AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, June 18, 2025
101 OLD MAIN STREET, BRADENTON, FL 34205

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MEETING MINUTES

a) Planning & Community Development: Planning Commission meeting minutes of May 21, 2025.
Meeting Minutes - May 21, 2025 (DRAFT).pdf

5. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission on any non-agenda item should complete a comment slip and submit it to the Clerk.

6. AGENDA ITEMS

a) Planning & Community Development: **Resolution 25-61, Case PLN-SUP-25-0011:**
Request for a Special Use Permit to allow for a sidewalk café with alcoholic beverage sales; to be located at 412 12th Street West (Parcel ID 3319300004) in the T5 (Urban Center) transect zoning district. Application filed by Edgardo Pantoja (agent) for CBR Holdings, LLC (owner).
Resolution 25-61 (DRAFT).pdf
Staff Report.pdf
Application.pdf

b) Planning & Community Development: **Resolution 25-62, Case PLN-SUP-25-0012:**
Request for a Special Use Permit to allow for a Club (Event Center); to be located at 512 25th Street West (Parcel ID 3443200005) in the UV (Urban Village) zoning district. Application filed by Travis Carlson (owner).
Resolution 25-62.pdf
Application.pdf
Staff Report.pdf

c) Planning & Community Development: **Ordinance 4062, Case PLN-CPA-25-0001:**
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 1st Street East, north of US 301 and south of the CSX railway, identified as parcel ID 4687900059 and 4633211009, and more particularly described herein, containing approximately 32.39 acres and owned by the City of Bradenton, under the Industrial Future Land Use Category; providing for applicability; providing for severability; and providing for an effective date.

Ordinance 4062 (DRAFT).pdf
Application.pdf
Staff Report.pdf

d) Planning & Community Development: **Ordinance 4063, Case PLN-ZON-25-0001:**
An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas; designating certain land generally located east of 1st Street East, north of US 301 and south of the CSX railway, identified as parcel ID 4687900059 and 4633211009, and more particularly described herein, containing approximately 32.39 acres and owned by the City of Bradenton, under the Industrial Future Land Use Category; providing for applicability; providing for severability; and providing for an effective date.
Ordinance 4063 (Draft).pdf
Application.pdf
Staff Report.pdf

7. DISCUSSION ITEMS

8. DIRECTOR'S REPORT

9. ANNOUNCEMENT OF CITY COUNCIL MEETINGS

a) Planning & Community Development:

May 28, 2025:

- Ordinance 4059 - Text Amendment to the LURs related to docks in the UV zoning district (Approved as a Special Use/vote 5-0).

June 11, 2025:

- Resolution 25-57 - Special Use Permit for a Sidewalk Cafe with Alcoholic Beverages at 440 12th St. W.
- Resolution 25-58 - Special Use Permit for a Sidewalk Cafe with Alcoholic Beverages at 313 12th St. W.
- Resolution 25-59 - Special Use Permit for a Sidewalk Cafe with Alcoholic Beverages at 436 12th St. W.
- Resolution 25-60 - Special Use Permit for a Sidewalk Cafe with Alcoholic Beverages at 430 12th St. W.

July 23, 2025: Items from the June 18, 2025, Planning Commission meeting.

- Resolution 25-61 - Special Use Permit for a Sidewalk Cafe with Alcoholic Beverages at 412 12th St. W.
- Resolution 25-62 - Special Use Permit for a Club (Event Center) at 512 25th St. W.
- Ordinance 4062 - Amendment of the Comprehensive Plan Future Land Use Map for land being annexed into the city (First Reading).
- Ordinance 4063 - Amendment of the Land Use Atlas Map for land being annexed into the city (First Reading).

10. ADJOURN

All interested persons and parties may appear either in person and be heard or submit written comments regarding the above matter to the Planning and Community Development Director and they will be heard and considered. The hearing may be continued from time to time as necessary. Copies of the application or further information may be obtained from the Department of Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205, or by calling (941) 932-9407.

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

AGENDA ITEM NO. 4.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: June 18, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Planning Commission meeting minutes of May 21, 2025.

SUGGESTED ACTION: Approve as submitted.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Review and approval of the meeting minutes from the May 21, 2025, Planning Commission meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the Planning Commission meeting minutes from May 21, 2025, as submitted.

ATTACHMENTS:
Meeting Minutes - May 21, 2025 (DRAFT).pdf

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
May 21, 2025

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida at 2:00 p.m.

PRESENT

Planning Commission Members: Ben Bakker-Chair, Keith Green-Vice Chair, Michael Neal, Michael Jones, Richard Whetstone, Jason Taylor.
City Staff: Scott Rudacille-City Attorney, Robin Singer-Planning and Community Development Director, Greg DeLong-Planning and Community Development Assistant Director, Lori Brunner-Planning and Community Development Administrative Assistant.

REGULAR MEETING

1. Meeting was called to order by the Planning Commission Chair, Ben Bakker at 2:02 p.m.
2. Pledge of Allegiance.
3. Motion to approve the April 16, 2025, Meeting Minutes by Commissioner Green, and seconded by Commissioner Taylor. Motion passed unanimously.

PUBLIC COMMENT

No speakers came forward to speak on non-agenda items.

Chair Ben Bakker asked if the Commissioners had any ex parte communication with any of the applications on today's agenda. There were none.

AGENDA ITEMS:

1. Resolution 25-57; Case PLN-SUP-24-0009:

Request for a Special Use Permit to allow for a sidewalk café with alcoholic beverage sales; to be located at 440 12th Street West (Parcel ID 3318900002) in the T5 (Urban Center) transect zoning district. Application filed by Joseph Bennett (agent) for Jan R. DeLesline, as Trustee of the Jan R. DeLesline Revocable Living Trust dated February 14, 2008 (owner).

Staff: Greg DeLong gave the case information and showed a location map.

Applicant: Joseph Bennett, 8210 Timberlake Lane, Sarasota, FL, spoke about the area including the alley and tables, as well as the frontage area.

Commissioner Taylor went over the stipulations (4) that are in place for all City properties. He stated that the stipulations carry over for each property, not the business.

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Mr. DeLong summarized the requests for seating. He showed the zoning map and photos. He then discussed the Comprehensive Plan and the Land Use Regulations. Staff feels that it is consistent with both, and meets the criteria.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve, and Commissioner Taylor seconded. Motion passed unanimously.

2. Resolution 25-58; Case PLN-SUP-24-0010:
Request for a Special Use Permit to allow for a sidewalk café with alcoholic beverage sales; to be located at 313 12th Street West (Parcel ID 3295000008) in the T5 (Urban Center) transect zoning district. Application filed by Joseph Bennett (agent) for 31312 LLC (owner).

Staff: Greg DeLong presented the case and showed a map of the location.

Applicant: Joseph Bennett, 8210 Timberlake Lane, Sarasota, FL, stated that he is requesting tables to be placed out in front of the location to allow dining outside.

Commissioner Taylor stated concerns about the type of tables the applicant is requesting. He also questioned if they are ADA accessible. The seating capacity was also discussed.

The applicant agreed to the requests concerning the tables and seating.

Motion by Commissioner Taylor on the stipulation of types of tables and seating capacity, seconded by Commissioner Neal. Motion passed unanimously.

Motion by Commissioner Taylor for a stipulation clarifying the storage and usage of the tables and chairs, seconded by Commissioner Green. Motion passed unanimously.

Motion: Commissioner Taylor motioned to approve with stipulations, Commissioner Neal seconded. Motion passed unanimously.

3. Resolution 25-59; Case PLN-SUP-24-0011:
Request for a Special Use Permit to allow for a sidewalk café with alcoholic beverage sales; to be located at 436 12th Street West (Parcel ID 3318900002) in the T5 (Urban Center) transect zoning district. Application filed by Joseph Bennett (agent) for Jan R. DeLesline, as Trustee of the Jan R. DeLesline Revocable Living Trust dated February 14, 2008 (owner).

Staff: Greg DeLong presented the case.

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Applicant: Joseph Bennett, 8210 Timberlake Lane, Sarasota, FL, showed a picture and a diagram of the furniture that he would like to purchase for this location.

The Board discussed the layout of the furniture and its' proximity to the street.

Mr. DeLong mentioned that the Police and Fire Department's are present when these cases are discussed at the DRC meetings, and they had no comments on them. He went over the site plan and the stipulations.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve, and Commissioner Whetstone seconded. Motion passed unanimously.

4. Resolution 25-60; Case PLN-SUP-24-0012:
Request for a Special Use Permit to allow for a sidewalk café with alcoholic beverage sales; to be located at 430 12th Street West (Parcel ID 3319000000) in the T5 (Urban Center) transect zoning district. Application filed by Joseph Bennett (agent) for Jan R. DeLesline, as Trustee of the Jan R. DeLesline Revocable Living Trust dated February 14, 2008 (owner).

Staff: Greg DeLong presented the case.

Applicant: Joseph Bennett, 8210 Timberlake Lane, Sarasota, FL, stated that this case is to make outside seating available to customers.

The Board briefly discussed the type of tables being requested by the applicant.

Mr. DeLong summarized the case. He stated that staff feels that this case meets the requirements of the Form Based Code and the Comprehensive Plan with stipulations.

Public Comment: Chair Bakker opened the Public Hearing.
No one came forward in favor or in opposition.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve, and Commissioner Neal seconded. Motion passed unanimously.

DISCUSSION ITEMS: Robin Singer went over potential updates to the Land Use Regulations and Form Based Code. There were some delays due to staff, but they are

now ready to revisit the amendments that Jonathan Paul suggested, such as Accessory Dwelling Units, residential units, cabana's, fences, food trucks, etc.
Ms. Singer also stated that staff is working on incorporating the Form Based Code into the regular code; she would like to see it simplified and easier to read in the Municode.
Mr. DeLong brought up single family residential parking and the design standards. He would like to look at the list of adjustments.

DIRECTOR'S REPORT: Mr. DeLong introduced the new City Planner, Corey Holycross. Mr. Holycross gave a history of his professional career.

Mr. DeLong went over the next items for meetings.

Adjournment: The meeting adjourned at 3:15 p.m.

Ben Bakker, Chair Date

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

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AGENDA ITEM NO. 6.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: June 18, 2025

SUBMITTED BY: Corey Holycross, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Resolution 25-61, Case PLN-SUP-25-0011:** Request for a Special Use Permit to allow for a sidewalk café with alcoholic beverage sales; to be located at 412 12th Street West (Parcel ID 3319300004) in the T5 (Urban Center) transect zoning district. Application filed by Edgardo Pantoja (agent) for CBR Holdings, LLC (owner).

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Resolution 25-61, Case PLN-SUP-25-0011.

If the action is to approve, the following are recommended stipulations for approval:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Within 30 days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
c. Clear pedestrian access on the public sidewalk of no less than 5’ shall be maintained at all times in a way that neither seating nor tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
d. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
e. Any cleaning solution used to clean the sidewalk café area shall be approved by Bradenton Public Works.

f. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant has submitted a Special Use Permit application requesting permission to allow a sidewalk cafe with alcoholic beverages at 412 12th Street West.

The existing business currently does not have a sidewalk cafe; therefore, the subject Special Use Permit will ensure compliance to City of Bradenton's Form Based Code and Land Use Regulations, should approval be granted by City Council.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either recommend approval or denial of Resolution 25-61 with stipulations recommended by staff.

ATTACHMENTS:
Resolution 25-61 (DRAFT).pdf
Staff Report.pdf
Application.pdf

RESOLUTION 25-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT NO. PLN-SUP-25-0011 TO PERMIT A SIDEWALK CAFÉ WITH ALCOHOLIC BEVERAGE SALES FOR PROPERTY LOCATED AT 412 12TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID NO 3318900002), IN THE T5 URBAN CENTER TRANSECT ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OR PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, CBR HOLDINGS LLC (the "Property Owner" or "Applicant") owns the property located at 412 12th Street West, Bradenton, Florida (Parcel ID No 3318900002), more particularly described in Exhibit "A" (the "Property"); and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Urban Core (URBCORE); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the (T5) Urban Center – Transect Zoning District; and

WHEREAS, the City of Bradenton Form Based Code, Table 4.7, identifies uses in the T5 transect zoning district; and

WHEREAS, the City of Bradenton Form Based Code, Table 4.7, identifies Café/Sidewalk Café with less than 20 seats as a permitted use in the T5 transect zoning district; but stipulates that City Council approval may be required per the Land Use Regulations; and

WHEREAS, the City of Bradenton Land Use Regulations, Section 4.3.11.4, states that alcoholic beverage sales served as part of any sidewalk café on public property shall require City Council approval; and

WHEREAS, the Property Owner submitted an application for a Special Use Permit to permit a sidewalk café with alcoholic sales; and

WHEREAS, the Planning Commission held a noticed public hearing on June 18, 2025, at which the Commission received testimony and evidence from the applicant and City Planning staff; and

WHEREAS, the City Council held a noticed public hearing on July 23, 2025, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

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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 and the recommendation of the Planning Commission, 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 Owner is requesting approval of a Special Use Permit to operate a sidewalk café with alcoholic sales, as shown on the Site Plan attached hereto as Exhibit "B".
c. The City's professional staff determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
d. The City's professional staff recommended stipulations to consider for an approval.
e. The Planning Commission, which is designated as the local planning agency, determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
f. The Planning Commission recommended approval with stipulations.
g. The proposed use meets the review criteria in Section 3.3.2 of the City Code as follows:

    1. The tract of land is suitable for the type of use proposed by virtue of its location, topography, shape, and the nature of surrounding development. See 3.3.2.1.
    2. Access points are located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible. See 3.3.2.2.
    3. All buildings are located an adequate distance from property lines and streets. See 3.3.2.3.
    4. Permanent screening, such as walls, fences, hedges, and other barriers, are not needed to protect surrounding properties from view of the premises or noises from the use. See 3.3.2.4.
    5. Adequate ingress and egress is provided to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access. See 3.3.2.5.
    6. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties is adequate for the proposed use. See 3.3.2.5.

7. Location and design of refuse and service areas are sufficient in regard to availability, adequacy and effect upon surrounding properties. See 3.3.2.5.
8. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties are provided. See 3.3.2.5.
9. Screening, buffering or separation of any nuisance or hazardous feature of the use are not needed for the proposed use. See 3.3.2.5.
10. Proposed signs and exterior lighting are adequate with reference to glare, traffic safety and compatibility and harmony with surrounding properties. See 3.3.2.5.
11. Effect upon the value of surrounding properties; the use will not hinder the development of nearby vacant properties or adversely affect their economic value. See 3.3.2.5.
12. The land and/or building which are to be used are adequate for the proposed use. See 3.3.2.5.
13. The proposed use is compatible and appropriate with adjacent properties and other property in the district with special consideration given to the proposed hours of operation. See 3.3.2.5.
14. The proposed use will not affect the environmental quality of the district. See 3.3.2.5.
15. The proposed use is consistent with the City's comprehensive plan. See 3.3.2.5.

Section 2. Permit. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow for a sidewalk café with alcoholic sales for a maximum of (2) tables and (8) chairs, as generally shown on the Site Plan attached hereto as Exhibit "B", subject to the following stipulations:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Within 30 days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
c. Clear pedestrian access on the public sidewalk of no less than 5' shall be maintained at all times in a way that neither seating nor tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
d. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
e. Any cleaning solution used to clean the sidewalk café area shall be approved by Bradenton Public Works.
f. Any future increase in seating for the sidewalk café area shall be approved by City Council.

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. Conflict. All prior resolutions in conflict with this Resolution are hereby repealed to the extent o/f such conflict.

Section 6. Effective Date. This Resolution shall be effective upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 23rd DAY OF JULY 2025.

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

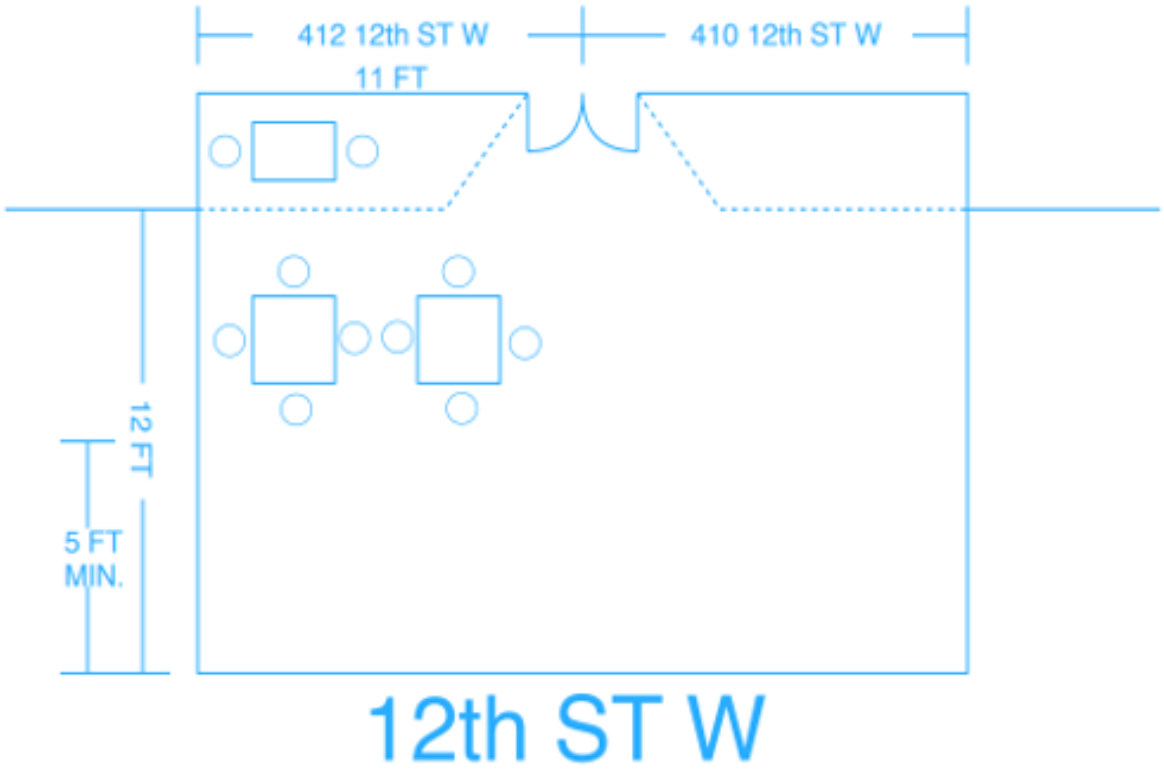
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EXHIBIT "A"

Parcel 3319300004:
LOTS 13, 14, and 15, Fuller's Subdivision Office Building Plat, a/k/a Subdivision of H.W. Fuller's Block, as per plat thereof recorded in Plat Book 1, Page 170, of the Public Records of Manatee County, Florida.

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EXHIBIT "B"



Ballerz Pinball Cafe - 412 12th St W - Sidewalk Cafe Layout
Note: All furniture to be brought in nightly.

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City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
June 18, 2025

Staff Report

Case Number: PLN-SUP-25-0011
Res. Number: 25-61
Applicant: Edgardo Pantoja (agent)
Owner: CRB Holdings LLC
Address: 412 12th Street West
Parcel ID No: 3319300004
Current Zoning: T5 (Urban Center – Transect District)
Future Land Use: URBCORE (Urban Core)
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: T5 (Urban Center – Transect District)
South: T5 (Urban Center – Transect District)
East: T5 (Urban Center – Transect District)
West: T5 (Urban Center – Transect District)

Future Land Use: North: URBCORE (Urban Core)
South: URBCORE (Urban Core)
East: URBCORE (Urban Core)
West: URBCORE (Urban Core)

Edgardo Pantoja (agent) of Ballerz Pinball Cafe submitted a Special Use application requesting permission to allow a sidewalk café with alcoholic beverage sales at 412 12th Street West.

Ballerz Pinball Cafe is a business located in downtown and proposed request will ensure compliance to the City of Bradenton's Form Based Code and Land Use Regulations, should approval be granted by City Council.

According to the submitted application materials, the proposed café area will be located on the sidewalk along 12th Street West. Following is a summary of the request:

- Area size: 11' x 12' (property width and sidewalk depth).
- Number of Tables: 2-square tables.
- Number of Chairs: 8-chairs.
- Bussing and Hostess Stations: No.

- Table Umbrellas: No.
- Traversable Area: 5’ (minimum width)
- Requesting permission to allow for the 2-square tables to remain on the sidewalk after business hours.

There are no Fire Department Connections (FDC) within the proposed café area.

The subject property is in the T5 Urban Center Transect Zoning District. According to Table 4.7 of the Form Based Code (FBC), Café/Sidewalk Café’s with less than 20 seats are a permitted use. City Council approval may be required if there is the sale of Alcoholic beverages, per footnote #1 and Section 4.3.11.4 of the Land Use Regulations (LUR).

Table 4.7: Specific Function & Use.

	T3	T4-R	T4-O	T5	T6	SD
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
Cafe/Sidewalk Cafe<20 seats[1]			P	P	P	P

T4-S

1. City Council approval may be required. Refer to Sections 2.2.9 and 4.3.1 for alcoholic beverage sales and approval requirements.

FORM BASED CODE REGULATIONS:

12.1.d.vi *Sidewalk café.* An area where food or beverage is served from an adjacent café or restaurant to patrons seated at tables located within the sidewalk area adjacent to the café or restaurant.

COMPREHENSIVE PLAN:

Design Element:

Policy 1.1.1 Design Standards, Public Streets, Buildings/Architecture, Open Space, and the Public Realm

The City shall consider inclusion of additional requirements for enhancements in the Land Development Regulations. Standards for enhancements to be considered include the following:

Public Streets

Public Streets should provide the primary vehicle and pedestrian circulation infrastructure for the City. Public and private development should use the existing street grid as a framework and should expand the public street network as necessary to provide connectivity between new and older development. Development of new and extended streets should generally be kept in scale with the existing street network found along Bradenton's waterfront including the Downtown and Old Manatee Village areas.

2. Sidewalks are important to defining streets as civic places. Sidewalks should be provided along both sides of all streets and should be wide enough to accommodate visiting and residential pedestrians comfortably and safely. The pedestrian environment should be further enhanced through the use of fixed street furniture, compatible and consistent lighting, and landscaping. Sidewalk cafes, temporary art installations, and seasonal lighting are encouraged along public sidewalks as a means to encourage the year-round activity.

Policy 1.2.5 Sidewalk Design

The City shall require sidewalks to have a minimum clear width of five feet wide.

Private Property Rights Element

Policy 1 Statement of Rights

The following rights shall be considered in local decision making**:**

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possession and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

LAND USE REGULATIONS:

2.2.10 *Alcoholic beverage sale approval*. Administrative approval is allowable for all complete alcoholic beverage state license applications, except events proposed to be held on public property or requiring public services. The PCD director may require city council approval of certain alcoholic beverage license applications to protect the public interest. Certain uses associated with alcoholic beverage licensing may require discretionary review pursuant to schedule 3.2.1.2. and shall comply with subsection 2.2.9.

2.2.10.1 Application. The application (paper or electronic media in a PDF format) must indicate the type of state license the business is to operate under, and be accompanied by a site plan showing all churches, day care facilities and schools within a 1,000-foot radius of the subject property boundary, as well as other information that may be required by the PCD director to sufficiently review the application per subsection 4.3.1. The application fee is set forth in appendix A.

2.2.10.2 Public notice. When required, public notice shall be given as per subsection 2.3.1.

2.2.10.3 Review and approval. The application shall be reviewed using the criteria in subsection 4.3 pursuant to schedule 2.3. Upon the granting of approval by city council, or if administrative approval is authorized, the PCD director shall sign the state alcoholic beverage vending license application.

3.3 Special Use Permits.

Land uses requiring special use permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if in the specific instance the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The special use permit makes the stipulations of approval mandatory. The special use permit is valid for the property on which it is issued for as long as the conditions are met, unless the approval stipulates otherwise. Schedules 3.2.1.1 (residential), and 3.2.1.2 (non-residential) indicate what uses require special use permits in various zones. See section 2.2.4 for the application procedure.

4.3.1 *Alcoholic beverage sale approval.* The following are the criteria for review and approval of an application for alcoholic beverage sales (see section 2.2.9 for application requirements).

4.3.1.1 Approval shall not be granted for a site in a residential land use atlas district.

4.3.1.2 Approval shall not be granted on any site within 300 feet of any place of worship, day care center, or public or private elementary, middle, or high school. In accordance with F.S. § 562.45(2a) establishments licensed after July 1, 1999, or restaurants not meeting the 51 percent rule shall not be located within 500 feet of any such school. Such distance shall be measured from the main entrance of the applicant establishment, along the shortest route of pedestrian travel, to the main entrance of the principal building of the place of worship or day care center, or to the nearest point on the school grounds.

4.3.1.3 Approval shall not be granted if the sale of alcoholic beverages is found to be incompatible with surrounding land uses.

4.3.1.4 Reasonable stipulations may be attached to an approval for the purpose of rendering the use compatible with surrounding land use. Stipulations may include, but are not limited to, restrictions on the hours of operation and the addition of buffer strips.

4.3.11 Sidewalk *café.* The sidewalk café provides for outdoor seating in conjunction with a restaurant or drinking establishment and is permitted in accordance with schedule 3.2.1.2 upon approval of a certificate of use or special use permit, and subject to the following restrictions:

4.3.11.1 *Seating area.* The number of outdoor seats and tables shall be limited to that number that can be reasonably accommodated according to the available widths of the associated storefront and sidewalk. Adjacent sidewalk bulb-out areas, even if not located directly in front of the associated storefront, may be considered on an individual basis, when the affected storefront owner does not object. Clear pedestrian access shall be maintained at all times, and no seating or tables shall interfere with ingress/egress of buildings or create an unsafe situation with street traffic. The sidewalk café owner/operator shall remove from the sidewalk and place out of public view any seating or tables when the business is closed, or when an authorized agent of the city makes such a request.

4.3.11.2 *Maintenance.* Public sidewalk approved as part of any sidewalk café shall be properly maintained for safety and cleanliness by the sidewalk café owner/operator on a daily basis. Litter, dirt, grime, grease, and food shall not be permitted to accumulate at any time.

4.3.11.3 *Assurance.* An indemnity agreement, provided by the PCD director shall be signed and provided by the sidewalk café owner/operator, along with proof of public liability insurance as approved by the city attorney.

4.3.11.4 *[Alcoholic beverages.]* Alcoholic beverages served as part of any sidewalk café on public property shall require city council approval, pursuant to subsections 2.2.9 and 4.3.1. and F.S. chapters 561 and 562. City council reserves the right to limit the number of sidewalk cafes providing alcoholic beverage service.

Compliance Overview with Land Use Regulations

Land uses requiring Special Use Permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if the use will be compatible with surrounding uses or can be made compatible through limitations of their operation or enhancements of the site development design. The Special Use Permit makes the stipulations of approval mandatory. The Special Use Permit is valid for the property on which it is issued for as long as the conditions are met, unless the approval stipulates otherwise.

The following is a list of required Land Use Regulations subject to review for Special Use Permits:

GENERAL STANDARDS (LAND USE REGULATIONS):

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.

3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.

3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

REVIEW CRITERIA (LAND USE REGULATIONS):

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

Staff Response: It appears that the proposed use of a sidewalk café is suitable for the subject locations.

3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

Staff Response: It appears that access points will not be negatively impacted by the proposed use.

3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.

Staff Response: No new buildings will be constructed as part of the proposed use.

3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Staff Response: Requirement cannot be met due to the existing built environment.

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

a. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

   Staff Response: No new ingress and egress points are being proposed as part of the subject request. The applicant is also proposing a minimum of no less than 5' of traversable space on the public sidewalk.

b. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution, and other effects of the use on adjoining properties.

   Staff Response: It appears that the subject request will not have any negative impacts on adjacent properties as far as smoke, glare, dust, vibrations, fumes, and pollution.

c. Location and design of refuse and service areas in regard to availability, adequacy, and effect upon surrounding properties.

   Staff Response: It appears that the subject request will not affect the location and design of existing refuse and service areas.

d. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

   Staff Response: It appears that the subject request will not affect or impact existing utilities.

e. Screening, buffering or separation of any nuisance or hazardous feature of the use.

   Staff Response: No screening, buffering or separation are being proposed as the area is a built environment.

f. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

Staff Response: No new lighting or signage is being proposed as part of the subject requests. Should any lighting or signage be installed in the future, it shall be in accordance with the City of Bradenton's requirements.

g. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.

Staff Response: It appears that the subject request will not adversely affect the economic value of surrounding properties.

h. Adequacy of land and/or building which are to be used.

Staff Response: It appears that the area is adequate in size for the subject request. The subject request is to ensure compliance to the Form Based Code and Land Use Regulations.

i. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.

Staff Response: It appears that the proposed request is appropriate for the subject property and district.

j. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.

Staff Response: It appears that there will be no negative impacts to the existing environmental quality of the district as a result of the subject request.

k. Consistency with the city's comprehensive plan.

Staff Response: It appears that the proposed sidewalk café is consistent with the Comprehensive Plan as the Comprehensive Plan encourages walkability and non-auto-oriented uses.

STAFF COMMENTS:

1. Planning Commission is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.

2. It is in staff's opinion that the request is found to be consistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Should the Planning Commission wish to recommend to City Council approval the subject request, staff recommends that the following stipulations be applied to the approval:

a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
b. Within 30 days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
c. Clear pedestrian access on the public sidewalk of no less than 5' shall be maintained at all times in a way that neither seating nor tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
d. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
e. Any cleaning solution used to clean the sidewalk café area shall be approved by the Bradenton Public Works.
f. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Respectfully submitted,

Corey Holycross

Corey Holycross
City Planner

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Proposed Overall Project Site Layout

EXHIBIT "A"
Location Map



EXHIBIT "B"
Future Land Use Map

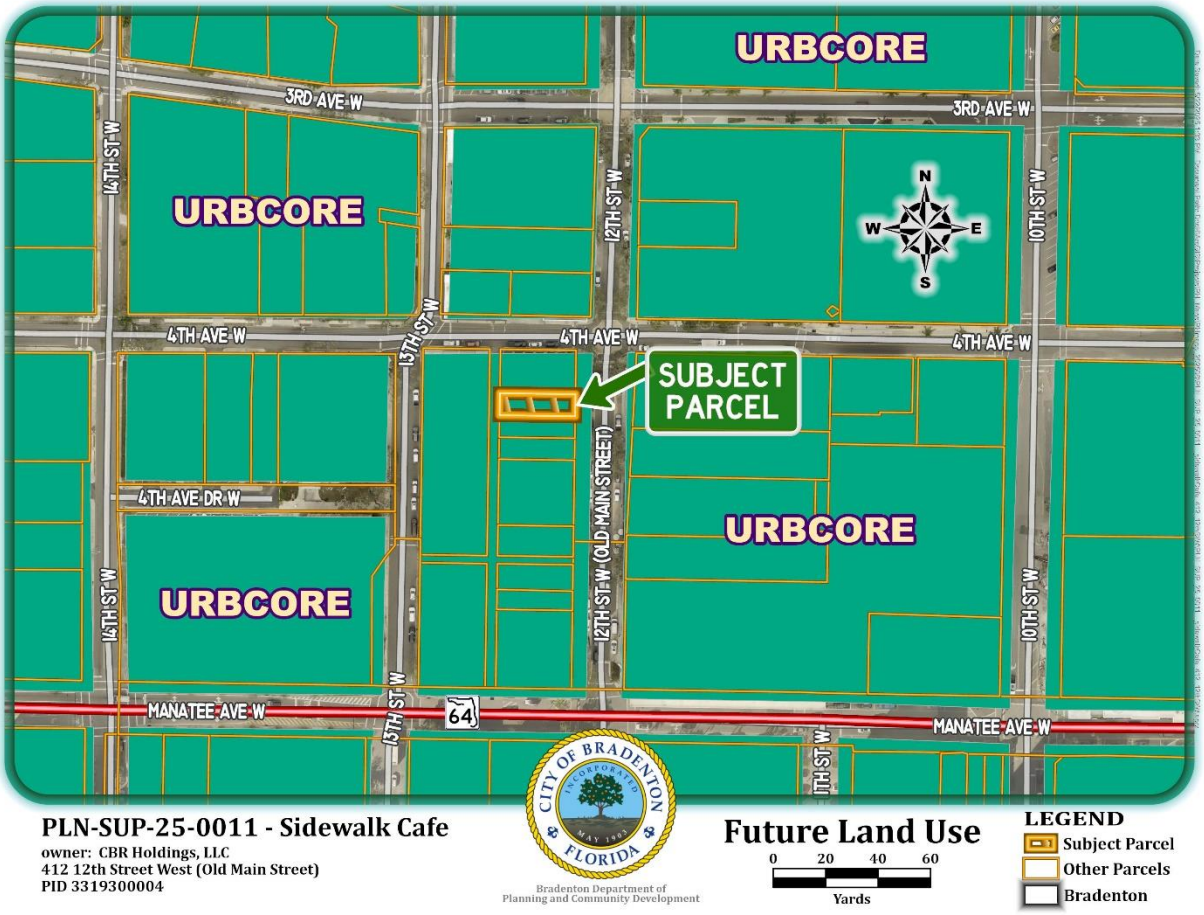


EXHIBIT "C"
Zoning Map

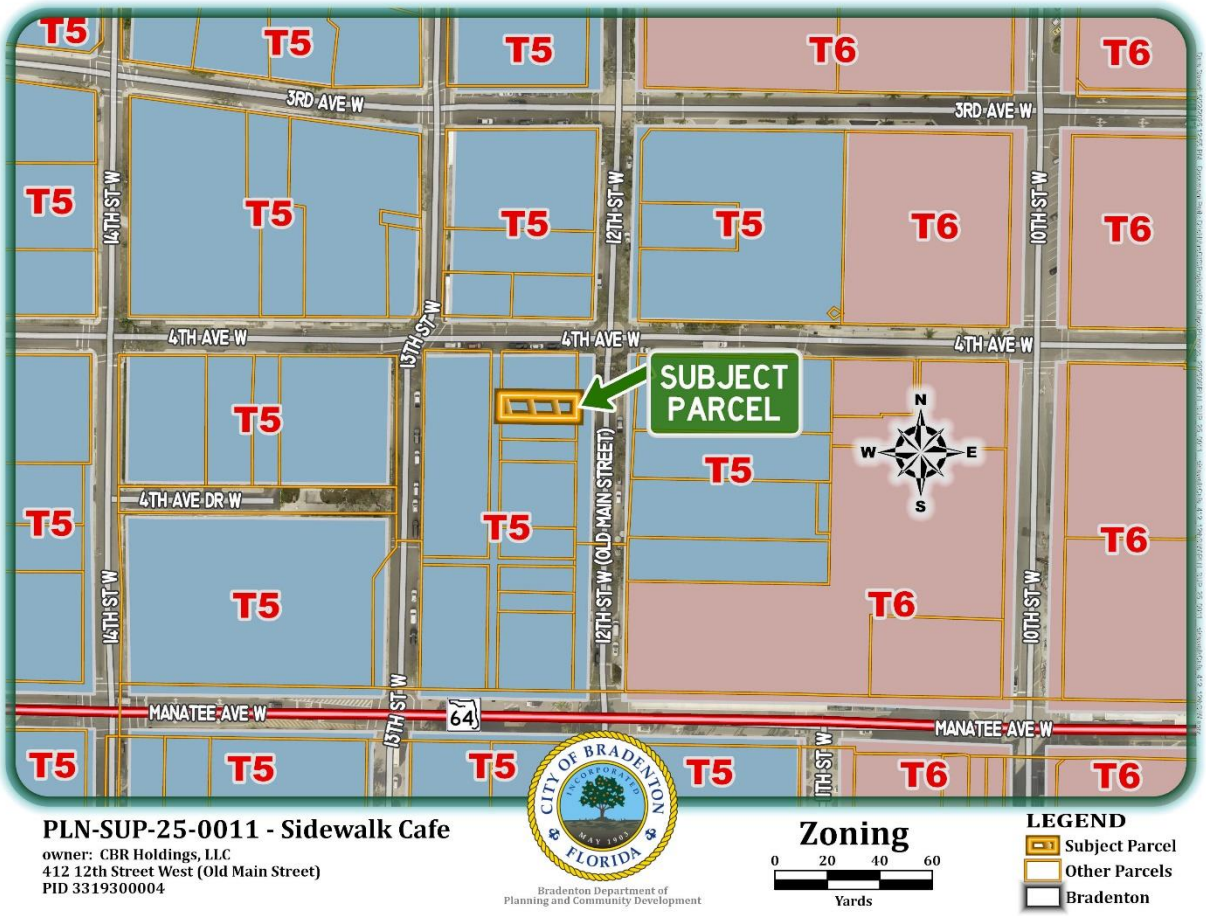
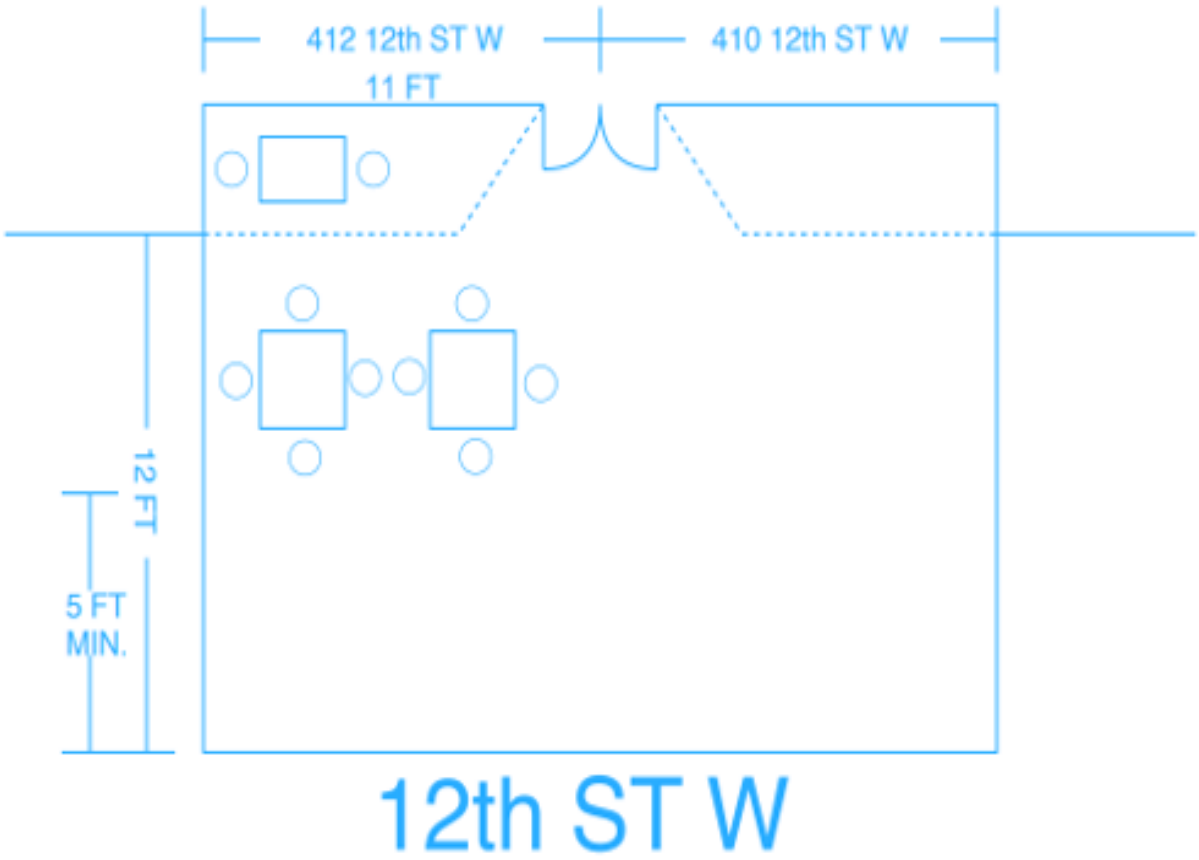


EXHIBIT "D"
Proposed Project Site Layout



Ballerz Pinball Cafe - 412 12th St W - Sidewalk Cafe Layout
Note: All furniture to be brought in nightly.

N

PLN-SUP-25-0011

Menu Reports Help

File Date: 04/20/2025

Application Status: Scheduled-DRC

Assigned To: Corey Holycross

Application Name:

Application Detail: Detail

Scope of Work: Applying for a sidewalk cafe special use permit.

