervisory personnel shall be obtained when unit members will be acting with FDLE outside of their "standard operational area" as set forth in Addendum A. FDLE shall be entitled to conduct audits and inspections of task force operations and records.

Whenever an operation occurs outside of a S.A.F.E. INITIATIVE team's "standard operational area" set forth in Addendum A, the Special Agent in Charge (SAC) for the FDLE office in the region affected shall be notified about the presence of the S.A.F.E. INITIAITIVE personnel in his region.

Nothing herein shall otherwise limit the jurisdiction and powers normally possessed by a S.A.F.E. INITIATIVE member of an agency Party.

During the absence of the managing FDLE supervisor, or as deemed necessary by the managing FDLE supervisor, any member assigned to the S.A.F.E. INITIATIVE may be designated as an interim team leader to manage operational S.A.F.E. INITIATIVE matters.

Activities shall be considered authorized only when approved and actually directed as provided herein by the assigned FDLE supervisor or designee. No extension of jurisdiction or authority is granted by this Agreement for law enforcement activities unless approved and supervised as provided herein and related to the S.A.F.E. INITIATIVE operations, or unless same have been encountered directly incident to an approved and supervised S.A.F.E. INITIATIVE operation.

If a conflict arises between an order or direction provided by the FDLE S.A.F.E. INITIATIVE supervisor and a member's employing agency's rules, standards, or policies, the conflict shall promptly be reported to the S.A.F.E. INITIATIVE supervisor and to the supervisor of that S.A.F.E. INITIATIVE member's agency chain of command. The FDLE S.A.F.E. INITIATIVE supervisor, in conjunction with the member's agency supervisor, shall attempt to resolve the conflict in a manner that will allow the operation to continue appropriately. At no time will a participating member be forced to violate his/her own agency's policies or rules in order to implement an S.A.F.E. INITIATIVE.

The Parties to this Agreement may, by a written memorandum of understanding or written attachments to this agreement, identify or further define particular guidelines, policies, or procedures to be utilized by members of the S.A.F.E. INITIATIVE when engaged in S.A.F.E. INITIATIVE operations. In the absence of a written memorandum of understanding or attachments, the policies and procedures to be utilized by S.A.F.E. INITIATIVE members shall be clearly identified by the assigned FDLE S.A.F.E. INITIATIVE supervisor. However, as stated above, no member will be expected or required to violate or otherwise fail to maintain the member's employing agency's standards of conduct, rules or policies.

Jurisdiction

For purposes of the Mutual Aid Agreement (MAA), "S.A.F.E. INITIATIVE unit members" as used herein shall mean the sworn members of the non-FDLE agency Parties to this agreement who are assigned to the S.A.F.E. Initiative in accordance with the MAA.

FDLE and each agency Party to this agreement have executed the signature page attached hereto as Addendum A, which includes specific information concerning the primary geographic scope of this MAA for regional areas of the State associated with FDLE Regional Operations Centers, and identification of the agency Party entering into this agreement, and other particular information all of which is incorporated herein as though fully set out in the text of the main agreement.

Nothing contained in this MAA is intended to prevent personnel from performing their normal duties as assigned by their respective agencies.

Powers, Privileges, Immunities, Costs, and Liability-Related Issues

Employees of the participating agencies, when actually engaging in mutual cooperation and assistance outside of their jurisdictional limits but inside the State of Florida, under the terms of this Agreement, shall, pursuant to the provisions of section 23.127(1), Florida Statutes, have the same powers, duties, rights, privileges and immunities as if the employee was performing duties inside the employee's political subdivision in which normally employed.

An agency that furnishes equipment pursuant to this Agreement must bear the cost of loss or damage to that equipment and must pay any expense incurred in the operation and maintenance of that equipment.

Each member agency engaging in S.A.F.E. INITIATIVE operations pursuant to this Agreement agrees to assume its own liability and responsibility for the acts, omission, or conduct of such Party's own employee while such employees are engaged in S.A.F.E. INITIATIVE activities or operations, and shall remain responsible for the compensation, retirement, workers compensation and other benefits accruing to the benefit of said participating employees, as further discussed below.

Each Party to this Agreement agrees to furnish necessary personnel, property, police equipment, vehicles, and resources in order to carry out the purposes of the S.A.F.E. INITIATIVE, and agrees to bear the cost of loss or damage to its equipment, vehicles, or property so provided. Parties understand and agree that they will be responsible for their own liability and bear their own costs with regard to their property and resources, or personnel expenses incurred by reason of death, injury, or incidents giving rise to liability.

Each Agency furnishing services pursuant to this Agreement shall compensate its employees during the time such services are rendered and shall defray the actual expenses of its employees while they are rendering such services, including any amounts paid or due for compensation due to personal injury or death while such employees are engaged in rendering such services. The privileges and immunities from liability, exemption from laws, ordinances, and rules, and all pension, insurance, relief, disability, workers' compensation, salary (including overtime compensation or compensatory time), death, and other benefits that apply to the activity of an employee of an Agency when performing the employee's duties within the territorial limits of the employee's Agency shall apply to the employee to the same degree, manner, and extent while such employee acts under this Agreement.

Nothing herein shall prevent the requesting agency from requesting supplemental appropriations from the governing authority having budgeting jurisdiction to reimburse the assisting agency for any actual costs or expenses incurred by the assisting agency performing hereunder.

Nothing in this Agreement is intended to or is to be construed as any transfer or contracting away of the powers or functions of one party hereto or the other.

Obligation to Coordinate with Prosecutor's Office

A key objective of the S.A.F.E. INITIATIVE is the protection of Florida's public safety and security, and the successful prosecution of criminal violators. Successful prosecution requires close coordination with prosecuting authorities, both in the state and federal

courts. Members of the S.A.F.E. INITIATIVE are obligated to coordinate their efforts in such a way as to support the efficient prosecution of cases, including, but not limited to, prompt responses to requests from prosecutors for information or assistance in handling S.A.F.E. INITIATIVE generated cases, and reasonable availability for pretrial conferences with prosecutors, discovery depositions, pretrial hearings and trials.

Civil or administrative actions derived from S.A.F.E. INITIATIVE operations are likewise to receive coordinated efforts from S.A.F.E. INITIATIVE members. The FDLE S.A.F.E. INITIATIVE supervisor shall monitor the efforts of S.A.F.E. INITIATIVE members in support of criminal prosecutions and civil actions. Such monitoring shall include regular contact with assigned prosecutors or attorneys pursuing actions on behalf of S.A.F.E. INITIATIVE to assure the expected level of support from S.A.F.E. INITIATIVE members is occurring. Failure by a member of the S.A.F.E. INITIATIVE to support such efforts on a routine and regular basis in the manner set forth herein shall constitute grounds for removal from the S.A.F.E. INITIATIVE.

Property Seizure and Forfeiture Considerations

No funds or other property seized during the S.A.F.E. INITIATIVE operations are to be utilized for any member agency prior to successful forfeiture or until the title or interest in the funds otherwise lawfully vests in one or more-member agencies. Forfeiture actions based upon seizures made by the S.A.F.E. INITIATIVE shall be based upon current statutory and case law. The Parties agree that the lead investigative agency, through its attorneys, will be primarily responsible under this Agreement for pursuing all S.A.F.E. INITIATIVE forfeiture actions on behalf of all of the Parties in state court, subject to its right to reimbursement of associated costs; however, this provision shall not preclude the use of other forfeiture attorneys or personnel as needed on particular matters. Distribution of the proceeds from successful forfeiture actions shall be equitable among the Parties to this Agreement and shall consider their relative roles in support of the efforts of S.A.F.E. INITIATIVE. It is agreed the Florida Department of Law Enforcement will be allocated a minimum of 25% of any seized asset forfeitures as a result of the S.A.F.E Initiative Investigation.

Any Party to this Agreement or any prosecutor handling the criminal prosecution of the S.A.F.E. INITIATIVE cases may request copies of forfeiture complaints and pleadings filed by reason of S.A.F.E. INITIATIVE seizures, and such copies shall promptly be provided to the requestor. If any legal dispute or concern as to the form or sufficiency of forfeiture actions or other action proposing to vest the interest of S.A.F.E. INITIATIVE member agencies in seized cash or property is raised by any of the Parties to this Agreement, an attempt to resolve the issue through informal discussion and contact shall

be made. In the event any Party to this Agreement believes that there is no legal sufficiency upon which to pursue the forfeiture of particular seized cash or property, and the concerns cannot be resolved, no forfeiture action on behalf of the S.A.F.E. INITIATIVE is to be filed. All options available to state and local law enforcement agencies with regard to unclaimed evidence or abandoned property, gifts and plea agreements, are available to the S.A.F.E. INITIATIVE, provided the property under consideration otherwise qualifies under law for such consideration. Forfeiture actions shall be further governed by the terms, conditions, and guidelines described in Section 932.704(11)(a), Florida Statutes.

Evidence and Records

The Parties agree that all the S.A.F.E. INITIATIVE reports and records shall be maintained and retained by FDLE, and shall be identified as the S.A.F.E. INITIATIVE reports, provided, however, that S.A.F.E. INITIATIVE members may retain copies of such reports and records for their respective purposes.

Evidence shall be seized in accordance with each S.A.F.E. INITIATIVE member's agency guidelines and all evidence seized in these operations shall be maintained by the participating local member's agency's in whose jurisdiction the evidence was initially seized absent special alternate arrangements. FDLE shall be entitled to conduct audits and inspections of the S.A.F.E. INITIATIVE operations and records including the seizure and handling of all evidence, property, or cash or any other aspect of Task Force operations. The Parties agree to cooperate in any such audit by allowing full access to documents, personnel and facilities necessary to perform the audit function.

Terms of Agreement

This MAA shall become effective upon signature of the authorized representative of the parties, and shall remain in effect unless otherwise terminated until June 30, 2026. Any party, upon thirty (30) days written notice, may terminate this MAA.

This MAA represents the entire agreement between the Parties. Any alteration or amendment of the provisions of this MAA shall only be valid upon being reduced to writing, duly signed by authorized personnel of each of the parties and attached to the original.

This Agreement shall remain in full force as to all participating agency Parties until or unless earlier canceled in writing by the Florida Department of Law Enforcement as to all or separate Parties, or as canceled in writing by an individual Party as provided herein.

However, if the S.A.F.E. INITIATIVE continues operations beyond June 30, 2026, the Agreement shall be automatically extended on a month-by-month basis, not to extend past September 30, 2026, until such time as each participating Party has ratified a revised or subsequent written Agreement. This Agreement supersedes any prior agreements amongst the participating Agency Parties regarding the facilitating and providing of technical assistance and equipment in criminal investigations in Florida.

This Agreement may be duplicated for dissemination to all Parties, and such duplicates shall be of the same force and effect as the original. Execution of this Agreement may be signified by properly signing a separate signature page, the original of which shall be returned to, and maintained by, the Office of the Office of the General Counsel (OGC), Florida Department of Law Enforcement. Under no circumstances may this agreement be renewed, amended, or extended except in writing. A copy of this agreement, with all signature pages, will be filed with the FDLE Mutual Aid Office pursuant to statute.

IN WITNESS WHEREOF, the Commissioner of FDLE has signed below and the authorized representative of the Agency Party has signed Addendum A (attached) on the date specified.

J. Mark Glass, Commissioner — Date signed: 07 JUL 2025

Florida Department of Law Enforcement

Legal Review by _____ (attorney initials)

ADDENDUM A

Agency Party's Acceptance of the S.A.F.E. INITIATIVE Voluntary Cooperation Mutual Aid Agreement

(Duration: Signature date to June 30, 2026)

Pursuant to F.S. 23.1225(3), this mutual aid agreement may be entered into by a chief executive officer of the agency that is authorized to contractually bind the agency. By signing below, an indication of such authorization is being made. Any signatory may attach to this signature page and any further evidence of authorization you wish to remain on file at FDLE along with this signature page.

Team standard operational area:

- **Pensacola Regional Operations Center's** area of responsibility consists of the following counties: Escambia, Santa Rosa, Okaloosa, Walton, Holmes, Washington, Bay, Jackson, Calhoun and Gulf.
- **Tallahassee Regional Operations Center's** area of responsibility consists of the following counties: Liberty, Franklin, Wakulla, Gadsden, Leon, Jefferson, Taylor, Dixie, Lafayette, Suwanee, Columbia, Hamilton and Madison.
- **Jacksonville Regional Operations Center's** area of responsibility consists of the following counties: Nassau, Duval, Clay, St. Johns, Flagler, Putnam, Marion, Bradford, Union, Levy, Gilchrist, Alachua and Baker.
- **Orlando Regional Operations Center's** area of responsibility consists of the following counties: Volusia, Seminole, Brevard, Indian River, Martin, St. Lucie, Osceola, Orange and Lake.
- **Tampa Bay Regional Operations Center's** area of responsibility consists of the following counties: Citrus, Sumter, Polk, Hardee, Hillsborough, Pinellas, Pasco and Hernando.
- **Ft. Myers Regional Operations Center's** area of responsibility consists of the following counties: De Soto, Highlands, Okeechobee, Glades, Hendry, Collier, Lee, Charlotte, Sarasota and Manatee.
- **Miami Regional Operations Center's** area of responsibility consists of the following counties: Palm Beach, Broward, Dade and Monroe.

Agency Party's Acceptance of the S.A.F.E. INITIATIVE Voluntary Cooperation Mutual Aid Agreement

Agency Party:

_____

Agency Name

_____ _____ _____

Agency Head Name *Agency Head Signature* *Date Signed*

AGENDA ITEM NO. 6.j

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jeremy Giddens, Police

ITEM TYPE: Miscellaneous

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Local Law Enforcement Immigration Grant Program (IGP) Application

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

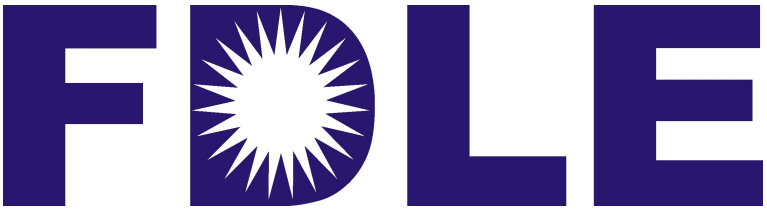
EXPLANATION:
The Local Law Enforcement Immigration Grant Program (IGP) is a state initiative for law enforcement agencies, administered by the State Board of Immigration Enforcement (SBIE). This program reimburses expenses related to the enforcement of immigration laws, including officer training, bonuses, and equipment purchases. Recently, a funding application totaling $424,233.00 was submitted to SBIE for approval. After revisions, the final requested amount is $412,240.50, which is expected to be submitted for approval around June 1, 2026. If approved, this request will authorize the Mayor to execute a final agreement.

FINANCIAL IMPACT:
This grant program will provide reimbursement for equipment, training, and establish a bonus payment for certified Designated Immigration Officers (DIOs). There are no additional personnel associated with this program. Final costs are subject to SBIE approval and may be revised based on current pricing at the time of purchase.

ATTORNEY REVIEW/RECOMMENDATION:
Police Legal Advisor has reviewed.

SUGGESTED MOTION:
Motion to approve the Local Law Enforcement Immigration Grant Program (IGP) Application and authorize the Mayor to execute the final agreement.

ATTACHMENTS:
Local Law Enforcement Immigration Grant Application
IGP-G Addendum



City of Bradenton

Prepared by Bradenton Police Department
for Florida Department of Law Enforcement IGP25: Local Law Enforcement Immigration Grant Program

Primary Contact: Jeremy Giddens

Opportunity Details

Opportunity Information

Title
IGP25: Local Law Enforcement Immigration Grant Program

Description
This project will provide funds for local law enforcement agencies and correctional facilities for the cooperation and coordination with federal immigration agencies to enforce federal immigration laws.

Awarding Agency Name
State Board of Immigration Enforcement

Agency Contact Email
SBIE@fdle.state.fl.us

Program

Fund Activity Categories

Opportunity Posted Date
8/1/2025

Announcement Type
Initial Announcement

Public Link
https://www.gotomygrants.com/Public/Opportunities/Details/6ff2fff1-e738-4eb1-800b-2ccbdbb39456

Funding Information

Opportunity Funding
$250,000,000.00

Funding Sources
State

Award Information

Award Period
02/17/2025 - 06/30/2026

Submission Information

Submission Window
Opens 08/01/2025 8:00 AM

Submission Timeline Type
Rolling

Submission Timeline Additional Information
Eligible entities will be able to begin their application at 8:00 AM EST on Friday, August 1, 2025.

Eligibility Information

Eligibility Type

Public

Eligible Applicants

- County Governments
- City or township governments

Additional Eligibility Information

Eligible entities are restricted to local law enforcement agencies and county detention facilities.

Entities must also ensure they comply with all reporting requirements outlined in Rule 11QER25-2(3), Florida Administrative Code.

Additional Information

Additional Information URL

https://www.fdle.state.fl.us/FDLE-Grants/Open-Funding-Opportunities/Funding-Opportunities/SBIE/FY25-26-IGP

Project Information

Application Information

Application Name
City of Bradenton

Award Requested
$283,148.00

Total Award Budget
$283,148.00

Primary Contact Information

Name
Jeremy Giddens

Email Address
Jeremy.Giddens@bradentonpd.com

Address
100 10th St West
Bradenton, Fl 34205

Phone Number
(941) 932-9350

Project Description

SFA - Immigration Grant Program (IGP) Application

Section 1: Applicant Information

IGP 1.1: Organization Name on Contract

City of Bradenton

IGP 1.2: Organization Type

- (●) Police Department
- ( ) Sheriff's Office
- ( ) County Corrections Department
- ( ) Other (Explain)

IGP 1.3: County

Manatee

IGP 1.4: FLAIR Vendor ID (FEID/ITN/EIN)

596000283

IGP 1.5: Payment/Remittance Address

101 12th St West
Bradenton, FL 34205

Section 2: Funding Activities

The following questions seek information on what activites your organization will be seeking reimbursement for.

IGP-A: Training Programs for 287(g)

Allowable Activities

Funds under this activity may be used to reimburse training programs, including certified apprenticeship programs, the Warrant Service Officer (WSO) training, the Jail Enforcement Model (JEM) training, the Task Force Model (TFM) training under section 287(g) of the Immigration and Nationalilty Act, 8 U.S.C. 1357, and other programs related to supporting the enforcement of federal immigration laws. Funds may be used for:

- **costs associated with training materials, travel and other costs associated with training**
- **overtime costs, including associated benefits, for hours spent in training in accordance with the participating agency's established pay polices and procedures**

Funding Limitations

- **Overtime costs shall not exceed one and a half times an officer's hourly pay.**
- **Reimbursement for personnel costs associated with backfilling positions while an officer is in training is prohibited.**
- **The participating agency may only seek training reimbursement for the maximum percentage of officers outlined below in a particular fiscal year:**

Officer Population	Maximum %
75 or more	20%

31-75	30%
30 or less	50%
Fiscally Constrained County	50%

IGP-A 1: Will your organization seek funding for training programs (not including apprenticeships) related to 287(g)?

- ◉ Yes
- ○ No

IGP-A 2: Describe the training(s) you anticipate officers will complete and how the trainings align with supporting the enforcement of federal immigration laws.

The Bradenton Police Department anticipates that each participating officer will complete forty (40) hours of overtime training to attend the Task Force Model (TFM) training authorized under Section 287(g) of the Immigration and Nationality Act. This training equips officers with the legal authority, operational guidance, and procedural knowledge necessary to identify, process, and appropriately refer individuals who may be in violation of federal immigration laws during the course of routine law enforcement activities. Currently, the department has thirteen (13) officers certified under the 287(g) TFM program. This initiative will fund training for an additional thirteen (13) officers, increasing the total number of trained officers to twenty-six (26) within a sworn force of 134 officers. Expanding participation in the TFM program strengthens the department's ability to support federal immigration enforcement efforts, enhances interagency coordination with federal partners, and ensures immigration-related actions are conducted lawfully, consistently, and in alignment with public safety priorities. The additional officers we bring the department to the maximum of 20% of the department for reimbursement purposes. Training is currently scheduled to begin March 1, 2026, for the remaining 13 officers and be completed no later than April 30, 2026.

IGP-A 2a: Approximately how many officers do you intend to send to training?

13

IGP-A 3: Will funds be used to support sending individuals to a certified apprenticeship program?

- ○ Yes
- ◉ No

IGP-A 4: Will funds be used to reimburse travel for these related training activitites?

- ○ Yes
- ◉ No

IGP-B: Subletting Detention Beds to ICE

Allowable Activities

Funds under this activity may be used to reimburse the participating agency for the time period between when an unauthorized alien is released from custody for a state criminal offense until the time that the unauthorized alien either leaves the jail facility or is transferred into the custody of Immigration and Customs Enforcement (ICE).

Funding Limitations

- **Reimbursement will be available for each day within that time frame in which the unauthorized alien remains in custody for twelve hours or more.**
- **Facilities will be reimbursed at established rates based on if the facility has a Basic Ordering Agreement (BOA) or Intergovernmental Service Agreement (IGSA) with ICE.**
- **Funds cannot be used to supplant federal funds. Additionally, funds cannot be reimbursed under the grant if the participating agency expects to apply for or receive reimbursement from the federal government.**

IGP-B 1: Will your organization seek funding to sublet detention beds to ICE?

- ○ Yes

◉ No

IGP-C: Transporting Aliens on Behalf of ICE

Allowable Activities

Funds under this activity may be used to reimburse costs associated with transporting unauthorized aliens on behalf of Immigrations and Customs Enforcement (ICE). Funds may be used for:

- **travel reimbursement from the point of departure to the point of return in accordance with State of Florida travel guidelines**
- **overtime costs, including associated benefits, for hours spent transporting in accordance with the participating agency's established pay polices and procedures**

Funding Limitations

- **Overtime costs shall not exceed one and a half times an officer's hourly pay.**
- **Reimbursement for personnel costs associated with backfilling positions while an officer is transporting is prohibited.**
- **The grant will reimburse transportation costs for a maximum of two officers per transport detail.**

IGP-C 1: Will your organization seek funding for costs related to transporting unauthorized aliens on behalf of ICE?

○ Yes
◉ No

IGP-D: Travel and Lodging Related to 287(g)

Allowable Activities

Funds under this activity may be used to reimburse the participating agency for travel and lodging directly related to active participation in task force activities under section 287(g) of the Immigration and Nationality Act, 8 U.S.C. 1357.

Funding Limitations

- **Travel and lodging costs can only be reimbursed if they were incurred pursuant to involvement in task force activitites with or for Immigration and Customs Enforcement.**
- **All travel and lodging will be reimbursed in accordance with State of Florida travel guidelines.**

IGP-D 1: Will your organization seek funding for travel and lodging related to 287(g) task force participation?

○ Yes
◉ No

IGP-E: Bonus Payments to Law Enforcement Officers

Allowable Activities

Funds under this activity may be used to provide a bonus of up to $1,000 for each eligible officer who participates in at least one U.S. Department of Homeland Security task force operation under section 287(g) of the Immigration and Nationality Act, 8 U.S.C. 1357. The bonus shall include an additional 7.65% to cover the eligible officer's share of FICA tax on the bonus.

Funding Limitations

- **The eligible officer must be credentialed as a Designated Immigration Officer (DIO) from Immigration and Customs Enforcement.**

- **A participating agency may not apply for more than one bonus for any particular law enforcement officer over the life of the program.**
- **Eligible participation does not include operations occuring solely at state correctional or county detention facilities.**

IGP-E 1: Will your organization seek funding to provide bonus payments to eligible officers?

◉ Yes
○ No

IGP-E 2: How many eligible officers do you anticipate receiving the bonus for participating in a task force operation?

26

IGP-E 3: What is the amount of the bonus payment you intend to provide for your eligible officers, not including the FICA adjustment? (Max: $1,000 per officer)

$26,000.00

IGP-E 4: Describe how your organization will track task force participation for eligible officers.

The Bradenton Police Department will track task force participation for eligible officers through a combination of training records, case activity, and monthly data reconciliation. Officer participation in the 287(g) Task Force Model will be documented within the department's Records Management System (RMS), where applicable enforcement actions, task force activities, and related case data are recorded. Participation data will be reviewed on a monthly basis by Command personnel and reconciled with training and certification records maintained by the department. Monthly RMS data will also be used to confirm active task force engagement and ensure that only officers who remain compliant with 287(g) requirements and ICE coordination are considered eligible. This process provides consistent oversight, supports accurate reporting, and ensures accountability for task force participation in accordance with program and grant requirements. It should be noted The City of Bradenton is registered in E-Verify in accordance with section 448.095, F.S.

IGP-E 5: Describe how your organization will track bonus payments made to eligible officers to ensure a particular law enforcement officer does not receive the bonus more than once over the lifetime of the program.

The Bradenton Police Department will track bonus payments made to eligible officers through its payroll and financial management systems (MUNIS) to ensure that each officer receives the incentive payment only once. Eligible officers will be identified using a verified 287(g) certification and task force participation roster maintained by the department and reconciled with ICE records. Once an officer's eligibility is confirmed, the $1,000 bonus payment will be processed through the payroll system using a unique, program-specific pay code and documented in the officer's personnel and payroll records. The roster will be updated to reflect payment status, including date and amount paid, and reviewed prior to processing any additional payments. This tracking method ensures that no officer receives duplicate payments during the lifetime of this program and provides clear documentation for audit, monitoring, and grant compliance purposes. Bonuses will be issued only after verification of DIO credentialing and documented participation.

IGP-F: Bonus Payments to Corrections Officers

Allowable Activities

Funds under this activity may be used to provide a bonus of up to $1,000 for each eligible corrections officer who served as a Warrant Service Officer or a Designated Immigration Officer under the Jail Enforcement Model for at least 6 months preceding the request to provide the bonus payment under the grant program. The bonus shall include an additional 7.65% to cover the eligible officer's share of FICA tax on the bonus.

Funding Limitations

- **The eligible officer must be credentialed as a Warrant Service Officer or Designated Immigration Officer from Immigration and Customs Enforcement and served in that capacity for at least 6 months prior to receiving the bonus payment.**
- **A participating agency may not apply for more than one bonus for any particular corrections officer over the life of the program.**

- **Eligible participation does not include operations occuring solely at state correctional facilities.**

IGP-F 1: Will your organization seek funding to provide bonus payments to eligible corrections officers?

○ Yes
◉ No

IGP-G: Equipment, Hardware, and Software

Allowable Activities

Funds under this activity may be used to procure equipment necessary for participating in task force activities under 287(g) of the Immigration and Nationality Act, 8 U.S.C. 1357. Additionally, funds may be used to procure hardware and/or software that is essential to assisting the federal government in its enforcement of federal immigration laws.

Funding Limitations

- **Any equipment, hardware, and/or software purchased must have a direct and clear nexus to immigration enforcement.**
- **The procurement of vehicles, vessels, and/or aircraft under this program is prohibited.**
- **All equipment, hardware, and/or software purchases must be reasonably priced based on current market review at the time of expense, and must be necessary for the operations and success of immigration enforcement.**

IGP-G 1: Will your organization seek funding to procure equipment for activities related to 287(g)?

◉ Yes
○ No

IGP-G 1a: Describe the equipment to be purchased and why it is necessary for immigration enforcement activites?

The requested equipment will directly support the Bradenton Police Department's participation in the 287(g) Task Force Model by enhancing officer safety, training effectiveness, and operational decision-making during immigration-related enforcement activities conducted in coordination with federal partners. The acquisition of eighteen (18) Rifle Tech ballistic helmets will provide critical protective equipment for officers assigned to task force operations and high-risk field activities, ensuring officers are properly equipped to safely conduct lawful duties while minimizing risk to themselves and the public.

To further support task force operations, the department will acquire eight (8) **Motorola** handheld radios, along with required radio programming, batteries, and charging equipment, to support eight (8) officers assigned to Task Force Officer (TFO) operations. Reliable and secure radio communications are essential during joint operations with federal partners, enabling real-time coordination, officer safety alerts, and command-and-control communications during immigration-related enforcement activities. Dedicated radios ensure consistent interoperability, reduce communication delays, and support coordinated responses during dynamic field operations.

To further support training objectives, the department will expand its use of Laser Shot simulation technology to enhance scenario-based training focused on de-escalation, stress management, and decision-making under pressure. These simulations allow officers to train in realistic, controlled environments that reflect the complexities of task force operations, including encounters where immigration status may be identified during lawful law enforcement activities. Emphasis is placed on communication, threat assessment, coordination, proportional response, and constitutional policing aligned with 287(g) requirements. These scenarios mirror real-world task force encounters officers may experience during immigration-related enforcement activities.

The addition of two (2) forward-looking infrared (FLIR) devices and four (4) binoculars will further enhance situational awareness during task force operations by allowing officers to safely observe, assess, and monitor environments from a distance before making contact. These tools reduce the need for immediate physical engagement, support informed decision-making, and promote de-escalation by enabling officers to identify potential safety concerns prior to engagement. Collectively, this equipment strengthens the department's ability to conduct 287(g) activities in a manner that prioritizes officer safety, controlled engagement, effective communication, and compliance with federal standards and training objectives.

IGP-G 2: Will your organization seek funding to procure hardware/software to assist in federal immigration enforcement?

- ◉ Yes
- ○ No

IGP-G 2a: Describe the hardware/software to be purchased and why it is essential to immigration enforcement.

The Bradenton Police Department will purchase additional hardware and supporting software essential to effectively carrying out immigration-related enforcement activities under the 287(g) Task Force Model. This includes ten (10) additional Rapid ID biometric identification units manufactured by **HID**, along with department-issued cellular phones. Cellular data service for these devices will be funded for the period of March 2026 through June 2026. These devices enable trained officers to quickly and accurately confirm identity information during lawful encounters and facilitate timely coordination with federal partners when immigration status issues are identified. Mobile connectivity ensures real-time data transmission, reduces delays during field operations, and supports accurate documentation consistent with 287(g) requirements.

The department will also retrofit three (3) existing mobile message boards by installing LED cameras with zoom lenses and integrated license plate recognition (LPR) technology. LPR data will be utilized in coordination with federal partners during active task force operations. These enhancements will allow officers to identify vehicles associated with known or wanted subjects through tag number recognition, supporting immigration-related investigations and coordinated task force operations. LPR capability improves situational awareness by enabling officers to confirm information prior to contact, monitor operational areas from a safe distance, and plan-controlled engagements. This approach reduces unnecessary stops, enhances officer safety, and supports de-escalation during enforcement activities.

Collectively, this hardware and software strengthen the department's ability to support federal immigration enforcement efforts in a lawful, efficient, and safety-focused manner, ensuring 287(g) activities are conducted with accurate identification, enhanced coordination, and adherence to established training and operational standards.

IGP-G 2b: Describe why current hardware/software or other resources are not adequate to help in federal immigration enforcement.

The Bradenton Police Department's current hardware, software, and supporting resources are not adequate to fully support federal immigration enforcement activities conducted under the 287(g) Task Force Model. The department currently operates fifteen (15) Rapid ID biometric identification units; however, a portion of these devices rely on older technology with limited functionality and are insufficient to meet operational demand during task force activities. While seven (7) new units were deployed earlier this year, the department lacks adequate funding to upgrade remaining legacy devices or procure additional units to ensure sufficient coverage for trained officers. These limitations restrict timely and accurate identity verification during lawful encounters associated with task force operations.

In addition, the department's existing radio communications infrastructure presents operational challenges for Task Force Officer (TFO) assignments. Several officers currently rely on older **Tait** handheld radios that lack interoperability, encryption capabilities, and compatibility with partner agency systems. These limitations reduce communication reliability and hinder real-time coordination during joint operations with federal partners. Replacing these legacy radios with modern handheld radio equipment is necessary to ensure secure, interoperable communications, improve officer safety, and support effective command-and-control during immigration-related enforcement activities conducted under the 287(g) program.

The department's existing license plate recognition (LPR) systems also depend on legacy camera hardware and outdated software that no longer meet current operational or compatibility standards. These limitations reduce image quality, processing speed, and the ability to integrate with investigative and task force-related databases, resulting in diminished situational awareness and operational efficiency during coordinated enforcement activities.

Finally, while the department utilizes Laser Shot simulation technology, additional resources are required to host enhanced training sessions that fully leverage the system's capabilities. Expanded Laser Shot training will focus on de-escalation, stress management, and use-of-force decision-making relevant to task force operations. Providing structured, advanced scenario-based training ensures officers are better prepared to manage complex encounters, apply proportional responses, and adhere to constitutional policing standards during immigration-related enforcement activities.

Addressing these identified equipment and training gaps is essential to ensure 287(g) activities are conducted safely, efficiently, and in compliance with federal training, operational, and accountability requirements.

IGP-H: Other Costs Related to Immigration Enforcement

Allowable Activities

Funds under this activity may be used to reimburse associated or incidental costs not previously categorized above. These "other" costs must be directly related to:

- **moving, transporting, lodging, temporary detention, or security of unauthorized aliens**
- **active participation in task force activities under section 287(g) of Immigration and Nationality Act, 8 U.S.C. 1357**

Funding Limitations

- **Funds cannot be used for construction activities.**
- **Vehicles, vessels, and aircraft are prohibited.**
- **The application must contain sufficient detail regarding cost and an explicit justification for the Executive Director and the State Board of Immigration Enforcement to make a recommendation on funding.**

IGP-H 1: Will your organization seek funding for other associated or incidental costs?

◉ Yes
○ No

IGP-H 2: Describe the other costs and provide sufficient justification for the State Board of Immigration Enforcement to make a funding recommendation.

Other project costs include funding to support cellular connectivity and data service for Rapid ID biometric identification units March 2026 through June 2026. These costs are necessary to ensure the operational use of the ten (10) deployed Rapid ID units under this program, during 287(g) Task Force Model activities. Cellular connectivity is essential for real-time data transmission, identity verification, and coordination with federal partners during lawful field encounters. Without dedicated funding for data service, the department would be unable to fully utilize deployed Rapid ID technology, reducing the effectiveness of immigration-related enforcement operations. Supporting these connectivity costs ensures that existing investments remain functional, maximizes operational readiness, and allows trained officers to carry out 287(g) responsibilities in a timely, efficient, and compliant manner, providing sufficient justification for funding consideration by the State Board of Immigration Enforcement.

Section 3: Reporting Acknowledgement

Pursuant to the State Board of Immigration Enforcement's data collection requirements described in Section 908.1031(3)(e), Florida Statutes, any local law enforcement agency seeking reimbursement through this grant program:

- **must attest and verify it collects and reports the individualized data points outlined in Rule 11QER25-2(3)(a) for interactions/encounters with a suspected unauthorized alien**
- **must attest and verify it collects and reports the summary data outlined in Rule 11QER25-2(3)(b)**
- **who operates a county detention facility must attest and verify it collects and reports the summary data oulined in Rule 11QER25-2(3)(c)**

Any local law enforcement agency who attests to comply with the requirements in Rule 11QER25, but that is found to not be in compliance with all requirements will forfeit grant reimbursement eligibility for the remainer of the fiscal year.

Acknowledgement

☒ By checking this box, I acknowledge the requirements and disclosures above.

Section 4: Submission Acknowledgement

By submitting this application, I acknowledge the following:

- **Funds may not be used to support expenses my organization has received, or expects to receive, federal or other (i.e., local) funding for.**
- **A participating agency may not receive reimbursements greater than $1,000,000 in a particular fiscal year without prior approval from the State Board of Immigration Enforcement.**
- **A participating agency may not receive more than $500,000 in reimbursed overtime expenses in a particular fiscal year without prior approval from the State Board of Immigration Enforcement.**
- **This application will go through a multi-level approval process as outlined in Section 908.1033(4), Florida Statutes. This may result in delayed award decisions and funding.**

Acknowledgement

☒ By checking this box, I acknowledge the requirements and disclosures above.

SFA - Grant Contact Information

Recipient Grant Manager Contact Information

This individual serves as a primary point-of-contact and is responsible for:

- **ensuring the project is progressing on time and promptly notifying their FDLE grant manager of any delays;**
- **overseeing all programmatic and financial reporting; and**
- **ensuring overall compliance with the grant agreement.**

GM Name (First Last)
Jeremy Giddens

GM Title
Grants/Business Operations Manager

GM Address 1
100 10th St West

GM Address 2

GM City
Bradenton

GM State
FL

GM Zip Code+4 (XXXXX-XXXX)
34205-8634

GM Phone Number (XXX-XXX-XXXX)
941-932-9350

GM Email Address
Jeremy.Giddens@bradentonpd.com

Chief Official Contact Information

This individual is the agency head for the eligible recipient.

For example: County Chairperson, Sheriff, Mayor, Police Chief, etc.

CO Name (First Last)
Gene Brown

CO Title
Mayor

CO Address 1
101 Old Main Street

CO Address 2

CO City
Bradenton

CO State
FL

CO Zip Code+4 (XXXXX-XXXX)
34205-8634

CO Phone Number (XXX-XXX-XXXX)
941-932-9555

CO Email Address
gene.brown@bradentonfl.gov

Will the Chief Official be designating another individual to execute agreements on their behalf?
○ Yes
◉ No

Chief Financial Officer (CFO) Contact Information

This individual is responsible for the recipient's accounting system, financial management, and certifying claim reports submitted for payment.

CFO Name (First Last)
Rob Perry

CFO Title
City Administrator

CFO Address 1
101 Old Main Street

CFO Address 2

CFO City
Bradenton

CFO State
FL

CFO Zip Code+4 (XXXXX-XXXX)
34205-8634

CFO Phone Number (XXX-XXX-XXXX)
941-932-9442

CFO Email Address
Rob.Perry@bradentonFL.gov

Additional Grant Contact

Is there an additional grant point-of-contact (POC) you wish to add to the grant file?
○ Yes
◉ No

Budget

Proposed Budget Summary

Expense Budget

	Grant Funded	Total Budgeted
IGP-A: Training Programs for 287(g)		
Overtime Task Force Model (TFM) training	$36,033.00	$36,033.00
Subtotal	**$36,033.00**	**$36,033.00**
IGP-E: LEO Bonus Payments		
LEO Bonus Payments	$27,989.00	$27,989.00
Subtotal	**$27,989.00**	**$27,989.00**
IGP-G: Equipment, Hardware, Software for 287(g)		
Equipment and Hardware	$217,726.00	$217,726.00
Subtotal	**$217,726.00**	**$217,726.00**
IGP-H: Other Costs Related to Immigration Enforcement		
Cellular Data Rapid ID's	$1,400.00	$1,400.00
Subtotal	**$1,400.00**	**$1,400.00**
Total Proposed Cost	**$283,148.00**	**$283,148.00**

Revenue Budget

	Grant Funded	Total Budgeted
Grant Funding		
Award Requested	$283,148.00	$283,148.00
Subtotal	**$283,148.00**	**$283,148.00**
Total Proposed Revenue	**$283,148.00**	**$283,148.00**

Proposed Budget Detail

See attached spreadsheet.

Proposed Budget Narrative

IGP-A: Training Programs for 287(g)

Each line item description MUST detail the calculation used to arrive to the funded amount and the expected dates of training. Each line item for overtime must identify overtime pay range and estimated number of hours. EXAMPLE: Pay Range = $50-$80 hour Estimated Number of Hours = 200 All travel expenses reimbursed under this award shall

not exceed State of Florida travel thresholds outlined in Section 112.06, Florida Statutes, and Administrative Rule 69I-42.010. The following maximum travel expenses are allowable under this award, provided they are not included in the registration cost or provided during a training session. Meals: $6 - breakfast, $11 - lunch, $19 - dinner Lodging: Not to exceed a rate of $225/night without prior approval Mileage: $0.445 per mile (does not apply to rental cars) Airfare/Baggage (reimbursed at the economy rate) Local Transportation (i.e., rental car, public transportation, ride-share, etc.)

Overtime Task Force Model (TFM) training

Funds are requested to support overtime costs for thirteen (13) officers to complete forty (40) hours each of 287(g) Task Force Model training, for a total of five hundred twenty (520) overtime hours. Overtime compensation is calculated using an average hourly rate derived from current sworn officer overtime rates ranging from $32 to $65 per hour. Using an estimated average overtime rate of $48.50 per hour, total base overtime wages are projected at $25,220. Associated employer-paid costs, including pension (30.93%), workers' compensation (4.30%), FICA (6.20%), and Medicare (1.45%), total 42.88% and are calculated at $10,812.74. The total estimated personnel cost, inclusive of wages and fringe benefits, is $36,032.74. Training dates will be from March 1, 2026, through April 30, 2026.

IGP-E: LEO Bonus Payments

Each line item description MUST detail the calculation used to arrive at the funded amount. EXAMPLE: $1000 bonus x approx. 15 officers = $15,000, FICA: The line item description MUST detail the calculation used to arrive at the funded amount. EXAMPLE: FICA @ 7.65% x $15,000 = $1,147.50.

LEO Bonus Payments

Funds are requested to support a one-time incentive payment of $1,000 for each credentialed officer participating in the 287(g) Task Force Model. A total of twenty-six (26) eligible officers will receive the incentive, resulting in total base bonus payments of $26,000. In accordance with payroll requirements, employer-paid FICA and Medicare costs are applied to the incentive payments totaling 7.65%. FICA is calculated at 6.2 percent, totaling $1,612, and Medicare is calculated at 1.45 percent, totaling $377. The combined employer-paid payroll costs equal $1,989. The total estimated cost for incentive payments, inclusive of required payroll taxes, is $27,989.

IGP-G: Equipment, Hardware, Software for 287(g)

Each line item description MUST contain the calculation (unit price and quantity) used to arrive at the funded amount. Example for Equipment/Hardware: (8) Rapid ID devices at $2,500 each = $20,000 (including associated peripherals such as chargers, cables, etc.) = $4,500. Example for Software: XYZ Software. Annual fee of $1,500. Expected dates of service 04/01/2025–3/31/2026.

Equipment and Hardware

Equipment and technology requested will support officer safety, training, situational awareness, and identification capabilities associated with 287(g) Task Force Model activities. Expected delivery of equipment and items by March 31, 2026. License Plate Recognition (LPR) Retrofit – 3 units Cost per unit: $16,100.00 Total Cost: $48,300 Rifle Tech Ballistic Helmets – 18 units Cost per unit: $2,982.00 Total Cost: $53,676 Rapid ID Handheld Devices – 10 units Cost per unit: $860.00 Total Cost: $8,600 Cell Phones for Rapid ID Units – 10 units Cost per unit: $350.00 Total Cost: $3,500 Motorola Handheld Radios (including programming, batteries, and chargers) – 8 units Cost per unit: $6,650.00 Total Cost: $53,200 FLIR Devices – 2 units Cost per unit: $2,400.00 Total Cost: $4,800 Binoculars – 4 units Cost per unit: $500.00 Total Cost: $2,000 Laser Shot Training System Expansion – system total Includes simulated recoil, magazines, charging dock, stress vest, simulation kit, and sound box and relevant scenarios Total Cost: $43,650 Total Equipment and Technology Cost $217,726

IGP-H: Other Costs Related to Immigration Enforcement

Each line item description MUST contain the sufficient information detailing what will be funded and how the amount requested was derived.

Cellular Data Rapid ID's

Support cellular data service for ten (10) newly deployed Rapid ID biometric identification units used in support of 287(g) Task Force Model activities. Each device requires a dedicated cellular data plan to allow real-time identity verification, data transmission, and coordination with federal partners during lawful field encounters. The cost of cellular service is $35.00 per device per month for a four-month period from March 2026 through June 2026. The total cost is calculated as follows: ten (10) devices multiplied by $35.00 per month for four (4) months, resulting in a total cost of $1,400.00. Funding this expense ensures that the newly deployed Rapid ID units under this program remain fully operational and supports effective, timely, and compliant immigration enforcement activities.

City of Bradenton Police Department

IGP-G Addendum Narrative – Equipment Expansion

The Bradenton Police Department is requesting additional funding to expand its immigration abilities under the 287(g) Task Force Model by acquiring enhanced license plate recognition technology, expanding our communications equipment, and enhancing field capabilities. This addendum builds on the originally submitted application by addressing identified gaps, scaling existing technology/equipment solutions, leveraging existing resources to meet increasing demands, and coordinating with local and federal partners. The proposed equipment and technology enhancements are expected to provide operational improvements, including increased investigative leads generated using enhanced LPRs, expedited identity verification, enhanced breaching and training abilities, and improved communications during enforcement activities. The department will track contacts, record the number of LPR alerts, document training and equipment use, and document communications improvements during joint operations, ensuring that this funding directly improves our effectiveness and supports operations.

The department will upgrade our Motorola LPR's with the Vigilant L6Q Quick Deploy License Plate Recognition (LPR) systems to further improve our ability to identify, track, and analyze vehicle movement associated with individuals who may be in violation of federal immigration laws. As previously outlined, the L6Q system provides rapid deployment, allowing officers to install and activate units in minutes without fixed infrastructure, while effortlessly integrating with backend systems to deliver real-time notifications and advanced analytics.

The enhanced LPR coverage will significantly improve the department's ability to develop investigative leads, identify vehicle travel patterns, and support coordinated enforcement efforts through the Vigilant LEARN database. This platform delivers actionable, shareable intelligence that improves situational awareness and supports the identification and arrest of individuals involved in immigration violations or related criminal activity.

In addition to expanding LPR capabilities, the department will acquire eight (8) Motorola handheld radios consistent with those identified in the original application, ensuring all DIO's have reliable communication radios. Reliable and secure radio communications are critical during operations with local, state, and federal partners, supporting coordination, officer safety, and effective command-and-control communications in the field.

To enhance operational efficiency in the field, the department will acquire one breaching-door training tool and eight breaching-door entry kits, each including rams, bolt cutters, and halogen devices. These items will collectively support training for proper entry techniques and response strategies. By providing officers with access to these tools during training, the department aims to improve readiness for real-world situations. Furthermore, to ensure the long-term sustainability of these assets, the department will allocate resources for routine maintenance, software updates, the protection of personally identifiable information (PII), and technical support.

To further strengthen operational coordination and command-level oversight during immigration enforcement activities, the department will implement the Pryme Infil operational management platform for use by the SWAT Team, Crime Reduction Team, or any scenario where operational plans must be shared for situational awareness. This system will support eighteen (18) authorized

users and provide a consolidated platform for planning, briefing, managing, and documenting high-risk operations conducted in coordination with internal and external partners.

The Pryme Infil platform will enable the development of structured risk assessments, detailed operational plans, dispatch logs, and real-time situational management. Additionally, the system enables secure document storage and information sharing, assuring that all operational intelligence, plans, and after-action documentation are maintained in a centralized environment.

This capability is critical for immigration enforcement activities conducted under the 287(g) Task Force Model, particularly during complex or high-risk operations that require coordination between local and federal agencies. The platform enhances operational readiness, improves accountability through comprehensive documentation, and supports the safe and effective execution of enforcement actions.

Collectively, the requested equipment and software directly support the Bradenton Police Department's participation in the 287(g) Task Force Model by enhancing intelligence gathering, strengthening communication capabilities, strengthening operational coordination, and enabling fully mobile, well-managed field operations. These investments ensure that immigration enforcement activities are conducted efficiently, safely, and in coordination with federal partners, while continuing to comply with all applicable standards. The department will implement stringent oversight mechanisms, including regular internal audits, oversight by designated compliance officers, and required staff training to ensure responsible use of technology and compliance with privacy, data-sharing, and operational procedures. All data access and sharing activities will be logged and periodically reviewed to confirm compliance with federal guidelines, and any breaches will be addressed through established corrective action procedures. PII data will also be secured and monitored for auditing and tracking purposes. These measures will help ensure responsible stewardship of funds.

All requested equipment and software are reasonably priced based on current market evaluation, directly support 287(g) task force operations, and have a clear nexus to federal immigration enforcement activities in compliance with program requirements. The department will follow established municipal procurement policies, including competitive bidding and vendor evaluations, as required. This ensures that equipment and services are obtained at the best value and fully comply with grant and federal requirements for fiscal responsibility.

Budget Summary

Item Description	Quantity	Unit Cost	Total Cost
Motorola L6Q Quick Deploy LPR Systems	5	$10,783	$53,915
Motorola Handheld Radios	8	$6,650	$53,200
Breaching Door	1	$14,970	$14,970
Breaching Tools (ram, halogen, misc. items)	8	$1125	$9,000
Pryme Infil Operational Platform (SWAT/CRT/Operations – 18 Users)	1	$10,000	$10,000

Total Additional Project Cost: $141,085

Total Revised Funding Request: $424,233

AGENDA ITEM NO. 6.k

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jeremy Giddens, Police

ITEM TYPE: Miscellaneous

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Opioid Fund Expenditure - Axon Fleet 3 Subscription

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
On March 13, 2024, the City Council approved an expenditure for the purchase of an Axon Fleet in-car video recorder and associated subscription services. This system has been instrumental in supporting law enforcement operations, including opioid-related investigations, This agenda item is seeking approval for the expenditure of Opioid Funds for the renewal fee of that subscription service. Opioid Settlement Funds are available for this expense.

FINANCIAL IMPACT:
Funded by Opioid Settlement Funds.

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the Opioid Fund expenditure for the Axon Fleet 3 Subscription.

ATTACHMENTS:
Memorandum for Opioid Fund Expenditure

BRADENTON POLICE DEPARTMENT
INTER-OFFICE MEMORANDUM

Date: April 30, 2026

To: Brian Thiers
Assistant Chief of Police

From: Jeremy S. Giddens,
Grants/Business Operations Manager

Subject: Opioid Fund Expenditure

On March 13, 2024, the City Council approved the purchase and associated subscription services for the Axon Fleet 3 in-car camera system for the Bradenton Police Department. This system has been instrumental in supporting law enforcement operations, including opioid-related investigations, by enhancing evidence collection, officer accountability, and real-time data capabilities.

The annual subscription fee for the Axon Fleet 3 system is now due for renewal. Continued service ensures uninterrupted access to critical video evidence storage, management, and retrieval functions essential to ongoing investigations and prosecution efforts related to opioid enforcement.

The attached invoice from Axon Enterprises, Inc. reflects a total renewal cost of **$2,774.57.** This expense is consistent with the previously approved program and represents a necessary operational cost to maintain the system's functionality.

Approval of this expenditure will allow the Bradenton Police Department to continue using this technology to support public safety initiatives and opioid enforcement strategies.

Cost Estimates

Axon Fleet 3 subscription	$ 2,774.57
Total:	**$ 2,774.57**

For reference, Opioid Settlement funds for FY 2025 are $99,111.59, and for FY 2026, $69,614.13. Funding is available for this expense.

Your Feedback Matters

Invoice

Axon Enterprise Inc.
PO BOX 29661
DEPARTMENT 2018
PHOENIX, AZ 85038-9661
Ph: 1-800-978-2737
arinquiries@axon.com
www.axon.com
TIN: 86-0741227
DUNS Number: 832176382
UEI Number: TBW7MGPYURM7

Invoice ID	INUS437692
Invoice Account	115454
Date	15-Apr-26
Payment Term	Net 30 days
PO/DO #	
Quote #	Q-557244,
Sales Order #	
Terms of Delivery	FCA
Customer Reference	Q-557244,

BILL TO
Bradenton Police Dept. - FL
100 10th St W
Bradenton, FL 34205-8634
USA

SHIP TO
Bradenton Police Dept. - FL
100 10th St W
Bradenton, FL 34205-8634
USA

Ship to*	Bundled Item Number	Bundled Description	Bundled Quantity	Invoice Plan %	Amount
1	Fleet3A	Fleet 3 Advanced	1.00	19.96927%	2,774.57
				Bundled Line Subtotal	**2,774.57**

Line No.	Ship to*	Item Number	Description	Quantity	Unit Price	Subtotal	Invoice Plan %	Amount
						Item Line Subtotal		**0.00**

PAYMENT REMITTANCE INFORMATION

For ACH/EFT Payment: (Preferred Method)		For Wire Transfers		For Check Payments Mail To:	For Overnight Check Payments Mail
Account Name	Axon Enterprise, Inc.	Beneficiary	Axon Enterprise, Inc.	Axon Enterprise, Inc.	Axon Enterprise, Inc.
Account Number	634912729	Account Number	634912729	PO BOX 29661	JPMorgan Chase (AZ1-2170)
Bank Routing No	122100024	Bank Routing No	021000021	DEPARTMENT 2018	Attn: Axon Enterprises 29661-2018
Reference No	INUS437692	SWIFT Code	CHASUS33	PHOENIX, AZ 85038-9661	2108 E Elliot Rd,
		Reference No	INUS437692	Reference No INUS437692	Tempe, AZ 85283
					Reference No INUS437692

Credit/Debit Card (MyAxon)	Have Questions?
If you have a MyAxon account and would like to pay via credit/debit card, use the QR code or visit https://my.axon.com/pay-invoice. Credit/Debit card payments are limited to invoice balances of $100,000 USD or less.	If you have any questions call 1-800-978-2737 or email arinquiries@axon.com.

Please reference the invoice number on your ACH, Wire or Check payment and send to AR@axon.com

Important Note: By selecting the wire transfer payment method, you agree to accept the processing & transaction fees charged by the bank relating to this wire

Note: Customers who receive mailed invoices may not currently have access to MyAxon, or to the specific order that payment is due for. Users need elevated permissions to view/pay invoices for orders that were placed by other users

Invoice

Customer Account	Bradenton Police Dept. - FL	Invoice ID	INUS437692
Invoice Account	115454	Date	15-Apr-26
Quote #	Q-557244,	Page	2 of 3

		Sales Amount		2,774.57
		Misc. Charge		0.00
		Discount		0.00
		Sales Tax		0.00
		Total		2,774.57
		Credit Amount(s) Applied		0.00
		Amount Received		0.00
Payment Due	**15-May-26**	**BALANCE DUE**	**USD**	**2,774.57**

Invoice

Customer Account	Bradenton Police Dept. - FL	Invoice ID	INUS437692
Invoice Account	115454	Date	15-Apr-26
Quote #	Q-557244,	Page	3 of 3

***Tax Note**

Ship-to-address Legend*

1	Bradenton Police Dept. - FL 100 10th St W Bradenton, FL 34205-8634 USA

AGENDA ITEM NO. 6.I

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Kristofer Eccles, Public Works & Utilities

ITEM TYPE: Contract

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Change Order 2 for Manatee Elementary School Sidewalk Improvements

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Change Order 2 for Manatee Elementary School Sidewalk Improvements addresses field conditions and design refinements identified during construction. The work includes modifications to existing driveways to meet ADA requirements, as reviewed and approved by the Engineer of Record (EOR), the City, and the Construction Engineering and Inspection (CEI) team. It also includes adjustments to drainage inlets to match sidewalk elevations and maintain proper drainage, as these elements were not clearly defined in the original plans. Additionally, the change order includes the removal of two oak trees and relocation of an existing fence, which were not identified during the design and right-of-way review but are necessary to complete the project. This change order has been reviewed and deemed acceptable by the LAP agency in association with the Florida Department of Transportation (FDOT), which is currently coordinating with the Metropolitan Planning Organization (MPO) to secure potential funding participation for eligible portions of the work.

FINANCIAL IMPACT:
The Change Order will be funded by GL account 30158200-563000-23807.

ATTORNEY REVIEW/RECOMMENDATION:

N/A

SUGGESTED MOTION:
Motion to approve Change Order 2 for Manatee Elementary School Sidewalk Improvements.

ATTACHMENTS:
Change Order 2

CHANGE ORDER (CO) NO. 002

OWNER/CLIENT: City of Bradenton PROJECT NO.: IFB-25-004EJ PROJECT MANAGER: Umar Waraich

ENGINEER: Kim Clayback, PE PROJECT NO.: 30158200563000 PROJECT MANAGER: Umar Waraich

CONTRACTOR: C-Squared Certified General Contractor, Inc. PROJECT NO.: 25030 PROJECT MANAGER: Therese Johnson

PROJECT NAME: Manatee Elementary School Sidewalk Improvements - 7th Avenue East from 14th Street East to 24th Street East

DATE OF ISSUANCE: April 24, 2026 EFFECTIVE DATE:

The Contract Documents are modified as follows upon execution of this Change Order.

CHANGE IN CONTRACT PRICE:

Original Contract Price:

$ $1,083,949.70

[Increase/Decrease] from previously approved Change Orders No. 001 to No. 002:

$ 0.00

Contract Price prior to this Change Order:

$ 1,083,949.70

[Increase/Decrease] of this Change Order:

$ 181,215.02

Contract Price incorporating this Change Order:

$ 1,265,164.72

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☑ Calendar days

Substantial completion (days or date): 210

Ready for final payment (days or date): 240

[Increase/Decrease] from previously approved Change Orders No. 001 to No. 002:

Substantial completion (days): 210

Ready for final payment (days): 240

Contract Times prior to this Change Order:

Substantial completion (days or date): 210

Ready for final payment (days or date): 240

[Increase/Decrease] of this Change Order:

Substantial completion (days or date): +37

Ready for final payment (days or date): +37

Contract Times with all approved Change Orders:

Substantial completion (days or date): 247

Ready for final payment (days or date): 277

DESCRIPTION OF CHANGE (Attach additional sheets if required.)	DEDUCT	ADD
Field Directive Change #4 -		
Concrete Driveways out of Compliance		$66,968.87
RFI 004, RFI 006 & RFI 007 - Modify Existing Structure 4 EA		$19,119.22
RFI 003 - Additional Concrete Driveways		$15,334.81
RFI 008 - Additional Concrete Driveways (Dirt Driveways)		$8,399.51
RFI 010 - Relocate Fence		$41,331.61
Additional Contract Days added for these items: +23		
RFI 002 - Single Post Sign - 1 AMBY		$533.00
Additional Tree removal, MOT, Fence repair and driveway repair		$29,528.00
Additional Contract Days added for tree removal +14. Total time = 247 to Substantial and 277 to Final Completion		
SUBTOTAL		$181,215.02

SECTION 00941

ATTACHMENTS
(List documents supporting change.)

This Change Order is an amendment to the Contract Agreement between Contractor and the Owner, and all contract provisions shall apply unless specifically exempted. The amount and time change designated are the maximum agreed to by the Owner and the Contractor for this change. In consideration of the foregoing adjustments in contract time and contract amount, the Contractor hereby releases the Owner from all claims, demands, or causes of action arising from the transactions, events, and occurrences related to this Change Order. This written Change Order is the entire agreement between Owner and Contractor with respect to this Change Order. No other agreements or modifications shall apply to this Contract amendment unless expressly provided herein. This Change Order represents final action relating to this Change Order.

RECOMMENDED:
By: Omar Waraich
Engineer (Authorized Signature)
Date: May 4, 2026

ACCEPTED:
By: _____
Owner (Authorized Signature)
Date: _____

ACCEPTED:
By: Sean D'Agostino Digitally signed by Sean D'Agostino Date: 2026.05.01 15:59:31 -04'00'
Contractor (Authorized Signature)
Date: May 1, 2026

Approved by Funding Agency (if applicable):
_____
Date: _____

RFI #	Total Price	Days Required
001, 003,	$ 82,303.68	15
004, 006, 007	$ 19,119.22	4
008,	$ 8,399.51	2
010,	$ 41,331.61	2
2	$533.22	
Tree removal	$29,528.00	14

TOTALS	$ 181,215.24	37

RFI 001 & 003

ITEM NO.	FDOT ITEM NO.	DESCRIPTION OF WORK	Qty	UNIT PRICE	U/M	VALUE	QTY	VALUE
2	0102 1	MAINTENANCE OF TRAFFIC - 13 DAYS	1.00	$51,987.00	LS	$ 51,987.00	22%	$ 11,437.14
8	0110 4 10	REMOVAL OF EXISTING CONCRETE	760.00	$34.40	SY	$ 26,144.00	245.9	$ 8,458.96
9	0110 4 10	REMOVAL EXISTING CONCRETE (CURB)	358.00	$55.00	SY	$ 19,690.00	26	$ 1,430.00
11	0522 1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	3021.00	$47.45	SY	$ 143,346.45	43.4	$ 2,059.33
12	0521 6 34	CONCRETE SIDEWALK 4" THICK W/MONOLITHIC POUR WALL	440.00	$84.80	SY	$ 37,312.00	20.8	$ 1,763.84
13	0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	1159.00	$97.70	SY	$ 113,234.30	308.5	$ 30,140.45
15	0520 2 4	CONCRETE CURB TYPE D	1098.00	$35.85	LF	$ 39,363.30	154	$ 5,520.90
17	0520 3	VALLEY GUTTER - CONCRETE (DROP CURBS AT DRIVEWAYS)	923.00	$51.75	LF	$ 47,765.25	119	$ 6,158.25

TOTAL $ 66,968.87

7th Ave E

Driveways Included:

1806 6"= 13.3 SY, 4"= 2.8 SY, Mono= 2.8 SY, D Curb = 16', removal of exisiting
1810 6"=14.7 SY, 4"= 2.8 SY, Mono= 3.3 SY, D Curb = 15', removal of exisiting
1828 6"= 12 SY, 4"= 5.4 SY, D Curb = 17', removal of exisitng
1834 6"= 11 SY, 4"= 5.4 SY, D Curb = 17', removal of existing
1920 6"= 25 SY, 4"= 5.4 SY, D Curb = 17', removal of exisitng
1932 6"= 19 SY, Mono= 3.9 SY, D Curb = 22', removal of existing
702 6"= 19 SY, Mono= 10.8 SY, D Curb = 24', removal of existing
2018 6"=11 SY, 4"= 5.4 SY, D Curb= 13', removal of exisitng
2020 6"=11 SY, 4"= 5.4 SY, D Curb= 13', removal of exisitng
2024 6"=15.6 SY, Valley Curb = 20', removal of exisitng
2108 6"= 15.6 SY, 4"= 5.4 SY, Valley Curb= 18', removal of existing
2110 6"= 14.5 SY, 4"=5.4 SY, Valley Curb= 18', removal of existing
1914 6"= 14.5 SY
2313 6" 37.5, Valley Curb= 21'
2311 6" 37.5, Valley Curb= 21'

6th Ave Dr E

2313 6"= 37.3 SY, Valley Curb 21', removal of exisitng

Steep Driveways

2018 6'=19 SY, 4" Mono= 68SY, Valley Curb= 24'
2016 6"=19 SY, Valley Curb= 24'

ITEM NO.	FDOT ITEM NO.	DESCRIPTION OF WORK	Qty	UNIT PRICE	U/M	VALUE	QTY	VALUE
2	0102 1	MAINTENANCE OF TRAFFIC - 2 DAYS	1.00	$51,987.00	LS	$ 51,987.00	3%	$ 1,559.61
8	0110 4 10	REMOVAL OF EXISTING CONCRETE	760.00	$34.40	SY	$ 26,144.00	38	$ 1,307.20
9	0110 4 10	REMOVAL EXISTING CONCRETE (CURB)	358.00	$55.00	SY	$ 19,690.00	28	$ 1,540.00
12	0521 6 34	CONCRETE SIDEWALK 4" THICK W/MONOLITHIC POUR WALL	440.00	$84.80	SY	$ 37,312.00	68	$ 5,766.40
13	0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	1159.00	$97.70	SY	$ 113,234.30	38	$ 3,712.60
17	0520 3	VALLEY GUTTER - CONCRETE (DROP CURBS AT DRIVEWAYS)	923.00	$51.75	LF	$ 47,765.25	28	$ 1,449.00

TOTAL $ 15,334.81

RFI #004,006,007

ITEM NO.	FDOT ITEM NO	DESCRIPTION OF WORK	Qty	UNIT PRICE	U/M	VALUE	QTY	VALUE
2	0102 1	MAINTENANCE OF TRAFFIC - 4 DAYS	1.00	$51,987.00	LS	$ 51,987.00	6%	$ 3,119.22
33	0425 2 21	MODIFY EXISTING DRAINAGE STRUCTURE	13.00	$4,000.00	EA	$ 52,000.00	4	$ 16,000.00
							TOTAL	$ 19,119.22

Sheet C21 - 1 Inlet mod
Sheet C25 - 2 Inlets mod
Sheet C6 - 1 Inlet mod

Requesting 4 Days

RFI #008

ITEM NO.	FDOT ITEM NO.	DESCRIPTION OF WORK	Qty	UNIT PRICE	U/M	VALUE	QTY	VALUE
2	0102 1	MAINTENANCE OF TRAFFIC - 2 DAYS	1.00	$51,987.00	LS	$ 51,987.00	3%	$ 1,559.61
13	0522 2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	1159.00	$97.70	SY	$ 113,234.30	52	$ 5,080.40
17	0520 3	VALLEY GUTTER - CONCRETE (DROP CURBS AT DRIVEWAYS)	923.00	$51.75	LF	$ 47,765.25	34	$ 1,759.50
							TOTAL	$ 8,399.51

Two dirt driveways

Requesting 2 Days

RFI #010

ITEM NO.	FDOT ITEM NO.	DESCRIPTION OF WORK	Qty	UNIT PRICE	U/M	VALUE	QTY	VALUE
2	0102 1	MAINTENANCE OF TRAFFIC - 2 DAYS	1.00	$51,987.00	LS	$ 51,987.00	3%	$ 1,559.61
21	0550 10218	FENCING, RESET EXISTING	115.00	$122.00	LF	$ 14,030.00	326	$ 39,772.00
							TOTAL	$ 41,331.61

Sheet C25

Requesting 2 Days

C-Squared Certified General Contractor, Inc.
CUC1225171 ■ CGC1506629
3547 53rd Ave W ■ # 327 ■ Bradenton, FL 34210
■ Phone 941-960-8114 ■
"Quality…Integrity…Reliability"

REQUEST FOR INFORMATION DATE: 2/18/26

Project Title: City of Bradenton, Manatee Elementary School Sidewalk Improvements
FDOT: 441479-1-58-01
COB: 30158200563000

RFI No.: 001

Subject: Tree Removal
STA No. 20.00 (1501 7th Ave E)
Picture Attached

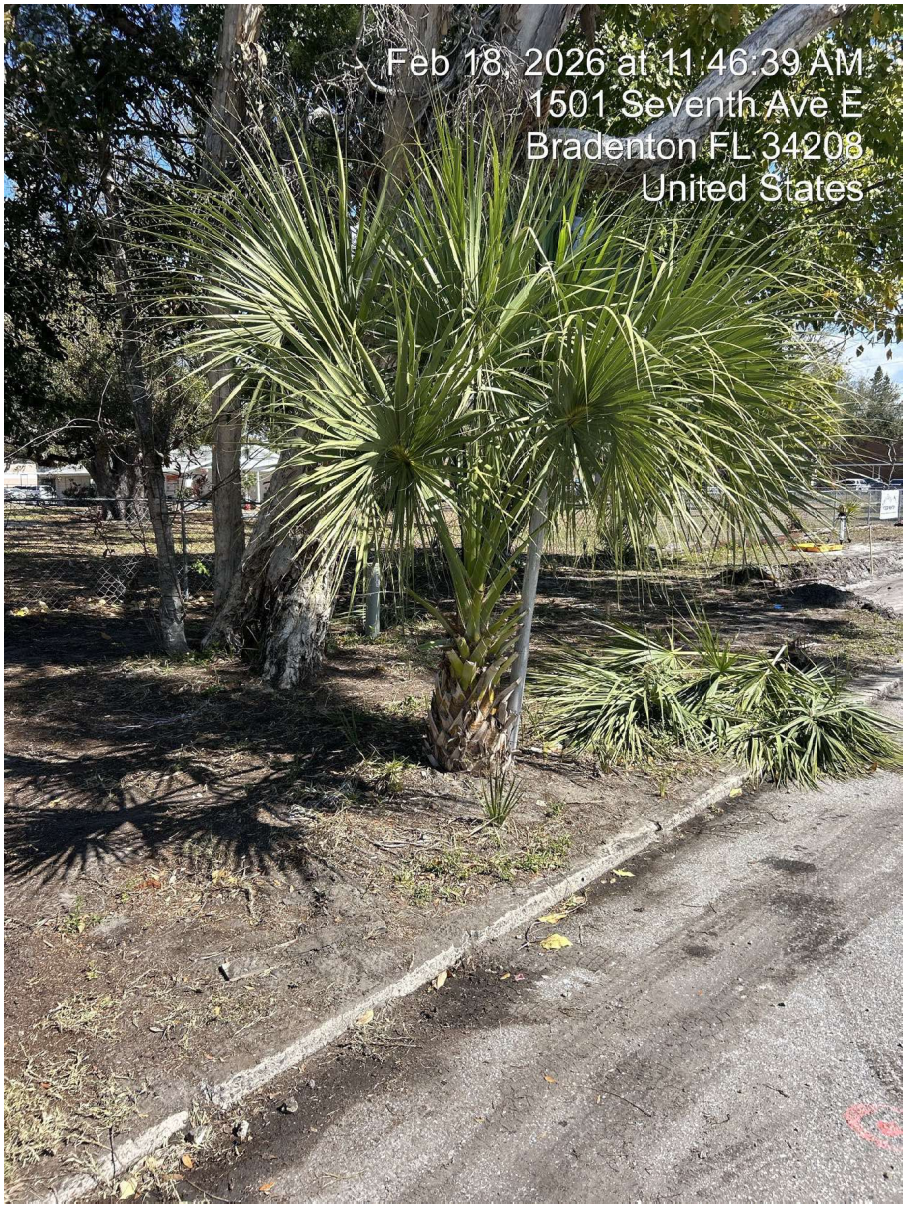
Contractor issue:
Tree removal needed, not shown on plans

Contractor Recommended solution:
Add FDOT Item No. 0110-23: Tree Removal 1 EA $1,575.00 for Change Order

Engineer Response: By: Trey Barclay Date: 2.18.26

Tree's that require removal that are not shown on the plans
Shall be coordinated with the City of Bradenton for removal.

Final Disposition of RFI:


Feb 18, 2026 at 11:46:39 AM
1501 Seventh Ave E
Bradenton FL 34208
United States

C-Squared Certified General Contractor, Inc.
CUC1225171 ■ CGC1506629
3547 53rd Ave W ■ # 327 ■ Bradenton, FL 34210
■ Phone 941-960-8114 ■
"Quality…Integrity…Reliability"

REQUEST FOR INFORMATION #2 DATE: 3/13/26

Project Title: City of Bradenton, Manatee Elementary School Sidewalk Improvements
FDOT: 441479-1-58-01
COB: 30158200563000

RFI No.: 002

Subject: Merge Sign
Sheet C15 Picture Attached

Contractor issue: Unclear merge sign installation

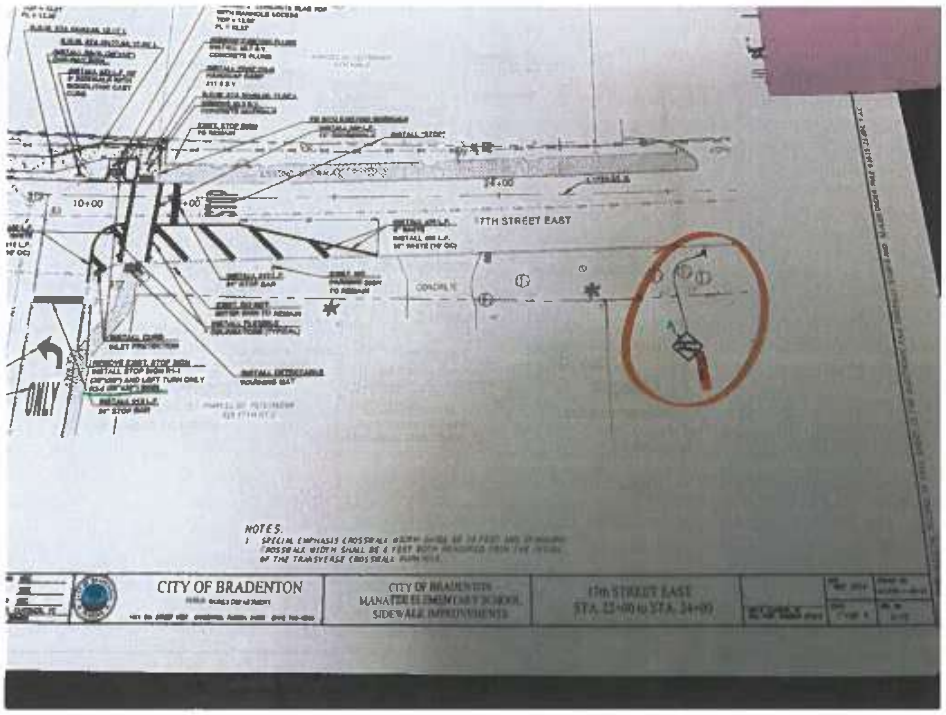
Sign shown on plans but doesn't indicate to install and does not have a quantity item

Contractor Recommended solution:
Add FDOT Item No.0700-1-11: SINGLE POST SIGN : 1 AMBY $533.00 for Change Order

Engineer Response: By: UMAR WARAICH Date: 4/10/2026

Keep the sign in the project.

Final Disposition of RFI:


7TH STREET EAST
ONLY
NOTES.
CITY OF BRADENTON
CITY OF BRADENTON
MANATEE ELEMENTARY SCHOOL
SIDEWALK IMPROVEMENTS
13th STREET EAST
STA. 23+00 to STA. 34+00

AIM Engineering & Surveying, Inc.
Consulting Engineers • CEI Services

REQUEST FOR INFORMATION (RFI)

PROJECT: Manatee Elementary School Sidewalk Improvements

CONTRACT: G3855

FPID: 441479-1-58-01

CONTRACTOR: C-Squared

CEI: AIM Engineering & Surveying, Inc.

CITY: Bradenton

RFI NO.: 003 **DATE: 3/19/26**

REFERENCE PLANS / SPECS: Plan sheets C-27 and C-28

SUBMITTED BY: CEI

Subject / Description of RFI

How to construct sidewalk crossing driveways at 2014/2016 7th Ave East.

Question / Clarification Requested

The driveways at 2014/2016 7th Ave East are too steep for a sidewalk to be installed in front.

Recommended Solution (if any)

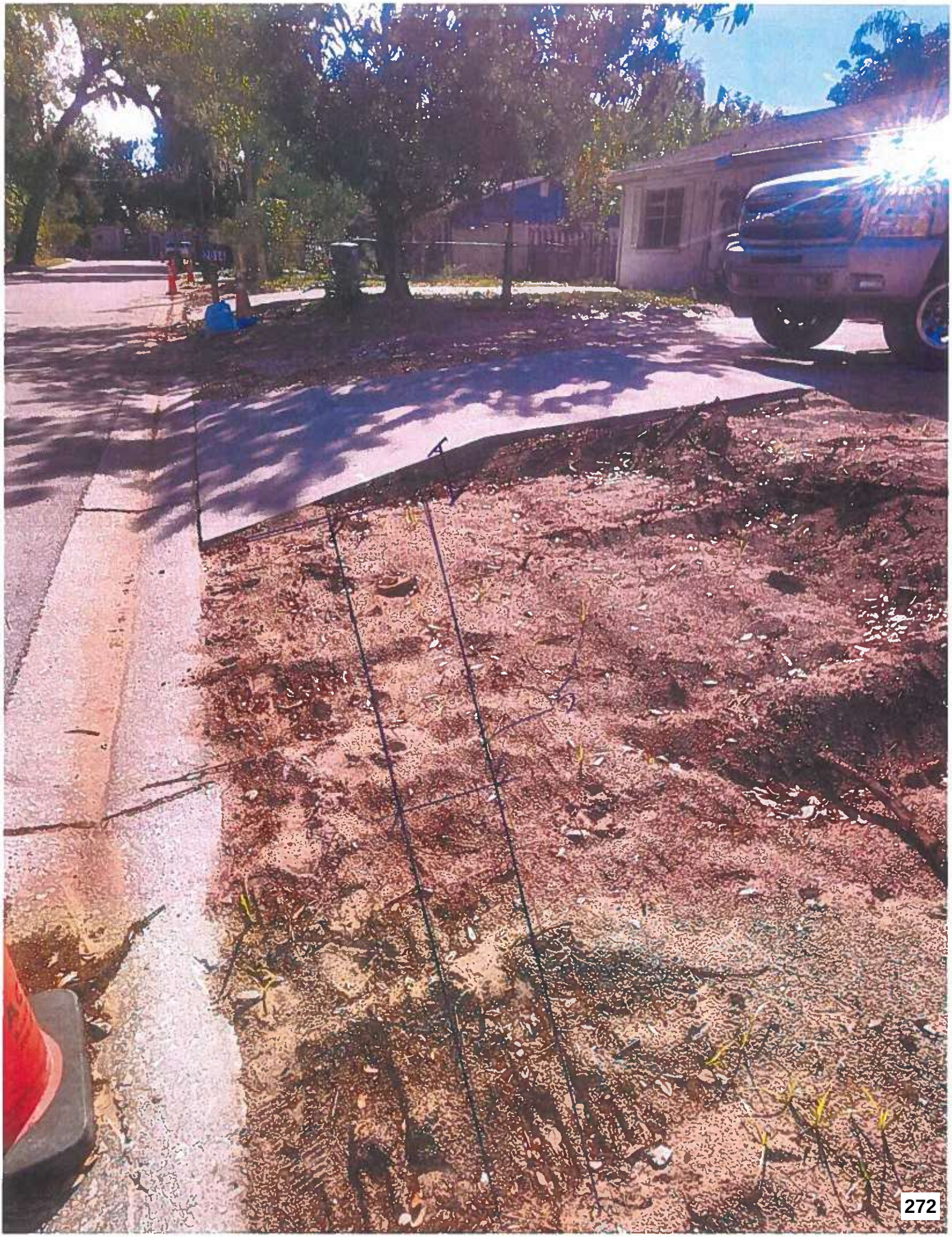
Engineer / Owner Response

AIM Engineering & Surveying, Inc.
Consulting Engineers • CEI Services

Final Disposition

☐ No Change to Contract
☐ Change to Contract (Change Order Required)
☐ For Information Only

ENGINEER / OWNER: **DATE:**




2014

C-Squared Certified General Contractor, Inc.
CUC1225171 ■ CGC1506629
3547 53rd Ave W ■ # 327 ■ Bradenton, FL 34210
■ Phone 941-960-8114 ■
"Quality…Integrity…Reliability"

REQUEST FOR INFORMATION DATE: 3/23/26

Project Title: City of Bradenton, Manatee Elementary School Sidewalk Improvements
FDOT: 441479-1-58-01
COB: 30158200563000

RFI No.: 004

Subject: Existing Inlet Sheet C21
Picture Attached

Contractor issue: Inlet at STA 42 doesn't show on plans to be modified. It needs to be lowered and rebuilt.

Not shown to be modified and no quantity for it.

Contractor Recommended solution:
Add: FDOT 0425-2-21: Modify Existing Drain Structure 1EA $4,000.00 Change Order

Engineer Response: By: _____ Date: _____

Final Disposition of RFI:


Mar 23, 2026 at 9:40:53 AM
617 20th St E
Bradenton FL 34208
United States

C-Squared Certified General Contractor, Inc.
CUC1225171 ■ CGC1506629
3547 53rd Ave W ■ # 327 ■ Bradenton, FL 34210
■ Phone 941-960-8114 ■
"Quality…Integrity…Reliability"

REQUEST FOR INFORMATION DATE: 3/30/26

Project Title: City of Bradenton, Manatee Elementary School Sidewalk Improvements
FDOT: 441479-1-58-01
COB: 30158200563000

RFI No.: 005

Subject: Existing Inlet Sheet C6
Picture Attached

Contractor issue: Inlet doesn't show on plans to be modified.

Not shown to be modified and no quantity for it.

Contractor Recommended solution:
Add: FDOT 0425-2-21: Modify Existing Drain Structure 1EA $4,000.00 Change Order

Engineer Response: By: _____ Date: _____

Final Disposition of RFI:



C-Squared Certified General Contractor, Inc.
CUC1225171 ■ CGC1506629
3547 53rd Ave W ■ # 327 ■ Bradenton, FL 34210
■ Phone 941-960-8114 ■
"Quality…Integrity…Reliability"

REQUEST FOR INFORMATION DATE: 3/30/26

Project Title: City of Bradenton, Manatee Elementary School Sidewalk Improvements
FDOT: 441479-1-58-01
COB: 30158200563000

RFI No.: 006

Subject: Existing Inlet Sheet C6
Picture Attached

Contractor issue: Inlet doesn't show on plans to be modified. It's in the ramp and needs to modified.

Not shown to be modified and no quantity for it.

Contractor Recommended solution:
Add: FDOT 0425-2-21: Modify Existing Drain Structure 1EA $4,000.00 Change Order

Engineer Response: By: _____ Date: _____

Final Disposition of RFI:



C-Squared Certified General Contractor, Inc.
CUC1225171 ■ CGC1506629
3547 53rd Ave W ■ # 327 ■ Bradenton, FL 34210
■ Phone 941-960-8114 ■
"Quality…Integrity…Reliability"

REQUEST FOR INFORMATION DATE: 3/30/26

Project Title: City of Bradenton, Manatee Elementary School Sidewalk Improvements
FDOT: 441479-1-58-01
COB: 30158200563000

RFI No.: 007

Subject: Existing Inlet Sheet C25 - South West Corner & South East Corner
Picture Attached

Contractor issue: Plans show inlet in the sidewalk. If so it needs handrail to avoid drop off

Contractor Recommended solution:
Add: FDOT 00515-2311 - Ped/Bicycle Railing Approx. 20 LF = $3,180.00 Change Order

Engineer Response: By: _____ Date: _____

Final Disposition of RFI:


Mar 30, 2026 at 10:38:00 AM
1962–1998 Seventh Avenue Dr E
Bradenton FL 34208
United States
7 Ave Dr E

C-Squared Certified General Contractor, Inc.
CUC1225171 ■ CGC1506629
3547 53rd Ave W ■ # 327 ■ Bradenton, FL 34210
■ Phone 941-960-8114 ■
"Quality…Integrity…Reliability"

REQUEST FOR INFORMATION DATE: 3/30/26

Project Title: City of Bradenton, Manatee Elementary School Sidewalk Improvements
FDOT: 441479-1-58-01
COB: 30158200563000

RFI No.: 008

Subject: Driveways Sheets C25-26

Contractor issue: Two dirt driveways, do you want them back as concrete?

Contractor Recommended solution:
.

Engineer Response: By: _____ Date: _____

Final Disposition of RFI:





C-Squared Certified General Contractor, Inc.
CUC1225171 ■ CGC1506629
3547 53rd Ave W ■ # 327 ■ Bradenton, FL 34210
■ Phone 941-960-8114 ■
"Quality…Integrity…Reliability"

REQUEST **F**OR **I**NFORMATION DATE: 3/30/26

Project Title: City of Bradenton, Manatee Elementary School Sidewalk Improvements
FDOT: 441479-1-58-01
COB: 30158200563000

RFI No.: 010

Subject: Fence Relocation Sheet C25

Contractor issue: House 723 20th St E, fence needs to be relocated.

Contractor Recommended solution:

Add: FDOT 0550-10218 Fencing Type B, Reset Existing Approx 150 LF = $18,300.00 Change Order

Engineer Response: By: _____ Date: _____

Final Disposition of RFI:

C-Squared CGC, Inc.
3547 53rd Ave W # 327
Bradenton Fl 34210
941-960-8114
www.c-squaredcgc.com
Quality, Integrity, Reliability.

To:	City Of BRADENTON	**Contact:**	KIM CLAYBACK
Address:	9TH STREET EAST	**Phone:**	941-708-6300
	BRADENTON, FL 34205	**Email:**	kim.clayback@cityofbradenton.com
Project Name:	Tree Removal - Manatee Elementary School	**Bid Number:**	26-041
Project Location:		**Bid Date:**	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization	1.00	LS	$1,800.00	$1,800.00
2	Remove Existing Oak Trees	2.00	EACH	$7,525.00	$15,050.00
3	Reset Brick Pavers	200.00	SF	$13.65	$2,730.00
4	MOT	4.00	DY	$1,800.00	$7,200.00
5	Remove And Replace Existing Fence	60.00	LF	$45.80	$2,748.00

Total Bid Price: $29,528.00

Notes:

- Prices are good for 60 days from date of proposal.
- Any deviations from said specifications involving extra cost will be executed only upon written order and will become an extrae charge over and above this proposal. All contracted work is warranted for one year after last day of contracted work for defects of workmanship. Work damaged by others will be billed at unit rates plus applicable mobilization. Areas of work left to accommodate others will require an additional mobilization per incident. Field measurements required for final billings.
- If Performance and Payment Bond is required please add 2%.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

C-Squared CGC, Inc.

Authorized Signature: _____

Estimator: Mike Palumbo
(941) 960-8114 Mikep@c-squaredcgc.com

AGENDA ITEM NO. 6.m

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Heather Lutz-Silver, Public Works & Utilities

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: State Highway Lighting Maintenance and Compensation Agreement Work Order for Contract ASH57

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
This agreement renews the maintenance and compensation contract between the City of Bradenton and the Florida Department of Transportation (FDOT). Under Contract No. ASH57, the City will maintain 525 state-owned streetlights as part of Financial Project No. 413550-1-78-02, with a total compensation of $188,123.25. The agreement will be in effect from July 1, 2026, through June 30, 2027, ensuring continued upkeep of essential roadway lighting infrastructure.