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Auth Agent.pdf	PLANNING	Other	Authorized Agent Form	application/pdf	Uploaded	04/20/2025
Sidewalk Cafe Layout.pdf	PLANNING	Other	Layout	application/pdf	Uploaded	04/20/2025

Show all

Address: 412 12TH St W, BRADENTON, FL 34205

Owner Name: CBR HOLDINGS LLC

Owner Address: 406 12TH ST W, BRADENTON, FL 34205

Parcel No: 3319300004

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Edgardo Pantoja		Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields: **SPECIAL USE**

Type	Other
Other	Sidewalk Cafe

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Brandon Wink	Ready for Pr...	05/02/2025	Greg DeLong
Case Manager	Brandon Wink	Ready for Re...	05/02/2025	Greg DeLong
Building Review				
Public Works Review				
Fire Review				
Other Reviews				
Planning Review	Brandon Wink	Pass	05/02/2025	Greg DeLong
Review Consolidation	Brandon Wink	Scheduled fo...	05/02/2025	Greg DeLong
DRC	Corey Holycross			
Planning Commission				
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

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: 412 12th St W, Bradenton FL 34205

I, Robert Woodring/CBR HOLDINGS LLC, the registered property owner(s) of the above noted property, do hereby authorize

Edgardo Pantoja

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

Signature of Owner(s) — Owner(s) Address (if different than property above)

Edgardo Pantoja Digitally signed by Edgardo Pantoja Date: 2025.04.10 16:53:42 -04'00' — 1237 Riverscape St, Bradenton FL 34308 / 954-980-7225

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 11 day of APRIL, 2025, produced FL DL respectively, as identification and who did (did not) take an oath:

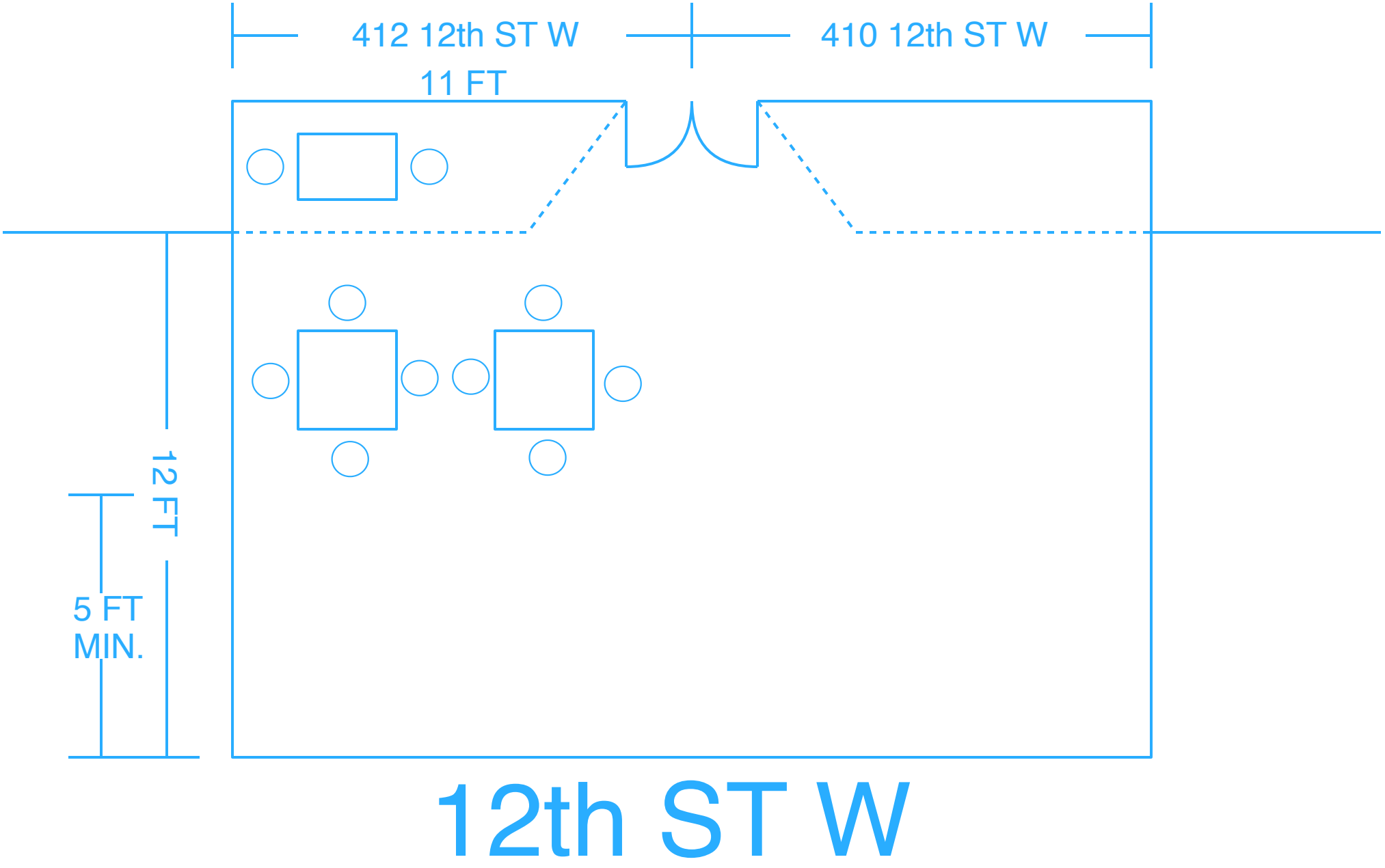
NOTARY — REQUIRED

Signature

ANNETTE MOORE-RUSSELL, Notary Public
Print Name

State of Florida
My Commission Expires: _____

ANNETTE MOORE-RUSSELL
Notary Public, State of Florida
Commission# HH 404543
My comm. expires May. 30, 2027



Ballerz Pinball Cafe - 412 12th St W - Sidewalk Cafe Layout
Note: All furniture to be brought in nightly.

AGENDA ITEM NO. 6.b

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: June 18, 2025

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Resolution 25-62, Case PLN-SUP-25-0012:** Request for a Special Use Permit to allow for a Club (Event Center); to be located at 512 25th Street West (Parcel ID 3443200005) in the UV (Urban Village) zoning district. Application filed by Travis Carlson (owner).

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Resolution 25-62, Case PLN-SUP-25-0012.

If the action is to approve, the following are recommended stipulations for approval:

a. All events related to the Event Center shall occur between the hours of 11am and 7pm.
b. The Property shall only be used as an event space when the Property is subject to an off-site parking agreement in a form acceptable to the City providing for the use of parking facilities on an adjoining site which are in compliance with all applicable City, Florida Building Code and ADA requirements and standards and which do not conflict with required parking for such off-site location. Such off-site parking agreement shall be approved by the City prior to the commencement of event center uses and shall be in effect at all times the Property is used as an event center.
c. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. The permit must include intended use, occupancy, life

safety plan, and required documents as listed in Florida Building Code Chapter 10, Sections 1001 – 1012.

d. The Event Center use shall be limited to a maximum 3 guests for every parking space provided, up to a maximum of 35 guests.
e. The Property Owner shall obtain a Site Improvement Permit (SIP) for the event center use of the Property prior to obtaining any Building permits.
f. Once the Change of Occupancy is issued for the Event Center, the property shall no longer be used for residential occupancy.
g. The Property Owner shall obtain permits for all permanent structures on the Property prior to commencing the event center use.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant has submitted a Special Use Permit application to allow for a Club (Event Center) to be located at 512 25th Street West.

In review of the Land Use Regulations (LUR), the regulations do not list any uses that are similar to an Event Center, Banquet Hall, etc.; therefore, staff determined that the subject use most closely meets the definition of a "Club" due to the services being provided (place of assembly, parties, etc.). Clubs require Special Use Permit approval in the Urban Village (UV) zoning district pursuant to Section 3.2.1.2 of the LUR.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Resolution 25-62 with stipulations recommended by staff.

ATTACHMENTS:
Resolution 25-62.pdf
Application.pdf
Staff Report.pdf

RESOLUTION 25-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT NO. PLN-SUP-25-0007 TO PERMIT A CLUB (EVENT CENTER) FOR PROPERTY LOCATED AT 1710 MANATEE AVENUE EAST, BRADENTON, FLORIDA (PARCEL ID NO 1270500000), IN THE UV URBAN VILLAGE TRANSECT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Travis Edward Carlson and Gabriela Soledad Bueno, as Co-Trustees of The Carlson Family Trust U/A/D 04/12/2017, (the "Property Owner" or "Applicant") owns the property located at 512 25th St West, Bradenton, Florida (Parcel ID No 3443200005), more particularly described in Exhibit "A" (the "Property"), and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Urban Village (UV); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the (UV) Urban Village Transect Zoning District; and

WHEREAS, the City of Bradenton Land Use Regulations, Schedule 3.2.1.2, identifies uses in the UV zoning district; and

WHEREAS, the Property Owner submitted an application for a Special Use Permit to permit an event center; and

WHEREAS, the Planning Commission held a noticed public hearing on June 18, 2025, at which the Commission received testimony and evidence from the Applicant and City Planning staff; and

WHEREAS, the City Council held a noticed public hearing on July 9, 2025, 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 and the recommendation of the Planning Commission, 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 Owner is requesting approval of a Special Use Permit to operate an event center within the existing building on the Property, as shown on the Site Plan attached hereto as Exhibit "B".
c. The City's professional staff determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations, with suggested stipulations.
d. The Planning Commission, which is designated as the local planning agency, determined that with the proposed stipulations, the project is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
e. The Planning Commission recommended approval with stipulations.

The proposed use meets the review criteria in Section 3.3.2 of the City Code as follows:

3.3.2.1 The tract of land is suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

3.3.2.2 Access points are located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

3.3.2.3 All buildings are located an adequate distance from property lines and streets.

3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, are not needed to protect surrounding properties from view of the premises or noises from the use.

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

i. Adequate ingress and egress is provided to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.
ii. Location and design of refuse and service areas are sufficient in regard to availability, adequacy, and effect upon surrounding properties.
iii. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties are provided.
iv. Screening, buffering or separation of any nuisance or hazardous feature of the use are not needed for the proposed use.

v. Proposed signs and exterior lighting are adequate with reference to glare, traffic safety and compatibility and harmony with surrounding properties.
vi. Effect upon the value of surrounding properties; the use will not hinder the development of nearby vacant properties or adversely affect their economic value.
vii. The land and/or building which are to be used are adequate for the proposed use.
viii. The proposed use is compatible and appropriate with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.
ix. The proposed use will not affect the environmental quality of the district.
x. The proposed use is consistent with the City's comprehensive plan.

Section 2. Permit. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow for a club (event center), as generally shown on the Site Plan attached hereto as Exhibit "B", subject to the following stipulations:

a. All events related to the Event Center shall occur between the hours of 11am and 7pm.
b. The Property shall only be used as an event space when the Property is subject to an off-site parking agreement in a form acceptable to the City providing for the use of parking facilities on an adjoining site which are in compliance with all applicable City, Florida Building Code and ADA requirements and standards and which do not conflict with required parking for such off-site location. Such off-site parking agreement shall be approved by the City prior to the commencement of event center uses and shall be in effect at all times the Property is used as an event center.
c. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. The permit must include intended use, occupancy, life safety plan, and required documents as listed in Florida Building Code Chapter 10, Sections 1001 – 1012.
d. The Event Center use shall be limited to a maximum 3 guests for every parking space provided, up to a maximum of 35 guests.
e. The Property Owner shall obtain a Site Improvement Permit (SIP) for the event center use of the Property prior to obtaining any Building permits.
f. Once the Change of Occupancy is issued for the Event Center, the property shall no longer be used for residential occupancy.
g. The Property Owner shall obtain permits for all permanent structures on the Property prior to commencing the event center use.

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.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 18th DAY OF JUNE 2025.

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

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Joshua Cramer
VICE-MAYOR

APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

DRAFT

EXHIBIT A

Parcel ID: 3443200005

Lot 20, S.V. HARRIS SUBDIVISION, according to the plat thereof recorded in Plat Book 1, Page 303, of the Public Records of Manatee County, Florida.

ALSO: Beginning at a point in the Northerly line of Lot 20, S.V. HARRIS SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 303, Public Records of Manatee County, Florida, 92 feet West of the NE corner of said Lot 20; thence continue West, 48 feet; thence South, 10 feet; thence East, 48 feet; thence North 10 feet to the Point of Beginning.

DRAFT

EXHIBIT B

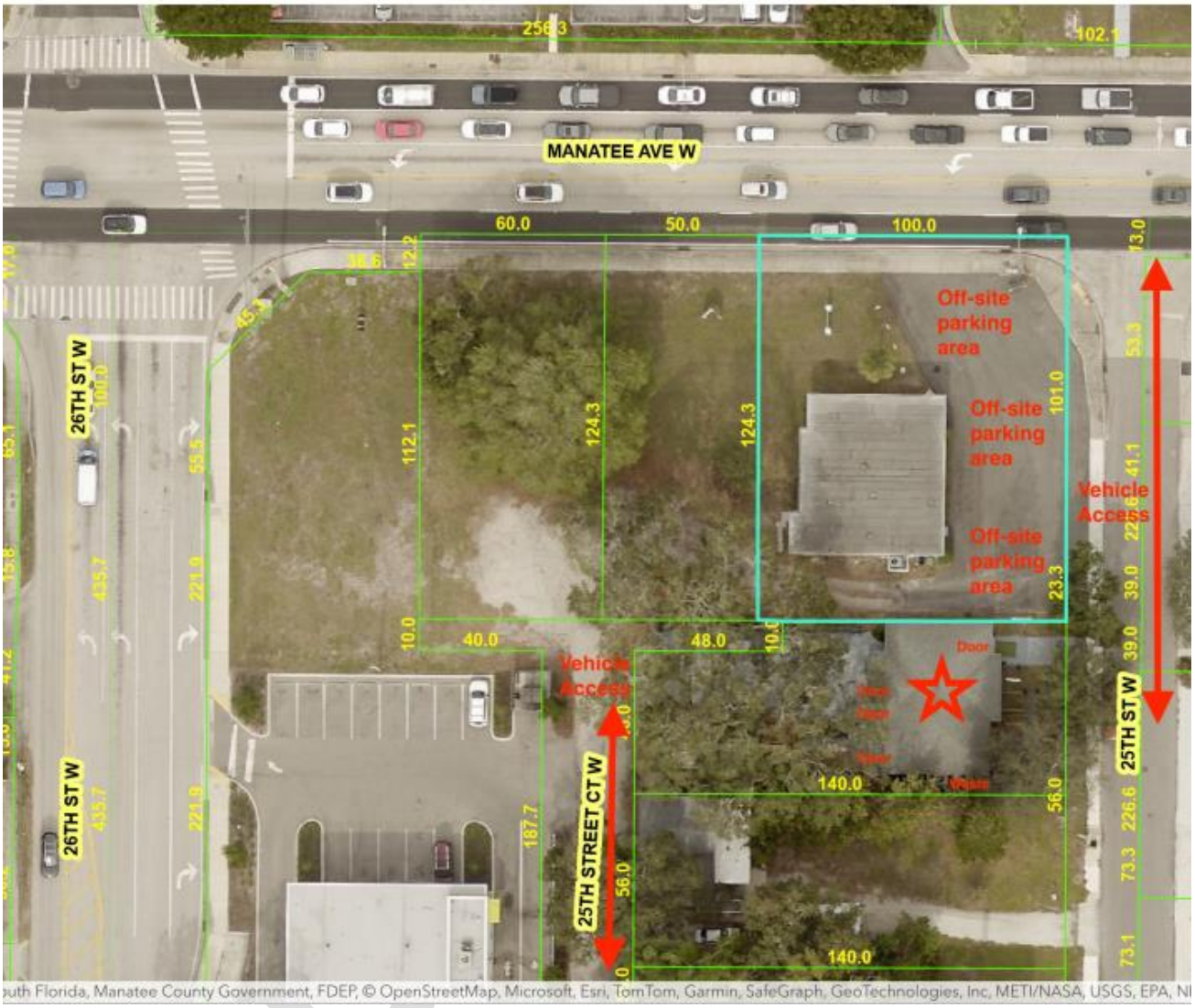

MANATEE AVE W
26TH ST W
25TH STREET CT W
25TH ST W
Off-site parking area
Off-site parking area
Off-site parking area
Vehicle Access
Vehicle Access
Door
Door
Door
Door
60.0
50.0
100.0
40.0
48.0
140.0
140.0
112.1
124.3
124.3
187.7
221.9
221.9
435.7
435.7
226.6
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39.0
39.0
41.1
23.3
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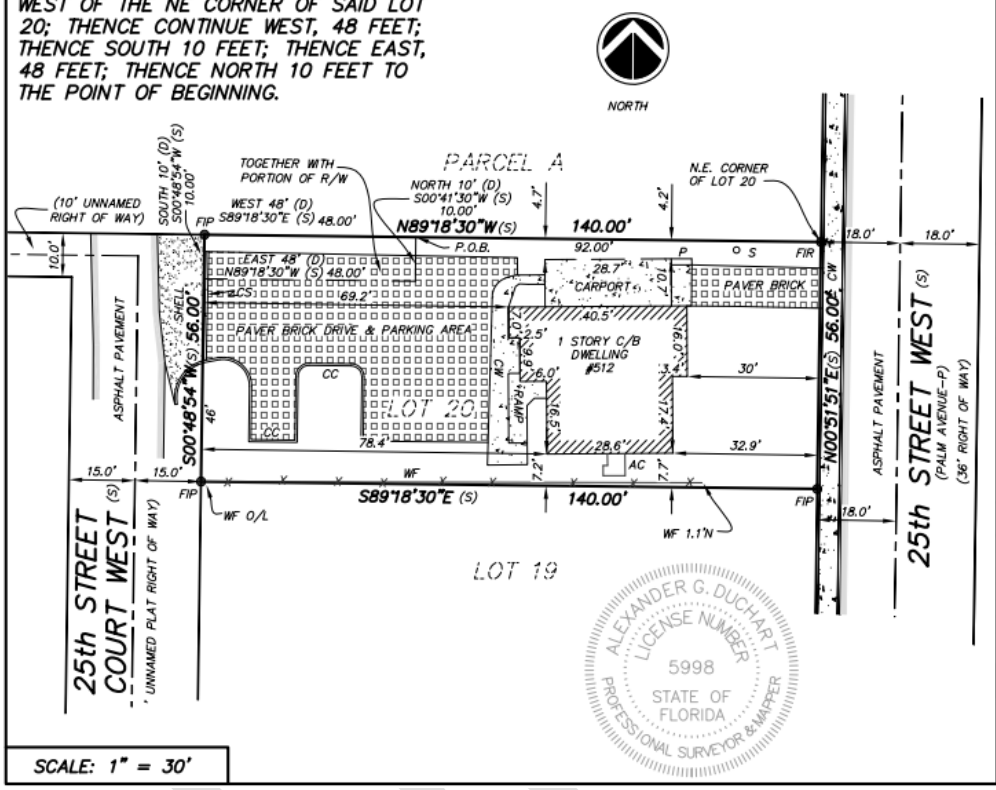
EXHIBIT B

LEGAL DESCRIPTION:

LOT 20, S.V. HARRIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 303, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
ALSO: BEGINNING AT A POINT IN THE NORTHERLY LINE OF LOT 20, S.V. HARRIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 303, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, 92 FEET WEST OF THE NE CORNER OF SAID LOT 20; THENCE CONTINUE WEST, 48 FEET; THENCE SOUTH 10 FEET; THENCE EAST, 48 FEET; THENCE NORTH 10 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BUILDING SETBACKS SHOWN HEREON WERE TAKEN AT THE FOUNDATION OF BUILDING.
2. VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
4. UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.
5. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE RELATIVE TO THE NORTH LINE OF LOT 20, HAVING A BEARING OF N89°18'30"W.



SCALE: 1" = 30'

ALEXANDER G. DUCHART LICENSE NUMBER 5998 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

BOUNDARY SURVEY

APRIL 28, 2025

ALEXANDER G. DUCHART
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998

LOT AREA = 7,840 SQ.FT.±

ABBREVIATIONS:

FIR	= FOUND 5/8" IRON ROD "NO I.D."		
FIP	= FOUND 5/8" IRON PIPE "NO I.D."		
LB	= LICENSED BUSINESS	WF	= WOOD FENCE
(OL)	= FENCE ON LINE	CS	= CONCRETE STRIP
CONC.	= CONCRETE	CC	= CONCRETE CURB
C/B	= CONCRETE BLOCK	CW	= CONCRETE WALK
COV.	= COVERED	S	= SIGN
A/C	= AIR CONDITIONER	P	= PLANTER
Δ	= CENTRAL ANGLE	R/W	= RIGHT-OF-WAY
R	= RADIUS		
L	= ARC LENGTH		
P.O.B.	= POINT OF BEGINNING		
I.D.	= IDENTIFICATION		
(D)	= PER LEGAL DESCRIPTION		
(P)	= PER RECORD PLAT		
(S)	= AS SURVEYED IN THE FIELD		

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'X', ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12081-C-0302-E, DATED MARCH 17, 2014

CERTIFIED TO:

Carlson Family Trust
Barnes Walker Title, Inc.
Old Republic National Title Insurance Company

ADDRESS: 512 25th STREET WEST, BRADENTON, FLORIDA

CLIENT M-N	
JOB NO. 10-14-16	
ACAD FILE 512-25-ST-W	
FIELD DATE 04-28-25 CHECKED BY: SD	
DRAWN BY: SD FLD. BOOK: AGD04-PG04	
REVISIONS DATE	

"UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID"

A.DUCHART LAND SURVEYING, INC.
2403 VERMONT AVENUE EAST
BRADENTON, FL 34208
aduchart@gmail.com
941-896-6811
LB-8116

PLN-SUP-25-0012

A notice was added to this record on 2025-04-16.
Condition: Change of use without permits : SWO MM749 - Change of use without permit Severity: Notice
Total conditions: 1 (Notice: 1)

View notice

Menu Reports Help

File Date: 04/21/2025

Application Status: Scheduled-DRC

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Change of Use - Small banquet hall for baby showers, birthday parties, wedding receptions, etc. This is the continuation of a Change of Use application already reviewed by the DRC in 2021.

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Pre-Application Review...	PLANNING	Pre-Application...	Change of Use - Sma...	application/pdf	Uploaded	04/21/2025
Pre-Application Review...	PLANNING	Pre-Application...	Version 2	application/pdf	Uploaded	04/30/2025

Show all

Address: 512 25TH St W, BRADENTON, FL 34205

Owner Name: CARLSON TRAVIS EDWIN

Owner Address: 7907 17TH AVE NW, BRADENTON, FL 34209

Parcel No: 3443200005

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Travis Carlson	Glamour & Desig...	Applicant	Active
Gabriela Bueno	Glamour & Desig...	Business Owner	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields: **SPECIAL USE**

Type	Other
Use Not Listed In The Code	Banquet Hall

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf	Ready for Pr...	04/30/2025	Jamie Schindewolf
Case Manager	Brandon Wink	Ready for Re...	05/02/2025	Brandon Wink
Building Review				
Public Works Review				
Fire Review				
Other Reviews				
Planning Review	Brandon Wink	Pass	05/02/2025	Brandon Wink
Review Consolidation	Brandon Wink	Scheduled fo...	05/02/2025	Brandon Wink
DRC	Brandon Wink			
Planning Commission				
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
Change of use without ...	SWO MM749 - Change of ...	Applied	04/16/2025	Notice	Michael Maginness

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Pre-Application Review Request Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9407
www.cityofbradenton.com

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: **The Carlson Family Trust U/A 4/12/2017**

Owner Address: **7907 17th Ave NW Bradenton 34209** Telephone: **941-284-5896**

Name of Agent: **Travis Carlson, trustee**

Agent Address: _____ Telephone: _____

Owner/Agent Email: **travis.e.carlson@gmail.com**

PROPERTY INFORMATION (REQUIRED)

Property Address: **512 25th St W Bradenton 34205**

Parcel ID: **3443200005000-3767805143** Acreage: **7,840 sqft = 0.18 Acre** Flood Zone: **'X'**

Zoning District: **UV** *click to view Zoning map

Future Land Use: **UV** *click to view FLU map

Ward #: _____ *click to view Ward map

Neighborhood #: _____ *click to view Neighborhoods map

DESCRIPTION (REQUIRED)

Provide a brief description of the propose land use activity:

Baby showers, birthday parties, small wedding receptions

MATERIALS FOR REVIEW (REQUIRED)

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process. **Send application via email to: zoning@bradentonFL.gov.**

- ▶ One (1) electronic copy in pdf format of Application and all required support materials.
- ▶ Include Proof of Ownership (deed) and Agent Authorization Form
- ▶ Application Fee of $100. Instructions for online payment will be sent via email upon receipt of application. Additional information may be required for review, to be determined upon receipt of application.

SIGNATURE (REQUIRED)

The owner of this property and/or the undersigned understand and agree that completion of a Pre-Application Meeting does not vest a permit, application, or other type of development approval or any rights with regard to the development of this subject property. The information discussed and comments made by Staff during this meeting do not constitute or substitute for the formal review of your project and do not preclude future comments during project review. Staff provides only information known to them at the time and cannot anticipate a potential outcome of any development permit or application, even if so indicated at the meeting.

Travis Carlson — Signature of Owner/Applicant

4/16/2025 — Date

CITY STAFF ONLY

Application Fees:
Fee Required: **$100**

FEE COLLECTED: $_____

RECEIPT #: _____

Application Sufficiency:
Sufficient: ☐
Incomplete: ☐ _____

APPLICATION #: _____

PRE-APPLICATION MEETING DATE/TIME: _____

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

Prepare detailed written responses, using factual statements (called Findings of Fact) to explain how the requested Special Use complies with each of the following review criteria:

1. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

Vehicles may access the property via 25th St W or via 25th St Ct W. Both of these are safe and convenient for pedestrians. The building has 4 entry/exit doors, one with an ADA-compliant ramp. Exits have emergency lighted signs above them.

2. Location and design of off-street parking and loading areas in regard to the items in "1" above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.

A limited amount of off-street parking is available on our own lot. Additional parking is available in the adjacent lot which belongs to Keyser Family Dentistry. This is made available to us outside their business hours.

3. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.

There are 3 residential waste receptacles stored behind the property which are adequate to handle our amount of waste. We have requested a Dumpster waiver from the Director of Public Works.

4. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

FPL's power line was converted to underground service in 2021 for safety reasons and the electrical panel was updated at the same time. There are multiple outdoor circuits available for lighting and other purposes, all with GFCIs and appropriate conduit. There are 2 restrooms available, sewage pipes were completely relined in 2020.

5. Screening, buffering or separation of any nuisance or hazardous feature of the use.

Outdoor noise levels will comply with the City of Bradenton's Code of Ordinances - Chapter 38, ARTICLE V. SOUND CONTROL
https://library.municode.com/fl/bradenton/codes/code_of_ordinances?nodeId=PTIICOOR_CH38EN_ARTVSOCO_S38-155MASOLE

6. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

The existing signage does not present any of these issues.

7. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic values.

There is no effect upon the value of surrounding properties.

8. Adequacy of land and/or building which are to be used.

The land and building are adequate for the intended use.

9. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to proposed hours of operation.

The adjacent properties are:

- Keyser Family Dentistry - closed during our hours of operations (evenings and weekends)
- Jeremiah's Italian Ice - complementary to our business, we have even worked together with them
- 522 25th St W - residential, but the occupant works the night shift and has never had any issue with our business operating (I've asked him)

10. Environmental quality of the district in which the use is proposed and the effect the Special Use Permit might have on such quality.

There is no effect to environmental quality of the district.

11. Consistency with the City of Bradenton Comprehensive Plan.

The property's zoning of UV "Urban Village" allows for several relevant usages such as Private Events and Outdoor Entertainment.

Additional info:

1. Parking

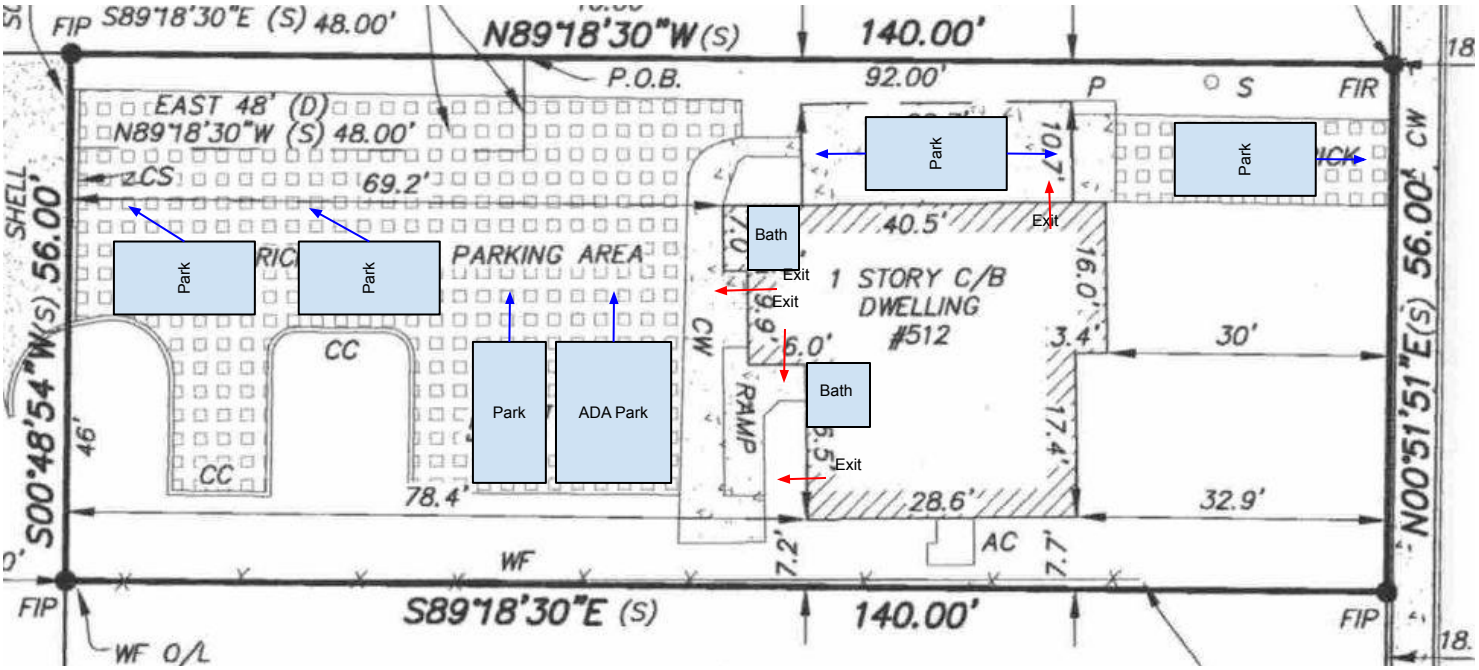
Off-site parking is available at the adjacent property “Keyser Family Dentistry” which allows us to use their parking area outside their business hours (i.e., after 5pm and on weekends).

2. Cooking

No cooking will be permitted on-site. Any catering services will bring pre-prepared food items and beverages. The previous residential oven has been removed as requested by the fire department.

3. Alcoholic beverages

There will be no sales of alcoholic beverages without an appropriate liquor license. Consumption by underage or overly intoxicated individuals will not be condoned on the premises.


FIP S89°18'30"E (S) 48.00'
N89°18'30"W (S)
140.00'
P.O.B.
92.00'
EAST 48' (D)
N89°18'30"W (S) 48.00'
69.2'
PARKING AREA
Park
Park
Park
Park
Park
ADA Park
Bath
Bath
Exit
Exit
Exit
Exit
1 STORY C/B
DWELLING
#512
40.5'
30'
32.9'
28.6'
78.4'
RAMP
CC
CC
WF
AC
FIP
WF O/L
S89°18'30"E (S)
140.00'
FIP
S00°48'54"W(S) 56.00'
N00°51'51"E(S) 56.00'

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 20, S.V. HARRIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 303, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
ALSO: BEGINNING AT A POINT IN THE NORTHERLY LINE OF LOT 20, S.V. HARRIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 303, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, 92 FEET WEST OF THE NE CORNER OF SAID LOT 20; THENCE CONTINUE WEST, 48 FEET; THENCE SOUTH 10 FEET; THENCE EAST, 48 FEET; THENCE NORTH 10 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

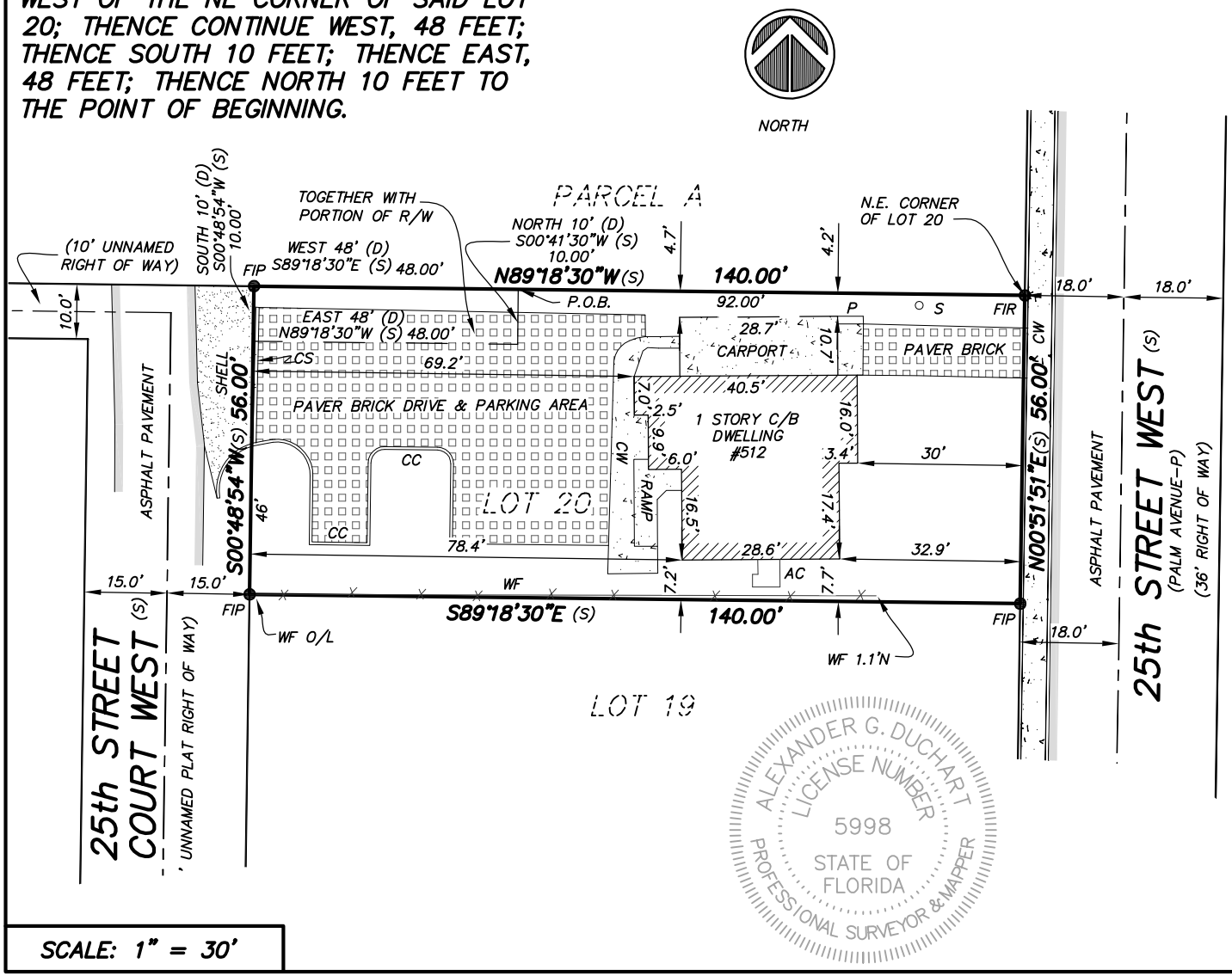
1. BUILDING SETBACKS SHOWN HEREON WERE TAKEN AT THE FOUNDATION OF BUILDING.

2. VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.

3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

4. UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.

5. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE RELATIVE TO THE NORTH LINE OF LOT 20, HAVING A BEARING OF N89°18'30"W.