FINANCIAL IMPACT:
Funding will be allocated from the operating budget of the Electrical Maintenance Division under the General Fund (001), Division (51940), Street Lights/Utility Services (543400). This funding supports the continued maintenance of state-owned streetlights, ensuring reliable roadway lighting, and infrastructure upkeep.

ATTORNEY REVIEW/RECOMMENDATION:
The agreement was reviewed and approved by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve the State Highway Lighting Maintenance and Compensation

Agreement Work Order for Contract ASH57.

ATTACHMENTS:
State Highway Lighting Maintenance and Compensation Agreement Work Order for Contract ASH57

STATE HIGHWAY LIGHTING MAINTENANCE AND COMPENSATION AGREEMENT
WORK ORDER

Contract Number: **ASH57**
Maintaining Agency: **City of Bradenton**
Financial Project No: **413550-1-78-02**
Fiscal Year: **2026-2027**

1.0 PURPOSE

This work order summarizes the method and limits of compensation to be made to the Maintaining Agency for FDOT fiscal year **26/27** for the maintenance of highway lighting on the State Highway System as prescribed in the original agreement executed on **May 15, 2020**.

2.0 COMPENSATION AND PAY PROCESSING

For the satisfactory completion of all services detailed in the original agreement for the fiscal year starting July 1, 2026, and ending June 30, 2027, the DEPARTMENT will pay the MAINTAINING AGENCY a total lump sum amount of **$188,123.25**. The basis of compensation is as described in Exhibit A.

The MAINTAINING AGENCY shall invoice the DEPARTMENT for services rendered at the end of the fiscal year in a format acceptable to the DEPARTMENT.

3.0 AUTHORIZATION

This Work Order for will not be considered as authorized unless it is signed and returned by the MAINTAINING AGENCY to the DEPARTMENT, whereby the DEPARTMENT'S final signature is required to fully authorize compensation for the services. The effective date will be the date of the final signature by the Department.

MAINTAINING AGENCY

BY: (signature): _____ Date: _____

Printed Name: _____ Title: _____

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

BY: (signature) _____ Date: _____

Printed Name _____

Printed Title _____

EXHIBIT A
STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT
For Fiscal Year 2026-2027

1.0 PURPOSE

This exhibit defines the method and limits of compensation to be made to the **MAINTAINING AGENCY** for the services described in this Agreement and method by which payments will be made.

2.0 FACILITIES

The lighting or lighting systems listed below, or in an attached spreadsheet, or other electronic form are included with this Agreement and represent the Facilities to be maintained by the **MAINTAINING AGENCY**:

1. INVENTORY SPREADSHEET ATTACHED
2. _____
3. _____
4. _____
5. _____

3.0 COMPENSATION

For the satisfactory completion of all services detailed in this Agreement, **FDOT** will pay the **MAINTAINING AGENCY** the Total Sum as provided in Section 2 of the Agreement. The **MAINTAINING AGENCY** will receive one single payment at the end of each fiscal year for satisfactory completion of service.

The per-light unit rate shall increase by 3% each fiscal year. E.g., the per-light unit rate of $327.92 in fiscal year 2023-2024 shall increase to $337.76 in fiscal year 2024-2025.

Total Payment Amount for each fiscal year is calculated by inputting the actual number of qualifying types of lights into the table below and multiplying by the unit rate and 100%. Example: 1432 (lights) x $327.92 (unit rate) x 100% = $469,581.44

Type of Light	# of lights	LED or HPS	Unit rate	100%	Total
High Mast		HPS			
Standard		HPS			
Underdeck		HPS			
Sign		HPS			
High Mast		LED			
Standard	525	LED	$358.33	100.00	$188,123.30
Underdeck		LED			
Sign		LED			

Highway Lighting Maintenance and Compensation Agreement Inventory
EXHIBIT 'A' ATTACHMENT

Agency Name: **CITY OF BRADENTON**

State Road Number	County	Begin Milepost or Nearest Cross Road	End Milepost or Nearest Cross Road	Number of Lights Being Currently Maintained Within These Limits	Type of Light(s): High Mast, Standard, Underdeck, or Sign	LED or HPS
SR 64	MANATEE	51st ST E	77th ST W	362	STANDARD	LED
(301) 1st ST W	MANATEE	Northside Desoto Bridge	30th ST W	23	STANDARD	LED
(301) 1st ST W	MANATEE	Northside Desoto Bridge	30th ST W	50	STANDARD	LED
(BUS 41) 14th ST W	MANATEE	26th AVE W	Southside of Green Bridge	71	STANDARD	LED
ROUND ABOUT	MANATEE	15th ST E	9th AVE E	19	STANDARD	LED
			TOTAL # OF LIGHTS BEING MAINTAINED:	**525**		

AGENDA ITEM NO. 6.n

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Nicholas Toth, Purchasing

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Agreement PB-26-032NT with Inrix, Inc.

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
INRIX, Inc. ("Vendor") agrees to enter into an agreement with the City of Bradenton, Florida for curb management technologies with related services. This Contract is in accordance with the specifications per RFP #120423 and resulting contract between Sourcewell, a State of Minnesota local government unit and service cooperative and the Vendor, for curb management technologies with related services, including all amendments thereto, attached hereto and incorporated herein as Exhibit "A," including pricing for a base contract period dated from the authorized signing of this document by Gene Brown, Mayor, through January 15, 2028, with the option of three (3) additional one-year terms upon written approval of the parties.

FINANCIAL IMPACT:
Funds will be from 00154110 534000 Contractual Services.

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and approved by Attorney Scott Rudacille.

SUGGESTED MOTION:
Motion to approve Agreement PB-26-032NT with Inrix, Inc.

ATTACHMENTS:

Agreement PB-26-032NT with Inrix, Inc.

Docusign Envelope ID: 9396C2FB-AFB8-4919-A389-0DDC91B84D4D

CITY OF BRADENTON
BRADENTON, FLORIDA

AGREEMENT PB-26-032NT BETWEEN THE CITY OF BRADENTON AND INRIX, INC.

INRIX, Inc. ("Vendor" or "Contractor") agrees to enter into an agreement with the City of Bradenton, Florida (the "City") for curb management technologies with related services. This Contract is in accordance with the specifications per RFP #120423 and resulting contract between Sourcewell, a State of Minnesota local government unit and service cooperative and the Vendor, for curb management technologies with related services, including all amendments thereto, (collectively, the "Agreement"), attached hereto and incorporated herein as Exhibit "A," including pricing for a base contract period dated from the authorized signing of this document by Gene Brown, Mayor, through January 15, 2028, with the option of three (3) additional one-year terms upon written approval of the parties, with the following modifications:

1. All references to "Sourcewell" shall be replaced with "City of Bradenton."
2. All references to "Chief Procurement Officer" shall be replaced with "Purchasing Manager."
3. A new Section 3(D) shall be added to the Agreement as follows:

   Payment of all invoices issued by Vendor pursuant to this Agreement shall be remitted in accordance with Florida's Prompt Payment Act.

4. Section 11(A) of the Agreement shall be deleted in its entirety and replaced with the following. For clarity, no changes are made to Section 11(B):

   Vendor hereby agrees to indemnify and save and hold harmless the City (including all its employees, officers, directors and agents), from and against any and all claims, causes of action, demands, charges, judgments, losses, damages, or costs (including reasonable attorneys' fees) and other obligations and liabilities whatsoever which may arise, directly or indirectly, as a result of, or in connection with (i) Vendor's material breach of any provision of this Agreement or of Vendor's duties or obligations under this Agreement; or (ii) gross negligence or willful misconduct on behalf of Vendor in performing its duties and obligations under this Agreement. By way of inclusion and not limitation, this indemnity shall apply to claims,

Docusign Envelope ID: 9396C2FB-AFB8-4919-A389-0DDC91B84D4D

fines, penalties, actions, proceedings or orders of state or federal agencies, or contingent liabilities related to services performed by or payments received for services provided by Vendor.

5. Section 12 of the Agreement shall be deleted in its entirety and replaced with the following:

Pursuant to §119.0701, Fla. Stat., and to the extent applicable under Florida law, Vendor shall comply with Florida's public records laws as follows:

A. Vendor shall keep and maintain public records required by the City in order to perform the service;

B. Upon request from the City, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statutes, Chapter 119, or as otherwise provided by law;

C. Vendor shall ensure public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement Term and following completion of the Agreement if Vendor does not transfer the records to the City;

D. Vendor shall upon completion of the Agreement, transfer, at no cost, to the City all public records in possession of Vendor or keep and maintain public records required by the City to perform the service. If Vendor transfers all public records to the City upon completion of the Agreement, Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Vendor keeps and maintains public records upon completion of the Agreement, Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City; and

E. Vendor acknowledges that all information relating to the Agreement are public records, as defined in Chapter 119, "Public Records" of the Florida Statutes. No information should be labeled confidential unless exempted under said laws.

IF VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:
CITY CLERK
Phone: (941) 932-9400

Docusign Envelope ID: 9396C2FB-AFB8-4919-A389-0DDC91B84D4D

6. Section 14 of the Agreement shall be modified to state that the Agreement shall be governed by the laws of the State of Florida and that venue for any legal proceeding arising out of the interpretation or enforcement of this Agreement shall lie exclusively in a court of competent jurisdiction in Manatee County, Florida.

7. Section 18 of the Agreement shall be deleted in its entirety and replaced with the following:

   Before performing any services, Vendor shall procure and maintain, during the life of the Agreement, unless otherwise specified, the insurance listed below. The insurance policies shall be primary and written on forms acceptable to the City and placed with the insurance carriers approved and licensed by the State of Florida Office of Insurance Regulation and meet a minimum financial AM Best Company rating of no less than "A-Excellent: FSC VII."

   The City, its officers, agents, and employees, shall be named as additional insureds on all policies required (excluding worker's compensation). No changes may be made to these specifications without specific prior written approval of the City. The City shall retain the right to review, at any time, coverage, form, and amount of insurance.

   A) **Workers' Compensation/Employers Liability:**

   Part One - There shall be no maximum limit (other than as limited by the applicable statute) for liability imposed by Florida Workers' Compensation Act or any other coverage required by the Agreement which are customarily insured under Part One of the standard Workers' Compensation Policy.

   Part Two - The minimum amount of coverage required by the Agreement which are customarily insured under Part Two of the standard Workers' Compensation Policy shall be:

   (Each Accident) $100,000
   (Disease-Policy Limit) $500,000
   (Disease-Each Employee) $100,000

   B) **Commercial General Liability**.

   The limits are to be applicable only to services performed under the Agreement and shall be those that would be provided with the attachment of the Amendment of Limits of Insurance (Designated Project or Premises) endorsement (ISO Form CG 2503) a Commercial General Liability Policy with the following minimum limits.

   General Aggregate:

Docusign Envelope ID: 9396C2FB-AFB8-4919-A389-0DDC91B84D4D

Products/Completed Operations Aggregate $1,000,000
Personal and Advertising Injury $1,000,000
Each Occurrence $1,000,000
Fire Damage (Any One Fire) $Nil
Medical Expense (Any One Person) $Nil

ADDITIONAL INSURED: The City of Bradenton, a political subdivision of the State of Florida shall be specifically named as additional insured on the Commercial General Liability Policy.

C) **Business Auto Policy**

Each Occurrence Bodily Injury and
Property Damage Liability Combined $300,000
Annual Aggregate (if applicable) $1,000,000

ADDITIONAL INSURED: The City of Bradenton, a political subdivision of the State of Florida, shall be specifically named as additional insured on the Business Auto Policy.

D) **Network Security and Privacy Liability Policy**

During the term of this Agreement, Vendor will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Vendor's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including, but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:
$2,000,000 per occurrence
$2,000,000 annual aggregate

ADDITIONAL INSURED: The City of Bradenton, a political subdivision of the State of Florida, shall be specifically named as additional insured on the Network Security and Privacy Liability Policy.

E) **Certificates of Insurance and Copies of Policies**

Certificates of Insurance in triplicate evidencing the insurance coverage specified herein shall be filed with the Purchasing Division before services begin. The required certificates of insurance shall name the types of policy, policy number, date of expiration, amount of coverage, companies affording coverage, and also shall refer specifically to the Agreement. All insurance policies required herein shall be issued by companies that are authorized to do business under the laws of the State of Florida and hold an A.M. Best rating of A- or better. Insurance, as specified herein, shall remain in force and effect for the duration of the Agreement, including any warranty periods.

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F) **Complete Policies**:

The entire and complete insurance policies required herein shall be provided to the City on request. If the initial insurance expires prior to the completion of services by Vendor, renewal certificates of insurance and required copies of policies shall be furnished by Vendor and delivered to the Purchasing Official thirty (30) days prior to the date of their expiration. Nothing herein shall in any manner create any liability of the City in connection with any claim against Vendor for labor, services, or materials, or of subcontractors; and nothing herein shall limit the liability of Vendor or Vendor 's sureties to the City, or to any workers, suppliers, material men or employees in relation to this Agreement.

G) By way of its execution of the Agreement, Vendor:

a. Represents that Vendor maintains, and will maintain during the term of the Agreement, insurance coverage from responsible companies duly authorized to do business in the State of Florida and deemed acceptable to the City; and

b. Agrees that insurance should not be cancelled without thirty (30) days' notice to the City and must be endorsed to provide same. Failure of Vendor to obtain and maintain proper amounts of insurance at all times as called for herein shall constitute a material breach of the Agreement, which may result in immediate termination.

H) Certification Requirements – In order for the certificate of insurance to be accepted it must comply with the following:

a. The certificate holder shall be:

The City of Bradenton, A political subdivision of the State of Florida
101 Old Main Street
Bradenton, FL 34205-7865

b. Certificate shall be mailed to:

The City of Bradenton
101 Old Main Street
Bradenton, FL 34205
Attn: Purchasing

8. Section 22 of the Agreement shall be modified to state that either party may cancel the Agreement, with or without cause, upon 30 days' written notice to the other party. The remainder of the paragraph shall remain as is.

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9. A new provision shall be added to the Agreement as follows:

To City: City of Bradenton
Attn: Purchasing
101 Old Main Street
Bradenton, Florida 34205

With a copy to: Blalock Walters, P.A
Attn: Scott E. Rudacille, Esquire
802 11th Street West
Bradenton, Florida 34205
srudacille@blalockwalters.com

10. A new provision shall be added to the Agreement as follows:

Section 448.09, Florida Statutes, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, for private or public employment, an alien who is not duly authorized to work in the United States. Section 448.095, Florida Statutes, prohibits public employers, contractors, and subcontractors from entering into a contract unless each party to the contract registers and uses E-Verify. Vendor hereby represents that it is in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes. Vendor further represents that it will remain in compliance with the requirements of Sections 448.09 and 448.095, Florida Statutes, during the term of this Agreement. Vendor hereby warrants that it has not had a contract terminated by a public employer for violating Section 448.095, Florida Statutes, within the year preceding the effective date of this Agreement. If Vendor has a contract terminated by a public employer for any such violation during the term of this Agreement, it shall provide immediate notice thereof to the City.

11. A new provision shall be added to the Agreement as follows:

Section 787.96, Florida Statutes, requires that when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Therefore, any Vendor shall be required to execute and return to the City, the City's Anti-Human Trafficking Affidavit.

This Contract is authorized by Section 2-237(9) of the City of Bradenton Code of Ordinances, which provides that in lieu of issuing requests for bids of proposals, the city may utilize previous bidding procedures and bid lists for any other political subdivision of the State of Florida, the State of Florida itself, its agencies, counties, independent special districts, any municipality and any list of the United States Government and United States Federal Agencies. The utilization of such bid

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lists and procedures shall not require the city to contract with the lowest bidder but with the best bidder as per the provisions of its bidding requirements.

Signed by:
Thadd Stricker
DCCF555E3824419...

23 April 2026

Thadd Stricker, CFO

Date

INRIX, Inc.

Gene Brown, Mayor
City of Bradenton

Date

Erin Jones

Digitally signed by Erin Jones
Date: 2026.04.28 09:05:39 -04'00'

4/28/2026

Erin Jones, NIGP-CPP,CPPO, CPPB, FCCM
Purchasing Manager City of Bradenton

Date

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Sourcewell

Solicitation Number: RFP #120423

CONTRACT

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and INRIX, Inc., 10210 NE Points Dr., Suite 400, Kirkland, WA 98033 (Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Curb Management Technologies with Related Services from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

A. EFFECTIVE DATE. This Contract is effective upon the date of the final signature below.

EXPIRATION DATE AND EXTENSION. This Contract expires January 15, 2028, unless it is cancelled sooner pursuant to Article 22. This Contract allows up to three additional one-year extensions upon the request of Sourcewell and written agreement by Supplier. Sourcewell retains the right to consider additional extensions beyond seven years as required under exceptional circumstances.

A. SURVIVAL OF TERMS. Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All other rights will cease upon expiration or termination of this Contract.

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2. EQUIPMENT, PRODUCTS, OR SERVICES

A. EQUIPMENT, PRODUCTS, OR SERVICES. Supplier will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above. Supplier's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

All Equipment and Products provided under this Contract must be new and the current model. Supplier may offer close-out or refurbished Equipment or Products if they are clearly indicated in Supplier's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. WARRANTY. Supplier warrants that all Equipment, Products, and Services will materially conform to Supplier's specifications. Supplier's dealers and distributors must agree to assist the Participating Entity in reaching a resolution in any dispute over any warranty terms with the manufacturer. Any manufacturer's warranty that extends beyond the expiration of the Supplier's warranty will be passed on to the Participating Entity.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced at or below the price stated in Supplier's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational based on Supplier's specifications, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. SHIPPING AND SHIPPING COSTS. All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Supplier as soon as possible and the Supplier will replace nonconforming Equipment and Products with conforming Equipment and Products that are

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acceptable to the Participating Entity. Customer has 30 days from date of product delivery to notify Supplier of deficiency and submit request for resolution as per Section 17.

Sourcewell may declare the Supplier in breach of this Contract if the Supplier intentionally delivers substandard or inferior Equipment or Products.

B. SALES TAX. Each Participating Entity is responsible for supplying the Supplier with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity. Taxes will be withheld if tax exemption certificate is not provided.

C. HOT LIST PRICING. At any time during this Contract, Supplier may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Supplier determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Supplier may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Supplier Development Administrator. This approved form is available from the assigned Sourcewell Supplier Development Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;
- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;
- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Contract and will be incorporated by reference.

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5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Supplier understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Supplier is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Supplier's employees may be required to perform work at government-owned facilities, including schools. Supplier's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Supplier that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Supplier. Typically, a Participating Entity will issue an order directly to Supplier or its authorized subsidiary, distributor, dealer, or reseller. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell contract number. All Participating Entity orders under this Contract must be issued prior to expiration or cancellation of this Contract; however, Supplier performance, Participating Entity payment obligations, and any applicable warranty periods or other Supplier or Participating Entity obligations may extend beyond the term of this Contract.

Supplier's acceptable forms of payment are electronic transfer to the account directed by INRIX in USD only. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity. Sourcewell administrative fee will only be paid after Supplier receives payment from Participating Entities.

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B. ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM. Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Supplier, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum, the terms of which will be negotiated directly between the Participating Entity and the Supplier or its authorized dealers, distributors, or resellers, as applicable. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. SPECIALIZED SERVICE REQUIREMENTS. In the event that the Participating Entity requires service or specialized performance requirements not addressed in this Contract (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements), the Participating Entity and the Supplier may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. TERMINATION OF ORDERS. Participating Entities may terminate an order, in whole or in part, immediately upon 30 day advance written notice to Supplier in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the equipment, products, or services to be purchased; or
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements.

E. GOVERNING LAW AND VENUE. The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. PRIMARY ACCOUNT REPRESENTATIVE. Supplier will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable

B. BUSINESS REVIEWS. Supplier must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, sales data reports, performance issues, supply issues, customer issues, and any other necessary information.

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8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. CONTRACT SALES AND COLLECTION ACTIVITY REPORTS. Each calendar quarter, Supplier must provide a contract sales activity report (Report) to the Sourcewell Supplier Development Administrator assigned to this Contract. Reports are due no later than 45 days after the end of each calendar quarter. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the fields as mutually agreed by the parties, but at a minimum will include the following:

- Participating Entity Name (e.g., City of Staples Highway Department);
- Amounts collected from Participating Entity within the quarter
- Sourcewell Administrative Fee amount due with supporting calculations
- Date Purchase was collected by Supplier.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcewell, the Supplier will pay an administrative fee to Sourcewell in the amount of 1% of amounts collected for sales on all Equipment, Products, and Services provided to Participating Entities through this agreement. The Administrative Fee must be included in, and not added to, the pricing. Supplier may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Supplier will submit payment to Sourcewell for 1% of all revenue collected (total collections x 1%) within each quarter. Payments will be remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions [those instructions need to be inserted here]. Payments must be received no later than 45 calendar days after the end of each calendar quarter. Supplier agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all collections made for each contract under this Contract.

In the event the Supplier is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Supplier in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the quarterly recurring administrative fee payments will continue to be reported and paid on the same terms outlined (above) until the full administrative fee has been paid on all collections from received by Supplier from Participating Entities.

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9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Supplier's Authorized Representative is the person named in the Supplier's Proposal. If Supplier's Authorized Representative changes at any time during this Contract, Supplier must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. AUDIT. Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Contract are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract. A request to audit must be submitted 30 (thirty) days in advance and audits are conducted at a time mutually agreed by the parties. All parties are fully responsible for their own Audit costs, including any third-party costs initiated by respective parties.

B. ASSIGNMENT. Neither party may assign or otherwise transfer its rights or obligations under this Contract without the prior written consent of the other party and a fully executed assignment agreement. Such consent will not be unreasonably withheld. However, a party may assign this Contract with prior written notice to the other party, but in lieu of consent (**"Change of Control Notice"**), to an affiliate or to the surviving entity in a merger or consolidation in which it participates or to a purchaser of all or substantially all of its assets or equity (collectively, the **"Assignee"**). In addition to the right to cancel this Contract via Article 22, if Sourcewell cannot contract with Assignee, Sourcewell may terminate this Contract upon written notice, provided that Sourcewell must exercise its right to terminate within 60 days of the Change of Control Notice. Any prohibited assignment will be invalid.

C. AMENDMENTS. Any amendment to this Contract must be in writing and will not be effective until it has been duly executed by the parties.

D. WAIVER. Failure by either party to take action or assert any right under this Contract will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right. Any such waiver must be in writing and signed by the parties.

E. CONTRACT COMPLETE. This Contract represents the complete agreement between the parties. No other understanding regarding this Contract, whether written or oral, may be used to bind either party. For any conflict between the attached Proposal and the terms set out in Articles 1-22 of this Contract, the terms of Articles 1-22 will govern.

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F. RELATIONSHIP OF THE PARTIES. The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. INDEMNITY AND HOLD HARMLESS; LIMITATION OF LIABILITY

A. Supplier must indemnify, defend, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell or its Participating Entities, arising out of any act or omission in the performance of this Contract by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

B. TO THE FULLEST EXTENT PERMITED BY LAW, NEITHER PARTY WILL UNDER ANY CIRCUMSTANCES BE LIABLE TO THE OTHER PARTY, THE PARTICIPATING ENTITIES OR ANY OTHER THIRD PARTIES FOR CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR ANY INDIRECT DAMAGES (INCLUDING DAMAGES FOR LOST PROFITS OR ANTICIPATED REVENUES) ARISING OUT OF OR RELATED TO THE EQUIPMENT, PRODUCT, OR SERVICE OR THIS CONTRACT, OR FOR ANY DAMAGES WHATEVER ARISING OUT OF OR IN CONNECTION WITH ANY MALFUNCTIONS, DATA DELAYS, LOSS OF DATA OR INTERRUPTION OF SERVICE HEREUNDER. EXCEPT FOR (I) SUPPLIER'S INDEMNIFICATION OBLIGATIONS, (II) DEATH OR PERSONAL INJURY, (III) A PARTY'S FRAUD ~~OR~~ INTENTIONAL MISCONDUCT, OR GROSS NEGLIGENCE, AND (IV) TO THE FULLEST EXTENT PERMITED BY LAW, UNDER NO CIRCUMSTANCES WILL EITHER PARTY'S AGGREGATE LIABILITY FOR ALL CLAIMS, ACTS AND/OR OMISSIONS ARISING OUT OF OR RELATED TO THIS CONTRACT, REGARDLESS OF WHETHER ANY CLAIM OR ACTION IS BASED ON CONTRACT, TORT, OR OTHERWISE, EXCEED THE TOTAL AMOUNT PAID BY THE PARTICIPATING ENTITY TO SUPPLIER UNDER THIS CONTRACT OR SUBSEQUENT AGREEMENT.THE FOREGOING LIMITATION WILL NOT APPLY TO ANY CLAIMS AIRSING OUT OF OR RELATED TO DEATH OR PERSONAL INJURY, FRAUD, OR A PARTY'S INTENTIONAL MISCONDUCT.

12. GOVERNMENT DATA PRACTICES

Supplier and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, maintained, or disseminated by the Supplier under this Contract.

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13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:

a. Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising and promotional materials for the purpose of marketing Sourcewell's relationship with Supplier.

b. Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising and promotional materials for the purpose of marketing Supplier's relationship with Sourcewell.

c. Supplier also grants to Sourcewell and any Participating Entity a non-exclusive right and license to use the Products and Services provided in its Proposal (including a perpetual license to any underlying data provided by Supplier during the term of the Contract) for the use cases provided in RFP #120423. For avoidance of doubt, Sourcewell acknowledges and agrees that the Products and Services are already generally commercially available, and Supplier retains all title and rights (including intellectual property rights) to the Products and Services.

2. *Limited Right of Sublicense*. The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.

3. *Use; Quality Control.*

a. Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

b. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.

4. *Termination*. Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. PUBLICITY. Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices,

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informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Supplier individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. MARKETING. Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Send all approval requests to the Sourcewell Supplier Development Administrator assigned to this Contract.

D. ENDORSEMENT. The Supplier must not claim that Sourcewell endorses its Equipment, Products, or Services.

14. GOVERNING LAW, JURISDICTION, AND VENUE

The substantive and procedural laws of the State of Minnesota will govern this Contract. Venue for all legal proceedings arising out of this Contract, or its breach, must be in the appropriate state court in Todd County, Minnesota or federal court in Fergus Falls, Minnesota.

15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

16. SEVERABILITY

If any provision of this Contract is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Contract is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must notify each other of any known dispute within and work in good faith to resolve such dispute within a reasonable period of time. Invoicing or payment disputed must be submitted by respective parties to Supplier within 30 days of the Invoice or Payment date. If necessary, Sourcewell and the Supplier will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.

2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Supplier may escalate the resolution of the issue to a higher level of management. The Supplier will have 30 calendar days to cure an outstanding issue.
3. *Performance and payment while Dispute is Pending*. Notwithstanding the existence of a dispute, the Supplier must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute The Participating Entity must continue to remit payment on amounts due that are not impacted by the dispute. If the Supplier fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, the Supplier will bear any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed, subject to Section 11.
4. *Invoice Dispute.* If a Participating Entity has a dispute associated solely with an invoice, not related to an underlying performance dispute, the Participating Entity must notify accountsreceivable@INRIX.com within 30 days of the invoice date.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements.
2. Nonpayment for undisputed services delivered under this Contract.
3. A material breach of any term or condition of this Contract.

The party claiming default must provide written notice of the default, with 30 calendar days to cure the default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. REQUIREMENTS. At its own expense, Supplier must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*

Workers' Compensation: As required by any applicable law or regulation.

Employer's Liability Insurance: must be provided in amounts not less than listed below:

Minimum limits:

$500,000 each accident for bodily injury by accident

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$500,000 policy limit for bodily injury by disease
$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.

Minimum Limits:
$1,000,000 each occurrence Bodily Injury and Property Damage
$1,000,000 Personal and Advertising Injury
$2,000,000 aggregate for products liability-completed operations
$2,000,000 general aggregate

3. *Umbrella Insurance*. During the term of this Contract, Supplier will maintain umbrella coverage over Employer's Liability, Commercial General Liability, and Commercial Automobile.

Minimum Limits:
$2,000,000

4. *Network Security and Privacy Liability Insurance*. During the term of this Contract, Supplier will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Supplier's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:
$2,000,000 per occurrence
$2,000,000 annual aggregate

Failure of Supplier to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the

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Sourcewell Supplier Development Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Supplier to provide certificates of insurance, in no way limits or relieves Supplier of its duties and responsibilities in this Contract.

C. Additional Insured Endorsement and Primary and Non-contributory Insurance Clause. Supplier agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. WAIVER OF SUBROGATION. Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION. THE LIMITS REQUIRED BY THIS CONTRACT CAN BE MET BY EITHER PROVIDING A PRIMARY POLICY OR IN COMBINATION WITH UMBRELLA/EXCESS LIABILITY POLICY(IES), OR SELF-INSURED RETENTION.

19. COMPLIANCE

A. LAWS AND REGULATIONS. All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. LICENSES. Supplier must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Supplier conducts with Sourcewell and Participating Entities.

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Supplier certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during

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this Contract Supplier declares bankruptcy, Supplier must immediately notify Sourcewell in writing.

Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Article, all references to "federal" should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Supplier's Equipment, Products, or Services with United States federal funds.

A. EQUAL EMPLOYMENT OPPORTUNITY. Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

B. DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148). When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The

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decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must be in compliance with all applicable Davis-Bacon Act provisions.

C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of $150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations

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issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

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K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

M. FEDERAL SEAL(S), LOGOS, AND FLAGS. The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

N. NO OBLIGATION BY FEDERAL GOVERNMENT. The U.S. federal government is not a party to this Contract or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Contract or any purchase by an authorized user.

O. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS. The Contractor acknowledges that 31 U.S.C. 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Contract or any purchase by a Participating Entity.

P. FEDERAL DEBT. The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

Q. CONFLICTS OF INTEREST. The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Contract or any aspect related to the anticipated work under this Contract raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and

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Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

R. U.S. EXECUTIVE ORDER 13224. The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

S. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT. To the extent applicable, Supplier certifies that during the term of this Contract it will comply with applicable requirements of 2 C.F.R. § 200.216.

T. DOMESTIC PREFERENCES FOR PROCUREMENTS. To the extent applicable, Supplier certifies that during the term of this Contract will comply with applicable requirements of 2 C.F.R. § 200.322.

22. CANCELLATION

Sourcewell or Supplier may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Supplier's Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcewell	INRIX, Inc.
DocuSigned by: Jeremy Schwartz C0FD2A139D06489...	DocuSigned by: Bryan Mistele B97DFE6DCA36414...
By: _____	By: _____
Jeremy Schwartz	Bryan Mistele
Title: Chief Procurement Officer	Title: CEO
Date: 3/14/2024 I 10:44 AM CDT	Date: 3/14/2024 I 8:38 AM PDT

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RFP 120423 - Curb Management Technologies with Related Services

Vendor Details

Company Name:	INRIX, Inc
Does your company conduct business under any other name? If yes, please state:	INRIX
Address:	10210 Points Dr NE STE 400 Kirkland, Washington 98033
Contact:	Ahmed Darrat
Email:	ahmed.darrat@inrix.com
Phone:	425-791-1945
Fax:	425-791-1945
HST#:	20-1296081

Submission Details

Created On:	Tuesday November 07, 2023 12:39:19
Submitted On:	Friday December 01, 2023 22:30:07
Submitted By:	Ahmed Darrat
Email:	ahmed.darrat@inrix.com
Transaction #:	4609bc1a-337d-4968 8157-6aa6710aa9e2
Submitter's IP Address:	98.184.248.126

Exhibit A

Specifications

Table 1: Proposer Identity & Authorized Representatives

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *
1	Proposer Legal Name (one legal entity only): (In the event of award, will execute the resulting contract as "Supplier")	INRIX, Inc
2	Identify all subsidiary entities of the Proposer whose equipment, products, or services are included in the Proposal.	INRIX has entered into an agreement to acquire Knock Software, Inc (doing business as Ride Report) and the transaction should be completed by award of this contract. Should the transaction not be completed, Ride Report will remain as a subcontractor on this contract.
3	Identify all applicable assumed names or DBA names of the Proposer or Proposer's subsidiaries in Line 1 or Line 2 above.	INRIX
4	Provide your CAGE code or Unique Entity Identifier (SAM):	7VUN3
5	Proposer Physical Address:	10210 NE Points Dr Ste 400 Kirkland, WA 98033
6	Proposer website address (or addresses):	www.inrix.com
7	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Bryan Mistele, CEO bryan@inrix.com (425) 284-3801
8	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Ahmed Darrat, General Manager of Public Sector Products ahmed.darrat@inrix.com 425-791-1945
9	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Accounts Payable accountspayable@inrix.com

Table 2: Company Information and Financial Strength

Line Item	Question	Response *

10	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	INRIX, founded in 2004, pioneered the practice of managing traffic by analyzing data not just from road sensors, but also from vehicles. This breakthrough approach enabled us to become one of the leading providers of data and insight into how people move around the world. Leveraging big data and the cloud, INRIX delivers comprehensive services and solutions to help move people, goods, states, cities, and businesses forward. Our partners and customers are government agencies, automakers, and large and small enterprises who use our high quality intelligent mobility solutions to help the world move smarter, safer, and greener which are our core tenants. We make it easy to identify and solve transportation issues, make data-driven decisions, or build a next-gen connected car solution. INRIX is headquartered in Kirkland, Washington with satellite offices in Santa Monica, California, Germany, and the UK. With over 300 dedicated employees and partners located across the world, INRIX is truly a global company, providing services in 50 countries on six continents worldwide. Since our inception, we have delivered nearly $100 million in government projects, and we currently support projects for dozens of public sector customers under multi-year contracts. While INRIX was among the first to offer agencies and DOTs the ability to use historical traffic data and trends to gain valuable insights into their systems, we provide a much broader portfolio of services to the public sector today to help you better meet your transportation planning goals. Our offerings include solutions that help you operate efficiently, manage demand, strategically add capability, and increase safety and security. These include a range of data analytics products such as traffic speeds and volumes, incidents, parking data, weather data, vulnerable road user data that results in our industry leading software-as-a-service insights tools for traffic, parking, traffic signals, and safety. INRIX Parking and Curbside solutions began to flourish after the acquisition of ParkMe in 2015. Both INRIX and ParkMe were working to rapidly scale operations to map the world's on-street and off-street parking inventories since 2011. Currently, INRIX offers the largest database of the Open Mobility Foundation's Curb Data Specification (CDS) compliant curb policies in the world.	*
11	What are your company's expectations in the event of an award?	We expect to leverage this contract to support our current and potential customers in procuring our services. INRIX has numerous cooperative procurement contracts in place and our sales and marketing teams leverage these contracts wherever possible to help our potential and existing customers gain benefit from our products as expeditiously as possible. This contract would be the first that includes our Curb Analytics product and would be our ""go to"" contract for the many current and future potential customers that interested in buying this product. INRIX would be happy to support training, events, and joint marketing campaigns with Sourcewell related to this contract as part of the annual business plan process to grow our partnerships.	*
12	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	INRIX has attached three documents related to our finanical strength. The first is a letter of good financial standing from our Chief Financial Officer. The second is a letter of good finanical standing from our bank with contact information for a reference. Finally, the third is a press release regarding our most recent investment from Morgan Stanley for $70 million in August which includes references from our partners at Morgan Stanley. Due to these documents being consider public records, some financial information such as account numbers have been redacted. Additional information is available as Confidential Information protected by non-disclosure agreements.	*
13	What is your US market share for the solutions that you are proposing?	The market for up-to-date digitization of curb policies and metrics is a relatively nascent market and the market share in the public sector is unknown. However, INRIX Curb Analytics is available in 44 cities across the US with preloaded data for over 9,000 km of curb which accounts for over 129,000 blocks and 8 million spaces. Based our internal review, this is by far the largest database of Open Mobility Foundation's Curb Data Specification compliant Curbs API of any company in the market. This product has been sold to the private sector for 11 years. Our other products we are offering to support customers who may be doing analysis on curb management strategies make up a suite of other INRIX traffic and safety products. Our traffic products are ubiquitous in the US and currently being sold to 30 state governments nationwide as well as many, many more regional and local governments. We also sell our products to countless private entities.	*

14	What is your Canadian market share for the solutions that you are proposing?	The market for curb data digitization of curb policies and metrics is a relatively nascent market and the market share in the public sector is unknown. However, INRIX Curb Analytics is available in 4 cities across the US with preloaded data for over 800 km of curb which accounts for over 11,000 blocks and 624,000 spaces. Based our internal review, this is by far the largest database of Open Mobility Foundation's Curb Data Specification compliant Curbs API of any company in the market. Our other products we are offering to support customers who may be doing analysis on curb management strategies make up a suite of other INRIX traffic products. Our traffic products are ubiquitous in Canada and currently being sold to a number of regional and local governments and countless private entities.	*
15	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No	*
16	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Service provider. We have both a sales force 33 people as well as a network of authorized dealers. Our salesforce are our employees. Our dealers are third parties which include authorized regional distributors and channel sales partners. Our teams coordinate both internally and with our partners to ensure that our customers have a clear understanding of the sales lead for a particular opportunity to avoid any channel conflict.	*
17	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	INRIX is SOC2 Type 2 compliant. SOC2 is a very popular form of cybersecuirty audit that helps our customers know that we're doing everything we can to avoid exposing sensitive information or creating unnecessary risks. SOC2 examines controls in place that protect and secure systems and services.	*
18	Provide all "Suspension or Debarment" information that has applied to your organization during the past ten years.	N/A	*

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *	
19	Describe any relevant industry awards or recognition that your company has received in the past five years	INRIX was awarded the 2018 BMW Supplier Innovation Award from BMW Group for our On-Street Parking Information (OSPI) project which includes the Curbs and Metrics APIs provided in this proposal as well as Park-Search-Route (PSR), powered by INRIX Parking Path, to guide drivers to their destination along the optimal route for finding available street parking. Ride Report was named GovTech 100 company for two years in a row, and one of the most promising startups leading the Road Transport Tech Industry by Tracxn.	*
20	What percentage of your sales are to the governmental sector in the past three years	Public sector sales make up 38% of our revenue from 4Q 2020 to 3Q 2023.	*
21	What percentage of your sales are to the education sector in the past three years	Educational sector sales make up 14% of our revenue from 4Q 2020 to 3Q 2023.	*
22	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	We have numerous state contracts including District of Columbia, Washington State, Idaho, California, Texas, New York, Iowa, Arizona, South Carolina, Nevada, Michigan, and Delaware as well as several states and provinces not in North America. We also are party to a cooperative purchasing agreement with the Eastern Transportation Coalition. The annual volumes of these contracts are measured in tens of millions of dollars and vary from year to year.	*
23	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	N/A	*

Table 4: References/Testimonials

Line Item 24. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
Los Angeles Department of Transportation	Jonathan Hui, PE	213-972-5036	*
City of Long Beach	Richard Reining	562-570-8055	*
City of Austin	Brian Craig	512-974-4061	*

Table 5: Top Five Government or Education Customers

Line Item 25. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
Not provided	Education	Maryland - MD	Channel partner delivering numerous products to state and local governments based on INRIX data-as-a-service solutions	~$500K to ~$1M	~$10M to ~$20M	*
Not provided	Government	Pennsylvania - PA	Delivery of commercial motor vehicle alerts, dangerous slow downs, trips, real time traffic, and speeds to multiple departments	~$100K to ~$1M	~$1M to ~$5M	*
Not provided	Government	North Carolina - NC	Delivery of commercial motor vehicle alerts, Signal Analytics, dangerous slow downs, and other safety alerts	~$100K to ~$1M	~$1M to ~$5M	*
Not provided	Government	Massachusetts - MA	Delivery of Trips, Signal Analytics, and Volumes products	~$100K to ~$1M	~$500K to ~$1M	*
Not provided	Government	Georgia - GA	Delivery of commercial motor vehicle alerts, other safety alerts, and Trips	~$100K to ~$1M	~$500K to ~$1M	*

Table 6: Ability to Sell and Deliver Service Exhibit A

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
26	Sales force.	INRIX's salesforce includes 33 full time employees across three verticals (public sector, enterprise, and automotive) and two key geographies North America and Europe and the Middle East. We have the capability and experience to sell in all locations where Sourcewell is available. We also have data in these locations.	*
27	Dealer network or other distribution methods.	Our current distributor for our traffic signals product covers the western United States and will not be used for this contract. We will use our own internal staff.	*
28	Service force.	INRIX's service force includes roughly 250 full time equivalent employees located both domestically in the United State and abroad.	*
29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	The INRIX ordering process is relatively simple once we have a contract in place. We will adhere to all of the appropriate contractual terms of the Sourcewell agreement. INRIX will load our Sourcewell contract pricing into our CRM solution which will allow our Account Executives to accurately quote customers based on our special pricing for this proposal. Our team will work with the Sourcewell customer to ensure that a solution of products is configured to fit there needs. Our team will then utilize our standard order form to fill out the relevant information including primary contact, legal entity, billing and contact information, term of the service, products to be purchased and territory, permitted uses, and compensation information. This will be sent to the customer for the appropriate signatures. Our team is very familiar with this process and navigating it with a public sector entity.	*

Exhibit A

30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	All customers are provided with INRIX Standard Support as part of their INRIX subscription, which includes: • Access to the INRIX online support portal that allows a range of self-service options including querying the INRIX knowledge base, submitting support issues, and answering questions through an online forum • Product upgrades, updates, & patches if or when made commercially available that contains functional enhancements and extensions and fixes for bugs. • Access to technical webinars that provide live knowledge sharing sessions on latest INRIX and industry skills, products and innovations. In addition to Standard Support, INRIX is offering the Sourcewell customers additional best-in-class services and benefits designed to ensure success with the INRIX products, including: • Dedicated Technical Account Manager who represents the cornerstone of your Premium Plus Support. This person works with you to on-board and train staff members, design a comprehensive analytics strategy that encompasses business goals, ongoing and emerging company initiatives, the role of INRIX technology, and a strategy road map for INRIX implementation within organizational objectives. • Faster response times based on your TAM's personal coordination of resources and faster, more frequent responses from sales engineers. Response goals for Premium Support are described under INRIX SLAs below. • Major incident management that includes a team of engineering experts and executive level support who will work with you to determine the best action for resolving an incident quickly. • Advisory support service time that let you tap into a wide range of support and implementation services delivered by transportation data experts. • Out-of-hours planned support comes with the Premium Plus Support option. We will help you plan support system upgrades and maintenance activities at the optimal time for your business, during or outside of weekday business hours. • Proactive technical advice based on guidance from your TAM. • Regularly scheduled meetings with your TAM at which time you can discuss key projects, issues and plans. • Monthly status reports on your Technical Support Activity. INRIX Service Level Description 1. Service Classifications and Process INRIX will use reasonable efforts to meet the following resolution goals based on severity: Severity Level 1 Description: System or service is completely down or major security issue Impact: API/Service is completely unavailable or unresponsive or there is severe degradation in the content and users are severely impacted, or security is compromised Response Time: 2 operating hours Resolution Time: 4 operating hours Severity Level 2 Description: Major functionality is broken or otherwise unavailable Impact: Customer is unable to access functionality or is technically impacted but the impact to the business is minimized if a workaround is put in place. Response Time: 6 operating hours Resolution Time: 1 business day Severity Level 3 Description: Minor functionality is broken or otherwise unavailable Impact: Customer is unable or otherwise unavailable to access minor functionality intermittently or is technically impacted but the impact to the business is negligible. Response Time: 12 operating hours Resolution Time: 3 business days Severity Level 4 Description: Cosmetic Impact: Cosmetic or suggestion for improved functionality or no measurable impact if a fix is deferred. Response Time: Response Time will be provided within 24 Business Hours, with periodic updates provided at Licensor's discretion. Resolution Time: Reasonable effort 2. Response Procedure Licensee can report Critical and High classification incidents by online portal or email to the INRIX Support Services Team. Licensee can report Low classification incidents only by online portal.

31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	We are willing and able to provide our products and services in the United States.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	We are willing and able to provide our products and services to Canadian entities.	*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	Our on-street parking data is available in the following cities. If a jurisdiction is interested in INRIX service, we can collect their inventory data at an additional fee. New York San Francisco Los Angeles Jersey City Toronto San Jose Montreal Philadelphia Santa Monica Washington, D.C. Chicago Austin Boston Palo Alto Jacksonville Beverly Hills Seattle Detroit Miami Denver Vancouver Atlanta Miami Beach Cupertino San Diego Long Beach Dallas Indianapolis Phoenix Houston Columbus Newport Beach Calgary Berkeley Portland Nashville Oakland West Hollywood San Antonio Alexandria Charlotte Las Vegas Memphis Colorado Springs Sacramento Fort Worth Cambridge Raleigh Our Safety View product is not available in Canada.	*
34	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	N/A	*
35	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	No specific contract requirements or restrictions for these locations.	*

Table 7: Marketing Plan

Line Item	Question	Response *	
36	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	INRIX has a very active and impactful market team that produces numerous types of content for not only our customers but others interested in transportation, mobility, traffic, and parking. As a thought leader and industry expert, INRIX's data and insight are a valuable and key resource for journalists, researchers, and policymakers around the world. Our team issues studies covering various mobility topics such as school zone safety, brick & mortar recovery, and freight movement. Our annual Global Traffic Scorecard generates thousands of articles globally and covered by the most recognized regional and national media outlets such as Wall Street Journal, The New York Times, USA Today, the Washington Post, WIRED, Forbes, CNBC, CNN, BBC, and even Jimmy Kimmel Live. INRIX is a regular host of both our own and cosponsored webinars with our partners such as the Vision Zero Network or ITE and could codevelop content for Sourcewell customers. Additionally, our team is active in multimedia campaigns through our CRM system providing access and information as a news alert to hundreds of subscribed email addresses about our contract and leverage this customer base often deliver hundreds of viewers to our webinars and events. We have provided an upload of an example of one webinar we copromoted with a partner, one news alert about a cooperative purchasing contract, and examples of our signal scorecard, traffic scorecard, and parking report.	*
37	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	INRIX uses data tools to help us to track customer accounts utilizing industry leading account based marketing techniques. We utilize our CRM tools to help log in-person meetings at events such as conferences, attendance at webinars, customer meeting requests, and tracking of outgoing marketing communications. We then categorize these accounts into cold (no contact), warm (at least one person engaged), or hot (more than one person engaged) and a corresponding score depending on level and quantity of engagement. Hot accounts are passed to our account executives who we then track through our sales progression from initial needs assessment meetings to demo, trials, and opportunities.	*
38	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	We expect Sourcewell at a minimum to provide permission for INRIX to externally communicate information about the contract. Beyond this, it would be fantastic to have Sourcewell be an active partner in promoting the contract through access to its existing accounts and joint opportunities for announcements, webinars, and other events. Should Sourcewell make data about customers available to INRIX, we can flag this within our CRM system both to shield Sourcewell customers from products that are not available through this contract but also to provide information to our sales team on each customer and begin to outwardly market to and contact these accounts for our products.	*
39	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	We do not currently have e-procurement ordering processes but we evaluating for implementation in 2024.	*

Table 8: Value-Added Attributes

Line Item	Question	Response *	

40	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	INRIX has a standard Exchange training process as part our customer success process for all of our INRIX IQ software-as-a-service modules which is included at no additional cost to customers. The following steps are provided over a roughly 8 week period: 1. Preparing the system for the customer including all relevant geographic information about the customer's account and list of users to set up system credentials. 2. Identification of the project sponsor and agreement on onboarding plan/expectations. 3. Introductory training and system setup for all users ensuring they can appropriately log in, demonstration of key features, high touch use case demonstrations, and understanding of customer support process. 4. Allow users t review the product on their own time. 5. Development of user group training for deep dives into individual applications and real-life examples. 6. User group fast starts where the INRIX team provides additional sessions, reviews usage in the product, and provides proactive opportunities for questions and answers. 7. Project review of key milestones, key measurements, introduction into broad INRIX user groups of key project sponsor. In addition to this training program, INRIX offers the following additional services to our customers: All customers are provided with INRIX Standard Support as part of their INRIX subscription, which includes: • Access to the INRIX online support portal that allows a range of self-service options including querying the INRIX knowledge base, submitting support issues, and answering questions through an online forum • Product upgrades, updates, & patches if or when made commercially available that contains functional enhancements and extensions and fixes for bugs. • Access to technical webinars that provide live knowledge sharing sessions on latest INRIX and industry skills, products and innovations. In addition to Standard Support, INRIX is offering all users of the Sourcewell contract additional best-in-class services and benefits designed to ensure success with the INRIX products, including: • Dedicated Technical Account Manager who represents the cornerstone of your Premium Plus Support. This person works with you to on-board and train staff members, design a comprehensive analytics strategy that encompasses business goals, ongoing and emerging company initiatives, the role of INRIX technology, and a strategy road map for INRIX implementation within organizational objectives. • Faster response times based on your TAM's personal coordination of resources and faster, more frequent responses from sales engineers. Response goals for Premium Support are described under INRIX SLAs below. • Major incident management that includes a team of engineering experts and executive level support who will work with you to determine the best action for resolving an incident quickly. • Advisory support service time that let you tap into a wide range of support and implementation services delivered by transportation data experts. • Out-of-hours planned support comes with the Premium Plus Support option. We will help you plan support system upgrades and maintenance activities at the optimal time for your business, during or outside of weekday business hours. • Proactive technical advice based on guidance from your TAM. • Regularly scheduled meetings with your TAM at which time you can discuss key projects, issues and plans. • Monthly status reports on your Technical Support Activity.	*
41	Describe how your products and services will impact safety and reliability; such as improvement to safety of systems for pedestrians, bicyclists, and the broader traveling public, improve emergency response, etc.	INRIX Curb Analytics supports our customers in better understanding their curb space inventory and usage. This can be leveraged to help provide additional programming, infrastructure and services for more vulnerable road users such as pedestrian and cyclists. This could include pedestrian curb bulbs, bicycle lanes, transit lanes, and wider sidewalks amongst a number of other improvements. To help our customers measure this impact on safety, INRIX is also offering our Safety View product which helps customers better understand not only crashes happening in their jurisdiction but also leading indicators of crashes such as traffic and vulnerable road user volumes, speeds, near misses from on-board automated driver assistance systems, and aggressive driving like rapid acceleration, rapid deceleration, and hard cornering.	

Exhibit A

42	Describe how your products and services will improve curb management to allow dynamic pricing, improvements to business access, traffic flow and curb traffic, and any impacts on essential services.	INRIX Curb Analytics provide information in the form of the OMF's CDS Metrics API of both availability and occupancy for on-street and off-street facilities as well as policy information such as current pricing and hours. These factors in combination can be used by parking managers to better price parking either in real time or periodically such as monthly, quarterly, or annually. Many cities around the country use factors such as occupancy and availability to determine pricing changes but very few have access to this data both on-street and off-street. Furthermore, many cities only have availability and occupancy for paid parking areas because their calculations are based on payment systems. However, because INRIX uses connected car data our calculations are available in non-paid areas and during non-paid hours helping cities to determine if parking pricing areas show grow either geographically or extend their hours. Furthermore, as part of this contract INRIX is offering solutions to develop the OMF's CDS Events API for cities from a number of different sources including enforcement license plate readers, payments systems, and micromobility data. INRIX has a long history of developing similar solutions for our models which first began with our product OpenSpots which took real-time park-in, park-out events from connected cars and developed guidance systems to alert drivers when open parking spaces came open. For the Events API, we would leverage much of the ingestion pipeline we've already built to include other types of data from different sources than connected passenger vehicles. This Events API would be included in the INRIX Parking and Curbside Model to deliver an even more rigorous Metrics API to provide turnover and dwell time estimates for agencies which can further support curb management, pricing, and business access. Finally, INRIX is also offering some of other traffic products such as Trips and Signal Analytics to help agencies better understand key performance indicators around curb management such as vehicle miles travelled, freight activity or traffic signal delay.	
43	Describe your ability to perform projects related to the USDOT Smart Grant Program.	INRIX has participated in the development of both the FY22 and FY23 Open Mobility Foundation led Curb Cohorts. We have provided 9 letters of commitment to agencies submitting applications at their request based on their desire to utilize INRIX products provided as part of this proposal. These products include our Curb Analytics bundle of the largest database of CDS compliant inventory and metrics data in the world as well as other tools to help agencies measure the impacts of these projects. These include Safety View, Volumes, Speeds, Trips, Signal Analytics, and our partner's Ride Report products. INRIX has vast experience working with universities, states and local agencies on Federally Funded projects and all appropriate certifications and workflows to meet the needs of these contract requirements. Furthermore, INRIX also has vast experience working directly for the Federal government or contractors working directly for the Federal government.	
44	Describe any technological advances that your proposed products or services offer.	Our products offer agencies the ability to contract with services for curb digitization and analysis through a simple to use software-as-a-service solutions as well as an application programming interfaces (APIs) to integrate our product with other city technologies such as public facing open data solutions or enterprise asset management systems. In addition to our existing services, INRIX is actively develop improvements to our curb management products. The first offering included in this proposal is our Events API service which will create Events APIs for customers utilizing existing data they may have access to such as license plate readers from their enforcement system, parking payments backend solutions, and micromobility data from the Mobility Data Specification. The second offering in our proposal is our INRIX Road Rules product which not only services as an administrative tool to support cities in editing their Curbs API but also provides multi-stage editing that will deliver simulation of the Metrics API based on proposed changes being made.	*
45	Describe any "green" initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	See question 46.	*
46	Detail any benefits or impact on the climate realized from your offering such as: the reduction of congestion and/or air pollution, including greenhouse gases or improvement of energy efficiency.	INRIX Curb Analytics bundle of products not only has the potential to reduce congestion and air pollution but has a proven history of doing so. Our products have been used by customers such as BMW utilizing our Parking Path product to deliver information to drivers about parking available and route them to their destination not based on the front door of the address they are travelling to but based on maximizing the likelihood of finding parking. Researchers at BASt, the Federal Highway Research Institute of the Federal Ministry of Transport in Germany, have utilized our on-street and off-street data in Cologne to determine impact parking availability has on vehicles miles travelled. They have delivered a research paper that provides a step-by-step tutorial to build such a model in VISUM that can be replicated by any city with access to INRIX data.	

47	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	N/A	*
48	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	N/A	*
49	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	INRIX has the most comprehensive selection of data products for not only delivering curb management projects but also measuring these projects. Our curb management related offerings include the largest database of CDS compliant data in the world as well as a completely unique offering of off-street parking data. Additionally, our metrics are based on our unprecedented access to connected car data that no other curb management solution has integrated into their analytics products. Finally, INRIX is providing access in this proposal to our wide array of data products to help measure the impact of curb management strategies. This includes access to our safety, signals, traffic, and micromobility solutions.	*

Table 9A: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
50	Do your warranties cover all products, parts, and labor?	INRIX has provided our warranty information in Documents section as part of our standard terms and conditions. The INRIX products are Software as a Service (SaaS) or Data as a Service (DaaS) products and so many hardware based warranties do not apply. Below is our standard warranty language, but we are open to negotiations to the language as applicable. WARRANTIES; DISCLAIMER. NEITHER INRIX NOR THE INRIX SUPPLIERS WARRANT THE ACCURACY OR TIMELINESS OF DATA PROVIDED HEREUNDER. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, (A) THE INRIX PRODUCTS AND INRIX DATA ARE PROVIDED BY INRIX AND THE INRIX SUPPLIERS "AS IS,", "WITH ALL FAULTS", "AS AVAILABLE" AND WITHOUT WARRANTY OR COMMITMENT OF ANY KIND, AND (B) TO THE MAXIMUM EXTENT PERMITTED BY LAW, ALL REPRESENTATIONS, WARRANTIES OR CONDITIONS OF ANY KIND WHATSOEVER (INCLUDING EXPRESS, IMPLIED OR STATUTORY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, OR ACCURACY, ARE EXPRESSLY EXCLUDED. NEITHER INRIX NOR THE INRIX SUPPLIERS MAKE ANY WARRANTY THAT THE INRIX PRODUCTS WILL OPERATE PROPERLY AS INTEGRATED WITH LICENSEE'S PRODUCTS.	*
51	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	N/A see question 50.	*
52	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	N/A see question 50.	*
53	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	N/A see question 50.	*
54	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	N/A see question 50.	*
55	What are your proposed exchange and return programs and policies?	N/A see question 50.	*
56	Describe any service contract options for the items included in your proposal.	N/A see question 50.	*

Table 98: Performance Standards or Guarantees

Describe in detail your performance standards or guarantees, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your performance materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	

57	Describe any performance standards or guarantees that apply to your services	INRIX has numerous performance measures that we have developed with our customers. These include: 1. Coverage: The total number of points of interest (block or lots) in a given area (Goal > 90%) 2. Completeness: The coverage available in our products as compared to ground truth testing (Goal > 80%) 3. Static Data Accuracy: How correct is the relevant metadata for each point of interest (Goal > 95%) 4. Prediction Accuracy: How correct are our predictions (Brier Score < 0.2) To measure our model quality, our team utilizes a Brier Score. Brier Score is a standard metric used to measure the quality of forecast models and is widely utilized in weather forecasting and election prediction industries. For a given area, a Brier Score of 1 means the model is incorrect 100% of the time, a Brier Score of 0 means the model is correct 100% of the time, and, because the result of the difference between the forecast probability and outcome is squared, a Brier Score of 0.25 is equivalent to a coin flip. For our purposes, INRIX sets a target of 0.2 for our Brier Score across all 125 cities that we provide our model in. INRIX has developed numerous service level agreements with our customers and is happy to do so with Sourcewell customers. By nature, each service level agreement is unique based on the needs of the customer.
58	Describe any service standards or guarantees that apply to your services (policies, metrics, KPIs, etc.)	INRIX has numerous service standards that we have developed with our customers. These include: 1. Service uptime: How often are the APIs/SaaS products available for download (Goal > 99.5%) 2. Service freshness: How often is the data from the database being refreshed in the API (Goal > 97% of time data is updated every 15 minutes) 3. Response time resolution: How often do tickets meet their target response time (Goal > 80% of Level 1 and Level 2 tickets meet guidance provided in question 30) INRIX has developed numerous service level agreements with our customers and is happy to do so with Sourcewell customers. By nature, each service level agreement is unique based on the needs of the customer.
59	Describe how you will measure cost savings and/or performance improvements with the utilization of your solutions.	As part of our standard on-boarding process discussed in question 40, our customers often cite cost and time savings as one of the key decision making points in procuring INRIX services. Because of this, in our on-boarding process we often work with the project sponsor in setting goals as to what cost and/or time savings is expected and setting up systems to measure this whether through our product user experience monitoring tool Pendo or information logged by managers or staff in their timesheets.
60	Describe how you use Curb Data Specification (CDS) and how you would further develop these standards in the future.	INRIX collected detailed curbspace inventories in dozens of cities for over a decade before the Curb Data Specification existed. However, when the Curb Data Specification was created we saw this as a significant opportunity for our company to leverage the data we created and maintained into a format that was usable by many, many more potential customers and partners. INRIX has adopted the Curb Data Specification into all of our data processes and APIs where it is applicable. Because INRIX also collected numerous other parking data and information including off-street data there are some areas where CDS is not applicable for our APIs and we utilize our existing proprietary data schema. INRIX is a very active member of the Open Mobility Foundation and Ahmed Darrat, our General Manager of Public Sector Products, is an active member of the Curb Working Group. Because INRIX has the largest database of CDS data of any member, we actively participate in looking for ways to improve the specification for edge use cases and other improvements such as off-street parking and electric vehicle charging.
61	Describe your experience with Mobility Data Specification (MDS), as well as how you use MDS to help improve agencies' transportation systems.	INRIX has entered into an agreement to acquire Ride Report and the transaction should be completed by award of this contract. Should the transaction not be completed, Ride Report will remain as a subcontractor on this contract. Ride Report is an active and founding member of the Open Mobility Foundation (OMF), and has participated on several committees and working groups, most notably the Privacy Committee, to advance these specifications and ensure that cities have the data and control they need, while using built-in protections that protect individual privacy and advance Open Data efforts. This includes authoring several of the MDS specification: In MDS 1.0, Ride Report authored support for Fees and Subsidies. For the first time, this enabled cities to use MDS to assess parking, deployment, and usage fees. In MDS 1.1, Ride Report authored the Geography Driven Events, a new capability allowing cities to receive real-time data about street and curb usage while protecting potentially sensitive information about the trip. In MDS 1.2, Ride Report's work with cities and operators led to the development of the new public-facing data Requirements API that provides increased transparency

		and accountable mobility and city policies and data collection practices. Last year, Ride Report became the first company to implement this API. Ride Report delivered the industry's first Open Data Portal powered by MDS data, which is publicly accessible and yet maintains the highest standards for individual and commercial data privacy by aggregating data across operators, time, and geography. Ride Report ingests the latest version of the MDS Provider Application Programming Interface (API) that the operators support (Version 1.x), and can ingest as many mobility provider data feeds as required. We have ingested more than 400 MDS feeds in the last 4 years, and can ingest new data standard releases as they are implemented, including MDS Version 2.0. Ride Report's expertise working with the Mobility Data Specification is also demonstrated via our work with private mobility operators that implement the specification for data sharing with public agencies. We developed an MDS audit and validation tool that was instrumental in operator's implementation of the specification. For example, Ride Report worked with the City of Austin's operators, to both validate and audit their existing MDS data for completeness and accuracy as a condition for operation within the city. We also significantly supported new operators in their creation of compliant MDS feeds, enabling the City of Austin to support new operators and continued program expansion. Further demonstrating our experience with MDS, Ride Report communicates public agency program policies and their associated geographies and rule sets via the the MDS Policy API for seamless communication with the agency's chosen operators. This process digitally represents geographic zones and rules, ensuring a seamless delivery of and compliance with the rules and regulations of the agency's we work with. Using MDS to improve agency transportation systems Ride Report's Software as a Service (SaaS) shared mobility platform utilizes MDS data to support public agencies in several ways: - Overall reporting: Generate user friendly graphs and glance at reports highlighting key metrics, enabling staff to communicate and take quick action based on program performance. - Trends and planning: Identify key travel patterns and assess infrastructure usage via heatmaps of rider travel patterns including routes and origin/destination analysis, and use geospatial data to support new infrastructure and broader improvements to the transportation network. - Curb events: Evaluate and visualize precisely where trips originate and terminate, along with operator deployment locations, to quickly identify key areas for designated infrastructure such as parking corrals. - Policy and compliance: Monitor and adjust program policies and rules with just a few clicks; add fully customizable equity areas, no riding zones, no parking zones, no/limited deployment zones, vehicle idle times, and quickly monitor and visualize operator performance against your program rules. - Automated Alerts: Receive automated compliance and reporting metrics via email eliminating the need to login to the dashboard. Simply link your custom policies with automated email notifications so that you receive regular compliance updates, and operators are notified directly during policy creation. - Fees and subsidy management: Avoid manual fee tracking and calculation with Ride Report's industry-first fees and invoicing feature, enabling you to automate the process and quickly invoice and account for fees, subsidies, and fines. To date we have helped agencies collect over $6 million in program fees, without a single dispute. - Public data: Communicate transparently and build program support by participating in the industry's first and only Global Micromobility Index, enabling more engagement, transparency, and insights across community stakeholders, researchers, funders, and advocates. Quickly compare and benchmark your program against others across the world. We are eager to serve as thought partners and trial new dashboard features and metrics with you. INRIX Trips data functions very similar to MDS data but is provided for passenger and freight vehicles which are not yet supported by MDS2.0. INRIX has discussed the possibility of supporting future upgrades to MDS to include this data which by scale is significantly larger than any existing MDS dataset available.	

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *	
62	Describe your payment terms and accepted payment methods.	Unless stated otherwise i: all payments: (i) are invoiceable in advance; (ii) will be invoiced in full upon execution of the Order Form; (iii) are due within 30 days invoice date; (iv) will be paid by electronic transfer to the account directed by INRIX; and (v) will be made in full without any proration, deduction, withholding, setoff or refunds of any kind. Fees due INRIX hereunder are exclusive of any fees, taxes, assessments, or other payments that Licensee is legally obligated to pay. If Licensee claims tax exempt status for amounts due under the Order Form, it shall provide INRIX with a valid tax exemption certificate to avoid application of taxes to Licensee's invoice. Licensee will pay all production, handling and transmission costs associated with the receipt, transmission and use of the INRIX Products. Licensee must notify INRIX in writing within 15 days of the invoice date of any payment disputes. The parties will negotiate in good faith to resolve any payment disputes within 30 days, provided that Licensee must timely pay all undisputed amounts. During any renewal term, the license fees will increase at a rate equal to the greater of 5%, or as according to the Consumer Price Index (CPI).	*
63	Describe any leasing or financing options available for use by educational or governmental entities.	N/A	*
64	Describe any standard transaction documents that you propose to use in connection with an awarded contract (order forms, terms and conditions, service level agreements, etc.). Upload a sample of each (as applicable) in the document upload section of your response.	Our standard ordering form has been uploaded for review.	*
65	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	No	*

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as described in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *	
66	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	INRIX has provided a detailed pricing table as an attachment. Pricing is provided by product and varies depending on the product. INRIX has provided Sourcewell customers discounts of anywhere from 10% to 70% depending on the products and expected usage of the project for the SMART program. INRIX has also not provided pricing for services for custom development work as the scope of work for each project will need to be determined based on the systems to be integrated or customer needs.	*
67	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Pricing discounts are presented in our pricing table that was uploaded. Our table includes discounted price for this proposal. INRIX has provided Sourcewell customers discounts of anywhere from 10% to 70% depending on the products and expected usage of the project for the SMART program.	*
68	Describe any quantity or volume discounts or rebate programs that you offer.	Our typical pricing provides discounts based on volume or quantity of data. This is often represented by the population of the jurisdiction or, in the case of traffic signals, the number of signals under management. We do not offer rebate programs.	*
69	Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "nonstandard options". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.	Generally, INRIX provides sourced products on a pass through basis. For nonstandard options such as custom development work for integration of data sources, INRIX has provided some examples of these in our pricing table. Unfortunately, we will require a quote for each request due to the custom nature of these types of requests and the source data. Because INRIX is a software-as-a-service company and not a consultant our business model is to provide tools that standardize integrations as much is possible and not focused on billable hours	*
70	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	N/A	*
71	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	INRIX does not offer physical products and does not need shipping.	*
72	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	INRIX does not offer physical products and does not need shipping.	*
73	Describe any unique distribution and/or delivery methods or options offered in your proposal.	INRIX does not offer physical products and does not need shipping.	*

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
74	d. other than what the Proposer typically offers (please describe).	

Table 13: Audit and Administrative Fee

Line Item	Question	Response *	
75	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell. Provide sufficient detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template.	On an annual basis, INRIX utilizes a big four audit firm to conduct audits.	*
76	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	INRIX will track the Sourcewell contract customers and opportunities with our CRM system which is our system of record for our sales team. This will allow us to track metrics such as the total pipeline, sales stages, weighted pipeline, close/win rates, etc. These metrics will be incorporated into our internal operations where we review opportunities on a weekly, monthly, and quarterly cadence in different venues with our management team.	*
77	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	INRIX proposes 1% of net booking administrative fee for this contract.	*

Table 14A: Depth and 8readth of Offered Equipment Products and Services

Line Item	Question	Response *	
78	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	INRIX is offering the following solutions as part of this proposal. These solutions are not only intended to support the direct analysis of curb management strategies but also the potential values based impacts of those strategies such as impacts to safety, sustainability, and system efficiency. INRIX has the most comprehensive set of completely hardware free solutions in the mobility industry and is excited to support Sourcewell customers with our follow solution set. - INRIX Curb Analytics bundle - our SaaS web interface tool and underlying Application Programming Interfaces that support CDS compliant Curbs and Metrics APIs as well as our INRIX Off-Street Parking API. INRIX Curb Analytics provides preloaded data in 48 cities in the United States and Canada including full one meter resolution on-street curbside inventory, off-street parking, parking availability and occupancy predictions, parking costs, parking policies, and curb use distributions. - Inventory Data Collection - where INRIX does not have preloaded data, INRIX will work with Sourcewell customers to collected both on-street and off-street parking data to be loaded into our Curb Analytics bundle. Data collected by INRIX will be made immediately available to millions of connected vehicles through our partnerships with automotive and enterprise customers. - Integration of Curb Analytics Bundle with Enterprise Asset Management Systems - INRIX will work with Sourcewell customers to provide two way data solutions that help cities to view their curb data in their asset and work management systems. This will give cities a ""one stop shop"" for a source of truth while also automatically updating their Curbs API within their existing maintenance and work management systems and workflows. - Creation of Events APIs - INRIX will work with Sourcewell customers to deliver customized Events APIs from existing City data such as license plate readers, payment backend systems, or micromobility data from the Mobility Data Specification. INRIX has a long history of delivering park-in, park-out events at scale through our ingestion pipeline and will utilize these systems to deliver a CDS compliant Events API for cities. This Events API will also be used to better refine INRIX availability and occupancy predictions as well as potentially delivering other fields for the CDS Metrics API such as turnover and dwell time. - INRIX Road Rules Bundle - our SaaS solution to help cities to visualize and administer their curb rules as well as sharing information with third parties such as permit requests and modelling curb changes. INRIX Road Rules provides a lane by	

		lane administration mapping tool that lets cities, their staff, management, and permit requestors see the status of their right-of-way today or at some point in the future. The tool allows users to request changes, view potential conflicts, model the impacts of these changes, and approve all in the same platform. - Ride Report Micromobility and Carshare Software-as-a-Service Analytics Platform - Ride Report's industry leading software-as-a-Service platform ingests, aggregates, anonymizes, and enriches real-time and historic MDS data to help public agencies launch, manage, and evaluate shared scooter, bike, and car programs. - Ride Report Impacts - Ride Report's Impact Platform is a natural complement to our core shared mobility offering, focused on empowering staff with the tools and data to measure and share multi-modal outcomes of new infrastructure, events, and policies, effortlessly. As a powerful storytelling tool, Agency staff can set the parameters of a project area, and Impacts provides the ongoing multimodal data collection, analysis, and visualization for the project. * - Safety View - Safety View is a powerful new cloud-based analytics solution developed in partnership with General Motors to provide comprehensive safety data together with sophisticated analytics tools to help safety professionals across all public agencies create more informed safety plans. Safety View helps agencies monitor not only crashes networkwide but also leading indicators of crashes such as speeds, volumes, near misses, and aggressive driving. - Signal Analytics - INRIX Signal Analytics is the first cloud-based application that uses big data from connected cars to help traffic professionals identify and understand unnecessary delay at signalized intersections areawide – no hardware or fieldwork required. Our traffic signal software provides valuable mobility insights to enhance urban traffic flow, reduce congestion, and improve pollution and safety. Signal Analytics helps agencies continously monitor their traffic signal performance measures such as arrivals on green, turning movement counts and delay, travel times, and split failures. - Trip Paths - Our data-as-a-service solution that provides aggregated lists of anonymized trips with route details and waypoints. INRIX utilizes state-of-the-art geospatial and mapping expertise to clean up GPS data and map-match it to road segments, reporting true path of travel. We provide customers with ready-to- query, clean, robust, accurate data about paths of travel. - Trip Origins and Destination - Similar to Trip Paths, INRIX provides a provides aggregated lists of anonymized trips but removes the waypoints and route details leaving only the origin and destination. This is a more cost effective solution for many of our customers who are only interested in locations where trips start and end. - Volumes - INRIX Volume Profiles is an industry leading historical vehicle count product that uniquely provides day-parted and direction-parted vehicle counts for the entire United States. For each 15 minute of each day of the week, totaling 672 time bins. - Mission Control - INRIX Mission Control is our SaaS solution bundled with our real-time traffic API. This product averages speeds on countless roads across North America with no hardware, based on billions of input data points leveraging the INRIX Traffic Intelligence Network and are reported at the road segment level. - Roadway Analytics - Roadway Analytics utilizes anonymous data from connected vehicles to deliver on-demand traffic data, analytics, and visualizations that can help you maximize mobility improvement efforts and minimize costs. Roadway Analytics gives users a simple to use tool to analyze historic speeds, travel time, and congestion. - Speed Distribution Profile - INRIX Speed Distribution Profile (SDP) uses observed speeds to provide true historical average speeds as well as a statistical distribution of speeds on individual road segments. The distribution is built by taking speeds for observed vehicles over a segment for a particular timespan or subset of days of the week or hours of the day. In the ""Additional Document"" upload section, INRIX has provided a detailed summary of all of the products being offered in this solution.
79	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	Our solutions include products are not only intended to support the direct analysis of curb management strategies but also the potential values based impacts of those strategies such as impacts to safety, sustainability, and system efficiency. *

80	Describe your products and capabilities in regard to integration, such as: Improving integration of systems and promotion of connectivity of infrastructure, connected vehicles, pedestrians, bicyclists, and the broader traveling public.	As a mobility intelligence company, INRIX produces software-as-a-service as well as data-as-a-service solutions to help support our customers. Many of the solutions we provide are in partnership with other mobility technology providers. From our inception, INRIX realized that partnering with other companies is the best way to fill the needs of our customers which is why we initially started as a data-as-a-service company. This culture has led us to countless integrations in the automotive, logistics, and public sector mobility industries following industry best practices around documentation of our application programming interfaces and detailed white papers and documentation of our data science processes. This has built INRIX's reputation within the industry as one of the most reliable sources of traffic data. Our data from connected devices whether passenger vehicles, freight telemetry, bicycles, or mobile devices has led to numerous integrations both receiving data from these devices but also supporting others. Our customers ingesting our industry leading traffic and parking data have included Amazon, Uber, GrubHub, Google, Microsoft, Ford, and BMW amongst many others.
81	Describe how you will promote public and private sharing of data for the use of open platforms, open data formats, technology-neutral requirements, and interoperability, while ensuring cybersecurity, technology standards, and protection of individual privacy.	INRIX is happy to support open data and public data sharing platforms with our data. Many of our existing solutions in the real-time traffic space are delivered on to public roadway alert websites today. INRIX also has a long history supporting private industries in sharing data and is a willing partner to public agencies to not only ensure data about their roadways is made publicly available but also actively used by some of the largest and most impactful fleets in the world. INRIX is SOC2 Type 2 and GDPR compliant ensuring that we follow the most rigorous best practices around cybersecurity and protection of individual privacy.

Table 148: Depth and Breadth of Offered Equipment Products and Services

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments
82	Digitization of inventory and regulations, including creation of sector or citywide digital curb.	Yes No	This is provided in our Curb Analytics bundle
83	Sensors and cameras, including installation services.	Yes No	This is provided in all of our products which use data from sensors embedded in connected vehicles and devices.
84	Issue application programming interfaces (APIs) and build services around them: i. Historical and/or real-time monitoring and performance reporting; ii. Curb availability (parking, loading, etc.), reservations, and driving directions; iii. Predictive modeling.	Yes No	This is provided in our Curb Analytics bundle as well as our Trips, Volumes, and Speeds products.
85	Data, software, and hardware implementation, integration, and management; i. Internal and external integration; ii. Integration of old data and collection of new data; iii. Data warehousing.	Yes No	All of our products meet this category and provided by either a Software-as-a-Service or Data-as-a-Service delivery method.
86	Digitized permit systems, including dynamic pricing.	Yes No	Our Road Rules bundle are intended to communicate locations where permits for road closures or other uses can be mapped and communicated internally and to the public. Our Curb Analytics bundle is intended to be leveraged by agencies to provide data into their dynamic pricing programs.
87	V2I technology with scalability.	Yes No	This is provided in all of our products which use data from sensors embedded in connected vehicles and devices. Our scale fully covers both the United States and Canada.
88	Intelligent transportation systems, such as transit signal priority, transportation system controllers, and digital signage.	Yes No	Most of our customers today use our products for intelligent transportation systems use cases. Our Signal Analytics, Trips, Volumes, and Speeds products are widely recognized in the ITS world as industry leading products.

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to

ensure that the uploaded document(s) are not either defective, Ex hibit A or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

- Pricing - INRIX Pricing - Sourcewell Curb Management Technologies with Related Services.pdf - Friday December 01, 2023 21:41:40
- Financial Strength and Stability - Sourcewell Good Finanical Standing.pdf - Monday November 27, 2023 10:41:56
- Marketing Plan/Samples - Sourcewell Marketing Materials.pdf - Monday November 27, 2023 18:53:30
- WMBE/MBE/SBE or Related Certificates (optional)
- Warranty Information - INRIX-Standard-License-Terms-and-Conditions-v.8-General 2023.0807.pdf - Wednesday November 29, 2023 20:19:05
- Standard Transaction Document Samples - INRIX ORDER FORM (General) v.10 2023.0807.docx - Wednesday November 29, 2023 20:19:21
- Requested Exceptions - RFP_120423_Curb_Management_Technologies_Contract_Template_INRIX Edits.docx - Friday December 01, 2023 20:03:15
- Upload Additional Document - INRIX Proposal - Sourcewell Curb Management Technologies with Related Services.pdf - Friday December 01, 2023 22:22:56

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.

3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor's objectivity in performing the contract is, or might be, impaired.

5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.

6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.

7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.

8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.

9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.

11. Proposer its employees, agents, and subcontractors are not:
    1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;

    2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or

    3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated

by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Ahmed Darrat, General Manager, Public Sector, INRIX, Inc

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

○ **Yes** ○ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_9_Curb_Management_Technologies_RFP_120423 Wed November 22 2023 09:20 AM	☑	3
Addendum_8_Curb_Management_Technologies_RFP_120423 Tue November 21 2023 04:42 PM	☑	2
Addendum_7_Curb_Management_Technologies_RFP_120423 Mon November 20 2023 04:39 PM	☑	5
Addendum_6_Curb_Management_Technologies_RFP_120423 Tue November 14 2023 04:30 PM	☑	2
Addendum_5_Curb_Management_Technologies_RFP_120423 Fri November 10 2023 04:30 PM	☑	1
Addendum_4_Curb_Management_Technologies_RFP_120423 Wed November 8 2023 04:04 PM	☑	1
Addendum_3_Curb_Management_Technologies_RFP_120423 Mon October 30 2023 03:54 PM	☑	3
Addendum_2_Curb_Management_Technologies_RFP_120423 Fri October 27 2023 02:12 PM	☑	1
Addendum_1_Curb_Management_Technologies_RFP_120423 Fri October 20 2023 04:21 PM	☑	2

Docusign Envelope ID: 9396C2FB-AFB8-4919-A389-0DDC91B84D4D

INRIX #120423-INRIX

Pricing for contract #120423-INRIX offers Sourcewell participating agencies the following discounts:

- 10% - 70% discount off list pricing depending on the products and expected usage of the project for the SMART program
- In addition, volume discounts may be offered based on volume or quantity of data

AGENDA ITEM NO. 6.o

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Marcus Kerber, Purchasing

ITEM TYPE: Agreement

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Second Contract Extension PB-24-011MK with Palmdale Oil Company, LLC

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The City and Contractor entered into a contract in response to PB 24-011MK (the "Contract") on April 10, 2024, whereby Contractor agreed to supply the City with gasoline and fuel delivery services, as more specifically described in PB 24-011MK. The initial term of the Contract expired on April 10, 2025, and the Contract provides the parties with the option to renew for four (4) additional one (1) year periods. The parties previously renewed the Contract for an additional one (1) year period through April 9, 2026. The parties desire to renew the Contract for an additional one (1) year period through April 9, 2027.

FINANCIAL IMPACT:
Funded by Account (00151900 141100) Inventory Gas Storage.

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and edited by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve Second Contract Extension PB-24-011MK with Palmdale Oil Company, LLC.

ATTACHMENTS:

Second Contract Extension PB-24-011MK with Palmdale Oil Company, LLC

Second Contract Extension of PB 24-011MK
between Palmdale Oil Company, LLC and the City of Bradenton

This SECOND CONTRACT EXTENSION of PB 24-011MK (the "Extension"), is made this 13th day of May 2026, between the CITY OF BRADENTON (hereinafter, the "City"), a municipal corporation of the State of Florida located at 101 Old Main Street, Bradenton, Florida 34205, and PALMDALE OIL COMPANY, LLC (hereinafter, the "Contractor"), a Florida limited liability company, with a principal office located at 7111 Fairway Drive, Suite 450, Palm Beach Gardens, Florida 33418.

WITNESSETH:

WHEREAS, the City and Contractor entered into a contract in response to PB 24-011MK (the "Contract") on April 10, 2024, whereby Contractor agreed to supply the City with gasoline and fuel delivery services, as more specifically described in PB 24-011MK;

WHEREAS, the initial term of the Contract expired on April 10, 2025, and the Contract provides the parties with the option to renew for four (4) additional one (1) year periods;

WHEREAS, the parties previously renewed the Contract for an additional one (1) year period pursuant to that certain First Contract Extension of PB 24-011MK dated April 23, 2025 (the "First Extension");

WHEREAS, the parties desire to renew the Contract for an additional one (1) year period;

WHEREAS, the parties desire that, except as amended by the terms of this Extension, all other terms, covenants and conditions of the Contract and the rights and obligations of the City and the Contractor, shall remain in full force and effect and are hereby ratified and affirmed.

NOW, THEREFORE, the City and the Contractor, for and in consideration of the provisions, mutual promises, covenants and conditions hereinafter set forth or recited, agree as follows:

1. **Recitals**. The recitals in the "WHEREAS" clauses are incorporated by reference and made a part of this Extension.

2. **Extension of the Term of the Contract**. The Contract is hereby extended for an additional period of April 10, 2026, through April 9, 2027.

3. **Affirmation**. Except as amended by the terms of this Extension, all other terms, covenants and conditions of the Contract, and the rights and obligations of the City and the Contractor thereunder, shall remain in full force and effect and are hereby ratified and affirmed.

4. The pricing contained in Exhibit B – Fee Schedule remains in effect and a copy is attached hereto, for administrative convenience.

5. **Counterparts**. This Extension may be executed in separate counterparts by the parties as may be deemed necessary and convenient, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A party's original signature on the Extension hereto may be provided by facsimile or scanned and e-mailed and shall be effective upon transmission to the other party hereto.

IN WITNESS WHEREOF, the parties hereto accepted, made, and executed this Extension, upon the terms and conditions above stated, this 22nd day of April 2026.

Brady Boremus, as Director of Government Contracts
Palmdale Oil Company, LLC

4.10.2026
Date

Gene Brown
Mayor, City of Bradenton

Date

Erin Jones
Digitally signed by Erin Jones
Date: 2026.04.28 09:05:39 -04'00'

Erin Jones, NIGP-CPP, CPPO, CPPB, FCCM
Purchasing Manager, City of Bradenton

4/28/2026
Date

EXHIBIT B - FEE RATE SCHEDULE GASOLINE AND DIESEL FUEL DELIVERY SERVICES				Palmdale Oil	
ITEM #	BRIEF DESCRIPTION OF ITEMS	UNIT	ESTIMATED QUANTITY	UNIT BID PRICE Mark up per Gallon	 Transportation Cost per Gallon
1	**Gas Regular Unleaded, 87 Octane w/10% Ethanol**				
1a	Transport	GA	400,000	$0.0000	$0.0143
1b	Tank Wagon	GA	180,000	$0.0000	$0.1748
2	**Diesel, #2, Ultra Low Sulphur**				
2a	Transport	GA	900,000	$0.0000	$0.0239
2b	Tank Wagon	GA	250,000	$0.0000	$0.1748
3	**MISC**				
3A	Pump Fee (Per Event)	EA		$0.0000	$0.0000
3B	Split Fee (Per Event)	EA		$0.0000	$0.0000
3C	Pricing Base Source (Name)			OPIS Rack Average Tampa	

AGENDA ITEM NO. 7.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: **Quasi-Judicial**: Resolution 26-28 - PUBLIC HEARING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON APPROVING APPLICATION PLN-MAJ-26-0001 FOR A MAJOR AMENDMENT TO THE JORDAN CREEK EAST PLANNED DEVELOPMENT PLAN (PDP-23-4841) TO APPROVE AN ADDITIONAL DEVELOPMENT OPTION FOR THE PROPERTY LOCATED AT 1201 27TH STREET EAST AND 2906 11TH AVENUE EAST (PARCEL ID NUMBERS 1387000050 AND 1387200007), MORE PARTICULARLY DESCRIBED HEREIN; OPTION A IS A PDP SITE PLAN FOR 66 SEMIDETACHED RESIDENTIAL UNITS AS APPROVED WITH ORDINANCE 4027; OPTION B IS A PDP SITE PLAN FOR 106 TOWNHOME UNITS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to either approve or deny of Resolution 26-28.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
Josh Law, agent for Jordan Creek at Bradenton East, LLC has submitted an application for a Major Planned Development Plan Amendment for properties located at 1201 27th Street East and 2906 29th Avenue East. The amendment request is meant to allow the developer two options for the property. The first

option (Option A) was approved with PDP-23-4841 for 33 single family attached buildings, with each dwelling unit (total of 66) on its own individual lot. The applicant would like to introduce a second option (Option B) for a residential development containing 106 residential units comprised of a mixture of four-unit and six-unit townhomes. The total land size is approximately 12.19 acres.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny of Resolution 26-28.

ATTACHMENTS:
Resolution 26-28
Staff Report
Application Materials

RESOLUTION 26-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON APPROVING APPLICATION PLN-MAJ-26-0001 FOR A MAJOR AMENDMENT TO THE JORDAN CREEK EAST PLANNED DEVELOPMENT PLAN (PDP-23-4841) TO APPROVE AN ADDITIONAL DEVELOPMENT OPTION FOR THE PROPERTY LOCATED AT 1201 27TH STREET EAST AND 2906 11TH AVENUE EAST (PARCEL ID NUMBERS 1387000050 AND 1387200007), MORE PARTICULARLY DESCRIBED HEREIN; OPTION A IS A PDP SITE PLAN FOR 66 SEMIDETACHED RESIDENTIAL UNITS AS APPROVED WITH ORDINANCE 4027; OPTION B IS A PDP SITE PLAN FOR 106 TOWNHOME UNITS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jordan Creek at Bradenton East, LLC owns the properties located 1201 27th Street East and 2906 11th Avenue East, consisting of 12.19 acres, as legally described in Exhibit "A" attached hereto (collectively, the "Property"); and

WHEREAS, In 2024, a rezoning to Planned Development Project was approved as PDP-23-4841; and

WHEREAS, On August 13, 2008, a PDP Amendment (Case MA.08.0022) was approved with stipulations allowing for the division of lots resulting in a lot increase from 18 to 37; and

WHEREAS, Pape-Dawson, agent for Jordan Creek at Bradenton East, LLC ("Applicant"), submitted a Major Planned Development Project Amendment to add an additional development option to the approved Planned Development; and

WHEREAS, the City of Bradenton's LPA held a public hearing on April 15, 2026 to consider the proposed Amendment; and

WHEREAS, the LPA having reviewed and considered all comments received during said hearing, found that the Amendment furthers the goals, objectives and policies of the City's Comprehensive Plan and recommended said Amendment to the City Council for approval with stipulations; and

WHEREAS, the LPA determined that the Project as proposed, and as further described in the Staff Report presented at the public hearing on April 15, 2026, is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations;

WHEREAS, the City Council held a noticed public hearing on May 13, 2026, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

NOW, THEREFORE, the City Council makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report, the City Council hereby makes the following Findings of Fact and Conclusions of Law:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.

b. The Property Owners are requesting approval of a secondary development option, with a conceptual plan hereto attached hereto as Exhibit "B".

Section 2. Order. Based upon the foregoing, a PDP Amendment is hereby approved and issued for the Property, and the PDP Preliminary Site Plan attached as Exhibit "B" for one hundred six (106) multifamily townhome dwelling units, is hereby approved as a secondary development option upon the property subject to the following Stipulation:

a. Allow for a reduction in the perimeter buffer area from 25 feet to 20 feet with enhanced landscaping.

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The applicant must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Resolution which shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall be effective upon adoption.

ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE CITY COUNCIL OF THE CITY OF BRADENTON this 13TH DAY OF MAY, 2026.

ATTEST:

_____	_____
Tamara Melton CITY CLERK	Gene Brown MAYOR

APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

EXHIBIT "A"

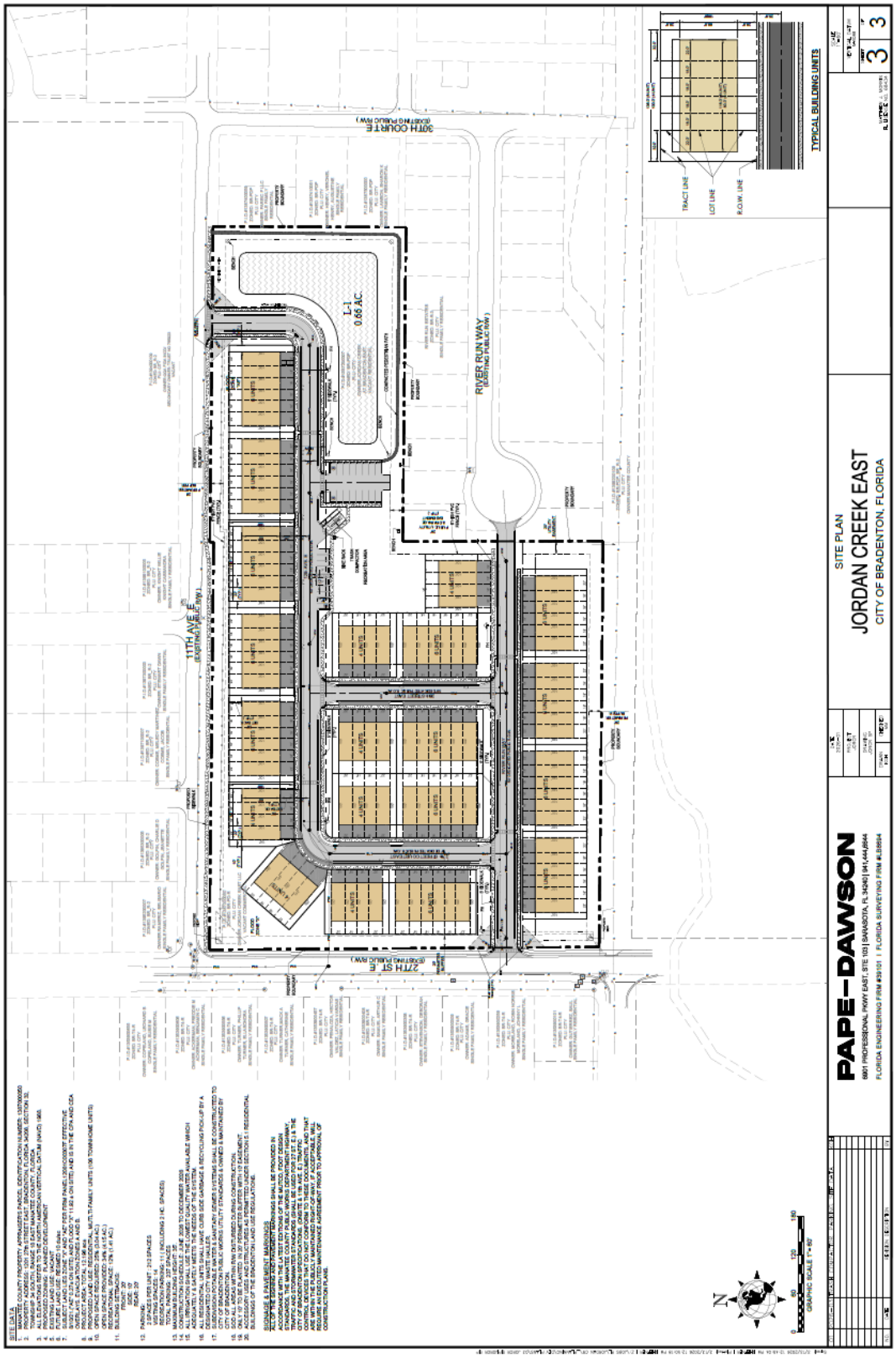
1201 27th Street East (Parcel ID 1387000050)

ALL THAT CERTAIN PLAT, PIECE OF PARCEL OF LAND KNOWN AND DESC AS THE SW1/4 OF THE NW1/4 OF THE NW1/4 OF SEC 32, LESS & EXCEPT 30 FT OFF THE S SIDE FOR RR R/W; TOGETHER WITH ALL OF BLK 3, AND ALL OF BLK 4, SOUTH BRADEN CASTLE CAMP PER PLAT REC IN PB 2 P 144, ALSO THAT PART OF VACATED 3RD ST E, LYING ADJ TO BLK 3, AND THAT PART OF VAC 4TH ST E, LYING BETWEEN BLKS 3 & 4 AND THAT PART OF THE N1/2 OF VAC JACKSON ST LYING S OF AND ADJ TO BLKS 3 & 4, AS VAC BY RESOL REC IN (1389/3660), SUBJ TO MAINTAINED R/W (1497/3923); TOGETHER WITH VACATED STREET LYING E OF & ADJ TO THE ABOVE DESC PARCEL PER ORD #3085 REC IN INST#202141140894 & CORR IN INST#202241042035. PI#13870.0005/0

2906 11th Avenue East (Parcel ID 1387200007)

LOTS 1 THRU 14 BLK 5 SOUTH BRADEN CASTLE CAMP, ALSO THE W1/2 OF VACATED STREET LYING BETWEEN BLKS 5&6 DESC (1194/1435); TOGETER WITH VACATED STREET LYING W & S OF & ADJ TO THE ABOVE DESC PARCEL PER ORD #3085 REC IN INST#202141140894 & CORR IN INST#202241042035. PI#13872.0000/7

EXHIBIT "B"


SITE PLAN
JORDAN CREEK EAST
CITY OF BRADENTON, FLORIDA
PAPE-DAWSON
TYPICAL BUILDING UNITS
TRACT LINE
LOT LINE
R.O.W. LINE
RIVER RUN WAY
(EXISTING PUBLIC R/W)
11TH AVE E
(EXISTING PUBLIC R/W)
27TH ST E
(EXISTING PUBLIC R/W)
30TH COURT E
(EXISTING PUBLIC R/W)
L-1
0.66 AC
GRAPHIC SCALE 1" = 60'

City of Bradenton
Planning and Community Development Department
City Council
May 13, 2026

Staff Report

Case Number: PLN-MAJ-26-0001
Applicant: Josh Law, agent for Jordan Creek at Bradenton East, LLC
Addresses: 1201 27th Street East and 2906 29th Avenue East
Parcel IDs: 1387000050 and 1387200007
Current Zoning: Planned Development
Future Land Use: RESMED (Medium Density Residential)
Flood Zone: AE, X

Surrounding Property Zoning:

Current Zoning: North: R-2 (Medium Density Residential)
South: R-2 (Medium Density Residential) & R-3 (High Density Residential)
East: R-2 (Medium Density Residential) & R-3 (High Density Residential)
West: T4-R (General Urban Restricted – Transect District)

Future Land Use: North: RESMED (Medium Density Residential)
South: RESMED (Medium Density Residential)
East: RESMED (Medium Density Residential)
West: RESMED (Medium Density Residential)

Josh Law, agent for Jordan Creek at Bradenton East, LLC has submitted an application for a Major Planned Development Plan Amendment for properties located at 1201 27th Street East and 2906 29th Avenue East. The amendment request is meant to allow the developer two options for the property. The first option (Option A) was approved with PDP-23-4841 for 33 single family attached buildings, with each dwelling unit (total of 66) on its own individual lot. The applicant would like to introduce a second option (Option B) for a residential development containing 106 residential units comprised of a mixture of four-unit and six-unit townhomes. The total land size is approximately 12.19 acres.

The Future Land Use of the subject parcels is RESMED, which allows for 10 dwelling units per acre. Option B would result in a density of approximately 8.7 dwelling units per acre, which is within the allowed density for the

property. Also, the submitted application states that approximately 4.15 acres or roughly 34% of the project site is open space. The proposed recreational space consists of approximately 1.41 acres or 12% of the project site.

The PDP standards are designed to allow developers maximum flexibility in designing higher quality, more innovative projects that may not otherwise be permitting in the LURs. Preservation of environmentally-sensitive lands, creation of green space, and innovative design is highly encouraged. Applications that do not meet the minimum PDP standards as listed in the LURs must provide justification as to why the standards cannot be met and the City, through the public hearing process, may impose stipulations to overcome any design shortfalls.

Following is a breakdown of the Dimensional Standards of the proposed second option.

PDP Dimensional Standards		Special Notes
Minimum Front Yard Setback (Primary Structure)	20’	
Minimum Secondary Front Yard Setback (Primary Structure)	15’	
Minimum Side Yard Setback (Primary Structure)	10’	
Minimum Rear Yard Setback (Primary Structure)	20’	
Maximum Building Height	35’	
Parking Provided	237 Spaces	

Section 3.4.1.3.a of the LURs establishes the minimum design standards for Residential PDPs. The standards are designed to enhance any PDP project so that it is above and beyond the minimum conventional subdivision standards.

In review of the standards under 3.4.1.3.a, it appears that the subject application meets most of the required standards. Standards that may require additional clarification or where the applicant is requesting relief are shown bold and italicized:

Section 3.4.1.3.a *Additional PDP standards*. This subsection sets forth required standards for primary use-oriented developments, as follows:

i. *Density.* The number of units per acre shall not exceed the maximum as allowed by the future land use map and related policies of the comprehensive plan. If the project is in a residential district (not a PDP zone) the density shall not exceed the density allowed in that land use atlas district. Acreage for density calculations shall not include areas within the Conservation district. Maximum density is not guaranteed for any proposed PDP, however, the quality of design, contribution to public facilities, open space and recreation, preservation of resources, and compatibility of the proposed development will be evaluated in order to recommend maximum density.

Staff Response: The proposed development is under the maximum allowable density per acre. FLUM states the development can be up to 10 units per acre, while the proposed development is at 8.7 units per acre.

ii. *Open space.* Excluding roadways, parking areas, private yards, landscaped areas less than 250 square feet, and stormwater retention areas, open space shall make up a minimum of 25 percent of the site area. Open space may be in the form of recreation fields, courses, or fairways, pedestrian or bicycle paths or walkways, or landscaped common areas greater than 250 square feet each. In some cases, private yards designated as non-disturbed buffers or conservation easements may be eligible for open space calculations. In the Urban Core and Urban Central Business district, the open space requirement may be reduced or eliminated when the quality of the design justifies a reduction or elimination.

Staff Response: The proposed development contains approximately 4.15 acres or roughly 34% of the project site in Open Space.

iii. *Recreation area.* Recreation area shall be provided at a ratio of one acre per 500 residents. In some cases, the PCD director may recommend that recreation area be provided at a ratio of one acre per 200 dwelling units, or more. In no case, shall the minimum recreation area be less than one-half acre, except in the UCBD or PDPs less than two acres in size. To be eligible for credit, a recreation area must include benches, trees, open or grassy areas or fields, pedestrian or bike paths, play or exercise facilities, courses, fairways, or other passive or active recreation facilities, or a combination of such facilities, which may be geared to the type of population served. Higher credit may be given to facilities usable by the general public, as determined by the PCD director. Pedestrian or bike paths designed

to meet the recreation standard shall be in specifically designated corridors. No recreational credit will be given to required sidewalks along roadways except for specially-designed, incidental connection points.

Staff Response: The applicant is proposing approximately 1.41 acres, or 12% of the project site, as recreational area including a compacted pedestrian path with benches and trees surrounding the retention pond and a space for passive recreation or an amenity center near the center of the site.

iv. *Parking*. Two per dwelling unit plus one per ten units for visitor parking. On-street parking may be counted toward the required visitor parking only. In proposed developments of 50 units or more, parking spaces shall be provided at the recreation area in a ratio of one space per ten dwelling units. In some cases, the applicant may recommend more or less parking than required by these standards, however, such designs must be qualified and quantified by quality of design, empirical data, or emerging trends.

Staff Response: At a ratio of one space per ten dwelling units, the applicant is proposing more spaces than required at the recreation area. They are required 11 spaces and are providing 16 spaces.

v. *Building setbacks*. The following setbacks for buildings are typically required, unless otherwise stipulated in the PDP approval for projects proposed outside the Urban Core, Urban Central Business district and Urban Village districts: Building setbacks for two-story buildings shall be: Thirty-five feet from any project property line which is also a street frontage, 50 feet from a major collector or arterial road as defined in subsection 4.1.3, and 15 feet from an interior private road.

Staff Response: The proposed development meets the required minimal setbacks as the minimum front yard setback is 20' and the secondary front yard is 15'.

vi. *Buffers*. A landscaped, well-designed perimeter buffer with a minimum or oscillating width of 25 feet from all property lines is required for all proposed residential PDPs; unless otherwise stipulated in the PDP approval.

Staff Response*: *The applicant is requesting a reduction as follows:

20 foot wide buffer with plantings located within the outer 10 feet of the 20 foot buffer. This is requested in order to avoid utility and drainage easements as to not interfere with the safe operation and maintenance of the infrastructure and easement areas. In addition, this request was approved with the existing approved preliminary plat approval PDP-23-4841.

vii. *Accessory structures*. Accessory structures may be approved as part of the proposed PDP based upon subsection 5.1.2 (Accessory structures, residential buildings), as found appropriate by the approving body.

Staff Response: The applicant indicated verbally at Planning Commission that accessory structure setbacks will match the standard for the previous base zoning (R-2). Accessory Structures will therefore have a setback of 5 feet from side and rear property lines and are not permitted in front yards.

viii. *Neighborhood activity center.* A neighborhood activity center consisting of light retail, restaurants, personal services, office, and other similar neighborhood types of activities may be proposed as a compact, defined area limited to one acre or five percent of the overall development. While no specific standards are suggested in order to allow innovation in design, a proposed neighborhood activity center will be evaluated for its physical design including types of uses proposed, pedestrian connectivity with the surrounding residential components, landscaping, and overall feasibility.

Staff Response: The applicant is not proposing the construction of a neighborhood activity center.

The applicant has provided a narrative and a preliminary site plan to go along with this request. The narrative and site plan only reflect Option B, as Option A was previously approved.

Land Use Regulations:

3.1.3 *Special land use districts and overlays.* The following land use districts and overlays are intended to provide additional standards conducive to their suggested themes, design standards, or geographical locations. Their boundaries are delineated on the land use atlas.

PDP*/Planned Development Project.* This district is designed to permit the development of planned complexes of structures and uses where compatible with existing surrounding land uses and is intended for undeveloped parcels of land or those proposed for redevelopment.

The following sections of the Land Use Regulations describe necessary conditions for assigning or amending land use districts in the City:

"3.1.5 *Criteria for land use atlas district designations*. Land within the city shall be assigned a land use atlas district designation from the list of standard land use atlas districts in section A. [sections 3.1.1 through 3.1.3] above. The following criteria shall be used to make such assignments and to make changes in assignments, whether initiated by the city or by a property owner pursuant to section 2.2.5 land use atlas amendment.

> 3.1.5.1 *Consistency with the comprehensive plan.* All land use atlas district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The land use atlas district assigned shall be consistent with the land use category of the future land use map.
>
> 3.1.5.2 *Land use compatibility.* The assigning of land use atlas districts shall promote the compatibility of adjacent land uses.
>
> 3.1.5.3 *Adequate public facilities*. The assigning of land use atlas districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in section 4.1.1.5 shall be considered in assigning land use atlas districts and there shall be reasonable assurance that the demand for services allowed in the proposed land use atlas district can be met.
>
> 3.1.5.4 *Public interest*. Land use atlas district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.
>
> 3.1.5.5 *Consistency with LURs.* Land use atlas district designations shall be consistent with the purpose and intent of these LURs."

3.4.1 *Planned development projects (PDP).* The PDP standards in this section are geared to allowing developers maximum flexibility in designing higher quality, more innovative projects that might not otherwise be permitted through these LURs. Preservation of environmentally-sensitive

lands, creation of green space, and innovative design is highly encouraged. Interactive community design is also encouraged.

PDP review and approval is required for:

- Any project or new construction in a PDP district, unless the new construction is considered a minor amendment to a previously approved PDP site plan;
- Any project involving more than 200 linear feet of land below the two-foot contour line, pursuant to subsection 3.4.4.
- A subdivision that does not meet the subdivision requirements of section 4.2.
- To be eligible for PDP consideration, the proposed development should:

    - Be at least one acre in total area, unless the PCD director has determined that a smaller property could provide a beneficial contribution to the city or surrounding neighborhood. More than one lot of record may be proposed as part of a PDP, including non-contiguous lots of record within the same comprehensive plan neighborhood, subject to PCD approval.
    - Generally exceed the standards contained in the LURs, and not merely circumvent them. The applicant agrees that additional standards may be required as part of the approval process. Any PDP proposing a reduction of required standards must include findings provided by the applicant for justifying the reductions.
    - Be reviewed by the PCD director, public works and fire departments as part of a pre-application meeting, to discuss the concept of the proposed development and the procedural requirements of these LURs. The applicant must provide a conceptual site plan showing the subject property, its relationship to the surrounding properties, and the general development scheme.

Summary and Recommendation:

It appears at this time, that the proposed request largely meets the requirements set forth in the LURs for PDPs. The council must consider the request for a reduction in buffer standards (which matches what was granted with Option A).

On April 15, 2026, the Planning Commission voted 5-1 to recommend approval.

Respectfully submitted,



Jamie Schindewolf
Senior Planner

Exhibits:

Exhibit A: Location Map

Exhibit B: Future Land Use Map

Exhibit C: Zoning Map

Exhibit D: Aerial Map

Exhibit E: Proposed Site Plan

Exhibit F: Proposed Landscape Plan

Exhibit A
Location Map

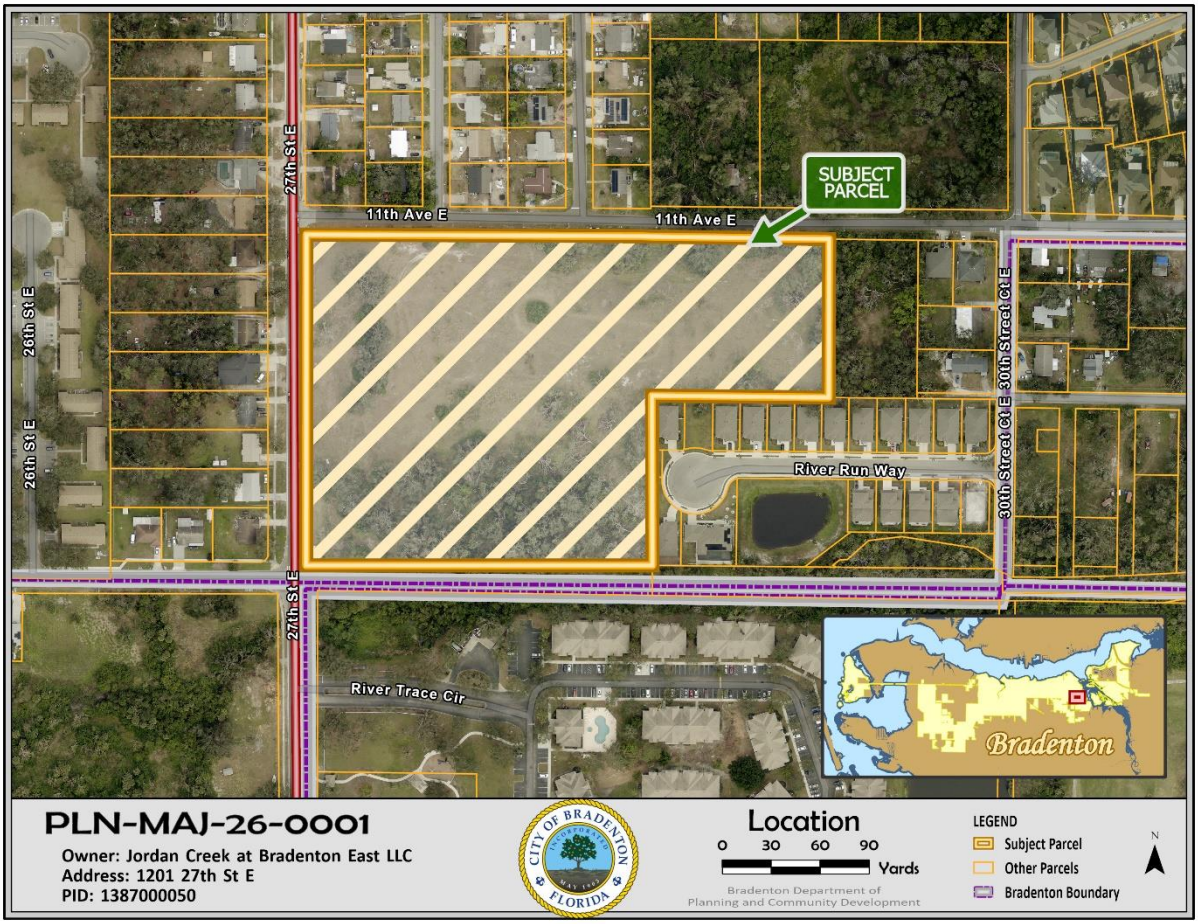


Exhibit B
Future Land Use Map

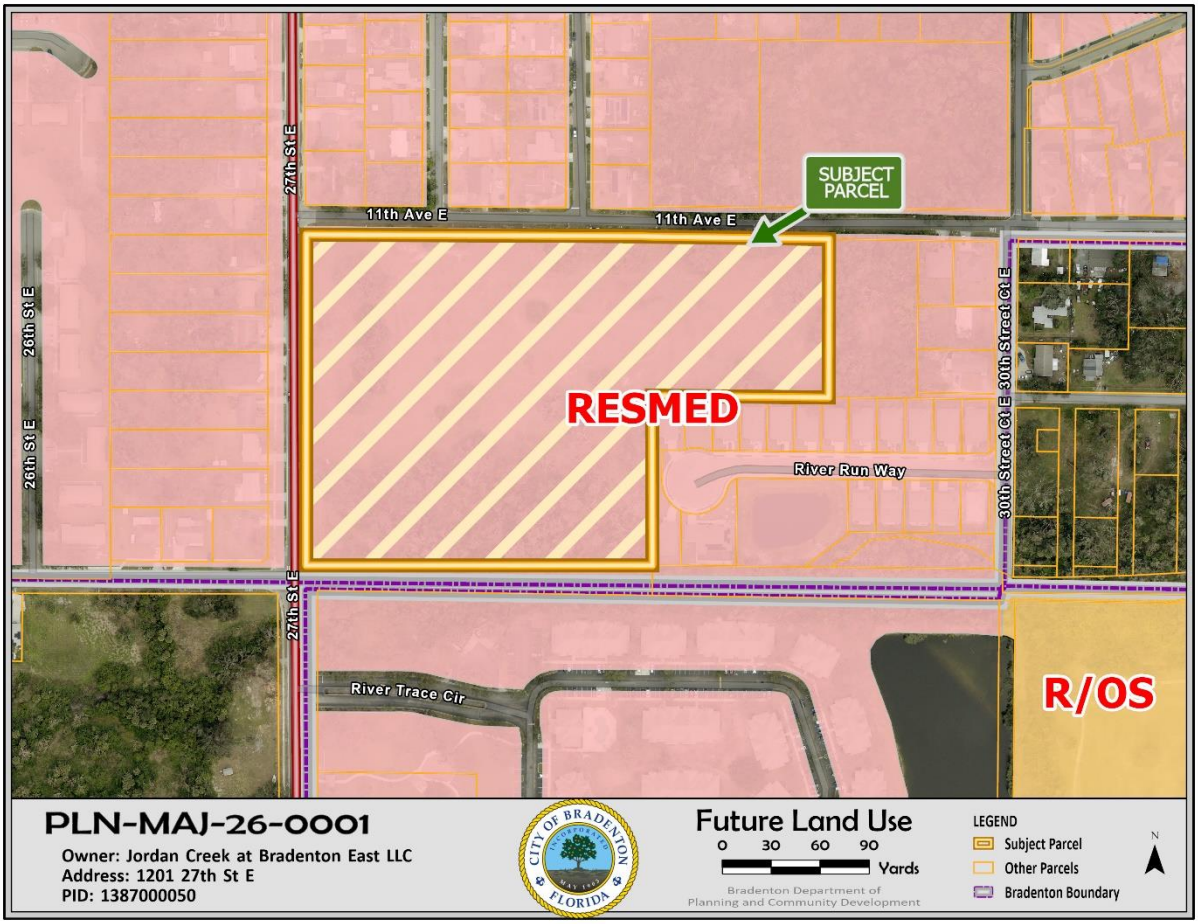


Exhibit C
Zoning Map

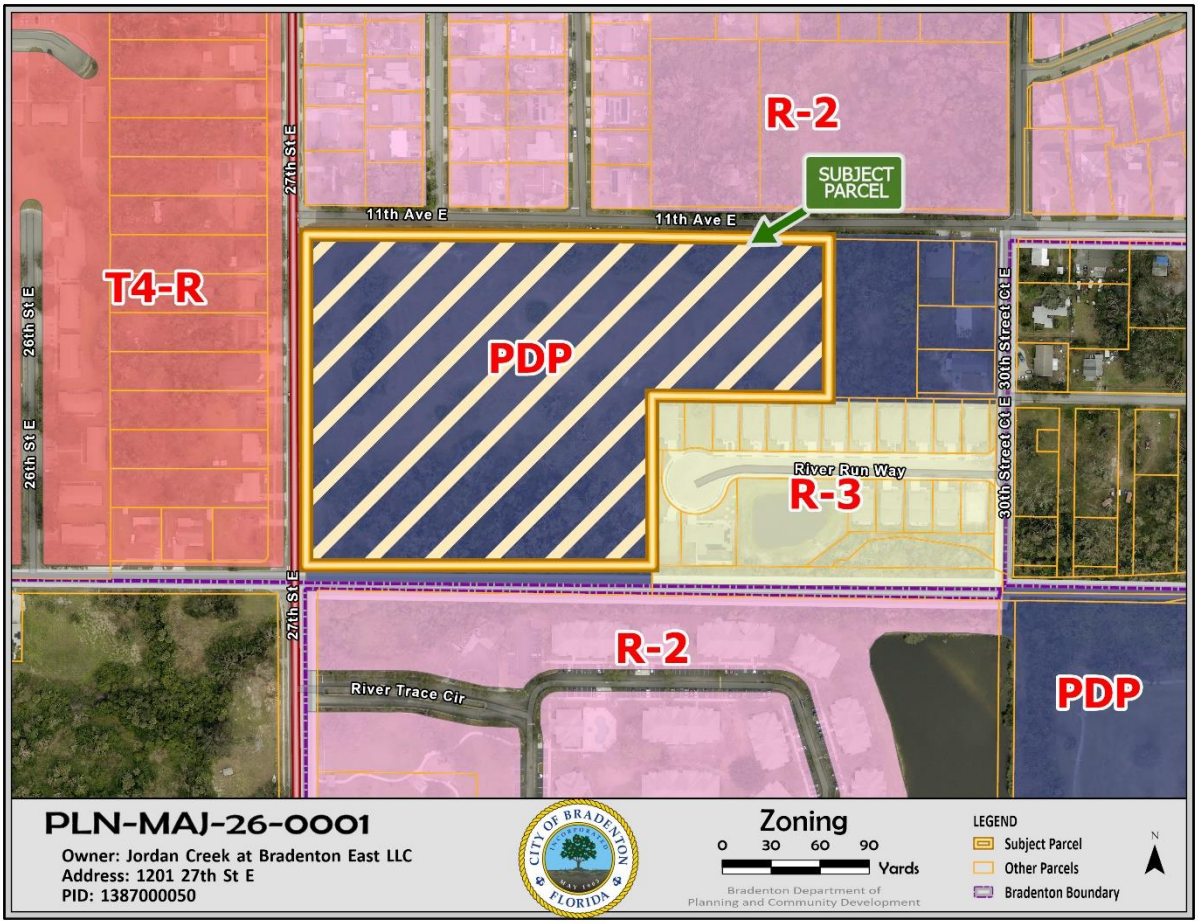


Exhibit E
Proposed Site Plan

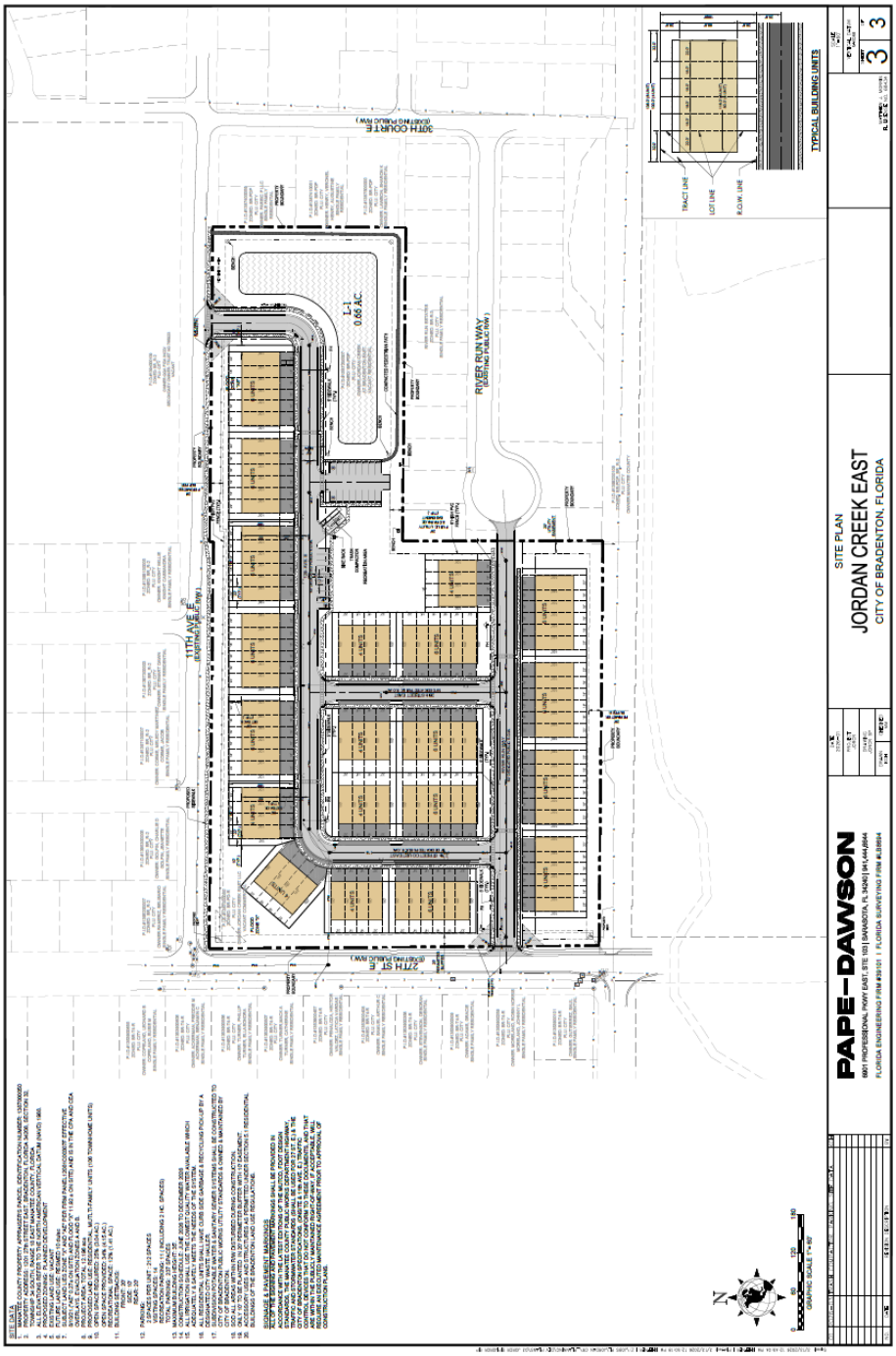
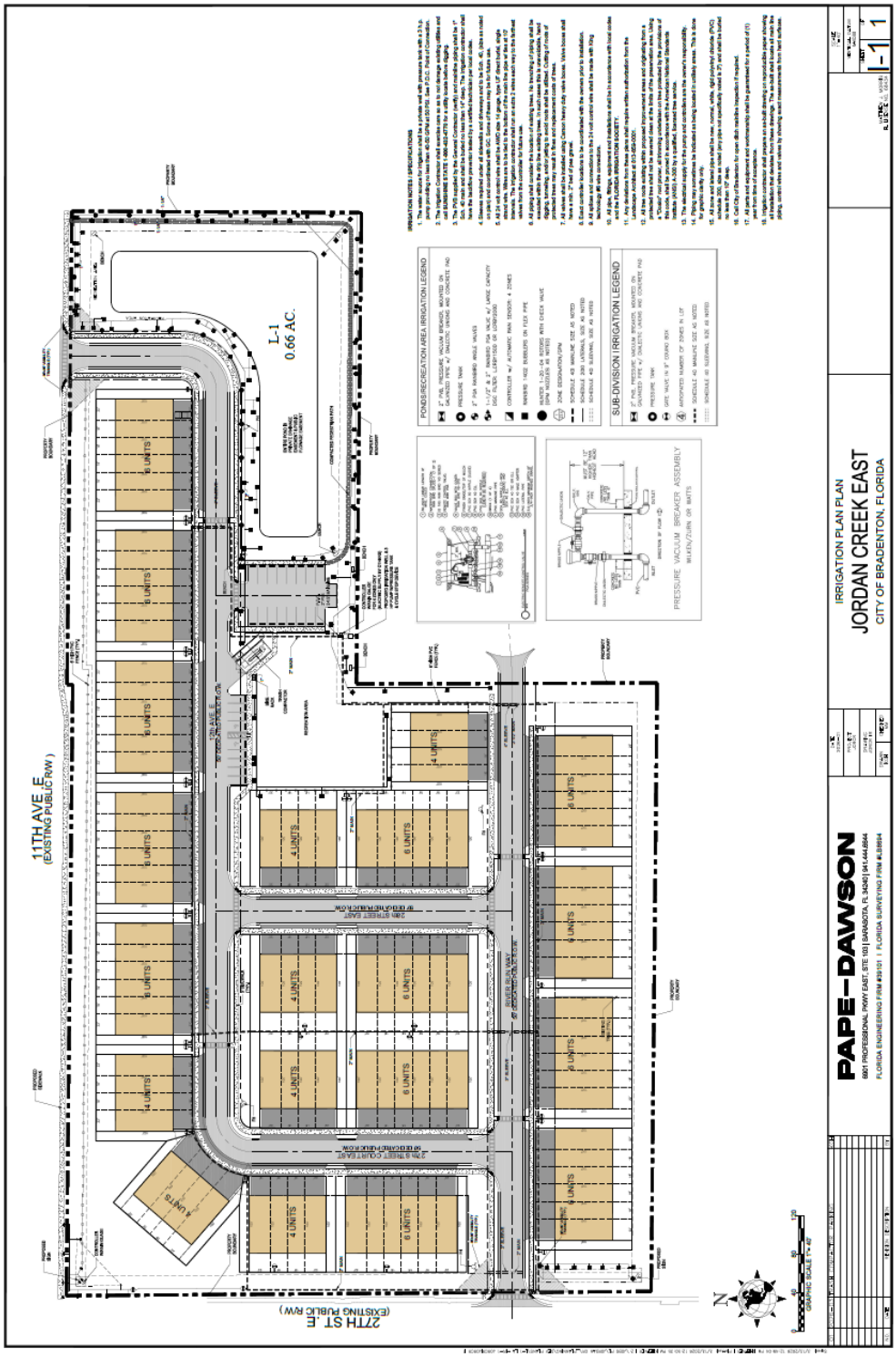


Exhibit F
Proposed Landscape Plan



Jordan Creek East

Narrative

Jordan Creek East is a 12.19± acre, proposed residential development located at 1201 27th Street East and 2906 29th Avenue East within the municipal boundaries of the City of Bradenton.

The property is currently zoned PDP, Planned Development Project, with a Future Land Use of RESMED allowing 10 du/ac. The proposed Planned Development Project would allow for a streamlined, infill development compatible with the surrounding area.

The property will be developed into a residential development containing both four-unit and six-unit townhomes and will serve as an option B to the already approved Jordan Creek East Subdivision (PDP-23-4841). The approved Jordan Creek East was approved as a residential development containing twin pair, duplex, dwelling units. The project was approved containing 66 residential units over a total of 33 buildings. The gross density of the approved development was 5.94 dwelling units per acre (5.94 du/ac) and was approved with open space consisting of 3.29 acres or 30% of the total project area.

The proposed option B is not to supersede the approved Jordan Creek East (PDP-23-4841), but to provide an additional option to develop the property to which the developer could choose between.

The proposed option B will be a residential development containing 106 residential units containing both four-unit and six-unit townhomes. The proposed option B consists of 20 residential buildings, a lake and recreation area serving the development. A proposed recreation area is shown in the northeast corner of the site consisting of a compacted pedestrian path with benches and trees surrounding the .66 acre retention pond. Another recreation area exists to the west of the proposed pond towards the center of the site and could be developed into an amenity center for the neighborhood or continue to be developed as a passive recreation area serving the subdivision. All neighborhood amenities and parks will be open for residents of the property. The proposed open space for the site would be approximately 4.15 acres or roughly 34% of the project site. The proposed recreational space consists of approximately 1.41 acres or 12% of the project site. The gross density of the project would be developed at 8.69 dwelling units per acre (8.69 du/ac), less than the maximum 10 du/ac as permitted in the RESMED Future Land Use.

Access to the property would be via three (3) access points one being to 27th Street East, one access point to 11th Avenue East and an interconnect with River Run Way, all public roadways. Open space would consist of 4.15 acres or 34% with perimeter landscape buffering roadway trees plantings noted for installation to not be in conflict with utility installations. There are a total of 237 parking spaces provided as part of the project which complies with the required parking for the development. Proposed parking is consistent with LDR relating to two spaces per unit and one space per every 10 units located at the recreation area. Sidewalks are proposed along each

internal roadway and an offside sidewalk along 11th Avenue East, providing for pedestrian safety and additional recreational opportunities.

Public utilities will be connected to the property. A 12" watermain is existing along 27th Street East as well as a 6" forcemain and an 8" wastewater line providing sufficient ability for the development to provide public utilities into the site.

The design concept has advantages beneficial to the development as well as the surrounding area as an infill development. The single family residential units are in keeping with a majority of the existing structures surrounding the property.

The proposed development is not proposed to adversely affect the surrounding area or the general health, safety and/or welfare of the general public.

Reduction of Standards Request

Reduction of standards from LDR Section 3.4.1.3.a.vi. - 25 foot perimeter buffer requirement to allow a 20 foot wide buffer with plantings located within the outer 10 feet of the 20 foot buffer. This is requested in order to avoid utility and drainage easements as to not interfere with the safe operation and maintenance of the infrastructure and easement areas. In addition, this request was approved with the existing approved preliminary plat approval PDP-23-4841.

Jordan Creek PDP Review Criteria

The proposed townhome development is consistent with the City's Land Use Regulations.

General Standards

A. Parking and Vehicular Access
    - Access to the property would be via three (3) access points one being to 27th Street East, one access point to 11th Avenue East and an interconnect with River Run Way, all public roadways. There are a total of 237 parking spaces proposed. 212 parking spaces dedicated to residents and 25 parking spaces dedicated to visitors and recreation.
B. Streets
    - Access to the property would be via three (3) access points one being to 27th Street East, one access point to 11th Avenue East and an interconnect with River Run Way, all public roadways.
C. Drainage and utilities
    - Public utilities will be connected to the property. A 12" watermain is existing along 27th Street East as well as a 6" forcemain and an 8" wastewater line providing sufficient ability for the development to provide public utilities into the site.
D. Concurrency
    - Concurrency has been provided and is consistent with City Land Use Regulations
E. Contributions to public facilities
    - The design concept has advantages beneficial to the development as well as the surrounding area as an infill development. The single family residential units are in keeping with a majority of the existing structures surrounding the property.
F. Protection of resources
    - Tree preservation and resource protection will be done to the best of the ability of the developer and project. We are proposing to preserve 77 trees existing on site and plant an additional 214 trees. We plan on paying into the tree mitigation fund for the remaining required 293 trees.
G. Recycling dumpster pad
    - Per Land Use Regulation 9.1.2, the development will be serviced by a waste compactor located in the center of the site.
H. Sidewalks
    - 5' sidewalks are shown consistent with City Land Use Regulations

Specific Standards

A. Density
    - Proposed density is shown at 8.68 units/acre
B. Open space
    - Proposed open space is shown at 34 % or 4.15 acres
C. Recreation area
    - The proposed townhome development proposes 106 townhomes on 12.19 acres. Per Section 3.4.1.3.a.iii, in no case shall a development have a minimum recreational space less than one-half acre. The proposed development is showing 1.41 acres of recreational space. The proposed site plan shows a large recreation area which can be thought of in two district areas. Frist, there is a proposed recreation area centered around the pond consisting of benches, trees, pedestrian bike paths and open space. There is also a recreation area located more towards the center of the project site which could include an amenity center and pool which will be finalized at the time of site and development. The total recreation area open space is a total of 1.41 acres.
D. Parking
    - Total parking for the site is proposed at 237 parking spaces. Proposed parking is consistent with the LUR relating to two spaces per unit and one space per 10 units located at the recreation area. An additional 16 visitor parking spaces are also provided near the recreation area.
E. Building setbacks
    - Building setbacks are consistent with City's Land Use Regulations consisting of a minimum of 20' front setback, 8' side, and 10' rear setback
F. Buffers
    - Reduction of standards from LUR Section 3.4.1.3.a.vi. - 25 foot perimeter buffer requirement to allow a 20 foot wide buffer with plantings located within the outer 10 feet of the 20 foot buffer. This is requested in order to avoid utility and drainage easements as to not interfere with the safe operation and maintenance of the infrastructure and easement areas. In addition, this request was approved with the existing approved preliminary plat approval PDP-23-4841.
G. Accessory structures
    - Accessory structures will be consistent with the Land Use Regulations
H. Neighborhood Activity Center

- A neighborhood activity center is not proposed as part of the Jordan Creek PDP.

AMENDMENT TO
PLANNED DEVELOPMENT PLAN

JORDAN CREEK EAST

A RESIDENTIAL SUBDIVISION

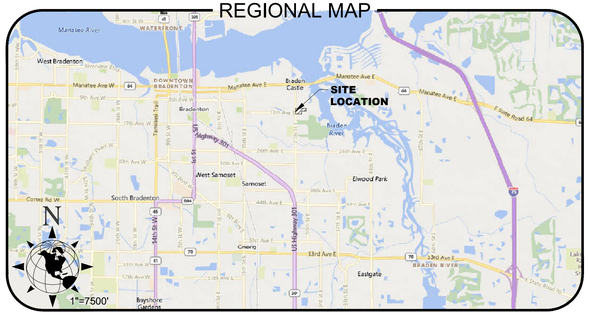
PROPERTY ADDRESS: 1201 27TH STREET E, FLORIDA, SECTION, 32
TOWNSHIP - 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY PROPERTY APPRAISER PARCEL
IDENTIFICATION NUMBERS: 1387000050

A DEVELOPMENT BY

JB HOWELL

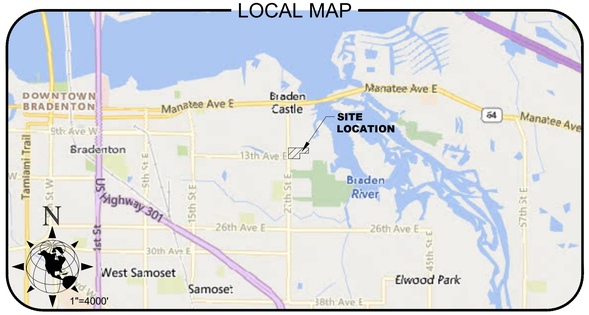
11330 SW 23RD PLACE
DAVIE, FLORIDA 33325

REGIONAL MAP



CITY OF BRADENTON, FLORIDA

LOCAL MAP



SECTION 32, TOWNSHIP - 34 SOUTH, RANGE - 18 EAST, - MANATEE COUNTY, FLORIDA

INDEX OF SHEETS

SHEET	TITLE
1	COVER
2	EXISTING CONDITIONS - AERIAL
3	SITE PLAN
L-1	LANDSCAPE PLAN
I-1	IRRIGATION PLAN

PROJECT CONTACTS

ENGINEER:
MATTHEW J. MORRIS P.E.
PAPE-DAWSON
6901 PROFESSIONAL PARKWAY EAST, SUITE 103
SARASOTA, FLORIDA 34240
941-444-6644
www.pape-dawson.com

SURVEYOR:
MRIC SPATIAL
701 S. HOWARD AVENUE SUITE 106-320
TAMPA, FLORIDA 33606
813-515-0821
www.MRICSpatial.com

OWNER:
J.B. HOWELL
11330 SE 23RD PLACE
DAVIE, FLORIDA 33325
941-954-7880

ROADWAY (NEIGHBORHOOD STREET)
PUBLIC - CITY OF BRADENTON

POTABLE WATER
CITY OF BRADENTON

SANITARY SEWER
CITY OF BRADENTON

RE-USE WATER
N/A

STORMAWATER
THE STORMWATER PIPING IN THE STREETS WILL BE PUBLIC. THE STORMWATER POND WILL BE OWNED AND MAINTAINED BY THE HOA WITH A FLOWAGE EASEMENT (THROUGH THE POND) TO THE CITY. THE DISCHARGE PIPING FROM THE POND SHALL BE PUBLIC

SOLID WASTE
CITY OF BRADENTON

ELECTRIC
FLORIDA POWER & LIGHT
941-953-9156

GAS
Teco Peoples Gas
877-832-6747

PHONE
VERIZON
941-365-0054

CABLE TV
SPECTRUM
855-222-0102

PREPARED BY

PAPE–DAWSON

6901 PROFESSIONAL PKWY EAST, STE 103 | SARASOTA, FL 34240 | 941.444.6644

FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

REVISIONS

NO.	DATE	DESCRIPTION	BY
01	2026–03	CITY COMMENTS	KGH
–	–	–	–
–	–	–	–
–	–	–	–

Matthew J. Morris, PE, State of Florida, Professional Engineer, License No. 68434. This item has been digitally signed and sealed by **Matthew J. Morris, PE**, on the date adjacent to the seal.

Signature must be verified on any electronic copies.

MATTHEW J. MORRIS
FL LICENSE NO. 68434

SHEET 1 OF 3

Saved: 3/11/2026 12:49:05 PM KWEFNER | Plotted: 3/11/2026 12:50:04 PM KWEFNER | Z:\JOBS P\JORDAN CR_PLANNING\DEV PLANS\01 JORDS CVRSHP

LEGEND

"AE" — 100 YEAR FLOOD LINE/FLOOD ZONE
SITE LIES IN ZONES: "AE" & "X"
(BASE FLOOD ELEVATION IS EL7.74 FT)
PER FIRM PANEL12081C0307F EFFECTIVE
8/10/2021 ("AE " 0.27± AC. ON SITE)

"X" — (FLOOD "E" 11.92 ± AC. ON SITE)

COASTAL PLANNING AREA (10.83 AC ±)

PROJECT BOUNDARY

ENTIRE SITE IS WITHIN THE BRADEN RIVER BL WARD

TOTAL PROJECT SITE AREA = 12.196± ACRES



N

0 60 120 180

GRAPHIC SCALE 1"= 60'

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NO.	DATE	REVISION DESCRIPTION	BY

PAPE–DAWSON

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FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

DATE 2026–01
PROJECT JORCR
DRAWING JORCR EX–AER
DRAWN KGH | CHECKED MM

EXISTING CONDITIONS - AERIAL

JORDAN CREEK EAST

CITY OF BRADENTON, FLORIDA

MATTHEW J. MORRIS
FL LICENSE NO. 68434

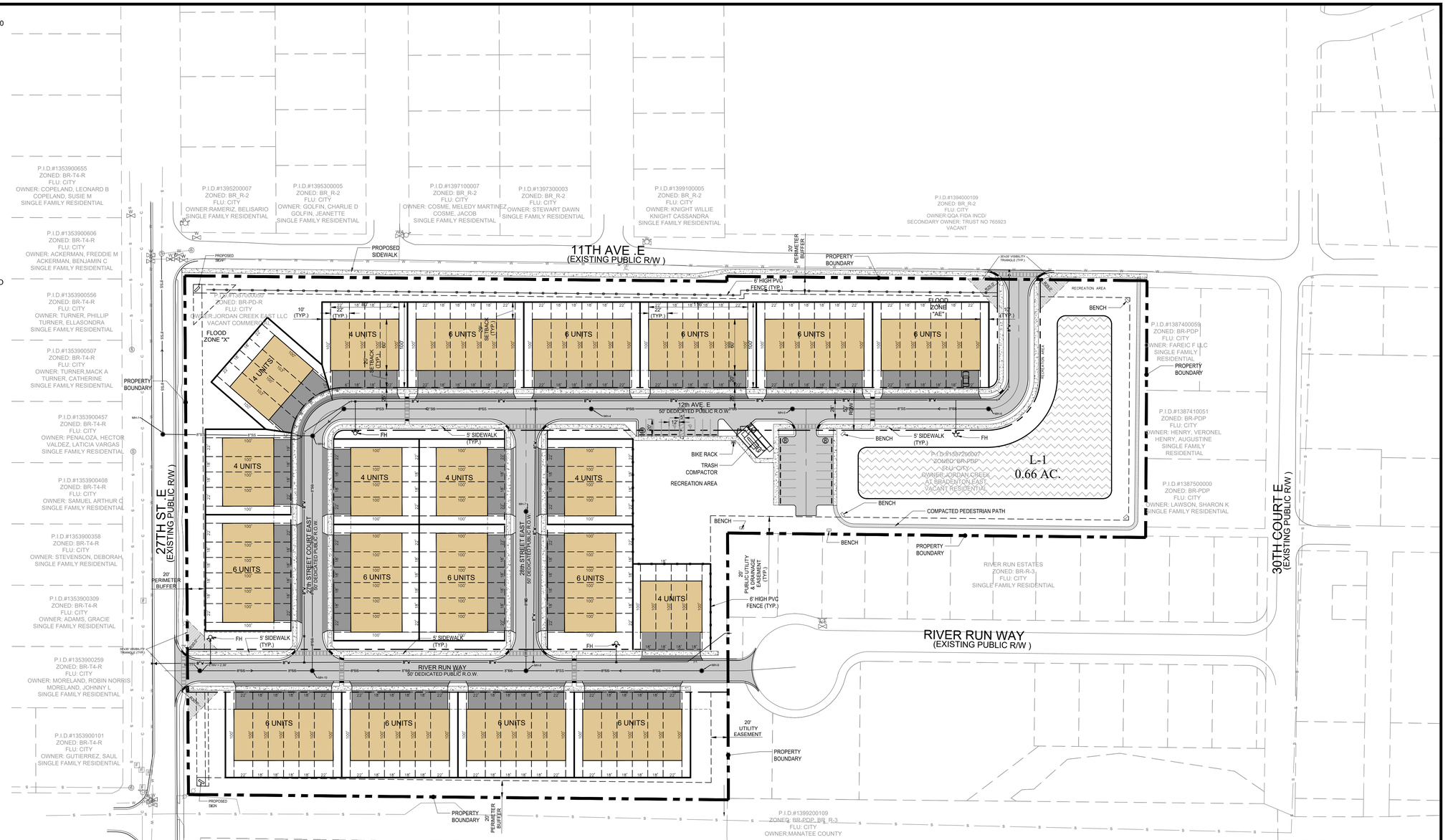
SCALE 1"=60'
VERTICAL DATUM NAVD88
SHEET 2 OF 3

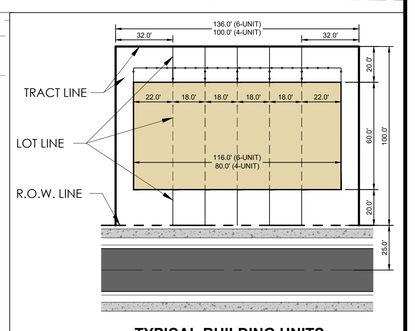
SITE DATA

1. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 1387000050
2. PROPERTY ADDRESS: 1201 27th STREET EAST, BRADENTON, FLORIDA 34208, SECTION 32, TOWNSHIP 34 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA
3. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
4. PROPOSED ZONING: PLANNED DEVELOPMENT
5. EXISTING LAND USE: VACANT
6. FUTURE LAND USE: RESMED 10 du/ac
7. SUBJECT LAND LIES ZONE "X" AND "AE" PER FIRM PANEL12081C00307F EFFECTIVE 8/10/21,("AE" 0.27± ON SITE) AND FLOOD "X" 11.92 ± ON SITE) AND IS IN THE CPA AND CEA OVERLAYS. EVACUATION ZONES A AND B.
8. PROJECT AREA: TOTAL 12.196 acs
9. PROPOSED LAND USE: RESIDENTIAL, MULTLI-FAMILY UNITS (106 TOWNHOME UNITS)
10. OPEN SPACE REQUIRED: 25% (3.04 AC.)
    OPEN SPACE PROVIDED: 34% (4.15 AC.)
    RECREATIONAL SPACE: 12% (1.41 AC.)
11. BUILDING SETBACKS:
    FRONT: 20'
    SIDE: 10'
    REAR: 20'
12. PARKING:
    2 SPACES PER UNIT : 212 SPACES
    VISITING SPACES: 14
    RECREATION PARKING: 11 (INCLUDING 2 HC. SPACES)
    TOTAL PARKING: 237 SPACES
13. MAXIMUM BUILDING HEIGHT: 35'.
14. CONSTRUCTION SCHEDULE: JUNE 2026 TO DECEMBER 2026
15. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY & SAFELY MEETS THE NEEDS OF THE SYSTEM.
16. ALL RESIDENTIAL UNITS SHALL HAVE CURB SIDE GARBAGE & RECYCLING PICK-UP BY A DESIGNATED CITY WASTE HAULER.
17. SUBDIVISION POTABLE WATER & SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED TO CITY OF BRADENTON PUBLIC WORKS UTILITY STANDARDS & OWNED & MAINTAINED BY CITY OF BRADENTON .
18. SOD ALL AREAS WITHIN R/W DISTURBED DURING CONSTRUCTION.
19. ONLY 10' TO BE PLANTED IN 20' PERIMETER BUFFER WITH 10' EASEMENT.
20. ACCESSORY USES AND STRUCTURES AS PERMITTED UNDER SECTION 5.1 RESIDENTIAL BUILDINGS OF THE BRADENTON LAND USE REGULATIONS.

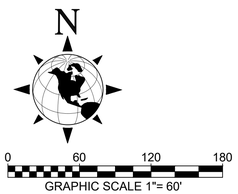
SIGNAGE & PAVEMENT MARKINGS

ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS, THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS (SHALL BE USED FOR 27 ST. E.) & THE CITY OF BRADENTON SPECIFICATIONS. (ONSITE & 11th AVE. E.) TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.





TYPICAL BUILDING UNITS



NO.	DATE	REVISION DESCRIPTION	BY
01	2026-03	TRASH COMPACTOR, PARKING, SITE DATA	KGH

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FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

DATE	2026-01
PROJECT	JORCR
DRAWING	JORCR SP
DRAWN	KGH
CHECKED	MM

SITE PLAN

JORDAN CREEK EAST

CITY OF BRADENTON, FLORIDA

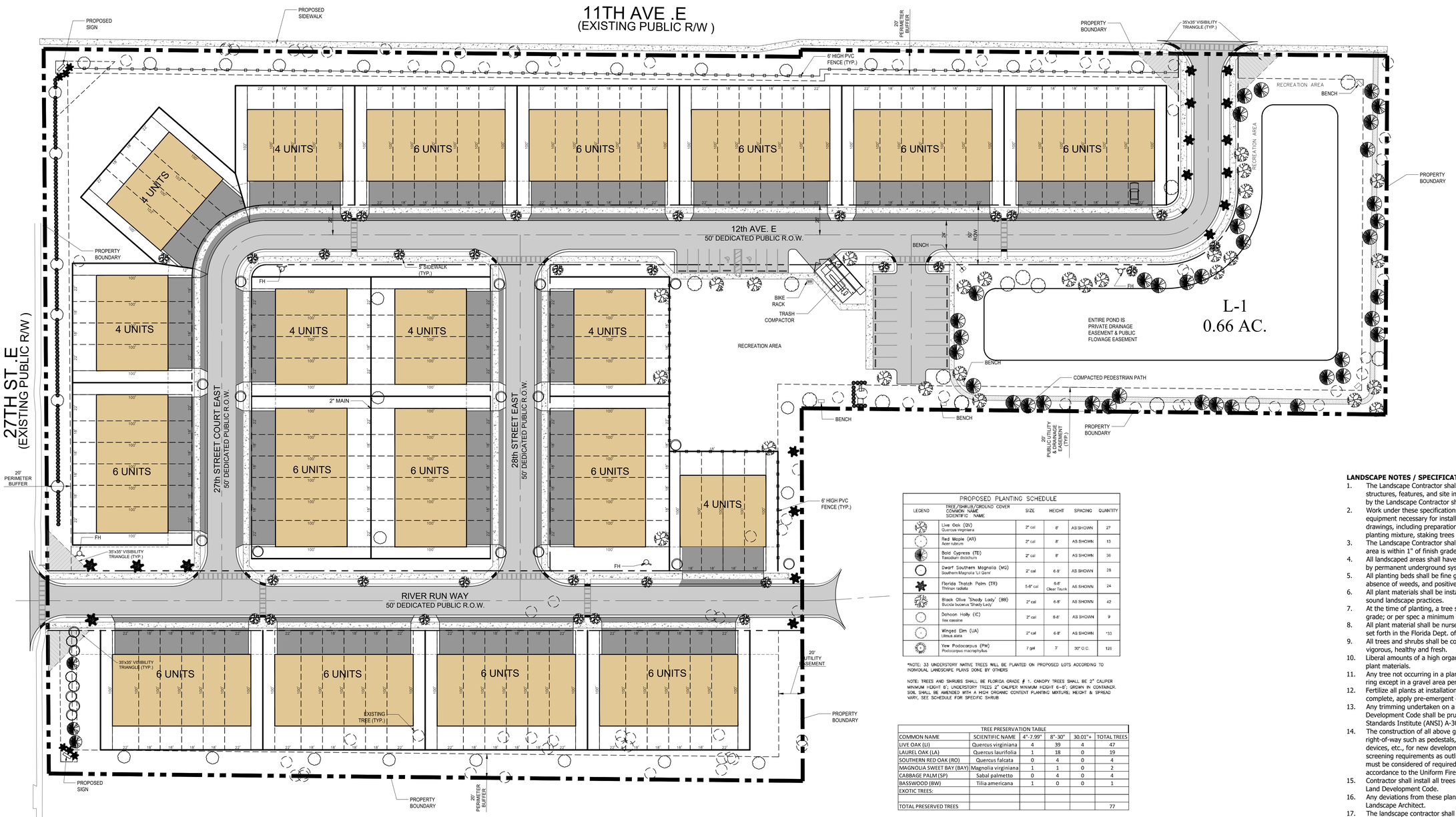
MATTHEW J. MORRIS
FL LICENSE NO. 68434

SCALE 1"=60'

VERTICAL DATUM NAVD88

SHEET 3 OF 3

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PROPOSED PLANTING SCHEDULE					
LEGEND	TREE/SHRUB/GROUND COVER COMMON NAME SCIENTIFIC NAME	SIZE	HEIGHT	SPACING	QUANTITY
	Live Oak (QV) Quercus virginiana	2" cal	8'	AS SHOWN	27
	Red Maple (AR) Acer rubrum	2" cal	8'	AS SHOWN	13
	Bald Cypress (TD) Taxodium distichum	2" cal	8'	AS SHOWN	38
	Dwarf Southern Magnolia (MG) Southern Magnolia 'Lil Gem'	2" cal	6-8'	AS SHOWN	28
	Florida Thatch Palm (TR) Thrinax radiata	5-6" cal	6-8' Clear Trunk	AS SHOWN	24
	Black Olive 'Shady Lady' (BB) Bucida buceras 'Shady Lady'	2" cal	6-8'	AS SHOWN	42
	Dahoon Holly (IC) Ilex cassine	2" cal	6-8'	AS SHOWN	9
	Winged Elm (UA) Ulmus alata	2" cal	6-8'	AS SHOWN	*33
	Yew Podocarpus (PM) Podocarpus macrophyllus	7 gal	3'	30" O.C.	126

*NOTE: 33 UNDERSTORY NATIVE TREES WILL BE PLANTED ON PROPOSED LOTS ACCORDING TO INDIVIDUAL LANDSCAPE PLANS DONE BY OTHERS

NOTE: TREES AND SHRUBS SHALL BE FLORIDA GRADE # 1. CANOPY TREES SHALL BE 2" CALIPER MINIMUM HEIGHT 8'; UNDERSTORY TREES 2" CALIPER MINIMUM HEIGHT 6-8'; GROWN IN CONTAINER. SOIL SHALL BE AMENDED WITH A HIGH ORGANIC CONTENT PLANTING MIXTURE; HEIGHT & SPREAD VARY, SEE SCHEDULE FOR SPECIFIC SHRUB

TREE PRESERVATION TABLE					
COMMON NAME	SCIENTIFIC NAME	4"-7.99"	8"-30"	30.01"+	TOTAL TREES
LIVE OAK (LI)	Quercus virginiana	4	39	4	47
LAUREL OAK (LA)	Quercus laurifolia	1	18	0	19
SOUTHERN RED OAK (RO)	Quercus falcata	0	4	0	4
MAGNOLIA SWEET BAY (BAY)	Magnolia virginiana	1	1	0	2
CABBAGE PALM (SP)	Sabal palmetto	0	4	0	4
BASSWOOD (BW)	Tilia americana	1	0	0	1
EXOTIC TREES:					
TOTAL PRESERVED TREES					77

PROPOSED TREE REPLACEMENT TABLE					
PROTECTED SPECIES	DIAMETER	ACCEPTABLE REPLACEMENT SPECIES	REPLACEMENT TREES REQUIRED	PRESERVED TREES	PROPOSED REPLACEMENT TREES REQUIRED MIN. DIAM. 2"
LIVE OAK / LAUREL OAK	4"-7.99"	LIVE OAK	2	5	77
SIGNIFICANT LIVE / LAUREL OAK	8"-30"	LIVE OAK	304	57	
GRAND TREE	30.01" OR LARGER	LIVE / LAUREL OAK OR SIMILAR NATIVE SPECIES	180	4	
SIGNIFICANT STANDS LIVE / LAUREL OAKS		LIVE OAK OR SIMILAR NATIVE SPECIES	0	0	0
ALL OTHER SIGNIFICANT TREES	8"-30"	NATIVE SPECIES	20	9	187
ALL OTHER NON-SIGNIFICANT TREES	4"-8"	NATIVE SPECIES	1	2	
SUB-TOTAL:			507	77	214
(REQUIRED - PROPOSED) = TOTAL				(293)	

TREE REMOVAL / REPLACEMENT TABLE					
PROTECTED SPECIES TO BE REMOVED	DIAMETER	ACCEPTABLE REPLACEMENT SPECIES	TOTAL NUMBER REMOVED	REPLACEMENT RATIO (REPLACED/REMOVED)	REPLACEMENT TREES REQUIRED: MIN. DIAM. 2"
LIVE OAK / LAUREL OAK	4"-7.99"	LIVE OAK	1	2:1	2
SIGNIFICANT LIVE / LAUREL OAK	8"-30"	LIVE OAK	76	4:1	304
GRAND TREE	30.01" OR LARGER	LIVE / LAUREL OAK OR SIMILAR NATIVE SPECIES	18	10:1	180
SIGNIFICANT STANDS LIVE / LAUREL OAKS		LIVE OAK OR SIMILAR NATIVE SPECIES	0	PER PCD DIRECTOR APPROVAL	0
ALL OTHER SIGNIFICANT TREES	8"-30"	NATIVE SPECIES	10	2:1	20
ALL OTHER NON-SIGNIFICANT TREES	4"-8"	NATIVE SPECIES	1	1:1	1
TOTAL REPLACEMENT TREES REQUIRED: MIN. 2"					507

LANDSCAPE NOTES / SPECIFICATIONS

1. The Landscape Contractor shall field verify the location of all existing utilities, structures, features, and site improvements prior to installation. Any damages caused by the Landscape Contractor shall be his sole responsibility.
2. Work under these specifications shall consist of furnishing all labor, materials and equipment necessary for installing all proposed new plant materials as shown on the drawings, including preparation of planting areas, finished grading, furnishing soil planting mixture, staking trees and mulching.
3. The Landscape Contractor shall inspect the site prior to commencement to insure the area is within 1" of finish grade; only hand grading should be necessary.
4. All landscaped areas shall have 100% irrigation coverage. Irrigation shall be provided by permanent underground system as specified in these plans.
5. All planting beds shall be fine graded by the Landscape Contractor to insure the absence of weeds, and positive drainage.
6. All plant materials shall be installed by experienced nurserymen in accordance with sound landscape practices.
7. At the time of planting, a tree shall have a minimum diameter of 2" at 6" above grade; or per spec a minimum height of 8'.
8. All plant material shall be nursery grown stock and graded as Florida #1 or better as set forth in the Florida Dept. of Agriculture Grades and Standards for Nursery Plants.
9. All trees and shrubs shall be container grown, unless otherwise specified, and be vigorous, healthy and fresh.
10. Liberal amounts of a high organic content planting mixture shall be used to set all plant materials.
11. Any tree not occurring in a planting bed shall receive a minimum 3 ft diameter mulch ring except in a gravel area per spec.
12. Fertilize all plants at installation with Lesco 14-14-14 or osmocote. After mulching is complete, apply pre-emergent granular herbicide "freehand" to all plant beds.
13. Any trimming undertaken on a tree protected by the provisions of the Land Development Code shall be pruned in accordance with the American National Standards Institute (ANSI) A-300 Pruning Standards.
14. The construction of all above ground utility appurtenances visible from the public right-of-way such as pedestals, utility meters, transformers, back-flow prevention devices, etc., for new development or redevelopment activities shall conform to screening requirements as outlined in the Land Development Code. Plant location must be considered of required spatial separations from a fire protection appliance in accordance to the Uniform Fire Code.
15. Contractor shall install all trees and plants in accordance with the City of Bradenton Land Development Code.
16. Any deviations from these plans shall require written authorization from the Landscape Architect.
17. The landscape contractor shall review the completed irrigation system for complete and proper coverage.
18. Workmanship and materials guarantee shall be for twelve (12) months after date of acceptance and shall exclude damage by natural weather events and/or negligence by owner.
19. All proposed planting areas for trees and shrubs shall be top dressed with a minimum of three (3) inches of pine bark mulch spread uniformly over the beds as indicated.
20. Sod to be laid in all areas disturbed by all phases of construction. Sod variety to be determined. All sod shall be laid evenly without gaps; all joints shall be staggered, and shall be rolled and watered thoroughly after installation.
21. The Landscape Contractor shall at all times keep the premises free from accumulation of waste, materials, or debris caused by his crews during the performance of the work.

N

0 40 80 120

GRAPHIC SCALE 1"= 40'

NO.	DATE	REVISION DESCRIPTION	BY
01	2026-03	TRASH COMPACTOR, PARKING, TREE TABLE	KGH

PAPE-DAWSON

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FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

DATE 2026-01

PROJECT JORCR

DRAWING JORCR LA

DRAWN KGH | CHECKED MM

LANDSCAPE PLAN

JORDAN CREEK EAST

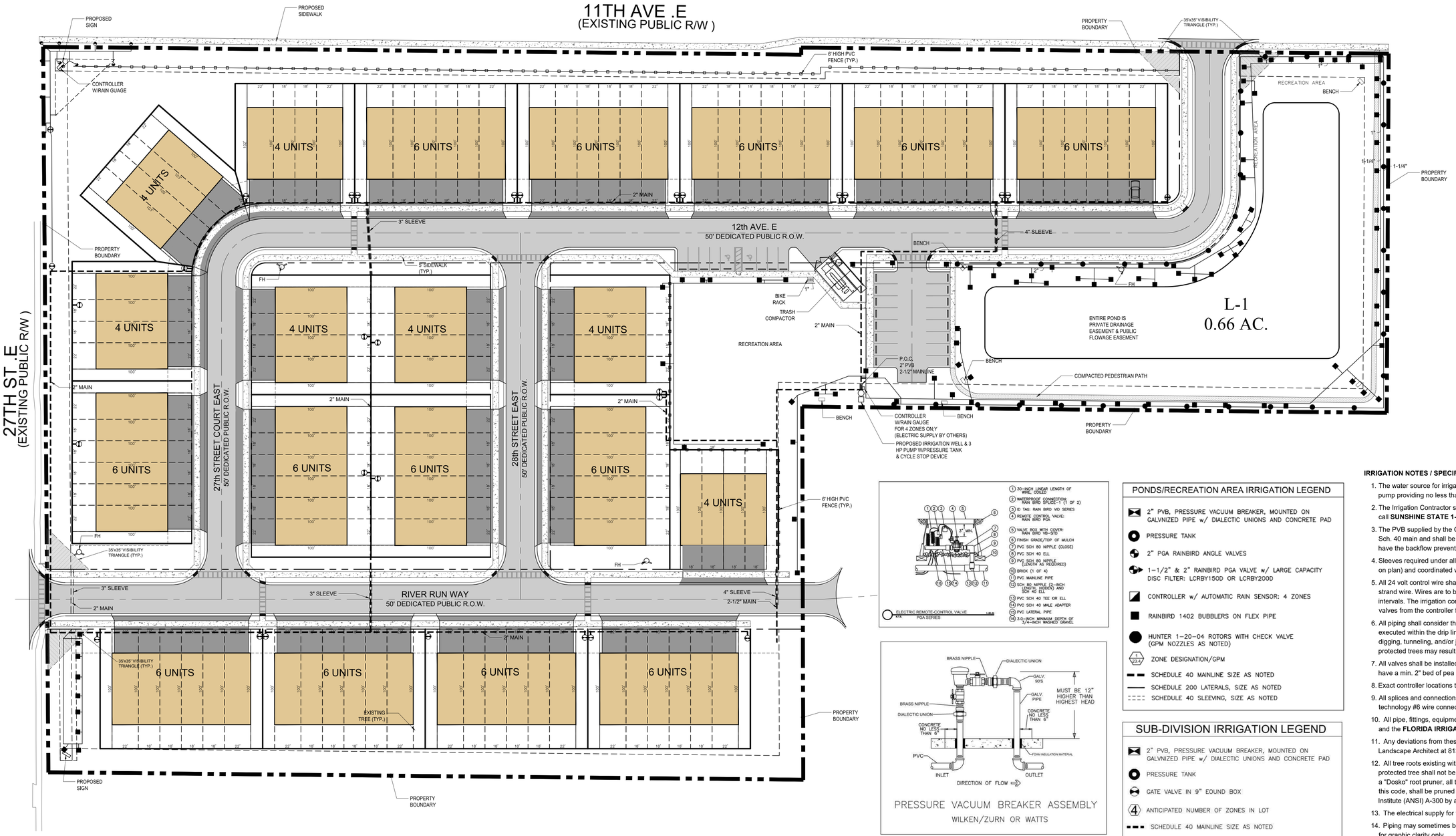
CITY OF BRADENTON, FLORIDA

MATTHEW J. MORRIS
FL LICENSE NO. 68434

SCALE 1"=40'

VERTICAL DATUM NAVD88

SHEET L-1 | OF 1



PRESSURE VACUUM BREAKER ASSEMBLY
WILKEN/ZURN OR WATTS

PONDS/RECREATION AREA IRRIGATION LEGEND

- 2" PVB, PRESSURE VACUUM BREAKER, MOUNTED ON GALVNIZED PIPE w/ DIALECTIC UNIONS AND CONCRETE PAD
- PRESSURE TANK
- 2" PGA RAINBIRD ANGLE VALVES
- 1-1/2" & 2" RAINBIRD PGA VALVE w/ LARGE CAPACITY DISC FILTER: LCRBY150D OR LCRBY200D
- CONTROLLER w/ AUTOMATIC RAIN SENSOR: 4 ZONES
- RAINBIRD 1402 BUBBLERS ON FLEX PIPE
- HUNTER 1-20-04 ROTORS WITH CHECK VALVE (GPM NOZZLES AS NOTED)
- 1 / 23.4 ZONE DESIGNATION/GPM
- SCHEDULE 40 MAINLINE SIZE AS NOTED
- SCHEDULE 200 LATERALS, SIZE AS NOTED
- SCHEDULE 40 SLEEVING, SIZE AS NOTED

SUB-DIVISION IRRIGATION LEGEND

- 2" PVB, PRESSURE VACUUM BREAKER, MOUNTED ON GALVNIZED PIPE w/ DIALECTIC UNIONS AND CONCRETE PAD
- PRESSURE TANK
- GATE VALVE IN 9" EOUND BOX
- 4 ANTICIPATED NUMBER OF ZONES IN LOT
- SCHEDULE 40 MAINLINE SIZE AS NOTED
- SCHEDULE 40 SLEEVING, SIZE AS NOTED

IRRIGATION NOTES / SPECIFICATIONS

1. The water source for irrigation shall be a private well with pressure tank with a 3 h.p. pump providing no less than 40-50 GPM at 50 PSI. See P.D.C. Point of Connection.
2. The Irrigation Contractor shall exercise care so as to not damage existing utilities and call **SUNSHINE STATE 1-800-432-4770** for a utility locate before digging.
3. The PVB supplied by the General Contractor (verify) and mainline piping shall be 1" Sch. 40 main and shall be buried no less than 14" deep. The Irrigation contractor shall have the backflow preventor tested by a certified technician per local codes.
4. Sleeves required under all sidewalks and driveways and to be Sch. 40, (size as noted on plan) and coordinated with GC. Some of these may be for future use.
5. All 24 volt control wire shall be AWD size 14 gauge, type UF direct burial, single strand wire. Wires are to be tied to the bottom of the main line pipe w/ ties at 10' intervals. The irrigation contractor shall run an extra 2 wires each way to the farthest valves from the controller for future use.
6. All piping shall consider the location of existing trees. No trenching of piping shall be executed within the drip line existing trees. In such cases this is unavoidable, hand digging, tunneling, and/or jetting to avoid roots shall be utilized. Cutting of roots of protected trees may result in fines and replacement costs of trees.
7. All valves shall be installed using Carson heavy duty valve boxes. Valve boxes shall have a min. 2" bed of pea gravel.
8. Exact controller locations to be coordinated with the owners prior to installation.
9. All splices and connections to the 24 volt control wire shall be made with King technology #6 wire connectors.
10. All pipe, fittings, equipment and installations shall be in accordance with local codes and the **FLORIDA IRRIGATION SOCIETY**.
11. Any deviations from these plans shall require written authorization from the Landscape Architect at 813-659-0001.
12. All tree roots existing within proposed improvement areas and originating from a protected tree shall not be severed clean at the limits of the preservation area. Using a "Dosko" root pruner, all trimming undertaken on tree protected by the provisions of this code, shall be pruned in accordance with the American National Standards Institute (ANSI) A-300 by a qualified, licensed tree service.
13. The electrical supply for the pump and controllers are the owner's responsibility.
14. Piping may sometimes be indicated as being located in unlikely areas. This is done for graphic clarity only.
15. All zone and lateral pipe shall be new, normal, white, rigid polyvinyl chloride (PVC) schedule 200, size as noted (any pipe not specifically noted is 3") and shall be buried no less than 10" deep.
16. Call City of Bradenton for open ditch mainline inspection if required.
17. All parts and equipment and workmanship shall be guaranteed for a period of (1) year from time of acceptance.
18. Irrigation contractor shall prepare an as-built drawing on reproducible paper showing all installation that deviates from these drawings. The as-built shall locate all main line piping, control wires and valves by showing exact measurements from hard surfaces.

NO.	DATE	REVISION DESCRIPTION	BY
01	2026-03	TRASH COMPACTOR, PARKING	KGH

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FLORIDA ENGINEERING FIRM #39101 I FLORIDA SURVEYING FIRM #LB8694

DATE 2026-01
PROJECT JORCR
DRAWING JORCR IR
DRAWN KGH
CHECKED MM

IRRIGATION PLAN PLAN
JORDAN CREEK EAST
CITY OF BRADENTON, FLORIDA

SCALE 1"=40'
VERTICAL DATUM NAVD88
SHEET I-1 OF 1

MATTHEW J. MORRIS
FL LICENSE NO. 68434

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AGENDA ITEM NO. 7.b

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: **Quasi-Judicial:** RESOLUTION 26-40 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON APPROVING APPLICATION PLN-MAJ-26-0002 FOR A MAJOR AMENDMENT TO THE BELLA SOLE PLANNED DEVELOPMENT PLAN (PDP) TO EXCLUDE THE PROPERTY LOCATED AT 4303 5TH AVENUE NE, BRADENTON, FLORIDA (PARCEL ID NO. 1043100259), AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE STIPULATION REQUIRING INDIVIDUAL RESIDENCES TO PROVIDE FIRE SUPPRESSION SYSTEMS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Approval or denial of Resolution 26-40.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
The Applicant has submitted an application for a Major Planned Development Project amendment to allow for the property at 4303 5th Avenue NE to be excluded from an existing stipulation requiring Fire Suppression for new residential construction properties at Bella Sole.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve or deny Resolution 26-40.

ATTACHMENTS:
Resolution 26-40
Staff Report
Application Materials

RESOLUTION 26-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON APPROVING APPLICATION PLN-MAJ-26-0002 FOR A MAJOR AMENDMENT TO THE BELLA SOLE PLANNED DEVELOPMENT PLAN (PDP) TO EXCLUDE THE PROPERTY LOCATED AT 4303 5TH AVENUE NE, BRADENTON, FLORIDA (PARCEL ID NO. 1043100259), AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE STIPULATION REQUIRING INDIVIDUAL RESIDENCES TO PROVIDE FIRE SUPPRESSION SYSTEMS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Scott DeCanio (the "Property Owner"), owns the property located at 4303 5th Avenue NE (parcel ID 1043100259) Bradenton, Florida, more particularly described in Exhibit "A" (the "Property"), and

WHEREAS, On November 29, 2000, the Property was annexed into the city as part of an existing platted subdivision known as "Riverdale" and at the time of annexation a Planned Development Project (PDP) designation known as "Bella Sole" was placed on all annexed properties; and

WHEREAS, In 2003, a PDP Amendment was approved with stipulations related to a dock master plan; and

WHEREAS, On August 13, 2008, a PDP Amendment (Case MA.08.0022) was approved with stipulations allowing for the division of lots resulting in a lot increase from 18 to 37; and

WHEREAS, due to the increase in the number of lots, narrower lot sizes, closer proximity of residences to each other, and the condition of the road network within the development; one of the stipulations approved required that all individual residences include a fire suppression system in accordance with City requirements; and

WHEREAS, On June 13, 2012, a PDP Amendment (Case MA.12.0031) was approved with stipulations with one continuing the previous stipulation that all individual residences include a fire suppression system due to the narrow lots; and

WHEREAS, On January 14, 2026, a PDP Amendment (Resolution 26-01) was approved by City Council to allow the property at 3901 5th Avenue NE (Parcel ID No. 1042800359) to be exempt from the Fire Suppression stipulation; and

WHEREAS, the City Council held a noticed public hearing on May 13, 2026, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

NOW, THEREFORE, the City Council makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report, the City Council hereby makes the following Findings of Fact and Conclusions of Law:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.

b. The Property Owners are requesting approval to exclude property located at 4303 5th Avenue NE (Parcel ID No. 1043100259) from the requirement that individual residences in the Bella Sole PDP provide fire suppression systems attached hereto as Exhibit "B".

Section 2. Order. Based upon the foregoing, a PDP Amendment is hereby approved and issued for the Property, to exclude the Property from the stipulation under cases MA.08.0022 and MA.12.0031 requiring individual residences provide fire suppression systems. Except as specifically modified herein, the remaining terms, conditions and stipulations of the Bella Sole PDP continue in effect and are unchanged by this Order.

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The applicant must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Resolution which shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall be effective upon adoption.

ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE CITY COUNCIL OF THE CITY OF BRADENTON this 13TH DAY OF MAY, 2026.