SCALE: 1" = 30'

APRIL 28, 2025

ALEXANDER G. DUCHART
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998

LOT AREA = 7,840 SQ.FT.±

ABBREVIATIONS:

FIR	= FOUND 5/8" IRON ROD "NO I.D."		
FIP	= FOUND 5/8" IRON PIPE "NO I.D."		
LB	= LICENSED BUSINESS	WF	= WOOD FENCE
(OL)	= FENCE ON LINE	CS	= CONCRETE STRIP
CONC.	= CONCRETE	CC	= CONCRETE CURB
C/B	= CONCRETE BLOCK	CW	= CONCRETE WALK
COV.	= COVERED	S	= SIGN
A/C	= AIR CONDITIONER	P	= PLANTER
Δ	= CENTRAL ANGLE	R/W	= RIGHT-OF-WAY
R	= RADIUS		
L	= ARC LENGTH		
P.O.B.	= POINT OF BEGINNING		
I.D.	= IDENTIFICATION		
(D)	= PER LEGAL DESCRIPTION		
(P)	= PER RECORD PLAT		
(S)	= AS SURVEYED IN THE FIELD		

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'X', ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12081-C-0302-E, DATED MARCH 17, 2014

CERTIFIED TO:

Carlson Family Trust
Barnes Walker Title, Inc.
Old Republic National Title Insurance Company

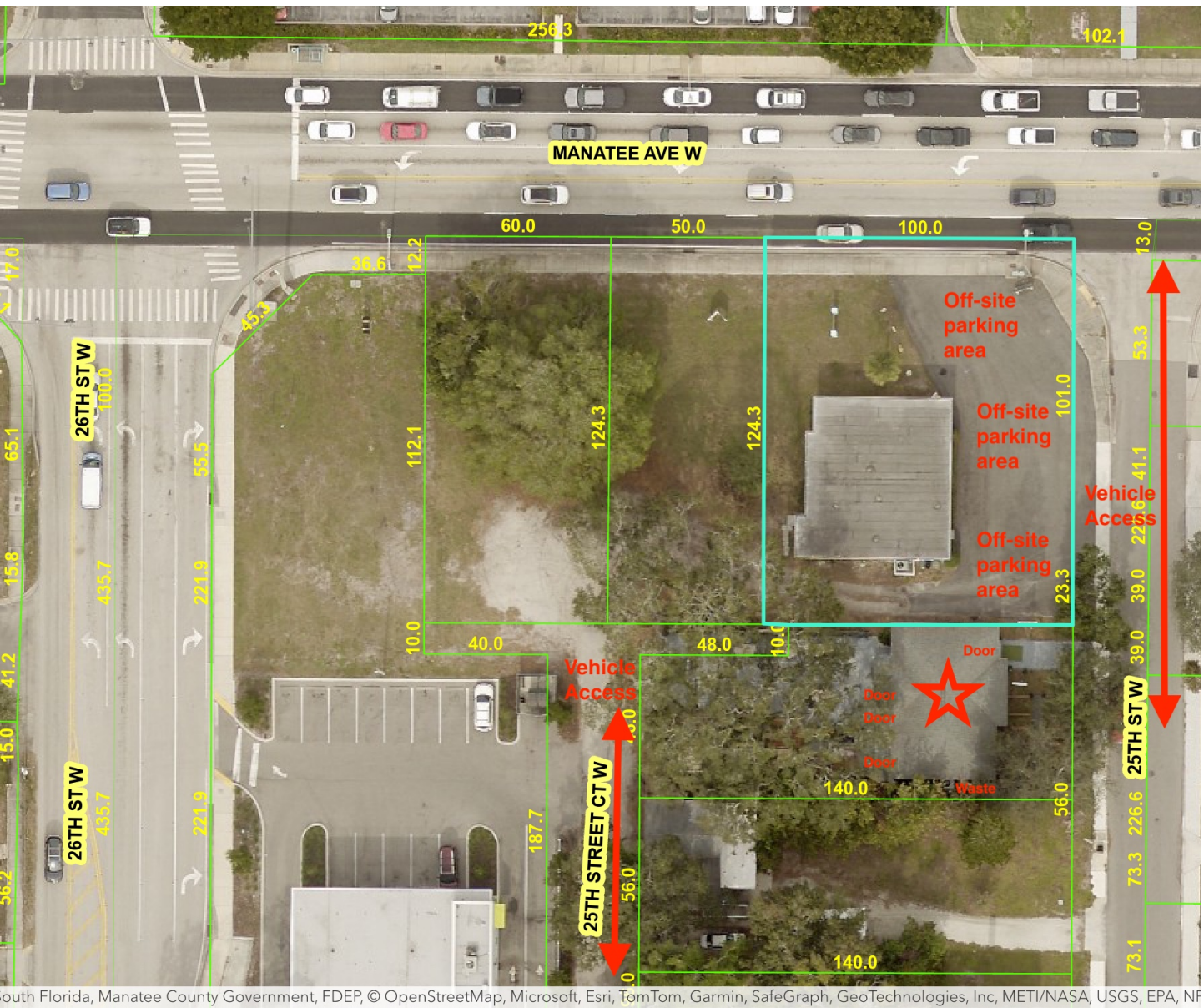
ADDRESS: 512 25th STREET WEST, BRADENTON, FLORIDA

CLIENT M-N	
JOB NO.	10-14-16
ACAD FILE	512-25-ST-W
FIELD DATE	04-28-25 CHECKED BY: SD
DRAWN BY:	SD FLD. BOOK: AGD04-PG04
REVISIONS	DATE

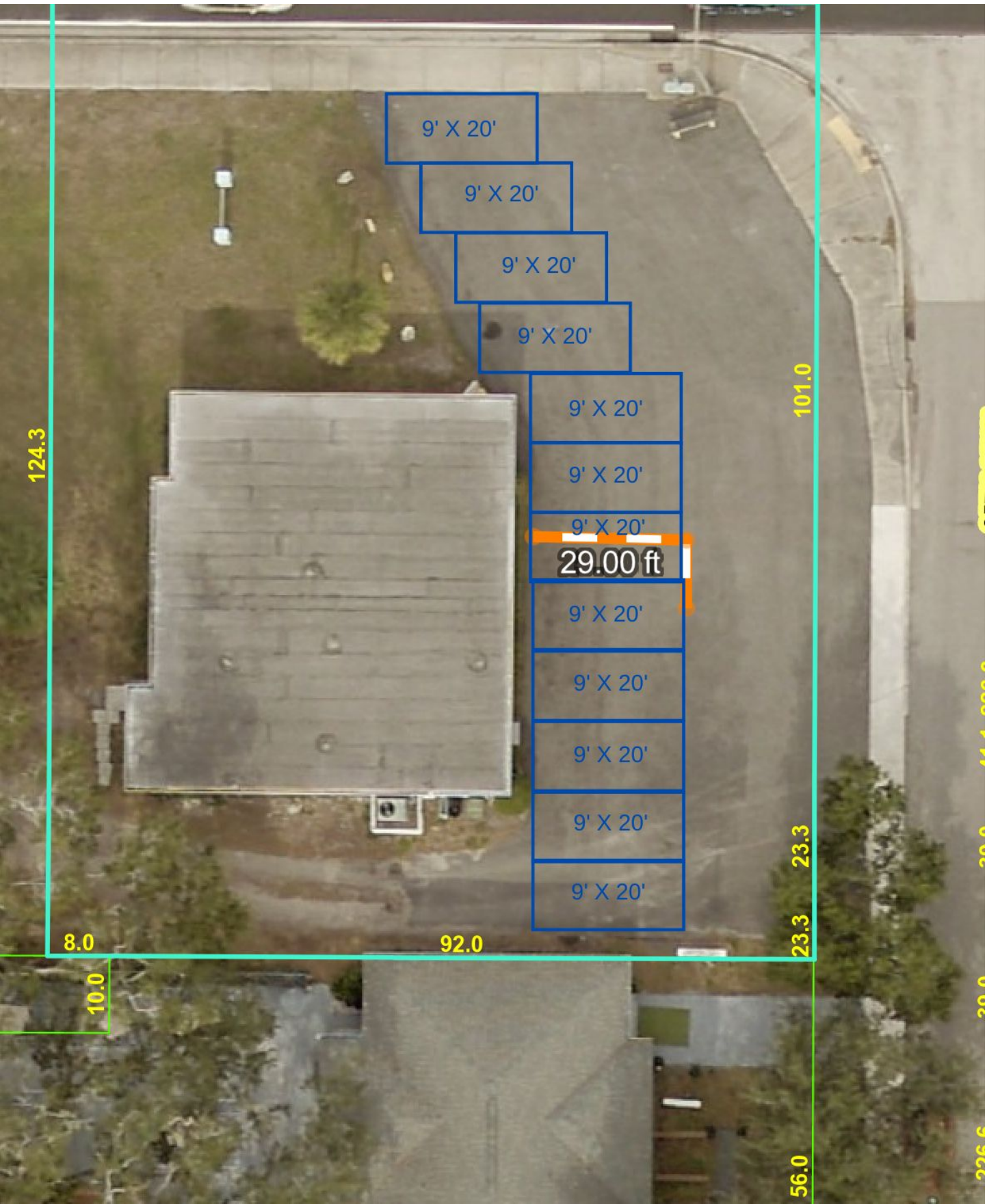
"UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID".

ALEXANDER G. DUCHART LICENSE NUMBER 5998 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

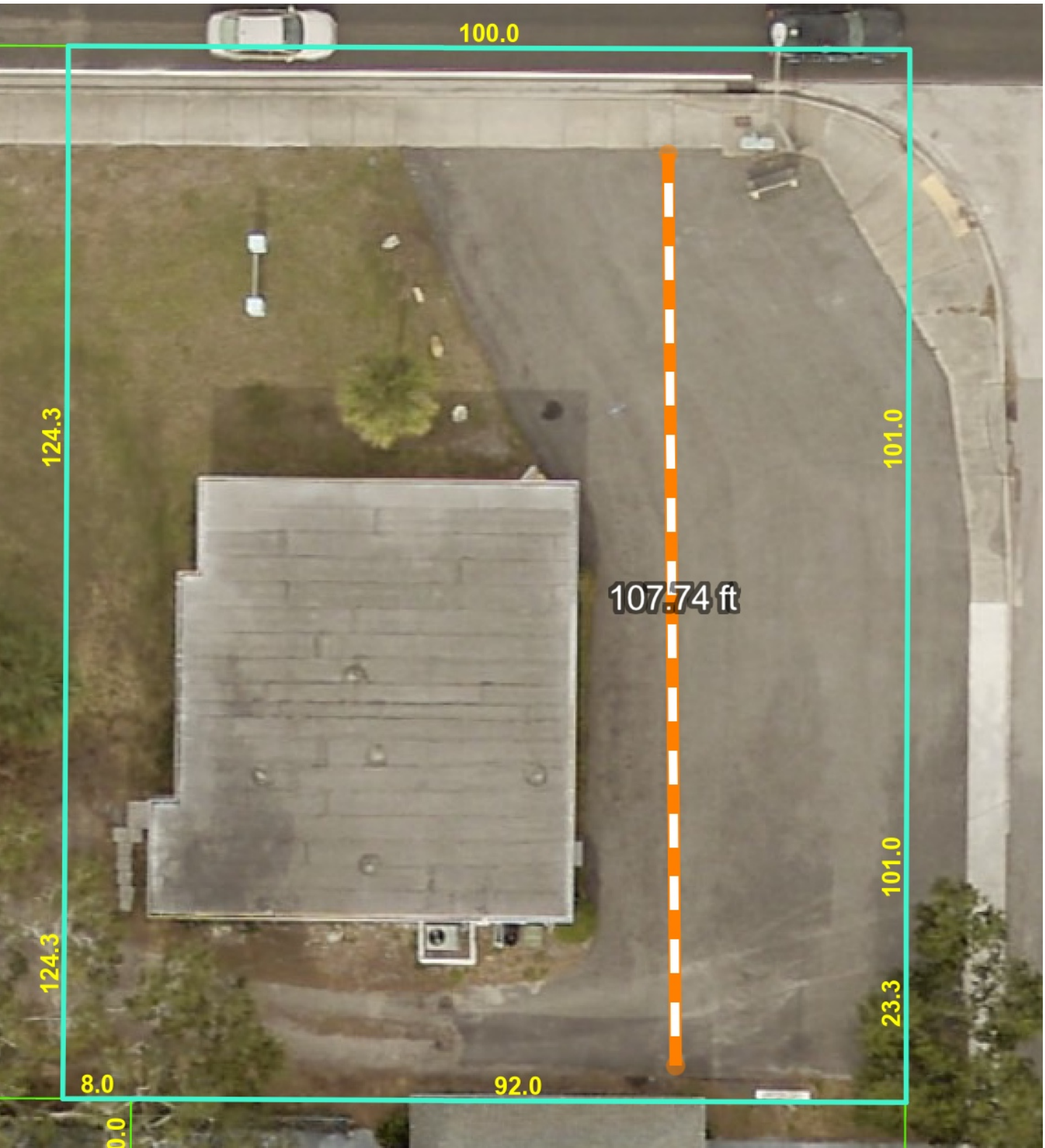
A.DUCHART LAND SURVEYING, INC.
2403 VERMONT AVENUE EAST
BRADENTON, FL 34208
aduchart@gmail.com
941-896-6811
LB-8115



outh Florida, Manatee County Government, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NP


9' X 20'
9' X 20'
9' X 20'
9' X 20'
9' X 20'
9' X 20'
9' X 20'
29.00 ft
9' X 20'
9' X 20'
9' X 20'
9' X 20'
9' X 20'
124.3
101.0
23.3
23.3
8.0
92.0
10.0
56.0

124.3
101.0
44.77 ft
124.3
101.0
23.3
8.0
92.0
226.6
25TH ST W
41.1


100.0
124.3
101.0
107.74 ft
101.0
124.3
23.3
8.0
92.0

Lic.# EF0001219 • Lic.# 451523 0001-1999 •
Lic.# 336071-0001-2003 • Lic.# 85377000012007

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: 727-581-9339

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: 941-377-2100

Toll Free - 800-327-7604
http://www.piperfire.com

SERVICE REPORT

WORK ORDER: **215070**

DATE: 06/17/2024

THIS IS NOT AN INVOICE

CUSTOMER:	Glamour & Design (AR#:20836)
SITE ALIAS:	I-15833 GLAMOURANDDE
STREET:	512 25th St. West
CITY:	Bradenton, FL 34205
CONTACT:	Travis Carlson

SERIAL #: 2

CALL TYPE:	Extinguisher Inspection
TROUBLE REPORTED:	SRQ Extinguisher Inspection
WORK PERFORMED:	F59935616 5lb 25R
	F59536159 5lb 25R Lake; Lamar on Jun 17, 2024

PARTS

QUANTITY	DESCRIPTION	UNIT	TOTAL
1	SRQ Extinguish Inspect Annual	--	N/A
1	AE1 Annual Exting Inspect Loc Flat Rate	$130.00	$130.00

LABOR

DATE	LABOR	TECHNICIAN/DESC	UNIT	TOTAL
Jun 17, 2024	0.5	Lake; Lamar (Inspection)	$0.00	$0.00

SALE AMOUNT	$130.00
SALES TAX	$9.10
BALANCE	$139.10

IS JOB COMPLETE? **Yes**

Customer

Name:

Date: 06/17/2024 02:12 PM

Comments:

Employee

Name: Lamar Lake

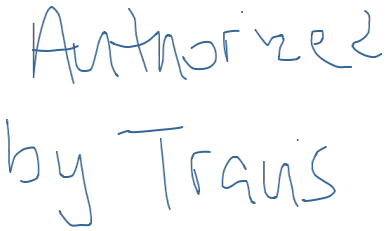
Date: 06/17/2024 02:12 PM

Comments:

Email

travis.e.carlson@gmail.com,

Customer Signature



Lic.# EF0001219 • Lic.# 451523 0001-1999 •
Lic.# 336071-0001-2003 • Lic.# 85377000012007

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: 727-581-9339

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: 941-377-2100

Toll Free - 800-327-7604
http://www.piperfire.com

SERVICE REPORT

WORK ORDER: **215071**

DATE: 06/17/2024

THIS IS NOT AN INVOICE

CUSTOMER:	Glamour & Design (AR#:20836)
SITE ALIAS:	I-15833 GLAMOURANDDE
STREET:	512 25th St. West
CITY:	Bradenton, FL 34205
CONTACT:	Travis Carlson

SERIAL #: 2

CALL TYPE:	Em/Ex Light Inspection
TROUBLE REPORTED:	SRQ Em/Ex Light Inspect
WORK PERFORMED:	--

PARTS

QUANTITY	DESCRIPTION	UNIT	TOTAL
1	SRQ Exit/EM Light Insp Annual	--	N/A
3	Emer/Exit Light Insp	$9.25	$27.75
1	Battery 4.8V LED	$66.00	$66.00

LABOR

DATE	LABOR	TECHNICIAN/DESC	UNIT	TOTAL
Jun 17, 2024	0.25	Lake; Lamar (Inspection)	$0.00	$0.00

SALE AMOUNT	$93.75
SALES TAX	$6.56
BALANCE	$100.31

IS JOB COMPLETE? **Yes**

Customer

Name:

Date: 06/17/2024 02:28 PM

Comments:

Employee

Name: Lamar Lake

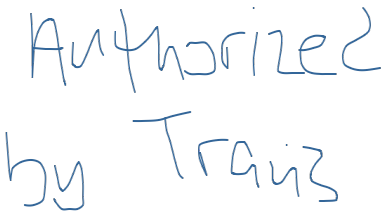
Date: 06/17/2024 02:28 PM

Comments: Card

Email

travis.e.carlson@gmail.com,

Customer Signature



3 of 3

Prepared by and return to:

Brenda Rowlett
BARNES WALKER TITLE, INC.
3119 Manatee Ave W
Bradenton, FL 34205
941-778-7721
File Number: 69272.001.18
Doc Stamps: $ 1393.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **February, 2018** between **Bradenton Properties of Manatee, LLC, f/k/a Bradenton Properties, LLC, a Florida limited liability company**, whose post office address is: 3615 NE 207th Street Apt 3215, Aventura, FL 33180, grantor, and **Travis Edwin Carlson and Gabriela Soledad Bueno, as Co-Trustees of The Carlson Family Trust, u/a/d 04/12/2017** whose post office address is: 7907 17th Avenue NW, Bradenton, FL 34209, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Manatee County Florida** to-wit:

See Exhibit "A," attached hereto and incorporated herein by reference.

Parcel Identification Number: 34432.0000/5

(The property identification number shall not be considered a legal description and is provided for informational purposes only.)

The Grantee, as Trustee, has the full power and authority to protect, conserve, sell, convey, lease, borrow, and encumber, and to otherwise manage and dispose of said real property pursuant to Florida Land Trust Act, as subsequently amended and/or revised.

Subject to valid reservations, restrictions and easements of record.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Witness Name: Cassandra Rodriguez

Witness Name: Randa Montano

Bradenton Properties of Manatee, LLC, a Florida limited liability company

By: Gregg A. Guinta
Gregg A. Guinta, as Authorized Member

State of Florida
County of Dade

The foregoing instrument was acknowledged and subscribed before me this 21st day of February, 2018 by Gregg A. Guinta, as Authorized Member of Bradenton Properties of Manatee, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CASSANDRA RODRIGUEZ MY COMMISSION EXPIRES MAY 14, 2021 #GG 104466 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: Cassandra Rodriguez

My Commission Expires: May 14, 2021.

Exhibit A

Lot 20, S.V. HARRIS SUBDIVISION, according to the plat thereof recorded in Plat Book 1, Page 303, of the Public Records of Manatee County, Florida.

ALSO: Beginning at a point in the Northerly line of Lot 20, S.V. HARRIS SUBDIVISION, according to the plat thereof as recorded in Plat Book 1, Page 303, Public Records of Manatee County, Florida, 92 feet West of the NE corner of said Lot 20; thence continue West, 48 feet; thence South, 10 feet; thence East, 48 feet; thence North 10 feet to the Point of Beginning.

Parcel Identification Number: 34432.0000/5

GENERAL STAR INDEMNITY COMPANY
FLORIDA IMPORTANT NOTICE – SURPLUS LINES

Addendum to Policy Declarations:

Insured's Name: Glamour & Design, LLC; The Carson Family Trust U/A 4/12/2017

Policy #: IMA420411B

Policy Dates: From: 02/16/2025 To: 02/16/2026

Surplus Lines Agent's Name: Kathy Colangelo

Surplus Lines Agent's Address: 970 Lake Carillon Drive, Suite 200
St. Petersburg FL 33716

Surplus Lines Agent's License #: A305417

Producing Agent's Name: Guided Insurance Solutions LLC - Tampa - Robert John Wentzell

Producing Agent's Physical Address: 4904 Eisenhower Blvd South
Tampa, FL 33634

1) **"THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER."**

Policy Premium:	$7,114.00
Policy Fee:	$200.00
Inspection Fee:	
Tax:	$361.31
Service Fee:	$4.39
Citizen's Assessment:	
EMPA Surcharge:	$4.00
FHCF Assessment:	

Surplus Lines Agent's Countersignature:

2) **"SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY."**

COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

POLICY # IMA420411B

1. NAMED INSURED Glamour & Design, LLC; The Carson Family Trust U/A 4/12/2017 **EFFECTIVE DATE** 02/16/2025

2. DESCRIPTION OF PREMISES

LOC. #	BLDG. #	STREET	CITY	STATE	ZIP
1	1	512 25th Street West	Bradenton	FL	34205
2	1	3401 14th Street West	Bradenton	FL	34205

LOC. #	BLDG. #	CONST	PROTECT CLASS	DIST TO WATER	YEAR BUILT	OCCUPANCY	CLASS CODE
1	1	JM	03	3.5	1952	Halls - OTNFP	0843
2	1	JM	03	3.5	1958	Outdoor Property	0844

3. COVERAGES PROVIDED INSURANCE AT THE DESCRIBED PREMISES APPLIES ONLY FOR COVERAGES FOR WHICH A LIMIT OF INSURANCE IS SHOWN.

LOC. #	BLDG. #	COVERAGE	LIMIT OF INSURANCE	COVERED CAUSES OF LOSS	COINSURANCE*	RATES	PREMIUM
1	1	Building	300,000	Special	80	2.121	6,364
2	1	Outdoor Property	100,000	Basic	80	.750	750

* IF EXTRA EXPENSE COVERAGE, LIMITS ON LOSS PAYMENT

TERRORISM RISK INSURANCE ACT (TRIA) PREMIUM: _____
(TRIA COVERAGE NOT APPLICABLE UNLESS PREMIUM SHOWN ABOVE)

TOTAL PREMIUM: 7,114

4. OPTIONAL COVERAGES APPLICABLE ONLY WHEN ENTRIES ARE MADE IN THE SCHEDULE BELOW.

LOC. #	BLDG. #	AGREED VALUE EXPIRATION DATE	COVERAGE	AMOUNT	REPLACEMENT COST(X) BUILDING	REPLACEMENT COST(X) PERSONAL PROPERTY	REPLACEMENT COST(X) INCLUDING "STOCK"
1	1				x		

INFLATION GUARD (Percentage) BUILDING	INFLATION GUARD (Percentage) PERSONAL PROPERTY	* MONTHLY LIMIT OF INDEMNITY (Fraction)	*MAXIMUM PERIOD OF INDEMNITY (X)	*EXTENDED PERIOD OF INDEMNITY (Days)

*APPLIES TO BUSINESS INCOME ONLY.

5. MORTGAGE HOLDER

LOC. # BLDG. # MORTGAGE HOLDER NAME AND MAILING ADDRESS

6. DEDUCTIBLE

SEE GSI-04-P487 (09-20) APPLICATION OF THE DEDUCTIBLE ENDORSEMENT

7. FORMS APPLICABLE

TO ALL COVERAGES: See Schedule of Forms & Endorsements GSI-04-FORMSCH (1-01)

TO SPECIFIC PREMISES/COVERAGES:

LOC. # BLDG. # COVERAGES FORM NUMBER

GENERAL STAR INDEMNITY COMPANY

120 LONG RIDGE ROAD
PO BOX 10354
STAMFORD, CONNECTICUT 06904-2354

A305417

A Stock Insurance Company

COMMON POLICY DECLARATIONS

POLICY # IMA420411B RENEWAL OF POLICY # IMA420411A

1. NAMED INSURED Glamour & Design, LLC; The Carson Family Trust U/A 4/12/2017

MAILING ADDRESS 7907 17th Avenue Northwest

Bradenton FL 34209

2. POLICY PERIOD: From 02/16/2025 to 02/16/2026
at 12:01 A.M. Standard Time at your mailing address shown above.

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

3. THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

	PREMIUM
Commercial Property Coverage Part	$ 7,114.00
Commercial Inland Marine Coverage Part	$
Commercial General Liability Coverage Part	$
Equipment Breakdown Coverage	$
Liquor Liability Coverage Part	$
_____ Coverage Part	$
TOTAL PREMIUM	$ 7,114.00
STATE SURPLUS TAX (4.940 %)	$ 361.31
POLICY FEE	$ 200.00
	$
Stamping Fee(0.06%)	$ 4.39
	$
	$
EMPA Fee	$ 4.00
	$
POLICY TOTAL (payable at inception)	$ 7,683.70

4. FORM OF BUSINESS:

☐ Individual ☐ Partnership ☒ Limited Liability Company
☐ Joint Venture ☐ Organization (Other than Partnership, Joint Venture or Limited Liability Company)

5. BUSINESS DESCRIPTION: Special event decorator and coodinator

6. FORMS AND ENDORSEMENTS (other than applicable Forms and Endorsements shown elsewhere in the policy)

See Schedule of Forms & Endorsements GSI-04-FORMSCH (1-01)

THESE COMMON POLICY DECLARATIONS, AND OTHER APPLICABLE COVERAGE PART DECLARATIONS, TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

COUNTERSIGNED AT St. Petersburg FL 33716 BY: Kathy Colangelo A305417
Authorized representative or countersignature, whichever applies.

DATE 02/19/25 TH

PRODUCER CODE: 10681

PRODUCER NAME: Hull & Company, LLC

Southern-Owners

Issued 03-27-2024

INSURANCE COMPANY
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

TAILORED PROTECTION POLICY DECLARATIONS

AGENCY GUIDED INSURANCE SOLUTIONS
12-0471-00 MKT TERR 052 800-676-0769

Renewal Effective 05-12-2024

POLICY NUMBER 152312-20354068-24

INSURED GLAMOUR & DESIGN LLC

Company Use 20-23-FL-1505

ADDRESS 512 25TH ST W

BRADENTON FL 34205-4831

Company Bill

Policy Term
12:01 a.m. 05-12-2024 to 12:01 a.m. 05-12-2025

In consideration of payment of the premium shown below, this policy is renewed. Please attach this Declarations and attachments to your policy. If you have any questions, please consult with your agent.

55039 (11-87)

COMMON POLICY INFORMATION

Business Description: Event Planning

Entity: Limited Liab Corp

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PART(S):	PREMIUM
COMMERCIAL GENERAL LIABILITY COVERAGE	$251.00
MINIMUM PREMIUM ADJUSTMENT (GL)	$186.00
EMERGENCY FLORIDA INSURANCE GUARANTY ASSOCIATION ASSESSMENT	$2.51
TOTAL	**$439.51**

THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

Premium shown above for commercial general liability coverage is an advanced premium deposit and may be subject to audit.

Forms that apply to all coverage part(s) shown above (except garage liability, dealer's blanket, commercial automobile, if applicable):
55156 (07-12)

Countersigned By: GUIDED INSURANCE SOLUTIONS

Southern-Owners Ins. Co. Issued 03-27-2024

AGENCY GUIDED INSURANCE SOLUTIONS 12-0471-00 MKT TERR 052 Company Bill **POLICY NUMBER 152312-20354068-24** 20-23-FL-1505

INSURED GLAMOUR & DESIGN LLC Term 05-12-2024 to 05-12-2025

55040 (11-87)

COMMERCIAL GENERAL LIABILITY COVERAGE

COVERAGE	LIMITS OF INSURANCE
General Aggregate (Other Than Products-Completed Operations)	$2,000,000
Products-Completed Operations Aggregate	$2,000,000
Personal And Advertising Injury	$1,000,000
Each Occurrence	$1,000,000
COMMERCIAL GENERAL LIABILITY PLUS ENDORSEMENT	
Damage to Premises Rented to You (Fire, Lightning, Explosion, Smoke or Water Damage)	$300,000 Any One Premises
Medical Payments	$10,000 Any One Person
Limited Hired Auto & Non-Owned Auto	$1,000,000 Each Occurrence
Expanded Coverage Details See Form:	
Extended Watercraft	
Broadened Supplementary Payments	
Broadened Knowledge Of Occurrence	
Additional Products-Completed Operations Aggregate	
Blanket Additional Insured - Lessor of Leased Equipment	
Blanket Additional Insured - Managers or Lessors of Premises	
Newly Formed or Acquired Organizations Extension	
Blanket Waiver of Subrogation	

Twice the "General Aggregate Limit", shown above, is provided at no additional charge for each 12 month period in accordance with form 55885.

AUDIT TYPE: Annual Audit

Forms that apply to this coverage:

CG2001 (04-13)	59350 (01-15)	55146 (06-04)	IL0021 (07-02)	CG0220 (03-12)
IL0017 (11-85)	55881 (12-17)	CG2106 (05-14)	59325 (12-19)	CG0001 (04-13)
55513 (05-17)	55719 (05-17)	CG2109 (06-15)	55029 (05-17)	CG2196 (03-05)
CG2132 (05-09)	CG2147 (12-07)	55885 (05-17)	CG2010 (04-13)	65034 (06-22)

Southern-Owners Ins. Co. Issued 03-27-2024

AGENCY GUIDED INSURANCE SOLUTIONS Company **POLICY NUMBER 152312-20354068-24**
12-0471-00 MKT TERR 052 Bill 20-23-FL-1505

INSURED GLAMOUR & DESIGN LLC Term 05-12-2024 to 05-12-2025

LOCATION 0001 - BUILDING 0001

Location: 512 25Th St W, Bradenton, FL 34205-4831

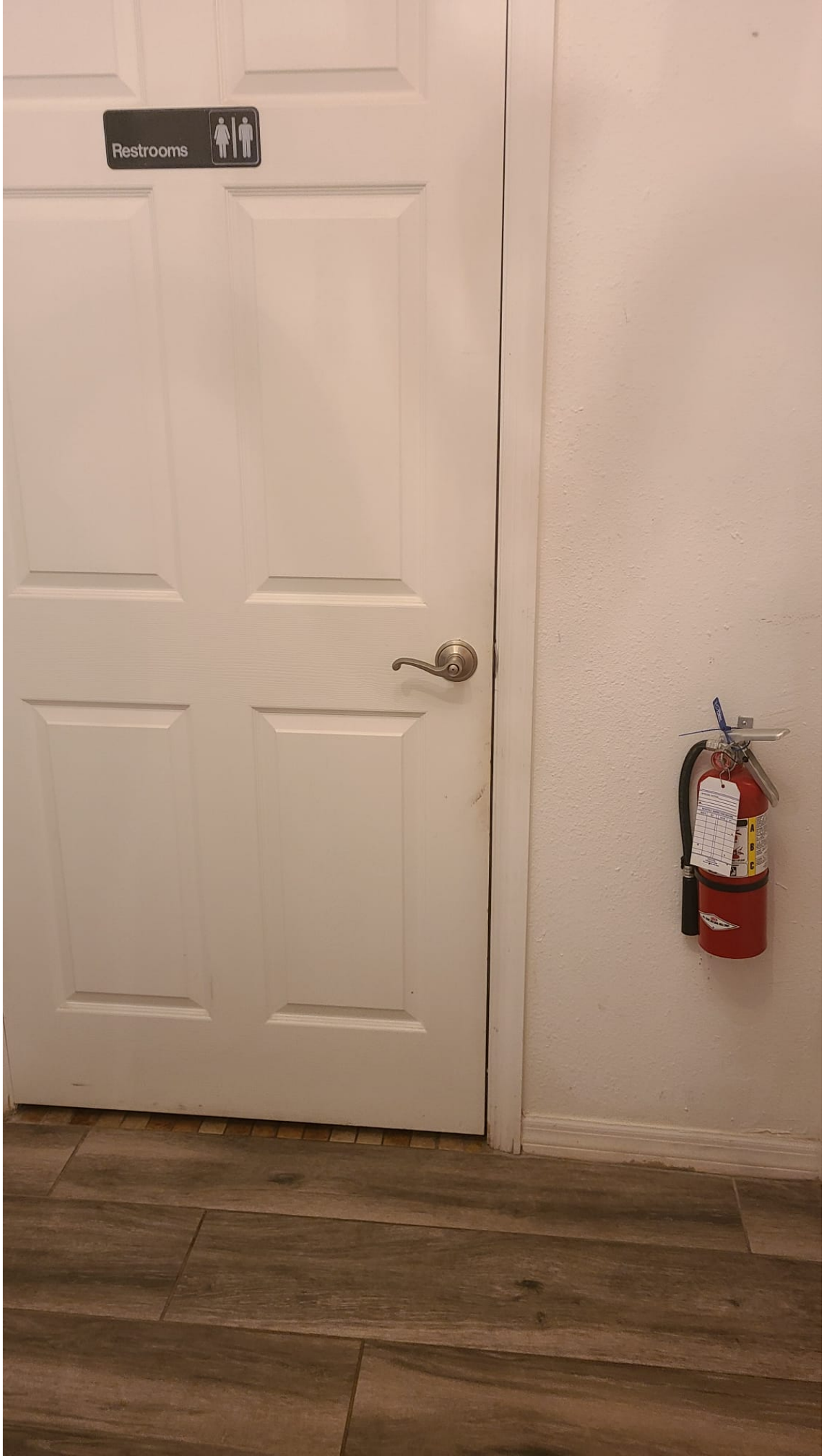
Territory: 006 **County:** Manatee

CLASSIFICATION	CODE	SUBLINE	PREMIUM BASIS	RATE	PREMIUM
Commercial General Liability Plus Endorsement Included At 7.4% Of The Premises Operation Premium	00501	Prem/Op	Prem/Op Prem Included	Each 1 Included	Included
Halls (For-Profit)	44276		Area	Each 1000	
		Prem/Op	1,000	164.356	$164.00
		Prod/Comp Op	1,000	20.853	$21.00
Event, Party Or Wedding Planners	44280		Payroll	Each 1000	
		Prem/Op	$38,000	.483	$18.00
		Prod/Comp Op	$38,000	.058	$2.00
Additional Interests	49950				
Cg2010 04-13 Add'L Ins-Excl Prod					
1. Palma Sola		Prem/Op	Flat Charge		$22.00
2. Miller Haus Llc		Prem/Op	Flat Charge		$22.00

COMMERCIAL GENERAL LIABILITY COVERAGE - LOCATION 0001 SUMMARY	PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59350	$2.00
LOCATION 0001	**$251.00**


EXIT
Stationary
Sanitation
Area


EXIT


Restrooms
A
B
C


Better Homes & Gardens






MFRMLS

City of Bradenton, Florida
Department of Planning and Community Development

Pre-Application/Development Review Committee Meeting Staff Notes

214622

Applicant:	Travis Carlson, agent for Carson Family Trust, owner							
Property Address:	512 25th Street West, Bradenton, FL							
Meeting Date:	December 07	**Time:**	1:30 pm	**Staff:**				
Project:	Change of Use to assembly- to build Wedding Venue Airbnb							
Ward:	3				**Acreage:**	0.18 ac.		
Parcel ID:	3443200005			**Flood Zone:**	X			
Request:	Change of Use			**Permitted Use?**				
Zoning:	UV, Urban Village		**FLUM:**	UV, Urban Village				
Regulatory Code	**Form-based Code**			**Land Use Regulations**		X		
Minimum Lot Size:	5000 square feet.		**Minimum Lot Width:**		50 ft.			
Setbacks:	**Front #1**	10 ft	**Front #2**	10 ft	**Side**	5 ft.	**Rear**	5 ft.
Maximum Dwelling Units:	25 du/ac. (max 70 du/ac. including workforce ho							
Maximum F.A.R.:	0.70							
Maximum Height:	45 feet							
Minimum Frontage Buildout (%):	NA%							
Max Impervious Surface/Lot coverage:	70 %							
Parking Requirement:	To be determined							
Overlay? Yes ☐ **No** ☑	NA							

Public Art Required?

☐ Yes ☑ No

School Board Review Required?

☐ Yes ☑ No

CITY OF BRADENTON

DEVELOPMENT REVIEW COMMITTEE
COMMENT SHEET

Application # 214622 **Pre-App/ DRC Date: December 07, 2021**

Project Name: Wedding venue
Project Address: 512 25th St West

PLANNING DEPARTMENT

1. The property is situated in UV, Urban Village zoning district with UV, Urban Village as the Future land Use Element.
2. The Applicant indicated that currently the property is being used as an event space 3-4 times per month, generally on Saturdays for typical events like baby shower, birthday parties and intimate wedding reception for 25-30 people, lasts 3 hours and ends no later than 10pm.
3. Angle parking spaces shall measure a minimum of 9'X 20'. Parallel parking spaces shall measure 10' x 24'. Handicapped parking spaces shall measure 12' x 20'. The required width of the aisle between rows of parking spaces shall be dependent upon the angle of the parking spaces as follows:

Angle of Parking Spaces	Required Aisle Width
90 degrees	24 feet, two-way traffic flow
60 degrees	18 feet, one-way traffic flow
45 degrees	13 feet, one-way traffic flow
30 degrees	11 feet, one-way traffic flow
Parallel	12 feet, one-way traffic flow

4. Would there be any Outdoor Ceremonies/ events? *Would be interested.* Ensure consistency with the attached noise ordinance. Indicate location of outdoor ceremonies on site plan.
5. Indicate the proposed dumpster location on site plan. You do have the option to request a waiver from dumpster requirement and continue can service. Contact Jim McLellan, Director of Public Works Department about the same.
6. The maximum permitted impervious coverage is 70% in this zoning district, and an estimate of calculations is to be included on site plan to indicate consistency.
7. Land-Based Classification Standards- consider wedding venues as Catering uses. Catering uses are not permitted in Urban Village. For catering use in LUR, parking requirement is 1 per 100 sq. ft. of floor area. Hence, for 1637 square feet of floor area, 16.37 or 17 parking spaces are required.
   Based upon parking requirements for an assembly use (religious establishment), a capacity of 35 people = 11 spaces required.
8. Insufficient parking is indicated on parking site plan, with spaces that are not dimensioned and no drive aisle indicated. Off-site parking must be approved by

PCD Director, according to LUR 4.1.4.2 (below).

The parking area currently at Jeremiah's Ice Cream, if used, must have a surface that meets Public works standards, marked spaces, curb stops, and drive aisles that meet standards No ADA spaces are to be placed in off-site parking.

4.1.4.2 Location a. The spaces required for a particular land use must be provided on the premises of that land use, or, if approved by the PCD Director, within 400 feet of the premises. The required parking areas may be consolidated into a large parking area serving other businesses and uses. Such off-premises parking areas shall be maintained, regulated, and enforced as if it were on the premises served. The PCD Director may require a deed, lease, or other reasonable proof necessary to show that the required off-premises parking area is controlled by and available to the applicant.

Adequate parking that meets all surface, dimensional and number of spaces for use must be provided in order to approve Change of Use and allow a wedding venue at this location.

PUBLIC WORKS DEPARTMENT

1. Scope of permitting required will depend on more detailed specifics of the site improvements required. It is possible a parking lot permit and dumpster permit only will be required.
2. All non-residential entities shall be provided solid waste service via dumpster. Customers may be petition to be excluded from this requirement by submitting supporting information to the Director of Public Works.
3. See above Planning comments as well.

BUILDING DEPARTMENT

No comments at this time.

FIRE DEPARTMENT

1. If kitchen is to be used for commercial cooking, hood and extinguishing systems required.
2. Residential cooking appliances cannot be located in this structure without protection.
3. This had been approved several years ago by another inspector who issued occupant loads for each room. Those were evaluated and adjusted a year or two ago.

POLICE

1. Noise levels must remain within those specified by City of Bradenton Code of Ordinances Article V, *Section 38-155 Maximum Sound Levels*
2. Concerns with traffic issues- do not block alley with parking or staging.

CITY SURVEYOR:

A boundary survey and topographic survey may be required based on the extent of exterior work and if a Site Improvement Permit is required. The topographic survey will need to be referenced to the North American Vertical Datum of 1988 (NAVD88) and based on the City of Bradenton's NAVD88 vertical control system or the National Spatial Reference System (NSRS) as published by the National Geodetic Survey (NGS). The use of a benchmark converted from NGVD29 to NAVD88 is not acceptable.

NEXT STEPS

1. Submit revised scaled site plan with attached plan amendment form to permitting@cityofbradenton.com that indicates:
   a. Area of site to be used for outdoor events
   b. Location of any on-site and off-site parking, including ADA spaces.
2. Submit any parking agreements for off-site location.
3. Contact Jim McLellan, Director of Public Works for Dumpster waiver.
4. Schedule a site visit with Chris Melser of Fire

Attachments:

- Contact list
- Noise Ordinance may be found at the link below: https://library.municode.com/fl/bradenton/codes/code_of_ordinances?nodeId=PTIICOOR_CH38EN_ARTVSOCOO

City of Bradenton
Development Review Committee (DRC) Contacts

Public Works (Utilities, Streets, Drainage)

- Tim Hochuli, P.E. / timothy.hochuli@bradentonFL.gov / 941.932.9492

Planning

- Myra Schwarz / myra.schwarz@bradentonFL.gov / 941.932.9403
- Sakshi / sakshi@bradentonFL.gov / 941-932-9422

Building

- Patrick Wenzel / patrick.wenzel@bradentonFL.gov / 941.932.9404

Fire

- Chris Melser / christopher.melser@bradentonFL.gov / 941.932.9627
- Ken Langston / kenneth.langston@bradentonFL.gov / 941.932.9603

City Surveyor

- David Cronkhite / david.cronkhite@bradentonFL.gov / 941.462.1984

Code Enforcement

-Volker Reiss/ volker.reiss@ bradentonFL.gov / 941-932-9402

Police

- Aaron.pilant@bradentonpd.com – City Wide Community Officer – Crime Prevention

Public Health- Florida Department of Health

Barbara Will, Environmental Supervisor 714-7585
Plan review, health inspection and licensing:
Department of Business & Professional Regulation, Division of Hotels & Restaurants,
1940 North Monroe Street, Tallahassee, FL 32399-1011, Ph: 850-487-1395.

http://www.myfloridalicense.com/dbpr/hr/index.html

Manatee County Schools

- Miller2p@manateeschools.net – School Liaison Pamela (Pam) Miller
Work (941) 708-8800 EXT 44223

PARKING LOT LEASE AGREEMENT

This Parking Lot Lease Agreement ("Agreement") is entered into as of [Date], by and between **2505 Manatee Ave W LLC**, a Florida limited liability company, with its principal office located at 2505 Manatee Ave. W ("Lessor"), and **Glamour & Design LLC**, a Florida limited liability company, with its principal office located at 512 25th St W ("Lessee").

1. Premises and Grant of Use

Lessor hereby leases to Lessee the non-exclusive right to use all parking spaces located on the property at 2505 Manatee Ave. W (the "Premises") for off-site parking use, in connection with Lessee's business operations at 512 25th St W.

Use of the Premises by Lessee shall be limited to:

- Outside of Lessor's regular business hours (currently Monday–Friday 9:00 am - 5:00 pm).
- Clients of Lessee and their invited guests.
- Parking only; no other usage is permitted.

2. Term

This Agreement shall commence on [Start Date] and shall remain in effect for an initial term of **one (1) year**. Upon expiration of the initial term, this Agreement shall automatically renew for successive one (1) year terms unless and until terminated by either party with thirty (30) days' prior notice before the end of the current term.

Notwithstanding the foregoing, Lessor may terminate this Agreement at any time in the event Lessor enters into a contract to sell the Premises or intends to redevelop or repurpose the property, by providing notice to Lessee.

3. Rent

Lessee shall pay Lessor an annual rental fee of **$2,000**, due on or before March 31 of each year. Payment shall be made by check or other mutually agreeable method.

4. Insurance

Lessee shall name Lessor as an additional insured on its general liability insurance policy, with limits not less than $1,000,000 per occurrence and $2,000,000 aggregate, and shall provide a certificate of insurance evidencing such coverage upon execution of this Agreement.

5. Indemnification

Lessee shall indemnify, defend, and hold harmless Lessor, its officers, employees, and agents from and against any and all claims, damages, liabilities, or expenses, including reasonable attorney's fees, arising out of or related to Lessee's use of the Premises, including the acts or omissions of Lessee's employees, agents, clients, guests, or invitees.

Lessor shall not be liable for any injury, loss, or damage to persons or property occurring on or about the Premises in connection with Lessee's use thereof, except in the case of gross negligence or willful misconduct by Lessor.

6. Recording

This Agreement may be recorded in the public records of Manatee County at Lessee's expense if required by the City of Bradenton to fulfill zoning or land use conditions.