ATTEST:

_____	_____
Tamara Melton CITY CLERK	Gene Brown MAYOR

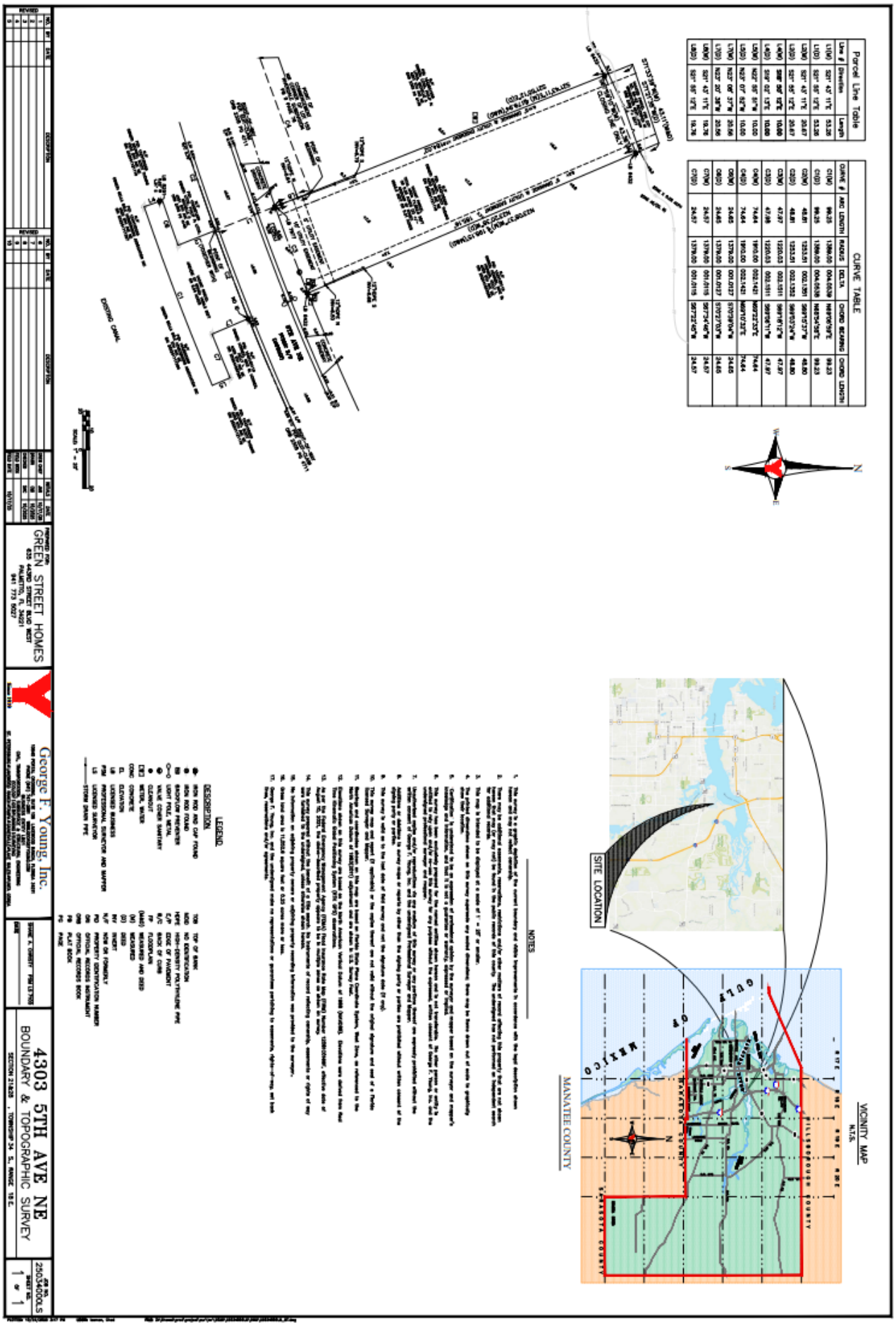
APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

EXHIBIT "A"

PARCEL 126B, BELLA SOLE, A PORTION OF LOTS 127, 128, 149 AND 150, BLK A, RIVERDALE, A SUB AS PER PLAT THEREOF REC IN PB 9 PG 76 OF THE PRMCF, TOGETHER WITH A PORTION OF CANAL POINT DR VAC PER CITY OF BRADENTON RESO 03-42, REC IN OR 1878/6371 OF SD PRMCF, AND A PORTION OF THAT CERTAIN PLATTED CANAL VAC BY CITY OF BRADENTON RESO 09-52, REC IN OR 2306/2517 OF SD PRMCF AND ALL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF LOT 150, SD PT BEING THE BEG OF CURVE TO THE LEFT, OF WHICH THE RAD PT LIES N 19 DEG 42 MIN 18 SEC W, A RAD DIST OF 1910.00 FT AND HAVING A CB OF N 69 DEG 10 MIN 32 SEC E, 74.64 FT; TH ELY ALG THE ARC, THROUGH A C/A OF 02 DEG 14 MIN 21 SEC, A DIST OF 74.64 FT TO THE END OF THE CURVE FOR A POB; TH S 21 DEG 55 MIN 12 SEC E, A DIST OF 19.76 FT TO THE INT WITH THE N LN OF THAT CERTAIN R/W DESC IN QCD REC IN OR 2308/4711 OF PRMCF, SD PT ALSO BEING A PT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE NORTH, OF WHICH THE RAD PT LIES N 19 DEG 46 MIN 13 SEC W, A RAD DIST OF 1220.03 FT; TH ELY ALG SD N R/W LN AND ARC OF SD CURVE THROUGH A C/A OF 02 DEG 15 MIN 11 SEC, A DIST OF 47.98 FT, SD CURVE BEING SUBTENDED BY A CB N 69 DEG 06 MIN 11 SEC E, A DIST OF 47.97 FT; TH N 23 DEG 20 MIN 38 SEC W, A DIST OF 198.15 FT; TH S 71 DEG 21 MIN 38 SEC W, A DIST OF 43.11 FT; TH S 21 DEG 55 MIN 12 SEC E, A DIST OF 179.94 FT TO THE POB; TOG WITH: COM AT THE NW COR OF LOT 150, SD PT BEING THE BEG OF A CURVE TO THE LEFT, OF WHICH THE RAD PT LIES N 19 DEG 42 MIN 18 SEC W, A RAD DIST OF 1910.00 FT AND HAVING A CB N 69 DEG 10 MIN 32 SEC E, 74.64 FT; TH ELY ALG THE ARC, THROUGH A C/A OF 02 DEG 14 MIN 21 SEC, A DIST OF 74.64 FT; TH S 21 DEG 55 MIN 12 SEC E, A DIST OF 53.26 FT TO THE INT WITH THE S LN OF THAT CERTAIN R/W DESC IN QCD REC IN OR 2308/4711 OF THE PRMCF FOR A POB; TH CONT S 21 DEG 55 DEG 12 SEC E, ALG SD LN, A DIST OF 20.67 FT TO THE PC OF A NON-TANGENTIAL CURVE, CONCAVE NORTH, OF WHICH THE RAD PT LIES N 20 DEG 03 MIN 40 SEC W, A RAD DIST OF 1379.00 FT; TH WLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 01 DEG 01 MIN 27 SEC, A DIST OF 24.65 FT, SD CURVE BEING SUBTENDED BY A CHORD THAT BEARS S 70 DEG 27 MIN 03 SEC W, A DIST OF 24.65 FT; TH S 19 DEG 02 MIN 13 SEC E, A DIST OF 10.00 FT TO THE PC OF A NON-TANGENTIAL CURVE, CONCAVE NORTH, OF WHICH THE RAD PT LIES N 19 DEG 02 MIN 13 SEC W, A RAD DIST OF 1389.00 FT; TH ELY ALG THE ARC OF SD CURVE THROUGH A C/A OF 04 DEG 05 MIN 38 SEC, A DIST OF 99.25 FT, SD CURVE BEING SUBTENDED BY A CHORD THAT BEARS N 68 DEG 54 MIN 58 SEC E, A DIST OF 99.23 FT; TH N 23 DEG 07 MIN 52 SEC W, A DIST OF 10.00 FT TO A PC OF A NON-TANGENTIAL CURVE, CONCAVE NW, OF WHICH THE RAD PT LIES N 23 DEG 07 MIN 52 SEC W, A RAD DIST OF 1379.00 FT; TH SWLY ALG THE ARC OF SD CURVE THROUGH A C/A OF 01 DEG 01 MIN 15 SEC, A DIST OF 24.57 FT, SD CURVE BEING SUBTENDED BY A CHORD THAT BEARS S 67 DEG 22 MIN 45 SEC W, A DIST OF 24.57 FT; TH N 23 DEG 20 MIN 38 SEC W, A DIST OF 20.56 FT TO THE INT WITH SD S QC R/W LN, SD PT ALSO BEING A PC OF A NON-TANGENTIAL CURVE, CONCAVE N, OF WHICH THE RAD PT LIES N 22 DEG 03 MIN 32 SEC W, A RAD DIST OF 1253.51 FT; TH WLY ALG SD S QC R/W LN AND ARC OF SD CURVE THROUGH A C/A OF 02 DEG 13 MIN 52 SEC, A DIST OF 48.81 FT, SD CURVE BEING SUBTENDED BY A CHORD THAT BEARS S 69 DEG 03 MIN 24 SEC W, A DIST OF 48.81 FT TO THE POB; PI#10431.0025/9

EXHIBIT "B"


Parcel Line Table
CURVE TABLE
VICINITY MAP
N.T.S.
SITE LOCATION
MANATEE COUNTY
NOTES
LEGEND
4303 5TH AVE NE
BOUNDARY & TOPOGRAPHIC SURVEY
George F. Young, Inc.
GREEN STREET HOMES
SECTION 21&28 , TOWNSHIP 34 S., RANGE 18 E.
SHEET 1 OF 1

City of Bradenton
Planning and Community Development Department
City Council Public Hearing
May 13, 2026

Staff Report

Resolution: 26-40
Case Number: PLN-MAJ-26-0002
Applicant: James Brown (agent)
Owner: Scott DeCanio (owner)
Address: 4303 5th Ave NE
Parcel ID No: 1043100259
Current Zoning: R-1 (Low Density – Single Family)
Future Land Use: RESLOW (Low Density Residential)
Flood Zone: AE

Surrounding Property Zoning:

Current Zoning: North: R-1 (Low Density – Single Family)
South: Manatee County
East: R-1 (Low Density – Single Family)
West: R-1 (Low Density – Single Family)

Future Land Use: North: RESLOW (Low Density Residential)
South: Manatee County
East: RESLOW (Low Density Residential)
West: RESLOW (Low Density Residential)

REQUEST:

James Brown (agent) for Scott DeCanio (owner) has submitted for a Major Planned Development Project (PDP) Amendment that will only affect property located at 4303 5th Avenue NE, where a new residence is proposed to be constructed.

The subject property is approximately .2383 acres in size and is located within the Bella Sole community located on 5th Avenue NE, setting the zoning as R-1 (Single-Family Residential) for it and the rest of the neighborhood.

The applicant is proposing an amendment that would allow their property at 4303 5th Avenue NE to be exempt from a residential fire suppression

requirement that was placed on every property within the Bella Sole PDP as part of a Major PDP Amendment; approved by City Council on August 13, 2008 (Case MA.08.0022).

The subject PDP amendment increased the number of lots from 18 to 37 within the development by splitting several lots in half, increasing the overall density and causing the residences to be closer together than originally proposed.

Based on the meeting recording, concerns were expressed about the close proximity of the residences to each other and the unique challenges the gatehouse gate posed to fire and rescue. This resulted in a stipulation to be added to the entire development project, requiring fire suppression devices to be installed in every residence. Development has proceeded under this stipulation since that amendment.

In 2012, a Major PDP Amendment application (MA.12.0031) was filed by Medallion Camlin Prestige Homes, Inc. to have the fire suppression requirement lifted. On June 13, 2012, City Council approved the subject Major PDP Amendment application affirming that interior fire sprinklers shall be required in all residences, while exterior window fire sprinklers shall not be required. In addition, Council approved a reduction in landscaping between structures to reduce restrictions to Fire Department access.

On January 14, 2026, City Council reviewed and approved application PLN-MAJ-25-0001, a Major PDP amendment filed by the owner of property located at 3901 5th Ave NE, parcel number 1042800359. The applicant for that case also requested to be exempt from the stipulation requiring fire suppression systems to be installed in their new home, which is planned for construction. Based on the meetings recording and the presentation given, the applicant for that request stressed the property's location as being outside the gate as well as their 20-foot side setback as the primary reasons for being exempt from the fire suppression stipulation, which does not apply in this case.

The applicant for this case is seeking to have that stipulation waived just for their parcel, activating clause ii of code section 3.4.1.7. Since this is not a dimensional requirement, they are not able to request a variance to this requirement.

In addition to the subject request, the applicant will be before Planning Commission on May 20, 2026, asking for variance approval to reduce their rear yard setback to accommodate a pool and side yard setbacks to

accommodate mechanical equipment. Both requests are filed under application PLN-VAR-26-0003.

LAND USE REGULATIONS:

3.4.1.7 *Amendment to PDP*. An amendment to an approved PDP requires the resubmission of a preliminary plan for review by the planning commission, and reapproval by the city council as for the original project, except when the amendment is a minor amendment, per subsection a. below. Minor amendments may be approved as per subsection b., below. Fees for major and minor amendments are set forth in appendix A.

a. *Major amendment.* The applicant shall supply the PCD director with an amended site plan or other information sufficient to determine the magnitude of the amendment, and to evaluate the amendment in relation to the criteria below. Major amendments approved by city council require the submission of an amended final plan for review by the PCD director, who may require any other provisions of these LURs found to be applicable, to be included as part of the amended final plan. A Mylar drawing of the entire project as amended shall be submitted with all information as required by subsection 3.4.1.4.b. The PCD director shall find the amendment to be a major amendment if any of the following criteria is applicable:
   i. Floor area (excluding recreational facilities) is increased 20 percent or more.
   ii. The amendment is in conflict with any of the stipulations of the original approval or commitment made by the applicant during the public hearing process for the original approval.
   iii. An accessory structure is proposed which is not consistent with section [chapter] 5.0.
   iv. The amendment reduces buffer area or landscaping materials as most recently approved.
   v. The amendment involves the construction or significant alteration of public facilities.
   vi. The amendment significantly increases the impact on public facilities requiring concurrency review.
   vii. The amendment otherwise alters the project in a manner which the PCD director finds to be significant.
   viii. The conditions of the original approval have not been met, or the project is in violation of any city codes.
   ix. Traffic circulation or access points are significantly altered.

STAFF COMMENTS:

Since there are no review criteria to consider as this is a modification to a stipulation, City Council is encouraged to evaluate the request based on the history of the property provided, as well as input from staff, the applicant, and the public.

Respectfully submitted,

Brandon Wink

Brandon Wink
City Planner

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Letter of Request

EXHIBIT "D": City Council Meeting Minutes: August 13, 2008

EXHIBIT "E": City Council Meeting Minutes: June 13, 2012

EXHIBIT "F": City Council Meeting Minutes: January 14, 2026

EXHIBIT "A"
Location Map

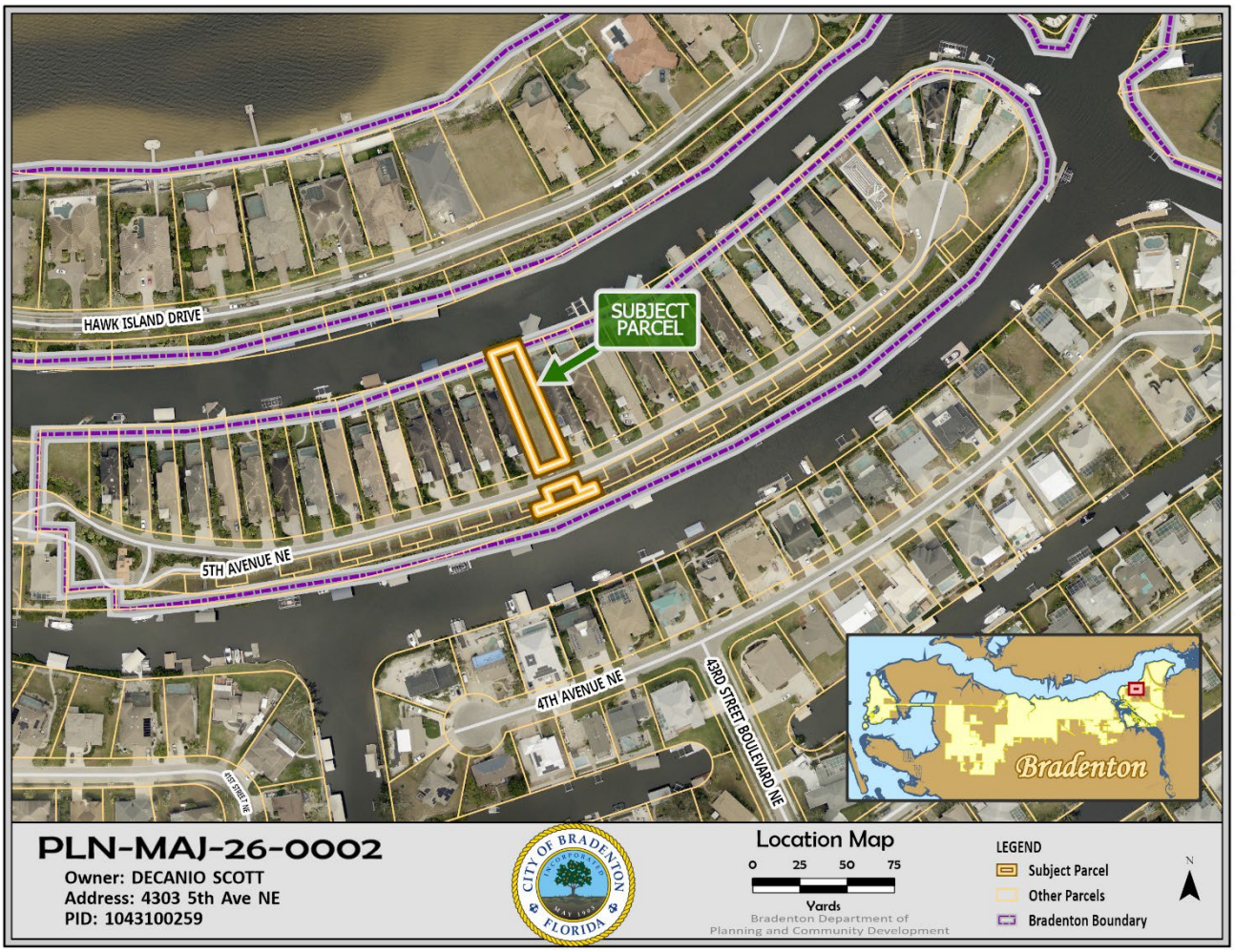


EXHIBIT "B"

Future Land Use Map

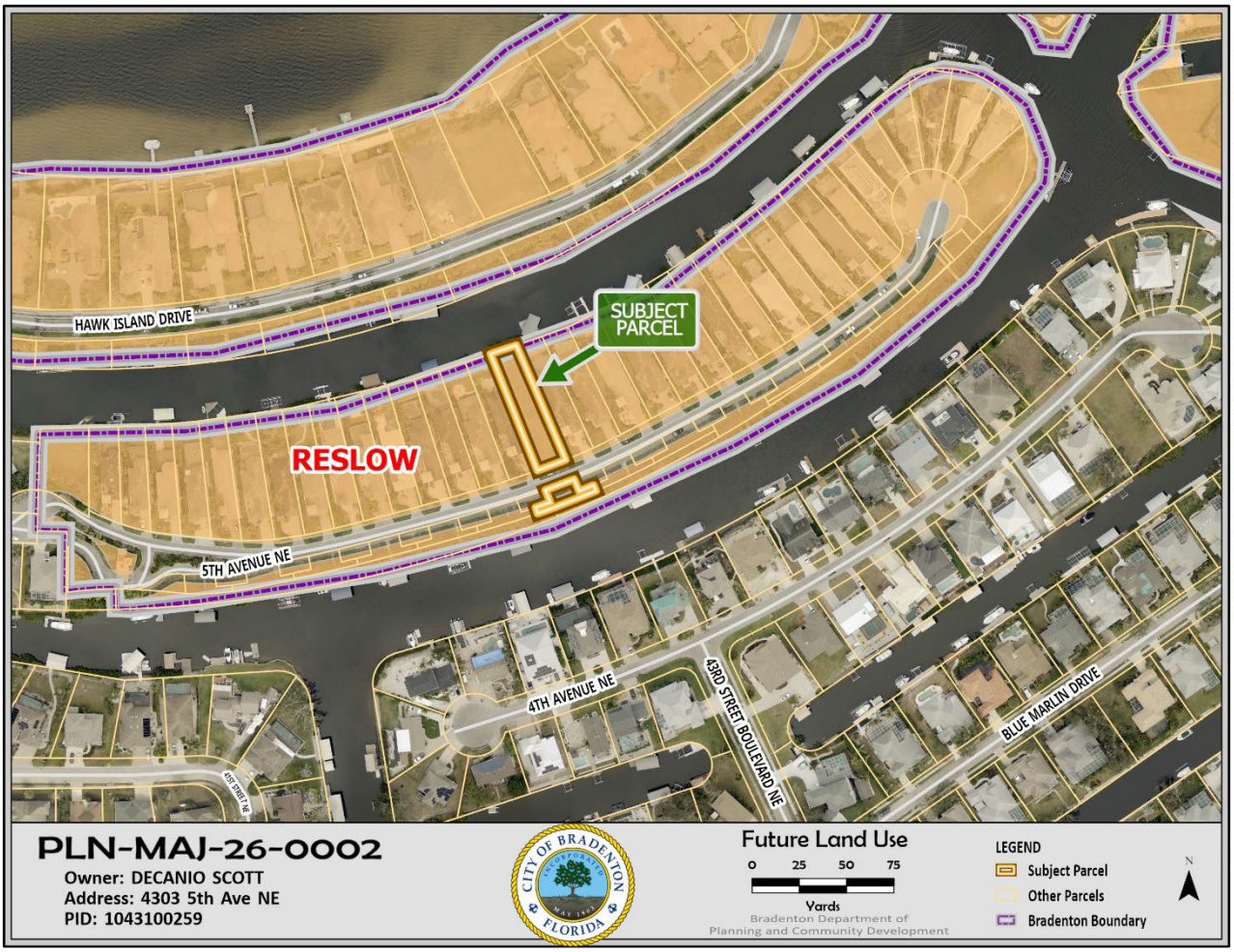


EXHIBIT "C"
Letter of Request

GREEN STREET BUILDERS

April 8, 2026

City of Bradenton Planning Department
101 12th Street West
Bradenton, FL 34205

MAJOR PDP AMENDMENT / JUSTIFICATION

P-PDP-0213 & R-02-02

BELLA SOLE / RIVERDALE Planned Development Project
Removal of Residential Fire Sprinkler Requirement

Record No. PLN-MAJ-26-0002

Project Narrative:

To Whom It May Concern,

The applicant respectfully requests approval of a Major Planned Development Plan (PDP) Amendment to remove the residential fire sprinkler system requirement applicable to properties within the BELLA SOLE / RIVERDALE Planned Development Project (PDP), specifically as it relates to the proposed single-family residence located at 4303 5th Avenue NE, currently under review under Permit No. RES-NEW-26-0005.

The fire sprinkler requirement appears to be a legacy condition imposed as part of the original PDP approval in 2008 and is not consistent with current development standards or comparable residential communities in the surrounding area. The 37 properties within the PDP are uniquely subject to this requirement despite having similar lot configurations, setbacks, and access conditions as nearby neighborhoods that are not required to install residential fire sprinkler systems.

This condition creates an inequitable and disproportionate burden on property owners within the PDP that is not generally applicable elsewhere within the same land use district. Furthermore, a nearby residence within the PDP currently under construction has received approval for relief from this same requirement, demonstrating that removal of the condition is reasonable and appropriate under similar circumstances.

From a life-safety perspective, the property is adequately served by existing fire protection infrastructure. There are three fire hydrants located within the neighborhood, including one approximately 70 feet from the subject property, providing immediate access for fire suppression. In addition, the proposed residence will be constructed using concrete block with a metal roof, both of which significantly enhance fire resistance and reduce overall fire risk.

Given the availability of nearby fire suppression resources, the fire-resistant construction of the home, and the limited and inconsistent application of this requirement, the continued enforcement of the sprinkler condition does not provide a proportional public safety benefit and instead imposes an unnecessary and outdated burden.

The requested amendment will not adversely impact public health, safety, or welfare and will bring the PDP into alignment with current standards and comparable developments. The applicant respectfully requests approval of this amendment.

Sincerely,

James Brown, Green Street Builders LLC

Scott Decanio, Property Owner 4303 5th Ave NE Bradenton

JUSTIFICATION STATEMENT

Project Summary

This request is for a Major PDP Amendment to the BELLA SOLE / RIVERDALE Planned Development Project (PDP), submitted under Record No. PLN-MAJ-26-0002, to remove a residential fire sprinkler requirement originally imposed as part of the subdivision's approval in 2008. The amendment applies to a single-family residence currently under review (Permit No. RES-NEW-26-0005) and seeks to eliminate a condition that is not consistent with current development practices or surrounding neighborhoods.

A. Consistency with Surrounding Development

The fire sprinkler requirement is not imposed on comparable residential developments in the surrounding area, including neighborhoods with similar lot sizes, setbacks, and access conditions. Removal of this requirement will align the PDP with prevailing development standards.

B. Changed Conditions / Outdated Requirement

The requirement represents a legacy condition that is no longer reflective of current regulatory practices. Advances in building materials, construction methods, and fire protection infrastructure reduce the necessity of this requirement.

C. Public Safety Considerations

Public safety will not be adversely impacted:

Three fire hydrants are located within the neighborhood
One hydrant is approximately 70 feet from the subject property
The residence will be constructed with concrete block walls
A metal roof will be installed

These factors provide fire protection consistent with or exceeding similar developments.

D. Equity and Fairness

The continued enforcement of this requirement places an unequal burden on the 37 properties within the PDP. A nearby home within the PDP has already received approval for relief, supporting consistency in application.

E. No Adverse Impact

The amendment will not:

Increase density
Change permitted uses
Impact infrastructure or services

F. Conclusion

The amendment is justified based on consistency, safety, and fairness, and will bring the PDP into alignment with current standards.

Thank you.

EXHIBIT "D"
Meeting Minutes – August 13, 2008

Lengthy discussion: That the deed violations was a private matter and could take years to resolve. That the original plat of 44 lots still existed and was never replatted and theoretically could be developed as 44 lots.

The public hearing was closed.

Tim Polk gave the Planning and Community Development staff report with the staff recommendation for approval with six (6) stipulations as follows:

1. The combined side yard setback of adjacent lots shall be no less than sixteen feet (16') in the front, excluding the portico, and shall be no less than twelve feet (12') in the rear.

2. Prior to construction, the Applicant would provide the office of Planning and Community Development with photographs of the intersection conditions at 39th Street and 2nd Drive Northeast, at 36th Street and 2nd Drive Northeast, and at 36th Street and Canal Pointe Drive. In the event that real or personal property at these intersections was damaged by the applicant or any of applicant's contractors, subcontractors, suppliers or other authorized agents, applicant shall repair such damage in a timely manner. Applicant reserved the right to require reasonable proof that such damage was caused by the above parties.

3. In the event the City determined that the entrance roadways eastbound into Bella Sole' would not accommodate governmental emergency, utility and solid waste vehicles, the applicant shall work with the City to design reasonably appropriate traffic control measures so that such vehicles may access Bella Sole' utilizing the westbound (outbound) traffic lane. The intent of the traffic control measures was to minimize conflicts between inbound and outbound vehicles utilizing the same roadway.

4. Hours of construction activities shall be limited to 7 AM to 6 PM Monday through Friday, and 8 AM to 5 PM on Saturday. Construction activities were prohibited on Sunday. Construction activities shall include idling of supplier and delivery vehicles that may arrive prior to and after these times.

5. The individual residences are to include sprinkler systems in accordance with City requirements. As such, applicant agrees to include a provision within the Homeowner Association documents for Bella Sole' stating that, in the event an individual owner fails to pay their water utility bill, the City may bill the Homeowner Association to ensure that such water service will continue without interruption to assure continuous fire protection. However, the Homeowner Association shall not be responsible for taking any measures whatsoever to assure payment of water utility bills by any individual owner and shall only be responsible for payments billed to the Homeowner Association by the City of the above events occur. Such billing by the City shall only occur after the City has taken reasonable steps to require that the individual owner pays the water utility bill directly to the City.

6. Lot 135C shall have a twenty foot (20') waterfront setback.

The Planning Commission recommended the same six stipulations and one additional stipulation as follows:

7. Identical elevations would not be located side by side.

MOTION TO APPROVE MA.08.0022 with the recommendations made by the Planning and Community Development staff and Planning Commission with seven (7) stipulations was made by Councilman Smith, seconded by Vice Mayor and Councilman Gallo and carried 5-0 for approval.

EXHIBIT "E"
Meeting Minutes – June 13, 2012

BUSINESS/ADVERTISING, PETITIONS, HEARINGS AND COMMUNICATIONS

MA.12.0031 WARD 4 NEIGHBORHOOD 20.03 BMW PUBLIC HEARING

Request of Peter Logan, agent, for Medallion Camlin Prestige Homes, Inc., owner, for a Major Amendment to the Harbour Walk (Riverdale Revised) Planned Development Project to remove previously approved stipulations regarding individual fire protection systems and identical façade elevations, as well as a new stipulation regarding banner signage for the Bella Sole subdivision located at 4001 5th Avenue NE (PDP Zoning).

The Public Hearing was opened to those in favor. None came forward.
The Public Hearing was opened to those in opposition. None came forward. The public hearing was closed.

Tim Polk, Planning and Community Development Director, gave the Staff and Planning Commission reports recommending approval with the following stipulations:

STAFF RECOMMENDATION (Updated May 17, 2012): APPROVAL with the following stipulations:

1. **Pertaining exclusively to development within the Bella Sole community, interior fire sprinklers in each individual residence shall be required. Exterior window fire sprinklers shall not be required.**

2. **Pertaining exclusively to development within the Bella Sole community, applicant shall minimize landscaping between residential structures to reduce restrictions to Fire Department access.**

PLANNING COMMISSION RECOMMENDATION (April 18, 2012):

1. **Request to modify MA.08.0022 Stipulation #5 as it pertains to the requirement for individual sprinklers systems: CONTINUE to May 16, 2012 Planning Commission hearing.**

2. ~~**Request of an additional stipulation to MA.08.0022 to permit a single banner sign at the northeastern corner of Bella Sole and of Riverdale:**~~ (Applicant withdrew this request during the April 18, 2012 Planning Commission hearing.)

Discussion: The applicant had formerly made three requests, but had withdrawn two: the elevations of the buildings and the banner sign. The requirement for outdoor sprinklers had also been removed because spacing between buildings had been increased from 10' to 12' and landscaping had been removed.

MOTION TO APPROVE MA.12.0031 WARD 4 NEIGHBORHOOD 20.03 BMW with two stipulations was made by Councilman Smith, seconded by Councilman Byrd, and APPROVED 4:0 with Councilwoman Barnebey abstaining from voting due to a conflict.

NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY, AND CITY COUNCIL

Carl Callahan, City Clerk & Treasurer/Chief of Staff – Police Department Pension Update

The LeRoy Collins Institute had recently released a report on the state of pension funds in the state of Florida which had caused concern about the state of our funds. Mr. Callahan explained that the Police Pension fund was actuarially sound and 79% funded. It had formerly been 82% funded according to the last institute report, but had dropped due to poor returns on investments. It was still considered a very healthy plan. The city has always funded 100% of the plan and had never taken a holiday as some municipalities had done. The core benefits that are being offered are virtually the same as they were in 1998-1999. The changed market and salary rates have made it necessary to fund the plan via greater employee contributions. The numbers in the Collins Institute report had combined OPEB (Other Post Employee Benefits) figures with pension figures resulting in unnecessarily negative numbers which presented a distorted picture.

Going forward, the challenge is ongoing as to how best to negotiate the funding of the pension plan, and all options will be reviewed.

EXHIBIT "F"
Meeting Minutes – January 14, 2026

VICE MAYOR KOCHER NOMINATED COUNCILMAN SCHUESSLER AS THE CRA BOARD CHAIR, and the nomination passed unanimously.

COUNCILWOMAN COACHMAN NOMINATED COUNCILWOMAN GONZALEZ MOORE AS CRA VICE CHAIR, and the nomination passed unanimously.

CONSENT AGENDA:

a) City Administration: First Amendment to Opioid Interlocal Agreement with Manatee County
b) City Administration: Resolution 26-05 - Standard Operating Procedures Policy
c) Clerk: Minutes from the December 10, 2025, City Council Meeting
d) Clerk: Minutes from the December 11, 2025, City Council Workshop
e) Event Review Committee: Back to Angola Festival
f) Event Review Committee: DeSoto Grand Parade Block Party
g) Event Review Committee: MCR's Health Expo 2026
h) Finance: Resolution 26-06 - 2026 IRS Standard Mileage Rate
i) Police: Agreement between Florida Department of Law Enforcement (FDLE) for Fiscal Year 2025-26 Local Firearms Safety Training Program
j) Police: Drone Replacement Program Financial Assistance Agreement with the Florida Department of Law Enforcement (FDLE)
k) Public Works & Utilities: Change Order 2 for the Water Main Relocation for the Bradenton Police Headquarters
l) Public Works & Utilities: Change Order 3 for the Bradenton Police Headquarters Construction Project (Deductive)
m) Public Works & Utilities: Purchase Approval for one 2026 Peterbilt 520 Heil FEL 66K GVW
n) Public Works & Utilities: Purchase Approval for two 2026 Peterbilt 520 LABRIE 66K GVW
o) Public Works & Utilities: Work Assignment for the Addition of Fourth Clarifier Construction Inspection Services
p) Public Works & Utilities: Work Assignment for Downtown Surveys and Subsurface Utility Location
q) Public Works & Utilities: Work Assignment for Hydrogeologic Services during the Aquifer Recharge Well Construction
r) Public Works & Utilities: Work Assignment for Manhole Lining
s) Public Works & Utilities: Work Assignment for Manhole Lining
t) Public Works & Utilities: Work Assignment for Water Supply Planning Assistance

MOTION TO APPROVE THE CONSENT AGENDA was made by Vice Mayor Kocher and seconded by Councilwoman Barnebey. The motion passed 5-0.

BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

Tamara Melton, City Clerk, administered the oath for those that wished to speak during the following public hearing.

a) Planning & Community Development: **Quasi-Judicial:** RESOLUTION 26-01 - PUBLIC HEARING

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON APPROVING APPLICATION PLN-MAJ-25-0001 FOR A MAJOR AMENDMENT TO THE BELLA SOLE PLANNED DEVELOPMENT PLAN (PDP) TO EXCLUDE THE PROPERTY LOCATED AT 3901 5TH AVENUE NE, BRADENTON, FLORIDA

EXHIBIT "F"
Meeting Minutes – January 14, 2026

(PARCEL ID NO. 1042800359), AS MORE PARTICULARLY DESCRIBED HEREIN, FROM THE STIPULATION REQUIRING INDIVIDUAL RESIDENCES TO PROVIDE FIRE SUPPRESSION SYSTEMS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Brandon Wink, City Planner, explained that the applicant was seeking approval for a major amendment to an existing Planned Development Plan (PDP) to exclude the property at 3901 5th Avenue NE from the stipulation requiring fire suppression for new residential construction properties in the Bella Sole community.

Mr. Wink presented information on the proposed property, which included property history, photographs, and a zoning map. He explained the fire suppression system stipulation was made for the other homes in the community due to their close proximity and community entrance gate.

Chris Melser, Fire Marshal/Investigator, explained that because the property was outside of the Bella Sole community gate, a suppression system should not be required.

Tim Geer, Fire Chief, spoke about the access issue with surrounding homes. He described this property as unique because of the location outside of the gate. He agreed the suppression system should not be required.

Mayor Brown asked Scott Rudacille, City Attorney, for clarification about setting a precedent for other homes in the Bella Sole community. Attorney Rudacille explained that this order was specific to only the property located at 3901 5th Avenue NE.

Councilwoman Barnebey asked Matt Rush, Building Official, to verify the building code and if he agreed with the Fire Marshal and Fire Chief to exclude this property. Mr. Rush confirmed that he agreed with their findings.

The Applicant's representative, Ric Selitto, was present and agreed with all statements made.

Staff Report:

> *"Since there are no review criteria to consider as this is a modification to a stipulation, City Council is encouraged to evaluate the request based on the Resolution 26-01; Case PLN-MAJ-25-0001 Page 4 of 10 provided history of the property, as well as input from staff, the applicant, and the public."*

The public hearing was opened, and those who wished to speak were invited to the podium. No one came forward and the public hearing was closed.

MOTION TO APPROVE RESOLUTION 26-01 was made by Councilwoman Gonzalez Moore and seconded by Councilman Schuessler. The motion passed 5-0.

b) Planning & Community Development: ORDINANCE 4065 - SECOND READING AND PUBLIC HEARING

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING BRADENTON LAND USE REGULATIONS CHAPTER 5.0 ACCESSORY USES, STRUCTURES, AND SIGNAGE, SECTION 5.1.2.7, FENCES AND HEDGES, TO MODIFY ALLOWABLE RESIDENTIAL FENCE HEIGHT AND LOCATION, TO

PDP Amendment Application

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

bradenton
The Friendly City

CONCURENCY REVIEW WORKSHEET: REQUIRED FOR PRELIMINARY PDP APPLICATIONS ONLY:

CONCURRENCY REVIEW WORKSHEET — REQUIRED

Project Name: BELLA SOLE / RIVERDALE PDP – Fire Sprinkler Amendment

Location (address): 4303 5th Avenue NE, Bradenton, FL

Apex Consulting Engineers **Engineer of Record:** PLN-MAJ-26-0002

Type of Development: Single-Family Residential

Total Acreage: .25 **Acreage above 2-foot contour line:**

Impervious Areas (specify acres or square footage):

Pervious Areas:
Open Space:
Retention: No change from previously approved PDP
Other (specify):
Total Recreation Area:
Rec. area less bldgs. & playcourts:

Density/Intensity:
Units per acre: No change
Non-residential square footage: No change

Projected Average Vehicle Trips per Day:
No change – consistent with previously approved single-family residential use
Projected Volume (GPD) of Water Consumption:

Projected (GPD) Wastewater Flow: No change from previously approved PDP entitlements

Type of Irrigation: Residential irrigation – no change
Projected GPD of potable water:

Projected Solid Waste (tons per year):
Landfill:
Recyclable:
Paper:
Glass:
Aluminum:
Cardboard:

Drainage (by volume): No change – existing approved drainage design remains in effect
Retained on site: Treated:

School Facilities (to be approved by Manatee County School District: No change

Permits Required from Other Agencies and Their Status: None associated with this amendment

This application is associated with a Major PDP Amendment (Record No. PLN-MAJ-26-0002) for removal of a residential fire sprinkler requirement. The request does not modify density, intensity, site layout, or infrastructure demand. Therefore, all concurrency impacts remain unchanged from the originally approved PDP

GREEN STREET BUILDERS

April 8, 2026

City of Bradenton Planning Department
101 12th Street West
Bradenton, FL 34205

Record No. PLN-MAJ-26-0002
BELLA SOLE / RIVERDALE PDP

COMMUNITY IMPACT REPORT (CIR) – WAIVER STATEMENT

The applicant requests that the Community Impact Report requirement be satisfied through this narrative in lieu of technical studies.

The amendment is limited to removal of a residential fire sprinkler requirement and does not involve any changes to land use, density, site layout, traffic, or environmental conditions.

Accordingly:

No traffic impacts
No environmental impacts
No infrastructure impacts
No change to public services

A full CIR is not warranted given the limited scope of the request.

Thank you

GREEN STREET BUILDERS

April 8, 2026

City of Bradenton Planning Department
101 12th Street West
Bradenton, FL 34205

Record No. PLN-MAJ-26-0002

FINDINGS OF FACT

Major Amendment – BELLA SOLE / RIVERDALE PDP

1. Consistency with Land Development Regulations and Comprehensive Plan

The subject property is located within the BELLA SOLE / RIVERDALE Planned Development Project (PDP). The proposed amendment does not alter permitted uses, density, or intensity and remains consistent with the City's Land Development Regulations and Comprehensive Plan.

2. Compatibility with Surrounding Area

The amendment improves compatibility by aligning the PDP with surrounding residential developments that are not subject to residential fire sprinkler requirements.

3. Public Health, Safety, and Welfare

Public safety will not be adversely impacted. The property is served by three fire hydrants, including one located approximately 70 feet from the site. The home will be constructed with concrete block and a metal roof, providing enhanced fire resistance.

4. Changed Conditions / Justification

The sprinkler requirement is a legacy condition from 2008 and is not reflective of current development standards or practices.

5. No Adverse Impact on Infrastructure or Services

The amendment will not impact traffic, utilities, drainage, or public services.

6. Equity and Consistency of Application

The amendment removes an inequitable condition uniquely applied to the PDP. A nearby property within the PDP has received similar relief, supporting consistency.

GREEN STREET BUILDERS

April 8, 2026

City of Bradenton Planning Department
101 12th Street West
Bradenton, FL 34205

MAJOR PDP AMENDMENT / JUSTIFICATION

P-PDP-0213 & R-02-02

BELLA SOLE / RIVERDALE Planned Development Project
Removal of Residential Fire Sprinkler Requirement

Record No. PLN-MAJ-26-0002

Project Narrative:

To Whom It May Concern,

The applicant respectfully requests approval of a Major Planned Development Plan (PDP) Amendment to remove the residential fire sprinkler system requirement applicable to properties within the BELLA SOLE / RIVERDALE Planned Development Project (PDP), specifically as it relates to the proposed single-family residence located at 4303 5th Avenue NE, currently under review under Permit No. RES-NEW-26-0005.

The fire sprinkler requirement appears to be a legacy condition imposed as part of the original PDP approval in 2008 and is not consistent with current development standards or comparable residential communities in the surrounding area. The 37 properties within the PDP are uniquely subject to this requirement despite having similar lot configurations, setbacks, and access conditions as nearby neighborhoods that are not required to install residential fire sprinkler systems.

This condition creates an inequitable and disproportionate burden on property owners within the PDP that is not generally applicable elsewhere within the same land use district. Furthermore, a nearby residence within the PDP currently under construction has received approval for relief from this same requirement, demonstrating that removal of the condition is reasonable and appropriate under similar circumstances.

From a life-safety perspective, the property is adequately served by existing fire protection infrastructure. There are three fire hydrants located within the neighborhood, including one approximately 70 feet from the subject property, providing immediate access for fire suppression. In addition, the proposed residence will be constructed using concrete block with a metal roof, both of which significantly enhance fire resistance and reduce overall fire risk.

Given the availability of nearby fire suppression resources, the fire-resistant construction of the home, and the limited and inconsistent application of this requirement, the continued enforcement of the sprinkler condition does not provide a proportional public safety benefit and instead imposes an unnecessary and outdated burden.

The requested amendment will not adversely impact public health, safety, or welfare and will bring the PDP into alignment with current standards and comparable developments. The applicant respectfully requests approval of this amendment.

Sincerely,

James Brown, Green Street Builders LLC

Scott Decanio, Property Owner 4303 5th Ave NE Bradenton

JUSTIFICATION STATEMENT

Project Summary

This request is for a Major PDP Amendment to the BELLA SOLE / RIVERDALE Planned Development Project (PDP), submitted under Record No. PLN-MAJ-26-0002, to remove a residential fire sprinkler requirement originally imposed as part of the subdivision's approval in 2008. The amendment applies to a single-family residence currently under review (Permit No. RES-NEW-26-0005) and seeks to eliminate a condition that is not consistent with current development practices or surrounding neighborhoods.

A. Consistency with Surrounding Development

The fire sprinkler requirement is not imposed on comparable residential developments in the surrounding area, including neighborhoods with similar lot sizes, setbacks, and access conditions. Removal of this requirement will align the PDP with prevailing development standards.

B. Changed Conditions / Outdated Requirement

The requirement represents a legacy condition that is no longer reflective of current regulatory practices. Advances in building materials, construction methods, and fire protection infrastructure reduce the necessity of this requirement.

C. Public Safety Considerations

Public safety will not be adversely impacted:

Three fire hydrants are located within the neighborhood
One hydrant is approximately 70 feet from the subject property
The residence will be constructed with concrete block walls
A metal roof will be installed

These factors provide fire protection consistent with or exceeding similar developments.

D. Equity and Fairness

The continued enforcement of this requirement places an unequal burden on the 37 properties within the PDP. A nearby home within the PDP has already received approval for relief, supporting consistency in application.

E. No Adverse Impact

The amendment will not:

Increase density
Change permitted uses
Impact infrastructure or services

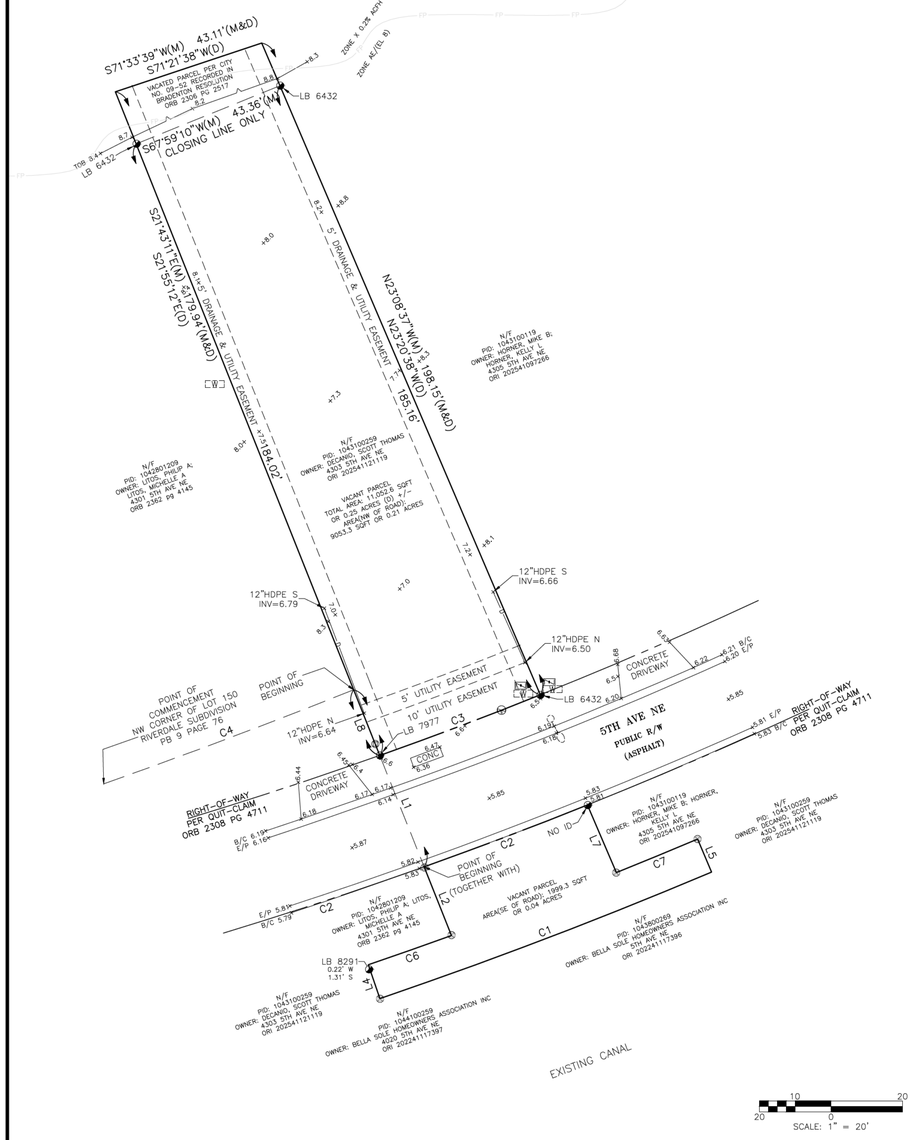
F. Conclusion

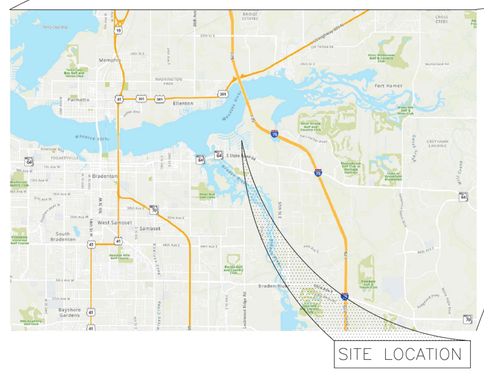
The amendment is justified based on consistency, safety, and fairness, and will bring the PDP into alignment with current standards.

Thank you.

Parcel Line Table		
Line #	Direction	Length
L1(M)	S21° 43' 11"E	53.26
L1(D)	S21° 55' 12"E	53.26
L2(M)	S21° 43' 11"E	20.67
L2(D)	S21° 55' 12"E	20.67
L4(M)	S18° 50' 12"E	10.00
L4(D)	S19° 02' 13"E	10.00
L5(M)	N22° 55' 51"W	10.00
L5(D)	N23° 07' 52"W	10.00
L7(M)	N23° 08' 37"W	20.56
L7(D)	N23° 20' 38"W	20.56
L8(M)	S21° 43' 11"E	19.76
L8(D)	S21° 55' 12"E	19.76

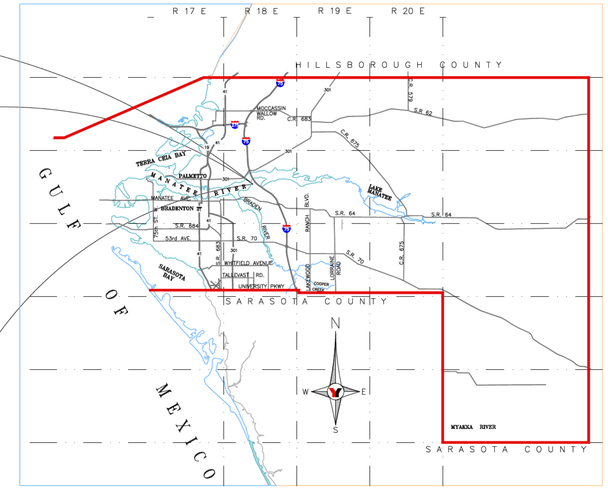
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1(M)	99.25	1389.00	004.0539	N69°06'59"E	99.23
C1(D)	99.25	1389.00	004.0538	N68°54'58"E	99.23
C2(M)	48.81	1253.51	002.1351	S69°15'37"W	48.80
C2(D)	48.81	1253.51	002.1352	S69°03'24"W	48.80
C3(M)	47.97	1220.03	002.1511	S69°18'12"W	47.97
C3(D)	47.98	1220.03	002.1511	S69°06'11"W	47.97
C4(M)	74.64	1910.00	002.1421	N69°22'33"E	74.64
C4(D)	74.64	1910.00	002.1421	N69°10'32"E	74.64
C6(M)	24.65	1379.00	001.0127	S70°39'04"W	24.65
C6(D)	24.65	1379.00	001.0127	S70°27'03"W	24.65
C7(M)	24.57	1379.00	001.0115	S67°34'46"W	24.57
C7(D)	24.57	1379.00	001.0115	S67°22'45"W	24.57





VICINITY MAP

N.T.S.



MANATEE COUNTY

NOTES

1. This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
2. There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The undersigned has not performed an independent search for additional records.
3. This map is intended to be displayed at a scale of 1" = 20' or smaller.
4. The printed dimensions shown on this survey supersede any scaled dimensions; there may be items drawn out of scale to graphically show their location.
5. "Certification" is understood to be an expression of professional opinion by the surveyor and mapper based on the surveyor and mapper's knowledge and information, and that it is not a guarantee or warranty, expressed or implied.
6. This survey has been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of George F. Young, Inc. and the undersigned professional surveyor and mapper.
7. Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of George F. Young, Inc. and the undersigned Professional Surveyor and Mapper.
8. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
9. This survey is valid as to the last date of field survey and not the signature date (if any).
10. This survey map and report (if applicable) or the copies thereof are not valid without the original signature and seal of a Florida licensed Surveyor and Mapper.
11. Bearings and coordinates shown on this map are based on Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment and are shown in U.S. Survey Feet.
12. Elevations shown on this survey are based on the North American Vertical Datum of 1988 (NAVD88). Elevations were derived from Real Time Kinematic Global Positioning System (RTK GPS) observations.
13. As per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12081C0169F, effective date of August 10, 2021, the above-described property appears to be in multiple zones as shown on survey.
14. This survey prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights of way were furnished to the undersigned, unless otherwise shown hereon.
15. No information on adjoining property owners or adjoining property recording information was provided to the surveyor..
16. Gross land area is 11,052.6 square feet or 0.25 acres more or less.
17. George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations and/or agreements.

LEGEND

DESCRIPTION			
◕	IRON ROD AND CAP FOUND	TOB	TOP OF BANK
⊗	IRON ROD FOUND	NOID	NO IDENTIFICATION
BFP	BACKFLOW PREVENTER	HDPE	HIGH-DENSITY POLYTHYLENE PIPE
	LIGHT POLE, METAL	E/P	EDGE OF PAVEMENT
VCS	VALVE COVER SANITARY	B/C	BACK OF CURB
	CLEANOUT	FP	FLOODPLAIN
W	METER, WATER	(M&D)	MEASURED AND DEED
CONC	CONCRETE	(M)	MEASURED
EL	ELEVATION	(D)	DEED
LB	LICENSED BUSINESS	INV	INVERT
PSM	PROFESSIONAL SURVEYOR AND MAPPER	N/F	NOW OR FORMERLY
LS	LICENSED SURVEYOR	PID	PROPERTY IDENTIFICATION NUMBER
	STORM DRAIN PIPE	ORI	OFFICIAL RECORDS INSTRUMENT
		ORB	OFFICIAL RECORDS BOOK
		PB	PLAT BOOK
		PG	PAGE

REVISED	NO.	BY	DATE	DESCRIPTION
	1			
	2			
	3			
	4			
	5			

REVISED	NO.	BY	DATE	DESCRIPTION
	6			
	7			
	8			
	9			
	10			

	INITIALS	DATE
CREW CHIEF	JAR	10/17/25
DRAWN	CMI	10/2025
CHECKED	SAC	10/2025
FIELD BOOK		
FIELD DATE	10/17/25	

PREPARED FOR:
GREEN STREET HOMES
635 443RD STREET BLVD WEST
PALMETTO, FL 34221
941 773 5027

George F. Young, Inc.
10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211
PHONE (941) 747-2981 WWW.GEORGEFYOUNG.COM
BUSINESS ENTITY LB21
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGY | GIS | PLANNING | SURVEYING
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA
Since 1919

SHANE A. CHRISTY PSM LS 7100

DATE

4303 5TH AVE NE
BOUNDARY & TOPOGRAPHIC SURVEY

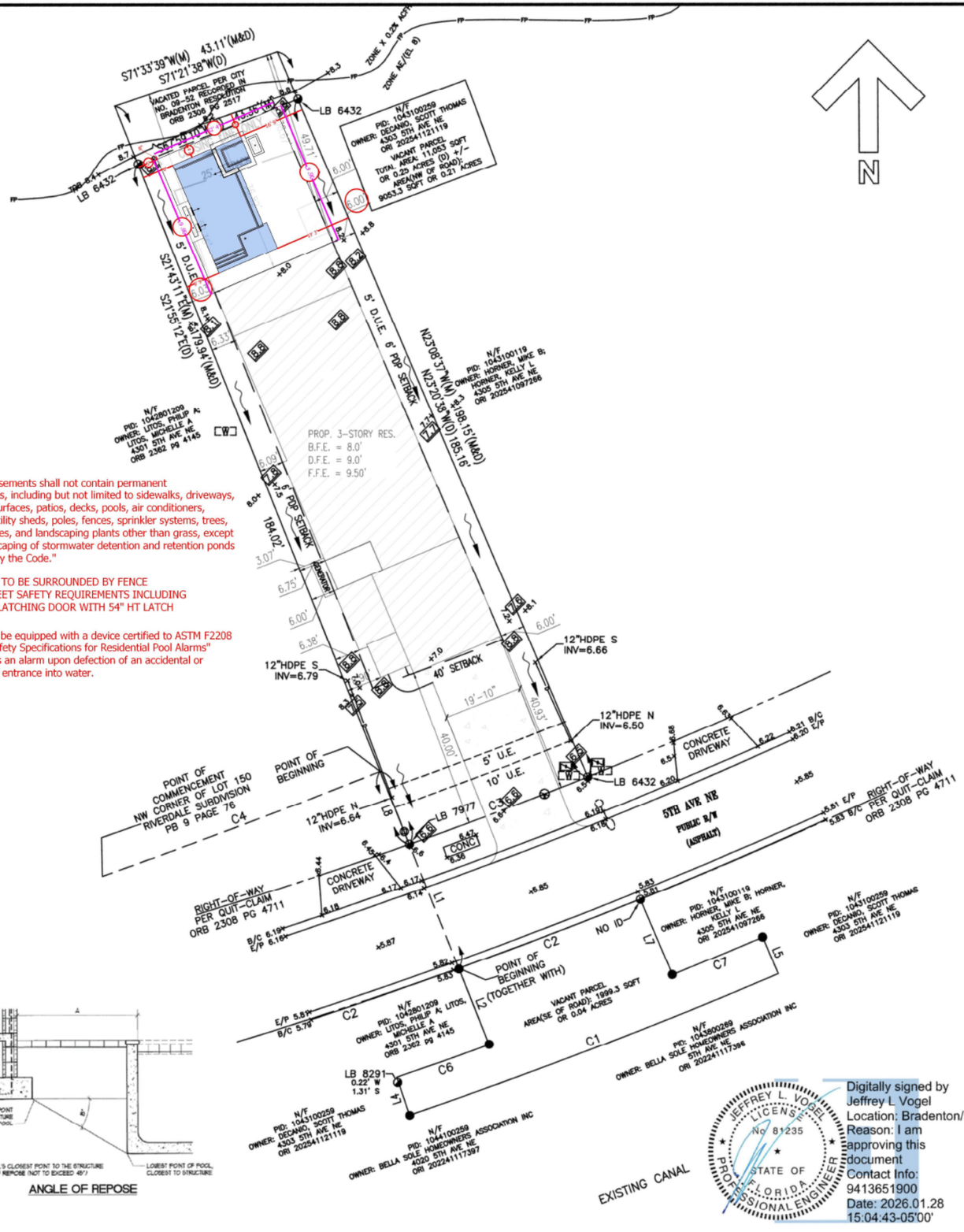
SECTION 21&28 , TOWNSHIP 34 S., RANGE 18 E.

JOB NO. 25034000LS

SHEET NO. 1 OF 1

PLOTTED: 10/24/2025 3:17 PM By: Dillon, Chad

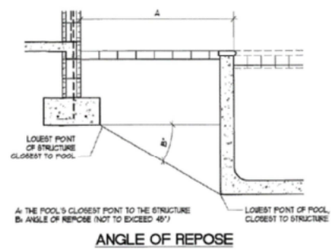
FILE: P:\Shared\Land Projects\Active\25034000LS\Dwg\25034000LS.dwg



"Drainage easements shall not contain permanent improvements, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for the landscaping of stormwater detention and retention ponds as required by the Code."

NOTE: POOL TO BE SURROUNDED BY FENCE TO MEET SAFETY REQUIREMENTS INCLUDING SELF LATCHING DOOR WITH 54" HT LATCH

The pool will be equipped with a device certified to ASTM F2208 "Standard Safety Specifications for Residential Pool Alarms" which sounds an alarm upon defection of an accidental or unauthorized entrance into water.



ANGLE OF REPOSE

IMPERVIOUS AREA:

– PROP. RESIDENCE (G.F.)	2,752 SF.
– PROP. COVERED PATIO	345 SF.
– PROP. ENTRY	366 SF.
– PROP. DRIVEAY/WALKWAY	441 SF.
TOTAL PROP. STRUCTURE:	3,904 SF.
TOTAL IMPERVIOUS AREA:	3,904 SF.
TOTAL LOT AREA:	11,053 SF.
% IMP. AREA:	35.32 %
BUILDING HEIGHT (PER PDP) =	40.00' MAX.

LEGEND

S.I.R.	=	SET 1/2" IRON ROD WITH CAP L.B.#7875
F.I.R.	=	FOUND 5/8" IRON ROD WITH NO IDENTIFICATION
I.P.	=	IRON PIPE
D.H.	=	DRILL HOLE
P.C.P.	=	PERMANENT CONTROL POINT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
C.M.	=	CONCRETE MONUMENT
(M)	=	MEASURED DATA
(P)	=	RECORD PLAT DATA
(C)	=	CALCULATED DATA
Δ	=	DELTA
ARC	=	ARC LENGTH
R	=	RADIUS
CHD	=	CHORD LENGTH
CH.B.	=	CHORD BEARING
B.M.	=	BENCH MARK
P.O.L.	=	POINT ON LINE
R/W	=	RIGHT-OF-WAY
℄	=	CENTERLINE
P.C.	=	POINT OF CURVATURE
F.F.E.	=	FINISHED FLOOR ELEVATION
W.M.	=	WATER METER
FND	=	FOUND
S.N.	=	SET NAIL
F.N.	=	FOUND NAIL
F.N.D.	=	FOUND NAIL & DISK
A.T.O.S.	=	AT TIME OF SURVEY
E.O.W.	=	EDGE OF WATER
T.O.B.	=	TOP OF BANK
O.H.U.	=	OVERHEAD UTILITY
U.P.	=	UTILITY POLE
GUY	=	GUY WIRE
P.S.B.	=	PHONE SERVICE BOX
M.H.	=	MANHOLE
F.H.	=	FIRE HYDRANT
C.B.	=	CATCH BASIN
✳	=	LAST DAY IN FIELD
L.P.	=	LIGHT POLE
P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
D.U.E.	=	DRAINAGE & UTILITY EASEMENT
P/L	=	POWER LINE
G/L	=	GAS LINE
W/L	=	WATER LINE
S/L	=	SEWER LINE
DS	=	DOWNSPOUT

DRAINAGE FLOW DIRECTION

XX.X — PROPOSED SPOT ELEVATION

X 15.5 — EXISTING SPOT ELEVATION

LOT(S): 126B BLOCK: A
SUBDIVISION: RIVERDALE
SEC: 21 TWNSHP: 34S RANGE: 18E
FLOOD ZONE: AE FLOOD ELEVATION: 8

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JEFFREY L. VOGEL, PE USING SHA-1 AUTHENTICATION. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

JEFFREY L. VOGEL LICENSE No 81235 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jeffrey L Vogel
Location: Bradenton/FL
Reason: I am approving this document
Contact Info: 9413651900
Date: 2026.01.28 15:04:43-05'00'

SITE/DRAINAGE PLAN

SCALE: 1:30

APEX Consulting Engineers BRD, LLC
Cert. of Auth.#33881
JEFFREY L. VOGEL, PE #81235
4315 53RD AVE E, BRADENTON FL 34203
TEL (941) 365-1000; FAX (941) 365-4041
[redacted]
Structural Components Only

Site & Drainage for:
4303 5th Ave NE.
Bradenton, FL 34208

Date:	11-12-2025	Job No.:	25-0195
Drawn by:	BCL	Scale:	AS NOTED

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. PRIOR TO THE COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. THE CONTRACTOR/OWNER SHALL REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK. © 2014 APEX C.E.

L3.1

AGENDA ITEM NO. 7.c

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Agreement

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: PLN-DVA-26-0001 LOCAL DEVELOPMENT AGREEMENT (LDA) - FIRST PUBLIC HEARING
Approval of a Development Agreement between the City of Bradenton and Amres Investments, LLC pursuant to Section 163.3227, Florida Statutes

SUGGESTED ACTION: No action is required at the first public hearing. The second public hearing is scheduled for May 27, 2026.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:

The applicants, Manatee County and AMRES Investments, LLC intend to seek SIP approval of a mixed-use project. The land subject to the Local Development Agreement is located at 500 15th Street West, Bradenton, Florida 34205, east of Wares Creek, south of Manatee Avenue West, west of 15th Street West and north of 6th Avenue West. The density of the project is 345 residential development units together with 13,117 square feet of office / amenity space and 7,008 square feet commercial retail. The maximum height is 7 stories. The Local Development Agreement (LDA) requires two public hearings. The first public hearing is scheduled for May 13, 2026, and the second public hearing is scheduled for May 27, 2026.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by Conflict Counsel Erica Augello.

SUGGESTED MOTION:
No action is required at the first public hearing. The second public hearing is scheduled for May 27, 2026.

ATTACHMENTS:
Local Development Agreement

LOCAL DEVELOPMENT AGREEMENT

THIS LOCAL DEVELOPMENT AGREEMENT (the "**Development Agreement**") is made and entered as of this __ day of _____, 2026, by and between **CITY OF BRADENTON**, a Florida municipality, whose address is 101 Old Main Street West, Bradenton, Florida 34205, (the "**CITY**") and **AMRES INVESTMENTS, LLC,** a Florida limited liability company, whose mailing address is 121 Alhambra Plaza, Suite 1600, Coral Gables, Florida 33134 (the "**LANDOWNER**"). The City and the Landowner are sometimes referred to herein individually as a "**Party**" and collectively as the "**Parties**."

WITNESSETH:

WHEREAS, Landowner intends to redevelop vacant property located adjacent to Ware's Creek at 500 15th Street West, Bradenton, Florida 34205; and

WHEREAS, Landowner will hold legal and equitable title to 3.70 acres (the "Property") which Property is more particularly described in Exhibit "A", which is attached and incorporated herein, and

WHEREAS, the Landowner requests an amendment to the Property's Future Land Use Classification, per the City's Comprehensive Plan ("Comprehensive Plan") from Urban Central Business District which allows a maximum density of up to 40 dwelling units per acre by right or up to 50 with income restrictions to Urban Core which allows a maximum density of up to 60 dwelling units per acre by right, up to 70 dwelling units per acre with income restrictions, and up to 200 equivalent dwelling units ("EDU") per acre with approval by City Council upon a determination that all criteria provided in the Comprehensive Plan are met; and

WHEREAS, on March 6, 2026, the Landowner submitted an application for a Comprehensive Plan Amendment to change the Future Land Use Map classification to Urban Core, and

WHEREAS, the Landowner seeks approval for a mixed-use development including a density increase to 345 EDUs, based on approximately 94 dwelling units per acre, together with office and retail pursuant to Policy 1.2.1 of the Comprehensive Plan; and

WHEREAS, the Landowner provided an analysis of the project demonstrating that the criteria for the additional density has been met pursuant to Policy 1.2.1, Urban Core, Of the Comprehensive Plan; and

WHEREAS, since a portion of the Property is located within the Coastal High Hazard Area, the Landowner is required to address hurricane evacuation criteria for the adopted level of service as measured on the Saffir-Simpson Scale for a Category 5 storm as set forth in §163.3178(8)(a), Florida Statutes; and

WHEREAS, Section 163.3178(8)(a)(3), Florida Statutes, requires that a local government and developer enter into a binding agreement to memorialize the mitigation plan for any increase of density in the Coastal High Hazard Area; and

WHEREAS, Policy 5.3.1.2 of the City's Comprehensive Plan, as adopted by Ordinance 4035, requires that the Development Agreement include a binding conceptual site plan (the "Conceptual Site Plan") and any required mitigation plan for hurricane evacuation, consistent with Section 163.3178(8)(a), Florida Statutes; and

WHEREAS, it is the intent of Landowner, in good faith, to enter into this binding development agreement whereby Landowner shall commit to appropriate hurricane mitigation in the event of a category 5 storm event as measured on the Saffir-Simpson Scale as set forth in Section 163.3178(8)(a), Florida Statutes; and

WHEREAS, the Landowner has committed that all new buildings constructed on the Property will meet federal, state, and local construction standards which will mitigate impacts of these facilities due to a storm event; and

WHEREAS, pursuant to Section 163.3220, Florida Statutes, et seq. (the "Act"), the City is authorized to enter into a development agreement; and

WHEREAS, the Parties determined that it would be mutually beneficial to enter into a development agreement governing the matters set forth herein and have negotiated this Agreement in accordance with the City's Comprehensive Plan, the City's Code, and the Act; and

WHEREAS, the first and second required public hearings on this Development Agreement were held by the City Council on _____, 2026, and _____, 2026, at which time the City Council received the recommendation of the Planning staff, and found this Development Agreement to be consistent with the Comprehensive Plan, and approved this Development Agreement and authorized the Mayor to execute this Development Agreement on behalf of the City.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereby agree as follows:

1. **Recitals True and Correct.** The Recitals set forth above are true and correct and are incorporated by reference as if fully set forth herein.

2. **Incorporation of the Act**. This Development Agreement is entered into in compliance with and under the authority of the the Act, the terms of which as of the date of this Development Agreement are incorporated herein by this reference and made a part herein. Words used in this Development Agreement without definition that are defined in the Act shall have the same meaning in this Agreement as in the Act.

3. **Description of the Development**. The Property shall be developed in substantial compliance with, and using the development uses and densities (and in the case of commercial

uses, square footage) set forth in the Conceptual Site Plan, attached hereto and incorporated herein as Exhibit "B" (the "Project"). The Conceptual Site Plan is subject to the following:

(a) Pursuant to Policy 1.2.1 of the Comprehensive Plan, the Landowner has submitted an application for a Future Land Use Map amendment which will result in increased density, as well as an application for a density bonus. The approval of this Development Agreement is conditioned on the approval by the City Council of such density increases. If such approval is received, based upon the existing acreage (3.7 acres), 345 EDUs may be constructed on the Property together with office and retail. The units may be located within the CHHA portions of the Property as provided in the Conceptual Site Plan.

(b) The Project will include infrastructure repair and redevelopment including, without limitation, the seawalls along Wares Creek. These repairs are to be completed pursuant to the approval of construction plans by the City. The City acknowledges and agrees to these repairs and their impacts.

(c) The Project will include the Hurricane Mitigation Plan substantially as described in Exhibit "C", which is attached hereto and incorporated herein.

(d) The Project will include development of a park on the western portion of the Property fronting Wares Creek (the "Park"), including public access to the park from the nearest right-of-way. Upon completion of the development of the Park, ownership of the Park will be transferred to the City for public use. The City agrees and acknowledges that it will accept conveyance of the Park and at said conveyance, the City agrees to assume all liability for the Park. Landowner agrees to continue to maintain the Park after the conveyance.

(e) Notwithstanding the foregoing, the Landowner acknowledges and agrees that the development of the Project as described herein shall require additional development approvals, including without limitation, site improvement permit(s) and building permits, and nothing contained in this Development Agreement shall be deemed an authorization of any future required approvals. The Project shall be subject to all applicable development standards.

4. **Description of Public Facilities.** The following public facilities and services will serve the Project:

(a) Potable Water: The City will provide potable water to the Project in sufficient quantity to serve the Project, as and when actually constructed, via transmission lines and related facilities which are already in place.

(b) Sanitary Sewer: The City will provide sanitary sewer service to the Project in sufficient quantity to serve the Project, as and when actually constructed, via transmission lines and related facilities which are already in place.

(c) Solid Waste: The City will provide Solid Waste Management Services to the Project to serve the Project, as and when actually constructed, via facilities which are already in place.

(d) Recreation/Open Space: Although additional open space and recreational facilities may be provided with the Project, the Project will meet concurrency requirements for recreation/open space and will not result in degradation of the adopted level of service due to facilities currently in place.

(e) Storm Water Management: With the design and construction of the proposed storm water management facilities in the Project in compliance with the City's development standards and SWFWMD regulations, the Project will meet concurrency requirements for storm water and will not result in degradation of the adopted level of service.

(f) Transportation: The City will provide Transportation Services to the Project to serve the Project, as and when actually constructed, via facilities which are already in place.

5. **Monitoring.** During the term of this Development Agreement the Landowner shall file an annual monitoring report relating to the Property and the Project with the City's Planning Director consistent with the requirements of the Act. If requested, the first such report shall be filed one year from the effective day of this Development Agreement as defined herein.

6. **Concurrency Findings.** The Concurrency Requirements of the City's Comprehensive Plan and Land Use and Development Regulations will be met for the Project regarding the public facilities and services described in Section 4 above.

7. **Permits Required.** The following is a description of all local development permits approved or needed to be approved for the Project:

- Form Based Code Approval and/or Adjustment;
- Site Improvement Plan;
- One or more Construction Plan approvals;
- One or more Building Permits; and
- One or more Certificates of Occupancy or of Completion.

7. **Omission from Development Agreement.** The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Landowner of the necessity of complying with the law, including without implied limitation the applicable provisions of the City's Comprehensive Plan and Land Use and Development Regulations, governing said permitting requirements, conditions, terms, or restrictions.

8. **Ownership of Land Subject to Development Agreement**. A legal description of the land subject to this Development Agreement (i.e., the Property) is attached hereto as Exhibit "A". The current legal and equitable owner and developer of the Property is Manatee County.

9. **Disclaimer of Joint Venture**. Landowner and City represent that by the execution of this Development Agreement, it is not the intent of the Parties that this Development Agreement be construed or deemed to represent a joint venture, undertaking between City or Landowner, or either with any third party. While engaged in carrying out and complying with the terms of this Development Agreement, Landowner is an independent principal and not a contractor or an officer

or employee of the City, and Landowner shall not at any time or in any manner represent that it or any of its agents or employees are employees of the City.

10. **Successors in Interest**. Pursuant to Section 163.3239, Florida Statutes, he burdens of this Development Agreement shall be binding upon, and the benefits shall inure to, all successors in interest to the Parties to the Development Agreement including all mortgagees for the Property. Accordingly, the obligations of the Landowner set forth in this Development Agreement shall run with the land and shall be binding upon Landowner's successors in interest in the Property. Notwithstanding anything in this Development Agreement to the contrary, the City shall have no responsibility or liability for any obligations of Landowner under this Development Agreement other than as set out in Section 2(d) of this Development Agreement.

11. **Amendments**. All amendments to this Development Agreement, including any such amendments extending the term of the Development Agreement, shall be ineffective unless reduced to writing, approved by the City Council, and executed by the City and Landowner.

12. **Recording of this Agreement**. The Landowner shall record this Development Agreement in the Public Records of Manatee County and provide the original recorded Development Agreement to the City no later than fourteen (14) days after the execution of this Development Agreement by all Parties. Landowner shall bear the expense of recording this Development Agreement.

13. **Applicable Law and Venue**. This Development Agreement shall be construed, and the rights and obligations of the Parties hereunder shall be determined, in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusive in Manatee County, Florida, unless prohibited by law.

14. **Severability**. In the event any term or provision of this Development Agreement shall be held invalid by a court of competent jurisdiction, such invalid term or provision will not affect the validity of any other term or provision hereof; and all such terms and provisions hereof shall be enforceable to the fullest extent permitted by law as if such invalid term or provision had never been part of this Development Agreement; provided, however, if any term or provision of this Development Agreement is held to be invalid due to the scope or extent thereof, then, to the extent permitted by law, such term or provision shall be automatically deemed modified in order that it may be enforced to the maximum scope and extent permitted by law.

15. **Entire Agreement**. This Development Agreement constitutes the entire agreement between the Parties hereto as to the subject matter contained herein and supersedes any and all prior understandings, if any. There are no other oral or written promises, conditions, representations, understandings, or terms of any kind as conditions or inducements to the execution hereof, and none have been relied upon by either Party. Any subsequent conditions, representations, warranties, or agreements shall not be valid and binding upon the Parties unless they are in writing signed by the Parties and executed in the same manner as this Development Agreement.

16. **Parties Drafted Equally**. The City and Landowner agree that each Party played an equal and a reciprocal part in drafting this Development Agreement. Therefore, no provision of this Development Agreement shall be construed by a Court or judicial authority against any Party hereto because such Party is deemed to have drafted or structured such provisions.

17. **Notices**. All notices, demands, requests for approvals or other communications given by either Party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested or by a recognized national overnight courier service, or by hand delivery to the office of each Party indicated below and address as follows:

To Landowner:
AMRES Investments, LLC
121 Alhambra Plaza,
Suite 1600
Coral Gables, Florida
Attn: _____

With a copy to:
Grimes Galvano, PL
1023 Manatee Avenue West
Bradenton, FL 34205
Attn: Bill Galvano, Esq.

To City:
City of Bradenton
101 Old Main Street West
Bradenton, Florida 34205
Attn: Mayor

With a Copy to:

Erica F. Augello, Esq.
Trask Daigneault, LLP
1001 S. Fort Harrison Ave., Ste. 201
Clearwater, FL 33756

18. **Survival of Warranties, Representations**. The warranties, representations, covenants and obligations of the Parties hereto shall be binding upon the Parties and their respective successors in interest.

19. **Effective Date**. This Development Agreement shall become effective upon the recording of a fully executed original of this Development Agreement in the Public Records of Manatee County, Florida, as provided in Section 12 hereof.

20. **Termination**. This Development Agreement shall automatically terminate and expire upon the occurrence of the first of the following:

(A) The full performance by all Parties hereto of each and every one of their respective obligations arising under the terms of this Development Agreement.

(B) The expiration of thirty (30) years from the effective date of this Agreement, as defined in Section 19 above.

(C) The revocation of this Development Agreement by the City Council in accordance with Section 163.3235, Florida Statutes.

(D) The execution of a written agreement by all Parties, or their successors in interest, providing for the cancellation and termination of this Development Agreement.

21. **Force Majeure**. No Party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused directly by hurricane, tropical storm, tornado, fire, earthquake, civil commotion or failure or disruption of utility services, epidemic, or other like cause beyond the reasonable control of the Party obligated to perform.

[signature pages to follow]

IN WITNESS WHEREFORE, the Parties hereto have executed this Development Agreement the day and year first above written.

"CITY"

CITY OF BRADENTON, a Florida Municipal subdivision of the State of Florida

ATTEST:

_____
City Clerk

By: _____
Name: Gene Brown
Title: Mayor

"LANDOWNER"

Signed, sealed and delivered in the presence of:

AMRES INVESTMENTS, LLC, a Florida limited liability company

_____
Name: _____

By: _____
Name:
Title:

_____
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026 by _____ as _____ of AMRES INVESTMENTS, LLC, a Florida limited liability company, on behalf of the company. He/she is ☐ personally known to me or has ☐ produced _____ as identification.

_____
Signature of Notary Public

(Notary Seal)

_____
Print Name of Notary Public

I am a Notary Public of the State of _____, and my commission expires on _____

LIST OF EXHIBITS

EXHIBIT "A"

Legal Description

EXHIBIT "B"

Conceptual Site Plan

EXHIBIT "C"

Hurricane Mitigation Plan

EXHIBIT "A"

Legal Description

DESCRIPTION: (ORB 2310, PG 6264)

PARCEL 1:

LOTS 1 THROUGH 17. PROSPECT ADDITION. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5. PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS THE PORTIONS THEREOF CONVEYED TO THE STATE OF FLORIDA AS DESCRIBED IN DEED BOOK 382. PAGE 63 AND IN OFFICIAL RECORD BOOK 737, PAGE 796, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

BEGIN AT THE SW CORNER OF MANATEE AND PROSPECT AVENUE (NOW MANATEE AVENUE AND 15TH STREET) IN THE CITY OF BRADENTON, FLORIDA, RUNNING THENCE SOUTH ALONG THE WEST SIDE OF PROSPECT AVENUE (15TH STREET) 127 2/3 FEET FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST SIDE OF SAID PROSPECT AVENUE (15TH STREET) 65 FEET; THENCE WEST PARALLEL WITH MANATEE AVENUE TO WARES CREEK; THENCE NORTH ALONG WARES CREEK TO A POINT DUE WEST THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING. LYING AND BEING IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST.

AND

BEGINNING AT A POINT ON THE WEST SIDE OF PROSPECT AVENUE (15TH STREET WEST) IN THE CITY OF BRADENTON, FLORIDA, 264 FEET SOUTH FROM THE SOUTHWEST CORNER OF PROSPECT AVENUE AND MANATEE AVENUE. THE SAME BEING THE NORTHEAST CORNER OF LOT OWNED BY MRS. SARAH O. WEBBER; THENCE RUN NORTH ALONG THE WEST SIDE OF PROSPECT AVENUE (15TH STREET), THE DISTANCE OF 71 AND 1/3 FEET; THENCE WEST ON A LINE PARALLEL WITH THE CENTER LINE OF MANATEE AVENUE TO THE BANK OF WARE'S CREEK; THENCE SOUTH ALONG THE MARGIN OF SAID CREEK TO THE NORTHWEST CORNER OF MRS. SARAH O. WEBBER'S LOT; THENCE EAST TO POINT OF BEGINNING. IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST.

AND

BLOCK "A" OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1. PAGES 73 AND 103, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE SE CORNER OF BLOCK "A" OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 103 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE DUE WEST ALONG SOUTH BOUNDARY OF SAID BLOCK "A", A DISTANCE OF 349.35 FEET FOR A POINT OF BEGINNING; THENCE NORTH 100 FEET TO THE NORTH LINE OF SAID BLOCK "A"; THENCE WEST TO THE PRESENT SEAWALL; THENCE SOUTHERLY ALONG SAID SEAWALL TO A POINT THAT INTERSECTS WITH THE SOUTH BOUNDARY LINE OF SAID BLOCK 'A' EXTENDED WEST; THENCE EAST APPROXIMATELY 150 FEET TO POINT OF BEGINNING; TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING.

THE WEST 1/2 OF THE FOLLOWING DESCRIBED LAND, TO WIT:

BEGIN AT THE SE CORNER OF BLOCK 'A' OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 103 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE WEST ALONG SOUTH BOUNDARY OF SAID BLOCK "A", 255 FEET FOR POINT OF BEGINNING; THENCE NORTH 100 FEET TO NORTH LINE OF SAID BLOCK "A"; THENCE WEST 94.35 FEET; THENCE SOUTH 100 FEET; THENCE EAST 94.35 FEET TO THE POINT OF BEGINNING.

ALL OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

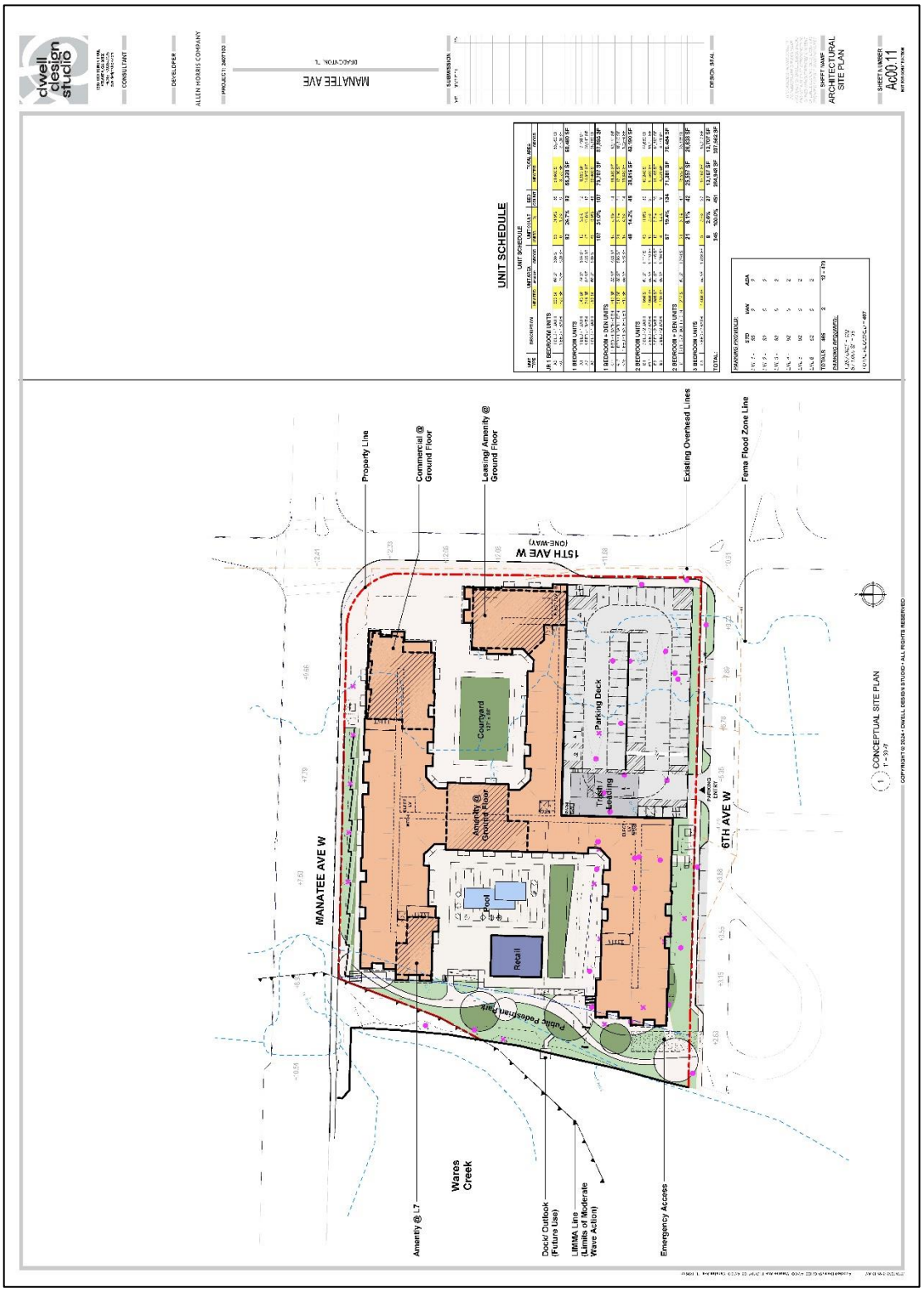
BEGINNING AT THE SOUTHEAST CORNER OF BLOCK "A" AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "BALLARD'S ADDITION" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 103; THENCE ALONG THE SOUTH BOUNDARY OF SAID BLOCK "A", N 88°33'22" W, A DISTANCE OF 500.73 FEET TO THE MEAN HIGH WATER LINE OF WARE'S CREEK; SAID MEAN HIGH WATER LINE LYING ON THE FACE OF AN EXISTING SEAWALL: THENCE ALONG THE FACE OF THE SEAWALL AND MEAN HIGH WATER LINE. THE FOLLOWING FIFTEEN COURSES AND DISTANCES:

1.	N 12°39'31" E	6.76'	9.	N 09°11'57" E	43.76'
2.	N 12°46'37" E	17.11'	10.	N 09°29'30" E	17.87'
3.	N 15°10'26" E	27.26'	11.	N 09°21'12" E	9.20'
4.	N 13°20'37" E	16.92'	12.	N 05°12'39" E	38.95'
5.	N 13°07'25" E	14.16'	13.	N 03°38'41" E	10.26'
6.	N 12°59'36" E	30.96'	14.	N 03°24'49" E	36.01'
7.	N 13°04'44" E	32.90'	15.	N 02°32'26" E	11.30'
8.	N 13°00'53" E	24.46'			

THENCE N 00°03'17" W, A DISTANCE OF 13.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 64 (MANATEE AVENUE): THENCE ALONG SAID RIGHT-OF-WAY LINE. S88°39'29' E. A DISTANCE OF 393.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°07'56". A DISTANCE OF 76.92 FEET TO A POINT OF NON-TANGENCY; SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF 15TH STREET WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE. S 00°42'58" W. A DISTANCE OF 301.74 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 3.70 ACRES MORE OR LESS.

EXHIBIT "B"

Conceptual Site Plan



ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

OLD CITY HALL
PID # 3354500109

Hurricane Mitigation Plan

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II. SEVERE WEATHER PREPAREDNESS AND SHELTER INFORMATION 4

III. HAZARD ANALYSIS 7

IV. CONCEPT OF OPERATIONS 9

V. INFORMATION, TRAINING AND EXERCISE 9

VI. APPENDICES 10

EXHIBIT A: EVACUATION ZONES MAP
EXHIBIT B: FLOOD ZONES MAP
EXHIBIT C: EVACUATION ROUTES AND SHELTERS

I. INTRODUCTION

The Old City Hall site is a proposed mixed-use multi-family residential development of 345 dwelling units with additional proposed small-scale commercial uses. Residential units will consist of 1br, 2br and 3br multi-family dwelling units.

II. SEVERE WEATHER PREPAREDNESS AND SHELTER INFORMATION

Hurricane Season Resident To-Do List:

- Check your disaster supplies kit and obtain items needed.
- To be prepared in the event of a tornado, discuss a safe place for your family to take refuge, such as a laundry room, pantry, bathroom, etc.
- Purchase a battery powered weather alert radio.
- Check with your insurance agent regarding your coverage.

As the Hurricane approaches:

- Be aware that hurricanes also produce tornadoes, which add to the hurricane's destructive power. Find shelter in a small interior room on the lowest floor, staying away from windows, doors, and electrical equipment. Avoid rooms near tall structures like trees or power lines. Taking refuge in such spaces provides protection from flying debris
- Listen for weather updates on local station and on NOAA weather radio. Do not trust rumors and stay tuned to the latest information.
- Refill prescriptions. Maintain at least a two-week supply during hurricane season.
- Clear your patio or balcony of lawn furniture, potted plants, bicycles, trashcans, etc.
- Protect your windows and glass doors. Brace double entry and garage doors at the top and bottom.
- Fill your car's tank and check the oil, water and tires. Gas pumps do not operate without electricity.
- Get cash. Banks and ATMs will not be in operation without electricity and few stores will be able to accept credit cards or personal checks.

1. Emergency Public Shelter Locations.

   For details of shelter locations in the area, please see the Shelters Map (Exhibit C). Nearby shelters for 2025 include: First Baptist Church Bradenton, located approximately 400 feet away, Rogers Garden Elementary School, located approximately 1.1 miles away, and Manatee High School, which is approximately 1.6 miles away from the subject site. The nearest pet-friendly shelter is Miller Elementary School located approximately 1.8 miles away.

   Please note the following:

   - Shelter openings may vary with each emergency. Stay tuned to local media for a listing of which shelters will be opened for an event.
   - Do not go to the shelter until local officials announce through the media that the shelter is open.
   - Shelter openings will differ by size and intensity of a disaster.
   - For additional information, refer to the Hurricane Guide attached to this booklet.

2. Evacuation Routes.

   For details on Evacuation Routes, please see the Evacuation Routes and Shelters Map (Exhibit C).

3. Residential Re-Entry Procedures, if applicable.

Re-Entry Information:

1. Be patient. Access to affected areas will be controlled. You will not be able to return to your home until search and rescue operations are completed, and safety hazards such as downed trees and power lines are cleared. It may take up to three days for emergency crews to reach your neighborhood. It may take two to four weeks before utilities are restored.
2. Have a valid ID. Security operation may include checkpoints. Valid identification with your current local address will be required.
3. Avoid driving. Roads will have debris, which can puncture your tires. Do not add to the congestion of relief workers, supply trucks, law enforcement, etc.
4. Do not sightsee, especially at night.

Safety Tips:

1. Avoid downed or dangling utility wires. Metal fences may have been energized by fallen wires. Be especially careful when cutting or clearing fallen trees. They may have power lines tangled in them.
2. Beware of snakes, insects and animals driven to higher ground by floods.
3. Enter your home with caution. Open windows and doors to ventilate and dry your home.
4. If there has been flooding, have an electrician inspect your home or office before turning on the breaker.
5. Be careful with fire. Do not strike a match until you are sure there are no broken gas lines. Avoid candles. Use battery operated flashlights and lanterns instead.
6. Keep grills outdoors in a well-ventilated area.
7. Use your telephone only in emergencies to keep lines open for emergency communications.

After a disaster, you may be without power, water, food or any of the services or businesses we rely on. An immediate response may not be possible, so residents must be prepared to be self-reliant for several weeks.

Water Precautions:

Whenever widespread flooding occurs, there is a potential for bacterial contamination. Bacteria can lead to life-threatening dehydration for people and their pets, if untreated.

Disinfect any tap water you drink or use for cooking or cleaning. You must purify the tap water until officials notify you of its safety. Bring water to a rolling boil for a full 10 minutes. Let the water sit at least 10 minutes before using.

The Leasing and Management Company will be responsible for providing emergency information to residents in the form of brochures and City of Bradenton Electronic emergency media available in the leasing office.

III. HAZARD ANALYSIS

This development has the potential for flooding due to hurricanes. The site is located in the Zone A Evacuation Area. An Evacuation Level Map has also been included as Exhibit A. The Old City Hall proposed development will have 345 multi-family units, with a total estimated population of 419, including an estimated 300 full-time residents and an additional estimated seasonal population of 119.

The proposed finished flood elevation of the first floor is estimated at 12.5 feet. The site is located in Flood Zones AE and X. A Flood Zone map has been included as Exhibit B.

IV. CONCEPT OF OPERATIONS

The Owner/Management will be responsible for implementing the Mitigation Evacuation Plan, and the Mitigation Evacuation Plan will go into effect once a hurricane watch is posted or there is an emergency situation that will possibly affect this development.

Once a hurricane watch is posted, property management employees will be notified to secure community property such as patio furniture, pool equipment; sales center, i.e., computer files, important documents, etc.

V. INFORMATION, TRAINING AND EXERCISE FOR RESIDENTS

Emergency information such as hurricane evacuation, tornado preparedness, and shelter information, along with this Mitigation Evacuation Plan will be provided with to each resident at the time of the initial lease. Updates will provided periodically to residents through resident meetings and electronic media.

An up to date list of names, addresses, telephone numbers, including seasonal contact numbers, if applicable, of all residents will be maintained in the leasing office. A roster of Community Employees and Companies with emergency preparedness related activities will be posted in the Leasing Office.

The utility providers for this development are:

City of Bradenton
101 Old Main Street
Bradenton, FL 34205
(941) 932-9434

Frontier
6102 14th Street West
Bradenton, FL 34207
(941) 727-4348

Florida Power & Light
P. O. Box 025576
Miami, FL 33102
(941) 917-0708

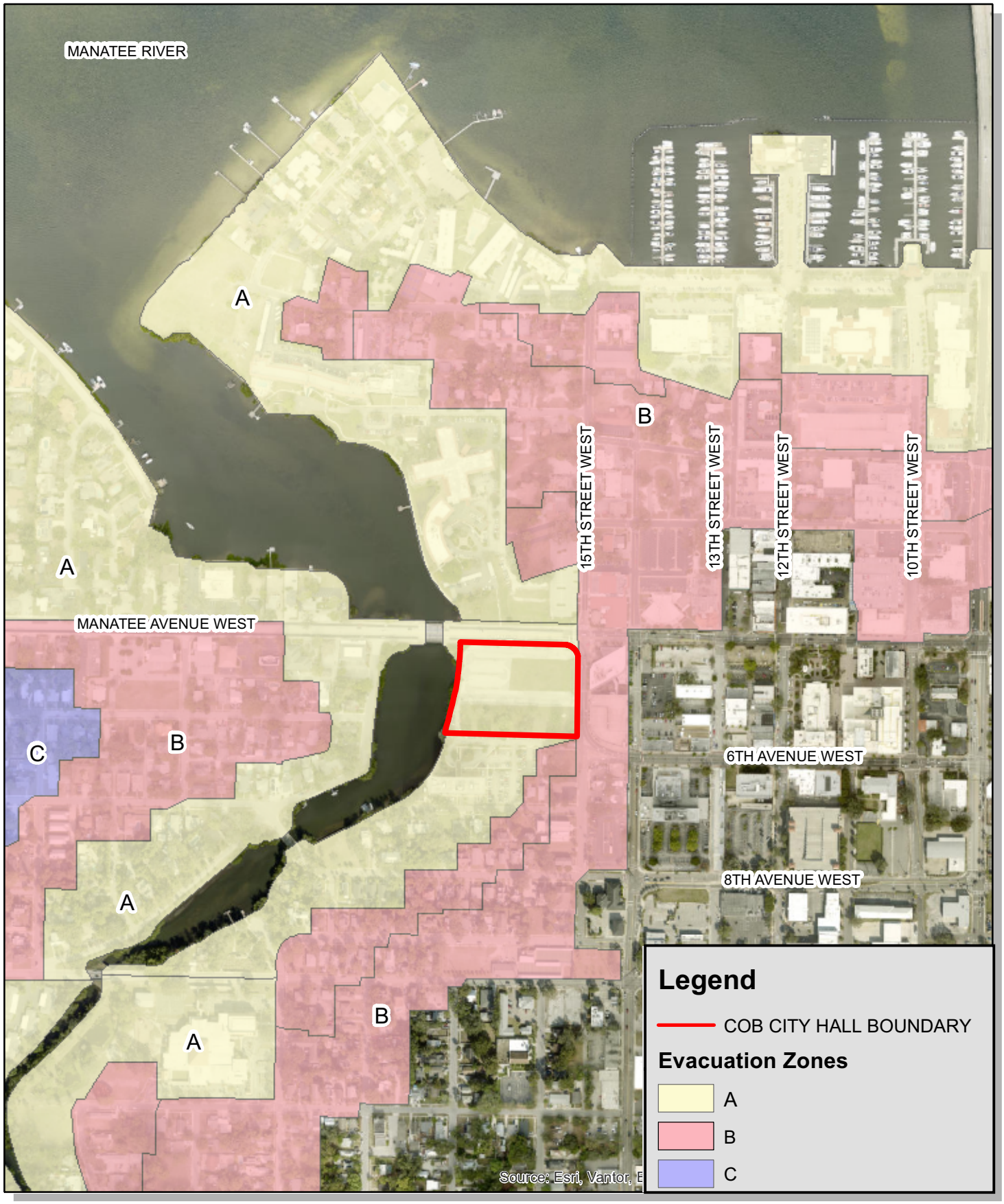
Spectrum (cable)
5413 East State Road 64
Bradenton, FL 34208
(866) 874-2389

1. List the names and telephones numbers of other important telephone numbers (e.g., the sheriff, fire district, emergency management, health department, Red Cross, etc.), as applicable.

Other important numbers include:

Bradenton Police Department	**(941) 932-9300**
Bradenton Fire Department	**(941) 932-9600**
Health Department	**(941) 748-0747**
Red Cross	**(941) 792-8686**
Emergency Management	**(941) 749-3500**
Emergency	**911**

EXHIBIT A : EVACUATION ZONES MAP



ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
1023 MANATEE AVE WEST, 7TH FLOOR
BRADENTON, FL 34205
TELEPHONE 941.748.8080 FAX 941.748.3316

OLD CITY HALL SITE

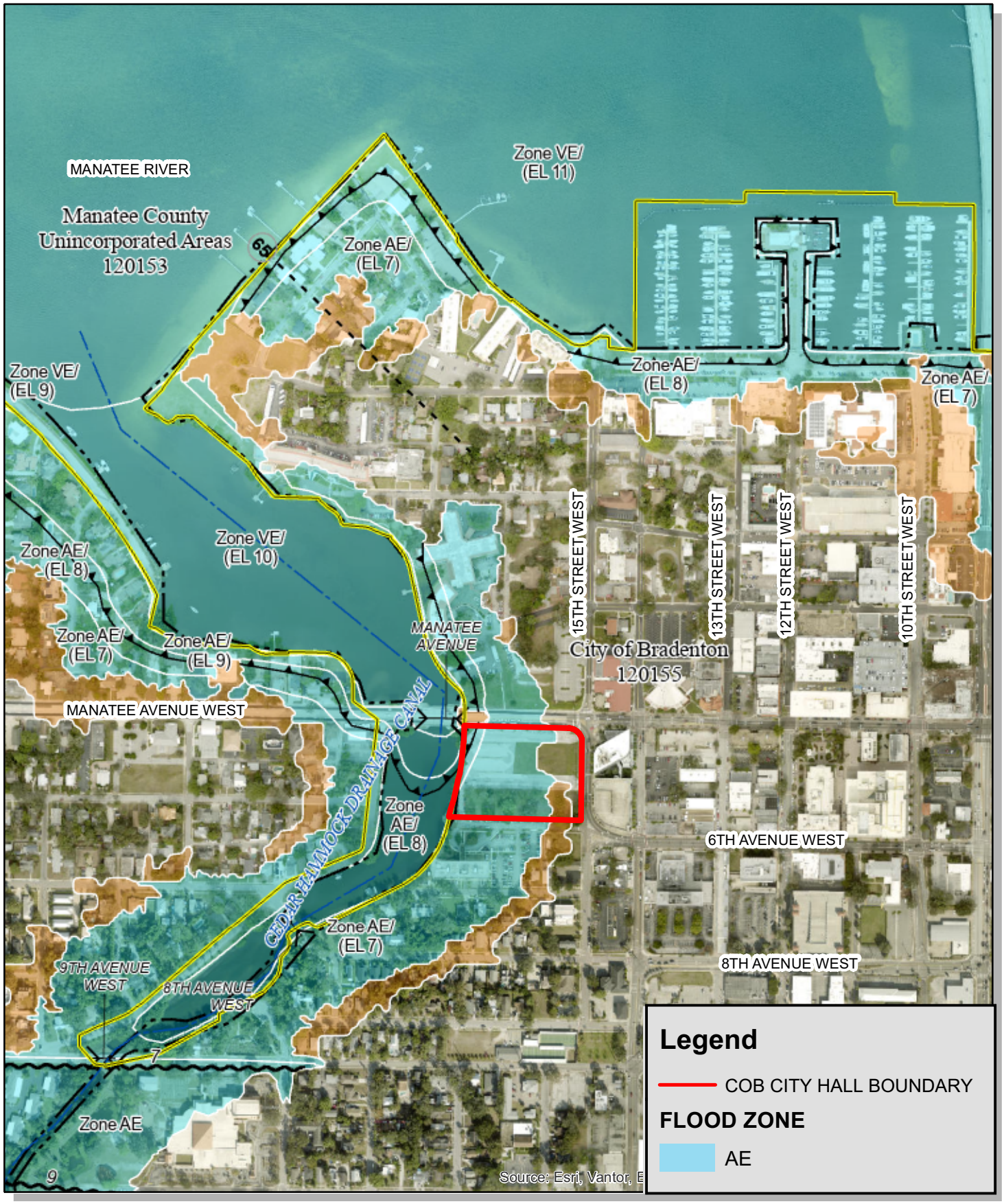
SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST

SCALE: 1" = 500'
SOURCE: MANATEE COUNTY

N

THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATIC
AND GENERAL REFERENCE ONLY. THE DATA CONTAINI
HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANT

EXHIBIT B : FLOOD ZONES MAP



ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
1023 MANATEE AVE WEST, 7TH FLOOR
BRADENTON, FL 34205
TELEPHONE 941.748.8080 FAX 941.748.3316

OLD CITY HALL SITE

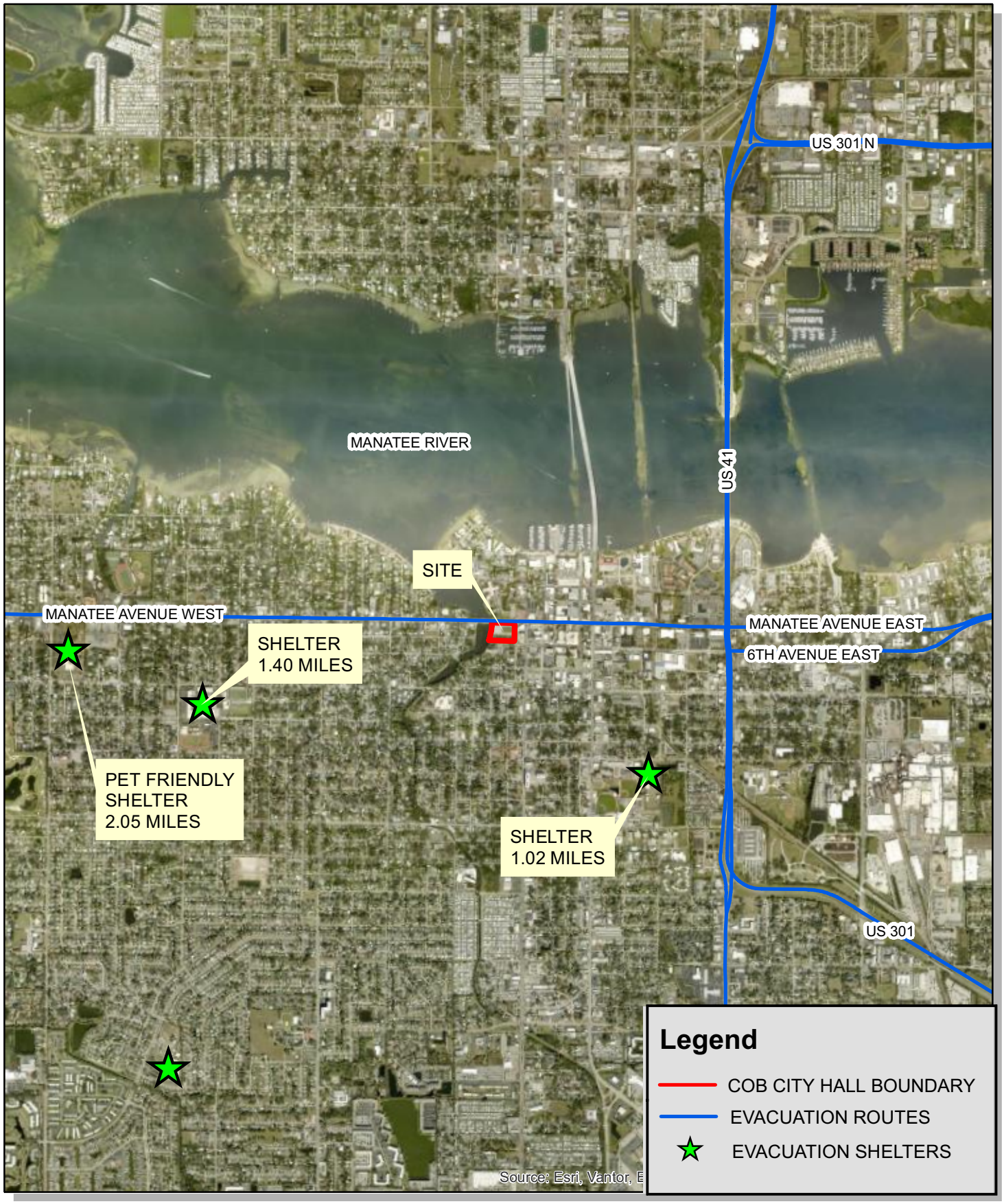
SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST

SCALE: 1" = 500'
SOURCE: MANATEE COUNTY

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THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATIC
AND GENERAL REFERENCE ONLY. THE DATA CONTAINI
HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANT

EXHIBIT C : EVACUATION ROUTE & SHELTER MAP



ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
1023 MANATEE AVE WEST, 7TH FLOOR
BRADENTON, FL 34205
TELEPHONE 941.748.8080 FAX 941.748.3316

OLD CITY HALL SITE

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST

SCALE: 1" = 1 MILE
SOURCE: MANATEE COUNTY

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THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATIC
AND GENERAL REFERENCE ONLY. THE DATA CONTAINI
HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANT

AGENDA ITEM NO. 7.d

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: ORDINANCE 4067 - FIRST READING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED WEST OF 15TH STREET WEST, NORTH OF 6th AVENUE WEST, AND SOUTH OF MANATEE AVE WEST, IDENTIFIED AS PARCEL ID 3354500109, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 3.9464 ACRES AND OWNED BY MANATEE COUNTY, FROM THE URBAN CENTRAL BUSINESS DISTRICT (UCBD) FUTURE LAND USE CATEGORY TO THE URBAN CORE (URBCORE) FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: No action is required at first reading.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Paige Estigarribia of ZNS Engineering; Agent for Manatee County Government, is pursuing a Comprehensive Plan Map Amendment on the subject property to change the future land use category from Urban Central Business District (UCBD)

to Urban Core (URBCORE).

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by Conflict Counsel Attorney Erica Augello.

SUGGESTED MOTION:
No action is required at first reading.

ATTACHMENTS:
Ordinance 4067
Staff Report
Application Materials

ORDINANCE NO. 4067

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED WEST OF 15TH STREET WEST, NORTH OF 6th AVENUE WEST, AND SOUTH OF MANATEE AVE WEST, IDENTIFIED AS PARCEL ID 3354500109, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 3.9464 ACRES AND OWNED BY MANATEE COUNTY, FROM THE URBAN CENTRAL BUSINESS DISTRICT (UCBD) FUTURE LAND USE CATEGORY TO THE URBAN CORE (URBCORE) FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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, 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 City amends Comprehensive Plans and maps from time to time, and has adopted procedures by which to amend these documents, requiring a public hearing before the Planning Commission and

City Council; and

WHEREAS, Manatee County (the "Property Owner" or "Applicant") owns the properties described in Exhibit "A", attached hereto (collectively, the "Property"); and

WHEREAS, Paige Estigarribia, agent for the Property Owner, submitted a Future Land Use Map application to designate the Property, consisting of approximately 3.9464 acres, as UC, Urban Core (the "Amendment"); 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, workshops and meetings, as necessary, and have effectively provided for public participation, notice, and opportunity for oral or written comments; and,

WHEREAS, the City of Bradenton's LPA held a public hearing on April 15, 2026, to consider the proposed Amendment; and,

WHEREAS, the LPA having reviewed and considered all comments received during said hearing, found that the Amendment furthers the goals, objectives and policies of the City's Comprehensive Plan and recommended said Amendment to the City Council for approval; and,

WHEREAS, the City Council held a public hearing May 27, 2026, to consider the proposed Amendment; and,

WHEREAS, based on the matters of record received by the City Council at the required public hearing held on May 27, 2026 after proper notice, including comments received from applicable reviewing agencies, and finding the proposed Amendment meets the requirements of Chapter 163, Florida Statutes, and is consistent with the goals, objectives and policies of the City's Comprehensive Plan, 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 recitals set forth above are true and correct and are hereby adopted as findings by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Comprehensive Plan should be amended as described in Sections 2 below.

2. The Future Land Use Map of the City of Bradenton is hereby amended, classifying the Property as UC, Urban Core

3. The applicability and effect of the City of Bradenton Comprehensive Plan shall be as provided by the Chapter 163, Florida Statutes, and this Ordinance. Except to the extent 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 Amendment shall become effective as provided by Florida law.

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING, THIS 27th DAY OF MAY 2026.

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

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

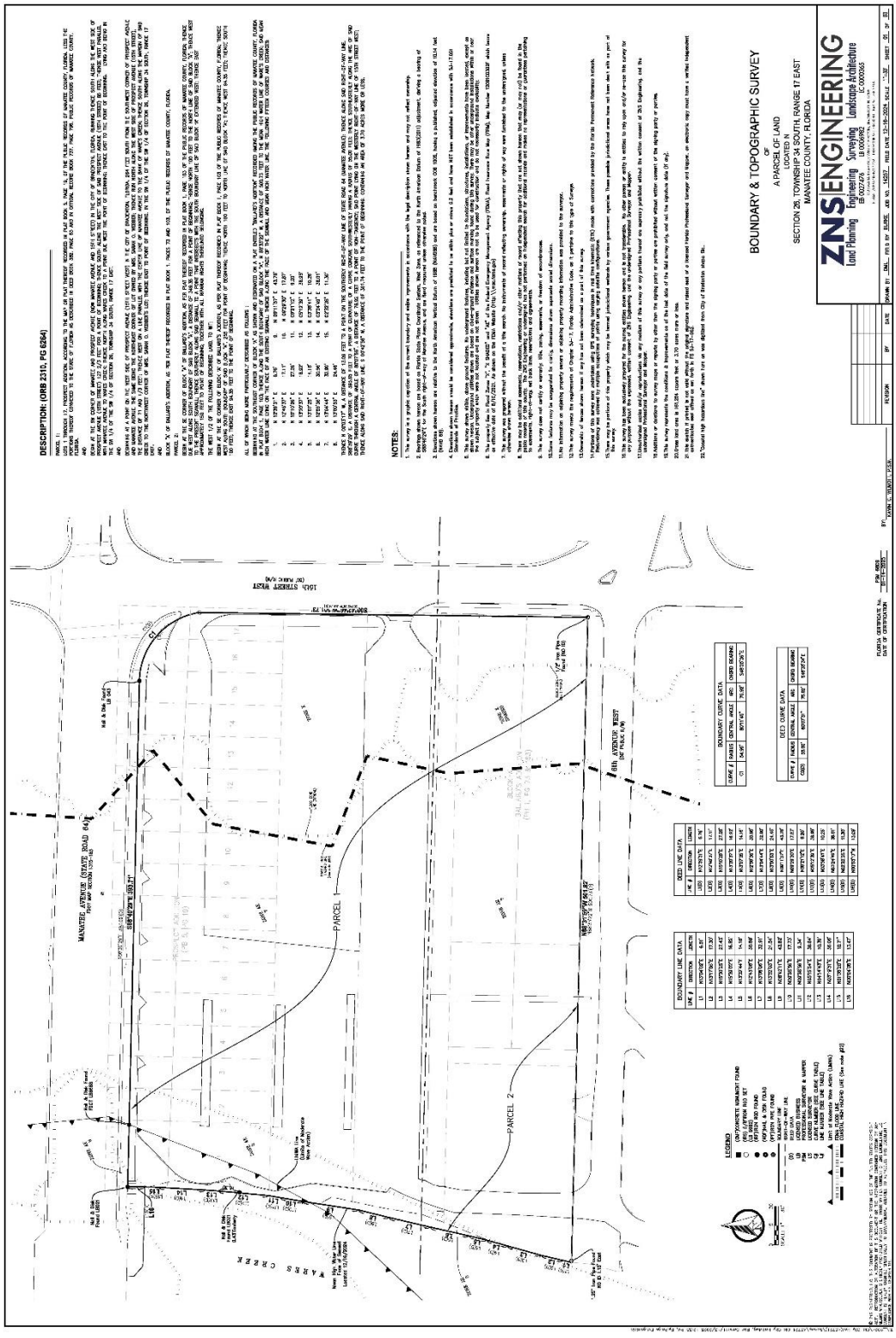
APPROVED AS TO FORM:

_____

Erica Augello
ERICA AUGELLO AS CONFLICT COUNSEL O/B/O CITY ATTORNEY

Planning Commission	April 15, 2026
City Council 1st Reading	May 13, 2026
City Council 2nd Reading and Public Hearing	May 27, 2026
Local Planning Agency ad published	April 5, 2026
City Council hearing ad published	May 3, 2026, May 17, 2026

EXHIBIT A


DESCRIPTION: (ORB 2310, PG 6264)
NOTES:
BOUNDARY & TOPOGRAPHIC SURVEY
OF
A PARCEL OF LAND
IN
SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA
ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LEGEND
MANATEE AVENUE (STATE ROAD 64)
10th STREET WEST
8th AVENUE WEST
PARCEL
PARCEL 2
HARRIS CREEK

City of Bradenton
Planning and Community Development Department
City Council
May 13 and May 27, 2026

Staff Report

Case Number:	PLN-CPS-26-0003 – ORD 4067
Applicant:	Paige Estigarribia, ZNS Engineering
Owner:	Manatee County Government
Address:	500 15TH St W, BRADENTON, FL 34205
Parcel ID No:	3354500109
Current Zoning:	T-5 Urban Center
Future Land Use:	UCBD (Urban Central Business District)
Flood Zone:	AE, X

Surrounding Property - Zoning and Future Land Use:

Current Zoning:

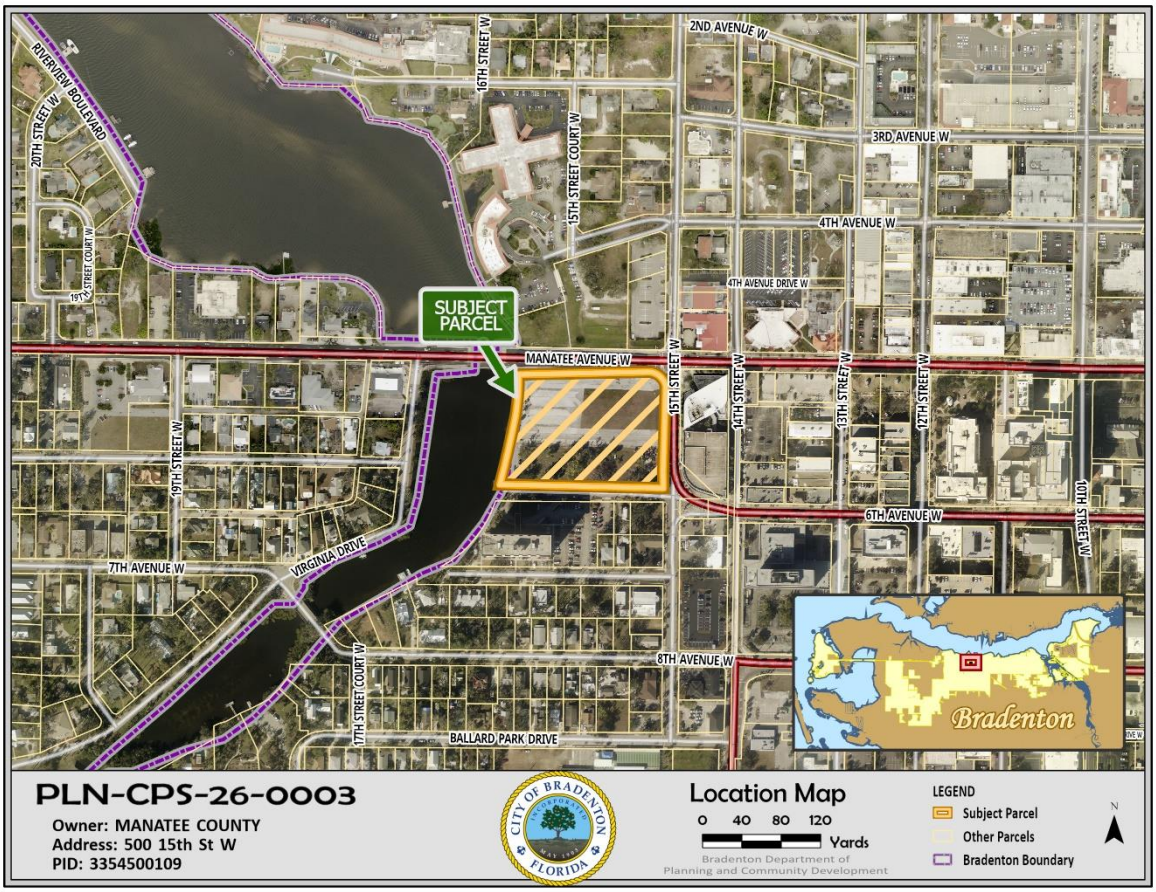
North:	Manatee Avenue West, T-5, T4-O (General Urban Open)
South:	6th Avenue West, T-5
East:	15th Street West, T-5
West:	Wares Creek

Future Land Use:

North:	Manatee Avenue West, UCBD, RESHIGH
South:	6th Avenue West, UCBD
East:	15th Street West, Urban Core
West:	Wares Creek

SUMMARY OF REQUEST

Paige Estigarribia, ZNS Engineering Agent for Manatee County Government, is pursuing a Comprehensive Plan Map Amendment on the subject property. The map below shows the area of the request along with surrounding Future Land Use designations.



Urban Central Business District *(Current Future Land Use Classification):*

The Comprehensive Plan describes the Urban Central Business District classification as:

> The purpose of the UCBD category is to establish, define, promote, and facilitate the redevelopment and enhancement of the City's primary and historical urban center. The UBCD land use category is further intended to implement the downtown and general redevelopment goals, objectives, and policies of the Future Land Use Element as well as to promote the accomplishment of the City's Community Redevelopment Area (CRA) designation for the downtown area and the implementation of redevelopment plans, studies, and regulations.

This classification applies to much of the downtown area of Bradenton, spanning from Wares Creek to 9th Street East, and running just south of 9th Avenue West along the south.

The intensity and density allowance is:

> Maximum floor area ratio: 8.0
>
> Maximum base density: 40 dwelling units per acre
>
> Maximum Density with moderate income housing bonus: 50 dwelling units per acre (Dwelling units proposed above the base density threshold must meet the City's low and moderate income housing guidelines as established in the City of Bradenton Local Housing Agency Plan (LHAP) as may be amended from time to time, as well as Policies 1.2.1 – 1.2.4 of the Housing Element.)

Urban Core *(Proposed Future Land Use Classification)*

The Comprehensive Plan describes the Urban Core classification as:

> The Urban Core is located within the City of Bradenton's Urban Central Business District and provides the hub for economic development and civic uses. Permitted Uses include: offices, personal and professional services, commercial, retail, public and semi-public facilities, educational, institutional, restaurants, parks, recreation, and entertainment venues, and medium to high density residential. To foster the City's redevelopment efforts and enhancement of this mixed use center, densities and intensities are increased within the Urban Core from those allowed within the UCBD category.

This classification is limited. It applies to an area predominately from 15th Street West to 6th Street West, bounded by Barcarrota Boulevard or 3rd Avenue West to the north and 8th Avenue West to the South.

The intensity and density allowance is:

Maximum floor area ratio: 12.0

Maximum base density: 60 dwelling units [per] acre, up to 200 units per acre if approved by the city council and meets the following criteria:

- Provides for multi-use solutions for transportation with an emphasis on alternate transit modes and pedestrian access and walkability;
- Development that is arranged in block dimensions that maintain a pedestrian scale
- Includes a public park, plaza, courtyards and/or public art.
- Architecture that recognizes the existing context of the area and provides for massing, height, building composition, proportion and materials

Maximum base density with low and moderate income housing bonus: 70 dwelling units per acre (Dwelling units proposed above the base density threshold must meet the City's low and moderate income housing guidelines as established in the City of Bradenton Local Housing Agency Plan (LHAP) as may be amended from time to time, as well as Policies 1.2.1 – 1.2.4 of the Housing Element.) Low and moderate income housing is also eligible for a density bonus up to 200 units per acre.

Coastal High Hazard Area

Policy 5.3.1.2 states:

> Comprehensive Plan Amendments within the CHHA which would increase the maximum allowable density for the subject property shall be subject to a Development Agreement with the City which shall include, at a minimum, a binding conceptual site plan and any required mitigation plan for hurricane evacuation, consistent with Section 163.3178(8)(a), F.S.. The Development Agreement shall be approved by the City Council prior to or concurrent with the adoption of the proposed map amendment.

A Land Development Agreement has been included on the agenda for this meeting. Approval of the Comprehensive Plan Amendment is precluded upon the approval of the Land Development Agreement. Section 163.3178(8)(a) follows.

(8)(a) A proposed comprehensive plan amendment shall be found in compliance with state coastal high-hazard provisions if:

1. The adopted level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale; or

2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or

3. Appropriate mitigation is provided that will satisfy subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

(b) For those local governments that have not established a level of service for out-of-county hurricane evacuation by following the process in paragraph (a), the level of service shall be no greater than 16 hours for a category 5 storm event as measured on the Saffir-Simpson scale.

(c) This subsection shall become effective immediately and shall apply to all local governments. Local governments shall amend their future land use map and coastal management element to include the new definition of coastal high-hazard area and to depict the coastal high-hazard area on the future land use map.

The provided Hurricane Mitigation Plan, presented as part of the application materials as Exhibit C, does not directly address level of service for a category 5 storm event. It provides information on local shelters and advice regarding how residents should prepare. However, it does not appear to meet the State criteria because there is no analysis of whether the increased density will impact shelter space or evacuation time to shelters.

Zoning Classification

The zoning classification of this property is T-5. A change in the future land use classification does not change the zoning district. For informational purposes, the following page shows the use table for the Form Based Code. Uses listed under T-5 are permitted on this property and will continue to be regardless of whether the future land use classification is amended.

A change in the future land use classification will not grant additional height or change the setback allowance. The applicant would be allowed to construct a mixed-use building under the current future land use classification. The change in future land use classification grants increased density and intensity.

TABLE 4.7 Specific Function & Use. This table delegates specific functions and uses within Transect Zones. See Article 12 for definitions and limitations of uses.

a. RESIDENTIAL	T3 T4-S	T4-R	T4-O	T5	T6	SD
Multi-Family		P	P	P	P	
Single Family Attached		P	P	P	P	
Single Family Semi-Detached		P	P	P		
Single Family Detached	P	P	P	P		
Accessory Unit	P	P	P	P		
b. LODGING						
Hotel (no room limit)				P	P	SU
Inn (up to 10 rooms)		SU	SU	P	P	
Bed and Breakfast (up to 6 rooms)	SU	P	P	P		
Boarding House		SU	SU	SU	SU	SU
School Dormitory	SU	P	P	P	P	P
c. OFFICE						
Office Building			P	P	P	SU
Live-Work Unit		P	P	P	P	SU
d. RETAIL AND SERVICE						
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Café/Sidewalk Café<20 seats (1)			P	P	P	P
Push Cart				SU	SU	SU
Lounge			SU	SU	SU	SU
Secondhand Store			P	P	P	SU
Pawnshop						SU
e. CIVIC						
Convention Center				SU	SU	P
Conference Center				SU	P	P
Exhibition Center			SU	SU	SU	P
Fountain or Public Art	P	P	P	P	P	P
Library		P	P	P	P	P
Live Theater			P	P	P	P
Movie Theater			P	P	P	P
Museum			SU	P	P	P
Indoor Amusement Center			SU	SU	SU	SU
Outdoor Amusement Center			SU	SU	SU	SU
Outdoor Auditorium			SU	P	P	P
Passenger Terminal			SU	SU	SU	P
Playground	P	P	P	P	P	P
Sports Stadium			SU	SU	SU	P
Surface Parking Lot		P	P	P	P	P
Club		SU	SU			SU
Religious Assembly (3)	SU	P	P	P	P	P

f. OTHER: URBAN FARMING	T3 T4-S	T4-R	T4-O	T5	T6	SD
Grain/Food Storage						P
Greenhouse <200 SF	P	P	P			P
Veterinary Clinic		P	P			P
g. OTHER: AUTOMOTIVE						
Service Station/Repair			SU	SU		SU
Car Wash						P
Auto Sales/Rental				SU		P
Drive-Through Facility			SU	SU	SU	P
Parking Lot/Garage			P	P	P	SU
Automotive Specialty			SU	SU		SU
Shopping Center						SU
Shopping Mall						SU
h. OTHER: CIVIL SUPPORT						
Fire Station	SU	SU	P	P	P	P
Police Station	SU	SU	P	P	P	P
Cemetery	SU	SU	SU	SU	SU	P
Funeral Home			SU	P	P	P
Hospital				SU	SU	P
Medical Clinic		~~P~~ SU	~~P~~ SU	~~P~~ SU	~~P~~ SU	~~P~~ SU
Marina		SU	SU	SU	SU	SU
i. OTHER: EDUCATION						
College			SU	SU	SU	P
Schools, Public & Private (3)	SU	SU	SU	SU	SU	P
Business Training Schools			P	P	P	P
Educational	SU	SU	SU	SU	SU	SU
Cultural			SU	SU	SU	SU
Other – Child Care Center (2)(3)	SU	SU	SU	SU	SU	SU
j. OTHER: INDUSTRIAL						
Heavy Industrial Facility						P
Light Industrial Facility			SU	SU		P
Laboratory Facility			SU	SU		P
Water Supply Facility						P
Sewer Waste Facility						P
Electric Substation	SU	SU	SU	SU	SU	P
Wireless Transmitter			SU	SU	SU	SU
Cremation Facility						P
Warehouse			SU	SU		P
Produce Storage						P
Heating & Fuel Storage						P
Ice Plant				SU		SU
Mini-Storage (4)			SU			P

P = PERMITTED SU = SPECIAL USE BLANK = NOT ALLOWED

1. City Council approval may be required Refer to Section 2.2.20 and 4.3.1 for alcoholic beverage sales and approval requirements. Establishments with alcoholic beverage sales are exempt from distance separation requirements from Religious Assembly uses.

ANALYSIS

This Comprehensive Map Amendment request, if approved, will expand the Urban Core designation to the west of its current boundary. However, it does not impact the contiguousness of the district, as the subject property is adjacent to 1401 Manatee Avenue West, a property already classified as Urban Core.

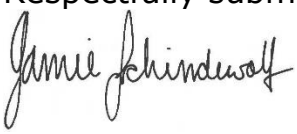
The applicant provided an extensive Community Impact Report, which has been provided to Council as an attachment with this agenda item.

The major difference in the two future land use categories is the difference in the number of potential units. Under UCBD, the site could have up to 148 units. Under Urban Core, the site could have up to 789 units (only if approved for a bonus by City Council). If a bonus is not requested, the site would be allowed 236 units under the Urban Core designation.

In the Community Impact Report, the applicant has indicated that they intend to request a density increase for a total of 345 multifamily units. This will come before City Council as a separate request.

The applicant has also included a Traffic Study and a Hurricane Mitigation Plan with the Community Impact Report, which should be considered as part of the decision-making process.

Respectfully submitted,



Jamie Schindewolf
Senior Planner

EXHIBIT A: Legal Description and Survey
EXHIBIT B: Location Map
EXHIBIT C: Future Land Use Map (Current and Proposed)
EXHIBIT D: Zoning Map

EXHIBIT A

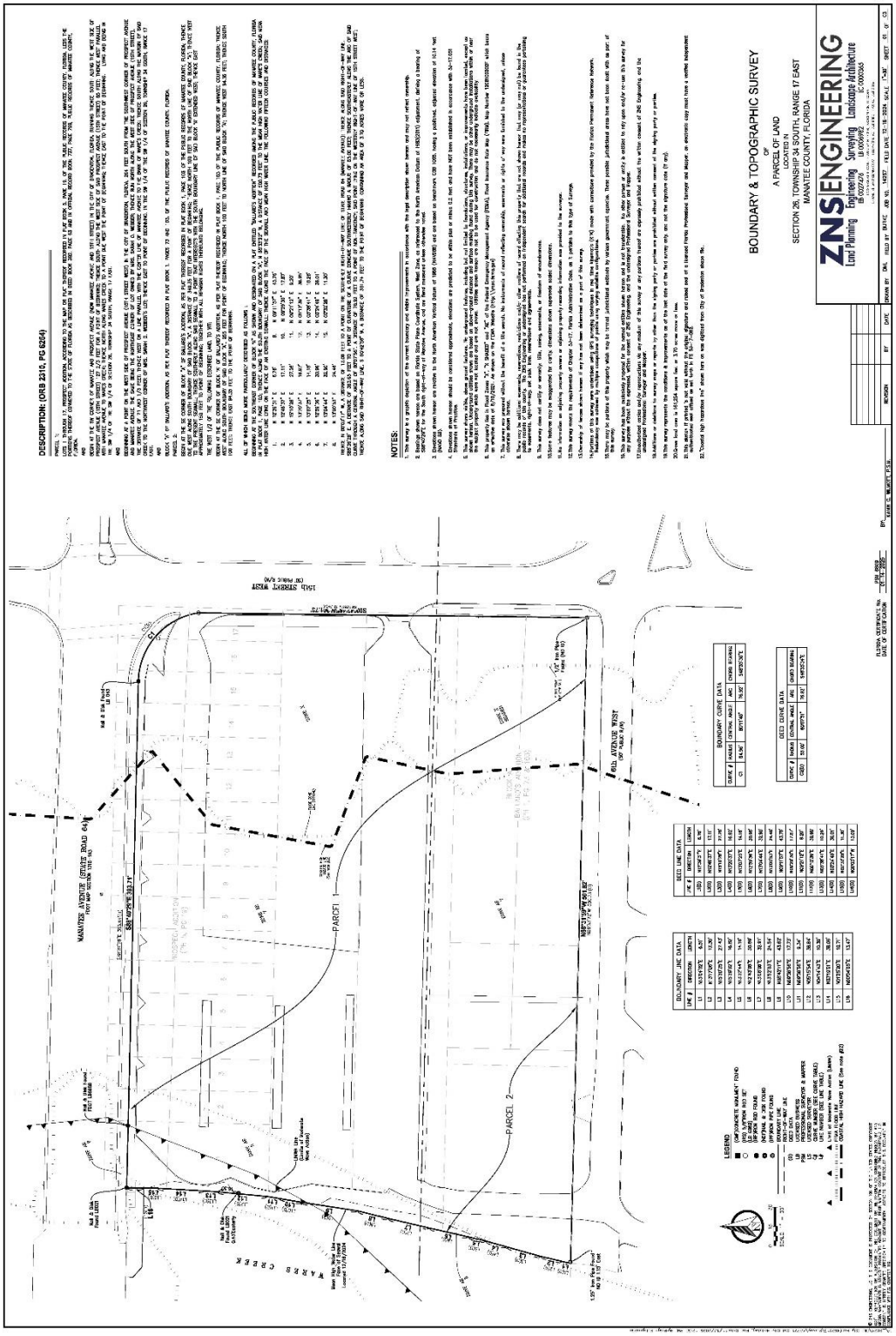

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
BOUNDARY & TOPOGRAPHIC SURVEY
OF
A PARCEL OF LAND
LOCATED IN
SECTION 26, TOWNSHIP 33 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA
DESCRIPTION: (ORB 2310, PG 6264)
NOTES:
MANATEE AVENUE (STATE ROAD 64)
PARCEL 1
PARCEL 2
WARNER CREEK
LEGEND

EXHIBIT B

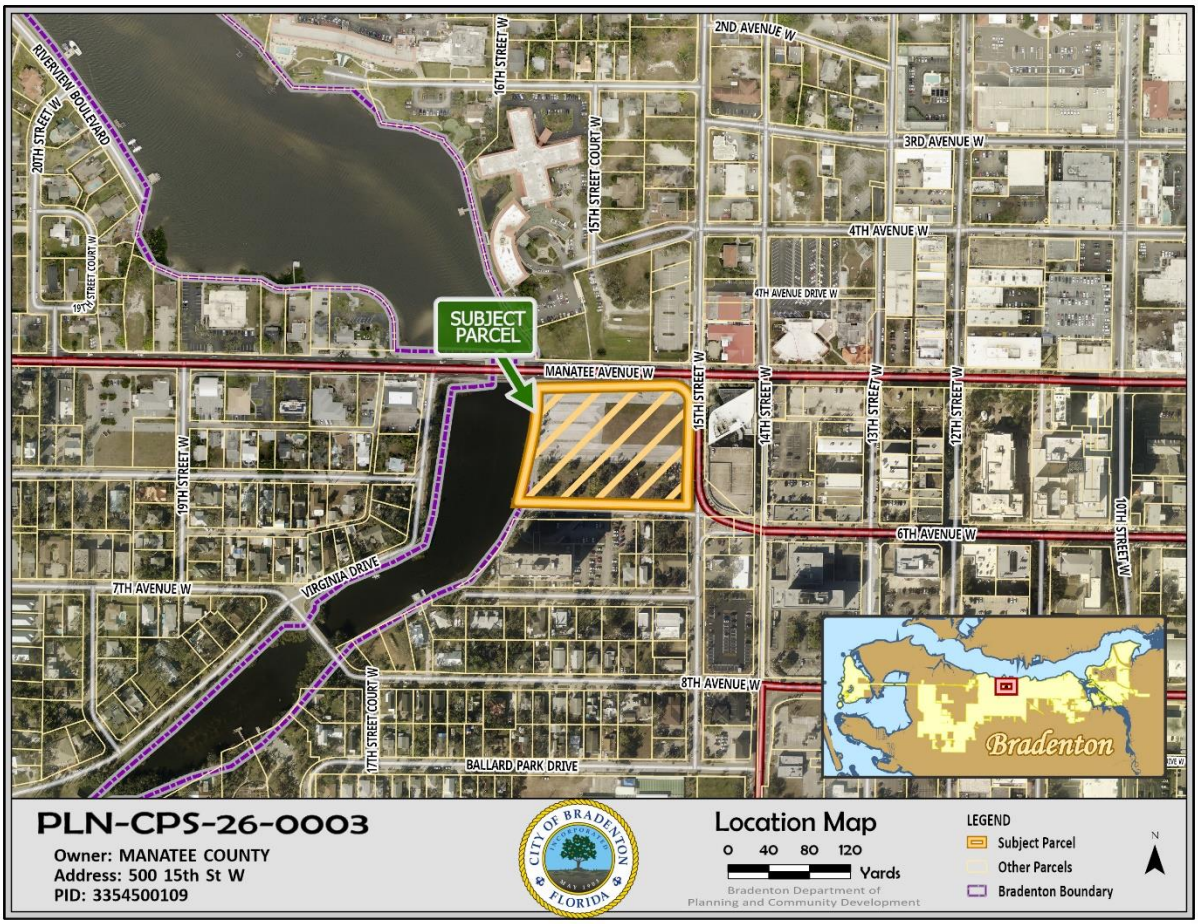
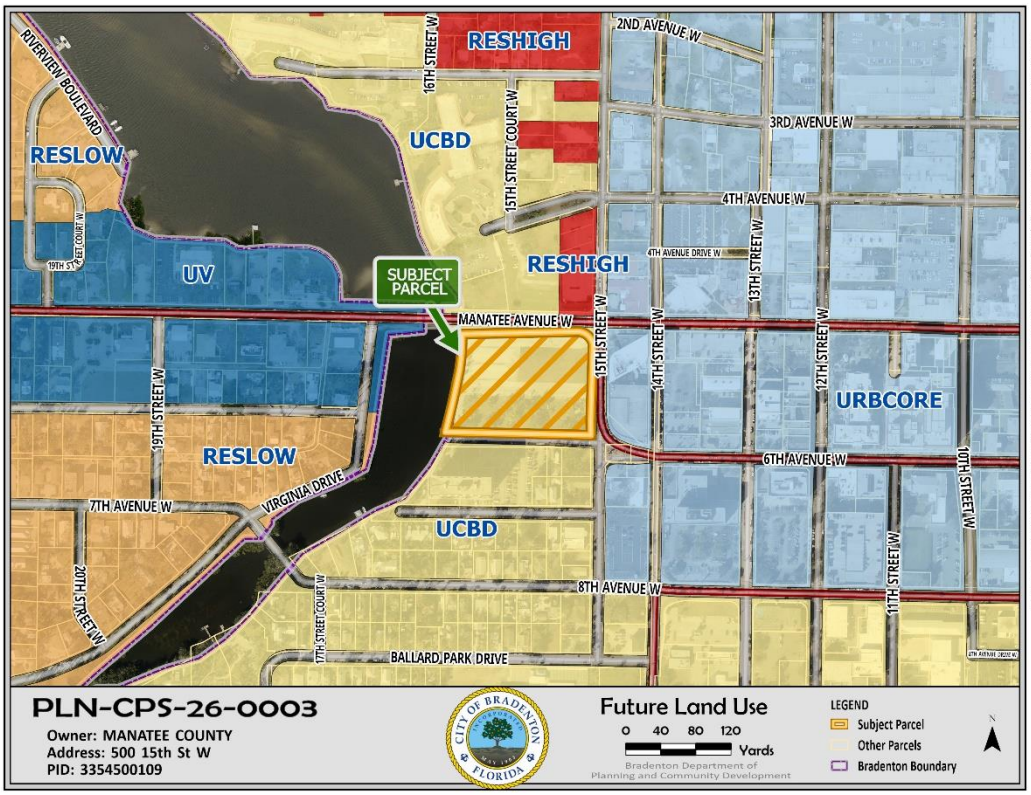

SUBJECT PARCEL
MANATEE AVENUE W
2ND AVENUE W
3RD AVENUE W
4TH AVENUE W
4TH AVENUE DRIVE W
6TH AVENUE W
7TH AVENUE W
8TH AVENUE W
BALLARD PARK DRIVE
VIRGINIA DRIVE
RIVERVIEW BOULEVARD
20TH STREET W
19TH STREET COURT W
19TH STREET W
17TH STREET COURT W
16TH STREET W
15TH STREET COURT W
15TH STREET W
14TH STREET W
13TH STREET W
12TH STREET W
10TH STREET W
Bradenton
PLN-CPS-26-0003
Owner: MANATEE COUNTY
Address: 500 15th St W
PID: 3354500109
CITY OF BRADENTON FLORIDA
Location Map
0 40 80 120
Yards
Bradenton Department of Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary
N

EXHIBIT C


RESHIGH
2ND AVENUE W
16TH STREET W
RIVERVIEW BOULEVARD
UCBD
3RD AVENUE W
RESLOW
15TH STREET COURT W
4TH AVENUE W
19TH STREET COURT W
UV
SUBJECT PARCEL
RESHIGH
4TH AVENUE DRIVE W
13TH STREET W
MANATEE AVENUE W
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12TH STREET W
URBCORE
19TH STREET W
RESLOW
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VIRGINIA DRIVE
7TH AVENUE W
UCBD
20TH STREET W
11TH STREET W
8TH AVENUE W
17TH STREET COURT W
BALLARD PARK DRIVE
PLN-CPS-26-0003
Owner: MANATEE COUNTY
Address: 500 15th St W
PID: 3354500109
CITY OF BRADENTON FLORIDA
Future Land Use
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Yards
Bradenton Department of Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary

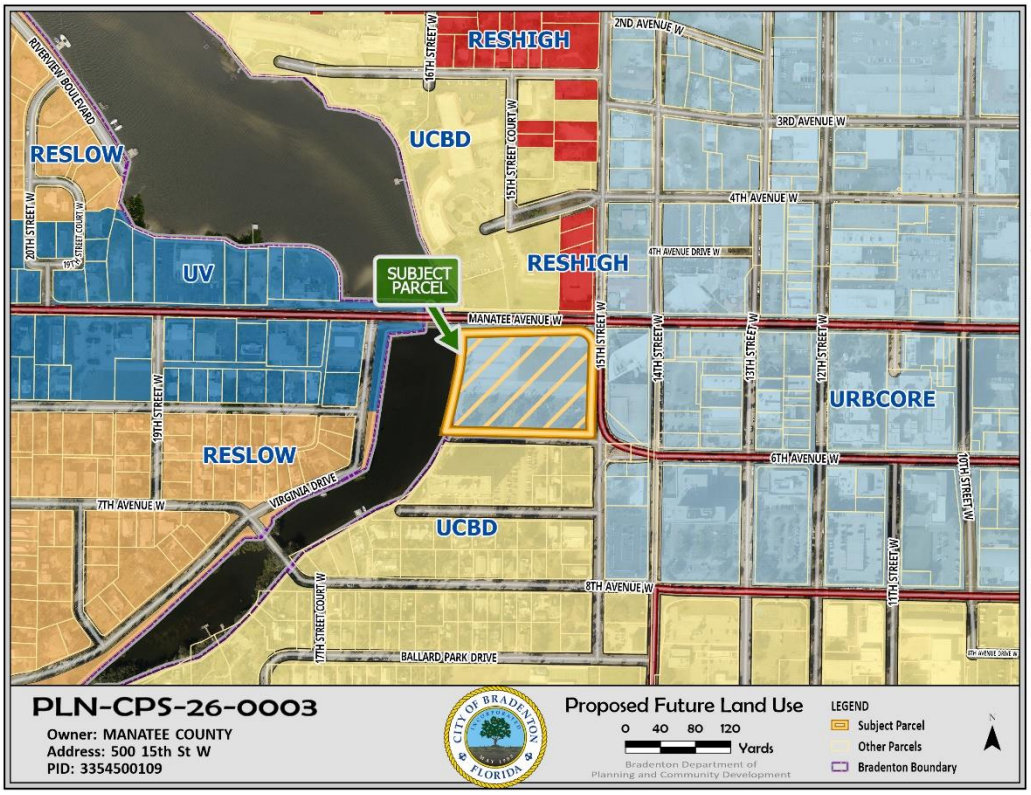
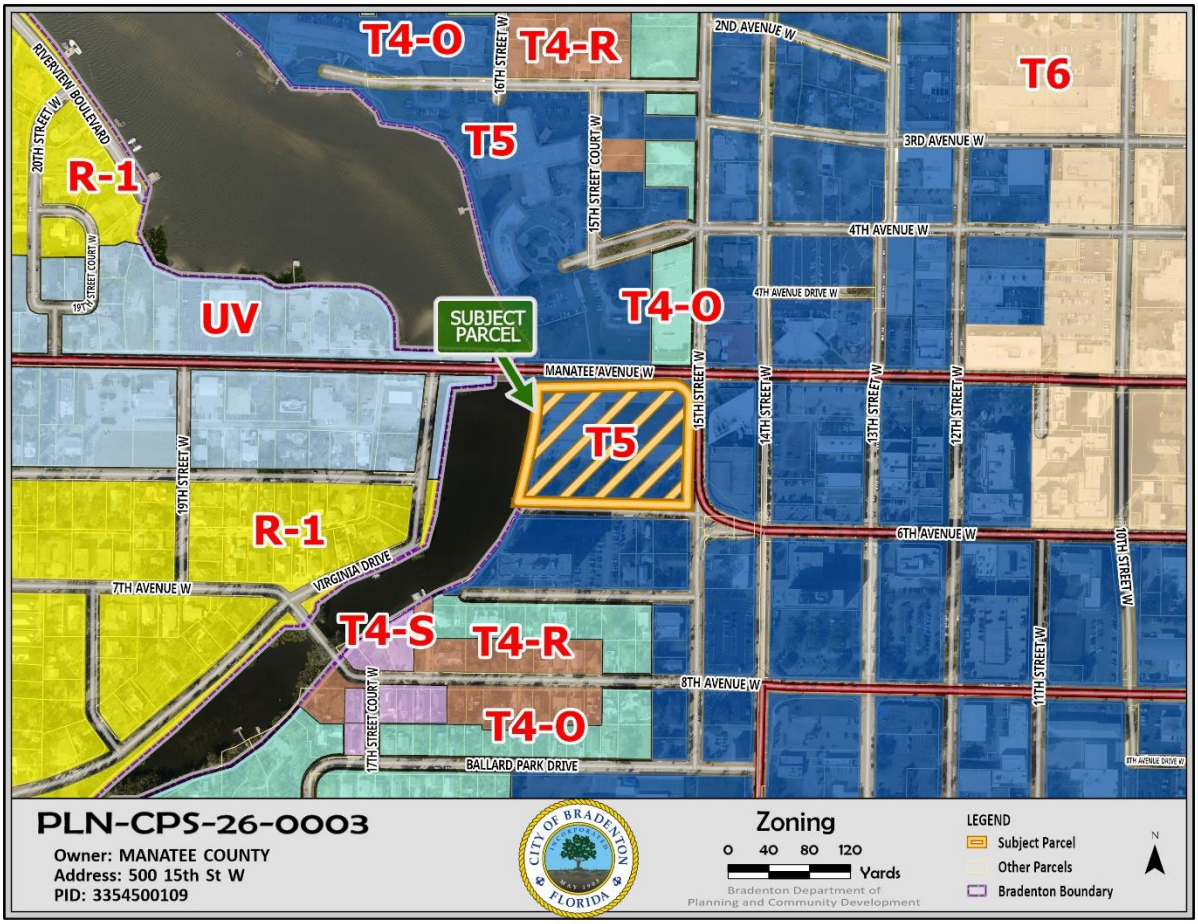

RESHIGH
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UCBD
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SUBJECT PARCEL
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URBCORE
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RESLOW
6TH AVENUE W
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VIRGINIA DRIVE
7TH AVENUE W
UCBD
11TH STREET W
8TH AVENUE W
17TH STREET COURT W
BALLARD PARK DRIVE
PLN-CPS-26-0003
Owner: MANATEE COUNTY
Address: 500 15th St W
PID: 3354500109
CITY OF BRADENTON FLORIDA
Proposed Future Land Use
0 40 80 120
Yards
Bradenton Department of Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary

EXHIBIT D


T4-O
T4-R
T6
T5
R-1
UV
SUBJECT PARCEL
T4-O
T5
R-1
T4-S
T4-R
T4-O
2ND AVENUE W
3RD AVENUE W
4TH AVENUE W
4TH AVENUE DRIVE W
MANATEE AVENUE W
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7TH AVENUE W
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11TH STREET W
10TH STREET W
17TH STREET COURT W
PLN-CPS-26-0003
Owner: MANATEE COUNTY
Address: 500 15th St W
PID: 3354500109
CITY OF BRADENTON
FLORIDA
Zoning
0 40 80 120
Yards
Bradenton Department of
Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary
N

Old City Hall
Comprehensive Plan Future Land Use Map Amendment Application

March 2026

Prepared by:

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

List of Included Items

Letter of Request 3
Agent Authorization 5
Property Survey 7
Community Impact Report 9
a. Visual Impact Analysis 9
b. Land Use Assessment 10
c. Traffic Study 11
d. Environmental Impact Assessment 11
e. Area Impact Assessment 11
f. Hurricane Evacuation Analysis 12
g. Community Impact Report Appendix 13
1. Aerial Map
2. Current Future Land Use Map
3. Proposed Future Land Use Map
4. Traffic Analysis
5. Environmental Analysis

Conceptual Plan 16
Draft Land Development Agreement 17
Exhibit A. Legal Description
Exhibit B. Conceptual Site Plan
Exhibit C. Hurricane Mitigation Plan

March 6, 2026

Robin Singer, Director
Department of Planning and Community Development
101 Old Main Street
Bradenton, FL 34205

Re: ***Letter of Request***
Old City Hall Site – Comprehensive Plan Future Land Use Map Amendment Application
PID # 3354500109

Dear Ms. Singer:

On behalf of Manatee County as property owner, and our client Amres Investments, LLC, we respectfully request review of the enclosed Comprehensive Plan Future Land Use Map Amendment Application for the Old City Hall Site, located at 500 15th Street W, Bradenton Florida 34205 (PID # 3354500109). Included with this Application are the following documents:

A. Agent Authorization Form
B. Property Survey
C. Community Impact Report with Appendix of Maps and Analysis
D. Preliminary Concept Plan
E. Draft Land Development Agreement

Thank you for your review of this Application, and in your assistance processing said Application. Please do not hesitate to contact me should you need any additional information during your review.

Sincerely,

K. Paige Estigarribia, AICP
Director of Planning | Assistant Vice President

Agent Authorization

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: 500 15th Street West, Bradenton FL 34205

I, Manatee County, the registered property owner(s) of the above noted property, do hereby authorize

AMRES Investments, LLC, and its agent, ZNS Engineering

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.

AGENT AUTHORIZATION — REQUIRED

1112 Manatee Avenue West, Bradenton, Florida 34205

Signature of Owner(s) — Owner(s) Address (if different than property above)

Signature of Agent — Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 12 day of December 2025, produced Personally Known respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

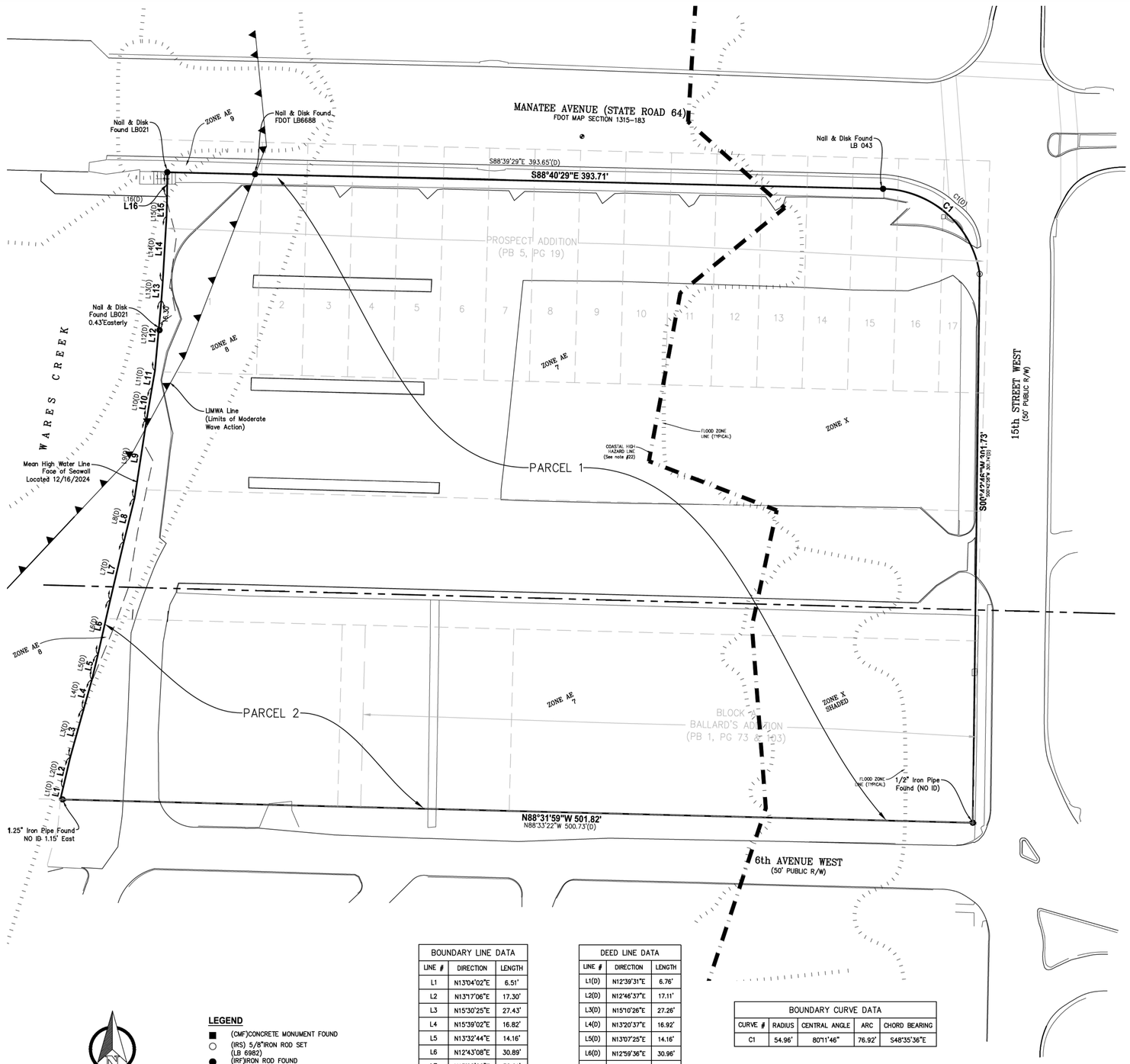
Signature

Peter Morrow, Notary Public
Print Name

PETER MORROW
Notary Public - State of Florida
Commission # HH 417361
My Comm. Expires Jul 5, 2027

State of Florida
My Commission Expires: 07/05/2027

Property Survey



DESCRIPTION: (ORB 2310, PG 6264)

PARCEL 1:

LOTS 1 THROUGH 17. PROSPECT ADDITION. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5. PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS THE PORTIONS THEREOF CONVEYED TO THE STATE OF FLORIDA AS DESCRIBED IN DEED BOOK 382. PAGE 63 AND IN OFFICIAL RECORD BOOK 737, PAGE 796, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

BEGIN AT THE SW CORNER OF MANATEE AND PROSPECT AVENUE (NOW MANATEE AVENUE AND 15TH STREET) IN THE CITY OF BRADENTON, FLORIDA, RUNNING THENCE SOUTH ALONG THE WEST SIDE OF PROSPECT AVENUE (15TH STREET) 127 2/3 FEET FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST SIDE OF SAID PROSPECT AVENUE (15TH STREET) 65 FEET; THENCE WEST PARALLEL WITH MANATEE AVENUE TO WARES CREEK; THENCE NORTH ALONG WARES CREEK TO A POINT DUE WEST THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING. LYING AND BEING IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST.

AND

BEGINNING AT A POINT ON THE WEST SIDE OF PROSPECT AVENUE (15TH STREET WEST) IN THE CITY OF BRADENTON, FLORIDA, 264 FEET SOUTH FROM THE SOUTHWEST CORNER OF PROSPECT AVENUE AND MANATEE AVENUE. THE SAME BEING THE NORTHEAST CORNER OF LOT OWNED BY MRS. SARAH O. WEBBER; THENCE RUN NORTH ALONG THE WEST SIDE OF PROSPECT AVENUE (15TH STREET), THE DISTANCE OF 71 AND 1/3 FEET; THENCE WEST ON A LINE PARALLEL WITH THE CENTER LINE OF MANATEE AVENUE TO THE BANK OF WARE'S CREEK; THENCE SOUTH ALONG THE MARGIN OF SAID CREEK TO THE NORTHWEST CORNER OF MRS. SARAH O. WEBBER'S LOT; THENCE EAST TO POINT OF BEGINNING. IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST.

AND

BLOCK "A" OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1. PAGES 73 AND 103, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE SE CORNER OF BLOCK "A" OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 103 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE DUE WEST ALONG SOUTH BOUNDARY OF SAID BLOCK "A", A DISTANCE OF 349.35 FEET FOR A POINT OF BEGINNING; THENCE NORTH 100 FEET TO THE NORTH LINE OF SAID BLOCK "A"; THENCE WEST TO THE PRESENT SEAWALL; THENCE SOUTHERLY ALONG SAID SEAWALL TO A POINT THAT INTERSECTS WITH THE SOUTH BOUNDARY LINE OF SAID BLOCK 'A' EXTENDED WEST; THENCE EAST APPROXIMATELY 150 FEET TO POINT OF BEGINNING; TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING.

THE WEST 1/2 OF THE FOLLOWING DESCRIBED LAND, TO WIT:

BEGIN AT THE SE CORNER OF BLOCK 'A' OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 103 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE WEST ALONG SOUTH BOUNDARY OF SAID BLOCK "A", 255 FEET FOR POINT OF BEGINNING; THENCE NORTH 100 FEET TO NORTH LINE OF SAID BLOCK "A"; THENCE WEST 94.35 FEET; THENCE SOUTH 100 FEET; THENCE EAST 94.35 FEET TO THE POINT OF BEGINNING.

ALL OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 'A" AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "BALLARD'S ADDITION" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 103; THENCE ALONG THE SOUTH BOUNDARY OF SAID BLOCK "A", N 88°33'22" W, A DISTANCE OF 500.73 FEET TO THE MEAN HIGH WATER LINE OF WARE'S CREEK; SAID MEAN HIGH WATER LINE LYING ON THE FACE OF AN EXISTING SEAWALL: THENCE ALONG THE FACE OF THE SEAWALL AND MEAN HIGH WATER LINE. THE FOLLOWING FIFTEEN COURSES AND DISTANCES:

1.	N 12°39'31" E	6.76'	9.	N 09°11'57" E	43.76'
2.	N 12°46'37" E	17.11'	10.	N 09°29'30" E	17.87'
3.	N 15°10'26" E	27.26'	11.	N 09°21'12" E	9.20'
4.	N 13°20'37" E	16.92'	12.	N 05°12'39" E	38.95'
5.	N 13°07'25" E	14.16'	13.	N 03°38'41" E	10.26'
6.	N 12°59'36" E	30.96'	14.	N 03°24'49" E	36.01'
7.	N 13°04'44" E	32.90'	15.	N 02°32'28" E	11.30'
8.	N 13°00'53" E	24.46'			

THENCE N 00°03'17" W, A DISTANCE OF 13.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 64 (MANATEE AVENUE): THENCE ALONG SAID RIGHT-OF-WAY LINE. S88°39'29" E. A DISTANCE OF 393.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°07'56". A DISTANCE OF 76.92 FEET TO A POINT OF NON-TANGENCY; SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF 15TH STREET WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE. S 00°42'58" W. A DISTANCE OF 301.74 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 3.70 ACRES MORE OR LESS.

NOTES:

1. This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
2. Bearings shown hereon are based on Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment, deriving a bearing of S88°40'29"E for the South right-of-way of Manatee Avenue, and are fiend measured unless otherwise noted.
3. Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD88) and are based on benchmark COB 1005, having a published, adjusted elevation of 10.14 feet (NAVD 88).
4. Elevations shown hereon should be considered approximate, elevations are predicted to be within plus or minus 0.2 feet and have NOT been established in accordance with 5J-17.051 Standards of Practice.
5. This survey shows visible, above ground features. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon. Underground utilities shown are based on above-ground evidence and surface marking found during this survey. There may be other underground installations within or near the subject property which were not located and are not shown. Utilities shown hereon are not to be used for construction and do not necessarily indicate availability.
6. This property lies in Flood Zones "X", "X SHADED" and "AE" of the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Map Number 12081C0302F which bears an effective date of 8/10/2021. As shown on the FEMA Website (http: \\msc.fema.gov)
7. This survey was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights of way were furnished to the undersigned, unless otherwise shown hereon.
8. There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The ZNS Engineering or undersigned has not performed an independent search for additional records and makes no representations or guarantees pertaining to easements, right-of-way, set back lines, reservations and agreements.
9. This survey does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
10. Some features may be exaggerated for clarity, dimensions shown supersede scaled dimensions.
11. No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
12. This survey meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to this type of Surveys.
13. Ownership of fences shown hereon if any has not been determined as a part of this survey.
14. Portions of this survey were undertaken using GPS surveying techniques in real time kinematic (RTK) mode with corrections provided by the Florida Permanent Reference Network. Redundancy was achieved by multiple occupations of points using varying satellite configurations.
15. There may be portions of this property which may be termed jurisdictional wetlands by various government agencies. These possible jurisdictional areas have not been dealt with as part of this survey.
16. This survey has been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of ZNS Engineering. and the undersigned Professional Surveyor and Mapper.
17. Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of ZNS Engineering. and the undersigned Professional Surveyor and Mapper.
18. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
19. This survey represents the conditions & improvements as of the last date of the field survey only, and not the signature date (if any).
20. Gross land area is 161,254 square feet or 3.70 acres more or less.
21. This sketch if printed is not valid without the original signature and raised seal of a licensed Florida Professional Surveyor and Mapper, an electronic copy must have a verified independent authenticated seal affixed as set forth in FS 5J-17-062.
22. "Coastal high hazardous line" shown here on was digitized from City of Bradenton shape file..

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L1	N13°04'02"E	6.51'
L2	N13°17'06"E	17.30'
L3	N15°30'25"E	27.43'
L4	N15°39'02"E	16.82'
L5	N13°32'44"E	14.16'
L6	N12°43'08"E	30.89'
L7	N13°08'06"E	32.91'
L8	N13°52'03"E	24.54'
L9	N08°42'11"E	43.82'
L10	N09°38'56"E	17.73'
L11	N09°38'56"E	9.34'
L12	N05°15'54"E	38.84'
L13	N04°14'43"E	10.39'
L14	N03°19'51"E	36.06'
L15	N01°35'20"E	10.71'
L16	N00°04'05"E	13.47'

DEED LINE DATA		
LINE #	DIRECTION	LENGTH
L1(D)	N12°39'31"E	6.76'
L2(D)	N12°46'37"E	17.11'
L3(D)	N15°10'26"E	27.26'
L4(D)	N13°20'37"E	16.92'
L5(D)	N13°07'25"E	14.16'
L6(D)	N12°59'36"E	30.96'
L7(D)	N13°04'44"E	32.90'
L8(D)	N13°00'53"E	24.46'
L9(D)	N09°11'57"E	43.76'
L10(D)	N09°29'30"E	17.87'
L11(D)	N09°21'12"E	9.20'
L12(D)	N05°12'39"E	38.95'
L13(D)	N03°38'41"E	10.26'
L14(D)	N03°24'49"E	36.01'
L15(D)	N02°32'28"E	11.30'
L16(D)	N00°03'17"W	13.09'

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	54.96'	80°11'46"	76.92'	S48°35'36"E

DEED CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C2(D)	55.00'	80°07'51"	76.92'	S48°35'34"E

LEGEND

- (CMF)CONCRETE MONUMENT FOUND
- (IRS) 5/8"IRON ROD SET (LB 6982)
- (IRF)IRON ROD FOUND
- (NDF)NAIL & DISK FOUND
- (IPF)IRON PIPE FOUND
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- (D) DEED DATA
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER
- LS LICENSED SURVEYOR
- C# CURVE NUMBER (SEE CURVE TABLE)
- L# LINE NUMBER (SEE LINE TABLE)
- Limit of Moderate Wave Action (LIMWA)
- FEMA FLOOD LINE
- COASTAL HIGH HAZARD LINE (See note #22)

SCALE: 1" = 30' (0, 15, 30)

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FLORIDA CERTIFICATE No. PSM 6809
DATE OF CERTIFICATION 01-14-2025

BY: KAVIN C. WILMOTT, P.S.M.

REVISION	BY	DATE

BOUNDARY & TOPOGRAPHIC SURVEY

OF

A PARCEL OF LAND

LOCATED IN

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST

MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST (7TH FLOOR), BRADENTON, FL 34205
E-MAIL [redacted] TELEPHONE 941 748 8080 FAX 941 748 3316

DRAWN BY DML FIELD BY BURKE JOB NO. 14257 FIELD DATE 12-16-2024 SCALE 1"=30' SHEET 01 OF 03

T:_2024\Old City Hall\45721\Survey\45721 Old City Hall.dwg, Prof, Date:1/13/2025 12:35 PM, By:Paige Estigarribia

Community Impact Report

COMPREHENSIVE PLAN MAP AMENDMENT
OLD CITY HALL SITE

COMMUNITY IMPACT REPORT

PREPARED BY
ZNS ENGINEERING

March 2026

INTRODUCTION

Manatee County and our client Amres Investments, LLC are proposing a Comprehensive Plan Future Land Use Map Amendment for the development of property located at 500 15th Street W, at the corner of Manatee Ave W and 15th Ave W in Bradenton, Florida. The PID number is 3354500109 (the "Property"). The Property is currently owned by Manatee County and is vacant. This Future Land Map amendment is proposed to allow for the development of a resilient, high density mixed-use multi-family and commercial development within the City of Bradenton's urban area and in line with Policy 1.1.1, the Comprehensive Plan's Guiding Principles for Urban Communities.

This Community Impact Report is part of an application for a Comprehensive Plan Future Land Use Map Amendment to change the future land use from UCBD (Urban Central Business District) to the UC (Urban Core) classification. This Community Impact Report provides an analysis of each of the required Community Impact review criteria.

A. VISUAL IMPACT ANALYSIS

The Property is approximately 3.70 +/- acres of vacant land located at 500 15th Street W, at the corner of Manatee Ave W and 15th Ave W in Bradenton, Florida, adjacent to Ware's Creek on the west. Across Manatee Avenue W, both a Presbyterian church, and Westminster Point Pleasant are located north of the Property. Westminster Point Pleasant is a multi-story senior living community also located on Ware's Creek.

The Bradenton Financial Center, a ten-story high-rise office and commercial building, is located directly east of the Property, across 15th Street W., and DeSoto Towers, a twelve-story apartment complex, is located directly south of the site, across 6th Avenue W. An aerial map of the subject site's location is included as Appendix 1 of this Report.

Visually, a multi-story mixed-use development is appropriate in this location and compatible with the existing, adjacent uses and buildings. The development would be located among existing multi-story structures within Bradenton's Urban Center. The Property is located within the City of Bradenton's T5 Transect Zone, so all applicable design standards for that zone will be followed, less any requested adjustments. Landscaping and buffering as required by the City's Land Use

Regulations will be included in the Site Plan Design. Current concept plans include various green space areas around the site to complement the mixed-uses. The proposed development will be a visual improvement to the existing vacant land.

B. LAND USE ASSESSMENT

The Applicant is requesting a Comprehensive Plan Map Amendment to change the designation from the City of Bradenton's UCBD (Urban Central Business District) classification to the UC (Urban Core) classification. The Property is within the City of Bradenton's Form Based Code T5 Transect Zone.

Existing Use
The Property is currently vacant land. Per historic aerials, a structure existed on the site as late as 2003, but the building was subsequently demolished. The 2006 historic aerials show the site as vacant, and it remains vacant today.

Existing Future Land Use: Urban Central Business District (UCBD)
The Property is currently assigned Urban Central Business District Future Land Use. Per the City's Comprehensive Plan, the Urban Central Business District is one of the most intensely developed areas of the City. This part of the City allows a mixture of uses compatible with urban core districts. The maximum allowable density in the UCBD is 40 du/a (50 du/a with moderate income housing bonus).

Existing Future Land Use: Neighboring Parcels
North: RESHIGH and UCBD
West: None (Ware's Creek)
South: UCBD
East: UC

Proposed Future Land Use: Urban Core (UC)
As per the City of Bradenton's Comprehensive Plan, the Urban Core is "located within the City of Bradenton's Urban Central Business District and provides the hub for economic development and civic uses." Uses include "offices, personal and professional services, commercial, retail, public and semi-public facilities, educational, institutional, restaurants, parks, recreation, and entertainment venues, and medium to high density residential." Also per the City's Comprehensive Plan, "[t]o foster the City's redevelopment efforts and enhancement of this mixed-use center, densities and intensities are increased within the Urban Core from those allowed in the UCBD category." The maximum Floor Area Ratio is 12.0, and the maximum Base Density is 60 du/acre, and up to 200 du/acre if approved by the City Council and meets the additional criteria outlined in the Comprehensive Plan.

This Comprehensive Plan Future Land Use Map Amendment proposes to change the Property's existing FLU from UCBD to UC. This change is necessary not only to support the revitalization effort in the downtown area but also to meet the City's need for residential units and desire for mixed-use variety within the City's downtown area.

Existing and proposed Future Land Use maps are included as Appendices 2 and 3 of this Report.

C. TRAFFIC STUDY

Please see the Transportation Study, included within this Report as Appendix 4.

D. ENVIRONMENTAL IMPACT ASSESSMENT

Please see the Environmental Study, included within this Report as Appendix 5.

E. AREA IMPACT ANALYSIS

The Property will remain compatible with the surrounding area with a Future Land Use update from Urban Central Business District to Urban Core. The site has been vacant for more than twenty years, and the proposed multi-story, multi-use development is consistent with the intent of the Urban Core Future Land Use designation regarding redevelopment and enhancement in the City's Urban Core. The Property presents an opportunity to redevelop a vacant infill site within the City's mixed-use center.

Logical Extension of UC
The Urban Core is located within the Urban Central Business District, and a Future Land Use Map amendment from UCBD to UC is reasonable for this site, given that the adjacent property on the east side of 15th Street W is currently designated in the UC district. Reassigning the subject site to the UC district is a logical extension of the UC district already assigned across the street.

Density Redevelopment Opportunity
Further, Policy 1.1.3 of the City's Comprehensive Plan provides, as Urban Center Principles, that the "City shall enhance the unique aspects of Downtown Bradenton and address emerging redevelopment opportunities…" based on the City's urban center design principles. The Comprehensive Plan describes the Urban Core as focused on enhancing the City's mixed-use center, and in support of that goal, the UC district allows for 60 du/a, and up to 200 du/a, with City Council's approval.

Under the UCBD designation, the Property has a 40 du/a density allowance, which yields 148 units maximum (40du/a * 3.70AC). Reassigning the subject site to the UC designation allows the applicant the opportunity to request additional density, in line with encouraging Downtown Bradenton redevelopment as described in the Comprehensive Plan. The current concept plan proposes 345 multi-family units, which is more than the 148 units allowed within the UCBD district, but falls well below the 740 maximum units potentially allowed in UC with City Council approval.

In addition to multi-family residential, the uses proposed on the Old City Hall site include a restaurant, offices, and a coffee shop, all of which are uses contemplated in the Comprehensive Plan within the UC district. Onsite parking as well as a pool, various amenity areas, a sky deck, and courtyard are all proposed for resident use. There is ample green space proposed on the Property, as well as a proposed public pedestrian park along Ware's Creek. This proposed mixed-

use project will provide a multi-use solution for transportation with an emphasis on pedestrian access and walkability, as encouraged by the Comprehensive Plan.