7. Miscellaneous

- This Agreement shall be governed by the laws of the State of Florida.
- Any modification must be in writing and signed by both parties.
- This Agreement constitutes the entire understanding between the parties regarding the subject matter.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

LESSOR

2505 Manatee Ave W LLC

By: _____

Name: George B. Keyser

Title: Manager

LESSEE

Glamour & Design LLC

By: _____

Name: Travis E. Carlson

Title: Manager

NOTARY ACKNOWLEDGMENT

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of physical presence, this ____ day of _____, 20, by _____, as Manager of Glamour & Design LLC, and _____, as Manager of 2505 Manatee Ave W LLC, who are personally known to me or have produced _____ as identification.

Notary Public, State of Florida

(Signature) _____

(Printed Name) _____

My Commission Expires: _____

CERTIFICATION OF TRUST

TO: ALL FINANCIAL INSTITUTIONS, MUTUAL FUND ADMINISTRATORS, TITLE INSURERS, TRANSFER AGENTS, AND OTHER PERSONS AND INSTITUTIONS

The undersigned desire to confirm the establishment of a revocable living trust named THE CARLSON FAMILY TRUST (hereinafter referred to as the "Trust"). The following provisions are found in said Trust and may be relied upon as a full statement of the matters covered by such provisions by anyone dealing with the original co-Trustees or their successors.

CREATION OF TRUST

The Trust was created concurrently herewith by a Trust Agreement executed by the undersigned as Settlors and co-Trustees, for the benefit of the undersigned during their joint lifetimes, thereafter for the lifetime benefit of the survivor, and ultimately for the benefit of other successor beneficiaries in interest.

NAME OF TRUST

The name of the Trust is THE CARLSON FAMILY TRUST. Any assets held in the name of the Trust should be titled in substantially the following manner: TRAVIS EDWIN CARLSON and GABRIELA SOLEDAD BUENO, as co-Trustees of THE CARLSON FAMILY TRUST, U/A dated April 12, 2017.

TRUSTEE

The currently acting co-Trustees of the Trust are TRAVIS EDWIN CARLSON and GABRIELA SOLEDAD BUENO. If either of said co-Trustees shall cease to act for any reason, the other shall act as sole Trustee of the Trust. In the event that both cease to act for any reason, the successor Trustee shall be in the following order of priority:

ADAM ELIAS CARLSON, if he is no longer a minor
DOUGLAS BURNELL CARLSON
LINDA MARGRET SPERANZA
MARINA ELIZABETH BUENO

SIGNATURE AUTHORITY

While both Settlors are acting as co-Trustees, only one signature shall be required to conduct business with respect to property and/or assets held or owned by the Trust. Any third party dealing with the Trust may rely upon this singular authority without any further evidence. Any Trust asset may be titled to reflect this authority, including the designation "and/or".

REVOCABILITY OF TRUST

The Trust is revocable. The persons holding the power to revoke or amend the Trust are TRAVIS EDWIN CARLSON and GABRIELA SOLEDAD BUENO.

TAXPAYER IDENTIFICATION NUMBER

The Trust uses the Social Security number of either Settlor as its Taxpayer Identification Number. No separate tax identification number is required while this Trust is revocable and the Settlors or either of them is acting as Trustee.

ADDRESS OF THE TRUST

The Trust uses the address of the Settlors/Trustees as its location. This address is currently 7907 17th Avenue NW, Bradenton, Florida 34209.

TRUSTEE AUTHORITY

(1) Subject to state law, a Trustee may appoint an Attorney-in-Fact ("Power of Attorney") and delegate to such agent the exercise of all or any of the powers conferred upon a Trustee.

(2) No purchaser from or other person dealing with a Trustee shall be responsible for the application of any purchase money or thing of value paid or delivered to such Trustee, but the receipt by a Trustee shall be a full discharge; and no purchaser or other person dealing with a Trustee and no issuer, or transfer agent, or other agent of any issuer of any securities to which any dealings with a Trustee should relate, shall be under any obligation to ascertain or inquire into the power of such Trustee to purchase, sell, exchange, transfer, mortgage, pledge, lease, distribute or otherwise in any manner dispose of or deal with any security or any other property held by such Trustee or comprised in the trust fund.

(3) The certification of a Trustee that such person is acting according to the terms of the Trust shall fully protect all persons dealing with such Trustee. Any person may rely upon the certification of any Trustee as to the matters which are not contained in this Certification of Trust, including a further enumeration of the Trustee's powers.

A person who acts in reliance on this Certification of Trust without knowledge that the representations contained in this Certification of Trust are incorrect is not liable to any person for so acting and may assume without inquiry the existence of the facts contained in this Certification. Knowledge of the terms of the Trust may not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying on the certification. A person who in good faith enters into a transaction in reliance on this Certification of Trust may enforce the transaction against the trust property as if the representations contained in this Certification of Trust were correct.

TRUSTEE'S POWERS

The Trustee shall have, in general, the power to do and perform any and all acts and things in relation to the trust fund in the same manner and to the same extent as an individual might or could do with respect to his or her own property including the power to buy, sell, hold, transfer, convey, or exercise any ownership rights in any asset for the Trust by executing any appropriate document, or by an oral demand to buy or sell a security; to maintain, deposit or to withdraw from any bank, brokerage or mutual fund account (including margin accounts), and to sign checks or drafts on any such account; to purchase or exercise rights in any life insurance or annuity contracts; and to borrow and pledge any Trust asset as security. In addition to the above, the Trustee shall have all of the powers authorized by §736.0816 of the Florida Trust Code (as though such powers were set forth herein).

ADMINISTRATIVE PROVISIONS

(1) The Trust shall be administered according to the Florida Trust Code (Title XLII, Chapter 736 of the Florida Statutes), except as shall be specifically modified therein.

(2) The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

(3) This Certification of Trust is a true and accurate statement of the matters referred to herein concerning the Trust.

(4) This Certification of Trust has been signed by both of the currently acting co-Trustees of the Trust.

(5) Reproductions of this executed original (with reproduced signatures) shall be deemed to be original counterparts of this Certification of Trust and any person who is in possession of a photocopy of this executed Certification may, in good faith, rely upon the information it contains and shall not be liable to the Settlors, any Trustee or beneficiary for reliance upon the information herein contained.

(6) No person shall have received notice of any event upon which the use of this Certification of Trust depends unless said notice is in writing and until the notice is delivered to said person.

IN WITNESS WHEREOF, the undersigned declare under penalty of perjury that the foregoing is true and correct and that they have executed this Certification of Trust on April 12, 2017, in Manatee County, Florida.

Travis Carlson

TRAVIS EDWIN CARLSON,
Settlor-Trustee

GABRIELA SOLEDAD BUENO,
Settlor-Trustee

On the date last above written, TRAVIS EDWIN CARLSON and GABRIELA SOLEDAD BUENO declared to us, the undersigned, that the foregoing instrument was theirs and requested us to act as witnesses to it. That to the best of our knowledge, TRAVIS EDWIN CARLSON and GABRIELA SOLEDAD BUENO were of legal age, of sound mind, and under no constraint or undue influence. TRAVIS EDWIN CARLSON and GABRIELA SOLEDAD BUENO thereupon signed this instrument in our presence, all of us being present at the same time. We now, at their request, in their presence and in the presence of each other, subscribe our names as witnesses.

WALTER SOWA, III — 435 12th Street West, Bradenton, Florida

CHANTAL DESHAIES — 435 12th Street West, Bradenton, Florida

AFFIDAVIT

STATE OF FLORIDA, COUNTY OF MANATEE, ss.

IN WITNESS WHEREOF, we, TRAVIS EDWIN CARLSON and GABRIELA SOLEDAD BUENO, the Settlors, have signed our names to this instrument on this 12th day of April, 2017, and being duly sworn, we each do hereby declare to the undersigned authority and the undersigned witnesses that we signed and executed this instrument, that we signed it willingly (or willingly directed another to sign), that we executed it as our free and voluntary act for the purposes therein expressed, and that we are each of legal age, of sound mind, and under no constraint or undue influence.

TRAVIS EDWIN CARLSON **GABRIELA SOLEDAD BUENO**

We, WALTER SOWA, III and CHANTAL DESHAIES, the witnesses, sign our names to this instrument, and, being duly sworn, do hereby declare to the undersigned authority that TRAVIS EDWIN CARLSON and GABRIELA SOLEDAD BUENO, the Settlors, signed and executed this instrument and that the Settlors signed it willingly (or willingly directed another to sign), and that each of us, in the presence and hearing of the Settlors, hereby signs this instrument as witness to the Settlors' signing, and that to the best of our knowledge each of the Settlors is of legal age, of sound mind, and under no constraint or undue influence.

WALTER SOWA, III

CHANTAL DESHAIES

The foregoing instrument was acknowledged, subscribed and sworn to before me by the Settlors, TRAVIS EDWIN CARLSON and GABRIELA SOLEDAD BUENO, who are personally known to me or who have produced a Florida Driver's License as photo identification, and sworn to and subscribed before me by the witnesses, WALTER SOWA, III, who is personally known to me or who have produced a Florida Driver's License as photo identification, and CHANTAL DESHAIES, who is personally known to me or who have produced a Florida Driver's License as photo identification, on this 12th day of April, 2017.

NOTARY PUBLIC STATE OF FLORIDA

Abigail C. Wonnell
Commission # GG001115
Expires: June 12,2020
Bonded thru Aaron Notary

NOTARY PUBLIC (State of Florida)

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
June 18, 2025

Staff Report

Case Number: PLN-SUP-25-0012
Res. Number: 25-62
Applicant: Travis Carlson (applicant and owner)
Owner: The Carlson Family Trust U/A
Address: 512 25th St W
Parcel ID No: 3443200005
Current Zoning: Urban Village
Future Land Use: Urban Village
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: Urban Village
South: Urban Village
East: Urban Village
West: Urban Village

Future Land Use: North: Urban Village
South: Urban Village
East: Urban Village
West: Urban Village

Travis Carlson (applicant and owner) of property located at 512 25th St W submitted a Special Use Permit application to allow for an Event Center to be located at the subject property.

It should be noted that the use (Event Center) has been operating at the subject location without proper reviews or approvals from the city.

City of Bradenton Code Enforcement has an open code violation on the property for an Event Center operating without proper Change of Use permits.

The following is a history of the property from 2021 to present, starting from the first application to the Development Review Committee:

- December 7, 2021: Pre-Application Meeting Request filed for an office building.
- July 2024: City staff starts conversation with Travis Carlson about change of use to an event center from it's current residential use.
- April 16th, 2025: Code Enforcement places a STOPWORK order on the door of the location at 512 25th St W citing that a change of use was done without permits.
- April 21st, 2025: Development Review Committee is scheduled as a Special Use Permit is applied for.

Following is a summary of property information and information about the proposed use:

- Property is .1800 acres in size and contains a single-story, 1,156 sq. ft. structure that was permitted as a single-family residence.
- Application materials from the 2021 DRC meeting state that the structure has a total occupancy load of 35.
- Property currently contains two driveways, one that provides a single point of ingress/egress onto 25th St W, and another that provides a single point of ingress/egress onto 25th Street CT W
- Required parking:
    - Based on capacity of 25 people and parking requirements for assembly usage, 11 spaces are required, with 1 ADA space.
        - The applicant was told that they are required to get an off-site parking agreement with a neighboring business due to the parking requirement being higher than they currently can fit.

Per LUR Schedule 4.1.4.1. of the LUR, parking for the proposed use is 1 per 3 visitors based on maximum capacity of assembly. As stated, the applicant is proposing 11 onsite spaces.

LUR Section 4.1.4.2.a. states that parking for a particular land use must be provided on the premises of that land use, or, if approved by the PCD Director, within 400 ft. of the premises.

On May 6th, 2025, the Development Review Committee (DRC) reviewed the proposed request and there were concerns brought up by various DRC team members. The concerns include the following:

Public Works:

- The offsite parking (**Exhibit E**) will have to be brought up to compliance with current standards to be properly utilized as part of an agreement for off-site parking.

- This includes striping the lot, as well as installing stop bars and stop signs, as well as wheel stops for each of the properly sized parking spaces.
- This will trigger a Site Improvement Permit, which needs to have the approval of Public Works for drainage and traffic flow before proceeding further.

Planning & Zoning:

- Hours of operation show that there will be overlap with the Dentist's office that parking spaces are being rented from.
- Business needs to ensure that they have filed for a Local Business Tax Receipt with the City.
- There appear to be multiple structures on site that were installed without permits and need to be permitted.

LAND USE REGULATIONS (LUR):

Section 4.1.4 *On-site parking and vehicular access.*

On-site parking shall be provided for each business, residence, institution, or other land use in compliance with this subsection. See subsections 2.2.2 and 2.2.3 for permit requirements and procedures. The number of required on-site parking spaces for each type of land use and for handicapped persons is set forth in schedule 4.1.4.1. The PCD director may waive certain parking requirements in the PDP, UV, UC, and UCBD Land Use Atlas districts and planned redevelopment projects, and shall establish policies for equitably granting such waivers. Granting of a parking requirement waiver may require additional landscaping to be provided by the applicant pursuant to schedule 4.1.4.4.

Schedule 4.1.4.1 Automobile On-Site Parking Space Requirements

AMUSEMENT ESTABLISHMENTS	
Indoor or Non-Spectator	1 per 3 visitors based on maximum capacity of assembly

Section 4.1.4.2 *Location*.

a. The spaces required for a particular land use must be provided on the premises of that land use, or, if approved by the PCD director, within 400 feet of the premises. The required parking areas may be consolidated into a large parking area serving other businesses and uses. Such off-premises parking area shall be maintained, regulated, and enforced as if it were on the premises served. The PCD director may require a deed, lease, or other reasonable proof necessary to show that the required off-premises parking area is controlled by and available to the applicant.

b. Parking areas serving non-residential uses shall not be located within a residential zone.

COMPREHENSIVE PLAN:

Future Land use Element
Policy 1.2.1 – Urban Village
The Urban Village includes areas near the fringe of the Urban Core and is anticipated to develop with the character, lifestyle, and friendliness of a village based on the concepts of new urbanism. Permitted uses within the Urban Village encourage the development of a district with a distinct sense of place, walkable environment that supports and enhances abutting neighborhood areas. Desired uses in the Urban Village include: small lot single-family dwellings, multiple-family rowhouses and midrise housing types, flex houses, providing live-work opportunities, professional and medical offices, retail stores, artisanal uses, restaurants, personal services and professional services, civic and recreation uses, greenspace. Climate controlled storage facilities that are vertically mixed with other permitted uses can be considered with a special use permit if located on an arterial roadway; they are prohibited as a stand-alone use. Auto-oriented uses such as gas stations, car washes, vehicles sales, auto repair, vehicle storage, outdoor storage, and drive thru's are prohibited. Outdoor storage is prohibited.

Private Property Rights Element
Policy 1 Statement of Rights
The following rights shall be considered in local decision making**:**

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possession and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Compliance Overview with Land Use Regulations
Land uses requiring Special Use Permits are those which have the potential of disturbing other land uses in the zoning district. Because they are not necessarily compatible with land uses in the zone in which they are allowed, they require discretionary review. Special uses are permitted only if the use will be compatible with surrounding uses or can be made compatible through

limitations of their operation or enhancements of the site development design. The Special Use Permit makes the stipulations of approval mandatory. The Special Use Permit is valid for the property on which it is issued for as long as the conditions are met unless the approval stipulates otherwise.

The following is a list of required Land Use Regulations subject to review for Special Use Permits:

GENERAL STANDARDS (LAND USE REGULATIONS):

3.3.1 *General standards.* All special uses shall comply at minimum with the following standards. Additional requirements may be made by city council to ensure compatibility of uses.

3.3.1.1 All special uses shall be subject to the general regulations of these LURs for single lot development, structures, lots, yards and vehicular use areas as well as the specific dimensional regulations for lots and structures for the zoning district in which the special use is proposed.

3.3.1.2 A landscaped separation strip of at least ten feet in width shall be provided along all property lines and along all streets serving the premises, except at approved access points.

3.3.1.3 If the use is listed as a specific use in section 4.3, the standards of that section must be met.

REVIEW CRITERIA (LAND USE REGULATIONS):

3.3.2 *Review criteria.* All special uses shall comply with and be reviewed using the following criteria to determine whether to allow the use at the proposed location and to determine appropriate conditions to the use.

3.3.2.1 The tract of land must be suitable for the type of use proposed by virtue of its location, topography, shape and the nature of surrounding development.

Staff Response: It appears that the proposed use of a club/event center at the subject property may not be suitable due to the lack of off-street parking on premise.

3.3.2.2 Access points must be located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible.

Staff Response: Due to the uncertainty of the volume of vehicles exiting the property during and after events, it appears that the access points may be negatively impacted.

3.3.2.3 All buildings shall be located an adequate distance from property lines and streets. Setbacks in excess of those required for the specific zone may be required to lessen the effect of the use on neighboring properties.

Staff Response: No new buildings will be constructed as part of the proposed use.

3.3.2.4 Permanent screening, such as walls, fences, hedges, and other barriers, may be required to protect surrounding properties from view of the premises or noises from the use. The minimum height and other parameters of such screening may be specified.

Staff Response: The applicant needs to get permits for the existing structures which were installed without permits.

3.3.2.5 The following shall be considered and cited as reasons for approval or denial of the application:

Please see submitted application materials for the applicant's responses.

a. Adequacy of ingress and egress to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access.

   Staff Response: No new ingress and egress points are being proposed as part of the subject request.

b. Location and design of off-street parking and loading areas in regard to the items in "a." above and the smoke, noise, glare, dust, vibrations, fumes, pollution and other effects of the use on adjoining properties.

Staff Response: It does not appear that noise and glare may be an issue on adjacent properties.

c. Location and design of refuse and service areas in regard to availability, adequacy and effect upon surrounding properties.

   Staff Response: It appears that the subject request will not affect the location and design of existing refuse and service areas. City Public Works did not state any concerns with refuse volume or pick-up during the Development Review Committee (DRC) review process.

d. Utilities, in regard to location, availability, adequacy and compatibility with surrounding properties.

   Staff Response: It appears that the subject request will not affect or impact existing utilities.

e. Screening, buffering or separation of any nuisance or hazardous feature of the use.

   Staff Response: There are existing structures which act as screening that were installed without permits.

f. Proposed signs and exterior lighting with reference to glare, traffic safety and compatibility and harmony with surrounding properties.

   Staff Response: No new lighting or signage is being proposed as part of the subject request. Should any lighting or signage be installed in the future, it shall be in accordance with the City of Bradenton's requirements.

g. Effect upon the value of surrounding properties; the use shall not hinder the development of nearby vacant properties or adversely affect their economic value.

   Staff Response: It appears that the subject request will not adversely affect the economic value of surrounding properties.

h. Adequacy of land and/or building which are to be used.

   Staff Response: It appears that the land is inadequate for the proposed use at maximum occupancy based on the need to get an offsite parking agreement with a neighboring business.

i. General compatibility or appropriateness with adjacent properties and other property in the district with special consideration given to the proposed hours of operation.

Staff Response: It appears that the proposed request is compatible with adjacent properties as this area contains mainly commercial uses.

j. Environmental quality of the district in which the use is proposed and the effect the special use permit might have on such quality.

Staff Response: It appears that there will be no negative impacts to the existing environmental quality of the district as a result of the subject request.

k. Consistency with the city's comprehensive plan.

Staff Response: It appears that the proposed use is consistent with the City's Comprehensive Plan.

STAFF COMMENTS:

1. Planning Commission is encouraged to evaluate the request based on the provided criteria, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be consistent with the intent of Section 3.3.2.5 of the Land Use Regulations and the Design Element of the Comprehensive Plan.

Should the Planning Commission wish to recommend to City Council approval the subject request, staff recommends that the following stipulations be applied to the approval:

a. All events related to the Event Center shall occur between the hours of 11am and 7pm.
b. The Property shall only be used as an event space when the Property is subject to an off-site parking agreement in a form acceptable to the City providing for the use of parking facilities on an adjoining site which are in compliance with all applicable City, Florida Building Code and ADA requirements and standards and which do not conflict with required parking for such off-site location. Such off-site parking agreement shall be approved by the City prior to the commencement of event center uses and shall be in effect at all times the Property is used as an event center.

c. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. The permit must include intended use, occupancy, life safety plan, and required documents as listed in Florida Building Code Chapter 10, Sections 1001 – 1012.
d. The Event Center use shall be limited to a maximum 3 guests for every parking space provided, up to a maximum of 35 guests.
e. The Property Owner shall obtain a Site Improvement Permit (SIP) for the event center use of the Property prior to obtaining any Building permits.
f. Once the Change of Occupancy is issued for the Event Center, the property shall no longer be used for residential occupancy.
g. The Property Owner shall obtain permits for all permanent structures on the Property prior to commencing the event center use.

Respectfully submitted,

Brandon Wink
City Planner

EXHIBITS:

EXHIBIT “A”: Location Map

EXHIBIT “B”: Future Land Use Map

EXHIBIT “C”: Zoning Map

EXHIBIT “D”: Proposed Overall Project Site Layout

EXHIBIT "E”: Proposed Parking Rental Space

EXHIBIT "A"
Location Map

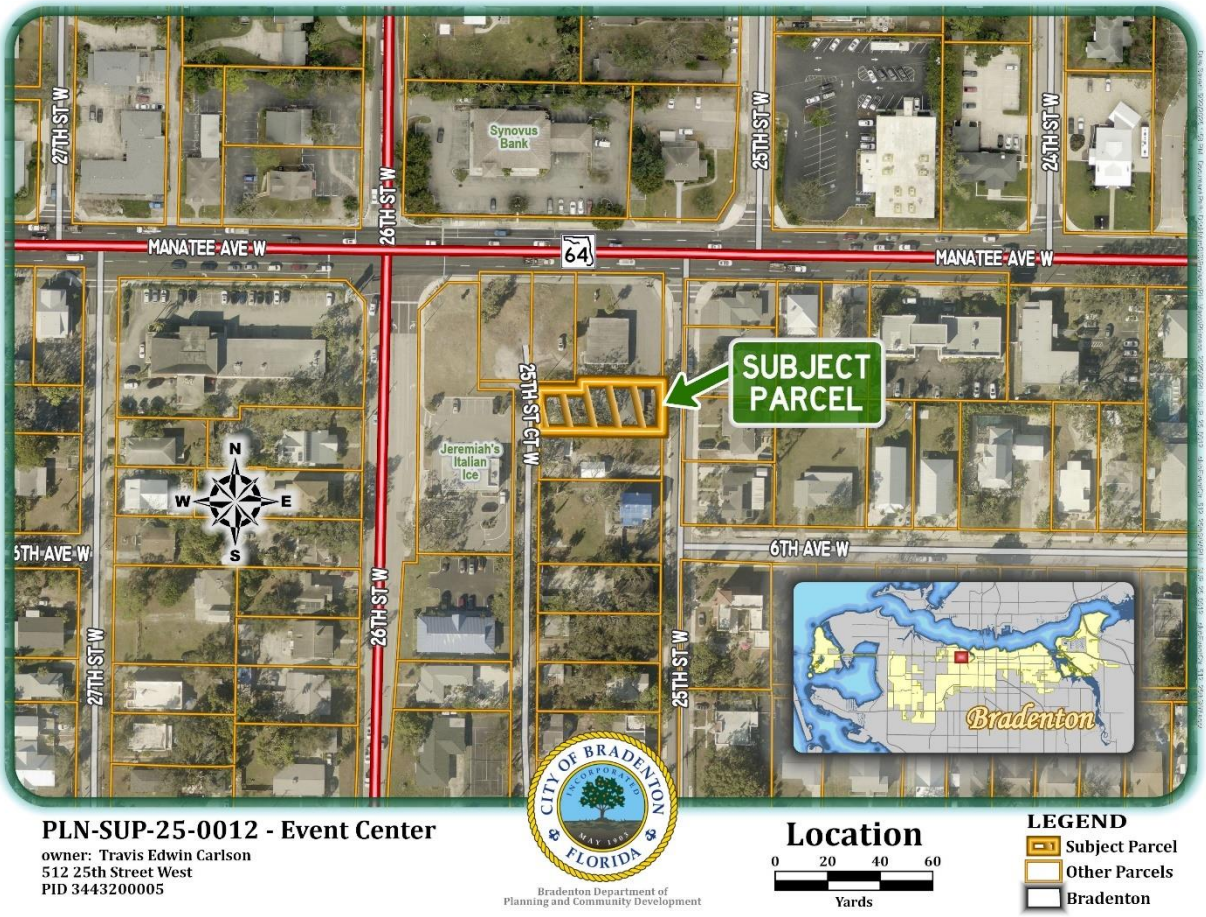


EXHIBIT "B"
Future Land Use Map

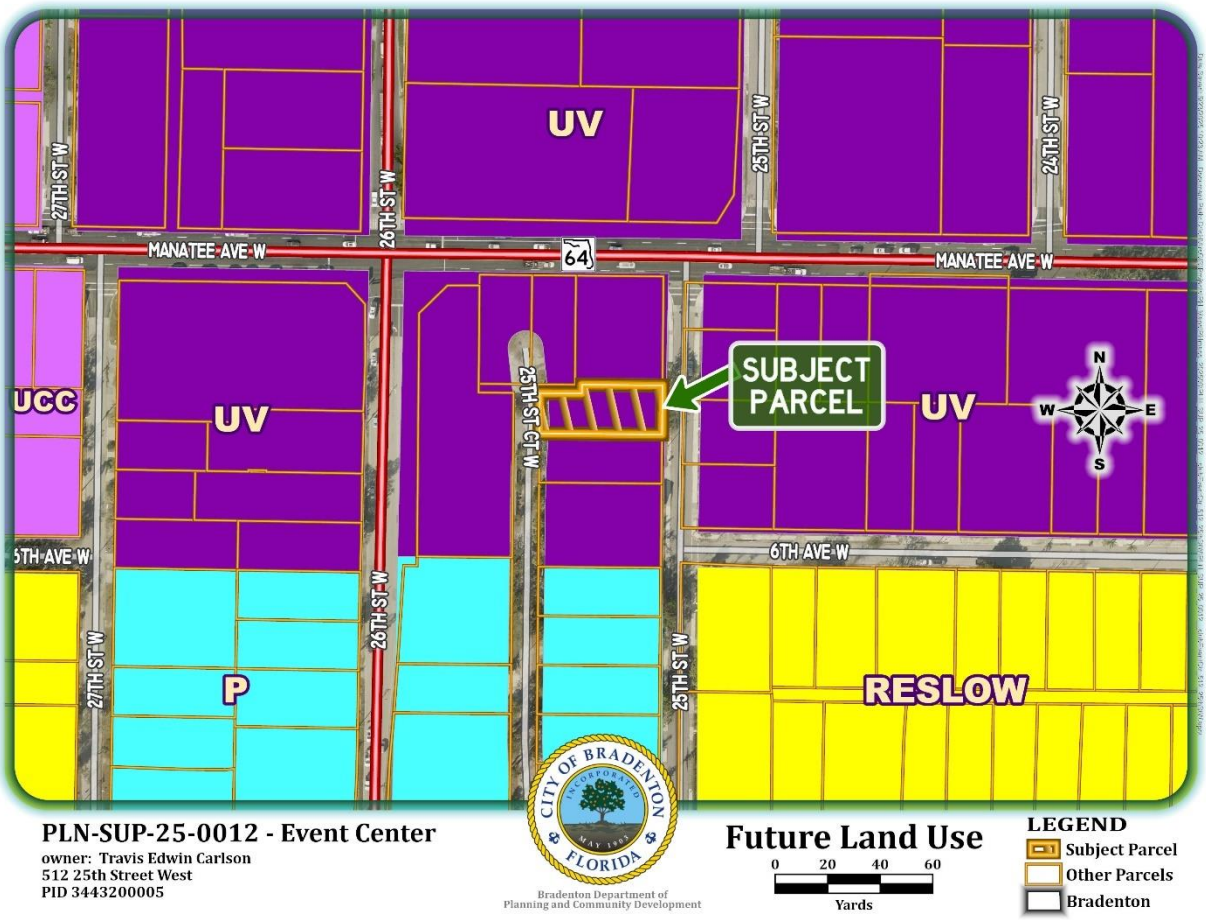


EXHIBIT "C"
Zoning Map



EXHIBIT "D"
Proposed Project Site Layout

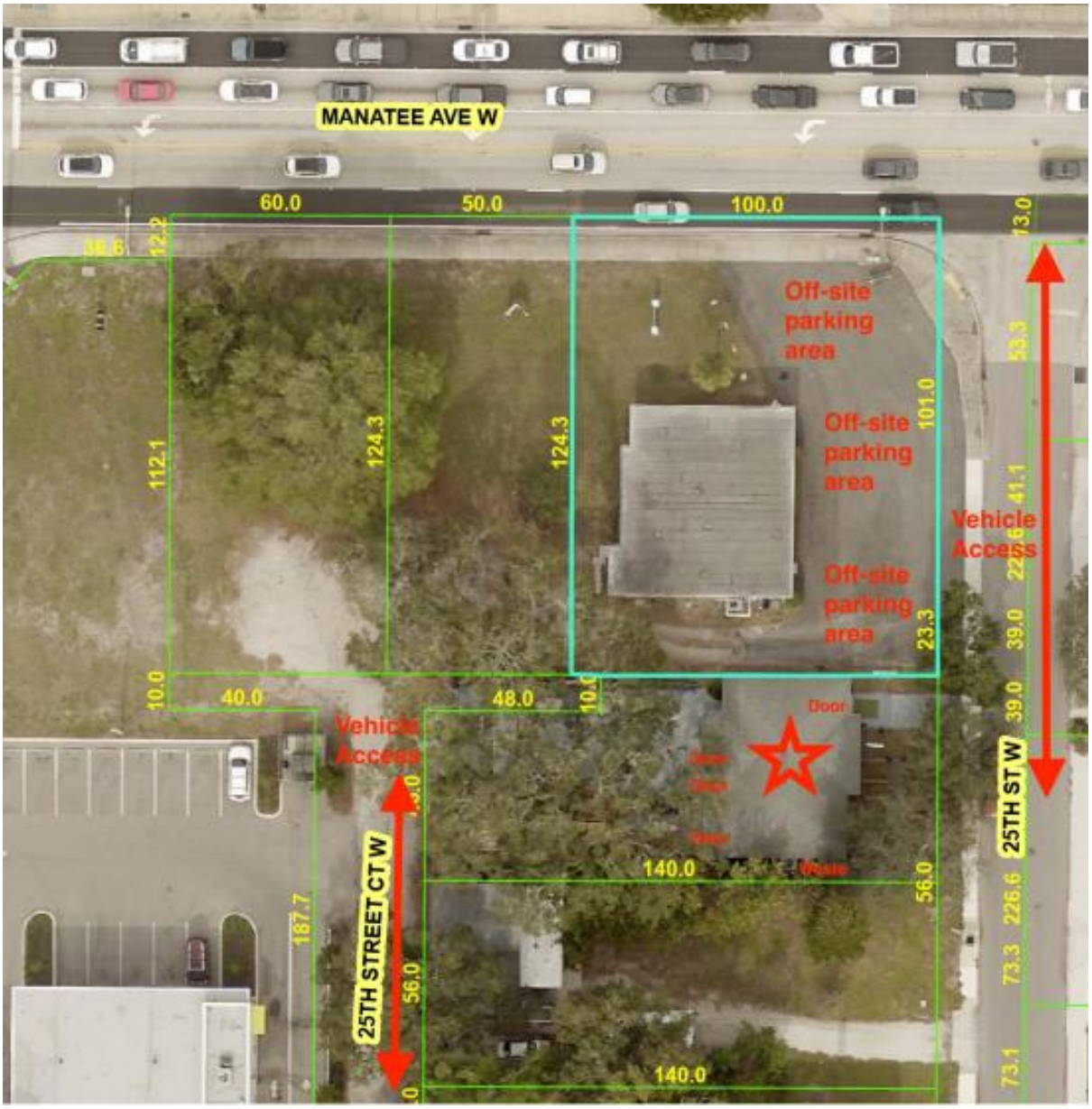
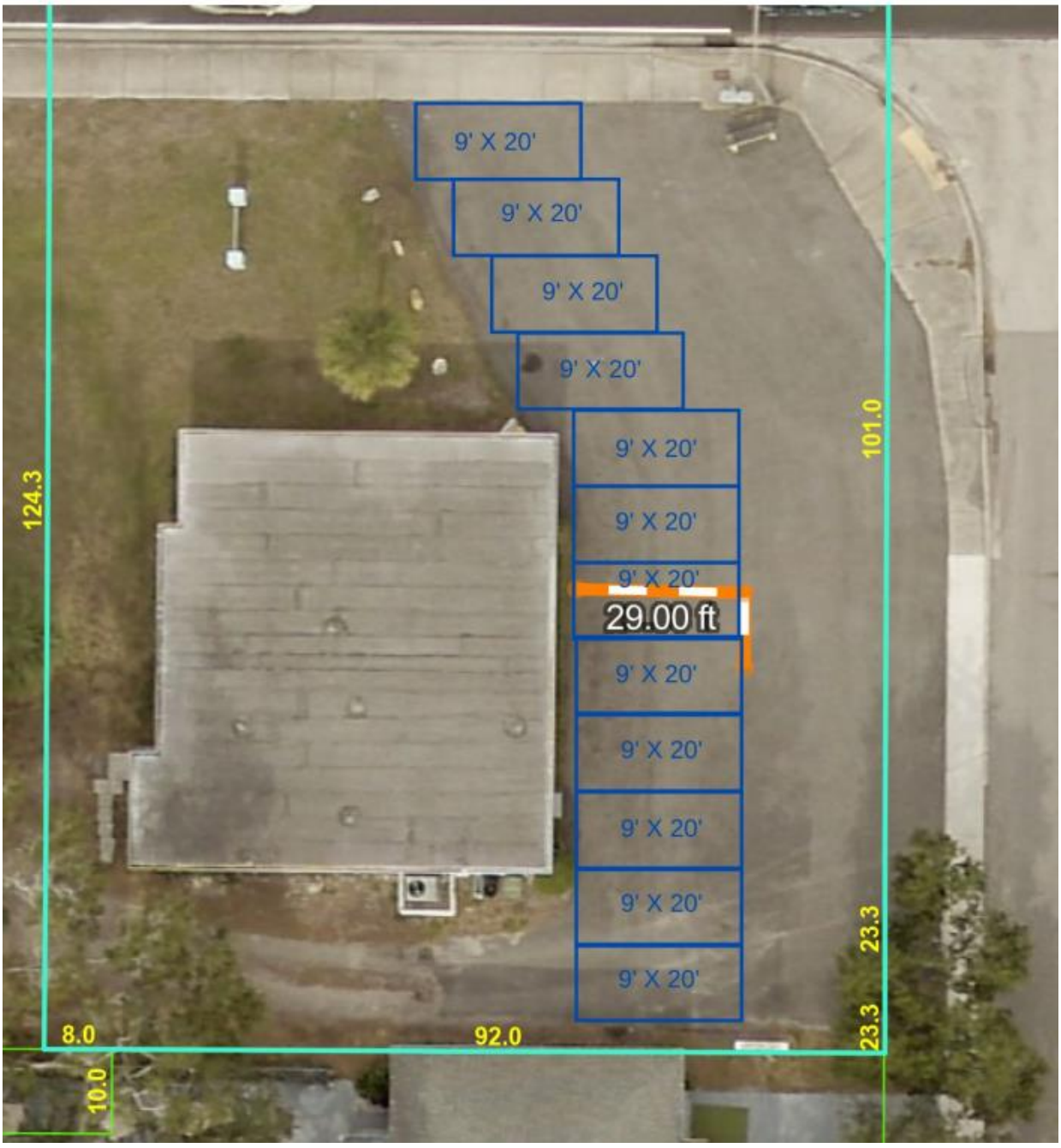


EXHIBIT "E"
Proposed Parking Rental Space



AGENDA ITEM NO. 6.c

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: June 18, 2025

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Ordinance 4062, Case PLN-CPA-25-0001:** 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 1st Street East, north of US 301 and south of the CSX railway, identified as parcel ID 4687900059 and 4633211009, and more particularly described herein, containing approximately 32.39 acres and owned by the City of Bradenton, under the Industrial Future Land Use Category; providing for applicability; providing for severability; and providing for an effective date.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Ordinance 4062, Case PLN-CPA-25-0001.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
The City of Bradenton 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 proposed future land use is Industrial, which is a continuation of the designation assigned to adjacent property within Bradenton's jurisdiction.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to recommend to City Council either approval or denial of Ordinance 4062.

ATTACHMENTS:
Ordinance 4062 (DRAFT).pdf
Application.pdf
Staff Report.pdf

ORDINANCE NO. 4062

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 1ST STREET EAST, NORTH OF U.S. 301 AND SOUTH OF THE CSX RAILWAY, IDENTIFIED AS PARCEL ID 4687900059 AND 4633211009, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 32.39 ACRES AND OWNED BY THE CITY OF BRADENTON, UNDER THE INDUSTRIAL 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, The City of Bradenton (the "Property Owner" or "Applicant") owns the properties described in Exhibit "A", attached hereto (collectively, the "Property"); and

WHEREAS, The City of Bradenton submitted a Future Land Use Map application to designate the Property, consisting of approximately 32.39 acres, as I, Industrial (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 June 18, 2025, 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 August 13, 2025, 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 August 13, 2025 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 I, Industrial.

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 13th DAY OF AUGUST, 2025.

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

DRAFT

Planning Commission	June 18, 2025
City Council 1st Reading	July 23, 2025
City Council 2nd Reading and Public Hearing	August 13, 2025
Local Planning Agency ad published	June 5, 2025
City Council hearing ad published	TBD

DRAFT

EXHIBIT A

EXHIBIT "A"
ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)

Description:

Parcel 1 (O.R. 2166, PG. 1467):

Tropicana Southwest Parcel (County)

Commence at the Southeast corner of the Southwest 1/4 of Section 36, Township 34 S, Range 17 E; thence N 00°19'50" E, along the easterly line of the Southwest 1/4 of said Section 36, a distance of 1437.44 feet to the intersection with the southwesterly line of the C.S.X. Railroad right-of-way (formerly known as the Seaboard Coastline Railroad); thence N 53°11'51" W, along the southwesterly line of said C.S.X. Railroad right-of-way, parallel with the C.S.X. main line track centerline and 65.0 feet southwesterly therefrom, a distance of 67.18 feet to the intersection of the southwesterly line of the C.S.X. Railroad right-of-way with the westerly right-of-way of 9th Street East, as shown on F.D.O.T. right-of-way maps, Section 13120-2506, for a **POINT OF BEGINNING**; thence continue N 53°11'51" W, along said southwesterly C.S.X. Railroad right-of-way, parallel with said main track centerline and 65.0 feet southwesterly therefrom, a distance of 374.18 feet; thence S 88°54'10" E, along said southwesterly C.S.X. railroad right-of-way, 68.54 feet; thence N 53°11'51" W, along said southwesterly C.S.X. Railroad right-of-way, parallel with said C.S.X. main track centerline and 25.0 feet southwesterly therefrom, a distance of 1446.68 feet; thence N 89°05'05" W, along said southwesterly C.S.X. Railroad right-of-way, 68.24 feet; thence N 53°11'51" W, parallel with said C.S.X. main track centerline and 65.0 feet southwesterly therefrom, a distance of 179.09 feet; thence N 00°23'07" E, along said C.S.X. Railroad right-of-way, 49.71 feet: thence N 53°11'51" W, along said C.S.X. Railroad right-of-way, parallel with said C.S.X. main track centerline and 25.0 feet southwesterly therefrom, a distance of 1104.58 feet to the intersection with the easterly right-of-way of State Road No. 55; thence S 00°30'55" E, along the easterly right-of-way of said State Road No. 55, a distance of 96.51 feet; thence N 89°29'05" E, a distance of 27.63 feet; thence S 53°11'51" E, parallel with the southwesterly C.S.X. Railroad right-of-way and 60.0 feet southwesterly therefrom, a distance of 802.97 feet; thence S 00°24'36" W, a distance of 1184.93 feet to the intersection with the northerly right-of-way of State Road No. 683 (U.S. 301) as shown on aforesaid F.D.O.T. right-of-way maps; thence S 89°04'20" E, along the northerly right-of-way of said State Road No. 683 (U.S. 301), a distance of 719.47 feet; thence S 89°03'49" E, along said northerly right-of-way, a distance of 307.14 feet to a point on the arc of a curve whose radius point lies S 12°01'01" W, a distance of 1592.39 feet; thence run southeasterly, along said northerly right-of-way and the arc of said curve through a central angle of 19°31'46", a distance of 542.77 feet to the point of tangent of said curve; thence S 58°27'13" E, along said northerly right-of-way, a distance of 308.55 feet to the intersection with the westerly right-of-way of aforesaid 9th Street East; thence N 07°40'57" E, along the northerly right-of-way of said 9th Street East, a distance of 233.52 feet to the POINT OF BEGINNING, being and lying in Section 36, Township 34 S, Range 17 E, Manatee County, Florida.