The proposed development on the Property is an excellent opportunity for infill redevelopment. The development provides for increased density in line with the City's goals for enhancing redevelopment efforts in Downtown Bradenton, and it also offers a variety of amenity areas onsite to support residents, as well as a public park and a mix of commercial uses for the benefit of public patrons visiting the site.

F. HURRICANE EVACUATION ANALYSIS

The site is located in Evacuation Zone A. Zone A residents are the first to evacuate during a hurricane or other natural disaster requiring evacuation.

A Local Development Agreement (LDA) is required as part of this Comprehensive Plan Map Amendment Application, and a Hurricane Mitigation Plan is included as part of that LDA. Accordingly, please see Draft Land Development Agreement Exhibit C "Hurricane Mitigation Plan," included with this Map Amendment Application.

Community Impact Report Appendix

AERIAL MAP



ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
1023 MANATEE AVE WEST, 7TH FLOOR
BRADENTON, FL 34205
TELEPHONE 941 748 8080 FAX 941 748 3316

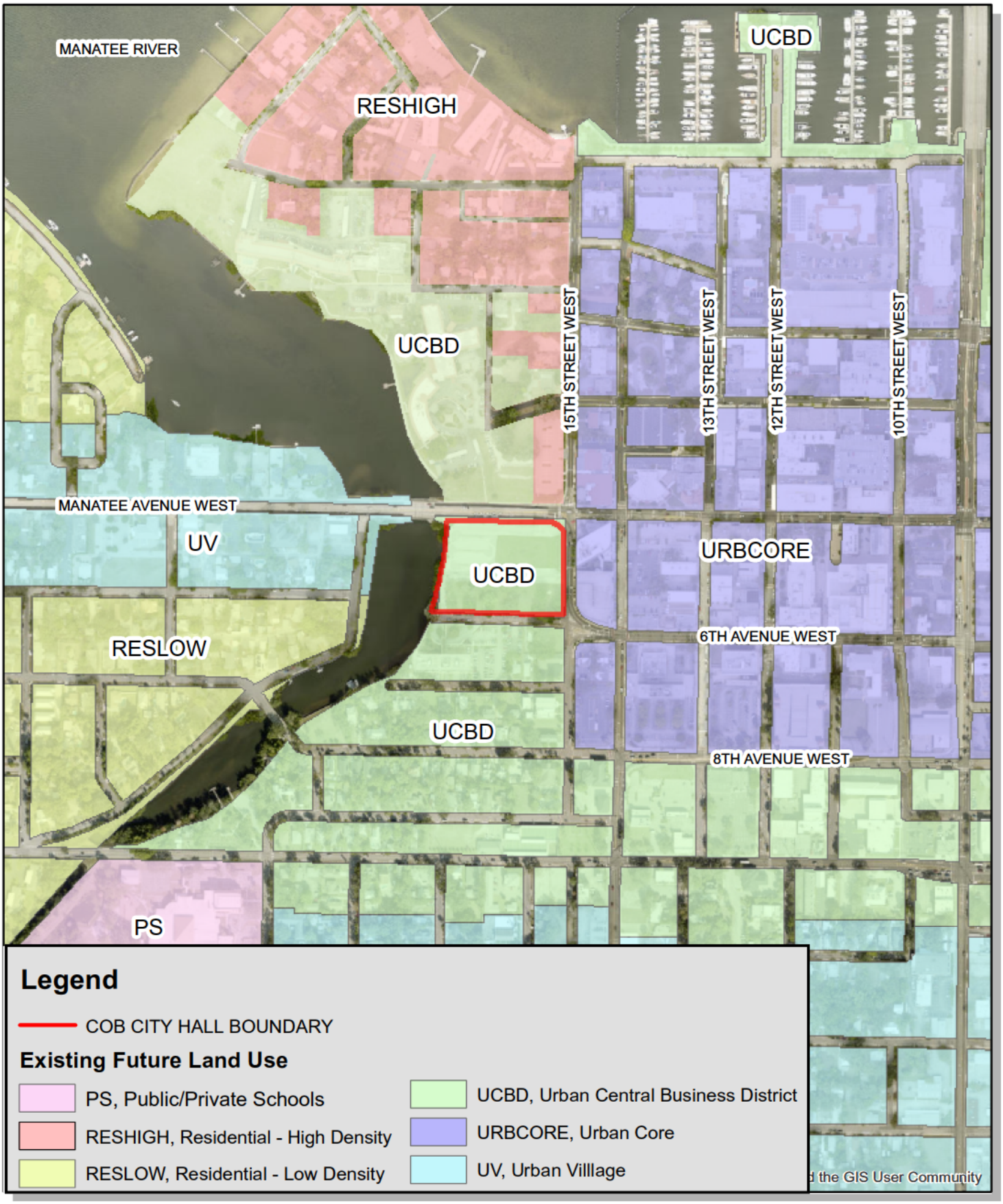
OLD CITY HALL SITE

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST
SCALE: 1" = 500'
SOURCE: MANATEE COUNTY

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THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATI
AND GENERAL REFERENCE ONLY THE DATA CONTAINI
HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANT

EXISTING FUTURE LAND USE MAP



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Land Planning Engineering Surveying Landscape Architecture
1023 MANATEE AVE WEST, 7TH FLOOR
BRADENTON, FL 34205
TELEPHONE 941 748 8080 FAX 941 748 3316

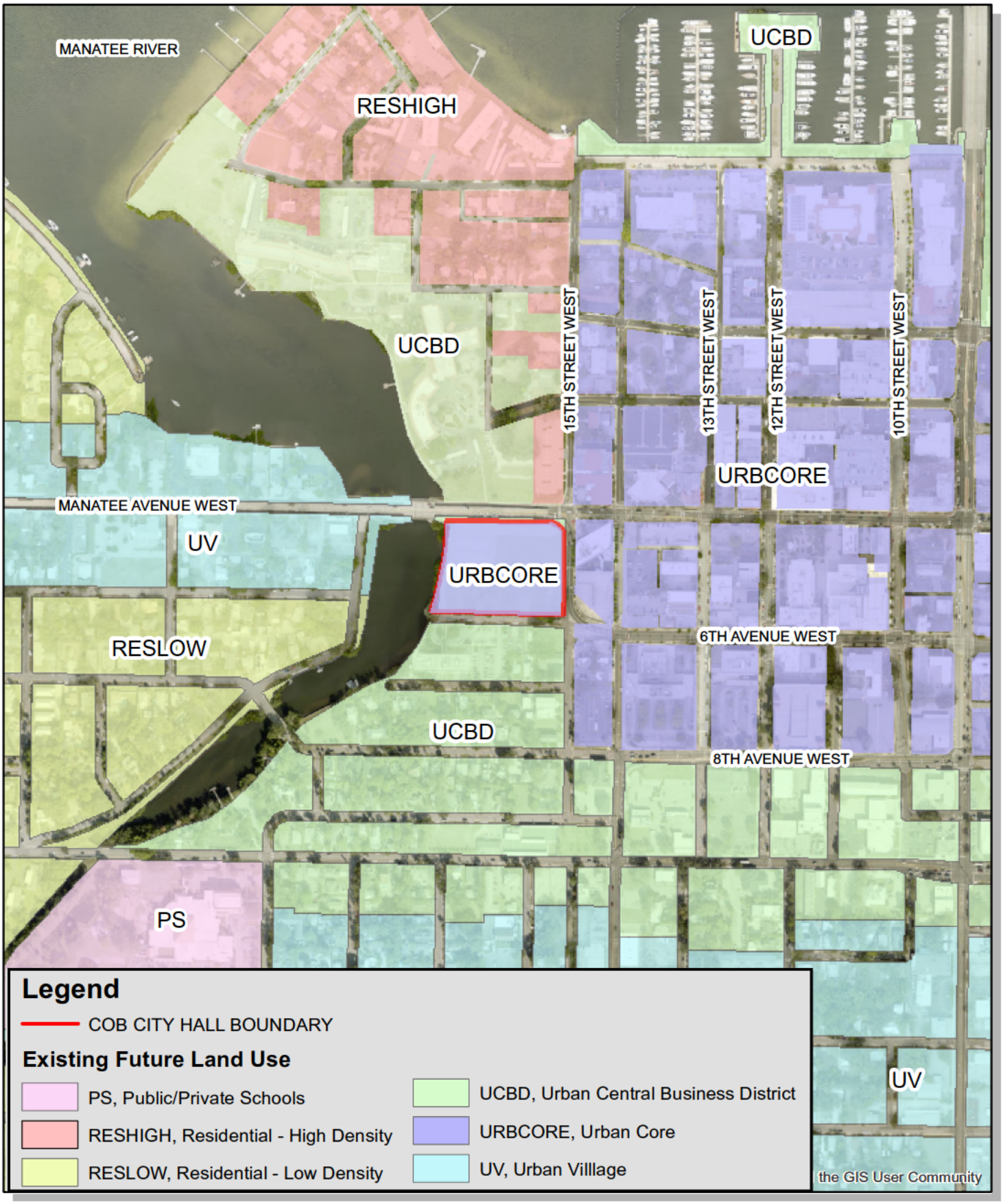
OLD CITY HALL SITE

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST
SCALE: 1" = 500'
SOURCE: MANATEE COUNTY

N

THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATI
AND GENERAL REFERENCE ONLY. THE DATA CONTAINI
HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANT

PROPOSED FUTURE LAND USE MAP



ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
1023 MANATEE AVE WEST, 7TH FLOOR
BRADENTON, FL 34205
TELEPHONE 941 748 8080 FAX 941 748 3316

OLD CITY HALL SITE

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST
SCALE: 1" = 500'
SOURCE: MANATEE COUNTY

N

THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATI
AND GENERAL REFERENCE ONLY. THE DATA CONTAINI
HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANT

March 5, 2026

Ms. Paige Estigarribia, AICP
Assistant Vice President/Director of Planning
ZNS Engineering
1023 Manatee Avenue West, 7th Floor
Bradenton, FL 34205

RE: Old City Hall – CPA
Folios: 3354500109
Palm Traffic Project T26018

Dear Ms. Estigarribia:

The proposed Comprehensive Plan Amendment is to amend the future land use from UCBD (3.7 acres) to UC District. The subject site is located south of SR 64 (Manatee Avenue) and west of 15th Street West, in the City of Bradenton, Manatee County, Florida, as shown in Figure 1. Under the existing UCBD, it is estimated the property could be developed for up to 148 multi-family dwelling units. Under the proposed UC district, it is estimated the property could be developed for up to 740 multi-family dwelling units. Based on data contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, the amendment could result in a worst-case net increase of 1,734 average daily trip ends, as shown in Table 1.

A generalized link analysis was conducted for those roadways within the area of influence for the project:

- Manatee Avenue from Manning MHP to Joe Ebert Road.

Table 2 presents the results of the link analysis for the existing conditions. According to the results shown in the table, there is currently insufficient capacity on Manatee Avenue and 6th Avenue West. With the project traffic added to the existing traffic, it is estimated that Manatee Avenue and 6th Avenue West, within the vicinity of the project, should continue to operate at an unacceptable level of service. As shown in the evaluation, the proposed CPA will not create any additional roadway deficiencies. Because the roadways are located within the City's adopted TCEA, roadway level of service is not applicable.

Table 3 presents the results of the link analysis for the 2045 conditions. According to the results shown in the table, there may be insufficient capacity on Manatee Avenue/6th Avenue West to accommodate the 2045 background traffic. With the project traffic added to the 2045 background traffic, it is estimated that Manatee Avenue/6th Avenue West, within the vicinity of the project, may have insufficient capacity with the existing roadway. As shown in the evaluation, the proposed CPA will not create any additional roadway deficiencies. Because the roadways are located in the City's adopted TCEA, roadway level of service is not applicable.

Sincerely,

PALM TRAFFIC

Michael Yates
Principal

Figure 1. Project Location

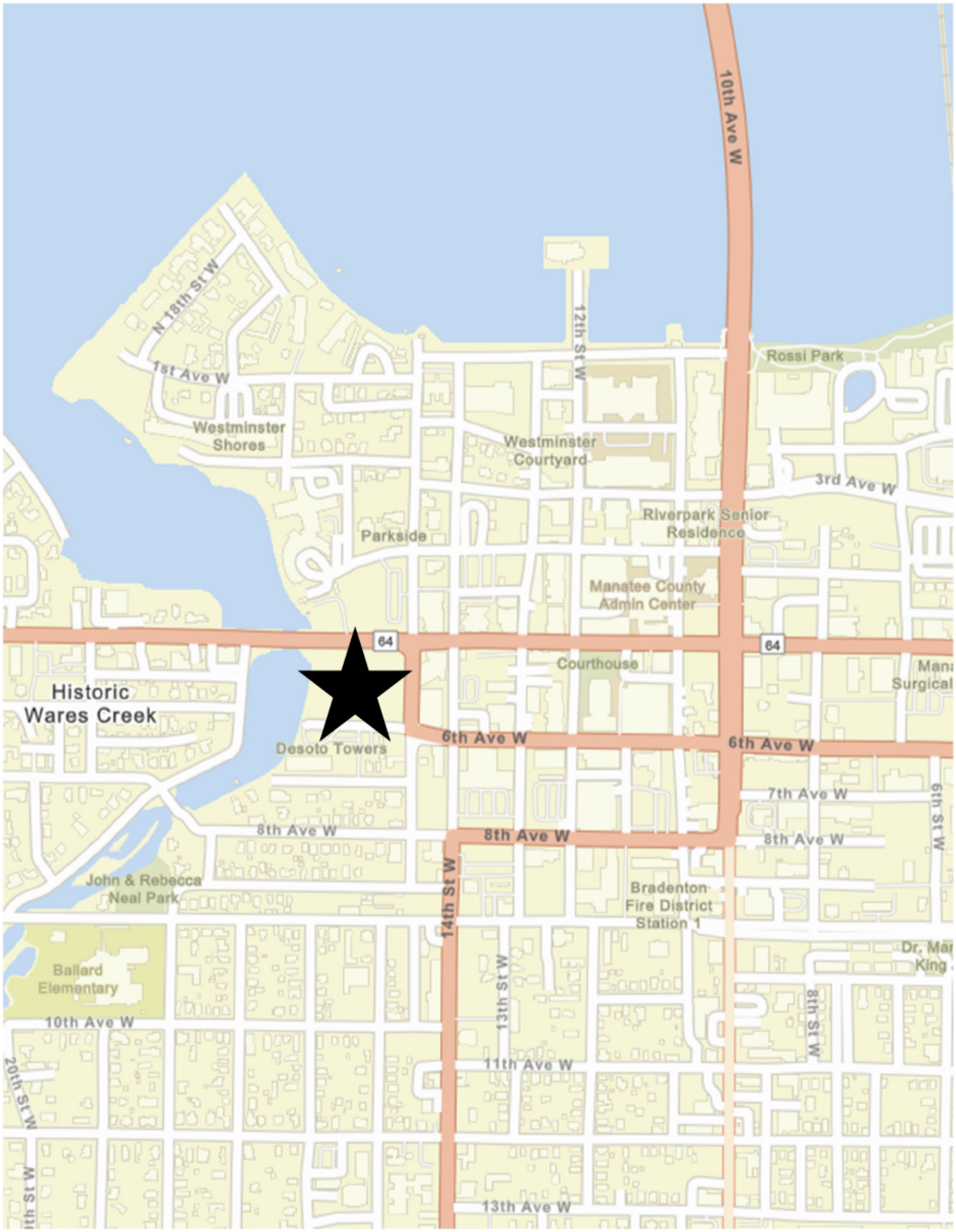


TABLE 1

ESTIMATED PROJECT TRIP ENDS

Scenario	Land Use	ITE LUC	Size	Daily Trip Ends (1)
UCBD	Multi-family	221	148 DU's	434
	Retail	822	5,005 SF	273
	Restaurant	932	2,003 SF	209
			UCBD Total	916
Proposed Development in UC	Multi-family	221	335 DU's	982
	Retail	822	5,005 SF	273
	Restaurant	932	2,003 SF	209
			Development Total	1,464
Difference Between UCBD and Proposed Development				548

(1) Source: ITE Trip Generation, 12th Edition, 2025.

Table 2. General Link Analysis – Existing Conditions

Roadway	From	To	LOS Standard	Lanes	Daily Capacity (1)	Existing Traffic (2)	Project Traffic (3)	Total Traffic	Available Capacity
Manatee Ave	26th St W	15th St W	D	4LD	38,300	49,000	780	49,780	-11,480
Manatee Ave	15th St W	9th St W	D	2L	22,980	23,000	956	23,956	-976
6th Ave W	15th St W	9th St W	D	2L	22,980	22,500	956	23,456	-476

(1) Source: FDOT Generalized Service Volume Tables

(2) Source: FDOT Historical Counts

(3) Difference between Future Lane Uses, see Table 1

Table 3. General Link Analysis – 2045 Conditions

Roadway	From	To	LOS Standard	Lanes	Daily Capacity (1)	2045 Traffic (2)	Project Traffic (3)	Total Traffic	Available Capacity
Manatee Ave	26th St W	15th St W	D	4LD	38,300	53,678	780	54,458	-16,158
Manatee Ave	15th St W	9th St W	D	2L	22,980	30,223	956	31,179	-8,199
6th Ave W	15th St W	9th St W	D	2L	22,980	27,238	956	28,194	-5,214

(1) Source: FDOT Generalized Service Volume Tables

(2) Source: 2045 Cost Affordable Model

(3) Difference between Future Land Uses, see Table 1

APPENDIX

APPENDIX

TRIP GENERATION

PERIOD SETTING

Analysis Name : Daily
Project Name : Old City Hall CPA **No :**
Date: 3/5/2026 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Generation Manual, 12th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
221 - Multifamily Housing (Mid-Rise) - 1 - Not Close to Rail Transit (Dense Multi-Use Urban)	Dwelling Units	148	Weekday	Average 2.93	217(1) 50%	217(1) 50%	434(1)
221 - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit (Dense Multi-Use Urban)	Dwelling Units	740(0)	Weekday	Average 2.93	1084(1) 50%	1084(1) 50%	2168(1)

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
221 - Multifamily Housing (Mid-Rise) - 1	0 %	217	0 %	217
221 - Multifamily Housing (Mid-Rise)	0 %	1084	0 %	1084

INTERNAL TRIPS

221 - Multifamily Housing (Mid-Rise) - 1

Exit 217 Demand Exit: 0 % (0) Balanced: 0

Entry 217 Demand Entry: 0 % (0) Balanced: 0

221 - Multifamily Housing (Mid-Rise)

Demand Entry: 0 % (0) **Entry** 1084

Demand Exit: 0 % (0) **Exit** 1084

221 - Multifamily Housing (Mid-Rise) - 1

	Total Trips	Internal Trips		External Trips
		221 - Multifamily Housing (Mid-Rise)	Total	
Entry	217 (100%)	0 (0%)	0 (0%)	217 (100%)
Exit	217 (100%)	0 (0%)	0 (0%)	217 (100%)
Total	434 (100%)	0 (0%)	0 (0%)	434 (100%)

221 - Multifamily Housing (Mid-Rise)

	Total Trips	Internal Trips		External Trips
		221 - Multifamily Housing (Mid-Rise) - 1	Total	

Entry	1084 (100%)	0 (0%)	0 (0%)	1084 (100%)
Exit	1084 (100%)	0 (0%)	0 (0%)	1084 (100%)
Total	2168 (100%)	0 (0%)	0 (0%)	2168 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
221 - Multifamily Housing (Mid-Rise) - 1	434	0	0	434
221 - Multifamily Housing (Mid-Rise)	2168	0	0	2168

ITE DEVIATION DETAILS

Weekday

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 221 - Multifamily Housing (Mid-Rise) - 1 - Not Close to Rail Transit (Dense Multi-Use Urban)
ITE does not recommend a particular pass-by% for this case.

221 - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit (Dense Multi-Use Urban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	1301
Total Exiting	1301
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	1301
Total Exiting Non-Pass-by Trips	1301

APPENDIX

FDOT GENERALIZED SERVICE VOLUME TABLES

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

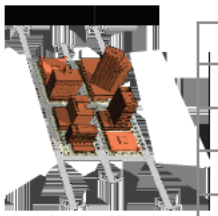


(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
*Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.
***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C2T	C4	C5	C6
Number of Lanes (one direction)	1-3	1-4	1-4	1-4
Posted Speed (mph)	40	45	35	30
Facility Length (miles)	0.78	1.83	1.18	0.74
Number of Signals	4	9	9	7

Traffic Characteristics

	C2T	C4	C5	C6
Planning Analysis Hour Factor (K)	0.095	0.09	0.09	0.09
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.92	0.95	0.95	0.95
Base Saturation Flow Rate	1,700	1,950	1,950	1,950
Heavy Vehicle Percent (%)	5	3	2	2
Lane Width	11	11	10	10
Median Type	Non Restrictive	Non Restrictive	Non Restrictive	Non Restrictive
Roadway Edge Type	Curb	Curb	Curb	Curb
On-Street Parking	50%	100%	100%	100%

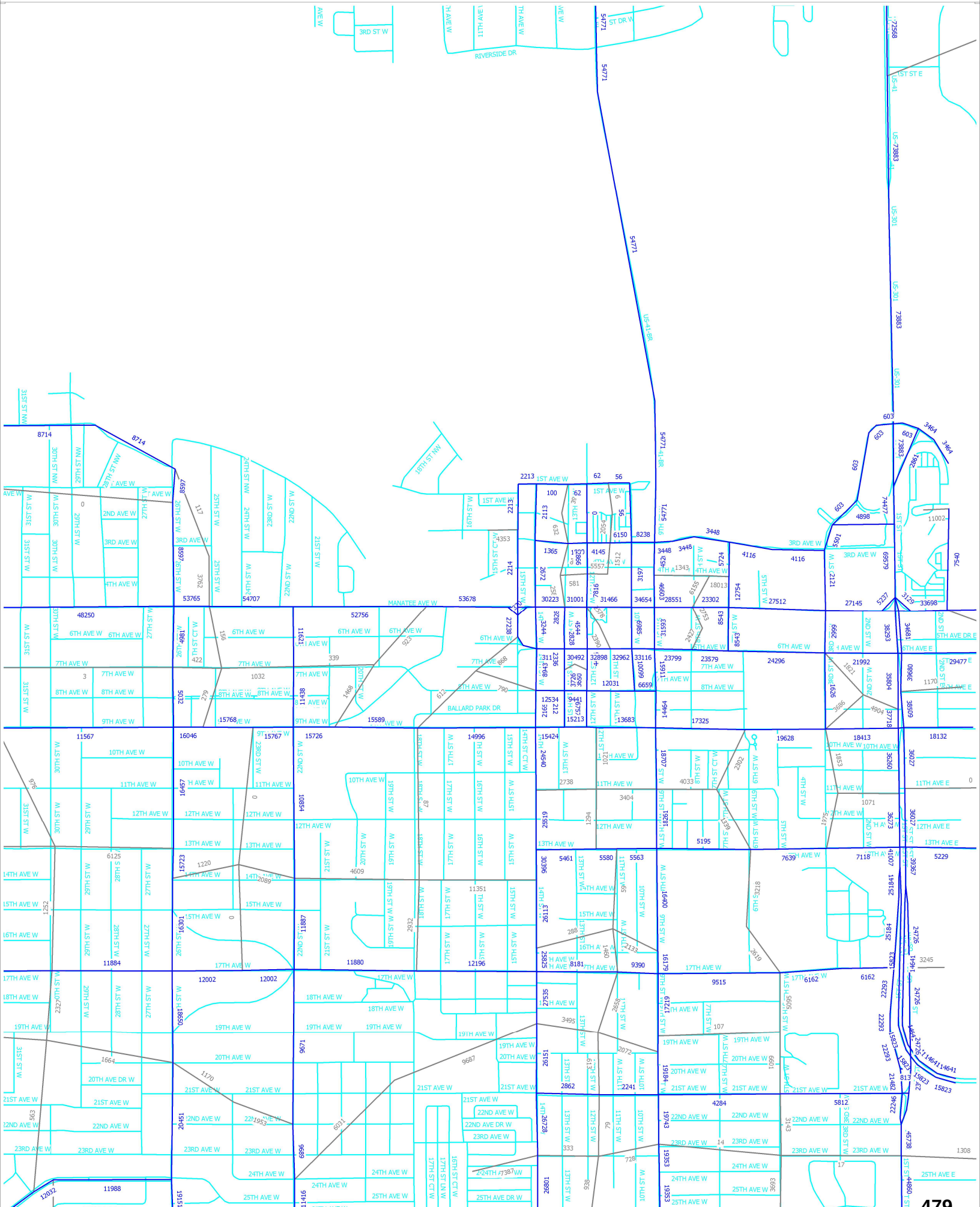
Signal Characteristics

	C2T	C4		C5		C6	
Cycle Length	90	170		150		120	
Major Street Through g/c	0.47	0.52 (1,2,3 lanes)	0.47 (4 lanes)	0.55 (1,2,3 lanes)	0.48 (4 lanes)	0.52 (1,2,3 lanes)	0.46 (4 lanes)
Yellow Change Interval	4.4	4.8		4		3.7	
Red Change Interval	2	2		2		2	

APPENDIX

2045 FINANCIAL FEASIBLE PLAN

D1RPM2.1 2045 Cost Feasible Network AADT



cube
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OLD CITY HALL

CITY OF BRADENTON
COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT
ENVIRONMENTAL IMPACT ASSESSMENT

March 2026

Prepared by:
KIMLEY-HORN
1800 SECOND STREET, SUITE 900
SARASOTA, FL 34236

Kimley»Horn

INTRODUCTION

This report has been prepared on behalf of the applicant in support of a City of Bradenton Comprehensive Plan Future Land Use Map Amendment application. The Old City Hall site is approximately 3.68 acres in size and is located at the southwest corner of South of Manatee Avenue West & 15th Street West in Section 26, Township 34 South, Range 17 East in central Manatee County/the City of Bradenton. The site consists primarily of disturbed, open/vacant land.

METHODOLOGY

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for evidence of wetlands, protected species, or other sensitive environmental features.
- Recent and historical aerial photograph interpretation of the subject property.
- Review of the National Wetlands Inventory (NWI) maps.
- Review of the Natural Resources Conservation Services (NRCS) Web Soil Survey for Manatee County, Florida and documentation of the soil characteristics on site.
- Research of Manatee County, and various State and Federal databases regarding protected wildlife species.

EXISTING CONDITIONS

Wetland, upland, and other surface water habitats within the project area are categorized below using the Florida Department of Transportation "Florida Land Use, Cover and Forms Classification System (FLUCCS)" as shown on the 'FLUCCS Habitat Map' (attached).

Description of On-Site Habitats:

A. Wetland and Other Surface Water Habitats

FLUCCS CODE 612, Mangrove Swamps (± 0.01 Acres)

There is a small, disturbed, wetland on the landward side of the existing seawall near the southern property boundary where white mangroves (*Laguncularia racemosa*), red mangroves (*Rhizophora mangle*), salt grass (*Distichlis spicata),* and shoreline purslane (*Sesuvium portulacastrum*) have recruited, likely due to the failing shoreline stabilization infrastructure.

B. Upland Habitats

FLUCCS Code 190, Open Land (± 3.67 Acres)

The project area consists mainly of mowed and maintained open land dominated by bermudagrass *(Cynodon dactylon)* and St. Augustine's grass *(Stenotaphrum secundatum)* and other weedy ruderal species, and a concrete pad associated with the Old City Hall building.

Soils

According to the current Natural Resources Conservation Service (NRCS) web soil survey (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx) for Manatee County, there is tone (1) soil type is found within the project boundary. Hydric and non-hydric soil designations are based on the Hydric Soils of Florida Handbook published in March 2000. The soil type found on site is:

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20 – EauGallie, EauGallie Wet fine sands, 0 to 2 percent slopes (Hydric)

LISTED SPECIES

Kimley-Horn has reviewed the subject property for the potential presence of listed species. This review included a field survey and research of available databases for documented listed species presence relative to the proposed project. Recent on-site evaluations occurred in March 2026.

To assist in determining potential utilization of the subject parcel by listed species, a search of available databases was conducted, including review of the Florida Native Areas Inventory (FNAI) and Audobon Society EagleWatch bald eagle nest locator databases. These database searches revealed no documented utilization of the project area or areas adjacent to the project area by listed species. The subject parcel is not within any bald eagle nest protection zones.

In addition to the database searches, scientists with Kimley-Horn have performed numerous field surveys of the project. The most recent field survey was conducted by Chris Kennedy in March 2026. No protected species were observed nesting or denning within the onsite habitats. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.

Given the habitats present and the results of the recent listed species review, significant utilization by listed species is not anticipated, but if listed species are found during construction, appropriate measures will be taken with State and Federal regulatory agencies.

FNAI Biodiversity Matrix

In addition to the previous listed species evaluations conducted at the site, the FNAI Biodiversity Matrix was consulted to determine documented, likely, and/or potentially occurring rare animals in the vicinity of the project area. The most "likely" species to occur in the vicinity of the project, as listed by FNAI (Matrix Unit 23668), is the Wood Stork (*Mycteria americana*).

The table on the following page lists both the species that are likely and or have the potential to utilize the project area and the results of field surveys.

Common Name	Scientific Name	Federal/State Status	Likelihood of Occurrence	Results of Field Surveys
Bald Eagle	*Haliaeetus leucocephalus*	Migratory Bird/X	Potential (FNAI)	No nests identified.
Eastern Indigo Snake	*Drymarchon couperi*	T/T	Potential (FNAI)	Not Observed
Florida Manatee	*Trichechus manatus latirostris*	T/N	Potential (FNAI)	Not Observed
Gopher Tortoise	*Gopherus polyphemus*	X/T	Potential (FNAI)	No potentially active burrows identified.

Hawksbill Sea Turtle	*Eretmochelys imbricata*	E/FE	Potential (FNAI)	Not Observed
Leatherback Sea Turtle	*Dermochelys coriacea*	E/FE	Potential (FNAI)	Not Observed
Wood Stork	*Mycteria americana*	E/T	Likely (FNAI)	Not Observed

Bald Eagle (Haliaeetus leucocephalus)
A search of the Audobon Florida EagleWatch bald eagle nest database was completed to determine if any known bald eagle nests occur within the vicinity of the subject parcel. The database revealed that no known bald eagle nest is located within 660 feet of the parcel; the nearest FWC documented bald eagle nest (MN077) is located 0.51 miles southeast of the project area. No bald eagle nests were observed within 660 feet of the parcel during the field review; therefore, the project is not within any bald eagle protection zones and impacts to this species are not anticipated.

Eastern Indigo Snake (*Drymarchon couperi*)
The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The indigo snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in more hydric habitats. The eastern indigo snake is listed as "Threatened" by both the USFWS and FWC. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During the field reviews and wetland evaluations, no eastern indigo snakes were observed within or adjacent to the project area. The project will likely implement the USFWS '*Standard Protection Measures for the Eastern Indigo Snake*' (revised August 12, 2013) to prevent any adverse impacts to this species.

Gopher Tortoise (*Gopherus polyphemus*)
The gopher tortoise is a burrowing tortoise that inhabits dry, well-drained, sandy soils in upland habitats like longleaf pine sandhills, oak hammocks, pine flatwoods, coastal dunes, and open sandy pastures. Kimley-Horn scientists conducted a preliminary survey of the potential gopher tortoise habitat on March 2nd 2026. During this survey, no evidence of gopher tortoise or burrows was observed. Due to the lack of suitable foraging habitat on the site, a pre-construction gopher tortoise survey should not be necessary. Should any gopher tortoise burrows be found in or within 25' of the limits of clearing prior to construction, a relocation permit from FWC will be obtained to remove all gopher tortoises within the project area.

Hawksbill Sea Turtle (*Eretmochelys imbricate*)
The hawksbill sea turtle is listed as "Endangered" by the USFWS and is the rarest sea turtle that regularly occurs in Florida. Hawksbills frequent rocky areas, coral reefs, shallow coastal areas, lagoons or oceanic islands, and narrow creeks and passes. They are seldom seen in water deeper than 65 feet. Hatchlings are often found floating in masses of sea plants, and nesting may occur on almost any undisturbed deep-sand beach within the tropical extent of its range. There is no potential nesting habitat within or adjacent to the project area, therefore no adverse impacts to

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this species are not anticipated.

Leatherback Sea Turtle (Dermochelys coriacea))
The leatherback sea turtle is listed as "Endangered" by the USFWS and is the largest turtle in the world with the widest global distribution. Leatherbacks undertake the longest migrations between breeding and feeding areas of any sea turtle and nest on tropical or subtropical wide, open, sandy beaches with deep, soft sand and access to deep water. There is no potential nesting habitat within or adjacent to the project area, therefore no adverse impacts to this species are not anticipated.

Wood Stork (*Mycteria americana*) and Wading Birds
Wood storks inhabit hardwood swamps, sloughs, mangroves, and cypress wetlands, feeding on small fish, crayfish, and small vertebrates. Breeding occurs from late November to early March, where individuals nest in colonies often consisting of 100 to 500 nests constructed in trees situated in standing water. The wood stork is listed as "Endangered" by the USFWS. The project is within the Core Foraging Area (CFA) of several wood stork nesting colonies, the closest of which is the Ayers Point rookery located approximately 3.12 miles east of the project area near the mouth of the Braden River. There is no evidence of nesting by wood storks or any other state-listed wading birds within or adjacent to the project area, therefore impacts to these species are not anticipated.

WETLAND AND SURFACE WATER IMPACTS
In total, the project proposes to impact 0.04 acres of wetlands associated with the reconstruction of the seawall as depicted on the attached Wetland and OSW Impact Map. The seawall is currently in disrepair and will need to be redesigned and reconstructed to minimize flooding. The wetlands proposed to be impacted have been previously impacted/disturbed by the historical shoreline alteration and exhibit reduced values and function as a result these historic impacts.

Mitigation will be determined pursuant to the Uniform Mitigation Assessment Method (UMAM), Chapter 62-345 of the Florida Administrative Code and will be provided through the purchase of mitigation bank credits consistent with the state and federal permits for the project.

If you have any questions, or if we can provide any additional information, please do not hesitate to contact me at [redacted] or [redacted]

Sincerely,



Chris Kennedy
Environmental Scientist

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 3/3/2026

(Contact the FNAI Data Services Coordinator at [redacted] or [redacted] for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 23668 , 23918



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 23668

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 23918

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

0 **Likely** Elements Found

Matrix Unit IDs: 23668 , 23918

14 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Acipenser oxyrinchus desotoi Gulf Sturgeon	G3T2T3	S2?	T	FT
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Charadrius melodus Piping Plover	G3	S2	T	FT
Dermochelys coriacea Leatherback Sea Turtle	G2	S2	E	FE
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Eragrostis pectinacea var. tracyi Sanibel lovegrass	G5T1	S1	N	E
Eretmochelys imbricata Hawksbill Sea Turtle	G3	S1	E	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Lithobates capito Gopher Frog	G2G3	S3	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Rallus longirostris scottii Florida Clapper Rail	G5T3?	S3?	N	N
Setophaga discolor paludicola Florida Prairie Warbler	G5T3	S3	N	N
Trichechus manatus latirostris Florida Manatee	G2G3T2	S2S3	T	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.



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1800 2nd Street, Suite 900, Sarasota, FL 34236
Phone (941) 379 - 7600
www.kimley-horn.com

Project Location Map

Old City Hall
Manatee County, Florida

1 IN = 500 FT	PROJECT NUMBER: 249046008	MARCH 2, 2026	



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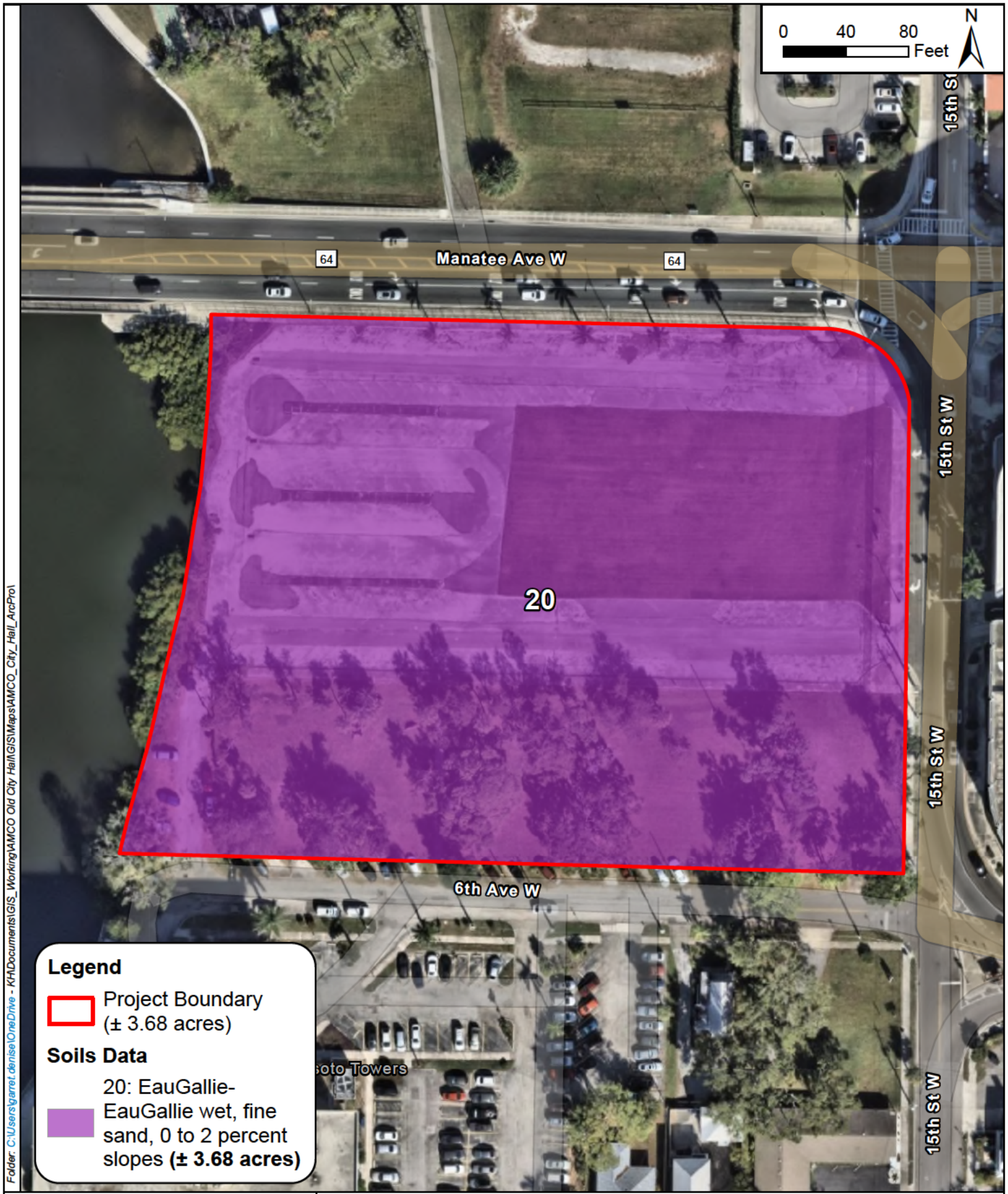
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USGS Quadrangle Map

Old City Hall
Manatee County, Florida

1 IN = 300 FT	PROJECT NUMBER: 249046008	MARCH 2, 2026	FIGURE 2



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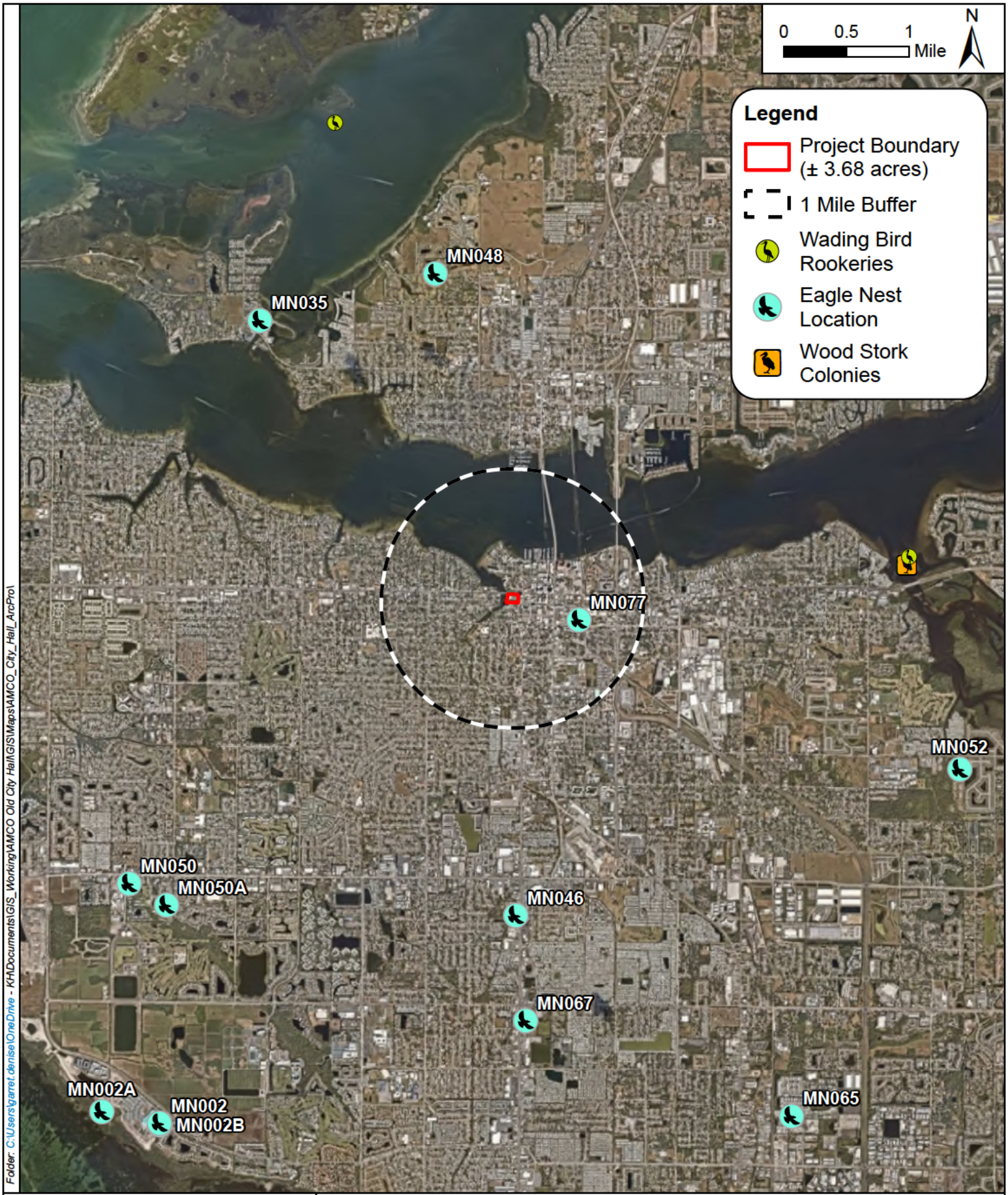
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NRCS Soils Classification Map

Old City Hall
Manatee County, Florida

1 IN = 80 FT	PROJECT NUMBER: 249046008	MARCH 2, 2026	



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Listed Species Map

Old City Hall
Manatee County, Florida

1 IN = 1 MILE	PROJECT NUMBER: 249046008	MARCH 2, 2026	



Legend

- Project Boundary (± 3.68 acres)
- FLUCFCS Habitat Classification

FLUCFCS Code	Description	± Acreage
190	Open Land	3.67
612	Mangrove Swamp	0.01
	Total Project Acreage	3.68

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Florida Land Use Covers & Forms Classification System Map

Old City Hall
Manatee County, Florida

1 IN = 80 FT	PROJECT NUMBER: 249046008	MARCH 2, 2026	



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Kimley»Horn

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1800 2nd Street, Suite 900, Sarasota, FL 34236
Phone (941) 379 - 7600
www.kimley-horn.com

1984 Historical Imagery Map

Old City Hall
Manatee County, Florida

1 IN = 100 FT	PROJECT NUMBER: 249046008	MARCH 2, 2026	



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Kimley»Horn

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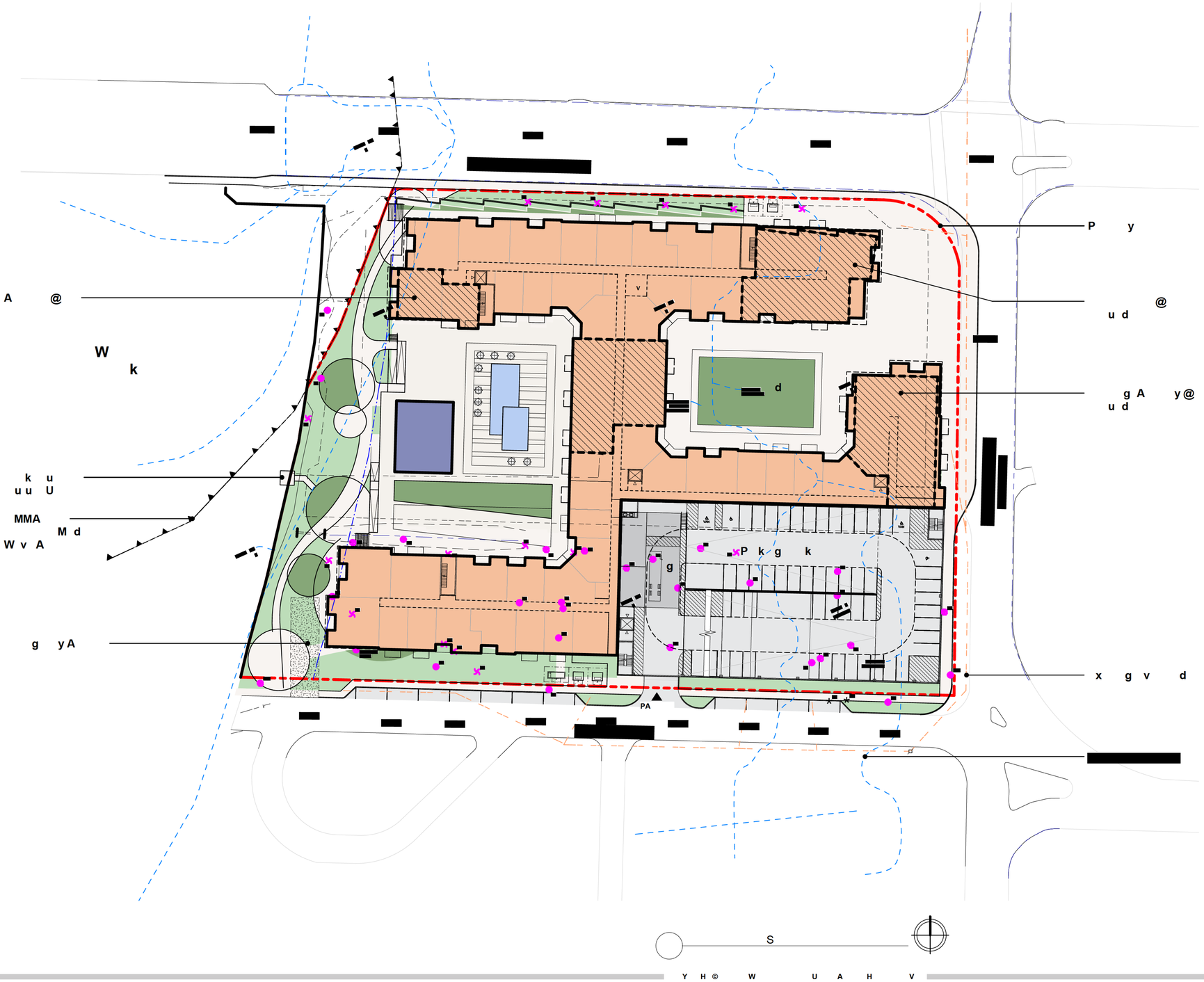
1800 2nd Street, Suite 900, Sarasota, FL 34236
Phone (941) 379 - 7600
www.kimley-horn.com

Wetland Impact Map

Old City Hall
Sarasota County, Florida

1 IN = 80 FT	PROJECT NUMBER: 249046008	MARCH 2, 2026	

Conceptual Plan



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Draft Land Development Agreement

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "**Development Agreement**") is made and entered as of this __ day of _____, 2026, by and between **CITY OF BRADENTON**, a Florida municipality, whose address is 101 Old Main Street West, Bradenton, Florida 34205, (the "**CITY**") and **AMRES INVESTMENTS, LLC,** a Florida limited liability company, whose mailing address is 121 Alhambra Plaza, Suite 1600, Coral Gables, Florida 33134 (the "**LANDOWNER**").

WITNESSETH:

WHEREAS, Landowner intends to redevelop vacant property located adjacent to Ware's Creek at 500 15th Street West, Bradenton, Florida 34205; and

WHEREAS, Landowner will hold legal and equitable title to 3.70 acres (the "Property") which Property is more particularly described in Exhibit "A", and

WHEREAS, the City and the Landowner are collectively the "Parties" to this Development Agreement; and

WHEREAS, the Landowner is requesting an amendment to the Property's Future Land Use Classification, per the City's Comprehensive Plan ("Comprehensive Plan") from Urban Central Business District to Urban Core which allows for a maximum density of 200 EDU's per acre if approved by the City Council; however, the Landowner is not requesting the maximum density; and

WHEREAS, on March 6, 2026, the Landowner submitted an application for a Comprehensive Plan Amendment, including both map and text amendment. The proposal submitted by the Landowner would change the Future Land Use classification to Urban Core, which would authorize a total of 780 EDUs on the Property; and

WHEREAS, the Landowner is seeking approval for a mixed-use development including approximately 345 EDUs together with office and retail; and

WHEREAS, the Landowner has disclosed to the City staff, the City Attorney, and the City Council that the proposed project will be developed in phases over an extended period of time; and

WHEREAS, the City Council acknowledges that the above-referenced disclosure has been made; and

WHEREAS, since a portion of the Property is located within the Coastal High Hazard Area, the Landowner is required to address hurricane evacuation criteria for the adopted level of service as measured on the Saffir-Simpson Scale for a Category 5 storm as set forth in §163.3178(8)(a), Florida Statutes; and

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WHEREAS, Section 163.3178(8)(a)3., Florida Statutes, requires that a local government and developer enter into a binding agreement to memorialize the mitigation plan for any increase of density in the Coastal High Hazard Area; and

WHEREAS, Policy 5.3.1.2 as adopted in Ordinance 4035 requires that the Development Agreement include a conceptual site plan (the "Conceptual Site Plan") and any required mitigation plan for hurricane evacuation, consistent with Section 163.3178(8)(a), Florida Statutes; and

WHEREAS, it is the intent of Landowner, in good faith, to enter into this binding development agreement whereby Landowner shall commit to appropriate hurricane mitigation in the event of a category 5 storm event as measured on the Saffir-Simpson Scale as set forth in Section 163.3178(8)(a); and

WHEREAS, the Landowner has committed that all new buildings constructed on the Property will meet federal, state and local construction standards which will mitigate impacts of these facilities due to a storm event; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereby agree as follows:

1. **Recitals True and Correct.** The Recitals set forth above are true and correct and are incorporated by reference as if fully set forth herein.

2. **Description of the Development**. The Property shall be developed in substantial compliance with the Conceptual Site Plan attached hereto as Exhibit "B" (the "Project"). The Conceptual Site Plan is subject to the following:

(a) Based upon the existing acreage (3.7 acres), 345 EDUs may be constructed on the Property together with office and retail. The units may be located within the CHHA portions of the Property.

(b) The Project will include infrastructure repair and redevelopment including without limitation the seawalls along Wares Creek. The City acknowledges and agrees to these repairs and their impacts.

(c) The Project will include development of a park on the western portion of the Property fronting Wares Creek (the "Park"). Upon completion of the development of the Park, ownership of the Park will be transferred to the City for public use. The City agrees and acknowledges that it will accept conveyance of the Park and at said conveyance, the City agrees to assume all liability for the Park. Landowner agrees to continue to maintain the Park after the conveyance.

(d) Notwithstanding the foregoing, the Landowner acknowledges and agrees that the development of the Project as described herein shall require additional development approvals, including without limitation, site improvement permit(s) and building permits, and nothing contained in this Development Agreement shall be deemed an authorization of any future required approvals. The Project shall be subject to all applicable development standards.

3. **Ownership of Land Subject to Development Agreement**. A legal description of the land subject to this Development Agreement (i.e., the Property) is attached hereto as Exhibit "A". The current legal and equitable owner and developer of the Property is Manatee County.

4. **Disclaimer of Joint Venture**. Landowner and City represent that by the execution of this Development Agreement, it is not the intent of the Parties of this Development Agreement be construed or deemed to represent a joint venture, undertaking between City or Landowner, or either with any third party. While engaged in carrying out and complying with the terms of this Development Agreement, Landowner is an independent principal and not a contractor or an officer or employee of the City, and Landowner shall not at any time or in any manner represent that it or any of its agents or employees are employees of the City.

5. **Successors in Interest**. The obligations of this Development Agreement shall be binding upon, and the benefits shall inure to, all successors in interest to the Parties to the Development Agreement including all mortgagees for the Property. Notwithstanding anything in this Development Agreement to the contrary, the City shall have no responsibility or liability for any obligations of Landowner under this Development Agreement other than as set out in Section 2(c) of this Development Agreement

6. **Amendments**. All amendments to this Development Agreement, including any such amendments extending the term of the Development Agreement, shall be ineffective unless reduced to writing, approved by the City Council, and executed by the City and Landowner.

7. **Recording of this Agreement**. The Landowner shall record this Development Agreement in the Public Records of Manatee County and provide the original recorded Development Agreement to the City no later than fourteen (14) days after the execution of this Development Agreement by all Parties. Landowner shall bear the expense of recording this Development Agreement.

8. **Applicable Law and Venue**. This Development Agreement shall be construed, and the rights and obligations of the Parties hereunder shall be determined, in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusive in Manatee County, Florida, unless prohibited by law.

9. **Severability**. In the event any term or provision of this Development Agreement shall be held invalid by a court of competent jurisdiction, such invalid term or provision will not affect the validity of any other term or provision hereof; and all such terms and provisions hereof shall be enforceable to the fullest extent permitted by law as if such invalid term or provision had never been part of this Development Agreement; provided, however, if any term or provision of this Development Agreement is held to be invalid due to the scope or extent thereof, then, to the extent permitted by law, such term or provision shall be automatically deemed modified in order that it may be enforced to the maximum scope and extent permitted by law.

10. **Entire Agreement**. This Development Agreement constitutes the entire agreement between the Parties hereto as to the subject matter contained herein and supersedes any and all prior understandings, if any. There are no other oral or written promises, conditions, representations, understandings, or terms of any kind as conditions or inducements to the execution

hereof, and none have been relied upon by either party. Any subsequent conditions, representations, warranties, or agreements shall not be valid and binding upon the Parties unless they are in writing signed by the Parties and executed in the same manner as this Development Agreement.

11. **Parties Drafted Equally**. The City and Landowner agree that each party played an equal and a reciprocal part in drafting this Development Agreement. Therefore, no provision of this Development Agreement shall be construed by a Court or judicial authority against any party hereto because such party is deemed to have drafted or structured such provisions.

12. **Notices**. All notices, demands, requests for approvals or other communications given by either party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested or by a recognized national overnight courier service, or by hand delivery to the office of each party indicated below and address as follows:

To Landowner:
AMRES Investments, LLC
121 Alhambra Plaza,
Suite 1600
Coral Gables, Florida
Attn: _____

With a copy to:
Grimes Galvano, PL
1023 Manatee Avenue West
Bradenton, FL 34205
Attn: Bill Galvano, Esq.

To City:
City of Bradenton
101 Old Main Street West
Bradenton, Florida 34205
Attn: Mayor

With a Copy to:
Scott Rudacille, Esq.
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205

13. **Survival of Warranties, Representations**. The warranties, representations, covenants and obligations of the Parties hereto shall be binding upon the Parties and their respective successors in interest.

14. **Effective Date**. This Development Agreement shall become effective upon the recording of a fully executed original of this Development Agreement in the Public Records of Manatee County, Florida, as provided in Section 9 hereof;

15. **Termination**. This Development Agreement shall remain in effect for the duration of the Project, unless terminated by written agreement of the Parties, or their successors in interest.

16. **Force Majeure**. No party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused directly by hurricane, tornado, fire, earthquake, civil commotion or failure or disruption of utility services, epidemic, or other like cause beyond the reasonable control of the party obligated to perform. The foregoing shall not relieve the Developer of its obligations to carry out the provisions of the emergency plans and protocols described in Exhibits "C" and "D".

IN WITNESS WHEREFORE, the Parties hereto have executed this Development Agreement the day and year first above written.

"CITY"

CITY OF BRADENTON, a Florida Municipal subdivision of the State of Florida

ATTEST:

By: _____
Name: Gene Brown
Title: Mayor

_____
City Clerk

"LANDOWNER"

Signed, sealed and delivered in the presence of:

AMRES INVESTMENTS, LLC, a Florida limited liability company

By: _____
Name:
Title:

_____
Name: _____

_____
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026 by _____ as _____ of AMRES INVESTMENTS, LLC, a Florida limited liability company, on behalf of the company. He/she is ☐ personally known to me or has ☐ produced _____ as identification.

_____

DRAFT

(Notary Seal)

Signature of Notary Public

_____
Print Name of Notary Public

I am a Notary Public of the State of _____,
and my commission expires on _____

DRAFT

LIST OF EXHIBITS

EXHIBIT "A"

Legal Description

EXHIBIT "B"

Conceptual Site Plan

EXHIBIT "C"

Hurricane Mitigation Plan

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DESCRIPTION PER ORB 2310, PAGE 6264

PARCEL 1:

LOTS 1 THROUGH 17. PROSPECT ADDITION. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5. PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS THE PORTIONS THEREOF CONVEYED TO THE STATE OF FLORIDA AS DESCRIBED IN DEED BOOK 382. PAGE 63 AND IN OFFICIAL RECORD BOOK 737, PAGE 796, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

BEGIN AT THE SW CORNER OF MANATEE AND PROSPECT AVENUE (NOW MANATEE AVENUE AND 15TH STREET) IN THE CITY OF BRADENTON, FLORIDA, RUNNING THENCE SOUTH ALONG THE WEST SIDE OF PROSPECT AVENUE (15TH STREET) 127 2/3 FEET FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST SIDE OF SAID PROSPECT AVENUE (15TH STREET) 65 FEET; THENCE WEST PARALLEL WITH MANATEE AVENUE TO WARES CREEK; THENCE NORTH ALONG WARES CREEK TO A POINT DUE WEST THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING. LYING AND BEING IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST.

AND

BEGINNING AT A POINT ON THE WEST SIDE OF PROSPECT AVENUE (15TH STREET WEST) IN THE CITY OF BRADENTON, FLORIDA, 264 FEET SOUTH FROM THE SOUTHWEST CORNER OF PROSPECT AVENUE AND MANATEE AVENUE. THE SAME BEING THE NORTHEAST CORNER OF LOT OWNED BY MRS. SARAH O. WEBBER; THENCE RUN NORTH ALONG THE WEST SIDE OF PROSPECT AVENUE (15TH STREET), THE DISTANCE OF 71 AND 1/3 FEET; THENCE WEST ON A LINE PARALLEL WITH THE CENTER LINE OF MANATEE AVENUE TO THE BANK OF WARE'S CREEK; THENCE SOUTH ALONG THE MARGIN OF SAID CREEK TO THE NORTHWEST CORNER OF MRS. SARAH O. WEBBER'S LOT; THENCE EAST TO POINT OF BEGINNING. IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST.

AND

BLOCK "A' OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1. PAGES 73 AND 103, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE SE CORNER OF BLOCK OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 103 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE DUE WEST ALONG SOUTH BOUNDARY OF SAID BLOCK "A", A DISTANCE OF 349.35 FEET FOR A POINT OF BEGINNING; THENCE NORTH 100 FEET TO THE NORTH LINE OF SAID BLOCK "A"; THENCE WEST TO THE PRESENT SEAWALL; THENCE SOUTHERLY ALONG SAID SEAWALL TO A POINT THAT INTERSECTS WITH THE SOUTH BOUNDARY LINE OF SAID BLOCK "A" EXTENDED WEST; THENCE EAST APPROXIMATELY 150 FEET TO POINT OF BEGINNING; TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING.

THE WEST 1/2 OF THE FOLLOWING DESCRIBED LAND, TO WIT:

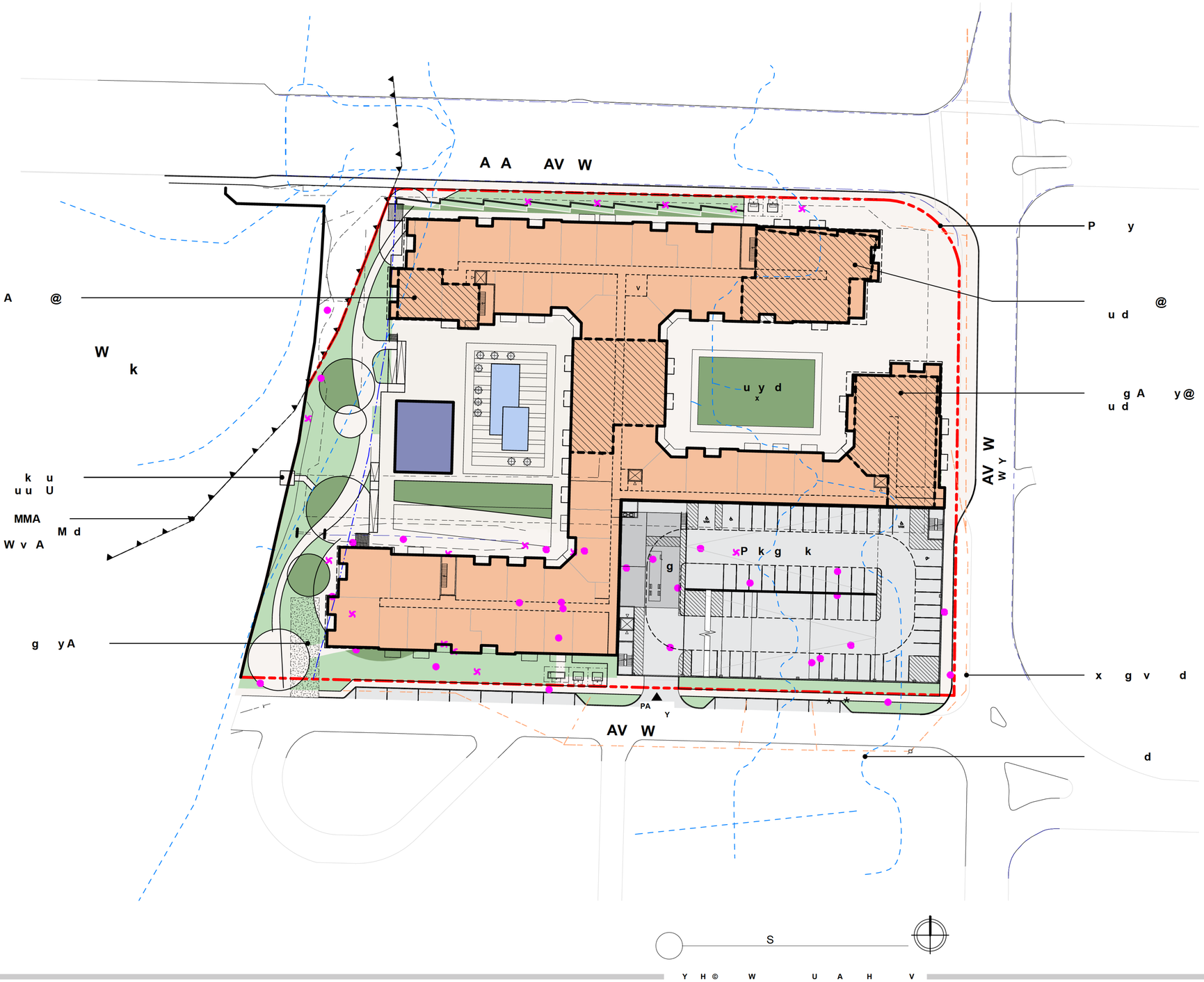
BEGIN AT THE SE CORNER OF BLOCK “A” OF BALLARD’S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 103 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE WEST ALONG SOUTH BOUNDARY OF SAID BLOCK "A", 255 FEET FOR POINT OF BEGINNING; THENCE NORTH 100 FEET TO NORTH LINE OF SAID BLOCK "A”; THENCE WEST 94.35 FEET; THENCE SOUTH 100 FEET; THENCE EAST 94.35 FEET TO THE POINT OF BEGINNING.

ALL OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK “A" AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "BALLARD'S ADDITION" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 103; THENCE ALONG THE SOUTH BOUNDARY OF SAID BLOCK "A", N 88°33'22" W, A DISTANCE OF 500.73 FEET TO THE MEAN HIGH WATER LINE OF WARE’S CREEK; SAID MEAN HIGH WATER LINE LYING ON THE FACE OF AN EXISTING SEAWALL: THENCE ALONG THE FACE OF THE SEAWALL AND MEAN HIGH WATER LINE. THE FOLLOWING FIFTEEN COURSES AND DISTANCES:

1.	N 12°39’31" E	6.76'	9.	N 09°11’57" E	43.76’
2.	N 12°46'37" E	17.11’	10.	N 09°29’30" E	17.87’
3.	N 15°10’26" E	27.26'	11.	N 09°21’12" E	9.20’
4.	N 13°20’37" E	16.92'	12.	N 05°12’39" E	38.95’
5.	N 13°07’25" E	14.16'	13.	N 03°38’41" E	10.26’
6.	N 12°59’36" E	30.96’	14.	N 03°24’49" E	36.01’
7.	N 13°04’44" E	32.90’	15.	N 02°32’28" E	11.30'
8.	N 13°00’53" E	24.46'			

THENCE N 00°03’17" W, A DISTANCE OF 13.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 64 (MANATEE AVENUE): THENCE ALONG SAID RIGHT-OF-WAY LINE. S88’39'29’ E. A DISTANCE OF 393.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°07’56". A DISTANCE OF 76.92 FEET TO A POINT OF NON-TANGENCY; SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF 15TH STREET WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE. S 00°42’58" W. A DISTANCE OF 301.74 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 3.70 ACRES MORE OR LESS.



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ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

OLD CITY HALL
PID # 3354500109

Hurricane Mitigation Plan

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EXHIBIT A: EVACUATION ZONES MAP
EXHIBIT B: FLOOD ZONES MAP
EXHIBIT C: EVACUATION ROUTES AND SHELTERS

I. INTRODUCTION

The Old City Hall site is a proposed mixed-use multi-family residential development of 345 dwelling units with additional proposed small-scale commercial uses. Residential units will consist of 1br, 2br and 3br multi-family dwelling units.

II. SEVERE WEATHER PREPAREDNESS AND SHELTER INFORMATION

Hurricane Season Resident To-Do List:

- Check your disaster supplies kit and obtain items needed.
- To be prepared in the event of a tornado, discuss a safe place for your family to take refuge, such as a laundry room, pantry, bathroom, etc.
- Purchase a battery powered weather alert radio.
- Check with your insurance agent regarding your coverage.

As the Hurricane approaches:

- Be aware that hurricanes also produce tornadoes, which add to the hurricane's destructive power. Find shelter in a small interior room on the lowest floor, staying away from windows, doors, and electrical equipment. Avoid rooms near tall structures like trees or power lines. Taking refuge in such spaces provides protection from flying debris
- Listen for weather updates on local station and on NOAA weather radio. Do not trust rumors and stay tuned to the latest information.
- Refill prescriptions. Maintain at least a two-week supply during hurricane season.
- Clear your patio or balcony of lawn furniture, potted plants, bicycles, trashcans, etc.
- Protect your windows and glass doors. Brace double entry and garage doors at the top and bottom.
- Fill your car's tank and check the oil, water and tires. Gas pumps do not operate without electricity.
- Get cash. Banks and ATMs will not be in operation without electricity and few stores will be able to accept credit cards or personal checks.

1. Emergency Public Shelter Locations.

   For details of shelter locations in the area, please see the Shelters Map (Exhibit C). Nearby shelters for 2025 include: First Baptist Church Bradenton, located approximately 400 feet away, Rogers Garden Elementary School, located approximately 1.1 miles away, and Manatee High School, which is approximately 1.6 miles away from the subject site. The nearest pet-friendly shelter is Miller Elementary School located approximately 1.8 miles away.

   Please note the following:

   - Shelter openings may vary with each emergency. Stay tuned to local media for a listing of which shelters will be opened for an event.
   - Do not go to the shelter until local officials announce through the media that the shelter is open.
   - Shelter openings will differ by size and intensity of a disaster.
   - For additional information, refer to the Hurricane Guide attached to this booklet.

2. Evacuation Routes.

   For details on Evacuation Routes, please see the Evacuation Routes and Shelters Map (Exhibit C).

3. Residential Re-Entry Procedures, if applicable.

Re-Entry Information:

1. Be patient. Access to affected areas will be controlled. You will not be able to return to your home until search and rescue operations are completed, and safety hazards such as downed trees and power lines are cleared. It may take up to three days for emergency crews to reach your neighborhood. It may take two to four weeks before utilities are restored.
2. Have a valid ID. Security operation may include checkpoints. Valid identification with your current local address will be required.
3. Avoid driving. Roads will have debris, which can puncture your tires. Do not add to the congestion of relief workers, supply trucks, law enforcement, etc.
4. Do not sightsee, especially at night.

Safety Tips:

1. Avoid downed or dangling utility wires. Metal fences may have been energized by fallen wires. Be especially careful when cutting or clearing fallen trees. They may have power lines tangled in them.
2. Beware of snakes, insects and animals driven to higher ground by floods.
3. Enter your home with caution. Open windows and doors to ventilate and dry your home.
4. If there has been flooding, have an electrician inspect your home or office before turning on the breaker.
5. Be careful with fire. Do not strike a match until you are sure there are no broken gas lines. Avoid candles. Use battery operated flashlights and lanterns instead.
6. Keep grills outdoors in a well-ventilated area.
7. Use your telephone only in emergencies to keep lines open for emergency communications.

After a disaster, you may be without power, water, food or any of the services or businesses we rely on. An immediate response may not be possible, so residents must be prepared to be self-reliant for several weeks.

Water Precautions:

Whenever widespread flooding occurs, there is a potential for bacterial contamination. Bacteria can lead to life-threatening dehydration for people and their pets, if untreated.

Disinfect any tap water you drink or use for cooking or cleaning. You must purify the tap water until officials notify you of its safety. Bring water to a rolling boil for a full 10 minutes. Let the water sit at least 10 minutes before using.

The Leasing and Management Company will be responsible for providing emergency information to residents in the form of brochures and City of Bradenton Electronic emergency media available in the leasing office.

III. HAZARD ANALYSIS

This development has the potential for flooding due to hurricanes. The site is located in the Zone A Evacuation Area. An Evacuation Level Map has also been included as Exhibit A. The Old City Hall proposed development will have 345 multi-family units, with a total estimated population of 419, including an estimated 300 full-time residents and an additional estimated seasonal population of 119.

The proposed finished flood elevation of the first floor is estimated at 12.5 feet. The site is located in Flood Zones AE and X. A Flood Zone map has been included as Exhibit B.

IV. CONCEPT OF OPERATIONS

The Owner/Management will be responsible for implementing the Mitigation Evacuation Plan, and the Mitigation Evacuation Plan will go into effect once a hurricane watch is posted or there is an emergency situation that will possibly affect this development.

Once a hurricane watch is posted, property management employees will be notified to secure community property such as patio furniture, pool equipment; sales center, i.e., computer files, important documents, etc.

V. INFORMATION, TRAINING AND EXERCISE FOR RESIDENTS

Emergency information such as hurricane evacuation, tornado preparedness, and shelter information, along with this Mitigation Evacuation Plan will be provided with to each resident at the time of the initial lease. Updates will provided periodically to residents through resident meetings and electronic media.

An up to date list of names, addresses, telephone numbers, including seasonal contact numbers, if applicable, of all residents will be maintained in the leasing office. A roster of Community Employees and Companies with emergency preparedness related activities will be posted in the Leasing Office.

The utility providers for this development are:

City of Bradenton
101 Old Main Street
Bradenton, FL 34205
(941) 932-9434

Frontier
6102 14th Street West
Bradenton, FL 34207
(941) 727-4348

Florida Power & Light
P. O. Box 025576
Miami, FL 33102
(941) 917-0708

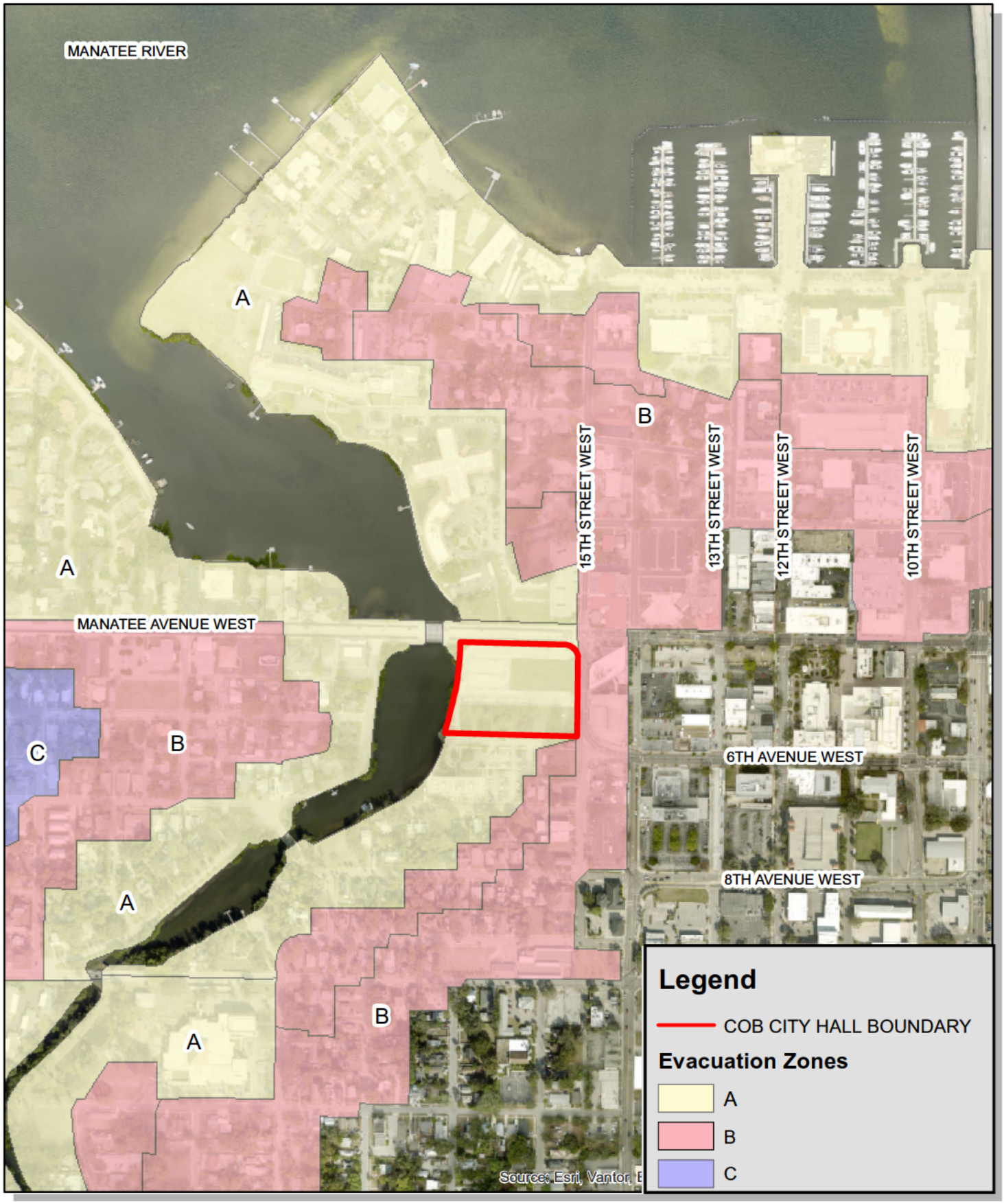
Spectrum (cable)
5413 East State Road 64
Bradenton, FL 34208
(866) 874-2389

1. List the names and telephones numbers of other important telephone numbers (e.g., the sheriff, fire district, emergency management, health department, Red Cross, etc.), as applicable.

Other important numbers include:

Bradenton Police Department	**(941) 932-9300**
Bradenton Fire Department	**(941) 932-9600**
Health Department	**(941) 748-0747**
Red Cross	**(941) 792-8686**
Emergency Management	**(941) 749-3500**
Emergency	**911**

EXHIBIT A : EVACUATION ZONES MAP



ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
1023 MANATEE AVE WEST, 7TH FLOOR
BRADENTON, FL 34205
TELEPHONE 941 748 8080 FAX 941 748 3316

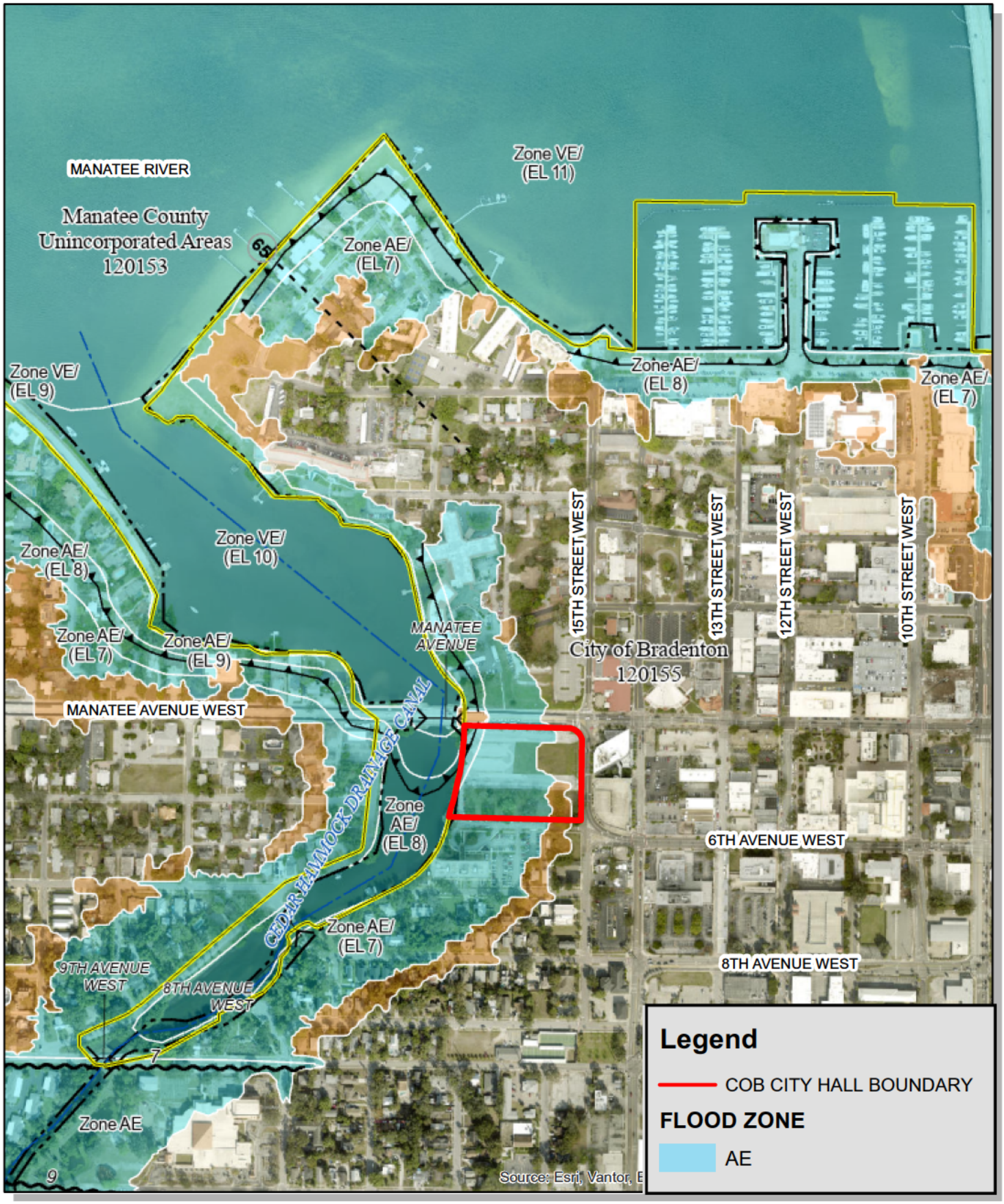
OLD CITY HALL SITE

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST
SCALE: 1" = 500'
SOURCE: MANATEE COUNTY

N

THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATI
AND GENERAL REFERENCE ONLY. THE DATA CONTAIN
HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANT

EXHIBIT B : FLOOD ZONES MAP



ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
1023 MANATEE AVE WEST, 7TH FLOOR
BRADENTON, FL 34205
TELEPHONE 941 748 8080 FAX 941 748 3316

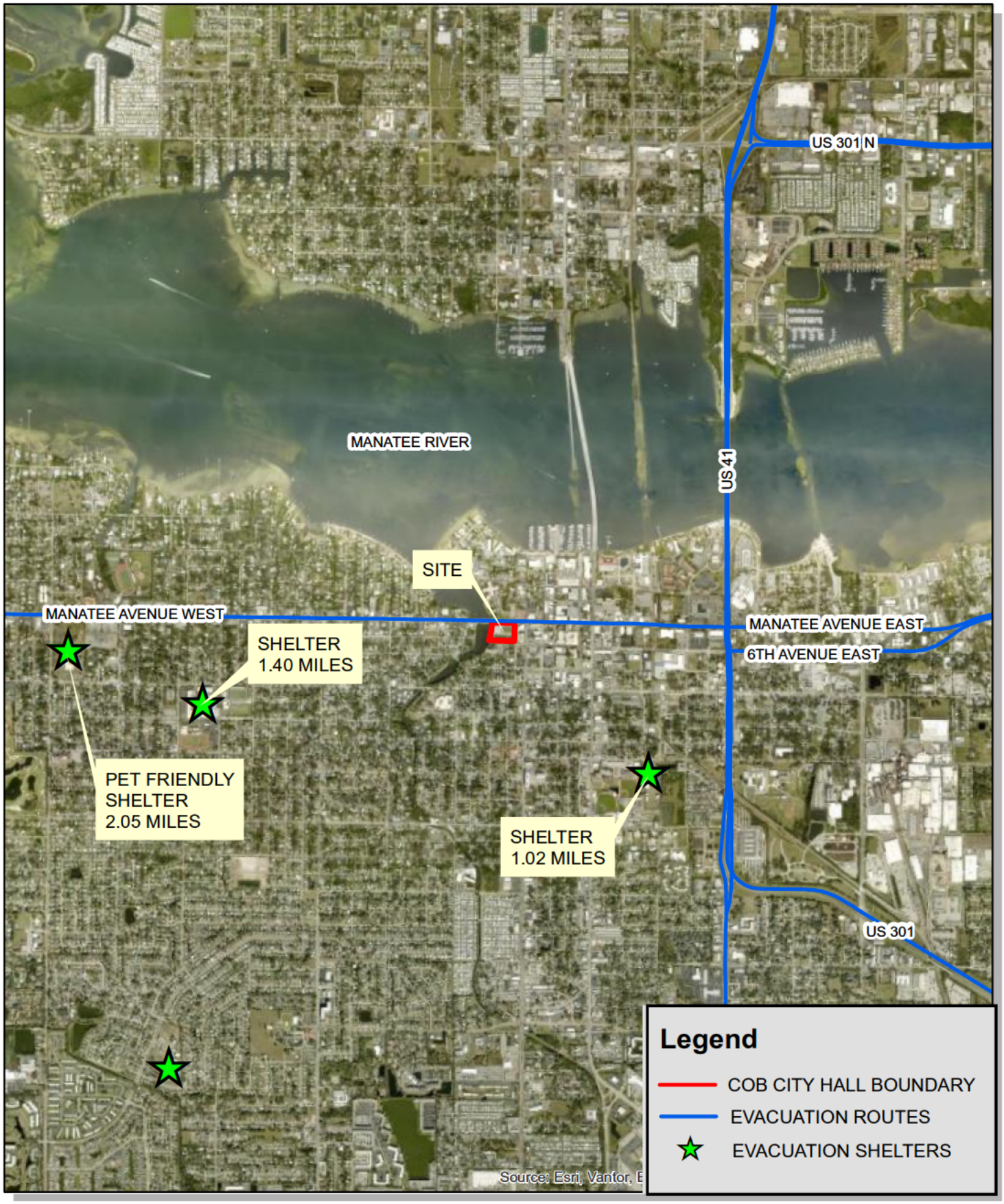
OLD CITY HALL SITE

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST
SCALE: 1" = 500'
SOURCE: MANATEE COUNTY

N

THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATI
AND GENERAL REFERENCE ONLY. THE DATA CONTAINI
HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANT

EXHIBIT C : EVACUATION ROUTE & SHELTER MAP



ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
1023 MANATEE AVE WEST, 7TH FLOOR
BRADENTON, FL 34205
TELEPHONE 941 748 8080 FAX 941 748 3316

OLD CITY HALL SITE

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST
SCALE: 1" = 1 MILE
SOURCE: MANATEE COUNTY

N

THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATI
AND GENERAL REFERENCE ONLY THE DATA CONTAIN
HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANT

AGENDA ITEM NO. 7.e

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: ORDINANCE 4072 - SECOND READING AND PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, ANNEXING INTO THE CITY OF BRADENTON CERTAIN REAL PROPERTY CONTIGUOUS THERETO, GENERALLY LOCATED EAST OF 50TH STREET WEST AND APPROXIMATELY 70 FEET SOUTH OF MANATEE AVE WEST, IDENTIFIED AS 507 50TH STREET WEST (PARCEL ID 3629100003) AND 509 50TH STREET WEST (PARCEL ID 3629000005), AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.397 ACRES TOTAL AND OWNED BY SHIV OHM PL, AND ZEEVA RE, LLC, RESPECTIVELY, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR AMENDMENT OF THE CITY BOUNDARIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Move to approve or deny Ordinance 4072.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:

The applicant is requesting a voluntary annexation into the City of Bradenton for

two parcels approximately .02 miles south of Manatee Avenue West along 50th Street West. The purpose of this annexation is to redevelop the properties into a larger medical office and accompanying parking.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve or deny Ordinance 4072.

ATTACHMENTS:
Ordinance 4072
Staff Report
Application Materials

ORDINANCE NO. 4072

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, ANNEXING INTO THE CITY OF BRADENTON CERTAIN REAL PROPERTY CONTIGUOUS THERETO, GENERALLY LOCATED EAST OF 50TH STREET WEST AND APPROXIMATELY 70 FEET SOUTH OF MANATEE AVE WEST, IDENTIFIED AS 507 50TH STREET WEST (PARCEL ID 3629100003) AND 509 50TH STREET WEST (PARCEL ID 3629000005), AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.397 ACRES TOTAL AND OWNED BY SHIV OHM, PL, AND ZEEVA RE, LLC, RESPECTIVELY, PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR AMENDMENT OF THE CITY BOUNDARIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 171.044, *Fla. Stat.*, provides for the voluntary annexation of reasonably compact real property that is contiguous to a municipality; and

WHEREAS, Shiv Ohm, P.L., is the owner of approximately 0.198 acres of real property located at 507 50th Street West (PID# 3629100003)(the "Shiv Ohm Property"); and

WHEREAS, Zeeva RE, LLC, is the owner of approximately 0.198 acres of real property located at 509 50th Street West (PID# 3629000005) (the "Zeeva RE Property"); and

WHEREAS, the Shiv Ohm Property and Zeeva RE Property collectively are legally described and depicted on **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

WHEREAS, a map showing the location of the Property is attached hereto and incorporated herein as **Exhibit B**; and

WHEREAS, Shiv Ohm, P.L., has executed a petition requesting that the Shiv Ohm Property be annexed into the City of Bradenton, pursuant to the provisions of Section 171.044, *Fla. Stat.*, and the City Council has determined that the petition bears the requisite signatures of all owners of the Shiv Ohm Property; and

WHEREAS, Zeeva RE, LLC, has executed a petition requesting that the Zeeva RE Property be annexed into the City of Bradenton, pursuant to the provisions of Section 171.044, *Fla. Stat.*, and the City Council has determined that the petition bears the requisite signatures of all owners of the Zeeva RE Property; and

WHEREAS, the Property is reasonably compact and contiguous to the City of Bradenton, the annexation of the Property will not create any enclaves, and the annexation otherwise meets the requirements of Section 2.2.6 of the City's Code of Ordinances and Section 171.044, *Fla. Stat.*; and

WHEREAS, notice of said annexation, a copy of which is attached hereto and incorporated herein as **Exhibit C**, has been sent to the Board of County Commissioners for Manatee County and published as required under Section 171.044, *Fla. Stat.*; and

WHEREAS, the City Council of the City of Bradenton hereby finds and declares that the annexation of the Property into the City is in the best interest of the public health, safety, and welfare; and

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

Section 1. Findings of Fact. The above "Whereas" clauses are adopted herein as findings of fact.

Section 2. Annexation of the Property. The Property, as legally described in and generally depicted on the sketch attached as Exhibit A, is hereby annexed into and incorporated within the City of Bradenton as fully and effectually as if the same were included within the boundary of the City of Bradenton, as set forth in the Charter.

Section 3. Amendment of City Boundaries. The legal description of the City of Bradenton municipal boundaries, as described in the City Charter and kept on file in the City Clerk's office, is hereby amended to reflect the annexation of the Property. The City Clerk is hereby directed to undertake measures necessary to amend the municipal boundaries consistent with this Ordinance and to make the filings required under Section 171.044, *Fla. Stat.*

Section 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. Effective Date. This Ordinance shall take effect as provided by law.

FIRST READING	April 8th, 2026
PUBLICATION DATE	April 5th and April 12th, 2026
SECOND READING	May 13th, 2026

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, with a quorum present and voting, this _____, day of _____, 2026.

CITY OF BRADENTON, FLORIDA

_____

Gene Brown, Mayor

ATTEST:

By: _____
Tamara Melton, City Clerk

APPROVED AS TO FORM:

By: _____

Scott Rudacille, City Attorney

CLEMENTS SURVEYING, INC.

509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690

MEMBER OF:
Florida Society Of Professional Surveyors & Mappers
Manatee County Chamber of Commerce
Manasota Chapter Of Professional Surveyors & Mappers

LEGEND
(D)=DEED
(C)=COMPUTED
(M)=MEASURED
(P)=PLAT
C.M.F.=CONCRETE MONUMENT
I.P.F.=IRON PIPE FOUND
I.R.F.=IRON ROD FOUND
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L.B.=LICENSED BUSINESS
P.B.=PLAT BOOK
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O.R.B=OFFICIAL RECORDS BOOK
R/W=RIGHT-OF-WAY
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
<>=NOT TO SCALE

SCALE 1"=30'

SITE LOCATED IN:
SECTION 28-34S-17E
MANATEE COUNTY, FLORIDA
EXHIBIT A

SKETCH OF DESCRIPTION
(NOT A FIELD SURVEY)
SHEET 1 OF 2

MANATEE AVENUE WEST
MANATEE AVENUE (P)

LOT 17
KENILWORTH AT THE COUNTRY CLUB
ZONED SCC/FLU SCC
(NOT INCLUDED)

POINT OF BEGINNING
NORTHWEST CORNER
LOT 16
N: 1149784.17
E: 458111.63

S 88°52'14" E 132.26'
NORTH LINE LOT 16
NORTHEAST CORNER LOT 16

N 00°47'52" E 65.00'
EASTERLY RIGHT-OF-WAY OF 50TH STREET WEST

S 00°29'09" W 64.97'

LOT 16
KENILWORTH AT THE COUNTRY CLUB
NOW OR FORMERLY
PID 3629100003
0.198 ac/ 8,606 sf.

SOUTHWEST CORNER LOT 16
S 88°52'59" E 132.61'
SOUTHEAST CORNER LOT 16

N 00°40'25" E 64.73'

S 01°01'29" W 65.04'

LOT 15
KENILWORTH AT THE COUNTRY CLUB
NOW OR FORMERLY
PID 3629000005
0.197 ac. / 8,591sf.

SOUTHWEST CORNER LOT 15
SOUTHEAST CORNER LOT 15

N 88°44'53" W 132.22'

50TH STREET WEST
ROBIN-HOOD ROAD (P)
ASPHALT PAVEMENT WIDTH VARIES
(85' WIDE R/W)

JAMES L. CLEMENTS
LICENSE NUMBER
No. 6667
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

NOTES:
BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY OF 50TH STREET WEST BEING N00°39'33"E (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

COORDINATES SHOWN OBTAINED USING A TRIMBLE NETWORK ROVER UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

Job No. 2025-485
Boundary_____ FB_____PG_____
Foundation_____ FB_____PG_____
Final_____ FB_____PG_____
Sketch 04-06-2026 FB_____PG_____
Drawn By JMD

0 30 60

CLEMENTS SURVEYING, INC.

509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690

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R/W=RIGHT-OF-WAY
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
<>=NOT TO SCALE

SITE LOCATED IN:
SECTION 28-34S-17E
MANATEE COUNTY, FLORIDA
EXHIBIT A

SKETCH OF DESCRIPTION
(NOT A FIELD SURVEY)
SHEET 2 OF 2

DESCRIPTION:

LOTS 15 AND 16, KENILWORTH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 25, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 16 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 25, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 88°52'14" E ALONG THE NORTH LINE OF SAID LOT 16 A DISTANCE OF 132.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE S 00°29'09" W A DISTANCE OF 64.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE S 01°01'29" W A DISTANCE OF 65.04 FEET TO THE SOUTHEAST CORNER OF LOT 15; THENCE N 88°44'53" W A DISTANCE OF 132.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF 50TH STREET WEST; THENCE N 00°40'25" E ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 64.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE N 00°47'52" E A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

NOTES:
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Job No. 2025-485
Boundary_____ FB_____PG_____
Foundation_____ FB_____PG_____
Final_____ FB_____PG_____
Sketch 04-06-2026 FB_____PG_____
Drawn By JMD

BY: James L Clements
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667
DATE OF CERTIFICATION 04-06-2026

JAMES L. CLEMENTS LICENSE NUMBER No. 6667 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

City of Bradenton
Planning and Community Development Department
City Council Second Reading
May 13, 2026

Staff Report

Case Number:	PLN-AXR-26-0001
Ordinance No.:	4072
Applicant:	Robert Gause, Agent
Owner:	Shiv Ohm P l and Zeeva RE LCC
Address:	507 50TH ST W and 509 50TH ST W
Parcel ID No:	3629100003 and 3629000005
Current Zoning:	Manatee County PD-M, Professional Medium Office; Manatee County RSF 4.5, Residential Single Family 4.5
Future Land Use:	Manatee County ROR, Retail Office Residential; Manatee County RES-6, Residential 6 DU/AC
Flood Zone:	X

Surrounding Property - Zoning and Future Land Use:

Current Zoning:

North:	City of Bradenton – Suburban Commercial Corridor (SCC)
South:	Manatee County – RSF 4.5
East:	Manatee County - RSF 4.5/PR-M
West:	Manatee County – RSF 4.5/PR-M

Future Land Use:

North:	City of Bradenton – Suburban Commercial Corridor (SCC)
South:	Manatee County – RES-6
East:	Manatee County – RES-6/ROR
West:	Manatee County – RES-6/ROR

REQUEST:

The applicant is requesting a voluntary annexation into the City of Bradenton for two parcels approximately .02 miles south of Manatee Avenue West along 50th Street West. The purpose of this annexation is to redevelop the properties into a larger medical office and accompanying parking.

COMPREHENSIVE PLAN ANALYSIS:

Objective 1.7 of the Future Land Use Element of the Comprehensive Plan provides criteria "*to expand City boundaries through annexation of unincorporated land in a logical, sequential and efficient manner*." The following analysis provides responses to the criteria and the requirements of Florida Statutes Chapter 171.

Policy 1.7.2 Annexation Feasibility Study (AFS)

The applicant shall produce an Annexation Feasibility Study for every proposed annexation outlining the property's compliance with the specific policies of Objective 1.7. At a minimum, the AFS will include:

- ***A statement addressing the requirements of annexations outlined in Ch. 171, FS.***

Florida Statutes Section 171.044 provides for the voluntary annexation of property as follows:

> *The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.*

The subject parcels constitute compact, contiguous property to a parcel (3629200001) that is already under the jurisdiction of the City of Bradenton.

> *Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves*

A statement addressing the potential creation of an enclave.

Pursuant to F.S. 171.031(5):

> *(5) "Enclave" means:*
>
> *(a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or*
>
> *(b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.*

The area proposed for annexation does not create an enclave. The parcel north of the subject properties is within the jurisdiction of the City of Bradenton.

- ***A statement addressing the potential creation of a "leap-frog" extension.***

The parcels to be annexed are substantially contiguous to a parcel already under Bradenton's jurisdiction. As such, the parcel to the annexed is not considered a "leap-frog" extension of the City. The area around the properties is already substantially developed; therefore, this proposal also does not create a leap-frog sprawl pattern.

- ***A statement addressing the potential creation of a nearly surrounded pocket of unincorporated land.***

This annexation does not fully surround or create a pocket of unincorporated land.

- ***A statement addressing the potential creation of an overly irregular City Boundary.***

This annexation does not create a newly irregular City boundary. Areas along Manatee Avenue West have historically been annexed into the City.

- ***An inventory of existing public services provided to the proposed annexation by the County or others.***

A facilities report as attached to and made a part of this report, has been supplied by Irvin B. Lee, P.E., Public Works Director. The memorandum addresses in detail the provision of public services for the annexation parcel. Manatee County will provide potable water and sanitary sewer.

- ***An inventory of public services to be provided by the City upon annexation.***

A facilities report (Exhibit F) has been supplied by Irvin B. Lee, P.E., Public Works Director. The memorandum addresses in detail the provision of public services for the annexation parcel.

The subject parcels are currently developed as a single-family home and a medical office. The intention is to develop both parcels into a single medical office.

- ***A statement from the City Engineer noting if the provision of public services to the proposed property will adversely affect the provision of services to existing City residents.***

- ***The results of a fiscal impact assessment of the proposed annexation.***

  A fiscal analysis is included in the applicant's documents (see below).

Policy 1.7.3 Public Services

- ***The City shall deny or delay annexations of properties that would cause a decrease in the City's ability to provide adequate public services to existing City residents at approved LOS standards, until such time as the deficiency can be corrected. Public services to be considered include, but are not limited to:***
  - ***Potable water***
  - ***Wastewater***
  - ***Stormwater***
  - ***Police***
  - ***Fire protection***
  - ***Road maintenance***
  - ***Garbage collection***
  - ***Parks and recreation***

The project went before the Development Review Committee on December 2, 2025. Public works commented:

> As the property to the north has already been annexed into the City, Public Works would have no objection.
>
> A utility agreement will need to be provided from Manatee County. Changes to utility connections will require site plan approval by Manatee County. The provision of services will be confirmed in the development review process as any potential projects move forward. This is also reflected in the facilities report.

Policy 1.7.4 Fiscal Impact

- ***The City shall not approve a proposed annexation if a fiscal impact assessment of the property shows a negative benefit to the City, unless the annexation is to correct an overriding public health or safety issue.***

The applicant asserts that the properties in question have a combined value of $590,640.00 according to the Manatee County Property Appraiser's website. With a millage rate of 5.7101, annexation results in an approximate additional $3,372.61 annually into the City coffers with little additional need

for service. Once improvements are made to the site, the annual revenue will increase.

Policy 1.7.5 Assignment of Future Land Use

- ***The City shall assign land annexed into the City a future land use category during the next comprehensive plan amendment cycle, consistent with all policies in this Comprehensive Plan and adjacent land use categories, as shown on the adopted Future Land Use Map.***

Amendments to the Future Land Use Map and zoning map for the City is in process and is expected to be heard by the Planning Commission on April 15, 2026 with First Reading at City Council on May 13th, 2026. The City will be considering a designation of Suburban Commercial Corridor for both the Future Land Use and zoning.

Policy 1.7.6 Public Facilities Efficiency

- **The City shall encourage annexation of property where the annexation promotes the efficiency of utilities or roadways.**

The proposed annexation of this City owned property is efficient as the site is contiguous to property that is already within the City's jurisdiction.

STAFF COMMENTS:

This voluntary annexation of two parcels will allow the property owners to expand an existing medical office, which is not possible under Manatee County codes regarding commercial locations. The forthcoming requests for a future land use and zoning map change is consistent with the adjacent zoning and future land use already within City jurisdiction.

Respectfully submitted,

Jamie Schindewolf
Senior Planner

EXHIBITS:

EXHIBIT A: Location Map

EXHIBIT B: Future Land Use Map

EXHIBIT C: Zoning Map

EXHIBIT D: Water/Sewer Services Map

EXHIBT E: Metes and Bounds Survey

EXHIBIT F: Facilities Report

EXHIBIT A
Location Map

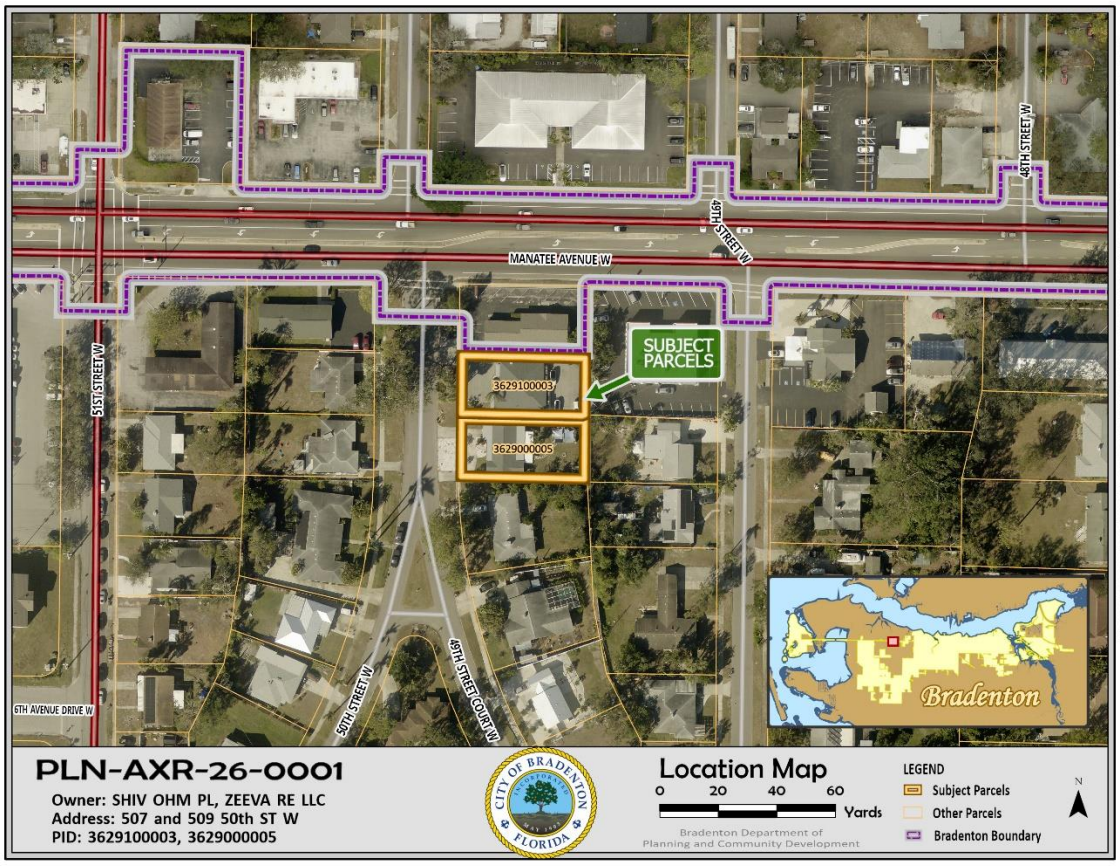


EXHIBIT B
Future Land Use Map

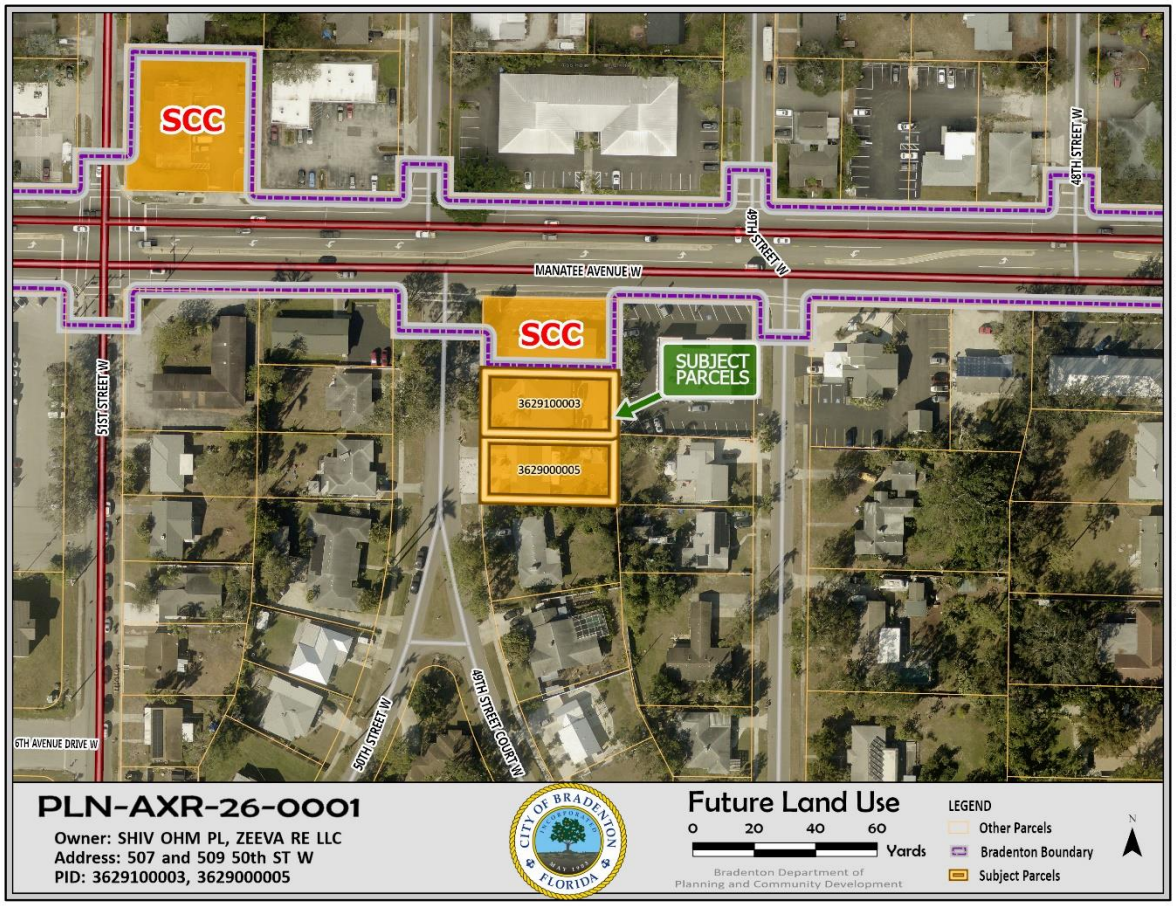


EXHIBIT C
Zoning Map

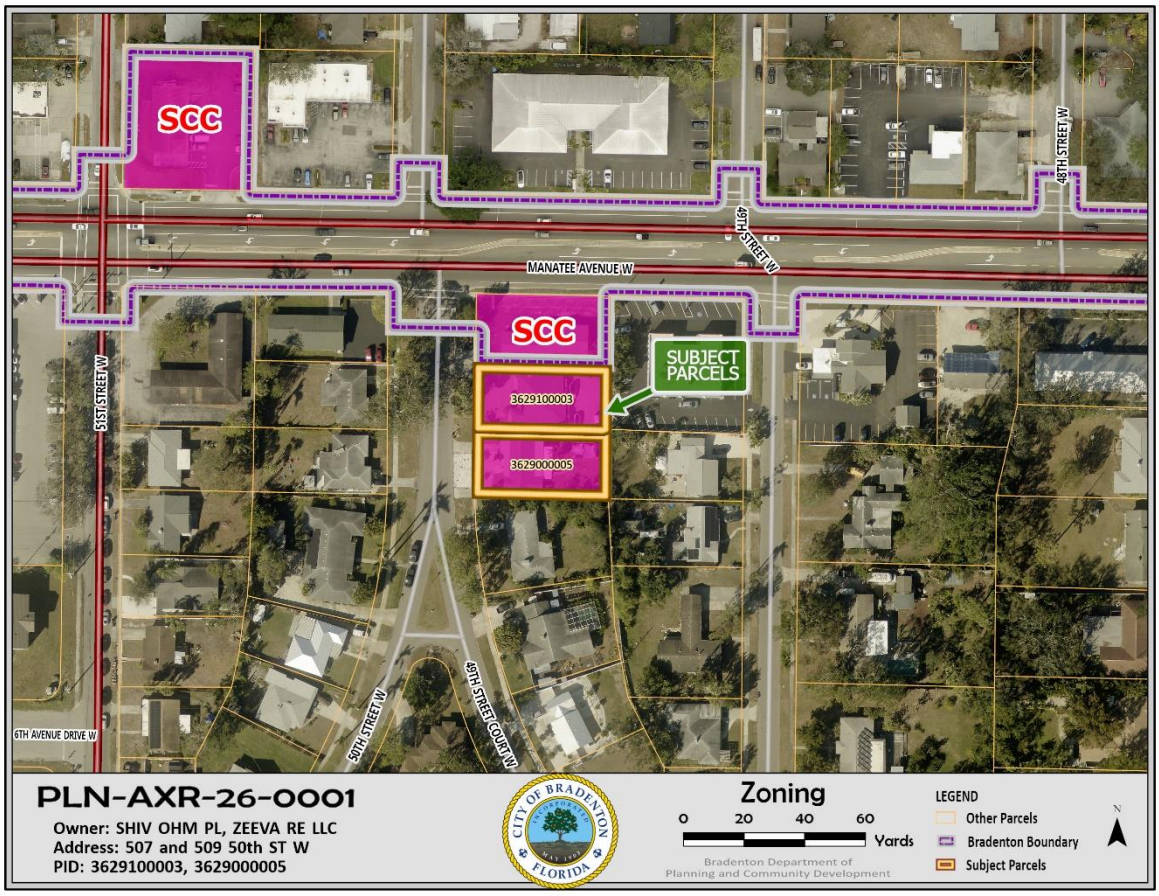


EXHIBIT D
Water/Sewer Services Map

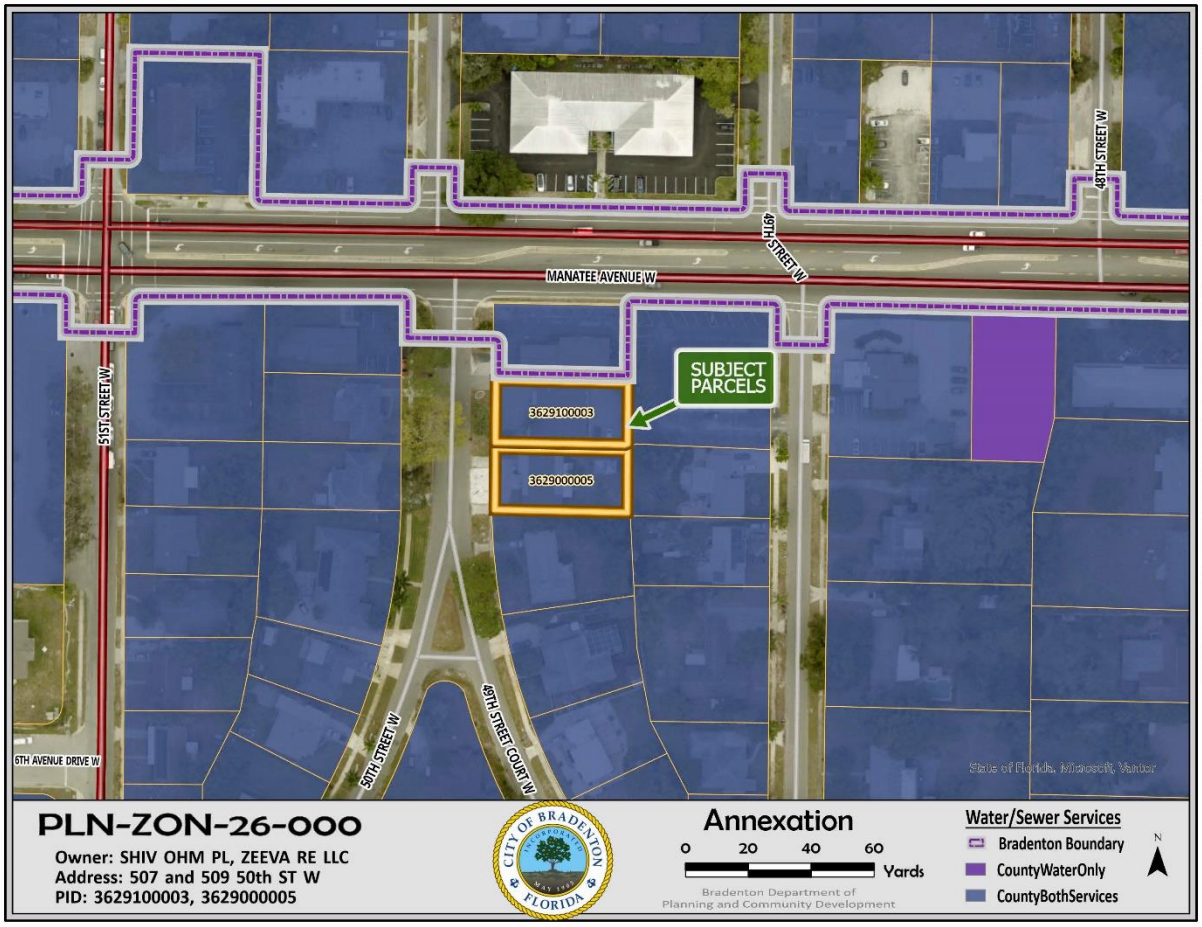
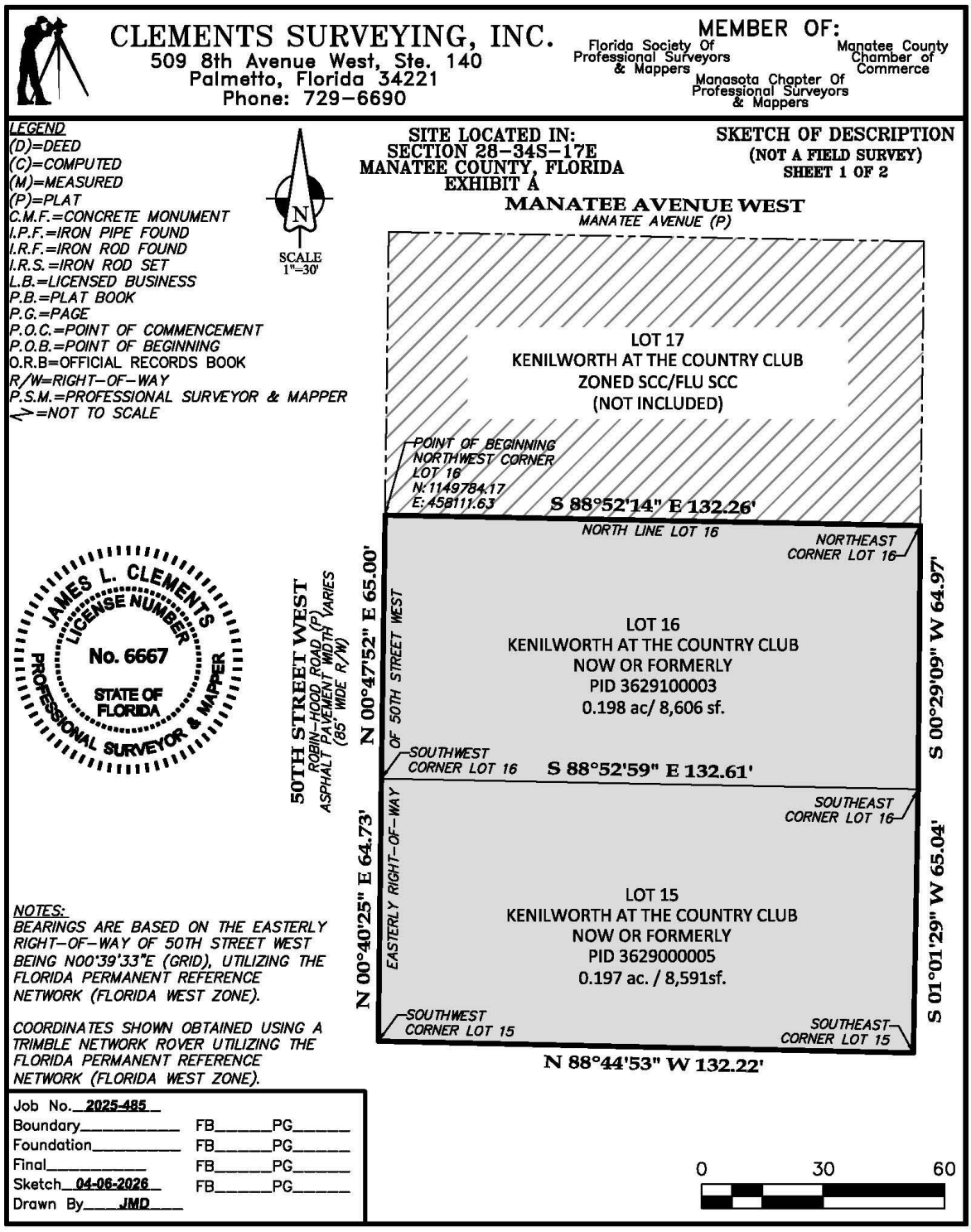


EXHIBIT E
Metes and Bounds Survey



CLEMENTS SURVEYING, INC.
509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690

MEMBER OF:
Florida Society Of Professional Surveyors & Mappers
Manatee County Chamber of Commerce
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SITE LOCATED IN:
SECTION 28-34S-17E
MANATEE COUNTY, FLORIDA
EXHIBIT A

SKETCH OF DESCRIPTION
(NOT A FIELD SURVEY)
SHEET 2 OF 2

DESCRIPTION:

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COORDINATES SHOWN OBTAINED USING A TRIMBLE NETWORK ROVER UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

Job No. 2025-485
Boundary_____ FB_____PG_____
Foundation_____ FB_____PG_____
Final_____ FB_____PG_____
Sketch 04-06-2026 FB_____PG_____
Drawn By JMD

James L Clements
Digitally signed by James L Clements
Date: 2026.04.06 14:24:51 -04'00'
BY: James L Clements
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667
DATE OF CERTIFICATION 04-06-2026

JAMES L. CLEMENTS LICENSE NUMBER No. 6667 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

EXHIBIT F
Facilities Report

Irvin B. Lee P.E., Director

Public Works & Utilities | 888 13th Ave E Bradenton, Florida 34208
941.708.6300 | irvin.lee@bradentonfl.gov
www.cityofbradenton.com

Facilities Report

Annexation from Manatee County to City of Bradenton

PID #3629100003 & PID #3629000005

The City of Bradenton intends to annex PID's 3629100003 & 3629000005 from unincorporated Manatee County into the City of Bradenton's jurisdiction. The intended use of the properties is professional, more specifically medical office.

From the Future Land Use Element of the City's Comprehensive Plan, the City is required to provide adequate service for potable water wastewater, stormwater, police, fire protection, roadway maintenance, garbage collection and parks and recreation:

- **Potable Water** – City owned potable water is not currently available to the parcels. They are both served by Manatee County utilities. More specifically, a 6" Manatee County water line is located along the parcel frontage along 50th St.W. There are Manatee County services to both parcels. The applicant has requested that they be allowed to remain on the County service, and the City Public Works does not object. A utilities agreement with Manatee County will need to be executed.

- **Sanitary Sewer** – City owned sanitary sewer services are not currently available to the parcels. They are both served by Manatee County utilities. More specifically an 8" gravity sanitary sewer service is located on the west side of 50th St. W., Both parcels are served by this line. The applicant has requested that they be allowed to remain on the County service, and the City Public Works Dept. does not object. A utilities agreement with Manatee County will need to be executed.

- **Stormwater** – The site currently drains into Manatee County Right of Way. For it to be drained into a City system, they would need to connect to 24" storm sewer line located along Manatee Avenue W. which also FDOT right of way. Drainage review/permitting would be required from the FDOT.

- **Police and Fire Protection** – City Police and Fire will cover the needs at the annexed properties.

Gene Brown *Mayor* | Jayne Kocher *Ward 1* | Marianne Barnebey *Ward 2* | Kemp Schuessler *Ward 3* | Lisa Gonzalez Moore *Ward 4* | Pam Coachman *Ward 5*

Irvin B. Lee P.E., Director

Public Works & Utilities | 888 13th Ave E Bradenton, Florida 34208
941.708.6300 | irvin.lee@bradentonfl.gov
www.cityofbradenton.com

- **Roadway maintenance** – 50th St. W. is a County maintained roadway. This will not change.
- **Garbage Collection** – City solid waste will be responsible for solid waste removal.
- **Parks and Recreation** – The intended non-residential use of the property does not require parks and recreation areas to be considered.

The subject property is not expected to cause any adverse issues to the current level of services provided to City residents.

An Interlocal Agreement for utility services to a property within the City jurisdiction is required and is to be recorded with the Clerk of Courts prior to completion of any improvements.

Irvin Lee
Digitally signed by Irvin Lee
Date: 2026.04.13 17:01:29 -04'00'

Irvin B. Lee, P.E.

Gene Brown *Mayor* | Jayne Kocher *Ward 1* | Marianne Barnebey *Ward 2* | Kemp Schuessler *Ward 3* | Lisa Gonzalez Moore *Ward 4* | Pam Coachman *Ward 5*

Gause and Associates, Inc.

Landscape Architecture

Land Planning

Project Management

Environmental

Irrigation Design

Consulting Arborist

March 3, 2026

City of Bradenton Planning Dept.
101 Old Main St.
Bradenton, Fl. 342025

RE: 507 & 509 50th St. W. Annexation, Rezoning and Comp Plan Map Amendment change

Dear Sirs/Madams,

The owners of the parcels located at 507 50th St. W. (PID 3629100003) owned by SHI OHM P L and 509 50th St. W., (PID 3629000005) owned by ZEEVA RE, LLC are requesting annexation into the City of Bradenton. Along with this request, they are additionally requesting the zoning of the two parcels to be Suburban Commercial Corridorl (SCC) and that they be given a Future Land Use Map designation of Suburban Commercial Corridor (SCC).

Attached with this letter are applications for same along with required documentation to include description sketch, boundary surveys, owners affidavits and justifications.

Respectfully submitted,
Gause and Associates, Inc.

Robert C. Gause
President

323 10th Ave. W., Suite 102., Palmetto, Florida 34221 | Ph. 941.713.0782 | LA000942 | email: [redacted]

ANNEXATION FEASIBILTIY STUDY

FOR

507-509 50TH STREET WEST

INTRODUCTION:

The subject parcels (PID 3629100003) owned by SHI OHM P L and (PID 3629000005) owned by ZEEVA RE, LLC. are requesting annexation into the City of Bradenton from Manatee County. Currently the parcel located at 507 50th ST. W. is a medical office. The second parcel located at 509 50th St. W. is a single-family house that is used part time as a realtors office and is also leased out as a short term rental vacation home.

The two parcels are currently within the jurisdiction of Manatee County, zoned PR-M and RSF-4.5. They are in the ROR and RES-6 Future Land Use classification. The request is to annex them both into the City of Bradenton and change the Future Land Use map for the parcels to SCC and the zoning to SCC. The property (PID 3629200001) abutting the parcels to the north is located within the City of Bradenton. It is a law office and is zoned Suburban Commercial Corridor and is in the Suburban Commercial Corridor Future Land Use classification. The owners of the two parcels requesting annexation wish to renovate the two parcels to increase the size of the medical office and improve parking. Both existing buildings would be demolished. A new structure would most likely be constructed on the southern parcel with parking added on the north parcel. This would help address circulation problems associated with the existing property to the north of the subject parcels and also address adding a dumpster location to the site.

CHARACTER OF THE AREA:

The subject parcels directly abuts the City of Bradenton city limits and is reasonably compact in compliance with Ch. 171.043 FS. More specifically:

1. The request will not create an enclave or leap-frog condition in that it already abuts City jurisdiction. The increased depth of City jurisdiction into the County is like the depth of similar situations on either side of Manatee Avenue.
2. The result of this annexation will not create a pocket of unincorporated land. The remaining County jurisdiction shall remain largely unchanged and connected in the vicinity of the project.
3. The proposed annexation will not significantly change the City Boundary from it's current form. The city limits will merely extend a little further into the County jurisdiction in this location.
4. Existing public services such as water and sewer utilities are currently provided by Manatee County. Based on discussions with City staff, the applicant may continue to obtain water and sewer services via Manatee County. Solid Waste refuge would begin to be picked up by the City of Bradenton. As they are already providing this service to the parcel north of the applicants property, there will be no significant impact.
5. A letter from the City Engineer confirming no adverse impact to public services to City residents has been requested from Mr. Lee, the City Engineer.
6. Currently, the properties in question have a combined value of $590,640.00 according to the Manatee County property appraiser's website. With a millage rate of 5.7101, annexation results in an approximate additional$3,372.61 annually into the City coffers with little additional need for service. Once improvements are made to the site, the annual revenue amount will increase.

In summary, the proposed annexation will allow the City of Bradenton to increase it's tax base with the addition of professional space while allowing the applicant to redevelop the property to better provide services.

Agent Authorization Form

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

bradenton
The Friendly City

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 507 50th ST W Bradenton, FL 34209

I, Nishith patel, SHIV OHM pl, the registered property owner(s) of the above noted property, do hereby authorize

Robert Gause — Print Name of Agent

Gause and Associates, Inc — 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.

AGENT AUTHORIZATION — REQUIRED

Signature of Owner(s)

5637 clearwater COURT, Lakewood Ranch 34211
Owner(s) Address (if different than property above)

Signature of Agent

Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 13th day of Oct 2025, produced [redacted] respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Signature

AAKASH PATEL, Notary Public
Print Name

State of Florida
My Commission Expires: 07/27/28

AAKASH PATEL
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-27-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 526937

Zoning Atlas Amendment Application

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

DISCLOSURE AFFIDAVIT — REQUIRED

The City of Bradenton Land Use Regulations adopted as Ordinance No. 2627, and amended under Ordinance No. 2926 requires that all applications for Land Use Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the subject property is owned by:

A CORPORATION, list the principal officers, principal stockholders, and the percentage of stock owned by each; or

A TRUSTEE, list the beneficiaries of the trust with percentage of interest; or

A PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals including general and limited partners; and

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

NOTE: 1) *Changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental Disclosure of Interest shall be filed. 2) Disclosure shall not be required of any entity whose interests is solely equity interest which are traded on an established securities market in the United States or another country.*

NAME, ADDRESS, TITLE	PERCENTAGE INTEREST, STOCK, OR OWNERSHIP
Nishith Patel 5637 clearwater court , FL , 342 Mgı (owner ___ contract purchaser ___)	100 % Owner Shiv Ohm PL
_____ (owner ___ contract purchaser ___)	_____
_____ (owner ___ contract purchaser ___)	_____

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____ (Applicant): Nishith Patel (Shiv Ohm Pl)

NOTARY — REQUIRED

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16th day of Feb, 2026, by NIshith Patel, who is personally known to me or who has produced [redacted] as identification.

A.O. Patel
Signature

AAKASH PATEL, Notary Public
Print Name

State of Florida – My Commission Expires: 07/27/28

AAKASH PATEL
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-27-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 526937

Zoning Atlas Amendment Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
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bradenton
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A CORPORATION, list the principal officers, principal stockholders, and the percentage of stock owned by each; or

A TRUSTEE, list the beneficiaries of the trust with percentage of interest; or

A PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals including general and limited partners; and

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

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NAME, ADDRESS, TITLE	PERCENTAGE INTEREST, STOCK, OR OWNERSHIP
Rachna Patel 5637 clearwater court , FL, 34211 Mgr (owner ___ contract purchaser ___)	100 % owner Zeeva Re LLC
(owner ___ contract purchaser ___)	
(owner ___ contract purchaser ___)	

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____ (Applicant): Rachna Patel (Zeeva Re LLC)

NOTARY — **REQUIRED**

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16th day of FEB, 2026, by RACHNA PATEL, who is personally known to me or who has produced [redacted] tification.

Signature

AAKASH PATEL, Notary Public
Print Name

State of Florida – My Commission Expires: 07/27/28

AAKASH PATEL
NOTARY PUBLIC
MY COMMISSION
EXPIRES 7-27-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 526937

CLEMENTS SURVEYING, INC.

509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690

MEMBER OF:
Florida Society Of Professional Surveyors & Mappers
Manatee County Chamber of Commerce
Manasota Chapter Of Professional Surveyors & Mappers

LEGEND
(D)=DEED
(C)=COMPUTED
(M)=MEASURED
(P)=PLAT
C.M.F.=CONCRETE MONUMENT
I.P.F.=IRON PIPE FOUND
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L.B.=LICENSED BUSINESS
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P.O.C.=POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
O.R.B=OFFICIAL RECORDS BOOK
R/W=RIGHT-OF-WAY
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
<>=NOT TO SCALE

SCALE 1"=30'

SITE LOCATED IN:
SECTION 28-34S-17E
MANATEE COUNTY, FLORIDA
EXHIBIT A

SKETCH OF DESCRIPTION
(NOT A FIELD SURVEY)
SHEET 1 OF 2

MANATEE AVENUE WEST
MANATEE AVENUE (P)

LOT 17
KENILWORTH AT THE COUNTRY CLUB
ZONED SCC/FLU SCC
(NOT INCLUDED)

POINT OF BEGINNING
NORTHWEST CORNER
LOT 16
N: 1149784.17
E: 458111.63

S 88°52'14" E 132.26'
NORTH LINE LOT 16
NORTHEAST CORNER LOT 16

N 00°47'52" E 65.00'
EASTERLY RIGHT-OF-WAY OF 50TH STREET WEST

S 00°29'09" W 64.97'

LOT 16
KENILWORTH AT THE COUNTRY CLUB
NOW OR FORMERLY
PID 3629100003
0.198 ac/ 8,606 sf.

SOUTHWEST CORNER LOT 16
S 88°52'59" E 132.61'
SOUTHEAST CORNER LOT 16

N 00°40'25" E 64.73'
EASTERLY RIGHT-OF-WAY

S 01°01'29" W 65.04'

LOT 15
KENILWORTH AT THE COUNTRY CLUB
NOW OR FORMERLY
PID 3629000005
0.197 ac. / 8,591sf.

SOUTHWEST CORNER LOT 15
SOUTHEAST CORNER LOT 15

N 88°44'53" W 132.22'

50TH STREET WEST
ROBIN-HOOD ROAD (P)
ASPHALT PAVEMENT WIDTH VARIES
(85' WIDE R/W)

JAMES L. CLEMENTS
LICENSE NUMBER
No. 6667
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

NOTES:
BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY OF 50TH STREET WEST BEING N00°39'33"E (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

COORDINATES SHOWN OBTAINED USING A TRIMBLE NETWORK ROVER UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

Job No. 2025-485
Boundary_____ FB_____PG_____
Foundation_____ FB_____PG_____
Final_____ FB_____PG_____
Sketch 04-06-2026 FB_____PG_____
Drawn By JMD

0 30 60

CLEMENTS SURVEYING, INC.

509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690

MEMBER OF:
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P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
<>=NOT TO SCALE

SITE LOCATED IN:
SECTION 28-34S-17E
MANATEE COUNTY, FLORIDA
EXHIBIT A

SKETCH OF DESCRIPTION
(NOT A FIELD SURVEY)
SHEET 2 OF 2

DESCRIPTION:

LOTS 15 AND 16, KENILWORTH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 25, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 16 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 25, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 88°52'14" E ALONG THE NORTH LINE OF SAID LOT 16 A DISTANCE OF 132.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE S 00°29'09" W A DISTANCE OF 64.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE S 01°01'29" W A DISTANCE OF 65.04 FEET TO THE SOUTHEAST CORNER OF LOT 15; THENCE N 88°44'53" W A DISTANCE OF 132.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF 50TH STREET WEST; THENCE N 00°40'25" E ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 64.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE N 00°47'52" E A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN MANATEE COUNTY, FLORIDA.

NOTES:
BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY OF 50TH STREET WEST BEING N00°39'33"E (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

COORDINATES SHOWN OBTAINED USING A TRIMBLE NETWORK ROVER UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

Job No. 2025-485
Boundary_____ FB_____PG_____
Foundation_____ FB_____PG_____
Final_____ FB_____PG_____
Sketch 04-06-2026 FB_____PG_____
Drawn By JMD

BY: James L Clements
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667
DATE OF CERTIFICATION 04-06-2026

JAMES L. CLEMENTS LICENSE NUMBER No. 6667 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

AGENDA ITEM NO. 7.f

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: ORDINANCE 4073 - FIRST READING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED EAST OF 50TH STREET WEST AND 70 FEET SOUTH OF MANATEE AVE WEST, IDENTIFIED AS PARCEL ID 3629100003 AND 3629000005, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.397 ACRES AND OWNED BY SHIV OHM P L AND ZEEVA RE LLC, RESPECTIVELY, UNDER THE SUBURBAN COMMERCIAL CORRIDOR FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: No action is required at first reading.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Robert Gause, Agent for Shiv Ohm P l and Zeeva RE LCC is pursuing an annexation of the subject property. As part of the annexation process, the property must be assigned a future land use designation and a zoning classification (separate application) under the City of Bradenton regulations.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
No action is required at first reading.

ATTACHMENTS:
Ordinance 4073
Staff Report
Application Materials

ORDINANCE NO. 4073

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED EAST OF 50TH STREET WEST AND 70 FEET SOUTH OF MANATEE AVE WEST, IDENTIFIED AS PARCEL ID 3629100003 AND 3629000005, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.397 ACRES AND OWNED BY SHIV OHM P L AND ZEEVA RE LLC, RESPECTIVELY, UNDER THE SUBURBAN COMMERCIAL CORRIDOR FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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, 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 City amends Comprehensive Plans and maps from time to time, and has adopted procedures by which to amend these documents, requiring a public hearing before the Planning Commission and

City Council; and

WHEREAS, Shiv Ohm, P.L., is the owner of approximately 0.198 acres of real property located at 507 50th Street West (PID# 3629100003)(the "Shiv Ohm Property"); and

WHEREAS, Zeeva RE, LLC, is the owner of approximately 0.198 acres of real property located at 509 50th Street West (PID# 3629000005) (the "Zeeva RE Property"); and

WHEREAS, the Shiv Ohm Property and Zeeva RE Property collectively are legally described and depicted on **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

WHEREAS, Robert Gause, Agent for Zeeva RE, LLC and Shiv Ohm, submitted a Future Land Use Map application to designate the Property, consisting of approximately .397 acres, as SCC, Suburban Commercial Corridor (the "Amendment"); 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, workshops and meetings, as necessary, and have effectively provided for public participation, notice, and opportunity for oral or written comments; and,

WHEREAS, the City of Bradenton's LPA held a public hearing on April 15, 2026, to consider the proposed Amendment; and,

WHEREAS, the LPA having reviewed and considered all comments received during said hearing, found that the Amendment furthers the goals, objectives and policies of the City's Comprehensive Plan and recommended said Amendment to the City Council for approval; and,

WHEREAS, the City Council held a public hearing on May 27, 2026, to consider the proposed Amendment; and,

WHEREAS, based on the matters of record received by the City Council at the required public hearing held on May 27, 2026 after proper notice, including comments received from applicable reviewing agencies, and finding the proposed Amendment meets the requirements of Chapter 163, Florida Statutes, and is consistent with the goals, objectives and policies of the City's Comprehensive Plan, 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 recitals set forth above are true and correct and are hereby adopted as findings by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Comprehensive Plan should be amended as described in Sections 2 below.

2. The Future Land Use Map of the City of Bradenton is hereby amended, classifying the Property as SCC, Suburban Commercial Corridor.

3. The applicability and effect of the City of Bradenton Comprehensive Plan shall be as provided by the Chapter 163, Florida Statutes, and this Ordinance. Except to the extent 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 shall be contingent upon Ordinance 4072 becoming effective shall otherwise become effective as provided by Florida law.

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING, THIS 27th DAY OF MAY, 2026.

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

ATTEST:

_____

Tamara Melton
CITY CLERK

_____

Gene Brown
MAYOR

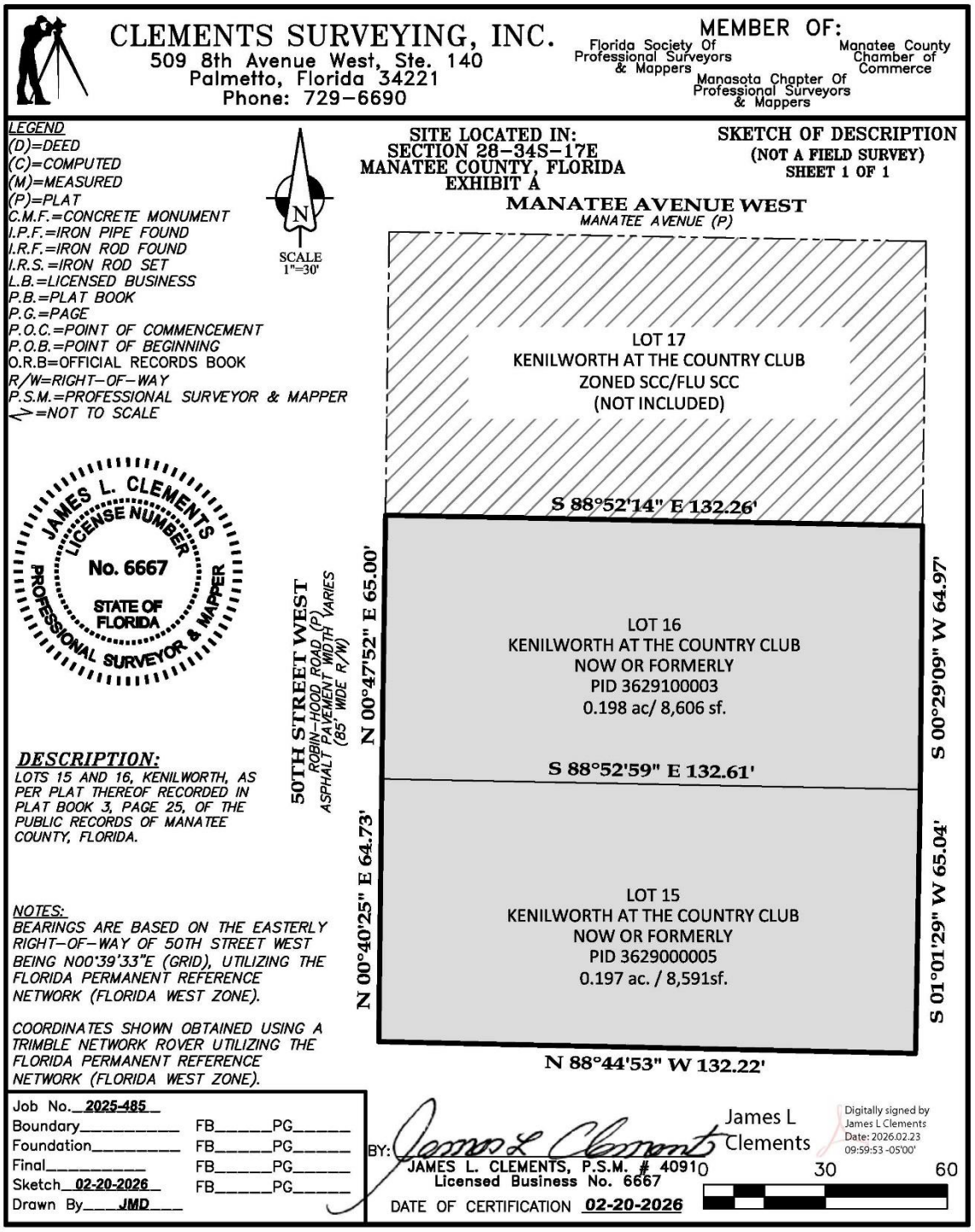
APPROVED AS TO FORM:

_____

Scott Rudacille
CITY ATTORNEY

Planning Commission	April 15, 2026
City Council 1st Reading	May 13, 2026
City Council 2nd Reading and Public Hearing	May 27, 2026
Local Planning Agency ad published	April 5, 2026
City Council hearing ad published	May 3, 2026, May 17, 2026

EXHIBIT A


CLEMENTS SURVEYING, INC.
509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690
MEMBER OF:
Florida Society Of Professional Surveyors & Mappers
Manatee County Chamber of Commerce
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MANATEE COUNTY, FLORIDA
EXHIBIT A
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NOW OR FORMERLY
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0.198 ac/ 8,606 sf.
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50TH STREET WEST
ROBIN-HOOD ROAD (P)
ASPHALT PAVEMENT WIDTH VARIES
(85' WIDE R/W)
JAMES L. CLEMENTS
LICENSE NUMBER
No. 6667
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
DESCRIPTION:
LOTS 15 AND 16, KENILWORTH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 25, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
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Job No. 2025-485
Boundary FB PG
Foundation FB PG
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Sketch 02-20-2026 FB PG
Drawn By JMD
BY: James L Clements
Digitally signed by James L Clements
Date: 2026.02.23 09:59:53 -05'00'
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667
DATE OF CERTIFICATION 02-20-2026
0 30 60

City of Bradenton
Planning and Community Development Department
City Council Public Hearings
May 13 and May 27, 2026

Staff Report

Case Number:	PLN-CPS-26-0002 – ORD 4073
Applicant:	Robert Gause, Agent
Owner:	Shiv Ohm P l and Zeeva RE LCC
Address:	507 50TH ST W and 509 50TH ST W
Parcel ID No:	3629100003 and 3629000005
Current Zoning:	Manatee County PD-M, Professional Medium Office; Manatee County RSF 4.5, Residential Single Family 4.5
Future Land Use:	Manatee County ROR, Retail Office Residential; Manatee County RES-6, Residential 6 DU/AC
Flood Zone:	X

Surrounding Property - Zoning and Future Land Use:

Current Zoning:

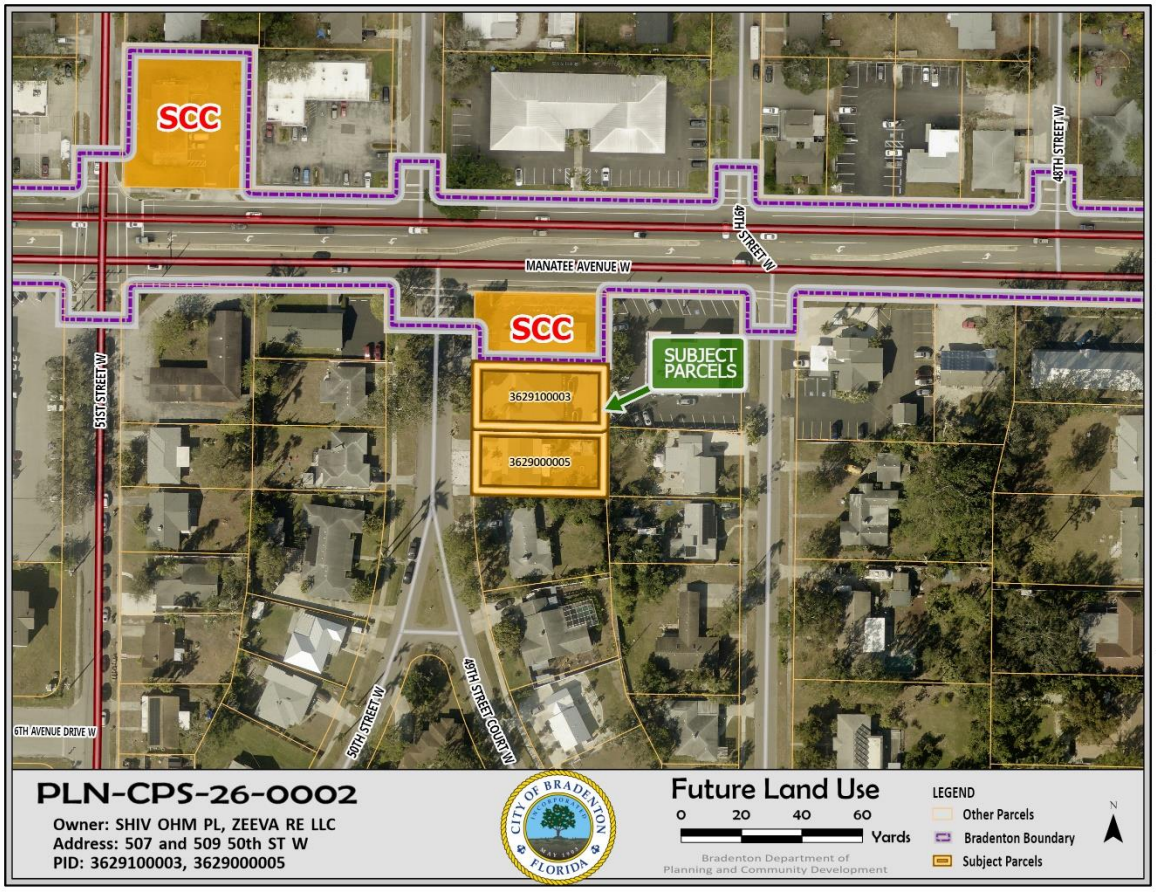
North:	City of Bradenton – Suburban Commercial Corridor (SCC)
South:	Manatee County – RSF 4.5
East:	Manatee County - RSF 4.5/PR-M
West:	Manatee County – RSF 4.5/PR-M

Future Land Use:

North:	City of Bradenton – Suburban Commercial Corridor (SCC)
South:	Manatee County – RES-6
East:	Manatee County – RES-6/ROR
West:	Manatee County – RES-6/ROR

SUMMARY OF REQUEST

Robert Gause, Agent for Shiv Ohm P l and Zeeva RE LCC is pursuing an annexation of the subject property. As part of the annexation process, the property must be assigned a future land use designation and a zoning classification under the City of Bradenton regulations. The map below shows the area of the request along with surrounding Future Land Use designations.



Suburban Commercial Corridor *(Proposed Future Land Use Classification):*

The Comprehensive Plan describes the Suburban Commercial Corridor Future Land Use category as a designation for:

> Commercial uses commensurate with suburban arterial roadways such as gas stations, car washes, drive through restaurants, open storage, mini-storage, retail, office, automotive sales, automotive repair and service, hotel, motel, restaurants, and social services. Outdoor storage is prohibited. The maximum floor area ratio is 0.50.

Suburban Commercial Corridor (SCC) is the future land use designation along much of Manatee Ave W, Manatee Ave E, and Cortez Rd W where these corridors abut properties in City of Bradenton jurisdiction. The designation is primarily granted for property directly adjacent to these corridors, but there are instances where it has been placed a number of parcels deep off of the corridor.

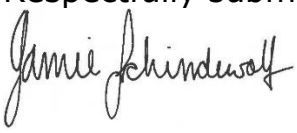
ANALYSIS

This application was submitted with a concurrent application to designate the property with the Suburban Commercial Corridor zoning classification.

The Suburban Commercial Corridor zoning classification allows uses that align with those mentioned in the description of the Suburban Commercial Corridor Future Land Use classification. Suburban Commercial Corridor zoning and Suburban Commercial Corridor future land use are highly compatible.

On April 15, 2026, the City of Bradenton Planning Commission voted unanimously to recommend approval of the zoning designation.

Respectfully submitted,



Jamie Schindewolf
Senior Planner

EXHIBIT A: Legal Description and Survey
EXHIBIT B: Location Map
EXHIBIT C: Future Land Use Map (Current)
EXHIBIT D: Zoning Map

EXHIBIT A

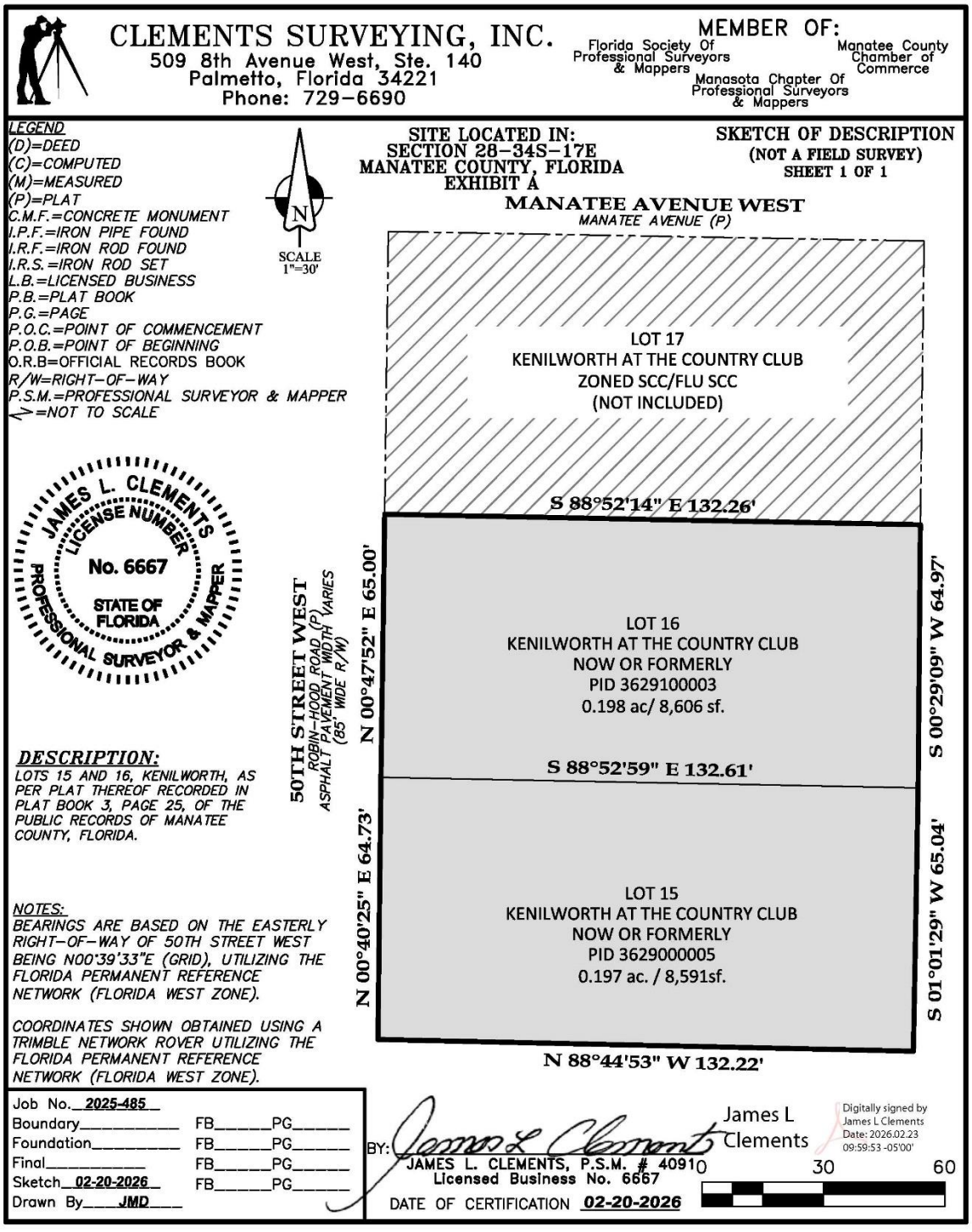

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SITE LOCATED IN:
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EXHIBIT A
SKETCH OF DESCRIPTION
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EXHIBIT B

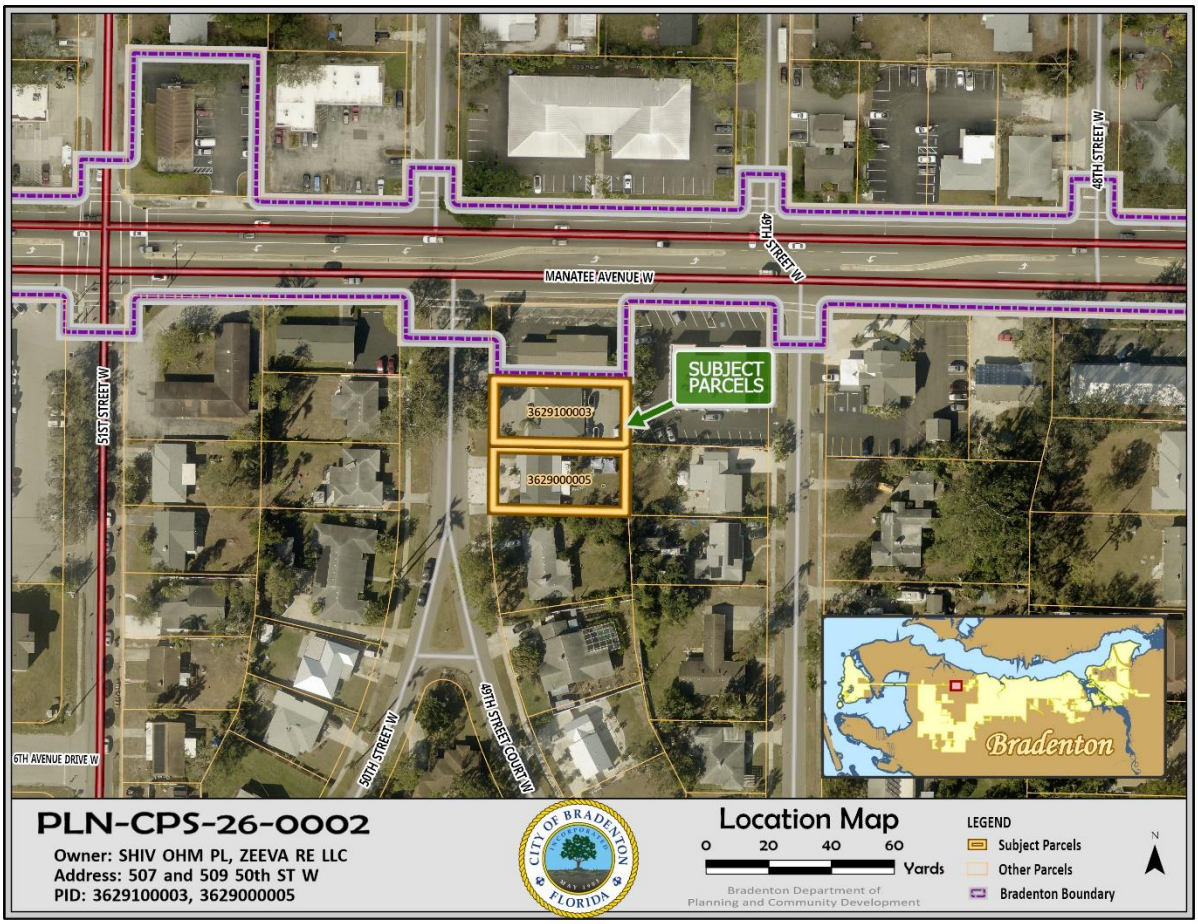

MANATEE AVENUE W
49TH STREET W
48TH STREET W
51ST STREET W
SUBJECT PARCELS
3629100003
3629000005
6TH AVENUE DRIVE W
50TH STREET W
49TH STREET COURT W
Bradenton
PLN-CPS-26-0002
Owner: SHIV OHM PL, ZEEVA RE LLC
Address: 507 and 509 50th ST W
PID: 3629100003, 3629000005
CITY OF BRADENTON
FLORIDA
Location Map
0 20 40 60
Yards
Bradenton Department of
Planning and Community Development
LEGEND
Subject Parcels
Other Parcels
Bradenton Boundary
N

EXHIBIT C

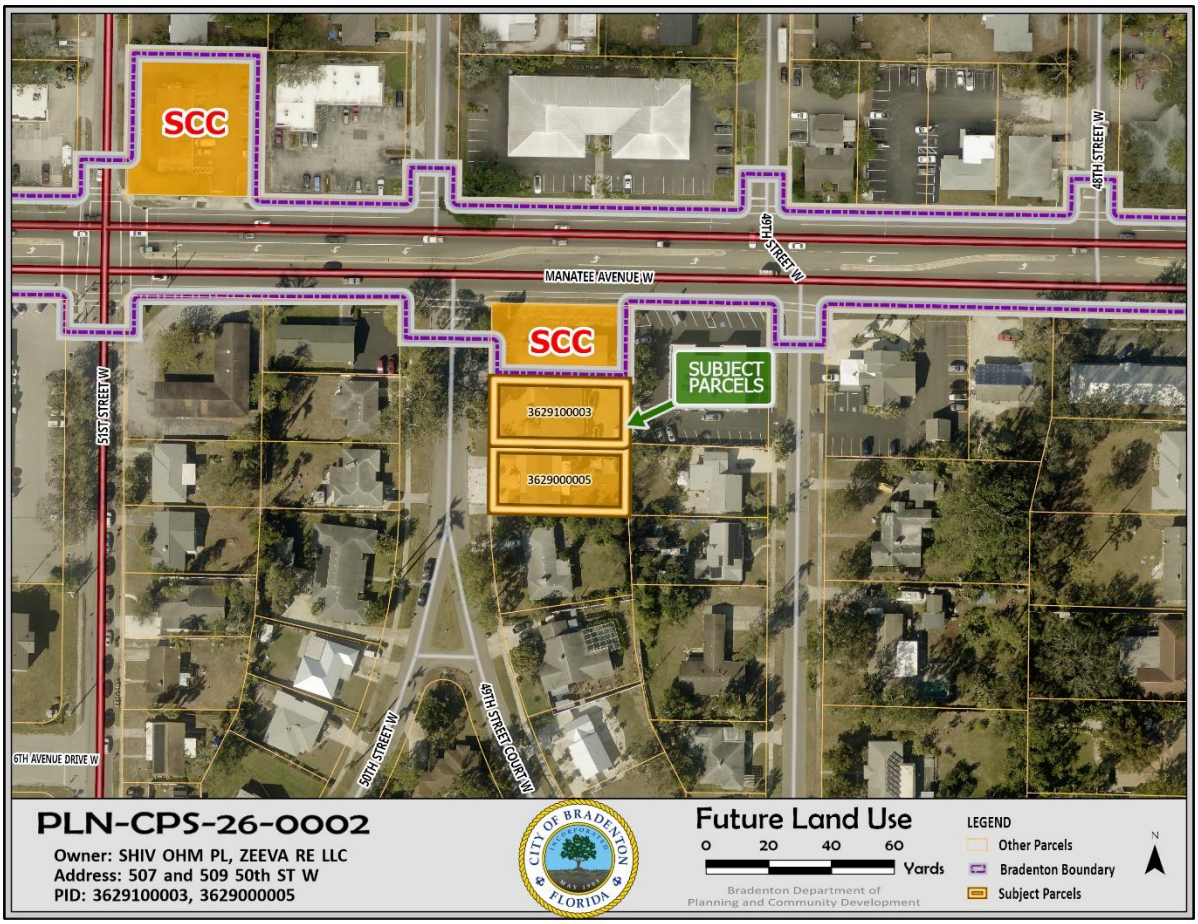
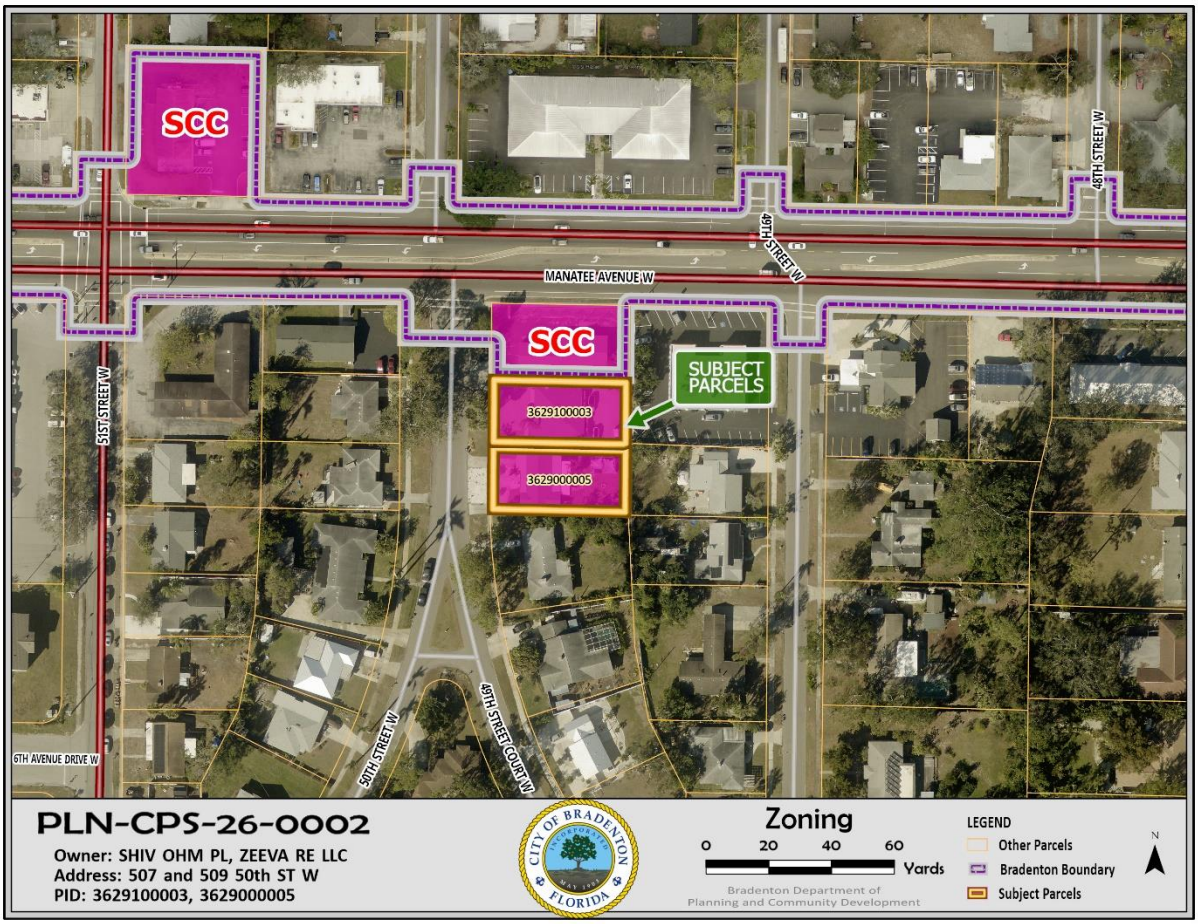

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CITY OF BRADENTON
FLORIDA
Future Land Use
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Yards
Bradenton Department of
Planning and Community Development
LEGEND
Other Parcels
Bradenton Boundary
Subject Parcels
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EXHIBIT D


SCC
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CITY OF BRADENTON
FLORIDA
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Bradenton Boundary
Subject Parcels
N

Gause and Associates, Inc.

Landscape Architecture

Land Planning

Project Management

Environmental

Irrigation Design

Consulting Arborist

March 3, 2026

City of Bradenton Planning Dept.
101 Old Main St.
Bradenton, Fl. 342025

RE: 507 & 509 50th St. W. Annexation, Rezoning and Comp Plan Map Amendment change

Dear Sirs/Madams,

The owners of the parcels located at 507 50th St. W. (PID 3629100003) owned by SHI OHM P L and 509 50th St. W., (PID 3629000005) owned by ZEEVA RE, LLC are requesting annexation into the City of Bradenton. Along with this request, they are additionally requesting the zoning of the two parcels to be Suburban Commercial Corridorl (SCC) and that they be given a Future Land Use Map designation of Suburban Commercial Corridor (SCC).

Attached with this letter are applications for same along with required documentation to include description sketch, boundary surveys, owners affidavits and justifications.

Respectfully submitted,
Gause and Associates, Inc.

Robert C. Gause
President

323 10th Ave. W., Suite 102., Palmetto, Florida 34221 | Ph. 941.713.0782 | LA000942 | email: [redacted]

COMMUNITY IMPACT REPORT FOR 507 & 509 50TH ST. W.

As part of the annexation process, the two parcels require an amendment to the City of Bradenton's Comprehensive Plan Future Land Use map because the parcels will require a Future Land Use to be assigned to them. The applicant is requesting that the two parcels located at 507 50th St. W. (PID 3629100003) owned by SHI OHM P L and) and 509 50th St. W. (PID3629000005) owned by ZEEVA RE, LLC. be changed from Manatee County Future Land Use designation-ROR and RES-6 to Professional (P). As justification, we offer the following Community Impact Report findings.

A. VISUAL IMPACT ANALYSIS - The subject parcels currently contain a medical office and a single family residence that is used as both a vacation rental and a realtors office. Improvements to the professional offices would comply with all City of Bradenton screening requirements. Additionally, the location adjacent to the professional uses along Manatee Avenue would not create a visual impact to the neighborhood.
B. LAND USE ASSESSMENT – The subject parcels are already used for nonresidential/semi-nonresidential uses. One parcel already has a Retail/Office/Residential (ROR) land use designation, and the other parcel has a Res-6 designation which allows for medium density residential, Neighborhood Commercial, Public /semi-public recreation and schools on it.
C. TRAFFIC STUDY – The parcels already have existing non-residential uses on them and already contain an ROR and RES-6 Future Land Use designation. The ROR allows up to 16 du/ac and an intensity of up to 1 FAR for mixed use. The RES-6 designation allows for a density of up to 12 du/ac if mixed use and an intensity of 0.35 FAR. The combined existing average allowable density is 14 du/ac and the existing combined intensity is 0.675 FAR. By comparison the City of Bradentons SCC Future Land Use designation does not allow for residential density and a maximum intensity of 0.5 FAR. There is no expected impact to traffic because of the requested change.
D. ENVIRONMENTAL IMPACT ASSESSMENT – The subject parcels are both currently developed urban developments with no wetlands or listed species utilization. No environmental impact is anticipated as a result of the requested changes.
E. AREA IMPACT ASSESSMENT – The requested change is not expected to have any adverse impacts on the area. The proposed changes in Future Land Use designation is the least intense designation that allows the continued use of the property for non-residential uses.
F. HURRICANE EVACUATION ANALYSIS – The proposed Future Land Use designations will not adversely impact hurricane evacuations. The intended uses are non-residential which generally means they will not need to be evacuated during a hurricane.

In summary, the proposed request appears to have limited impacts on the community.

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Phone: 729-6690

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SKETCH OF DESCRIPTION
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SHEET 1 OF 1

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Sketch 02-20-2026	FB	PG
Drawn By JMD		

BY: James L Clements
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667
DATE OF CERTIFICATION 02-20-2026

0 30 60

Agent Authorization Form

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

bradenton
The Friendly City

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 507 50th ST W Bradenton, FL 34209

I, Nishith patel, SHIV OHM pl, the registered property owner(s) of the above noted property, do hereby authorize

Robert Gause — Print Name of Agent

Gause and Associates, Inc — 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.

AGENT AUTHORIZATION — REQUIRED

Signature of Owner(s)

5637 clearwater COURT, Lakewood Ranch 34211
Owner(s) Address (if different than property above)

Signature of Agent

Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 13th day of Oct 2025, produced [redacted] respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Signature

AAKASH PATEL, Notary Public
Print Name

State of Florida
My Commission Expires: 07/27/28

AAKASH PATEL
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-27-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 526937

bradenton
The Friendly City

Zoning Atlas Amendment Application

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

DISCLOSURE AFFIDAVIT — REQUIRED

The City of Bradenton Land Use Regulations adopted as Ordinance No. 2627, and amended under Ordinance No. 2926 requires that all applications for Land Use Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the subject property is owned by:

A CORPORATION, list the principal officers, principal stockholders, and the percentage of stock owned by each; or

A TRUSTEE, list the beneficiaries of the trust with percentage of interest; or

A PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals including general and limited partners; and

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

NOTE: 1) *Changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental Disclosure of Interest shall be filed. 2) Disclosure shall not be required of any entity whose interests is solely equity interest which are traded on an established securities market in the United States or another country.*

NAME, ADDRESS, TITLE	PERCENTAGE INTEREST, STOCK, OR OWNERSHIP
Nishith Patel 5637 clearwater court , FL , 342 Mgı (owner ___ contract purchaser ___)	100 % Owner Shiv Ohm PL
_____ (owner ___ contract purchaser ___)	_____
_____ (owner ___ contract purchaser ___)	_____

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____ (Applicant): Nishith Patel (Shiv Ohm Pl)

NOTARY — REQUIRED

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16th day of Feb, 2026, by Nishith Patel, who is personally known to me or who has produced [redacted] as identification.