Containing 28.31 acres more or less.

Surveyor's Notes:

1) This is a description/sketch and **NOT** a boundary survey.
2) This description/sketch is **NOT** complete without all 11 sheets.
3) Bearing for Parcel 1 are based on the East line of the Southwest 1/4 of Section 36, Township 34 South, Range 17 East, being assumed as N 00°19'50" E, referenced in Official Records Book 2166, Page 1467, recorded in the Public Records of Manatee County, Florida. Bearing for Parcel 2 and 3 are based on the North line of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 South, Range 17 East, being assumed as S 89°18'13" E, referenced in Official Records Book 2166, Page 1458, recorded in the Public Records of Manatee County, Florida.
4) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.
5) Subject to easements, dedications and restrictions of record not provided to the Surveyor and Mapper. Title commitment provided by Old Republic National Title Insurance Company, Commitment Number 1524825A3, Issuing Office File Number 41324.042, Commitment Date, March 27, 2025 at 11:00pm, updated April 14, 2025.
6) This description is taken from the aforementioned title commitment in Note #5.
7) This description/sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to descriptions/sketch to accompany description.
8) Any additions or deletions to this description/sketch by others than the signing party without written consent of the signing party is prohibited.
9) Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300

Digitally signed by David E Cronkhite, PSM
Date: 2025.05.20 10:05:12 -04'00'

DAVID E. CRONKHITE, PSM — DATE
FLORIDA CERTIFICATE NO. 6078

DAVID E. CRONKHITE CERTIFICATE No. 6078 STATE OF FLORIDA REGISTERD SURVEYOR & MAPPER

SCALE: NONE
SHEET: 1 OF 11
SECTION 36 TOWNSHIP 34 SOUTH RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025

EXHIBIT "A"
ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)

Description (O.R. 2166, PG. 1458)**:**

Parcel 2:

Tropicana Park (Parcel A)

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E.; thence S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 60.00 feet to the intersection with the easterly right-of-way of 9th Street East as shown on the Florida Department of Transportation Right-of-way Maps, Section 13120-2506, for a **POINT OF BEGINNING**; thence continue S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 87.61 feet to the intersection with the southwesterly C.S.X. Railroad right-of-way; thence S 53°11'51" E, along said southwesterly C.S.X. Railroad right-of-way a distance of 948.56 feet; thence S 00°16'20" W, leaving said southwesterly C.S.X. Railroad right-of-way, a distance of 121.85 feet to the intersection with the northerly limited access right-of- way of State Road No. 683 (U.S. Highway 301), as shown on aforesaid Florida Department of Transportation Right-of-way Maps; thence N 58°27'13" W, along said northerly limited access right-of-way, a distance of 970.67 feet to the intersection with the aforesaid easterly right-of-way of 9th Street East; thence N 06°00'58" W, along said easterly right-of-way, a distance of 184.34 feet to the POINT OF BEGINNING, being and lying in the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E., Manatee county, Florida.

Parcel 3:

Tropicana Park (Parcel B)

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E.; thence S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 60.00 feet to the intersection with the easterly right-of-way of 9th Street East as shown on the Florida Department of Transportation Right-of-way Maps, Section 13120-2506; thence continue S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 87.61 feet to the intersection with the southwesterly C.S.X. Railroad right-of-way; thence S 53°11'51" E, along said southwesterly C.S.X. Railroad right-of-way, a distance of 948.56 feet for a **POINT OF BEGINNING**; thence continue S 53°11'51" E, along said southwesterly C.S.X. Railroad right-of-way, a distance of 306.82 feet to a point on the arc of a curve whose radius point lies S 53°17'55" W, 930.06 feet; thence run southeasterly, along said southwesterly C.S.X. Railroad right-of-way and the arc of said curve through a central angle of 10°21'25", a distance of 168.12 feet to the intersection with the northerly limited access right-of-way of State Road No. 683 (U.S. highway 301), as shown on aforesaid Florida Department of Transportation Right-of-way Maps; thence N 58°27'13" W, along said northerly limited access right-of-way, 391.96 feet; thence N 00°16'20" E, a distance of 121.85 feet to the POINT OF BEGINNING, being and lying in the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E., Manatee county, Florida.

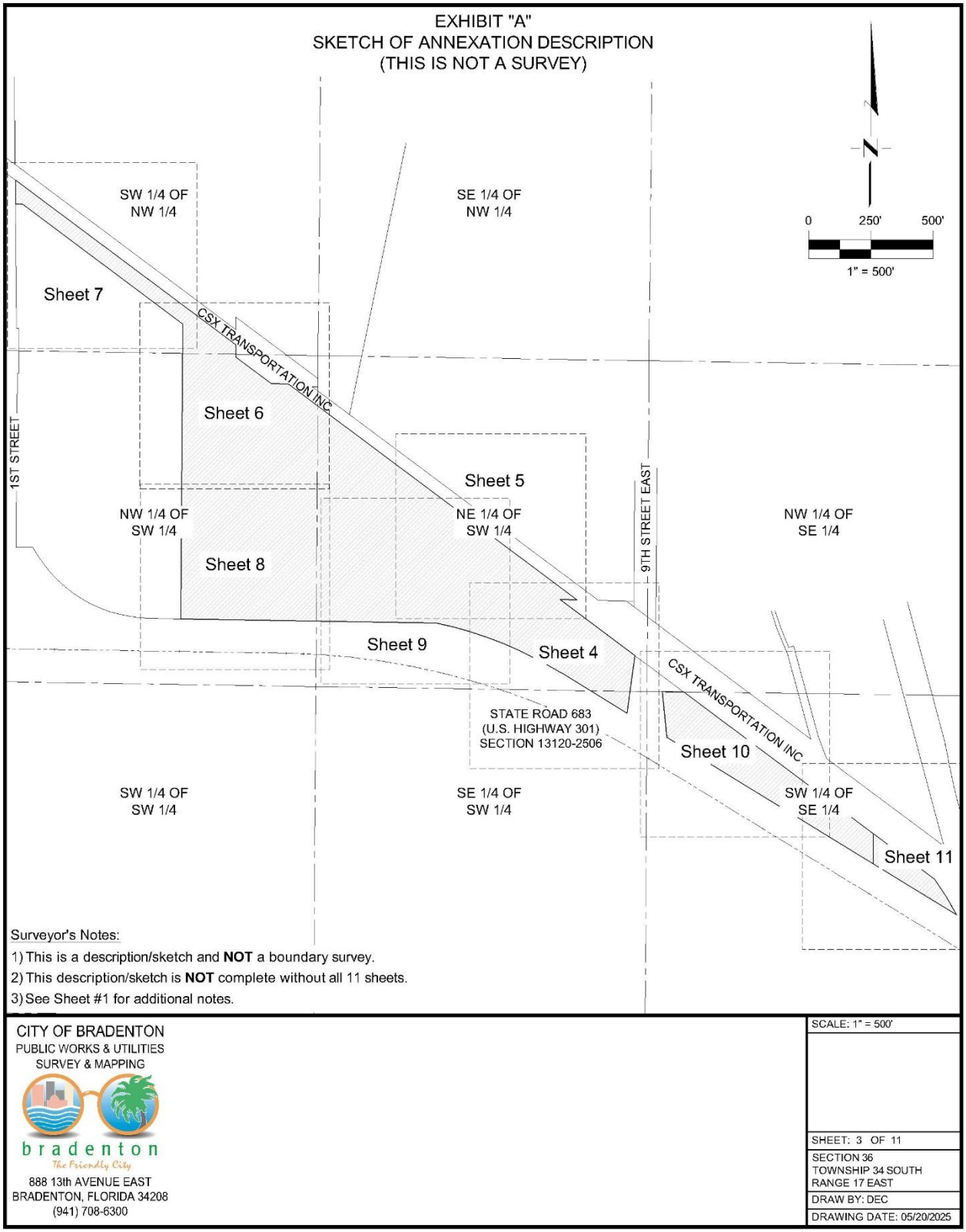
Containing a total of 4.08 acres more or less.

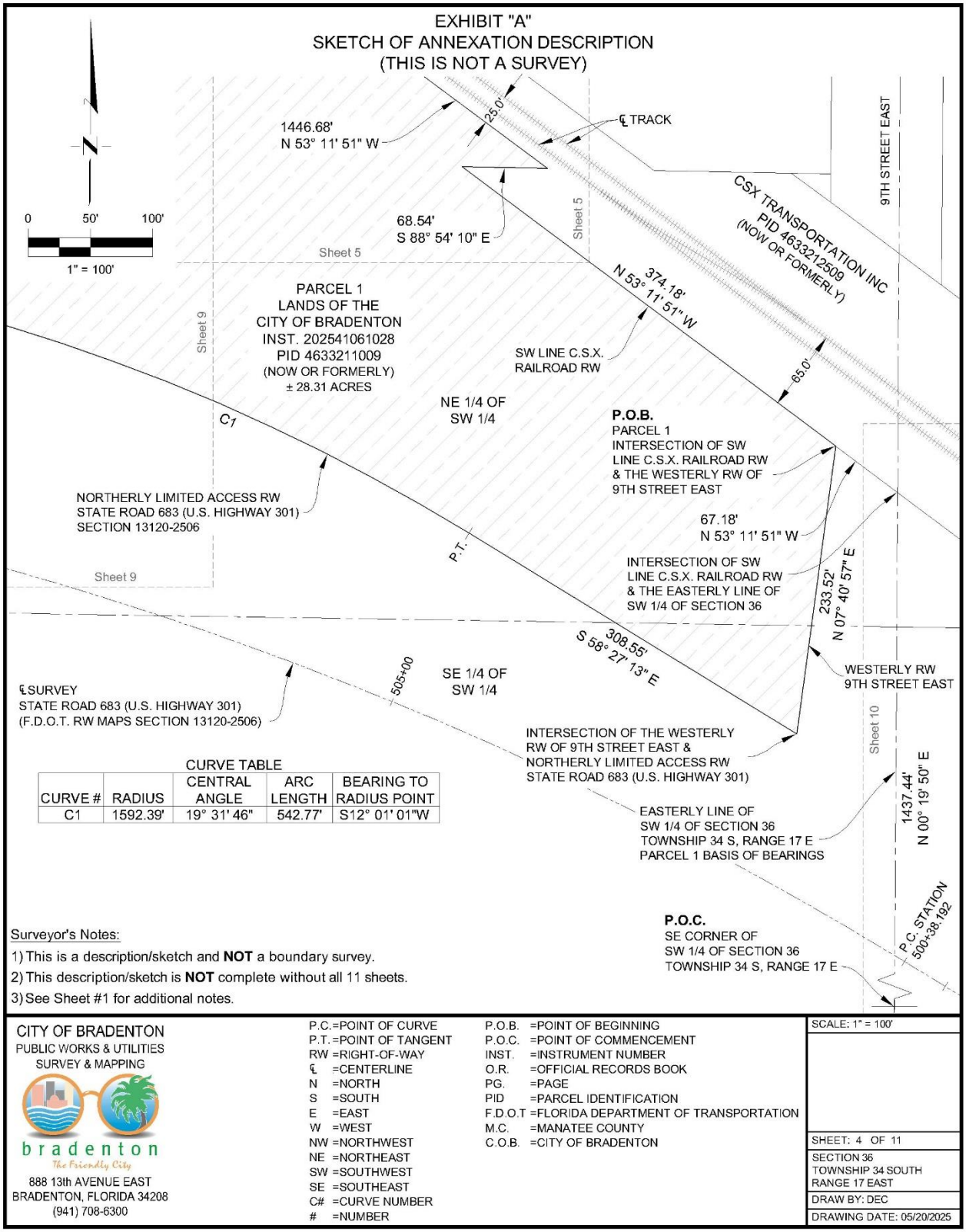
Surveyor's Notes:

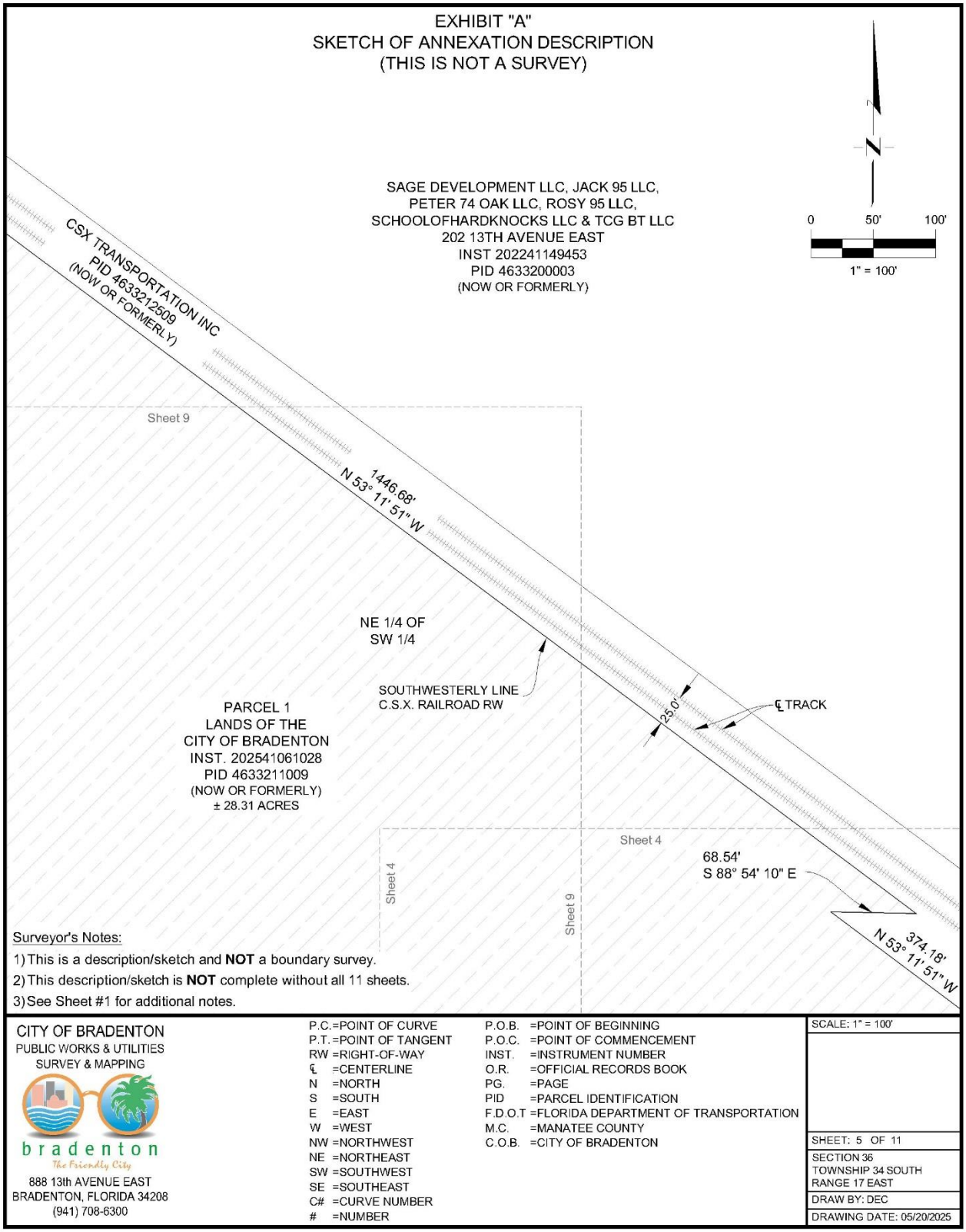
1) This is a description/sketch and **NOT** a boundary survey.
2) This description/sketch is **NOT** complete without all 11 sheets.
3) Bearing for Parcel 2 and 3 are based on the North line of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 South, Range 17 East, being assumed as S 89°18'13" E, referenced in Official Records Book 2166, Page 1458, recorded in the Public Records of Manatee County, Florida.
4) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.
5) Subject to easements, dedications and restrictions of record not provided to the Surveyor and Mapper. Title commitment provided by Old Republic National Title Insurance Company, Commitment Number 1524825A3, Issuing Office File Number 41324.042, Commitment Date, March 27, 2025 at 11:00pm, updated April 14, 2025.
6) This description is taken from the aforementioned title commitment in Note #5.
7) See Sheet #1 for additional notes.

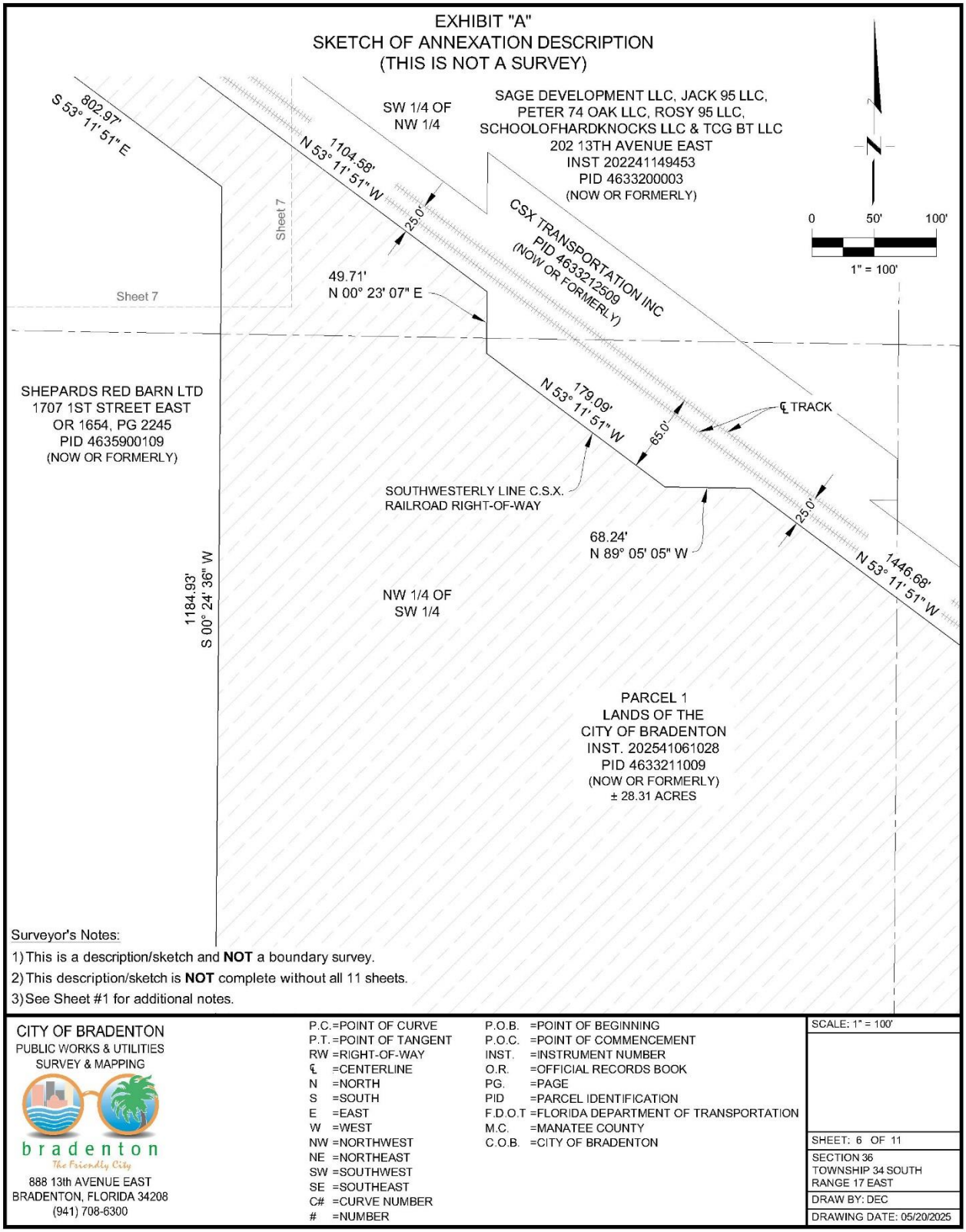
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300

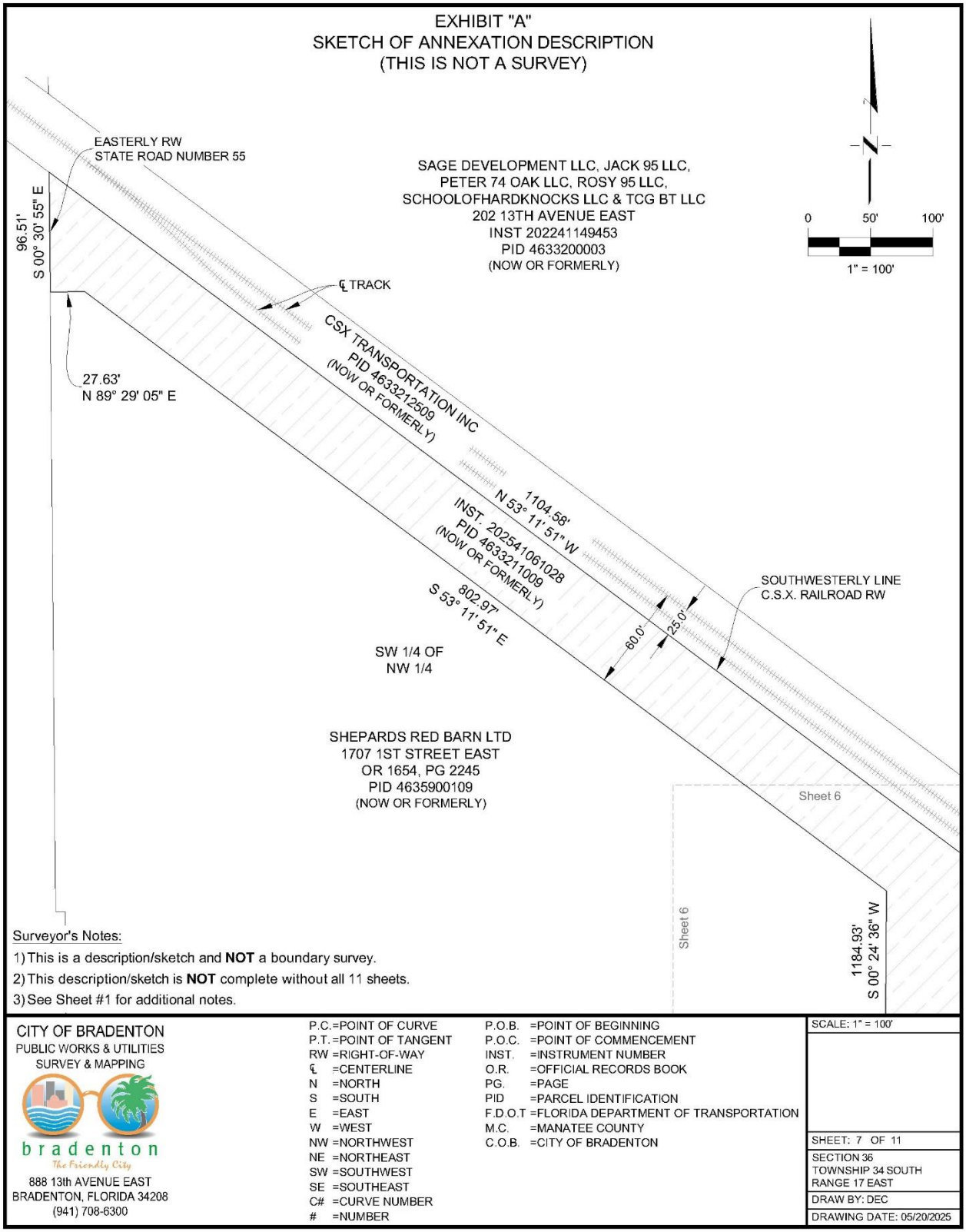
SCALE: NONE
SHEET: 2 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025

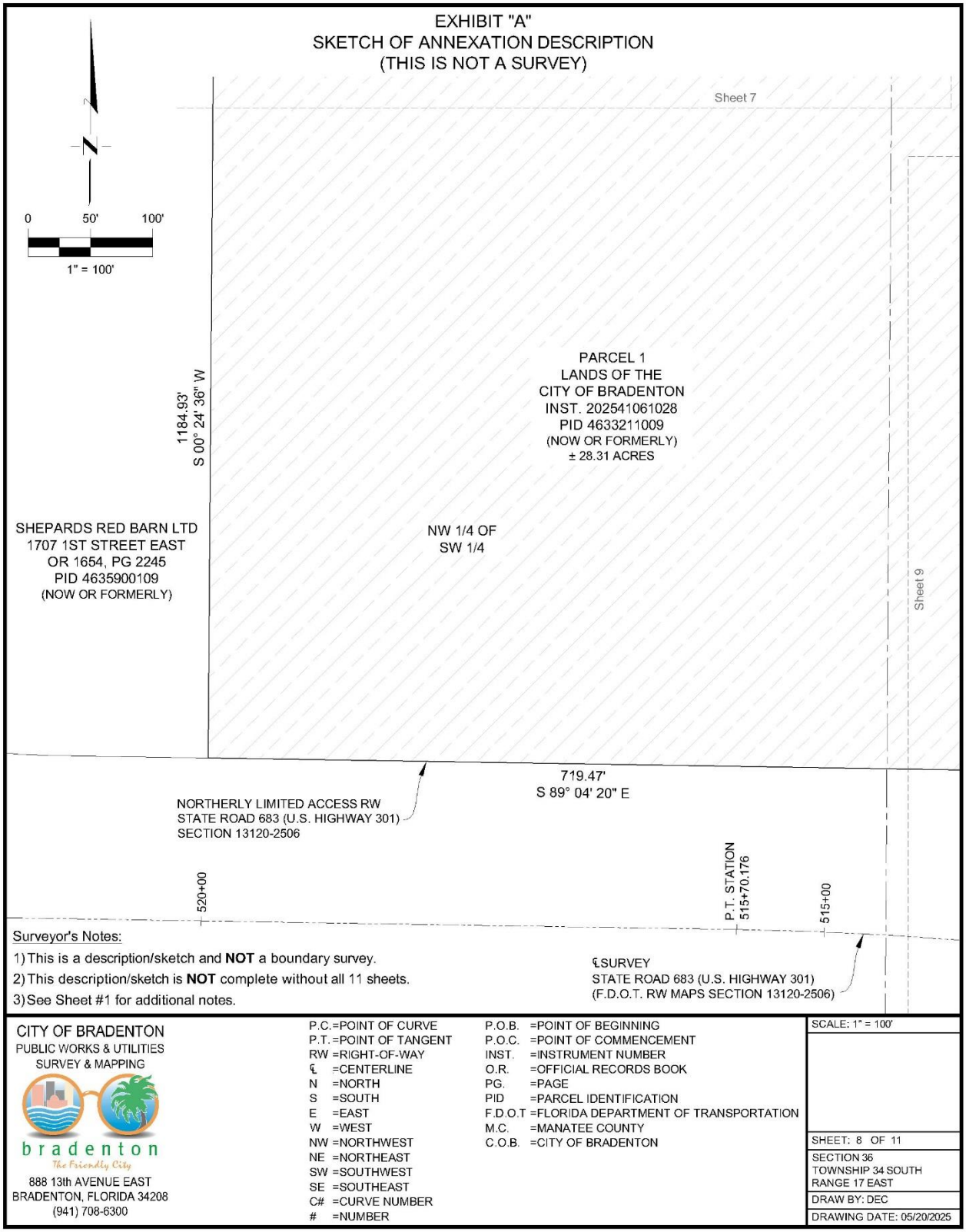

EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
SW 1/4 OF NW 1/4
SE 1/4 OF NW 1/4
0 250' 500'
1" = 500'
Sheet 7
CSX TRANSPORTATION INC
Sheet 6
1ST STREET
Sheet 5
9TH STREET EAST
NW 1/4 OF SW 1/4
NE 1/4 OF SW 1/4
NW 1/4 OF SE 1/4
Sheet 8
Sheet 9
Sheet 4
CSX TRANSPORTATION INC
STATE ROAD 683
(U.S. HIGHWAY 301)
SECTION 13120-2506
Sheet 10
SW 1/4 OF SW 1/4
SE 1/4 OF SW 1/4
SW 1/4 OF SE 1/4
Sheet 11
Surveyor's Notes:
1) This is a description/sketch and NOT a boundary survey.
2) This description/sketch is NOT complete without all 11 sheets.
3) See Sheet #1 for additional notes.
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
SCALE: 1" = 500'
SHEET: 3 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025

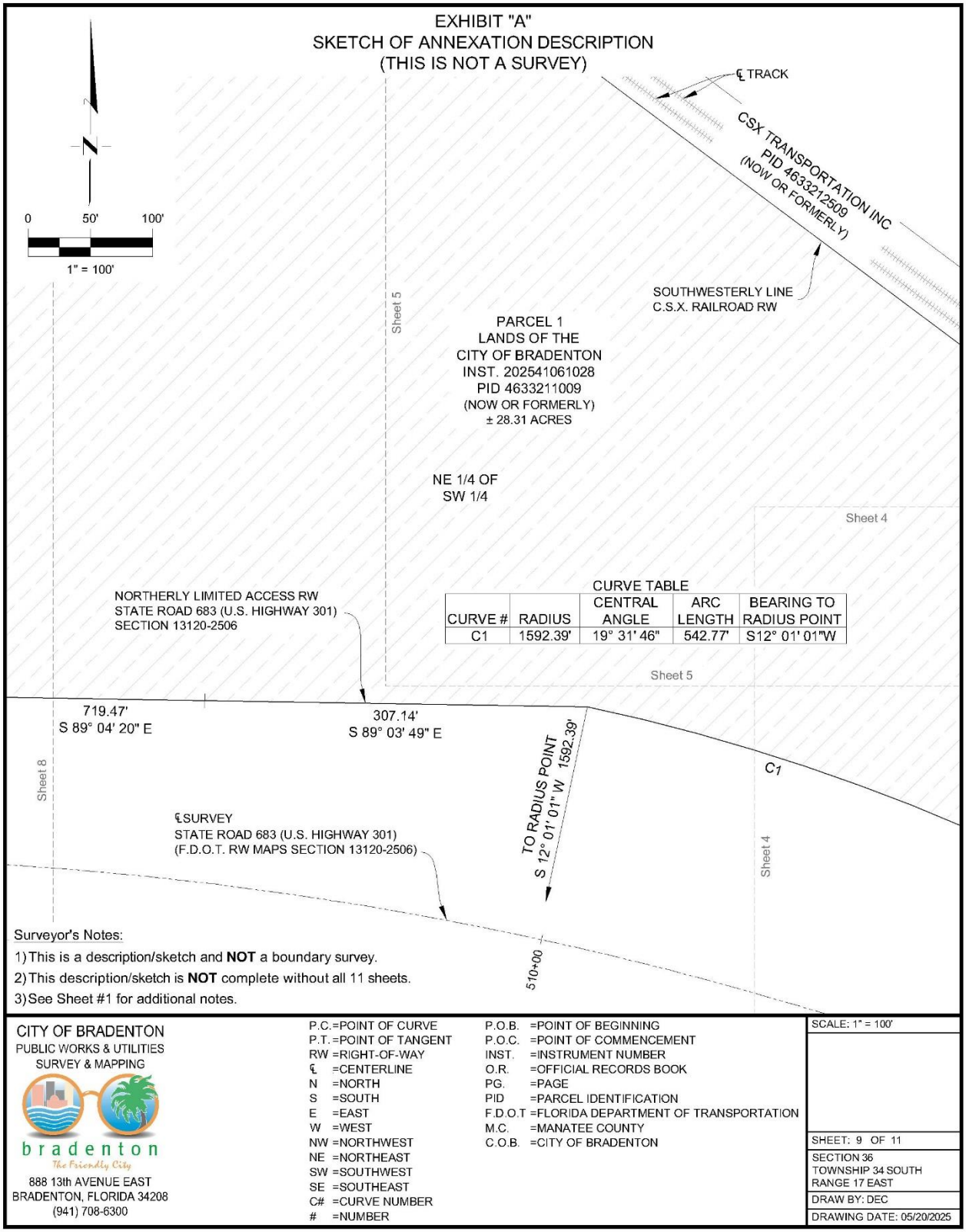

EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
0
50'
100'
1" = 100'
1446.68'
N 53° 11' 51" W
25.0'
℄ TRACK
68.54'
S 88° 54' 10" E
Sheet 5
CSX TRANSPORTATION INC
PID 463321250 9
(NOW OR FORMERLY)
9TH STREET EAST
374.18'
N 53° 11' 51" W
PARCEL 1
LANDS OF THE
CITY OF BRADENTON
INST. 202541061028
PID 4633211009
(NOW OR FORMERLY)
± 28.31 ACRES
Sheet 9
SW LINE C.S.X.
RAILROAD RW
65.0'
NE 1/4 OF
SW 1/4
C1
P.O.B.
PARCEL 1
INTERSECTION OF SW
LINE C.S.X. RAILROAD RW
& THE WESTERLY RW OF
9TH STREET EAST
NORTHERLY LIMITED ACCESS RW
STATE ROAD 683 (U.S. HIGHWAY 301)
SECTION 13120-2506
67.18'
N 53° 11' 51" W
P.T.
INTERSECTION OF SW
LINE C.S.X. RAILROAD RW
& THE EASTERLY LINE OF
SW 1/4 OF SECTION 36
233.52'
N 07° 40' 57" E
308.55'
S 58° 27' 13" E
WESTERLY RW
9TH STREET EAST
℄ SURVEY
STATE ROAD 683 (U.S. HIGHWAY 301)
(F.D.O.T. RW MAPS SECTION 13120-2506)
505+00
SE 1/4 OF
SW 1/4
INTERSECTION OF THE WESTERLY
RW OF 9TH STREET EAST &
NORTHERLY LIMITED ACCESS RW
STATE ROAD 683 (U.S. HIGHWAY 301)
Sheet 10
EASTERLY LINE OF
SW 1/4 OF SECTION 36
TOWNSHIP 34 S, RANGE 17 E
PARCEL 1 BASIS OF BEARINGS
1437.44'
N 00° 19' 50" E
P.C. STATION
500+38.192
P.O.C.
SE CORNER OF
SW 1/4 OF SECTION 36
TOWNSHIP 34 S, RANGE 17 E
CURVE TABLE
CURVE # | RADIUS | CENTRAL ANGLE | ARC LENGTH | BEARING TO RADIUS POINT
C1 | 1592.39' | 19° 31' 46" | 542.77' | S12° 01' 01"W
Surveyor's Notes:
1) This is a description/sketch and NOT a boundary survey.
2) This description/sketch is NOT complete without all 11 sheets.
3) See Sheet #1 for additional notes.
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C.=POINT OF CURVE
P.T.=POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
C# =CURVE NUMBER
# =NUMBER
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 4 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025

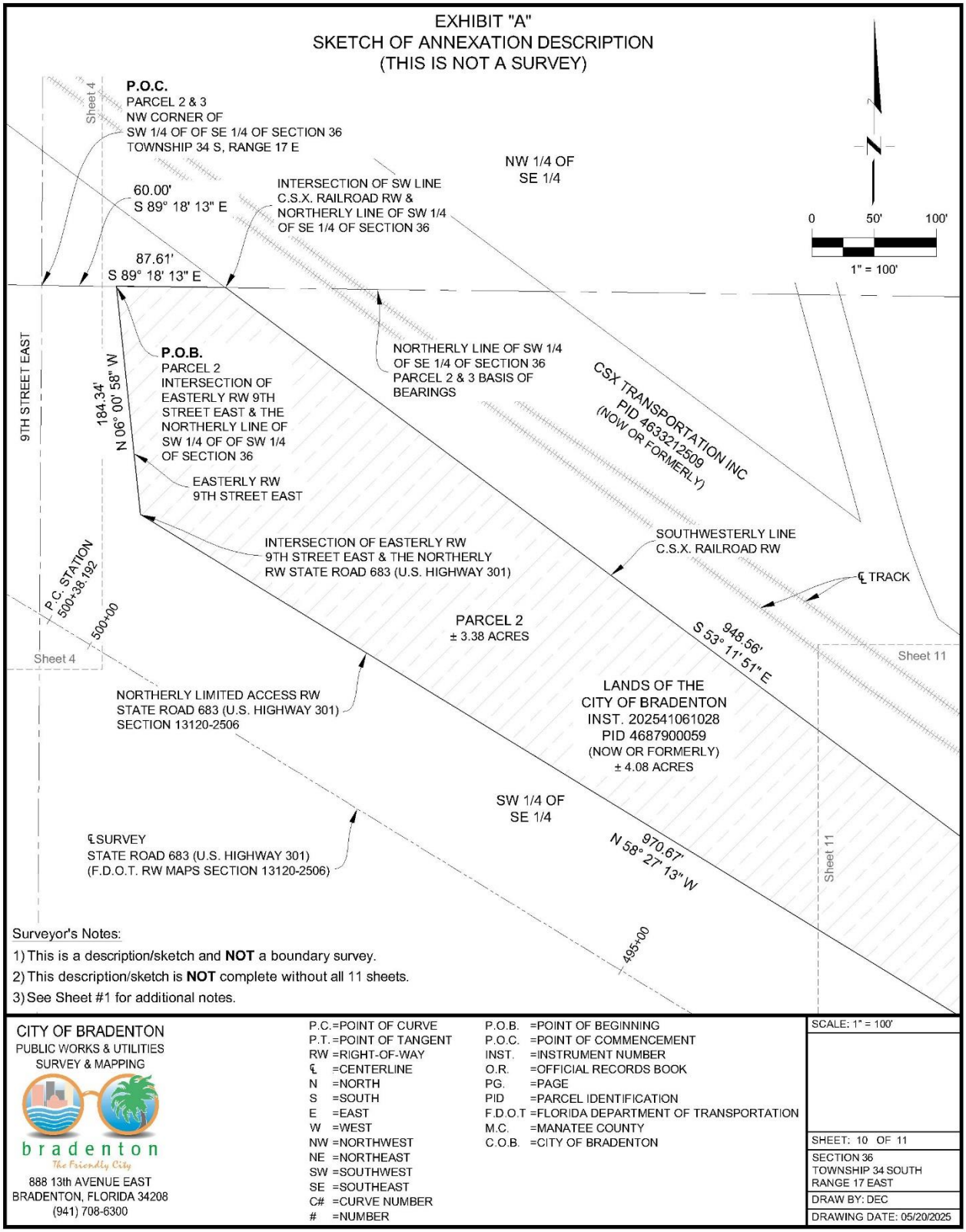

EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
SAGE DEVELOPMENT LLC, JACK 95 LLC,
PETER 74 OAK LLC, ROSY 95 LLC,
SCHOOLOFHARDKNOCKS LLC & TCG BT LLC
202 13TH AVENUE EAST
INST 202241149453
PID 4633200003
(NOW OR FORMERLY)
0
50'
100'
1" = 100'
CSX TRANSPORTATION INC
PID 4633212509
(NOW OR FORMERLY)
Sheet 9
1446.68'
N 53° 11' 51" W
NE 1/4 OF
SW 1/4
SOUTHWESTERLY LINE
C.S.X. RAILROAD RW
℄ TRACK
25.0'
PARCEL 1
LANDS OF THE
CITY OF BRADENTON
INST. 202541061028
PID 4633211009
(NOW OR FORMERLY)
± 28.31 ACRES
Sheet 4
Sheet 4
Sheet 9
68.54'
S 88° 54' 10" E
374.18'
N 53° 11' 51" W
Surveyor's Notes:
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CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C. =POINT OF CURVE
P.T. =POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
C# =CURVE NUMBER
# =NUMBER
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 5 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025


EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
802.97'
S 53° 11' 51" E
SW 1/4 OF
NW 1/4
SAGE DEVELOPMENT LLC, JACK 95 LLC,
PETER 74 OAK LLC, ROSY 95 LLC,
SCHOOLOFHARDKNOCKS LLC & TCG BT LLC
202 13TH AVENUE EAST
INST 202241149453
PID 4633200003
(NOW OR FORMERLY)
1104.58'
N 53° 11' 51" W
25.0'
CSX TRANSPORTATION INC
PID 4633212509
(NOW OR FORMERLY)
Sheet 7
Sheet 7
49.71'
N 00° 23' 07" E
0
50'
100'
1" = 100'
SHEPARDS RED BARN LTD
1707 1ST STREET EAST
OR 1654, PG 2245
PID 4635900109
(NOW OR FORMERLY)
179.09'
N 53° 11' 51" W
65.0'
℄ TRACK
SOUTHWESTERLY LINE C.S.X.
RAILROAD RIGHT-OF-WAY
68.24'
N 89° 05' 05" W
25.0'
1446.68'
N 53° 11' 51" W
1184.93'
S 00° 24' 36" W
NW 1/4 OF
SW 1/4
PARCEL 1
LANDS OF THE
CITY OF BRADENTON
INST. 202541061028
PID 4633211009
(NOW OR FORMERLY)
± 28.31 ACRES
Surveyor's Notes:
1) This is a description/sketch and NOT a boundary survey.
2) This description/sketch is NOT complete without all 11 sheets.
3) See Sheet #1 for additional notes.
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C. =POINT OF CURVE
P.T. =POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
C# =CURVE NUMBER
# =NUMBER
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 6 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025


EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
EASTERLY RW
STATE ROAD NUMBER 55
96.51'
S 00° 30' 55" E
SAGE DEVELOPMENT LLC, JACK 95 LLC,
PETER 74 OAK LLC, ROSY 95 LLC,
SCHOOLOFHARDKNOCKS LLC & TCG BT LLC
202 13TH AVENUE EAST
INST 202241149453
PID 4633200003
(NOW OR FORMERLY)
0
50'
100'
1" = 100'
℄ TRACK
CSX TRANSPORTATION INC
PID 4633212509
(NOW OR FORMERLY)
27.63'
N 89° 29' 05" E
1104.58'
N 53° 11' 51" W
INST. 202541061028
PID 4633211009
(NOW OR FORMERLY)
802.97'
S 53° 11' 51" E
60.0'
25.0'
SOUTHWESTERLY LINE
C.S.X. RAILROAD RW
SW 1/4 OF
NW 1/4
SHEPARDS RED BARN LTD
1707 1ST STREET EAST
OR 1654, PG 2245
PID 4635900109
(NOW OR FORMERLY)
Sheet 6
Sheet 6
1184.93'
S 00° 24' 36" W
Surveyor's Notes:
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3) See Sheet #1 for additional notes.
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C. =POINT OF CURVE
P.T. =POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
C# =CURVE NUMBER
# =NUMBER
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 7 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025


EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
Sheet 7
0
50'
100'
1" = 100'
1184.93'
S 00° 24' 36" W
PARCEL 1
LANDS OF THE
CITY OF BRADENTON
INST. 202541061028
PID 4633211009
(NOW OR FORMERLY)
± 28.31 ACRES
SHEPARDS RED BARN LTD
1707 1ST STREET EAST
OR 1654, PG 2245
PID 4635900109
(NOW OR FORMERLY)
NW 1/4 OF
SW 1/4
Sheet 9
719.47'
S 89° 04' 20" E
NORTHERLY LIMITED ACCESS RW
STATE ROAD 683 (U.S. HIGHWAY 301)
SECTION 13120-2506
520+00
P.T. STATION
515+70.176
515+00
℄SURVEY
STATE ROAD 683 (U.S. HIGHWAY 301)
(F.D.O.T. RW MAPS SECTION 13120-2506)
Surveyor's Notes:
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2) This description/sketch is NOT complete without all 11 sheets.
3) See Sheet #1 for additional notes.
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C. =POINT OF CURVE
P.T. =POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
C# =CURVE NUMBER
# =NUMBER
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 8 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025


EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
0
50'
100'
1" = 100'
℄ TRACK
CSX TRANSPORTATION INC
PID 4633212509
(NOW OR FORMERLY)
SOUTHWESTERLY LINE
C.S.X. RAILROAD RW
Sheet 5
PARCEL 1
LANDS OF THE
CITY OF BRADENTON
INST. 202541061028
PID 4633211009
(NOW OR FORMERLY)
± 28.31 ACRES
NE 1/4 OF
SW 1/4
Sheet 4
NORTHERLY LIMITED ACCESS RW
STATE ROAD 683 (U.S. HIGHWAY 301)
SECTION 13120-2506
CURVE TABLE
CURVE # | RADIUS | CENTRAL ANGLE | ARC LENGTH | BEARING TO RADIUS POINT
C1 | 1592.39' | 19° 31' 46" | 542.77' | S12° 01' 01"W
Sheet 5
719.47'
S 89° 04' 20" E
307.14'
S 89° 03' 49" E
TO RADIUS POINT
S 12° 01' 01" W 1592.39'
C1
Sheet 8
℄ SURVEY
STATE ROAD 683 (U.S. HIGHWAY 301)
(F.D.O.T. RW MAPS SECTION 13120-2506)
Sheet 4
510+00
Surveyor's Notes:
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CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C. =POINT OF CURVE
P.T. =POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
C# =CURVE NUMBER
# =NUMBER
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 9 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025


EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
P.O.C.
PARCEL 2 & 3
NW CORNER OF
SW 1/4 OF OF SE 1/4 OF SECTION 36
TOWNSHIP 34 S, RANGE 17 E
Sheet 4
60.00'
S 89° 18' 13" E
87.61'
S 89° 18' 13" E
INTERSECTION OF SW LINE
C.S.X. RAILROAD RW &
NORTHERLY LINE OF SW 1/4
OF SE 1/4 OF SECTION 36
NW 1/4 OF
SE 1/4
0
50'
100'
1" = 100'
9TH STREET EAST
P.O.B.
PARCEL 2
INTERSECTION OF
EASTERLY RW 9TH
STREET EAST & THE
NORTHERLY LINE OF
SW 1/4 OF OF SW 1/4
OF SECTION 36
184.34'
N 06° 00' 58" W
EASTERLY RW
9TH STREET EAST
NORTHERLY LINE OF SW 1/4
OF SE 1/4 OF SECTION 36
PARCEL 2 & 3 BASIS OF
BEARINGS
CSX TRANSPORTATION INC
PID 463321250
(NOW OR FORMERLY)
INTERSECTION OF EASTERLY RW
9TH STREET EAST & THE NORTHERLY
RW STATE ROAD 683 (U.S. HIGHWAY 301)
SOUTHWESTERLY LINE
C.S.X. RAILROAD RW
℄ TRACK
P.C. STATION
500+38.192
500+00
Sheet 4
PARCEL 2
± 3.38 ACRES
948.56'
S 53° 11' 51" E
Sheet 11
NORTHERLY LIMITED ACCESS RW
STATE ROAD 683 (U.S. HIGHWAY 301)
SECTION 13120-2506
LANDS OF THE
CITY OF BRADENTON
INST. 202541061028
PID 4687900059
(NOW OR FORMERLY)
± 4.08 ACRES
SW 1/4 OF
SE 1/4
℄ SURVEY
STATE ROAD 683 (U.S. HIGHWAY 301)
(F.D.O.T. RW MAPS SECTION 13120-2506)
970.67'
N 58° 27' 13" W
Sheet 11
495+00
Surveyor's Notes:
1) This is a description/sketch and NOT a boundary survey.
2) This description/sketch is NOT complete without all 11 sheets.
3) See Sheet #1 for additional notes.
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C. =POINT OF CURVE
P.T. =POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
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C# =CURVE NUMBER
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INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 10 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025

PLN-CPA-25-0001

Menu Reports Help

File Date: 05/21/2025

Application Status: Scheduled-Planning Commission

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Proposed Future Land Use Designation of Industrial for parcels 4633211009 (28.31 acres) and 4687900059 (4.08 acres). Related to PLN-AXR-25-0001, request to annex from unincorporated Manatee County to the City of Bradenton. Planned future use of the parcels is to accommodate the City of Bradenton's Public Works and Utility Department, more specifically the Divisions of Solid Waste, Fleet, Warehouse, Water/Sewer (collection and distribution), Landscape & Grounds, Streets, and Drainage.

Application Type: Large Scale Comprehensive Plan Amendment

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date

Show all

Address: 1706 9th St E, BRADENTON, FL 34208

Owner Name: Tropicana Manufacturing Company Inc.

Owner Address: 433 W. Van Buren Street, Ste. 3N, Chicago, IL 60607

Parcel No: 999%

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Bradenton Planning	City of Bradenton	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Existing Future Land Use	Proposed Future Land Use
_	I

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf	Ready for Pr...	06/02/2025	Jamie Schindewolf
Case Manager		Ready for Re...	06/02/2025	Jamie Schindewolf
Building Review				
Public Works Review				
Fire Review				
Other Reviews				
Planning Review		Pass	06/02/2025	Jamie Schindewolf
Review Consolidation		Scheduled fo...	06/02/2025	Jamie Schindewolf
DRC				

Task	Assigned To	Status	Status Date	Action By
Planning Commission	Jamie Schindewolf			
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
June 18, 2025

Staff Report

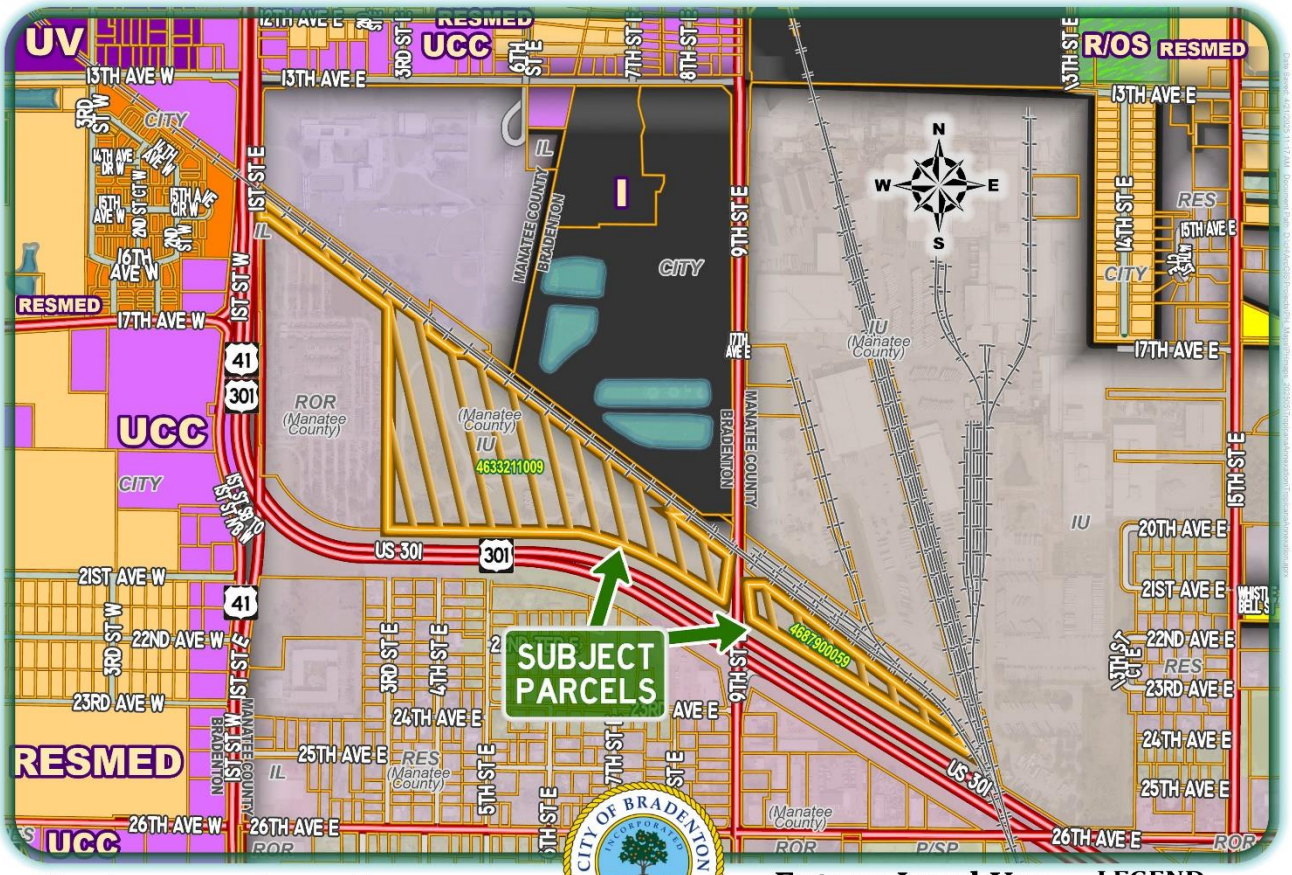
Case Number: PLN-CPA-25-0001 – ORD 4062
Applicant: City of Bradenton
Parcel IDs: 4633211009, 4687900059
Zoning: Manatee County
Proposed Future Land Use: Industrial (I)
Current Future Land Use: Manatee County
Proposed Zoning
(per concurrent ORD 4063): Industrial (I)
Flood Zone: X

Surrounding Property:

Zoning:	North: Industrial South: US 301/Manatee County East: Manatee County West: 1st Street East/T4-O
Future Land Use:	North: Industrial South: US 301/Manatee County East: Manatee County West: 1st Street East/T4-O
Uses:	North: Industrial, school South: Residential East: Industrial West: Retail

SUMMARY OF REQUEST

The City of Bradenton 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.



Tropicana-area Annexation
owner: Tropicana Manufacturing Company, Inc
1706 & 2040 9th Street East
PIDs 4633211009 & 4687900059

CITY OF BRADENTON INCORPORATED MAY 1903 FLORIDA

Bradenton Department of
Planning and Community Development

Future Land Use

0 100 200 300
Yards

LEGEND
Subject Parcels
Other Parcels
Bradenton

Industrial *(Proposed Future Land Use Classification):*

The Comprehensive Plan describes the Industrial Future Land Use category as a designation that:

> Provides an economic engine that allows for heavy commercial, industrial, offices, warehouses that also include light and heavy manufacturing, automotive uses, outdoor storage, amusement establishments, educational facilities, service and equipment, laboratories. Ancillary facilities to support the various uses may also be provided in the industrial areas.

The City has very few areas with a Future Land Use classification of Industrial. Approximately 139.65 acres have this classification. A large portion of this acreage is located adjacent to the subject property. This land is owned by Tropicana Manufacturing Company Inc and is actively in industrial or industrial support uses (e.g. office).

ANALYSIS

This application was submitted with a concurrent application to designate the property with the Industrial Zoning classification.

The Industrial zoning classification allows uses that align with those mentioned in the description of the Industrial Future Land Use classification. Industrial zoning and Industrial future land use are highly compatible.

EXHIBIT A: Legal Descriptions
EXHIBIT B: Location Map
EXHIBIT C: Future Land Use Map (Current)
EXHIBIT D: Zoning Map

EXHIBIT A

EXHIBIT "A"
ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)

Description:

Parcel 1 (O.R. 2166, PG. 1467):

Tropicana Southwest Parcel (County)

Commence at the Southeast corner of the Southwest 1/4 of Section 36, Township 34 S, Range 17 E; thence N 00°19'50" E, along the easterly line of the Southwest 1/4 of said Section 36, a distance of 1437.44 feet to the intersection with the southwesterly line of the C.S.X. Railroad right-of-way (formerly known as the Seaboard Coastline Railroad); thence N 53°11'51" W, along the southwesterly line of said C.S.X. Railroad right-of-way, parallel with the C.S.X. main line track centerline and 65.0 feet southwesterly therefrom, a distance of 67.18 feet to the intersection of the southwesterly line of the C.S.X. Railroad right-of-way with the westerly right-of-way of 9th Street East, as shown on F.D.O.T. right-of-way maps, Section 13120-2506, for a **POINT OF BEGINNING**; thence continue N 53°11'51" W, along said southwesterly C.S.X. Railroad right-of-way, parallel with said main track centerline and 65.0 feet southwesterly therefrom, a distance of 374.18 feet; thence S 88°54'10" E, along said southwesterly C.S.X. railroad right-of-way, 68.54 feet; thence N 53°11'51" W, along said southwesterly C.S.X. Railroad right-of-way, parallel with said C.S.X. main track centerline and 25.0 feet southwesterly therefrom, a distance of 1446.68 feet; thence N 89°05'05" W, along said southwesterly C.S.X. Railroad right-of-way, 68.24 feet; thence N 53°11'51" W, parallel with said C.S.X. main track centerline and 65.0 feet southwesterly therefrom, a distance of 179.09 feet; thence N 00°23'07" E, along said C.S.X. Railroad right-of-way, 49.71 feet: thence N 53°11'51" W, along said C.S.X. Railroad right-of-way, parallel with said C.S.X. main track centerline and 25.0 feet southwesterly therefrom, a distance of 1104.58 feet to the intersection with the easterly right-of-way of State Road No. 55; thence S 00°30'55" E, along the easterly right-of-way of said State Road No. 55, a distance of 96.51 feet; thence N 89°29'05" E, a distance of 27.63 feet; thence S 53°11'51" E, parallel with the southwesterly C.S.X. Railroad right-of-way and 60.0 feet southwesterly therefrom, a distance of 802.97 feet; thence S 00°24'36" W, a distance of 1184.93 feet to the intersection with the northerly right-of-way of State Road No. 683 (U.S. 301) as shown on aforesaid F.D.O.T. right-of-way maps; thence S 89°04'20" E, along the northerly right-of-way of said State Road No. 683 (U.S. 301), a distance of 719.47 feet; thence S 89°03'49" E, along said northerly right-of-way, a distance of 307.14 feet to a point on the arc of a curve whose radius point lies S 12°01'01" W, a distance of 1592.39 feet; thence run southeasterly, along said northerly right-of-way and the arc of said curve through a central angle of 19°31'46", a distance of 542.77 feet to the point of tangent of said curve; thence S 58°27'13" E, along said northerly right-of-way, a distance of 308.55 feet to the intersection with the westerly right-of-way of aforesaid 9th Street East; thence N 07°40'57" E, along the northerly right-of-way of said 9th Street East, a distance of 233.52 feet to the POINT OF BEGINNING, being and lying in Section 36, Township 34 S, Range 17 E, Manatee County, Florida.

Containing 28.31 acres more or less.

Surveyor's Notes:

1) This is a description/sketch and **NOT** a boundary survey.
2) This description/sketch is **NOT** complete without all 11 sheets.
3) Bearing for Parcel 1 are based on the East line of the Southwest 1/4 of Section 36, Township 34 South, Range 17 East, being assumed as N 00°19'50" E, referenced in Official Records Book 2166, Page 1467, recorded in the Public Records of Manatee County, Florida.
   Bearing for Parcel 2 and 3 are based on the North line of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 South, Range 17 East, being assumed as S 89°18'13" E, referenced in Official Records Book 2166, Page 1458, recorded in the Public Records of Manatee County, Florida.
4) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.
5) Subject to easements, dedications and restrictions of record not provided to the Surveyor and Mapper. Title commitment provided by Old Republic National Title Insurance Company, Commitment Number 1524825A3, Issuing Office File Number 41324.042, Commitment Date, March 27, 2025 at 11:00pm, updated April 14, 2025.
6) This description is taken from the aforementioned title commitment in Note #5.
7) This description/sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to descriptions/sketch to accompany description.
8) Any additions or deletions to this description/sketch by others than the signing party without written consent of the signing party is prohibited.
9) Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

CITY OF BRADENTON
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bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300

Digitally signed by David E Cronkhite, PSM
Date: 2025.05.20 10:05:12 -04'00'

DAVID E. CRONKHITE, PSM DATE
FLORIDA CERTIFICATE NO. 6078

DAVID E. CRONKHITE CERTIFICATE No. 6078 STATE OF FLORIDA REGISTERD SURVEYOR & MAPPER

SCALE: NONE
SHEET: 1 OF 11
SECTION 36 TOWNSHIP 34 SOUTH RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025

EXHIBIT "A"
ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)

Description (O.R. 2166, PG. 1458):

Parcel 2:

Tropicana Park (Parcel A)

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E.; thence S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 60.00 feet to the intersection with the easterly right-of-way of 9th Street East as shown on the Florida Department of Transportation Right-of-way Maps, Section 13120-2506, for a **POINT OF BEGINNING**; thence continue S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 87.61 feet to the intersection with the southwesterly C.S.X. Railroad right-of-way; thence S 53°11'51" E, along said southwesterly C.S.X. Railroad right-of-way a distance of 948.56 feet; thence S 00°16'20" W, leaving said southwesterly C.S.X. Railroad right-of-way, a distance of 121.85 feet to the intersection with the northerly limited access right-of- way of State Road No. 683 (U.S. Highway 301), as shown on aforesaid Florida Department of Transportation Right-of-way Maps; thence N 58°27'13" W, along said northerly limited access right-of-way, a distance of 970.67 feet to the intersection with the aforesaid easterly right-of-way of 9th Street East; thence N 06°00'58" W, along said easterly right-of-way, a distance of 184.34 feet to the POINT OF BEGINNING, being and lying in the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E., Manatee county, Florida.

Parcel 3:

Tropicana Park (Parcel B)

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E.; thence S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 60.00 feet to the intersection with the easterly right-of-way of 9th Street East as shown on the Florida Department of Transportation Right-of-way Maps, Section 13120-2506; thence continue S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 87.61 feet to the intersection with the southwesterly C.S.X. Railroad right-of-way; thence S 53°11'51" E, along said southwesterly C.S.X. Railroad right-of-way, a distance of 948.56 feet for a **POINT OF BEGINNING**; thence continue S 53°11'51" E, along said southwesterly C.S.X. Railroad right-of-way, a distance of 306.82 feet to a point on the arc of a curve whose radius point lies S 53°17'55" W, 930.06 feet; thence run southeasterly, along said southwesterly C.S.X. Railroad right-of-way and the arc of said curve through a central angle of 10°21'25", a distance of 168.12 feet to the intersection with the northerly limited access right-of-way of State Road No. 683 (U.S. highway 301), as shown on aforesaid Florida Department of Transportation Right-of-way Maps; thence N 58°27'13" W, along said northerly limited access right-of-way, 391.96 feet; thence N 00°16'20" E, a distance of 121.85 feet to the POINT OF BEGINNING, being and lying in the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E., Manatee county, Florida.

Containing a total of 4.08 acres more or less.

Surveyor's Notes:

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2) This description/sketch is **NOT** complete without all 11 sheets.
3) Bearing for Parcel 2 and 3 are based on the North line of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 South, Range 17 East, being assumed as S 89°18'13" E, referenced in Official Records Book 2166, Page 1458, recorded in the Public Records of Manatee County, Florida.
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SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300

SCALE: NONE

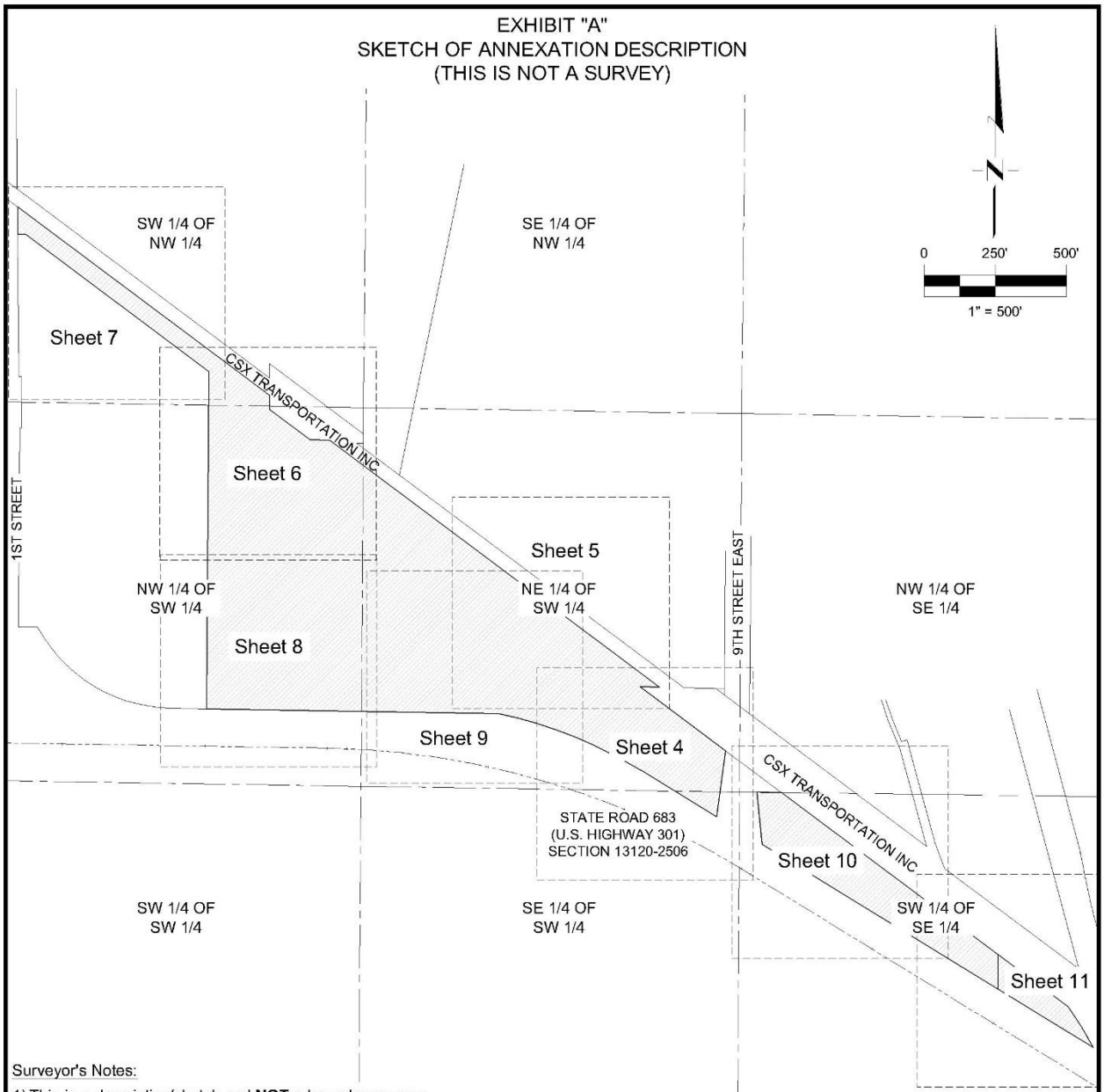
SHEET: 2 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025

EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)

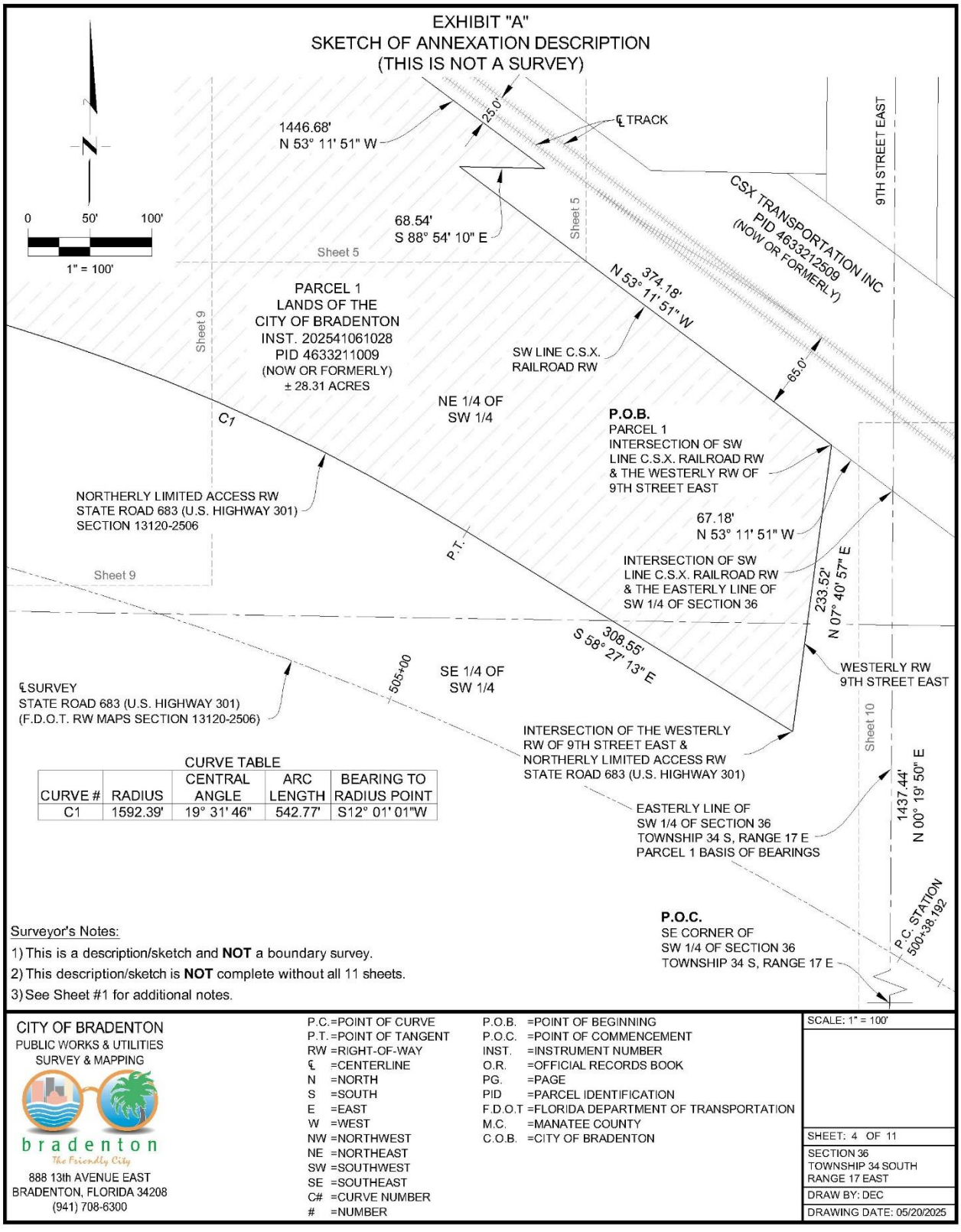


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bradenton
The Friendly City
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SCALE: 1" = 500'
SHEET: 3 OF 11
SECTION 36 TOWNSHIP 34 SOUTH RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025



CURVE TABLE

CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH	BEARING TO RADIUS POINT
C1	1592.39'	19° 31' 46"	542.77'	S12° 01' 01"W

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N	=NORTH	PG.	=PAGE
S	=SOUTH	PID	=PARCEL IDENTIFICATION
E	=EAST	F.D.O.T	=FLORIDA DEPARTMENT OF TRANSPORTATION
W	=WEST	M.C.	=MANATEE COUNTY
NW	=NORTHWEST	C.O.B.	=CITY OF BRADENTON
NE	=NORTHEAST		
SW	=SOUTHWEST		
SE	=SOUTHEAST		
C#	=CURVE NUMBER		
#	=NUMBER		

SCALE: 1" = 100'

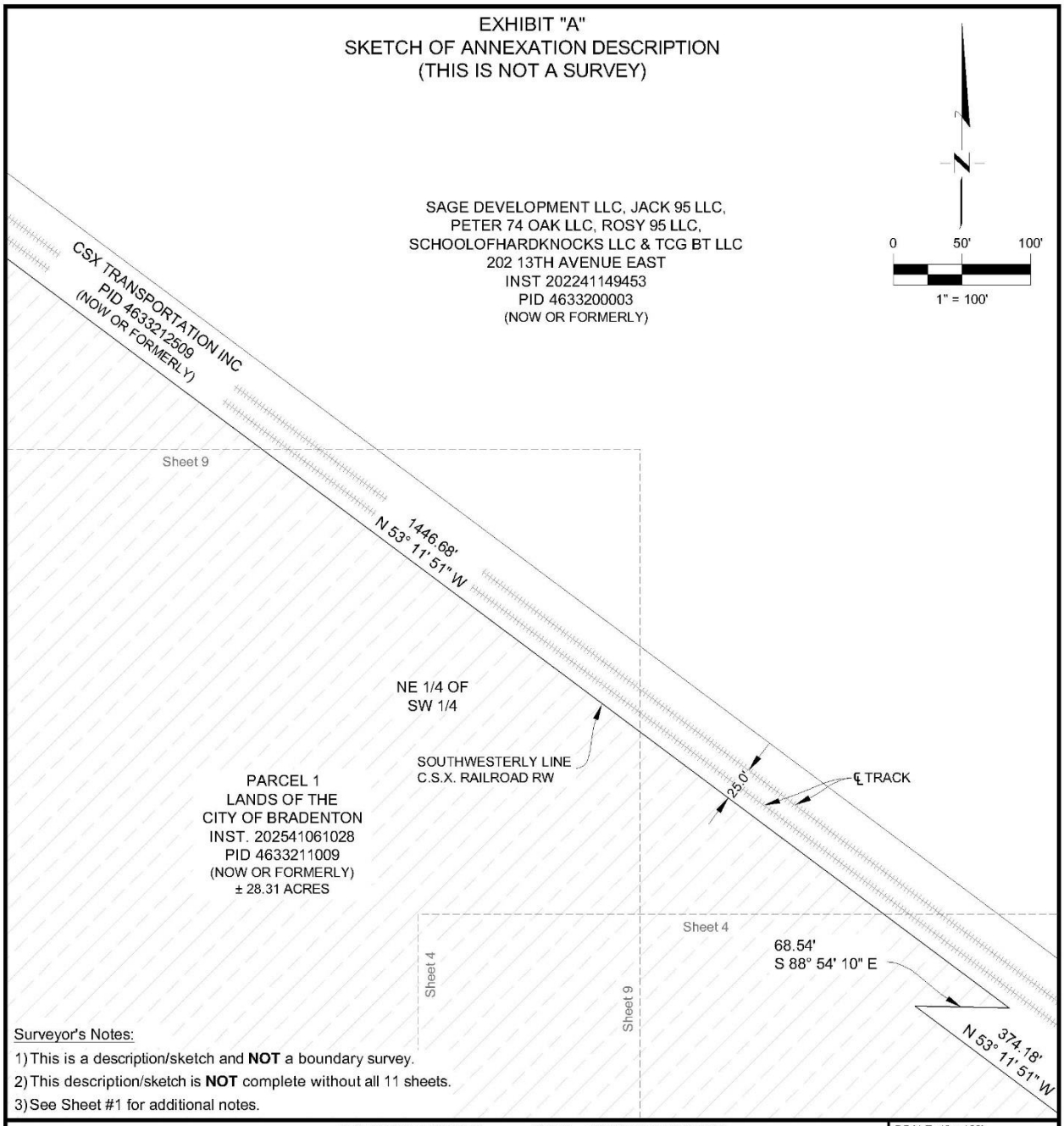
SHEET: 4 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025

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SW	=SOUTHWEST		
SE	=SOUTHEAST		
C#	=CURVE NUMBER		
#	=NUMBER		

SCALE: 1" = 100'

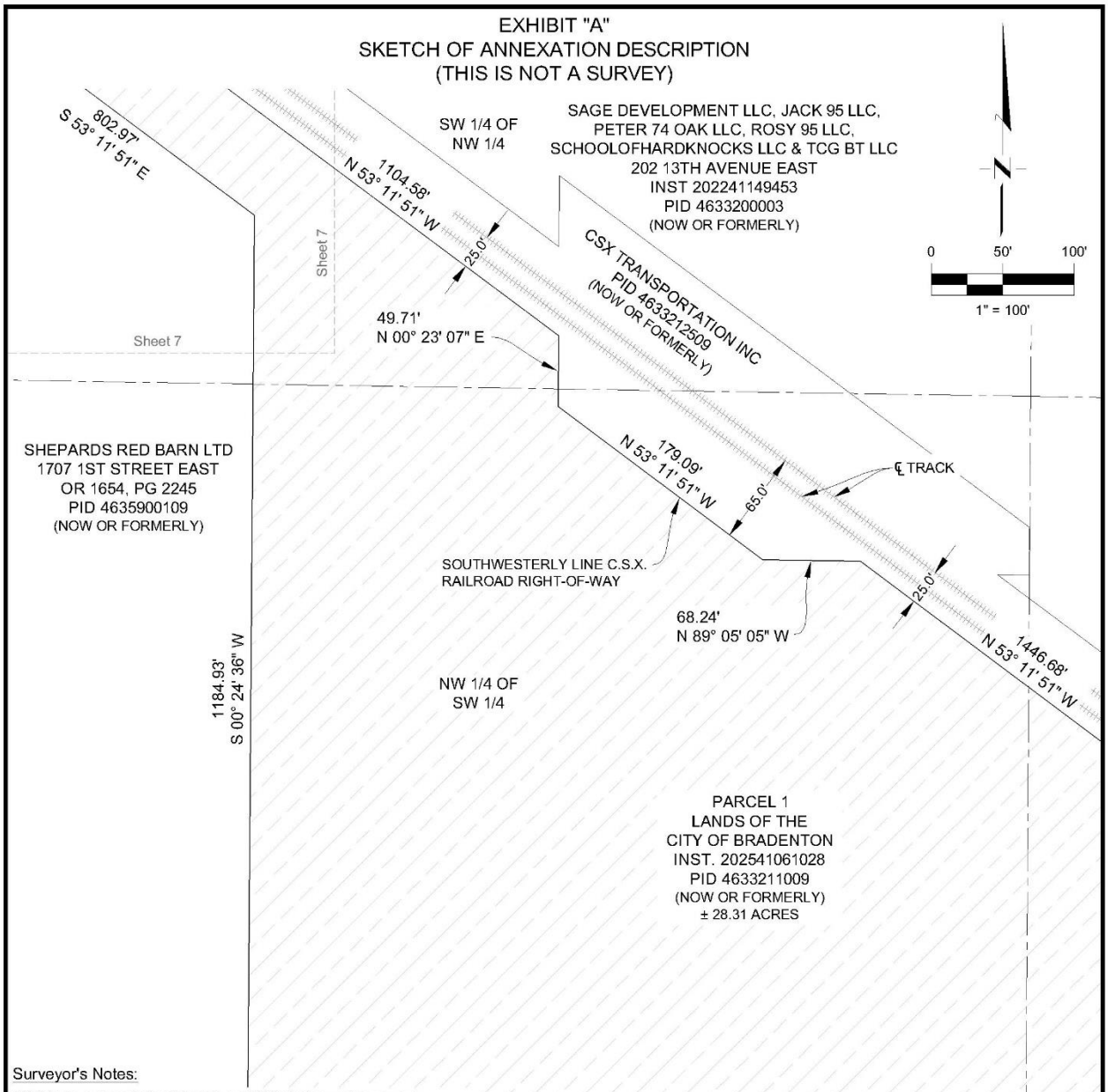
SHEET: 5 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025

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SW	=SOUTHWEST		
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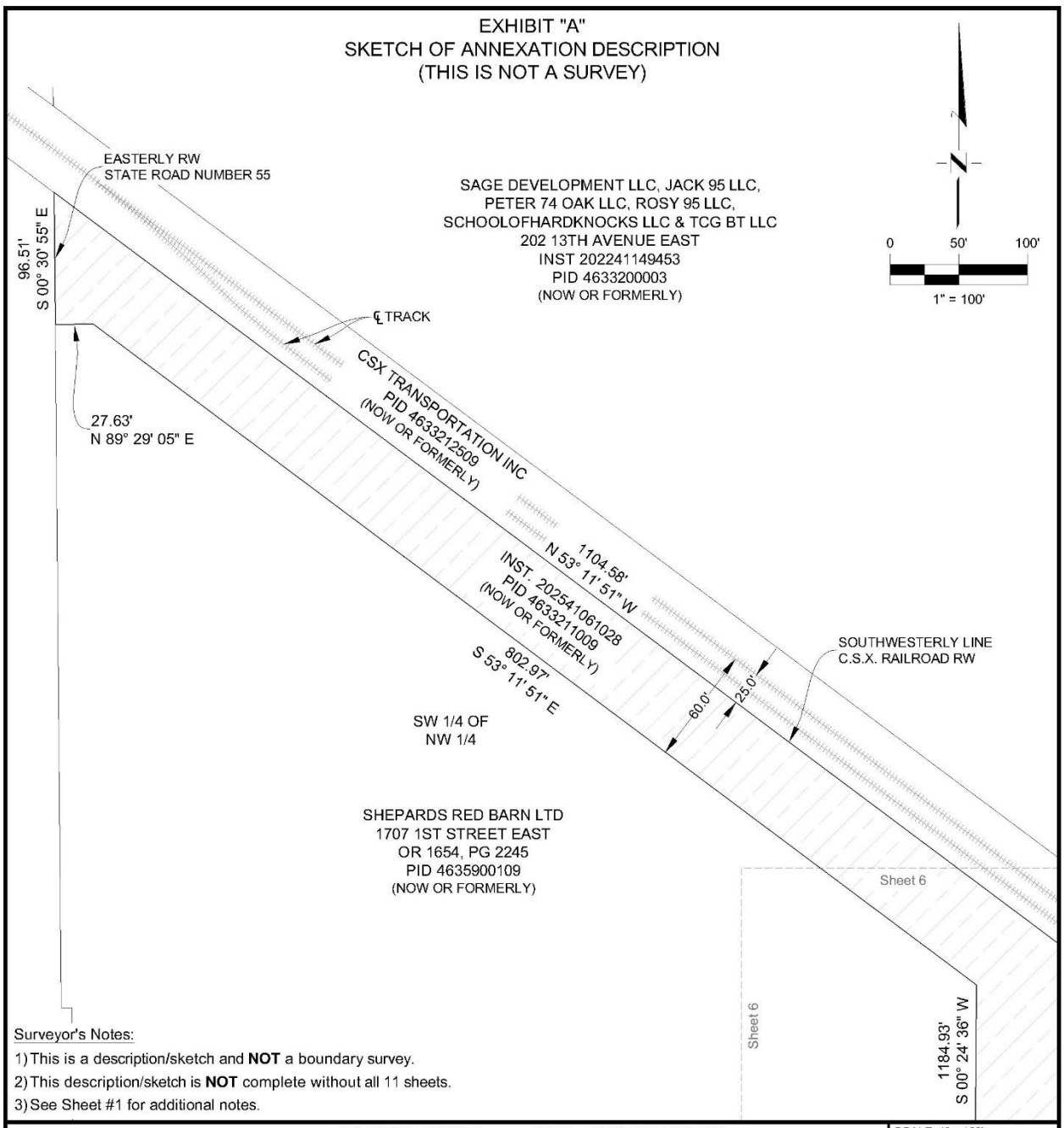
SHEET: 6 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025