A. O. Patel
Signature

AAKASH PATEL, Notary Public
Print Name

State of Florida – My Commission Expires: 07/27/28

AAKASH PATEL
NOTARY PUBLIC
MY COMMISSION
EXPIRES 7-27-2028
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NAME, ADDRESS, TITLE	PERCENTAGE INTEREST, STOCK, OR OWNERSHIP
Rachna Patel 5637 clearwater court , FL, 34211 Mgr (owner ___ contract purchaser ___)	100 % owner Zeeva Re LLC
___ (owner ___ contract purchaser ___)	___
___ (owner ___ contract purchaser ___)	___

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____ (Applicant): Rachna Patel (Zeeva Re LLC)

NOTARY — **REQUIRED**

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16th day of Feb, 2026, by RACHNA PATEL, who is personally known to me or who has produced [redacted] tification.

Signature

AAKASH PATEL, Notary Public
Print Name

State of Florida – My Commission Expires: 07/27/28

AAKASH PATEL
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-27-2028
STATE OF FLORIDA
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AGENDA ITEM NO. 7.g

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: ORDINANCE 4074 - FIRST READING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON LAND USE ATLAS; TO DESIGNATE CERTAIN LAND GENERALLY LOCATED EAST OF 50TH STREET WEST AND 70 FEET SOUTH OF MANATEE AVE WEST, IDENTIFIED AS PARCEL ID 3629100003 AND 3629000005, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.397 ACRES AND OWNED BY SHIV OHM P L AND ZEEVA RE LLC, RESPECTIVELY, UNDER THE SUBURBAN COMMERCIAL CORRIDOR ZONING CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: No action is required at first reading.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Robert Gause, Agent for Shiv Ohm P l and Zeeva RE LCC is pursuing an annexation of the subject property. As part of the annexation process, the property must be assigned a future land use designation (separate application) and a zoning classification under the City of Bradenton regulations.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
No action is required at first reading.

ATTACHMENTS:
Ordinance 4074
Staff Report
Application Materials

ORDINANCE NO. 4074

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON LAND USE ATLAS; TO DESIGNATE CERTAIN LAND GENERALLY LOCATED EAST OF 50TH STREET WEST AND 70 FEET SOUTH OF MANATEE AVE WEST, IDENTIFIED AS PARCEL ID 3629100003 AND 3629000005, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.397 ACRES AND OWNED BY SHIV OHM P L AND ZEEVA RE LLC, RESPECTIVELY, UNDER THE SUBURBAN COMMERCIAL CORRIDOR ZONING CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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, 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 Regulations, 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 City has adopted land use regulations and a land use atlas in order to implement the goals, objectives, and policies of the

comprehensive plan, and

WHEREAS, the City amends such regulations and atlas from time to time, and has adopted procedures by which to amend these documents, requiring a public hearing before the Planning Commission and City Council; and

WHEREAS, Shiv Ohm, P.L., is the owner of approximately 0.198 acres of real property located at 507 50th Street West (PID# 3629100003)(the "Shiv Ohm Property"); and

WHEREAS, Zeeva RE, LLC, is the owner of approximately 0.198 acres of real property located at 509 50th Street West (PID# 3629000005) (the "Zeeva RE Property"); and

WHEREAS, the Shiv Ohm Property and Zeeva RE Property collectively are legally described and depicted on **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

WHEREAS, Robert Gause, Agent for Zeeva RE, LLC and Shiv Ohm submitted a Zoning Atlas Amendment application to designate the Property, consisting of approximately .397 acres, as SCC, Suburban Commercial Corridor (the "Amendment"); and

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

WHEREAS, the City of Bradenton's LPA held a public hearing on April 15, 2026, to consider the proposed Amendment; and,

WHEREAS, the LPA having reviewed and considered all comments received during said hearing, found that the Amendment furthers the goals, objectives and policies of the City's Comprehensive Plan and 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 166.041 Florida Statutes, held on May 27, 2026 after proper notice, and finding the proposed Amendment to be consistent with the goals, objectives and policies of the City's Comprehensive Plan, as well as the requirements of Section 3.1.5 of the

City's Land Use Regulations, 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.

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

1. The recitals set forth above are true and correct and are hereby adopted as findings of fact by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Land Use Atlas should be amended as described in Section 2 below.

2. The Zoning Atlas of the City of Bradenton is hereby amended, classifying the Property as SCC, Suburban Commercial Corridor.

3. 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.

4. This Ordinance shall be contingent upon Ordinance 4072 becoming effective and shall otherwise become effective as provided by Florida law.

PASSED AND DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS 27th DAY OF MAY, 2026.

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

ATTEST:

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

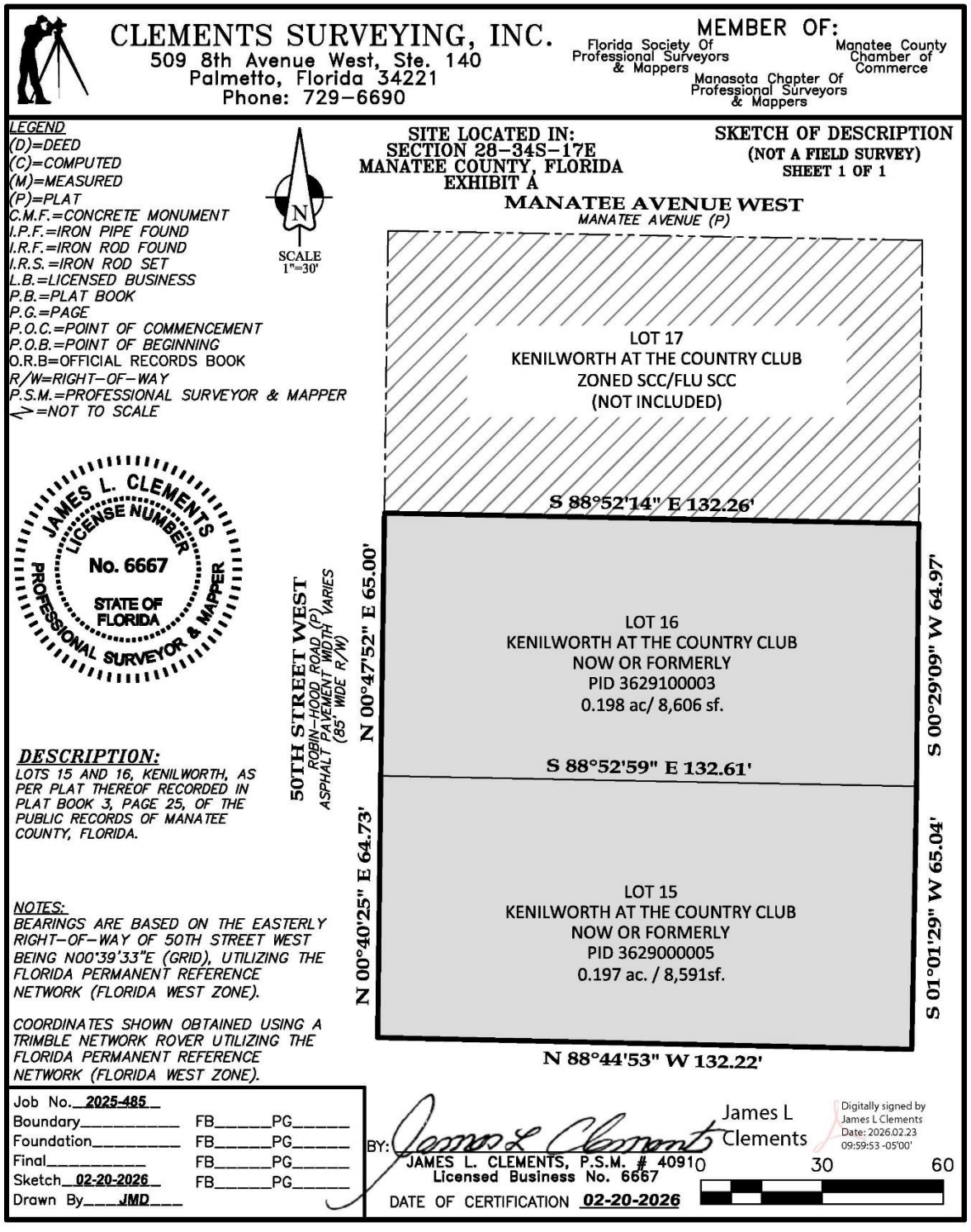
APPROVED AS TO FORM:

_____

Scott Rudacille
CITY ATTORNEY

Planning Commission	April 15, 2026
City Council 1st Reading	May 13, 2026
City Council 2nd Reading and Public Hearing	May 27, 2026
Local Planning Agency ad published	April 5, 2026
City Council hearing ad published	May 3, 2026 and May 17, 2026

EXHIBIT A


CLEMENTS SURVEYING, INC.
509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690
MEMBER OF:
Florida Society Of Professional Surveyors & Mappers
Manatee County Chamber of Commerce
Manasota Chapter Of Professional Surveyors & Mappers
LEGEND
(D)=DEED
(C)=COMPUTED
(M)=MEASURED
(P)=PLAT
C.M.F.=CONCRETE MONUMENT
I.P.F.=IRON PIPE FOUND
I.R.F.=IRON ROD FOUND
I.R.S.=IRON ROD SET
L.B.=LICENSED BUSINESS
P.B.=PLAT BOOK
P.G.=PAGE
P.O.C.=POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
O.R.B=OFFICIAL RECORDS BOOK
R/W=RIGHT-OF-WAY
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
<>=NOT TO SCALE
SCALE 1"=30'
SITE LOCATED IN:
SECTION 28-34S-17E
MANATEE COUNTY, FLORIDA
EXHIBIT A
SKETCH OF DESCRIPTION
(NOT A FIELD SURVEY)
SHEET 1 OF 1
MANATEE AVENUE WEST
MANATEE AVENUE (P)
LOT 17
KENILWORTH AT THE COUNTRY CLUB
ZONED SCC/FLU SCC
(NOT INCLUDED)
S 88°52'14" E 132.26'
LOT 16
KENILWORTH AT THE COUNTRY CLUB
NOW OR FORMERLY
PID 3629100003
0.198 ac/ 8,606 sf.
S 88°52'59" E 132.61'
LOT 15
KENILWORTH AT THE COUNTRY CLUB
NOW OR FORMERLY
PID 3629000005
0.197 ac. / 8,591sf.
N 88°44'53" W 132.22'
50TH STREET WEST
ROBIN-HOOD ROAD (P)
ASPHALT PAVEMENT WIDTH VARIES
(85' WIDE R/W)
N 00°47'52" E 65.00'
N 00°40'25" E 64.73'
S 00°29'09" W 64.97'
S 01°01'29" W 65.04'
JAMES L. CLEMENTS
LICENSE NUMBER
No. 6667
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
DESCRIPTION:
LOTS 15 AND 16, KENILWORTH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 25, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
NOTES:
BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY OF 50TH STREET WEST BEING N00°39'33"E (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).
COORDINATES SHOWN OBTAINED USING A TRIMBLE NETWORK ROVER UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).
Job No. 2025-485
Boundary FB PG
Foundation FB PG
Final FB PG
Sketch 02-20-2026 FB PG
Drawn By JMD
BY:
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667
DATE OF CERTIFICATION 02-20-2026
James L Clements
Digitally signed by James L Clements
Date: 2026.02.23 09:59:53 -05'00'
0 30 60

City of Bradenton
Planning and Community Development Department
City Council Public Hearings
May 13 and 27, 2026

Staff Report

Case Number:	PLN-ZON-26-0001 – ORD 4074
Applicant:	Robert Gause, Agent
Owner:	Shiv Ohm P l and Zeeva RE LCC
Address:	507 50TH ST W and 509 50TH ST W
Parcel ID No:	3629100003 and 3629000005
Current Zoning:	Manatee County PD-M, Professional Medium Office; Manatee County RSF 4.5, Residential Single Family 4.5
Future Land Use:	Manatee County ROR, Retail Office Residential; Manatee County RES-6, Residential 6 DU/AC
Flood Zone:	X

Surrounding Property - Zoning and Future Land Use:

Current Zoning:

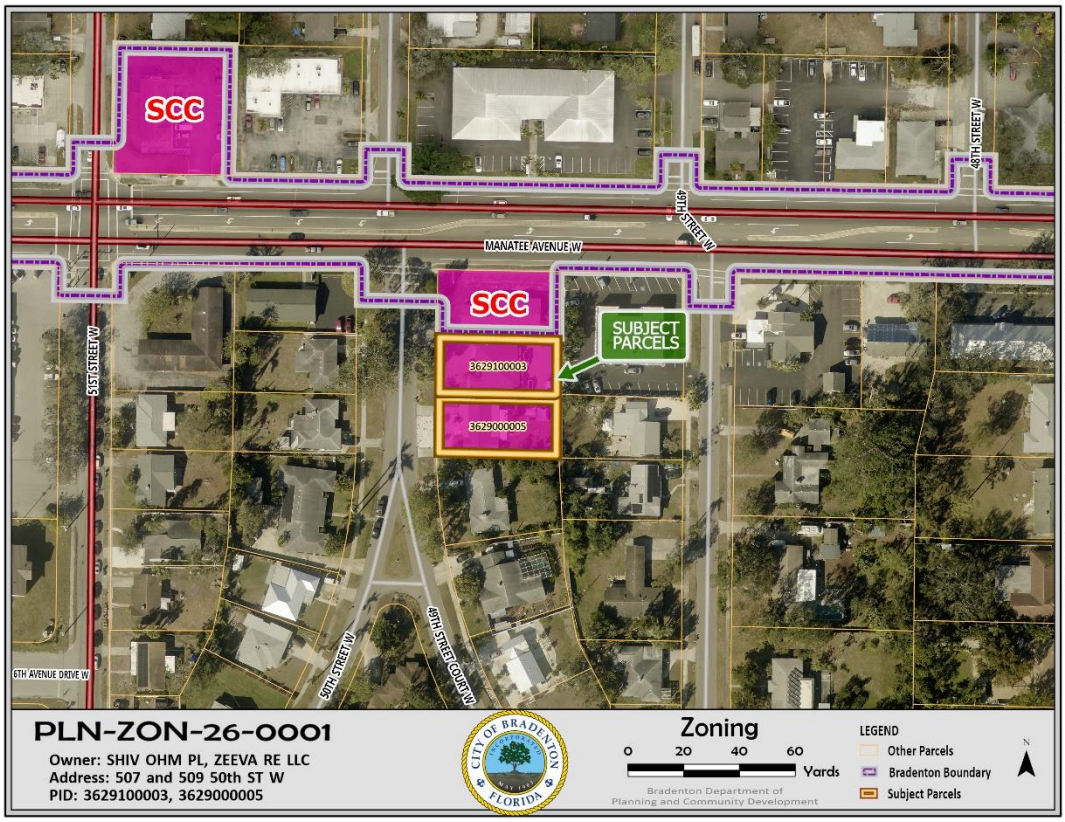
North:	City of Bradenton – Suburban Commercial Corridor (SCC)
South:	Manatee County – RSF 4.5
East:	Manatee County - RSF 4.5/PR-M
West:	Manatee County – RSF 4.5/PR-M

Future Land Use:

North:	City of Bradenton – Suburban Commercial Corridor (SCC)
South:	Manatee County – RES-6
East:	Manatee County – RES-6/ROR
West:	Manatee County – RES-6/ROR

SUMMARY OF REQUEST

Robert Gause, Agent for Shiv Ohm P l and Zeeva RE LCC is pursuing an annexation of the subject property. As part of the annexation process, the property must be assigned a future land use designation and a zoning classification under the City of Bradenton regulations. The map below shows the area of the request along with nearby zoning classifications.



Suburban Commercial Corridor *(Proposed Zoning Classification):*

The Bradenton Land Use Regulations describe the Suburban Commercial Corridor (SCC) zoning district as:

> This district is designed to permit the development of commercial areas along major highways in predominantly developed areas and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented commercial development.

The following page shows the uses allowed in the Suburban Commercial Corridor district, with those marked under "P" being permitted by right and those marked under "SU" only allowed with Special Use approval from City Council. Mixed Use Residential or Multifamily that sets aside at least 40 percent of its total units as affordable rental units to income-eligible households (at or below 120 percent area median income) for a period of at least 30 years must also be allowed in this zoning category per Florida's "Live Local Act".

Uses allowed in the Suburban Commercial Corridor zoning district from SCHEDULE 3.2.1.2 Permitted and Special Uses:

	P	SU		P	SU
Service Station/Repair		X	Communication Towers*		X
Car Wash		X	Light Manufacturing		X
Auto Sales/Rental	X		Dwelling Unit w/l Principal bldg	X	
Parking Lot/Garage	X		Public Facilities		X
Automotive Specialty	X		Seasonal Sales (2)	X	
Adult Entertainment *		X	Private Events	X	
Indoor		X	Convenience, Grocery, Drugs		X
Outdoor		X	Comparison Goods	X	
Parks		X	Secondhand Stores	X	
Clubs		X	Auction Houses*		X
Public Transportation Terminal	X		Construction Service	X	
Heliports (11)		X	Farm/Marine Supplies		X
Docks and Piers * (4)	X		Laundry/Dry Cleaning Plant		X
Testing Laboratories	X		Wholesale		X
Heating and Fuel		X	Storage Establishments	X	
Ice Plant		X	Plant Nurseries	X	
Building Materials		X	NEWSRACKS, MODULAR *	X	
Restaurants - over 20 seats		X	Personal Service	X	
Shopping Center Restaurants	X		Business/Domestic Service	X	
Lounges		X	Kennels, Animal Boarding		X
Catering	X		Freestanding Ice Vending Machine		X
Take Out/Delivery/Drive Through	X		Schools, Public and Private (9)		X
Café/Sidewalk Café < 20 seats(7)	X		Business, Training Schools	X	
Educational		X	Bed and Breakfast		X
Cultural		X	Boarding Houses*		X
Dormitories	X		Hospitals (11)		X
Religious Establishments (9)	X		Nursing Homes *		X
Cemeteries		X	Health Services	X	
Mortuaries, Funeral Homes, Crematories	X		Group Care Homes (12)		X
Day Care Centers * (8)(9)		X	Group Care Facilities * (12)		X
OFFICES - NON-MEDICAL	X		Social Services Establishment		X
Hotels		X	Veterinarian/Animal Hospital	X	
Motels		X			

* Indicates that there are specific use regulations pertaining to the use (section 4.3).

(1) Outdoor storage and/or display in conjunction with any use is not permitted unless specifically approved by special use permit.
(2) Limited to four per year, maximum two weeks duration each, except Christmas tree lots which are limited to once yearly for 30 days.
(3) Refer to section 3.4.6, special district regulations, for use permissions in the Antique District Overlay.
(4) Docks and piers proposed for public waterfront and those not meeting the criteria in section 5.1.2.14 shall require a special use permit.
(5) Retail establishments providing modeling services require 1,000 square feet per room.
(6) Buildings within 40 feet of a local street abutting a residential land use district must be residential in use and character and oriented to the local street. Neighborhood-serving retail uses may be allowed for corner parcels at local and minor collector street intersections if approved as a planned development project with a positive recommendation from the architectural review board.
(7) City council approval may be required. Refer to sections 2.2.9 and 4.3.1 for alcoholic beverage sales and approval requirements.
(8) Adult and child day care centers with six or less clients and "family day care home" as defined and licensed by HRS [Department of Children and Families] are exempt from zoning requirements.
(9) Day care centers, schools, churches, and other religious establishments can not be located within 500 feet of any adult entertainment establishment.
(10) Permitted use inside the Urban Central Business District Overlay.
(11) Helicopter pads shall be a permitted accessory use to hospitals and public safety facilities.
(12) Shall be a state licensed facility.

FUTURE LAND USE

This application was submitted with a concurrent application to designate the property with the Suburban Commercial Corridor Future Land Use Classification. Suburban Commercial Corridor zoning and Suburban Commercial Corridor future land use are inherently compatible.

ANALYSIS

Land Use Regulations:

The following sections of the Land Use Regulations describe necessary conditions for assigning or amending land use districts in the City. Staff response is in bold below each criterion.:

3.1.5 *Criteria for land use atlas district designations*. Land within the city shall be assigned a land use atlas district designation from the list of standard land use atlas districts in section A. [sections 3.1.1 through 3.1.3] above. The following criteria shall be used to make such assignments and to make changes in assignments, whether initiated by the city or by a property owner pursuant to section 2.2.5 land use atlas amendment.

3.1.5.1 *Consistency with the comprehensive plan.* All land use atlas district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The land use atlas district assigned shall be consistent with the land use category of the future land use map.

The Suburban Commercial Corridor zoning category is consistent with the Suburban Commercial Corridor future land use category, which is the proposed future land use category for this property along with the annexation.

3.1.5.2 *Land use compatibility.* The assigning of land use atlas districts shall promote the compatibility of adjacent land uses.

Designating these properties as Suburban Commercial Corridor is consistent with the designation of adjacent property that is already under the City's jurisdiction. Granting this designation would extend the existing SCC zoning slightly south and along the intersection of Manatee Avenue West and 50th Street West.

3.1.5.3 *Adequate public facilities*. The assigning of land use atlas districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in section 4.1.1.5 shall be considered in assigning land use atlas districts and there shall be reasonable assurance that the demand for services allowed in the proposed land use atlas district can be met.

The project went before the Development Review Committee on December 2, 2025. Public Works commented:

As the property to the north has already been annexed into the City, Public Works would have no objection.

A utility agreement will need to be provided from Manatee County. Changes to utility connections will require site plan approval by Manatee County. The provision of services will be confirmed in the development review process as any potential projects move forward.

3.1.5.4 *Public interest*. Land use atlas district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

Designating these lands under the Suburban Commercial Corridor zoning category does not conflict with the public interest. The property is in an area with a mixture of residential and low intensity office and commercial type uses.

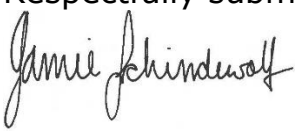
3.1.5.5 *Consistency with LURs.* Land use atlas district designations shall be consistent with the purpose and intent of these LURs.

Because the intended future uses are those that fall under permitted per the use schedule in the Land Use Regulations, this designation is consistent with the purpose and intent of the LURs.

Overall, it appears that SCC is a reasonable zoning classification given the adjacent City classification. SCC zoning is highly compatible with SCC Future Land Use, which has also been requested.

On April 15, 2026, the Planning Commission voted unanimously to recommend approval.

Respectfully submitted,



Jamie Schindewolf
Senior Planner

EXHIBIT A: Legal Description
EXHIBIT B: Location Map
EXHIBIT C: Future Land Use Map (Current)
EXHIBIT D: Zoning Map

EXHIBIT A

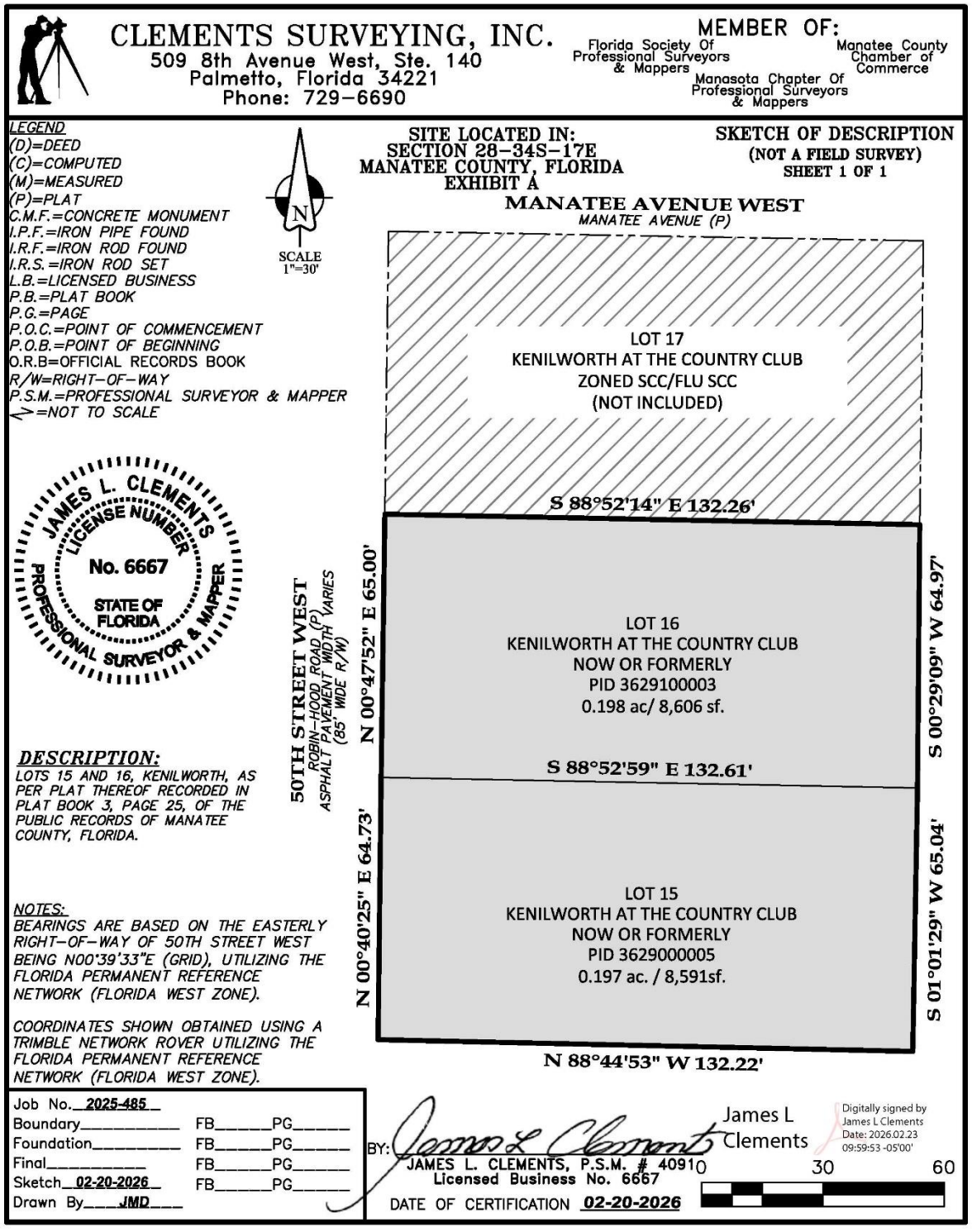


EXHIBIT B

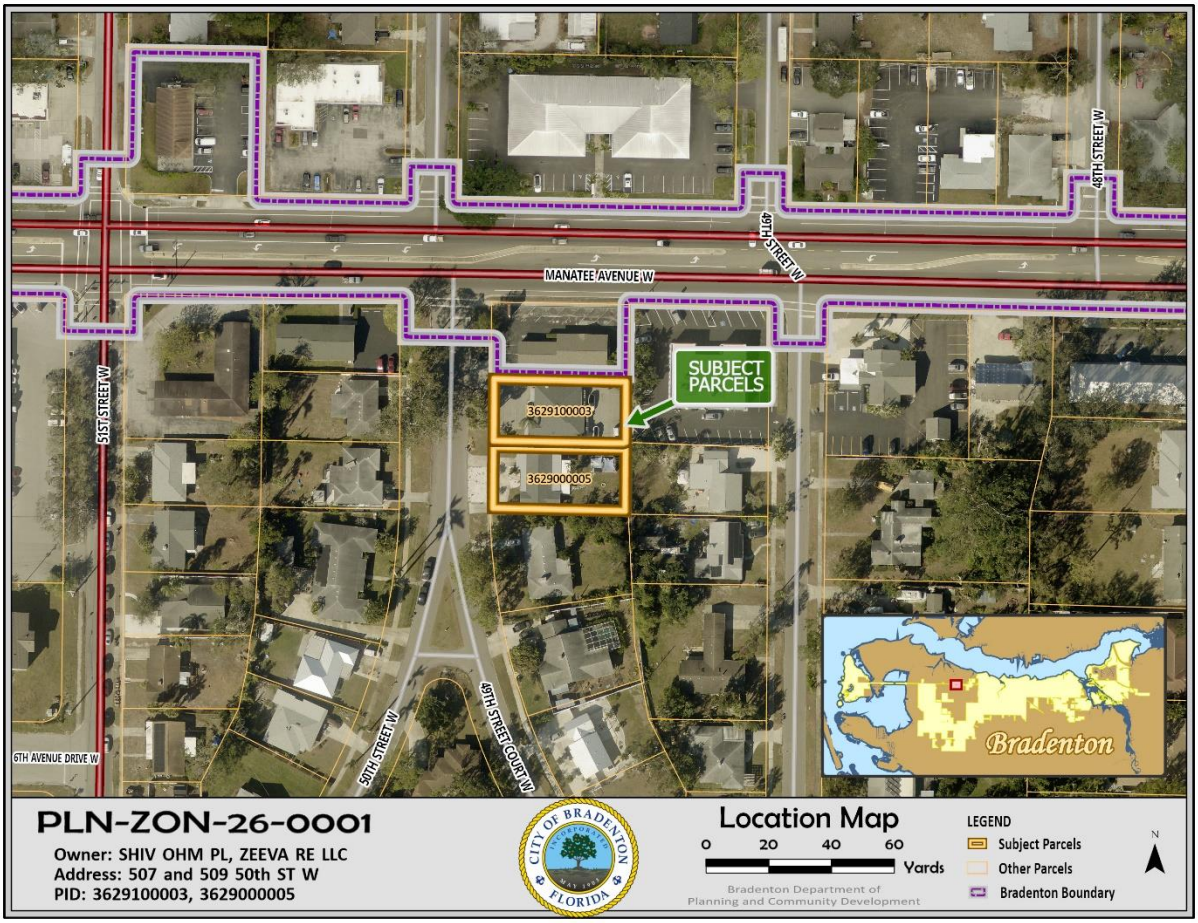

MANATEE AVENUE W
49TH STREET W
48TH STREET W
51ST STREET W
SUBJECT PARCELS
3629100003
3629000005
6TH AVENUE DRIVE W
50TH STREET W
49TH STREET COURT W
Bradenton
PLN-ZON-26-0001
Owner: SHIV OHM PL, ZEEVA RE LLC
Address: 507 and 509 50th ST W
PID: 3629100003, 3629000005
CITY OF BRADENTON
FLORIDA
Location Map
0 20 40 60
Yards
Bradenton Department of
Planning and Community Development
LEGEND
Subject Parcels
Other Parcels
Bradenton Boundary
N

EXHIBIT C

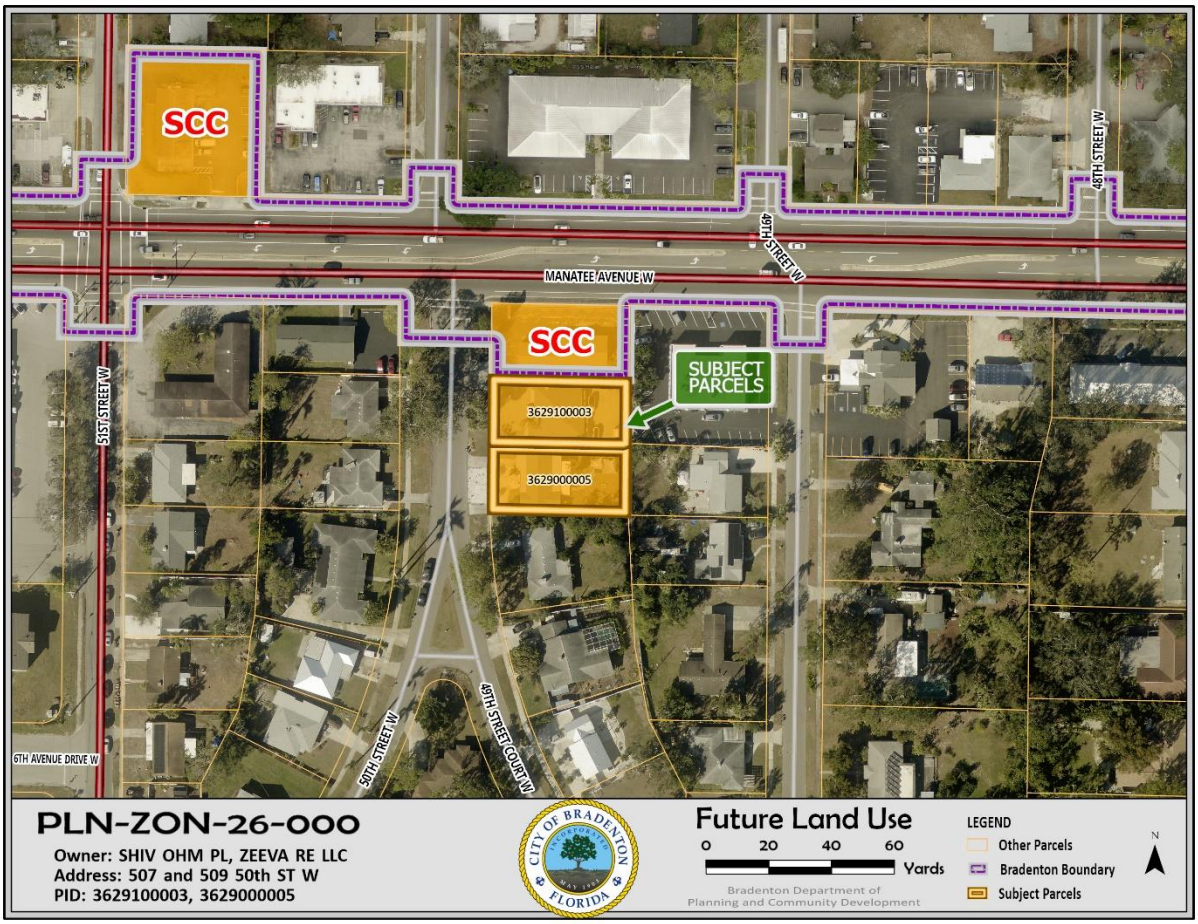
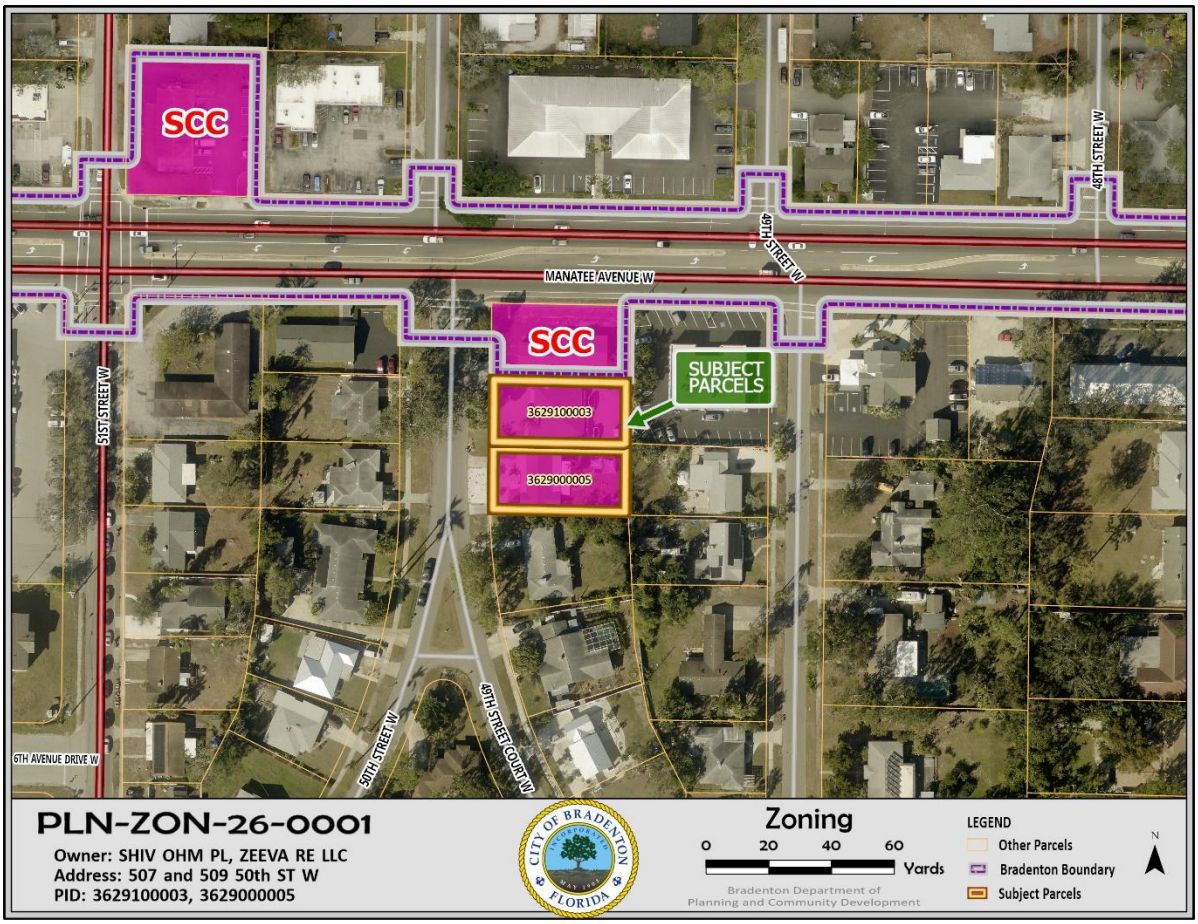

SCC
SCC
MANATEE AVENUE W
49TH STREET W
48TH STREET W
51ST STREET W
SUBJECT PARCELS
3629100003
3629000005
6TH AVENUE DRIVE W
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49TH STREET COURT W
PLN-ZON-26-000
Owner: SHIV OHM PL, ZEEVA RE LLC
Address: 507 and 509 50th ST W
PID: 3629100003, 3629000005
CITY OF BRADENTON
FLORIDA
Future Land Use
0 20 40 60
Yards
Bradenton Department of
Planning and Community Development
LEGEND
Other Parcels
Bradenton Boundary
Subject Parcels
N

EXHIBIT D


SCC
SCC
MANATEE AVENUE W
49TH STREET W
48TH STREET W
51ST STREET W
SUBJECT PARCELS
3629100003
3629000005
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CITY OF BRADENTON
FLORIDA
Zoning
0 20 40 60
Yards
Bradenton Department of
Planning and Community Development
LEGEND
Other Parcels
Bradenton Boundary
Subject Parcels
N

Gause and Associates, Inc.

Landscape Architecture

Land Planning

Project Management

Environmental

Irrigation Design

Consulting Arborist

March 3, 2026

City of Bradenton Planning Dept.

101 Old Main St.

Bradenton, Fl. 342025

RE: 507 & 509 50th St. W. Annexation, Rezoning and Comp Plan Map Amendment change

Dear Sirs/Madams,

The owners of the parcels located at 507 50th St. W. (PID 3629100003) owned by SHI OHM P L and 509 50th St. W., (PID 3629000005) owned by ZEEVA RE, LLC are requesting annexation into the City of Bradenton. Along with this request, they are additionally requesting the zoning of the two parcels to be Suburban Commercial Corridor (SCC) and that they be given a Future Land Use Map designation of Suburban Commercial Corridor (SCC).

Attached with this letter are applications for same along with required documentation to include description sketch, boundary surveys, owner's affidavits and justifications.

Respectfully submitted,
Gause and Associates, Inc.

Robert C. Gause
President

323 10th Ave. W., Suite 102., Palmetto, Florida 34221 | Ph. 941.713.0782 | LA000942 | email: [redacted]

ZONING JUSTIFICATION

As part of the annexation process, the two parcels shall require an amendment to the City of Bradenton's Zoning Atlas because the parcels will require zoning to be assigned to them. The applicant is requesting that the two parcels located at 507 50th St. W. (PID 3629100003) owned by SHI OHM P L and) and 509 50th St. W. (PID3629000005) owned by ZEEVA RE, LLC. be changed from Manatee County zoning designation- PR-M and RSF-4.5 to Suburban Commercial Corridor (SCC) As justification, we offer the following.

A. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcels are consistent with the comprehensive plan. Specifically the following objectives and policies:

Policy 1.7.6 – Public Facilities Efficiency – Per discussions with staff, the properties would remain services by Manatee County utilities as part of the annexation. This would eliminate the need to expand City of Bradenton utilities. The applicant would obtain a utility agreement from Manatee County.as part of any site plan approval.

Policy 1.12.1 – Encourage Infill Development – The requested rezoning supports infill development where an existing professional office and a residence used for real estate services currently exist. The rezoning will allow redevelopment of the two parcels to create a more cohesive professional development.

B. LAND USE COMPATIBILITY

The subject parcels are consistent with the Lande Use Regulation Zoning Districts and will promote the compatibility of adjacent land uses. The subject parcels are already existing non-residential uses and a single-family office/rental facility. The land use to the north is medical office. The land use to the east is also medical office with a single-family residential use located in the County. To the south, is single family residential. The conversion of the south parcel to Suburban Commercial Corridor will allow the redevelopment of the two lots into a new two-story professional facility to replace the existing two buildings currently on the sites.

CLEMENTS SURVEYING, INC.

509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690

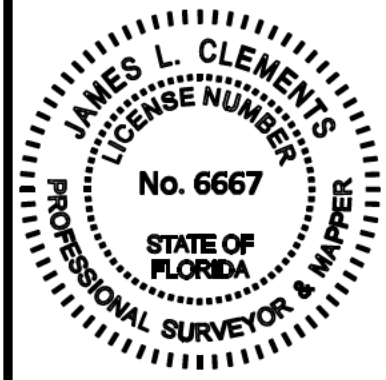
MEMBER OF:
Florida Society Of Professional Surveyors & Mappers
Manatee County Chamber of Commerce
Manasota Chapter Of Professional Surveyors & Mappers

SITE LOCATED IN:
SECTION 28-34S-17E
MANATEE COUNTY, FLORIDA
EXHIBIT A

SKETCH OF DESCRIPTION
(NOT A FIELD SURVEY)
SHEET 1 OF 1

LEGEND
(D)=DEED
(C)=COMPUTED
(M)=MEASURED
(P)=PLAT
C.M.F.=CONCRETE MONUMENT
I.P.F.=IRON PIPE FOUND
I.R.F.=IRON ROD FOUND
I.R.S.=IRON ROD SET
L.B.=LICENSED BUSINESS
P.B.=PLAT BOOK
P.G.=PAGE
P.O.C.=POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
O.R.B=OFFICIAL RECORDS BOOK
R/W=RIGHT-OF-WAY
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
<>=NOT TO SCALE





MANATEE AVENUE WEST
MANATEE AVENUE (P)

LOT 17
KENILWORTH AT THE COUNTRY CLUB
ZONED SCC/FLU SCC
(NOT INCLUDED)

S 88°52'14" E 132.26'

50TH STREET WEST
ROBIN-HOOD ROAD (P)
ASPHALT PAVEMENT WIDTH VARIES
(85' WIDE R/W)

N 00°47'52" E 65.00'

LOT 16
KENILWORTH AT THE COUNTRY CLUB
NOW OR FORMERLY
PID 3629100003
0.198 ac/ 8,606 sf.

S 88°52'59" E 132.61'

N 00°40'25" E 64.73'

LOT 15
KENILWORTH AT THE COUNTRY CLUB
NOW OR FORMERLY
PID 3629000005
0.197 ac. / 8,591sf.

S 00°29'09" W 64.97'

S 01°01'29" W 65.04'

N 88°44'53" W 132.22'

DESCRIPTION:

LOTS 15 AND 16, KENILWORTH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 25, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

NOTES:
BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY OF 50TH STREET WEST BEING N00°39'33"E (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

COORDINATES SHOWN OBTAINED USING A TRIMBLE NETWORK ROVER UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

Job No. 2025-485
Boundary _____ FB _____ PG _____
Foundation _____ FB _____ PG _____
Final _____ FB _____ PG _____
Sketch 02-20-2026 FB _____ PG _____
Drawn By JMD

BY: James L Clements
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667
DATE OF CERTIFICATION 02-20-2026

0 30 60

bradenton
The Friendly City

Agent Authorization Form

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

AGENT AUTHORIZATION — REQUIRED

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 507 50th ST W Bradenton, FL 34209

I, Nishith patel, SHIV OHM pl, the registered property owner(s) of the above noted property, do hereby authorize

Robert Gause — Print Name of Agent

Gause and Associates, Inc — 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 of Owner(s)

5637 clearwater COURT, Lakewood Ranch 34211
Owner(s) Address (if different than property above)

Signature of Agent

Agent Address and Phone

NOTARY — REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 13th day of Oct 2025, produced [redacted] respectively, as identification and who did (did not) take an oath:

Signature

AAKASH PATEL, Notary Public
Print Name

State of Florida
My Commission Expires: 07/27/28

AAKASH PATEL
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-27-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 526937

Agent Authorization Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
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bradenton
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5637 clearwater COURT, Lakewood Ranch 34211
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Signature of Agent

Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 13th day of Oct 2025, produced [redacted] respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Signature

AAKASH PATEL, Notary Public
Print Name

AAKASH PATEL
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-27-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 526937

State of Florida
My Commission Expires: 07/27/28

Zoning Atlas Amendment Application

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

DISCLOSURE AFFIDAVIT — **REQUIRED**

The City of Bradenton Land Use Regulations adopted as Ordinance No. 2627, and amended under Ordinance No. 2926 requires that all applications for Land Use Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the subject property is owned by:

A CORPORATION, list the principal officers, principal stockholders, and the percentage of stock owned by each; or

A TRUSTEE, list the beneficiaries of the trust with percentage of interest; or

A PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals including general and limited partners; and

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

NOTE: 1) *Changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental Disclosure of Interest shall be filed. 2) Disclosure shall not be required of any entity whose interests is solely equity interest which are traded on an established securities market in the United States or another country.*

NAME, ADDRESS, TITLE	PERCENTAGE INTEREST, STOCK, OR OWNERSHIP
Nishith Patel 5637 clearwater court , FL , 342 Mgı (owner ___ contract purchaser ___)	100 % Owner Shiv Ohm PL
_____ (owner ___ contract purchaser ___)	_____
_____ (owner ___ contract purchaser ___)	_____

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____ (Applicant): Nishith Patel (Shiv Ohm Pl)

NOTARY — **REQUIRED**

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16th day of Feb, 2026, by NIshith Patel, who is personally known to me or who has produced [redacted] entification.

A.O. Patel
Signature

AAKASH PATEL, Notary Public
Print Name

State of Florida – My Commission Expires: 07/27/28

AAKASH PATEL
NOTARY PUBLIC
MY COMMISSION
EXPIRES 7-27-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 526937

Zoning Atlas Amendment Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
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DISCLOSURE AFFIDAVIT — REQUIRED

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A TRUSTEE, list the beneficiaries of the trust with percentage of interest; or

A PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals including general and limited partners; and

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

NOTE: 1) *Changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental Disclosure of Interest shall be filed. 2) Disclosure shall not be required of any entity whose interests is solely equity interest which are traded on an established securities market in the United States or another country.*

NAME, ADDRESS, TITLE	PERCENTAGE INTEREST, STOCK, OR OWNERSHIP
Rachna Patel 5637 clearwater court , FL, 34211 Mgr (owner ___ contract purchaser ___)	100 % owner Zeeva Re LLC
___ (owner ___ contract purchaser ___)	___
___ (owner ___ contract purchaser ___)	___

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____ (Applicant): Rachna Patel (Zeeva Re LLC)

NOTARY — REQUIRED

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16th day of Feb, 2026, by RACHNA PATEL, who is personally known to me or who has produced [redacted] ification.

Signature

AAKASH PATEL, Notary Public
Print Name

State of Florida – My Commission Expires: 07/27/28

AAKASH PATEL
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-27-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 526937

AGENDA ITEM NO. 8.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Kelly Thomas, Event Review Committee

ITEM TYPE: Special Event

AGENDA SECTION: NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

SUBJECT: Bradenton Riverwalk Half Marathon

SUGGESTED ACTION: Event Review Committee recommends approval with the following stipulations: 2 Bradenton Police Department Extra Duty Officers to ensure traffic compliance with the barricades on the Green Bridge and compliance of all COB Special Event Standards. Finalized approval permit from FDOT, event approval notification for City of Palmetto, event fees, Certificate of Insurance and Bradenton Police Department Extra Duty contract are not provided by March 30, 2027 -- the application will automatically be denied.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Gulf Community Performance is requesting approval for a half marathon on February 28, 2027. The event will begin at Regatta Plaza on Riverwalk and proceed over the Green Bridge and Palmetto Pier. The event estimates they will host around 270 runners. The event will require Florida Department of Transportation and the City of Palmetto approval.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the Bradenton Riverwalk Half Marathon event with the stipulations recommended by staff.

ATTACHMENTS:
Bradenton Riverwalk Half Marathon Application and Site Plan

2027

SPECIAL EVENT PERMIT APPLICATION

Application Information

Organization Name: Gulf Community Performance Date of Application:2/28/2027

Contact Name:Aaron Rex Contact Phone 1: [redacted] Contact Email:

[redacted] Phone 2: Address: 8412 Cypress Lake Circle

City:Sarasota State:FL Zip: 34243

Event Information

Name of Event:Bradenton Riverwalk half marthon Event Date:2/28/27 _Purpose of Event: Run

Description of Event: Run

Event Location: Bradenton River walk park and Green Bridge, City of Palmetto Pier

If the event is to be held on the Riverwalk, please check the area(s) to be used. Mosaic Amphitheater Pavilion Area Great Lawn Regatta Plaza Parking Lot Areas Tower Plaza Skate Park Outdoor Living Room Botanical Gardens Volleyball Courts Other (specify): Great Lawn next to the skate park

	Date	Day	Start Time	End Time	Anticipated Attendance
Setup	2/28/27	Sunday	7:30am	12pm	
Event Day 1	2/28/27	Sunday	7:30am	12pm	270
Event Day 2					
Event Day 3					
Break Down	2/28/27	Sunday	11am	12pm	

Number of years event has been held:5 Past Attendance: 270

(03/2022)

Is there a fee to attend the event? Yes No No Is the event open to the public? Yes No Yes

Will any tents be used for the event? Yes No No

Tent Size	Number of Tents	Tent Location

Note: Tents must be weighted and stakes are prohibited. Tents larger than 10'x10' require an additional permit.

Will a stage be used for the event? Yes No No

Will the event require electricity? Yes No No Type of electrical power: Will a generator be used? Yes No No Size of generator: Will gas equipment be used? Yes No No Type of fuel source:

Vendor Information

Will the event offer food? Yes No No

Where will the food be prepared? No

Will cooking equipment be used? Yes No No

Method/type of cooking equipment

Charcoal grills Food trucks Fryers Propane grills Warmers/Sternos Will there be alcohol at the event? Yes No No

Note: Alcohol will require an additional permit.

Event Entertainment

Will the event feature entertainment? Yes No No

Will amplified sound equipment be used? Yes No No

Will musical entertainment be used? Yes No No

Please describe any type of entertainment and sound equipment.

Are fireworks planned? Yes No No Note: Fireworks will require an additional permit.

Are live animals planned to be at the event? Yes No No

Describe any additional event activities.

(03/2022)

Event Housekeeping

CITY SERVICES REQUESTED

Electricity Needed? Yes No No

Solid Waste Service? Yes No No

Contact: Electrical Department (941) 465-4923 and/or Sanitation (941)

708-6342 **TEMPORARY SANITARY/PORTABLE TOILETS**

Will temporary sanitary facilities be provided? Yes No Yes

Please indicate how many and location on required site plan.No

Event Security

NOTICE OF PUBLIC SAFETY NOTICE FOR SECURITY AND TRAFFIC CONTROL:

Bradenton Police Department security is required when alcoholic beverages are present, when closure of a public street is necessary, when large crowds are in attendance, or in any other situation as deemed necessary by the Bradenton Police Department. The number of personnel required is determined by the Bradenton Police Department and wages are payable by applicant.

Contact Bradenton Police Department Extra-Duty Employment Coordinator, Brenda Lovett, at 941-932-9317 or Brenda.Lovett@BradentonPD.com to discuss security requirements.

Street Closure

Is street closure requested? Yes No Note: Please complete the Street Closure Form.

Application Review

During the application review by the Event Review Committee, additional conditions may be imposed. This permit is valid only for the time indicated on this application. In the event that the applicant fails to fulfill the requirement(s) (as set forth in the permit) or fails to obtain proper authorization to proceed, if conditions have changed, or the expected outcomes, impacts, or conditions are substantially altered, then the permit will be voided immediately by authorized city personnel.

A non-refundable application fee of $25 shall be paid at the time of application. Rental fees and damage deposits will be paid following approval of the event request.

Please return application, rental contract, and site plan to Events at City of Bradenton, 101 Old Main Street, Bradenton, FL 34205 or via email to Events@bradentonFL.gov.

(03/2022)

Rental Contract

All event organizers must read and sign the Rental Contract before the event permit is issued.

Levels of sound, music, and noise produced at the authorized event shall adhere to the city noise ordinance. If, at any time, a City of Bradenton law enforcement officer determines that this standard has been violated, said officer shall have the authority to require the event organizer, or any agent thereof, to take all necessary and appropriate actions to prevent further violations of this standard. If the event organizer or any agent thereof fails to obey the orders of the law enforcement officer, event organizer will be required to present any future events to City Council for review prior to approval.

The event organizer has been informed that all events at Riverwalk Park, including non-musical events, must be completely closed by 10:00 p.m. If any event wishes to continue past 10:00 p.m. Special City Council approval is required.

I, , applicant/event organizer for (event), scheduled for (date&hours), ____2/28/27_____, from ___7:30am__ to __12pm___, hereby agrees to all conditions and regulations set forth in the event guide, application, and contract as adopted by City Council.

Signature of Applicant/Event Organizer Organization

Typed or Printed Name and Title Date

RELEASE AND WAIVER OF LIABILITY AND INDEMNITY

I, the undersigned, will indemnify, defend, and hold harmless the City of Bradenton, its agents, employees, officers, and any and all other associated, from and against any and all actions, in law or in equity, from liability or claims for damages, demands, or judgement to any person or property which may result now or in the future from the conduct of this event.

The undersigned agrees to abide by all Event Approval Standards set forth in the guide.

The undersigned has read and voluntarily signed the Release and Waiver of Liability and Indemnity Agreement, and further agrees that no oral representations, statements, or inducements apart from the foregoing written agreement have been made.

Signature of Applicant/Event Organizer Organization

Typed or Printed Name and Title Date

(03/2022)

CITY OF BRADENTON
SPECIAL EVENT REQUEST
FOR TEMPORARY CLOSING OF CITY STREET(S)

Name of Requestor: Aaron Rex

Name of Organization: Gulf Community Performance

Street Address: 8412 Cypress Lake Circle

City:Sarasota State:Fl Zip: 34243_Telephone:[redacted] Email:

[redacted]

Name of Event: Bradenton Riverwalk half marathon

Start Date:2/28/27 End Date: 2/28/27Start Time:6am End Time11am:_Proposed roads to close (specific locations, include map):

Proposed detour route (include alternative road and map):

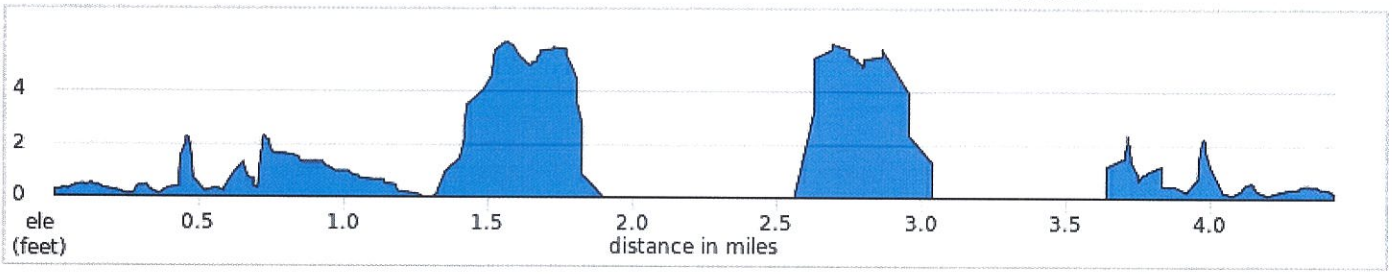
2/28/27 Bradenton Riverwalk Half marathon



Bradenton riverwalk half 2128127

RIDE WITH GPS





Bradenton riverwalk half 2/28/27

Num	Dist	Prev	Type	Note	Next
1.	0.0	0.0		Start of route	0.7
2.	0.7	0.7	→	R onto Riverwalk Gateway	3.1
3.	3.8	3.1	←	L onto Riverwalk	0.6
4.	4.4	0.6		End of route	0.0

4.4 miles. +21/-21 feet

2/28/27 Bradenton Riverwalk Half

AGENDA ITEM NO. 8.b

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Corey Fortin, City Administration

ITEM TYPE: Contract

AGENDA SECTION: NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

SUBJECT: Contract for Purchase and Sale for 2115 9th Street East

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
City Administration, its Public Works team and the architects for the new Public Works Facility have determined that this parcel of land East of 9th Street is not necessary for the project and could provide necessary funding towards project costs. On February 25, 2026, City Council declared the property as surplus by Resolution 26-23. Thereafter, as required by the City's Disposition of Surplus Property Policy, a Notice of Property for Sale and Invitation to Offer Proposals for Purchase of Real Property was advertised in the Bradenton Herald on March 4th and March 11th requesting proposals to be submitted on or before April 11, 2026. The property was also listed on the City's Website as available for purchase with instructions on how to submit bids. The City did not receive any proposals in response to that advertising.

As no offers were received, the City engaged our surplus property marketing team, The Urban Group, to list the property for sale. The Urban Group advised a listing price of $2,350,000 with a strong consideration of offers of $2,150,000 or above. The current offer came in at $2,150,000, with no financing contingency and a 90 day due diligence period. City Administration is suggesting acceptance of the offer.

FINANCIAL IMPACT:
The $2,150,000.00 proceeds from the sale will be proportionately allocated to the enterprise and general reserve fund accounts from which the proceeds to purchase the land were used. These proceeds can be used to fund other appropriate improvement projects in the City's Strategic Development Plan.

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and approved by Blalock Walters.

SUGGESTED MOTION:
Motion to approve the Contract for Purchase and Sale for 2115 9th Street East, and authorize the Mayor to execute all documents necessary to finalize the sale upon the completion of the due diligence period.

ATTACHMENTS:
Contract for Purchase and Sale

Vacant Land Contract

FloridaRealtors®

1. **Sale and Purchase ("Contract"):** City of Bradenton ("**Seller**") and Spector Creation, LLC ("**Buyer**") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as:
Address: 2115 9th St E Bradenton FL 34208
Legal Description:
PARCEL "A"-COM AT THE NW COR OF THE SW1/4 OF THE SE1/4 OF SEC 36, TWN 34S, RNG 17E; TH S 89 DEG 18 M

SEC ___/TWP /___/RNG ___ of Manatee County, Florida. Real Property ID No.: 46879-0005-9 including all improvements existing on the Property and the following additional property: _____

2. **Purchase Price:** (U.S. currency) ..... $ 2,150,000.00
All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
Escrow Agent's Name: Najmy Thompson
Escrow Agent's Contact Person: skelly@najmythompson.com
Escrow Agent's Address: 1401 8th Ave West Bradenton FL
Escrow Agent's Phone: (941) 748-2216
Escrow Agent's Email: skelly@najmythompson.com

(a) Initial deposit ($0 if left blank) (**Check if applicable**)
☐ accompanies offer
☒ will be delivered to Escrow Agent within _____ days (3 days if left blank) after Effective Date ..... $ 50,000.00

(b) Additional deposit will be delivered to Escrow Agent (**Check if applicable**)
☐ within _____ days (10 days if left blank) after Effective Date
☒ within _____ days (3 days if left blank) after expiration of Due Diligence Period ..... $ 57,500.00

(c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage) ..... $ 0.00

(d) Other: _____ ..... $ _____

(e) Balance to close (not including **Buyer's** closing costs, prepaid items, and prorations) to be paid at closing by wire transfer or other Collected funds ..... $ 2,042,500.00

(f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify): _____ prorating areas of less than a full unit. The purchase price will be $_____ per unit based on a calculation of total area of the Property as certified to **Seller** and **Buyer** by a Florida licensed surveyor in accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the calculation: _____

3. **Time for Acceptance; Effective Date:** Unless this offer is signed by **Seller** and **Buyer** and an executed copy delivered to all parties on or before 5/11 ~~5/8~~/2026, this offer will be withdrawn and **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter-offer.**

4. **Closing Date:** This transaction will close on See Addendum 1 ("Closing Date"), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, **Buyer** will immediately return all **Seller** provided documents and other items.

5. **Extension of Closing Date:** If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

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("CFPB Requirements), if applicable, then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 10 days.

6. **Financing: (Check as applicable)**

(a) ☒ **Buyer** will pay cash for the Property with no financing contingency.

(b) ☐ This Contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s) specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____ days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may terminate this Contract and **Buyer's** deposit(s) will be returned.

(1) ☐ **New Financing: Buyer** will secure a commitment for new third party financing for $ _____ or _____% of the purchase price at **(Check one)** ☐ a fixed rate not exceeding _____% ☐ an adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and Broker.

(2) ☐ **Seller Financing: Buyer** will execute a ☐ first ☐ second purchase money note and mortgage to **Seller** in the amount of $_____, bearing annual interest at _____% and payable as follows:

_____

The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment, and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.

(3) ☐ **Mortgage Assumption: Buyer** will take title subject to and assume and pay existing first mortgage to

_____

LN#_____ in the approximate amount of $_____ currently payable at $_____ per month, including principal, interest, ☐ taxes and insurance, and having a ☐ fixed ☐ other (describe) _____ interest rate of _____% which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds _____% or the assumption/transfer fee exceeds $_____, either party may elect to pay the excess, failing which this Contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves **Buyer**, this Contract will terminate; and **Buyer's** deposit(s) will be returned.

7. **Assignability: (Check one) Buyer** ☐ may assign and thereby be released from any further liability under this Contract, ☒ may assign but not be released from liability under this Contract, or ☐ may not assign this Contract.

8. **Title: Seller** has the legal capacity to and will convey marketable title to the Property by ☐ statutory warranty deed ☒ special warranty deed ☐ other (specify) _____, free of liens, easements, and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____, provided there exists at closing no violation of the foregoing.

(a) Title Evidence: The party who pays for the owner's title insurance policy will select the closing agent and pay for the title search, including tax and lien search (including municipal lien search) if performed, and all other fees charged by closing agent. **Seller** will deliver to **Buyer**, at **(Check one)** ☐ **Seller's** ☒ **Buyer's** expense and **(Check one)** ☐ within _____ days after Effective Date ☒ at least 10 days before Closing Date, **(Check one)**

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(1) ☒ a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.

(2) ☐ an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**, then (1) above will be the title evidence.

(b) Title Examination: After receipt of the title evidence, **Buyer** will, within 45 days (10 days if left blank) but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller** cures the defects within 30 days (30 days if left blank) ("Cure Period") after receipt of the notice. If the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: Buyer may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).

(d) Ingress and Egress: Seller warrants that the Property presently has ingress and egress.

9. Property Condition: Seller will deliver the Property to **Buyer** at closing in its present "as is" condition, with conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

(a) Inspections: (Check (1) or (2))

(1) ☒ **Due Diligence Period: Buyer** will, at **Buyer's** expense and within 90 days (30 days if left blank) ("Due Diligence Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine whether the Property is suitable for **Buyer's** intended use. During the Due Diligence Period, **Buyer** may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state, and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees, expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a result of the Inspections.

Before expiration of the Due Diligence Period, **Buyer** must deliver written notice to **Seller** of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is"

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condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this Contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

(2) ☐ **No Due Diligence Period: Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management, and environmental conditions, are acceptable to **Buyer**. This Contract is not contingent on **Buyer** conducting any further investigations.

(b) Government Regulations: Changes in government regulations and levels of service which affect **Buyer's** intended use of the Property will not be grounds for terminating this Contract if the Due Diligence Period has expired or if Paragraph 9(a)(2) is selected.

(c) Flood Zone: Buyer is advised to verify by survey, with the lender, and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(d) Coastal Construction Control Line ("CCCL"): If any part of the Property lies seaward of the CCCL as defined in Section 161.053, Florida Statutes, **Seller** will provide **Buyer** with an affidavit or survey as required by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shore line of the Property being purchased.

☐ **Buyer** waives the right to receive a CCCL affidavit or survey.

10. Closing Procedure; Costs: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** (in local cashier's check if **Seller** requests in writing at least 5 days before closing) and brokerage fees to Broker as per Paragraph 21. In addition to other expenses provided in this Contract, **Seller** and **Buyer** will pay the costs indicated below.

(a) Seller Costs:
Taxes on deed
Recording fees for documents needed to cure title
Title evidence (if applicable under Paragraph 8)
Estoppel Fee(s)
Other: _____

(b) Buyer Costs:
Taxes and recording fees on notes and mortgages
Recording fees on the deed and financing statements
Loan expenses
Title evidence (if applicable under Paragraph 8)
Lender's title policy at the simultaneous issue rate
Inspections
Survey
Insurance
Other: ~~Taxes on Deed~~ Taxes on Deed SN

(c) Prorations: The following items will be made current and prorated as of the day before Closing Date: real estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

(d) Special Assessment by Public Body: Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing; and **Buyer** will pay all other amounts. If special assessments may be paid in installments, ☐ **Seller** ☒ **Buyer** (**Buyer** if left blank) will pay installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full before or at the time of closing. Public body does not include a Homeowners' or Condominium Association.

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(e) **PROPERTY TAX DISCLOSURE SUMMARY:** **BUYER** SHOULD NOT RELY ON THE **SELLER'S** CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT **BUYER** MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

(f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at closing.

(g) **1031 Exchange:** If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be contingent upon, extended, or delayed by the Exchange.

11. **Computation of Time:** Calendar days, based on where the Property is located, will be used when computing time periods. Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103), or on a day a national legal holiday is observed shall extend to the next calendar day which is not a Saturday, Sunday, national legal holiday, or a day on which a national legal holiday is observed. **Time is of the essence in this Contract.**

12. **Risk of Loss; Eminent Domain:** If any portion of the Property is materially damaged by casualty before closing or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may terminate this Contract by written notice to the other within 10 days after **Buyer's** receipt of **Seller's** notification, and **Buyer's** deposit(s) will be returned, failing which **Buyer** will close in accordance with this Contract and receive all payments made by the governmental authority or insurance company, if any.

13. **Force Majeure:** **Seller** or **Buyer** will not be required to perform any obligation under this Contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event continues beyond 30 days, either party may terminate this Contract by delivering written notice to the other; and **Buyer's** deposit(s) will be returned.

14. **Notices:** All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by this Contract, regarding any contingency will render that contingency null and void, and this Contract will be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by an attorney or licensee (including a transactions broker) representing a party will be as effective as if delivered to or received by that party.**

15. **Complete Agreement; Persons Bound:** This Contract is the entire agreement between **Seller** and **Buyer**. **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless incorporated into this Contract.** Modifications of this Contract will not be binding unless in writing, signed or initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this Contract. This Contract will not be recorded in any public record. The terms "**Seller**," "**Buyer**," and "Broker" may be singular or plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if permitted, of **Seller**, **Buyer**, and Broker.

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16. **Default and Dispute Resolution:** This Contract will be construed under Florida law. This Paragraph will survive closing or termination of this Contract.
    (a) **Seller Default:** If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this Contract, **Buyer** may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be liable for the full amount of the brokerage fee.
    (b) **Buyer Default:** If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this Contract, including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages, consideration for execution of this Contract, and in full settlement of any claims, whereupon **Seller** and **Buyer** will be relieved from all further obligations under this Contract; or **Seller**, at **Seller's** option, may proceed in equity to enforce **Seller's** rights under this Contract.

17. **Attorney's Fees; Costs:** In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

18. **Escrow Agent; Closing Agent:** **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

19. **Professional Advice; Broker Liability:** Broker advises **Seller** and **Buyer** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax, property condition, environmental, and other specialized advice. **Buyer** acknowledges that all representations (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors, and government agencies for verification of the Property condition and facts that materially affect Property value. Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to, photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this Contract. This Paragraph will survive closing.

20. **Commercial Real Estate Sales Commission Lien Act:** If the Property is commercial real estate as defined by Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

21. **Brokers:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to closing agent:** **Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be used to modify any offer of compensation made by **Seller** or listing broker to cooperating brokers.

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Seller's Sales Associate/License No.	Buyer's Sales Associate/License No.
Matt Rosenbaum	Matt Rosenbaum
Seller's Sales Associate Email Address	**Buyer's** Sales Associate Email Address
mrosenbaum@theurbangroup.com	mrosenbaum@theurbangroup.com
Seller's Sales Associate Phone Number	**Buyer's** Sales Associate Phone Number
954-522-6422	954-522-6422
Listing Brokerage	**Buyer's Brokerage**
THE URBAN GROUP, INC.	THE URBAN GROUP, INC.
Listing Brokerage Address	**Buyer's Brokerage Address**
101 SE 19 Street Ft. Lauderdale FL 33316	101 SE 19 Street Ft. Lauderdale FL 33316

22. Addenda: The following additional terms are included in the attached addenda and incorporated into this Contract (**Check if applicable**):

☐ A. Back-up Contract
☐ B. Kick Out Clause
☐ C. HOA Addendum
☒ D. Other The provisions set forth in Addendum 1 to Vacant Land Contract attached hereto are incorporated herein by reference.

23. Additional Terms:

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Property Shall be conveyed via special warranty deed to the buyer.

Seller's obligation to close is expressly contingent upon approval by the City Council of the City of Bradenton ("City Council"). If the City Council fails to approve the Contract prior to the Closing Date, the Contract shall be deemed terminated, and Buyer's deposit shall be returned to Buyer.

Buyer agrees that the Property is being acquired by Buyer on an "AS IS" AND "WITH ALL DEFECTS" basis and "WITH ALL FAULTS" existing as of the Closing Date. Buyer acknowledges that it will be acquiring the Property on the basis of its own investigations. Except as expressly set forth in the Contract or in any of the documents to be executed and delivered by Seller at Closing, no representations or warranties have been made or are made and no responsibility has been or is assumed by Seller or by any officer, person, firm, agent or representative acting or purporting to act on behalf of the Seller as to condition or repair of the Property or the value, expense of operation, or income potential thereof, the reliability of any information furnished to Buyer or as to any other fact or condition which has or might affect the Property or the condition, repair, value, expense of operation or income potential of the Property or any portion thereof.

COUNTER-OFFER/REJECTION

☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and deliver a copy of the acceptance to Seller).
☐ Seller rejects Buyer's offer

[The remainder of this page is intentionally left blank.

This Contract continues with Line 368 on Page 8 of 8.]

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This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney before signing.

ATTENTION: SELLER AND BUYER

CONVEYANCES TO FOREIGN BUYERS: Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property in violation of the Act.**

At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act. Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

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Buyer: _____ Date: 05/08/26

Print name: Spector Creation, LLC

Buyer: _____ Date: _____

Print name: _____

Buyer's address for purpose of notice:

Address: _____

Phone: _____ Fax: _____ Email: _____

Seller: _____ Date: 5/6/26

Print name: City of Bradenton a Municipal Corporation of FL Ray Perry

Seller: _____ Date: _____

Print name: _____

Seller's address for purpose of notice:

Address: Bradenton FL

Phone: _____ Fax: _____ Email: _____

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ADDENDUM 1 TO VACANT LAND CONTRACT

This Addendum 1 ("Addendum") modifies and amends that certain Vacant Land Contract dated May 8th, 2026 ("Contract") by and between SPECTOR CREATION, LLC, a Florida limited liability company ("Buyer") and The City of Bradenton, Florida ("Seller"). Buyer and Seller are each a "Party" and collectively the "Parties".

The Parties agree to the following additional terms and provisions:

1) Due Diligence Period:

a) Purchaser's obligations under this Agreement are contingent upon Purchaser determining, in its sole and absolute discretion, that the Property is suitable for its intended use, business objectives, redevelopment plans, operational goals, and long-term use strategy. This evaluation includes, but is not limited to, the potential modernization, reconfiguration, replacement, or advertising improvements, such as the installation of a new digital billboard or the conversion of the existing structure. Consequently, Closing is strictly contingent upon the Purchaser obtaining all necessary approvals and permits from the City of Bradenton and all other relevant authorities and agencies to either (a) install a new digital billboard on the Property to be installed following the August 2027 lease expiration, or (b) convert the existing billboard to digital. If Buyer determines, in its sole and absolute discretion that the Property is not satisfactory for its intended purpose or is unable to obtain the required approvals and permits required for installation of a digital billboard, then Buyer may terminate the Contract by providing written notice to Seller during the Due Diligence Period, whereupon the Contract shall be deemed terminated, Buyer's deposits shall be returned to Buyer, and both Buyer and Seller shall have no further obligations under this Contract.

b) Buyer shall have a Due Diligence Period of ninety (90) days from the Effective Date. Buyer shall have the unilateral right to extend the Due Diligence Period for up to two (2) periods of sixty (60) days each by delivering written notice to Seller prior to the expiration of the then-current Due Diligence Period, as extended. During all such extensions, all contingencies, inspection rights and termination rights shall remain in full force and effect.

c) During the Due Diligence Period and all extensions thereof, Seller grants to Buyer the Buyer the right to communicate and negotiate directly with the current billboard operator and any related tenants or licensees. These negotiations may include, but shall not be limited to, lease buyouts, assignments, amendments or the digitization of the billboard following the August 2027 lease expiration. Seller shall reasonably cooperate by providing available contact information and acknowledging Buyer's prospective contractual interest in the Property.

d) Buyer and Seller each covenant to cooperate with the other during the Due Diligence Period and prior to Closing in order to satisfy all of the contingencies, conditions and requirements contained in the Contract as soon as reasonably practicable. Subject to Buyer's right to terminate this Contract as provided herein, Buyer agrees to make good faith efforts to satisfy the conditions and to diligently pursue the satisfaction of same. Seller acknowledges that a critical condition for Closing is that Buyer must receive final, non-appealable approvals and permits from the City of Bradenton and all other applicable governmental agencies for the installation of a digital billboard on the Property. Seller agrees to reasonably cooperate with Buyer regarding any and all governmental approvals, applications and permits for the installation of a new digital billboard. Buyer shall have the unilateral right to terminate this Contract in the event the Buyer is unable to obtain all required

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governmental approvals and permits for the installation of a digital billboard. In the event Buyer is denied any approvals or permits and such denial occurs after the Due Diligence Period but prior to the Closing Date, then Buyer shall also have the unilateral right to terminate the Contract by providing written notice to Seller in which event the Contract shall be deemed terminated, the Buyer's deposits shall be returned to Buyer and both Buyer and Seller shall have no further obligation under this Contract.

2) Due Diligence Documents: Within five (5) days of the Effective Date, Seller agrees to deliver to Buyer copies of all requested documentation regarding the financial performance of the existing billboard, together with all reports, drawings, plans and studies for the Property in Seller's possession or control, including but not limited to, soil reports, engineering studies, environmental reports, wetland studies, engineering and architectural drawings and plans, all at no cost or expense to Buyer (all of the foregoing, collectively, the "Due Diligence Documents"). This includes, but is not limited to, records of actual income and past payments made by the current operator (Tropicana/Outfront Media). Buyer's obligations are contingent upon its review and approval of the Due Diligence Documents. Failure to timely provide the all or a part of the Due Diligence Documents shall constitute a basis for termination of the Contract during the Due Diligence Period. All documents shall remain the property of the Seller in the event the Buyer does not complete the purchase of the Property and shall be returned to Seller upon written request or destroyed.

3) Closing Date: Closing shall occur on or before thirty (30) days after the expiration of the Due Diligence Period, as extended.

4) General Terms.

   a) Conflict. In the event of conflict between the terms of the Contract and this Addendum, the terms of this Addendum shall govern and control.

   b) Counterparts/Facsimile Transmission. This Addendum and the signatures on this Addendum may be transmitted by facsimile. Facsimiles of signatures shall be deemed to constitute original signatures and facsimiles of this Addendum (or counterparts of this Addendum containing the signatures (whether original or facsimiles) of all the parties shall be deemed to constitute a single, enforceable agreement.

   c) Electronic Signatures. Any signature (including any electronic symbol or process attached to, or associated with, a contract or other record and adopted by a person with the intent to sign, authenticate or accept such contract or record) hereto or to any other certificate, agreement or document related to this transaction, and any contract formation or record-keeping through electronic means shall have the same legal validity and enforceability as a manually executed signature or use of a paper-based recordkeeping system to the fullest extent permitted by applicable law, including the Federal Electronic Signatures in Global and National Commerce Act, the Florida State Electronic Signatures and Records Act, or any similar state law based on the Uniform Electronic Transactions Act, and the parties hereby waive any objection to the contrary.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the undersigned have executed or caused to be executed these presents on the day and year first above written.

BUYER:	SELLER:
SPECTOR CREATION, LLC, a Florida limited liability company	CITY OF BRADENTON, FLORIDA
By: _____ Sam Negrin, its Manager Date: 05/08/26	By: _____ Name: Roy Perry Its: City Administrator Date: 5/8/26

AGENDA ITEM NO. 9.a

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Erin Jones, Purchasing

ITEM TYPE: Agreement

AGENDA SECTION: UNFINISHED BUSINESS

SUBJECT: Second Extension of the Contract between The City of Bradenton and Bradenton Area Economic Development Corporation - **TABLED AT THE APRIL 22, 2026, CITY COUNCIL MEETING**

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The Second Contract Extension between the City of Bradenton and Bradenton Area Economic Development Corporation. The Agreement provides the parties with the option to extend the Agreement for a maximum of two additional 1-year renewal periods upon the written mutual consent of the parties. The parties desire to extend the Agreement through September 30, 2026.

At the May 7, 2026, City Council workshop, examples of the dashboard matrix was presented and added as an attachment to this agenda item. The measurement tools will be included in the future contract.

FINANCIAL IMPACT:
Provided in FY 26 budget.

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed and approved by Attorney Rudacille.

SUGGESTED MOTION:

Motion to approve the Second Extension of the Contract with the Bradenton Area Economic Development Corporation.

ATTACHMENTS:
Second Extension of the Contract with Bradenton Economic Development Corporation
Monthly Report Example

Second Extension of the Contract between The City of Bradenton and Bradenton Area Economic Development Corporation

This Second Contract Extension (the "Extension") is made, by and between, **the City of Bradenton**, a political subdivision of the State of Florida (the "City"), and **Bradenton Area Economic Development Corporation**, a Florida not-for-profit corporation (the "EDC").

WITNESSETH:

WHEREAS, the City and EDC entered into an Agreement on January 10, 2024 (the "Agreement"), to create and manage an updated economic development program for the City to increase the flow of new dollars to the City to broaden the tax base and provide a better quality of life for City residents;

WHEREAS, the parties executed the First Contract Extension on April 13, 2026 (the "First Extension"), extending the Agreement through January 9, 2026;

WHEREAS, the Agreement provides the parties with the option to extend the Agreement for a maximum of two additional 1-year renewal periods upon the written mutual consent of the parties;

WHEREAS, the parties desire to extend the Agreement through September 30, 2026; and

WHEREAS, the parties desire that, except as amended by the terms of this Extension, all other terms, covenants, and conditions of the Agreement and the rights and obligations of the City and the EDC, shall remain in full force and effect and are hereby ratified and affirmed.

NOW, THEREFORE, the City and EDC, in consideration of the provisions, mutual promises, covenants and conditions hereinafter set forth or recited, agree as follows:

1. Recitals. The above "WHEREAS" clauses are incorporated herein by reference and made a part of this Extension.

2. Extension of the Term of the Agreement. The Agreement is hereby extended through September 30, 2026.

3. For services provided pursuant to this Extension, the City shall pay EDC in accordance with the terms and conditions of the Agreement an amount not to exceed $50,000 for the extension term, which shall be paid with a payment of $50,000 on or before September 30, 2026.

4. The EDC's Scope of Work as described in Exhibit "A" of the Agreement is hereby amended to add the programs described in the Exhibit "A" attached hereto and incorporated herein.

5. Affirmation. Except as modified herein, all other terms, covenants, and conditions of the Agreement shall remain in full force and effect.

6. Counterparts. This Extension may be executed in separate counterparts by the parties as may be deemed necessary and convenient, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A party's original signature on this Extension may be provided by facsimile or scanned and e-mailed and shall be effective upon transmission to the other party hereto.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the last date written below.

Bradenton Area Economic Development Corporation.

By: Amanda Parrish

Print Name: Amanda Parrish

Title: Interim CEO

Date: 4/15/26

CITY OF BRADENTON

By: _____
Gene Brown, Mayor

Date: _____

EXHIBIT A:
SCOPE OF SERVICES

During this interim extension period, the EDC will focus on the following priorities:

1. Dover Kohl Deliverables: Evaluate and refine deliverables tied to the Dover Kohl Plan and assess how those deliverables should translate into a more clearly defined future scope of services and performance metrics.

2. City Initiatives: Identify other high-priority City initiatives, projects, and relationship opportunities where the EDC can provide support, including specific projects, stakeholders, and individuals with whom stronger coordination and engagement would benefit the City.

3. Monthly Meetings: Conduct regular monthly coordination meetings with City leadership to review emerging initiatives, ensure alignment, and maintain a proactive, communicative partnership.

4. Retail Redevelopment: Support retail redevelopment efforts related to the Irving Quarter and downtown Bradenton, including identifying practical ways to track and report EDC efforts connected to redevelopment support, business engagement, and related activity.

5. Future Metrics: Develop a recommended scope of services and updated metrics framework for the parties' next agreement so that, beginning in October 2026, the City and EDC are positioned to move forward with clear expectations, measurable outcomes, and an implementation-ready structure.

ECONOMIC DEVELOPMENT REPORT

APRIL 2026

Prepared by:

BRADENTON AREA ECONOMIC DEVELOPMENT CORPORATION

EXECUTIVE SUMMARY

Enter narrative summary of key activities, progress and results for the reporting period

- Key highlights and achievements
- Overall economic development momentum
- Notable challenges or opportunities
- Looking ahead

COMMUNITY ENGAGEMENT

Who we met with:

- COB CRA
- COB Council Meetings
- CareerSource Suncoast
- Developers
- Realize Bradenton
- Property Owners

# Stakeholders Engaged	# Meetings
6	15

Enter narrative summary of engagement activities, key topics discussed and outcomes

BUSINESS RETENTION/EXPANSION VISITS

Enter narrative summary of key activities, progress and results for the reporting period

- Key highlights and achievements
- Overall economic development momentum
- Notable challenges or opportunities
- Looking ahead

 # BRE Visits

15

PIPELINE ACTIVITY OVERVIEW

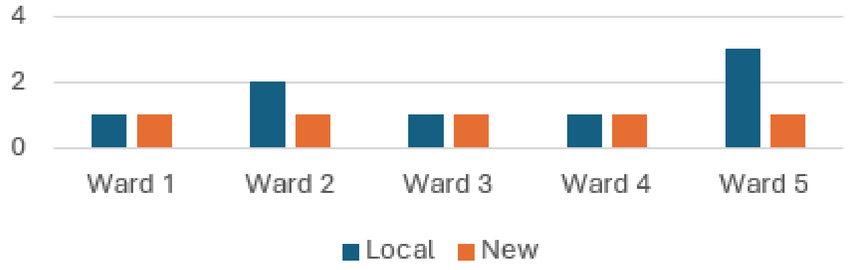
Inquiries 4

Qualified Leads 3

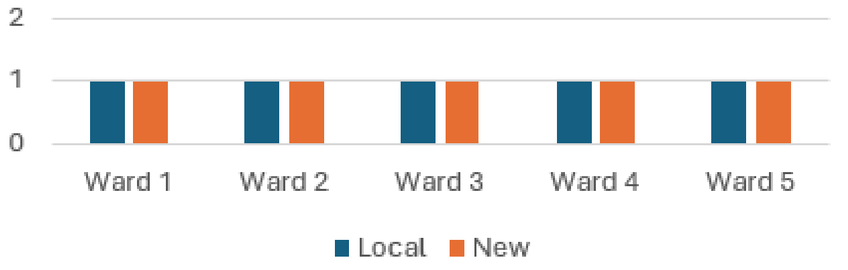
Active Projects 1

Projects in Progress 3

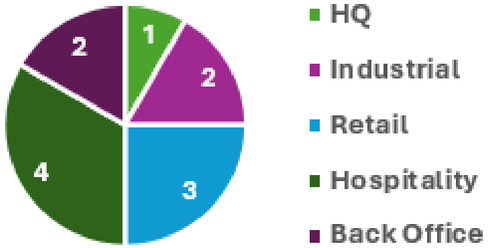
Inquiries and Leads by Ward



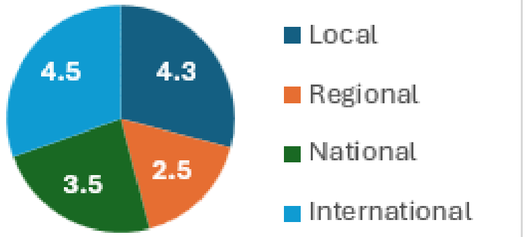
Projects by Ward



Pipeline by Project Type



Geographic Origin



 # Completed Projects 2

www.BradentonAreaEDC.com 5840 26th St W., Bradenton FL 34207 941-803-9030