EXHIBIT "A"
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SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300

P.C.	=POINT OF CURVE	P.O.B.	=POINT OF BEGINNING
P.T.	=POINT OF TANGENT	P.O.C.	=POINT OF COMMENCEMENT
RW	=RIGHT-OF-WAY	INST.	=INSTRUMENT NUMBER
℄	=CENTERLINE	O.R.	=OFFICIAL RECORDS BOOK
N	=NORTH	PG.	=PAGE
S	=SOUTH	PID	=PARCEL IDENTIFICATION
E	=EAST	F.D.O.T	=FLORIDA DEPARTMENT OF TRANSPORTATION
W	=WEST	M.C.	=MANATEE COUNTY
NW	=NORTHWEST	C.O.B.	=CITY OF BRADENTON
NE	=NORTHEAST		
SW	=SOUTHWEST		
SE	=SOUTHEAST		
C#	=CURVE NUMBER		
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SCALE: 1" = 100'

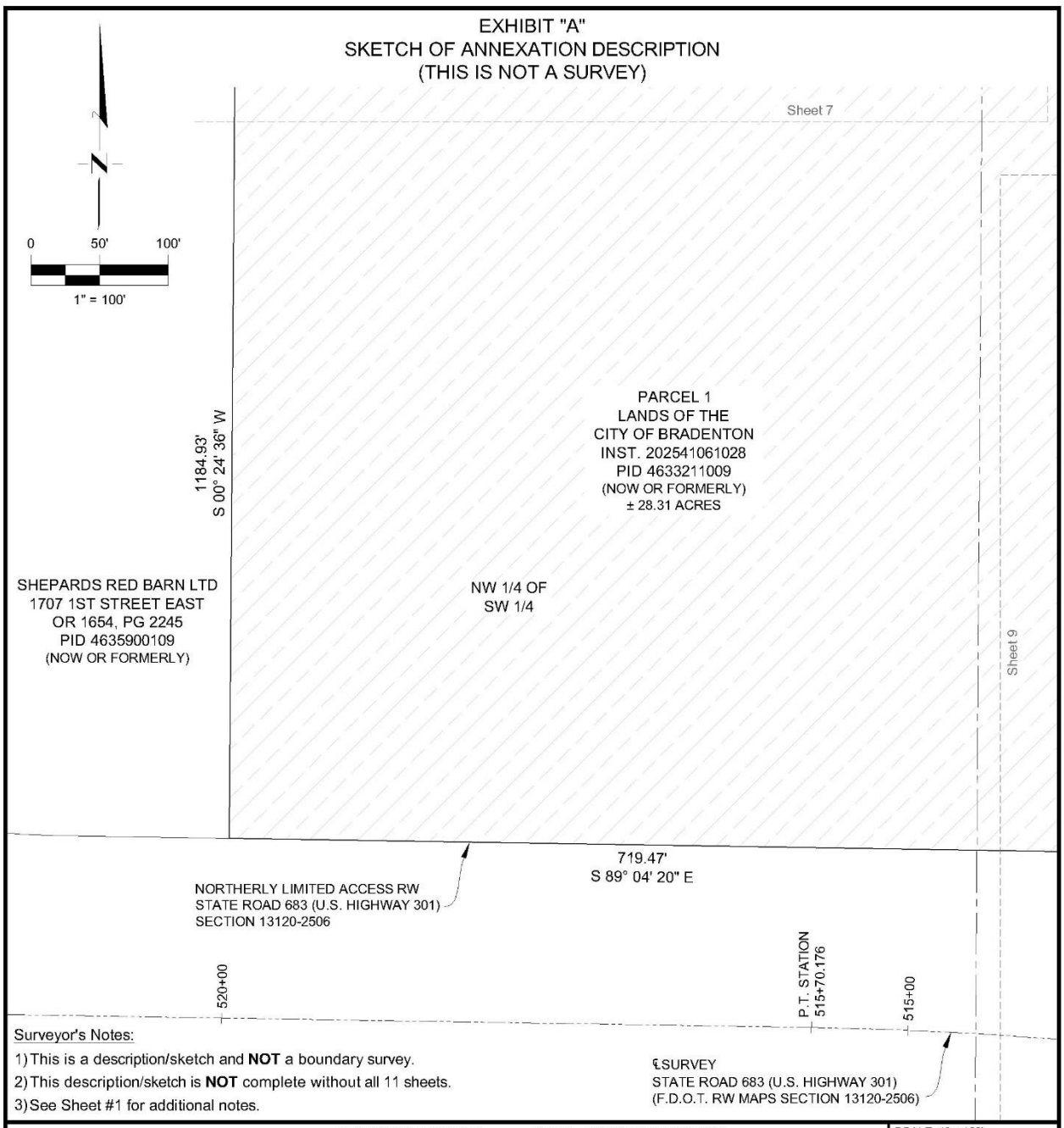
SHEET: 7 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025

EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)



Surveyor's Notes:

1) This is a description/sketch and **NOT** a boundary survey.
2) This description/sketch is **NOT** complete without all 11 sheets.
3) See Sheet #1 for additional notes.

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SCALE: 1" = 100'

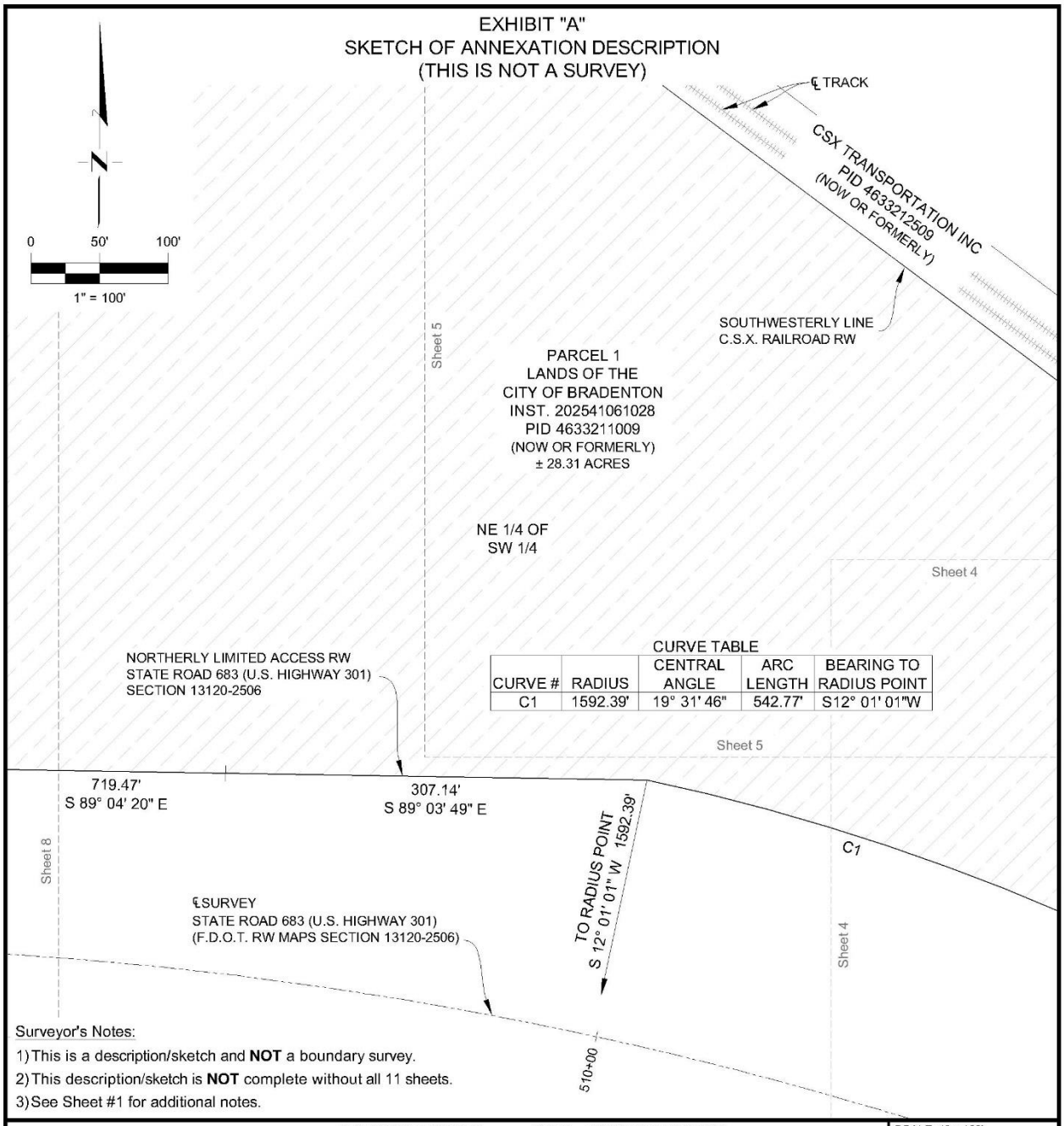
SHEET: 8 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025

EXHIBIT "A"
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(THIS IS NOT A SURVEY)



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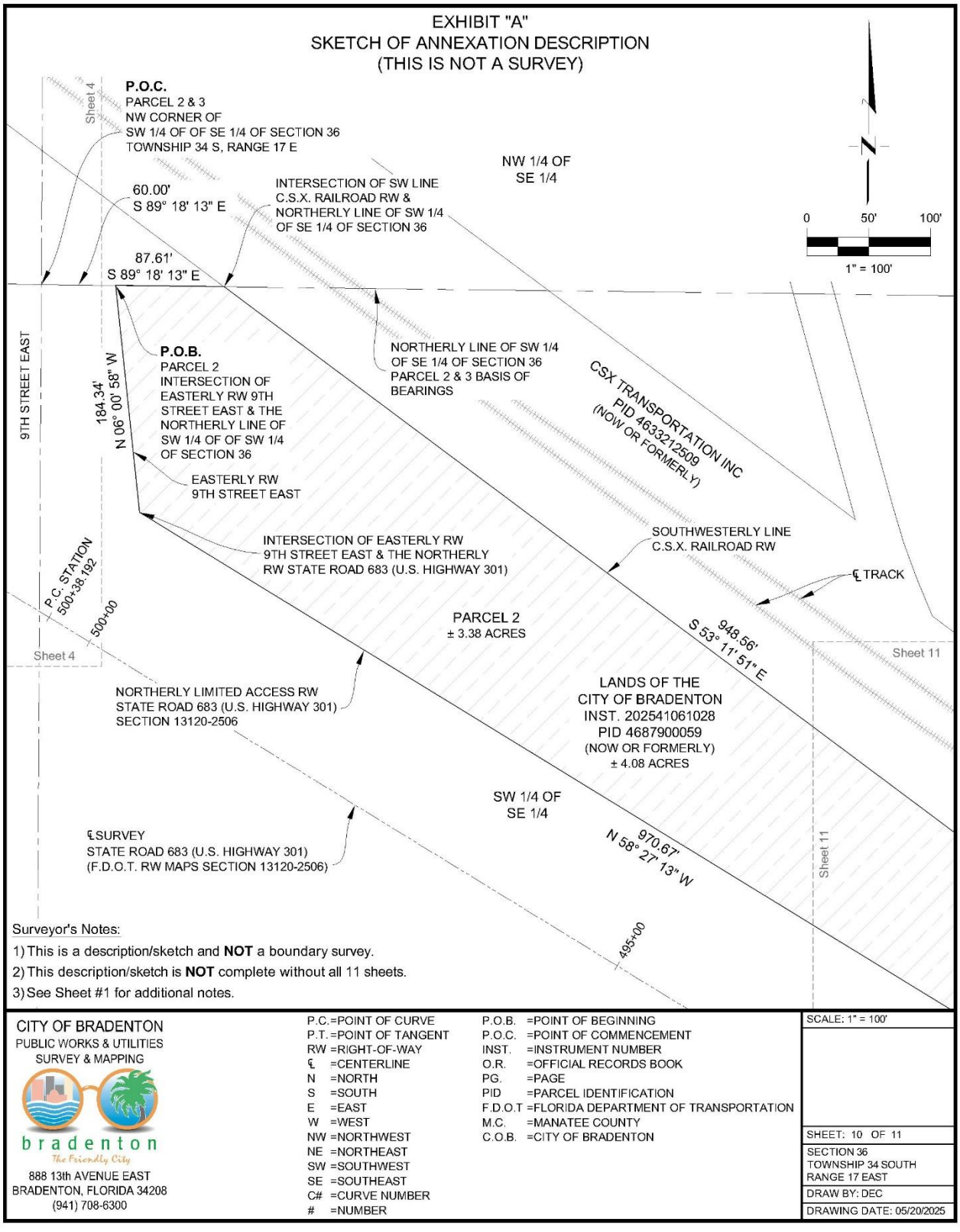
SCALE: 1" = 100'

SHEET: 9 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025



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SCALE: 1" = 100'

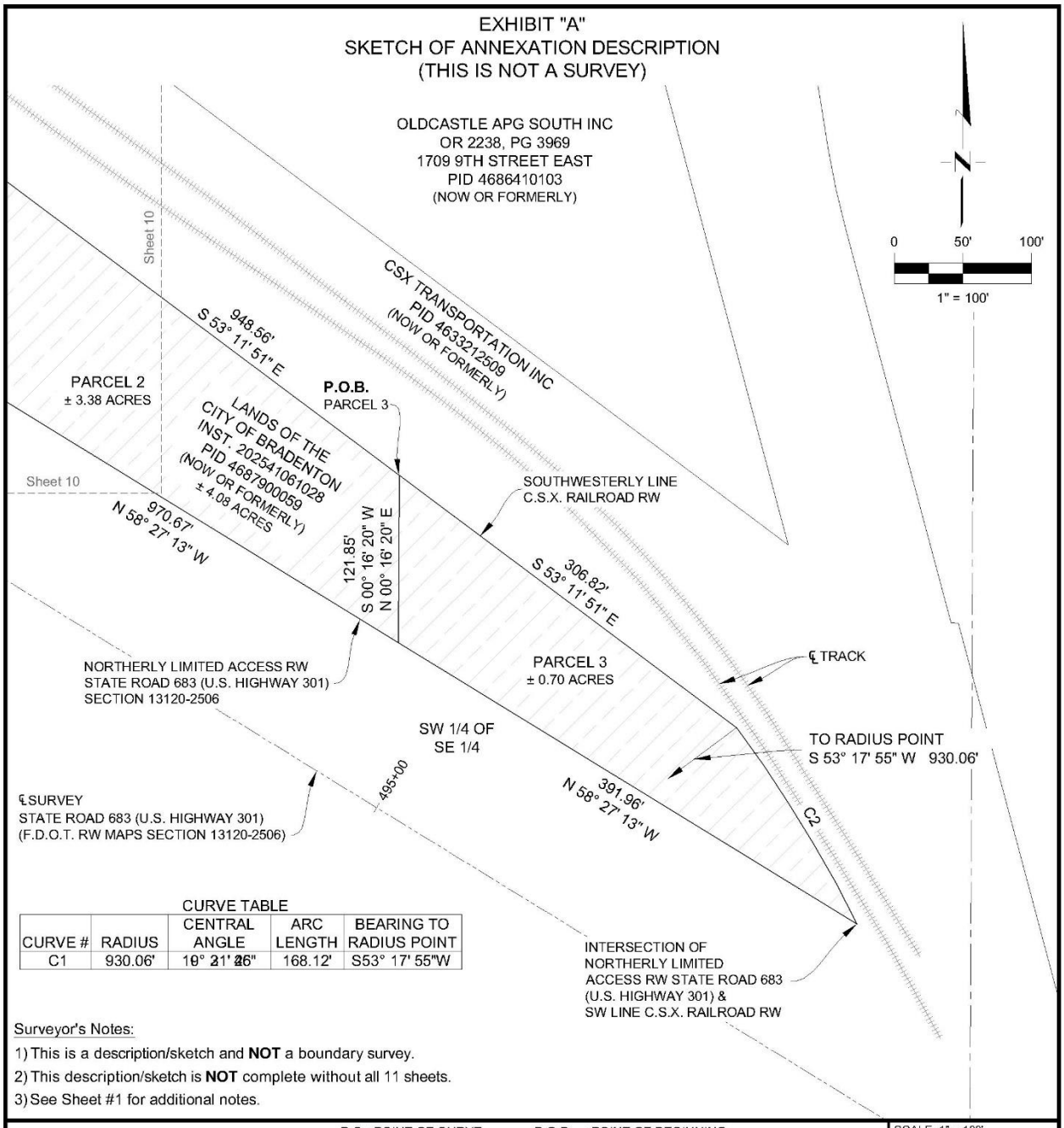
SHEET: 10 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025

EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)



CURVE TABLE

CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH	BEARING TO RADIUS POINT
C1	930.06'	10° 21' 26"	168.12'	S53° 17' 55"W

Surveyor's Notes:

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2) This description/sketch is **NOT** complete without all 11 sheets.
3) See Sheet #1 for additional notes.

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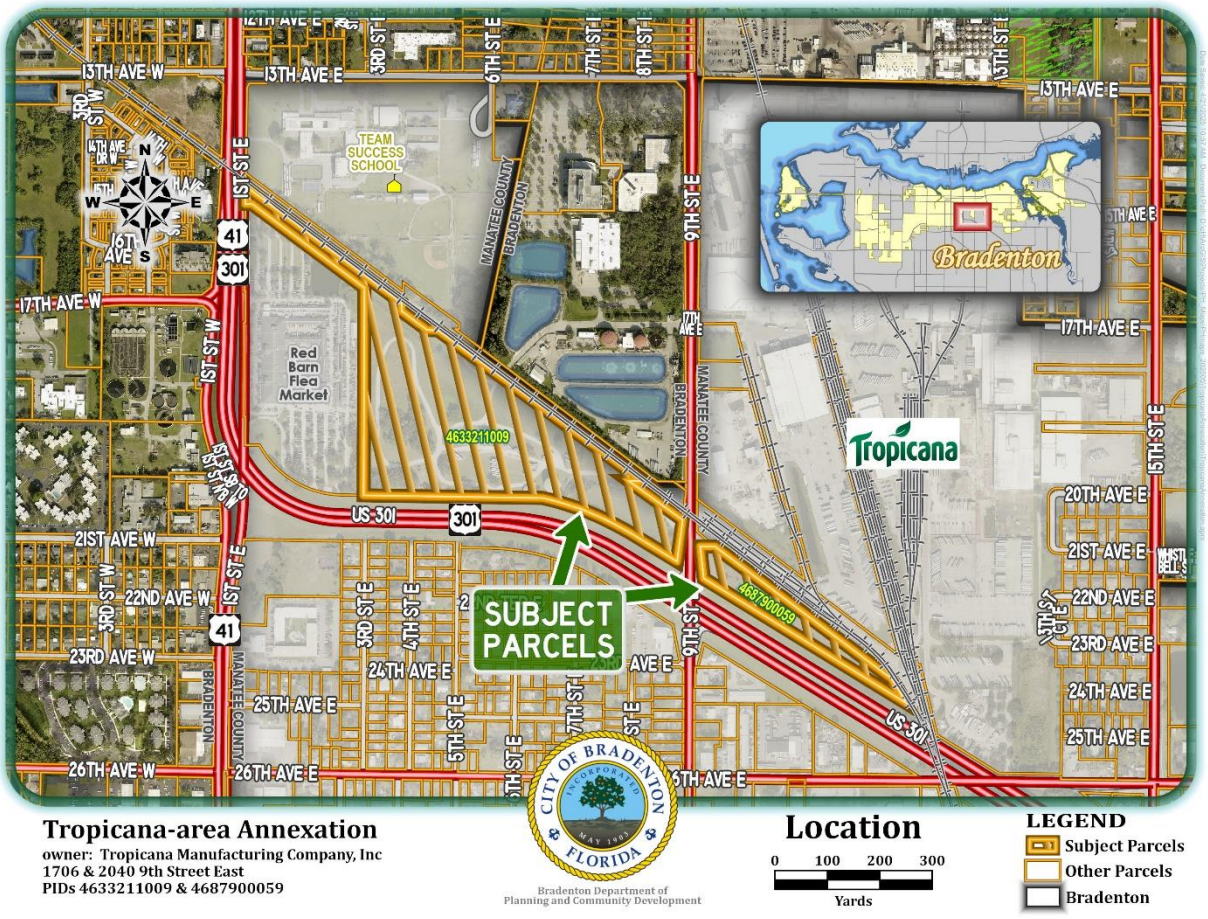
SHEET: 11 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

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EXHIBIT B



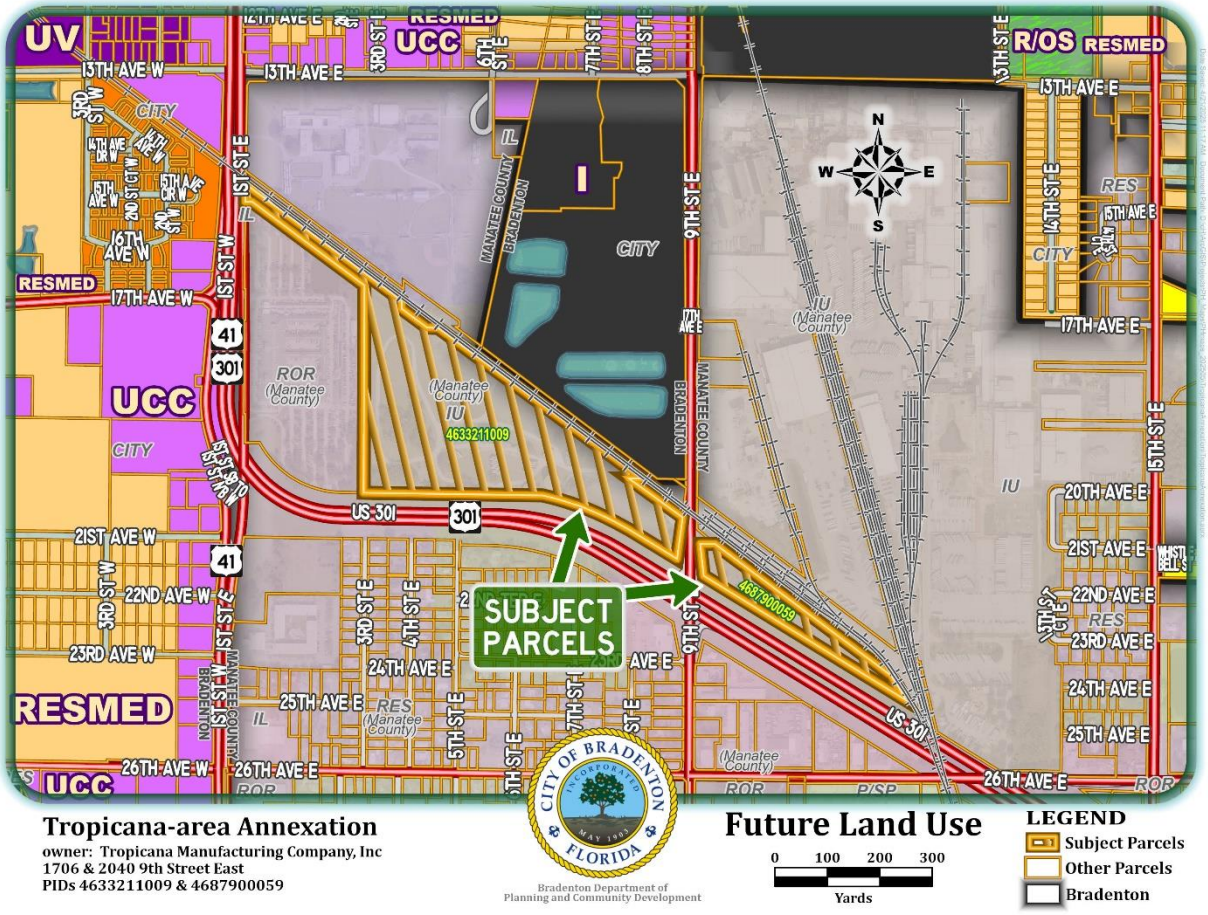
Tropicana-area Annexation
owner: Tropicana Manufacturing Company, Inc
1706 & 2040 9th Street East
PIDs 4633211009 & 4687900059

CITY OF BRADENTON FLORIDA
Bradenton Department of Planning and Community Development

Location
0 100 200 300
Yards

LEGEND
Subject Parcels
Other Parcels
Bradenton

EXHIBIT C



Tropicana-area Annexation
owner: Tropicana Manufacturing Company, Inc
1706 & 2040 9th Street East
PIDs 4633211009 & 4687900059

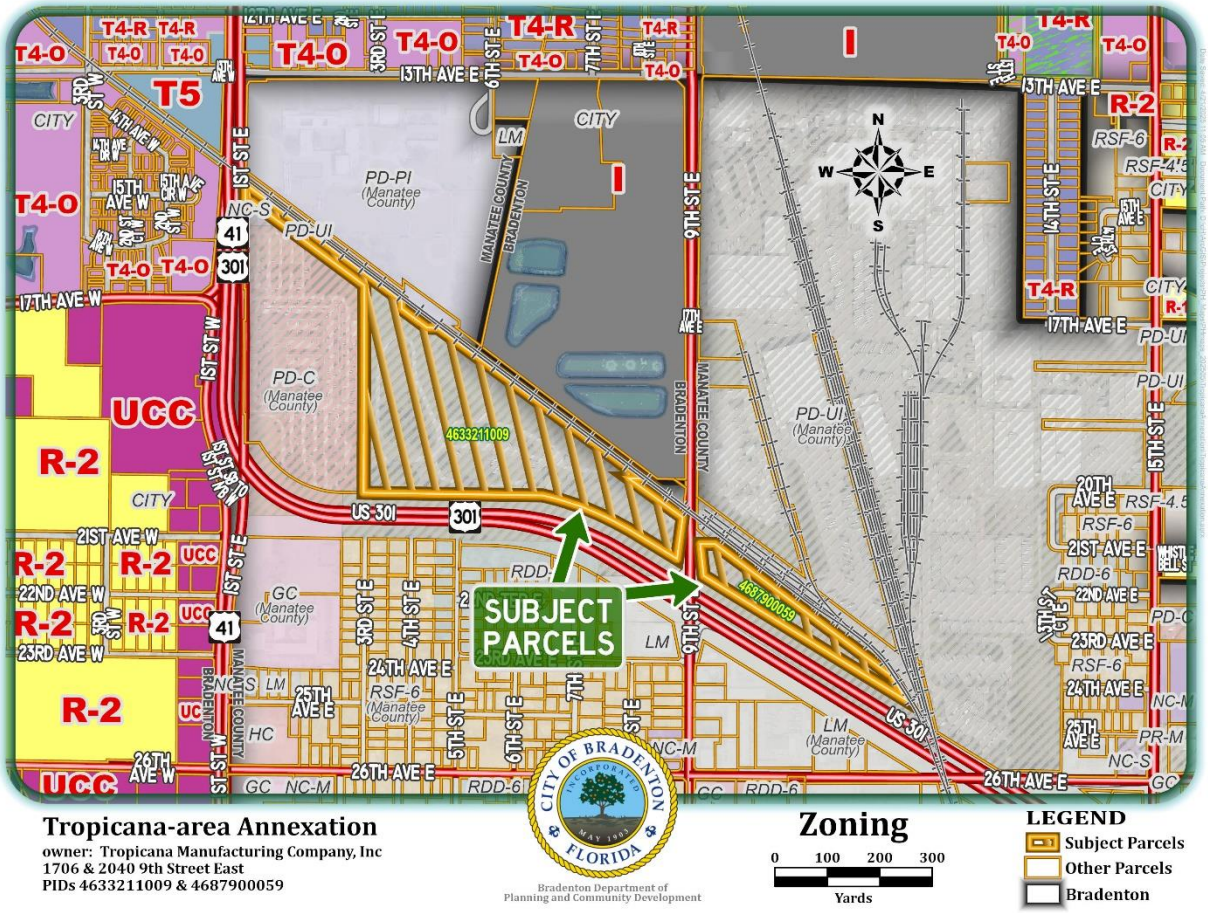
Bradenton Department of
Planning and Community Development

Future Land Use

0 100 200 300
Yards

LEGEND
Subject Parcels
Other Parcels
Bradenton

EXHIBIT D



Tropicana-area Annexation
owner: Tropicana Manufacturing Company, Inc
1706 & 2040 9th Street East
PIDs 4633211009 & 4687900059

Bradenton Department of Planning and Community Development

Zoning
0 100 200 300
Yards

LEGEND
Subject Parcels
Other Parcels
Bradenton

AGENDA ITEM NO. 6.d

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: June 18, 2025

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Ordinance 4063, Case PLN-ZON-25-0001:** An Ordinance of the City of Bradenton, Florida, providing for an amendment to the City of Bradenton Land Use Atlas; designating certain land generally located east of 1st Street East, north of US 301 and south of the CSX railway, identified as parcel ID 4687900059 and 4633211009, and more particularly described herein, containing approximately 32.39 acres and owned by the City of Bradenton, under the Industrial Future Land Use Category; providing for applicability; providing for severability; and providing for an effective date.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Ordinance 4063, Case PLN-ZON-25-0001

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
The City of Bradenton 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 proposed zoning designation is Industrial, which is a continuation of the designation assigned to adjacent property within Bradenton's jurisdiction.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to recommend to City Council either approval or denial of Ordinance 4063.

ATTACHMENTS:
Ordinance 4063 (Draft).pdf
Application.pdf
Staff Report.pdf

ORDINANCE NO. 4063

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON LAND USE ATLAS; DESIGNATING CERTAIN LAND GENERALLY LOCATED EAST OF 1ST STREET EAST, NORTH OF U.S. 301 AND SOUTH OF THE CSX RAILWAY, IDENTIFIED AS PARCEL ID 4687900059 AND 4633211009, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 32.39 ACRES AND OWNED BY THE CITY OF BRADENTON, UNDER THE INDUSTRIAL 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, The City of Bradenton (the "Property Owner" or "Applicant") owns the properties described in Exhibit "A", attached hereto (collectively, the "Property"); and

WHEREAS, The City of Bradenton submitted a Zoning Atlas Amendment application to designate the Property, consisting of approximately 32.39 acres, as I, Industrial (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 June 18, 2025 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 August 13, 2025 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 I, Industrial.

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 4062 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 13th DAY OF AUGUST 2025.

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	June 18, 2025
City Council 1st Reading	July 23, 2025
City Council 2nd Reading and Public Hearing	August 13, 2025
Local Planning Agency ad published	June 5, 2025
City Council hearing ad published	TBD

EXHIBIT A

EXHIBIT "A"
ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)

Description:

Parcel 1 (O.R. 2166, PG. 1467):

Tropicana Southwest Parcel (County)

Commence at the Southeast corner of the Southwest 1/4 of Section 36, Township 34 S, Range 17 E; thence N 00°19'50" E, along the easterly line of the Southwest 1/4 of said Section 36, a distance of 1437.44 feet to the intersection with the southwesterly line of the C.S.X. Railroad right-of-way (formerly known as the Seaboard Coastline Railroad); thence N 53°11'51" W, along the southwesterly line of said C.S.X. Railroad right-of-way, parallel with the C.S.X. main line track centerline and 65.0 feet southwesterly therefrom, a distance of 67.18 feet to the intersection of the southwesterly line of the C.S.X. Railroad right-of-way with the westerly right-of-way of 9th Street East, as shown on F.D.O.T. right-of-way maps, Section 13120-2506, for a **POINT OF BEGINNING**; thence continue N 53°11'51" W, along said southwesterly C.S.X. Railroad right-of-way, parallel with said main track centerline and 65.0 feet southwesterly therefrom, a distance of 374.18 feet; thence S 88°54'10" E, along said southwesterly C.S.X. railroad right-of-way, 68.54 feet; thence N 53°11'51" W, along said southwesterly C.S.X. Railroad right-of-way, parallel with said C.S.X. main track centerline and 25.0 feet southwesterly therefrom, a distance of 1446.68 feet; thence N 89°05'05" W, along said southwesterly C.S.X. Railroad right-of-way, 68.24 feet; thence N 53°11'51" W, parallel with said C.S.X. main track centerline and 65.0 feet southwesterly therefrom, a distance of 179.09 feet; thence N 00°23'07" E, along said C.S.X. Railroad right-of-way, 49.71 feet: thence N 53°11'51" W, along said C.S.X. Railroad right-of-way, parallel with said C.S.X. main track centerline and 25.0 feet southwesterly therefrom, a distance of 1104.58 feet to the intersection with the easterly right-of-way of State Road No. 55; thence S 00°30'55" E, along the easterly right-of-way of said State Road No. 55, a distance of 96.51 feet; thence N 89°29'05" E, a distance of 27.63 feet; thence S 53°11'51" E, parallel with the southwesterly C.S.X. Railroad right-of-way and 60.0 feet southwesterly therefrom, a distance of 802.97 feet; thence S 00°24'36" W, a distance of 1184.93 feet to the intersection with the northerly right-of-way of State Road No. 683 (U.S. 301) as shown on aforesaid F.D.O.T. right-of-way maps; thence S 89°04'20" E, along the northerly right-of-way of said State Road No. 683 (U.S. 301), a distance of 719.47 feet; thence S 89°03'49" E, along said northerly right-of-way, a distance of 307.14 feet to a point on the arc of a curve whose radius point lies S 12°01'01" W, a distance of 1592.39 feet; thence run southeasterly, along said northerly right-of-way and the arc of said curve through a central angle of 19°31'46", a distance of 542.77 feet to the point of tangent of said curve; thence S 58°27'13" E, along said northerly right-of-way, a distance of 308.55 feet to the intersection with the westerly right-of-way of aforesaid 9th Street East; thence N 07°40'57" E, along the northerly right-of-way of said 9th Street East, a distance of 233.52 feet to the POINT OF BEGINNING, being and lying in Section 36, Township 34 S, Range 17 E, Manatee County, Florida.

Containing 28.31 acres more or less.

Surveyor's Notes:

1) This is a description/sketch and **NOT** a boundary survey.
2) This description/sketch is **NOT** complete without all 11 sheets.
3) Bearing for Parcel 1 are based on the East line of the Southwest 1/4 of Section 36, Township 34 South, Range 17 East, being assumed as N 00°19'50" E, referenced in Official Records Book 2166, Page 1467, recorded in the Public Records of Manatee County, Florida.
   Bearing for Parcel 2 and 3 are based on the North line of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 South, Range 17 East, being assumed as S 89°18'13" E, referenced in Official Records Book 2166, Page 1458, recorded in the Public Records of Manatee County, Florida.
4) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.
5) Subject to easements, dedications and restrictions of record not provided to the Surveyor and Mapper. Title commitment provided by Old Republic National Title Insurance Company, Commitment Number 1524825A3, Issuing Office File Number 41324.042, Commitment Date, March 27, 2025 at 11:00pm, updated April 14, 2025.
6) This description is taken from the aforementioned title commitment in Note #5.
7) This description/sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to descriptions/sketch to accompany description.
8) Any additions or deletions to this description/sketch by others than the signing party without written consent of the signing party is prohibited.
9) Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

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Digitally signed by David E Cronkhite, PSM
Date: 2025.05.20 10:05:12 -04'00'

DAVID E. CRONKHITE, PSM — DATE
FLORIDA CERTIFICATE NO. 6078

DAVID E. CRONKHITE CERTIFICATE No. 6078 STATE OF FLORIDA REGISTERD SURVEYOR & MAPPER

SCALE: NONE
SHEET: 1 OF 11
SECTION 36 TOWNSHIP 34 SOUTH RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025

EXHIBIT "A"
ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)

Description (O.R. 2166, PG. 1458):

Parcel 2:

Tropicana Park (Parcel A)

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E.; thence S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 60.00 feet to the intersection with the easterly right-of-way of 9th Street East as shown on the Florida Department of Transportation Right-of-way Maps, Section 13120-2506, for a **POINT OF BEGINNING**; thence continue S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 87.61 feet to the intersection with the southwesterly C.S.X. Railroad right-of-way; thence S 53°11'51" E, along said southwesterly C.S.X. Railroad right-of-way a distance of 948.56 feet; thence S 00°16'20" W, leaving said southwesterly C.S.X. Railroad right-of-way, a distance of 121.85 feet to the intersection with the northerly limited access right-of- way of State Road No. 683 (U.S. Highway 301), as shown on aforesaid Florida Department of Transportation Right-of-way Maps; thence N 58°27'13" W, along said northerly limited access right-of-way, a distance of 970.67 feet to the intersection with the aforesaid easterly right-of-way of 9th Street East; thence N 06°00'58" W, along said easterly right-of-way, a distance of 184.34 feet to the POINT OF BEGINNING, being and lying in the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E., Manatee county, Florida.

Parcel 3:

Tropicana Park (Parcel B)

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E.; thence S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 60.00 feet to the intersection with the easterly right-of-way of 9th Street East as shown on the Florida Department of Transportation Right-of-way Maps, Section 13120-2506; thence continue S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 87.61 feet to the intersection with the southwesterly C.S.X. Railroad right-of-way; thence S 53°11'51" E, along said southwesterly C.S.X. Railroad right-of-way, a distance of 948.56 feet for a **POINT OF BEGINNING**; thence continue S 53°11'51" E, along said southwesterly C.S.X. Railroad right-of-way, a distance of 306.82 feet to a point on the arc of a curve whose radius point lies S 53°17'55" W, 930.06 feet; thence run southeasterly, along said southwesterly C.S.X. Railroad right-of-way and the arc of said curve through a central angle of 10°21'25", a distance of 168.12 feet to the intersection with the northerly limited access right-of-way of State Road No. 683 (U.S. highway 301), as shown on aforesaid Florida Department of Transportation Right-of-way Maps; thence N 58°27'13" W, along said northerly limited access right-of-way, 391.96 feet; thence N 00°16'20" E, a distance of 121.85 feet to the POINT OF BEGINNING, being and lying in the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E., Manatee county, Florida.

Containing a total of 4.08 acres more or less.

Surveyor's Notes:

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2) This description/sketch is **NOT** complete without all 11 sheets.
3) Bearing for Parcel 2 and 3 are based on the North line of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 South, Range 17 East, being assumed as S 89°18'13" E, referenced in Official Records Book 2166, Page 1458, recorded in the Public Records of Manatee County, Florida.
4) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.
5) Subject to easements, dedications and restrictions of record not provided to the Surveyor and Mapper. Title commitment provided by Old Republic National Title Insurance Company, Commitment Number 1524825A3, Issuing Office File Number 41324.042, Commitment Date, March 27, 2025 at 11:00pm, updated April 14, 2025.
6) This description is taken from the aforementioned title commitment in Note #5.
7) See Sheet #1 for additional notes.

CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300

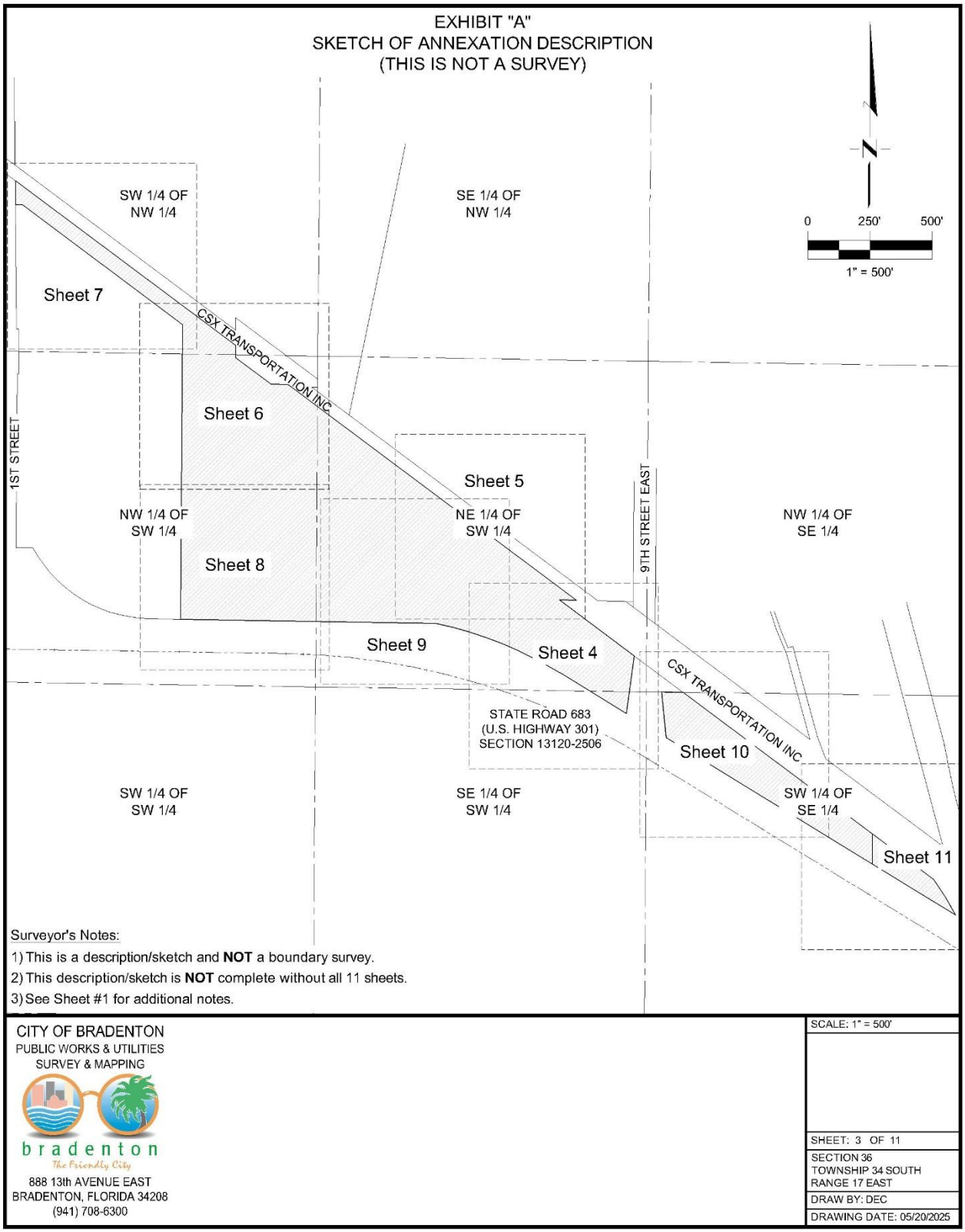
SCALE: NONE

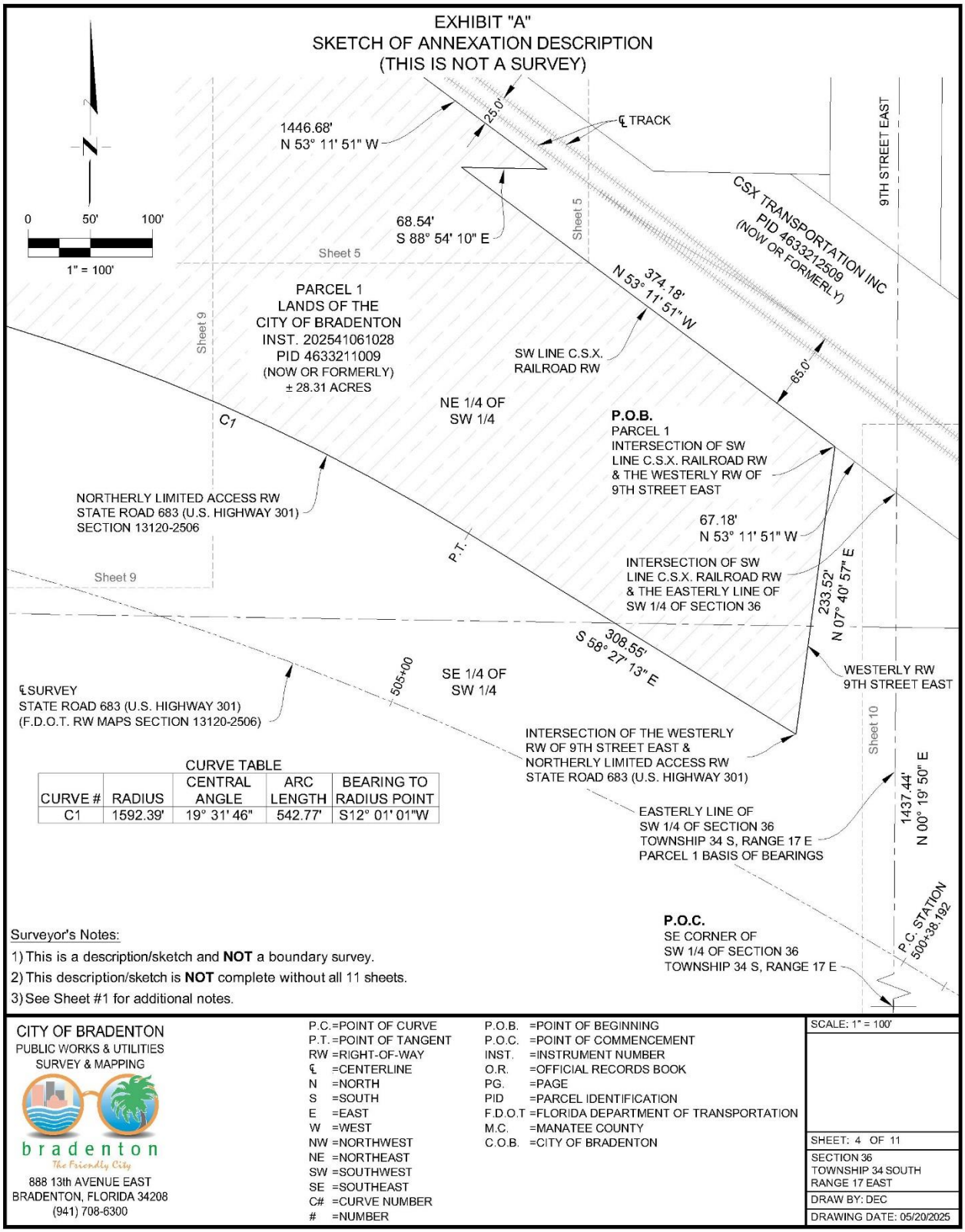
SHEET: 2 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025


EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
SW 1/4 OF NW 1/4
SE 1/4 OF NW 1/4
0
250'
500'
1" = 500'
Sheet 7
CSX TRANSPORTATION INC
Sheet 6
1ST STREET
Sheet 5
9TH STREET EAST
NW 1/4 OF SW 1/4
NE 1/4 OF SW 1/4
NW 1/4 OF SE 1/4
Sheet 8
Sheet 9
Sheet 4
CSX TRANSPORTATION INC
STATE ROAD 683
(U.S. HIGHWAY 301)
SECTION 13120-2506
Sheet 10
SW 1/4 OF SW 1/4
SE 1/4 OF SW 1/4
SW 1/4 OF SE 1/4
Sheet 11
Surveyor's Notes:
1) This is a description/sketch and NOT a boundary survey.
2) This description/sketch is NOT complete without all 11 sheets.
3) See Sheet #1 for additional notes.
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
SCALE: 1" = 500'
SHEET: 3 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025



CURVE TABLE

CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH	BEARING TO RADIUS POINT
C1	1592.39'	19° 31' 46"	542.77'	S12° 01' 01"W

Surveyor's Notes:

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CITY OF BRADENTON
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bradenton
The Friendly City
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BRADENTON, FLORIDA 34208
(941) 708-6300

P.C.	=POINT OF CURVE	P.O.B.	=POINT OF BEGINNING
P.T.	=POINT OF TANGENT	P.O.C.	=POINT OF COMMENCEMENT
RW	=RIGHT-OF-WAY	INST.	=INSTRUMENT NUMBER
℄	=CENTERLINE	O.R.	=OFFICIAL RECORDS BOOK
N	=NORTH	PG.	=PAGE
S	=SOUTH	PID	=PARCEL IDENTIFICATION
E	=EAST	F.D.O.T	=FLORIDA DEPARTMENT OF TRANSPORTATION
W	=WEST	M.C.	=MANATEE COUNTY
NW	=NORTHWEST	C.O.B.	=CITY OF BRADENTON
NE	=NORTHEAST		
SW	=SOUTHWEST		
SE	=SOUTHEAST		
C#	=CURVE NUMBER		
#	=NUMBER		

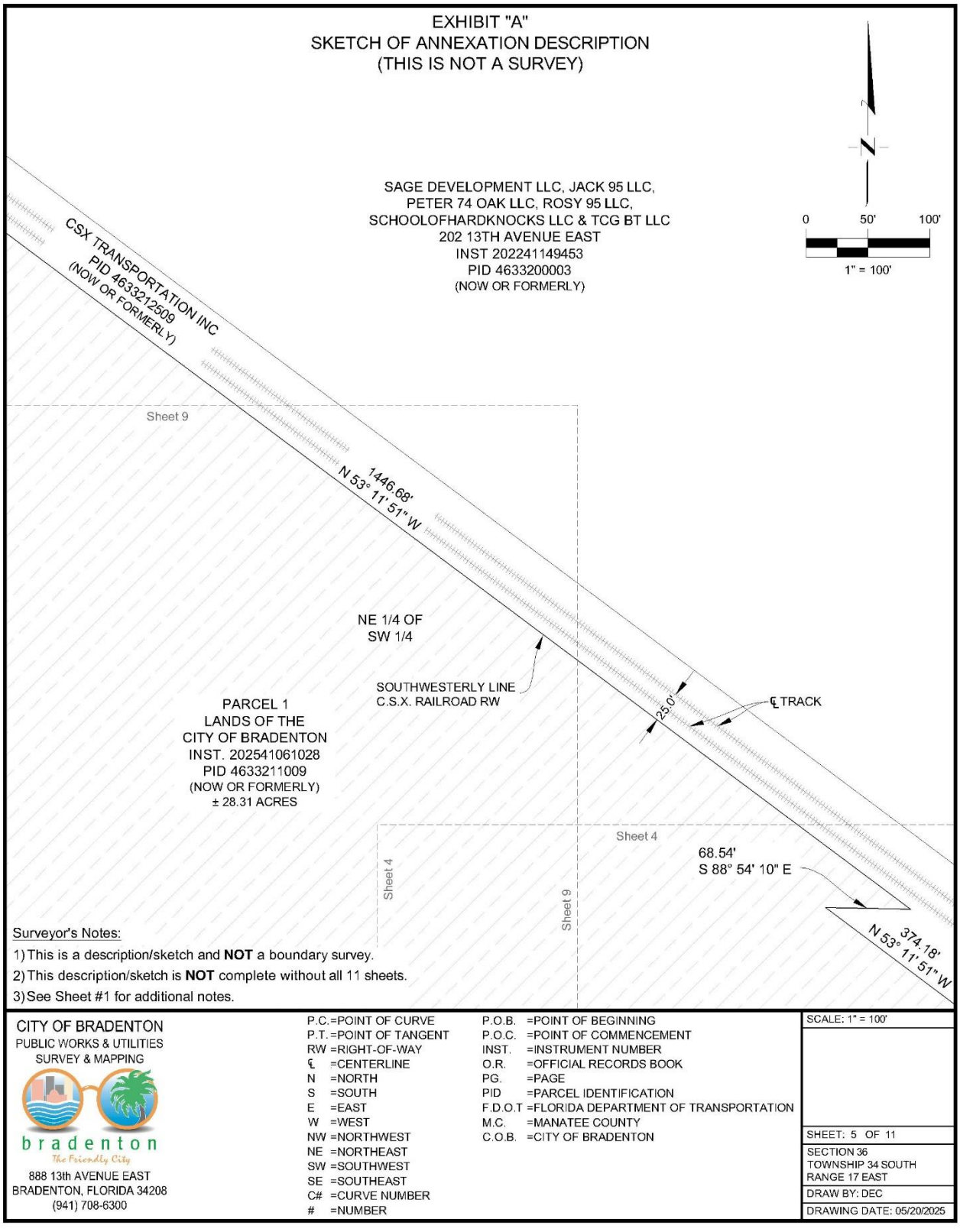
SCALE: 1" = 100'

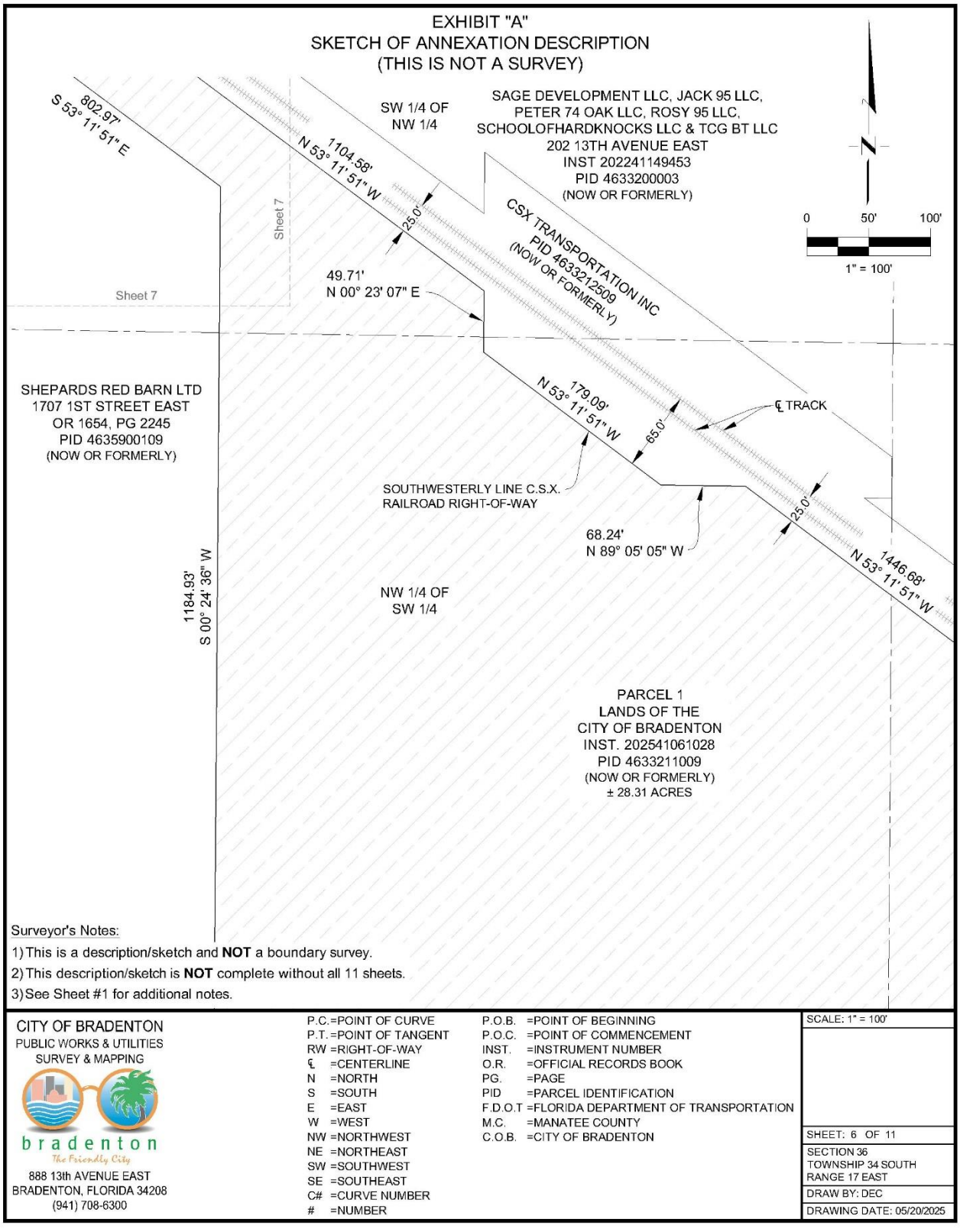
SHEET: 4 OF 11

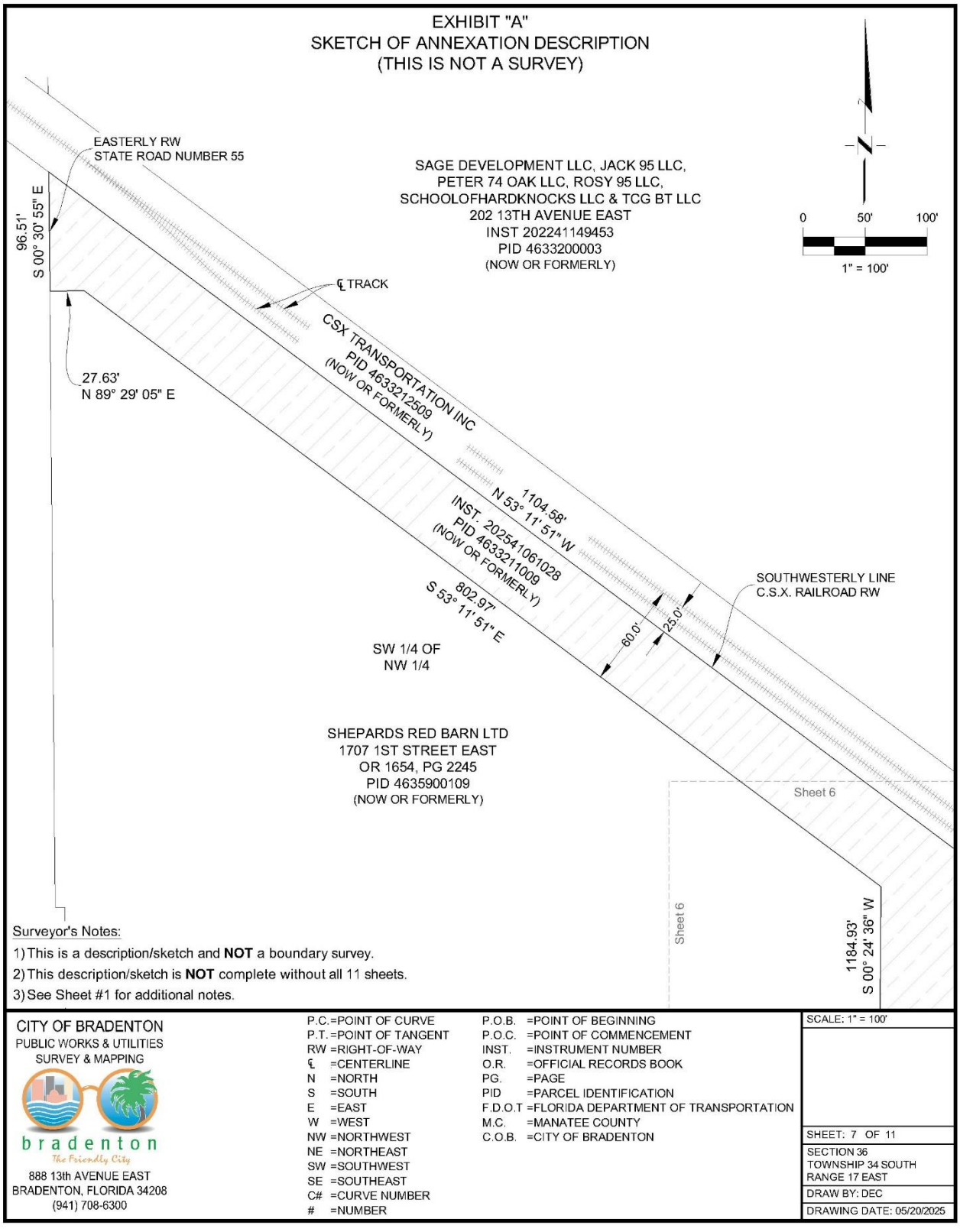
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

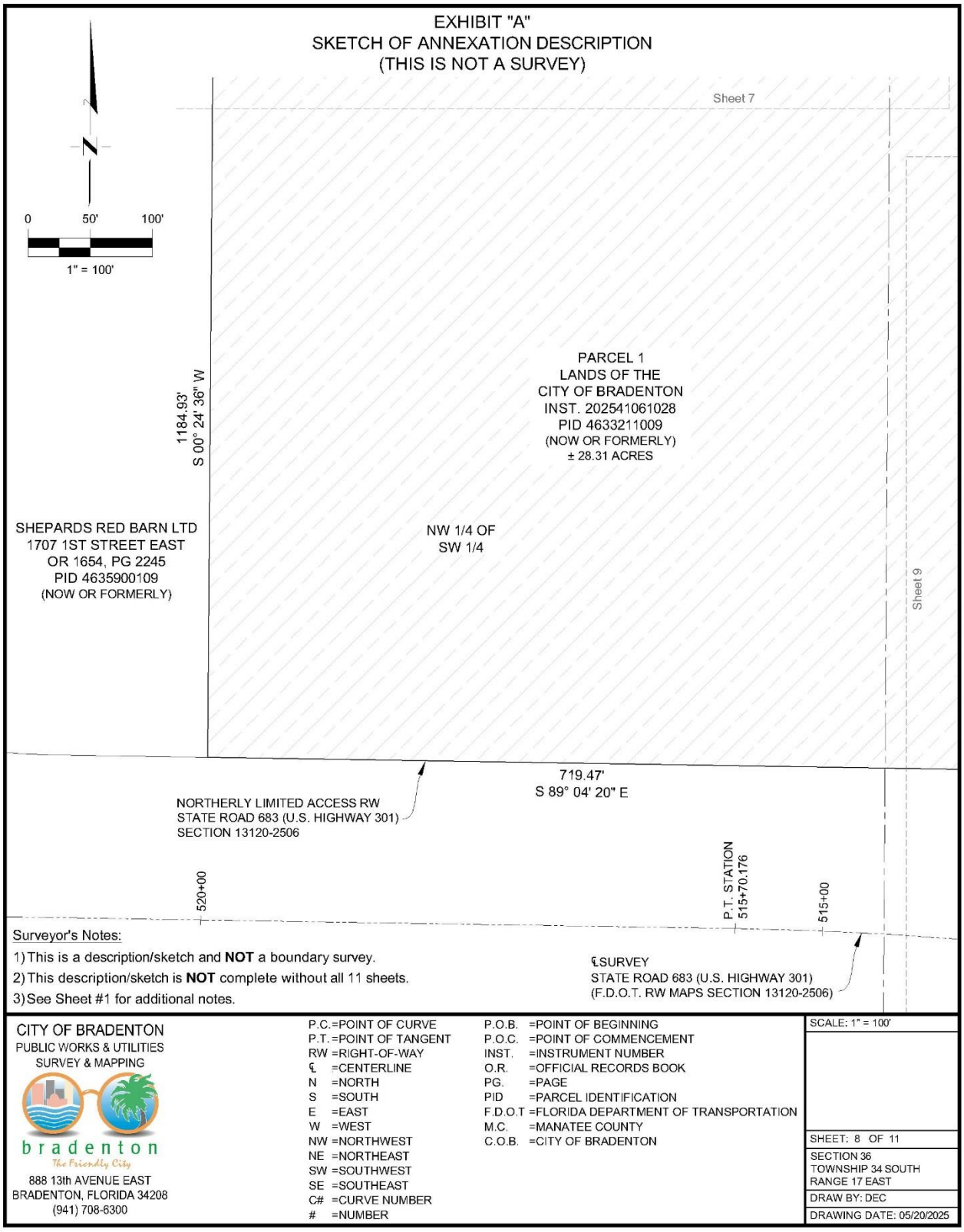
DRAW BY: DEC

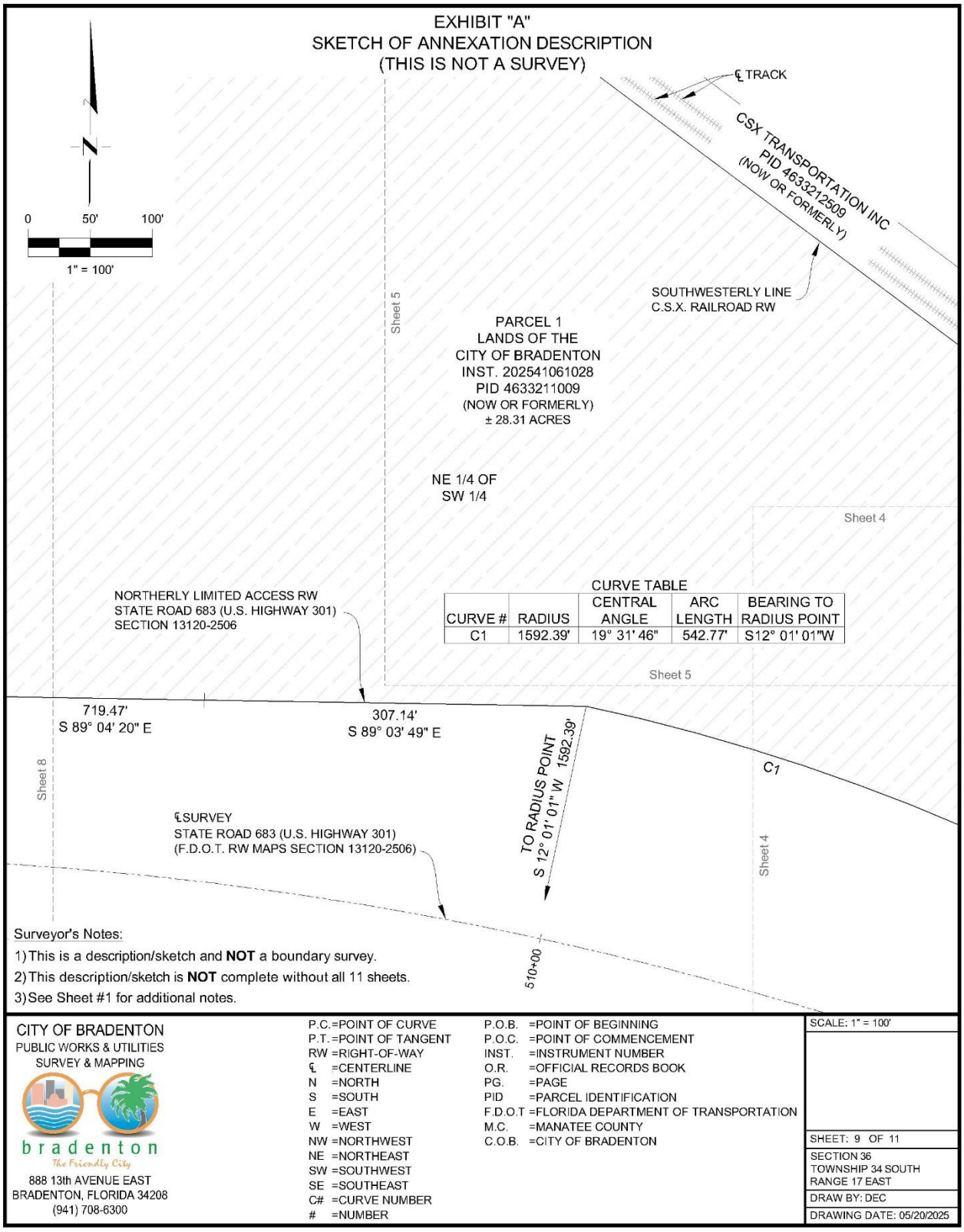
DRAWING DATE: 05/20/2025

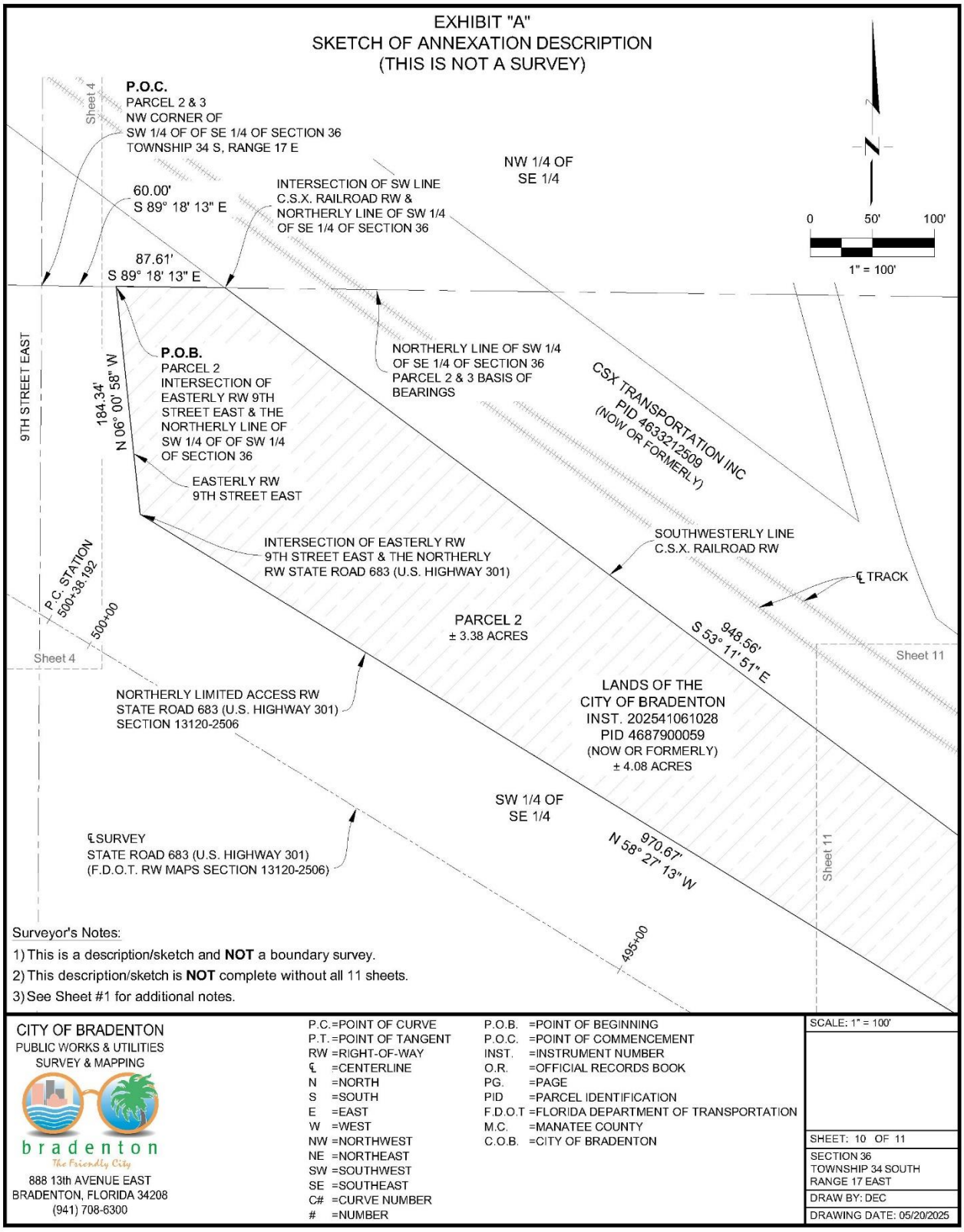

EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
N
0
50'
100'
1" = 100'
SAGE DEVELOPMENT LLC, JACK 95 LLC,
PETER 74 OAK LLC, ROSY 95 LLC,
SCHOOLOFHARDKNOCKS LLC & TCG BT LLC
202 13TH AVENUE EAST
INST 202241149453
PID 4633200003
(NOW OR FORMERLY)
CSX TRANSPORTATION INC
PID 4633212509
(NOW OR FORMERLY)
Sheet 9
1446.68'
N 53° 11' 51" W
NE 1/4 OF
SW 1/4
SOUTHWESTERLY LINE
C.S.X. RAILROAD RW
25.0'
℄ TRACK
PARCEL 1
LANDS OF THE
CITY OF BRADENTON
INST. 202541061028
PID 4633211009
(NOW OR FORMERLY)
± 28.31 ACRES
Sheet 4
Sheet 4
Sheet 9
68.54'
S 88° 54' 10" E
374.18'
N 53° 11' 51" W
Surveyor's Notes:
1) This is a description/sketch and NOT a boundary survey.
2) This description/sketch is NOT complete without all 11 sheets.
3) See Sheet #1 for additional notes.
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C. =POINT OF CURVE
P.T. =POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
C# =CURVE NUMBER
# =NUMBER
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 5 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025


EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
S 53° 11' 51" E
802.97'
SW 1/4 OF
NW 1/4
SAGE DEVELOPMENT LLC, JACK 95 LLC,
PETER 74 OAK LLC, ROSY 95 LLC,
SCHOOLOFHARDKNOCKS LLC & TCG BT LLC
202 13TH AVENUE EAST
INST 202241149453
PID 4633200003
(NOW OR FORMERLY)
N 53° 11' 51" W
1104.58'
25.0'
CSX TRANSPORTATION INC
PID 4633212509
(NOW OR FORMERLY)
Sheet 7
Sheet 7
0
50'
100'
1" = 100'
49.71'
N 00° 23' 07" E
SHEPARDS RED BARN LTD
1707 1ST STREET EAST
OR 1654, PG 2245
PID 4635900109
(NOW OR FORMERLY)
N 53° 11' 51" W
179.09'
65.0'
℄ TRACK
SOUTHWESTERLY LINE C.S.X.
RAILROAD RIGHT-OF-WAY
68.24'
N 89° 05' 05" W
25.0'
N 53° 11' 51" W
1446.68'
1184.93'
S 00° 24' 36" W
NW 1/4 OF
SW 1/4
PARCEL 1
LANDS OF THE
CITY OF BRADENTON
INST. 202541061028
PID 4633211009
(NOW OR FORMERLY)
± 28.31 ACRES
Surveyor's Notes:
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3) See Sheet #1 for additional notes.
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C. =POINT OF CURVE
P.T. =POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
C# =CURVE NUMBER
# =NUMBER
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 6 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025


EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
EASTERLY RW
STATE ROAD NUMBER 55
96.51'
S 00° 30' 55" E
SAGE DEVELOPMENT LLC, JACK 95 LLC,
PETER 74 OAK LLC, ROSY 95 LLC,
SCHOOLOFHARDKNOCKS LLC & TCG BT LLC
202 13TH AVENUE EAST
INST 202241149453
PID 4633200003
(NOW OR FORMERLY)
0
50'
100'
1" = 100'
℄ TRACK
CSX TRANSPORTATION INC
PID 4633212509
(NOW OR FORMERLY)
27.63'
N 89° 29' 05" E
1104.58'
N 53° 11' 51" W
INST. 202541061028
PID 4633211009
(NOW OR FORMERLY)
802.97'
S 53° 11' 51" E
60.0'
25.0'
SOUTHWESTERLY LINE
C.S.X. RAILROAD RW
SW 1/4 OF
NW 1/4
SHEPARDS RED BARN LTD
1707 1ST STREET EAST
OR 1654, PG 2245
PID 4635900109
(NOW OR FORMERLY)
Sheet 6
Sheet 6
1184.93'
S 00° 24' 36" W
Surveyor's Notes:
1) This is a description/sketch and NOT a boundary survey.
2) This description/sketch is NOT complete without all 11 sheets.
3) See Sheet #1 for additional notes.
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C. =POINT OF CURVE
P.T. =POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
C# =CURVE NUMBER
# =NUMBER
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 7 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025


EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
N
0
50'
100'
1" = 100'
Sheet 7
Sheet 9
1184.93'
S 00° 24' 36" W
PARCEL 1
LANDS OF THE
CITY OF BRADENTON
INST. 202541061028
PID 4633211009
(NOW OR FORMERLY)
± 28.31 ACRES
SHEPARDS RED BARN LTD
1707 1ST STREET EAST
OR 1654, PG 2245
PID 4635900109
(NOW OR FORMERLY)
NW 1/4 OF
SW 1/4
719.47'
S 89° 04' 20" E
NORTHERLY LIMITED ACCESS RW
STATE ROAD 683 (U.S. HIGHWAY 301)
SECTION 13120-2506
520+00
P.T. STATION
515+70.176
515+00
℄SURVEY
STATE ROAD 683 (U.S. HIGHWAY 301)
(F.D.O.T. RW MAPS SECTION 13120-2506)
Surveyor's Notes:
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2) This description/sketch is NOT complete without all 11 sheets.
3) See Sheet #1 for additional notes.
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C. =POINT OF CURVE
P.T. =POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
C# =CURVE NUMBER
# =NUMBER
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 8 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025


EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
N
0
50'
100'
1" = 100'
℄ TRACK
CSX TRANSPORTATION INC
PID 4633212509
(NOW OR FORMERLY)
SOUTHWESTERLY LINE
C.S.X. RAILROAD RW
Sheet 5
PARCEL 1
LANDS OF THE
CITY OF BRADENTON
INST. 202541061028
PID 4633211009
(NOW OR FORMERLY)
± 28.31 ACRES
NE 1/4 OF
SW 1/4
Sheet 4
NORTHERLY LIMITED ACCESS RW
STATE ROAD 683 (U.S. HIGHWAY 301)
SECTION 13120-2506
CURVE TABLE
CURVE # | RADIUS | CENTRAL ANGLE | ARC LENGTH | BEARING TO RADIUS POINT
C1 | 1592.39' | 19° 31' 46" | 542.77' | S12° 01' 01"W
Sheet 5
719.47'
S 89° 04' 20" E
307.14'
S 89° 03' 49" E
TO RADIUS POINT
S 12° 01' 01" W 1592.39'
C1
Sheet 8
℄ SURVEY
STATE ROAD 683 (U.S. HIGHWAY 301)
(F.D.O.T. RW MAPS SECTION 13120-2506)
Sheet 4
510+00
Surveyor's Notes:
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CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C. =POINT OF CURVE
P.T. =POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
C# =CURVE NUMBER
# =NUMBER
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 9 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025


EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)
P.O.C.
PARCEL 2 & 3
NW CORNER OF
SW 1/4 OF OF SE 1/4 OF SECTION 36
TOWNSHIP 34 S, RANGE 17 E
Sheet 4
NW 1/4 OF
SE 1/4
60.00'
S 89° 18' 13" E
INTERSECTION OF SW LINE
C.S.X. RAILROAD RW &
NORTHERLY LINE OF SW 1/4
OF SE 1/4 OF SECTION 36
87.61'
S 89° 18' 13" E
0
50'
100'
1" = 100'
9TH STREET EAST
184.34'
N 06° 00' 58" W
P.O.B.
PARCEL 2
INTERSECTION OF
EASTERLY RW 9TH
STREET EAST & THE
NORTHERLY LINE OF
SW 1/4 OF OF SW 1/4
OF SECTION 36
NORTHERLY LINE OF SW 1/4
OF SE 1/4 OF SECTION 36
PARCEL 2 & 3 BASIS OF
BEARINGS
CSX TRANSPORTATION INC
PID 463321250
(NOW OR FORMERLY)
EASTERLY RW
9TH STREET EAST
INTERSECTION OF EASTERLY RW
9TH STREET EAST & THE NORTHERLY
RW STATE ROAD 683 (U.S. HIGHWAY 301)
SOUTHWESTERLY LINE
C.S.X. RAILROAD RW
℄ TRACK
P.C. STATION
500+38.192
500+00
PARCEL 2
± 3.38 ACRES
948.56'
S 53° 11' 51" E
Sheet 4
Sheet 11
NORTHERLY LIMITED ACCESS RW
STATE ROAD 683 (U.S. HIGHWAY 301)
SECTION 13120-2506
LANDS OF THE
CITY OF BRADENTON
INST. 202541061028
PID 4687900059
(NOW OR FORMERLY)
± 4.08 ACRES
SW 1/4 OF
SE 1/4
℄ SURVEY
STATE ROAD 683 (U.S. HIGHWAY 301)
(F.D.O.T. RW MAPS SECTION 13120-2506)
970.67'
N 58° 27' 13" W
Sheet 11
495+00
Surveyor's Notes:
1) This is a description/sketch and NOT a boundary survey.
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3) See Sheet #1 for additional notes.
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.C. =POINT OF CURVE
P.T. =POINT OF TANGENT
RW =RIGHT-OF-WAY
℄ =CENTERLINE
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
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# =NUMBER
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
INST. =INSTRUMENT NUMBER
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
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F.D.O.T =FLORIDA DEPARTMENT OF TRANSPORTATION
M.C. =MANATEE COUNTY
C.O.B. =CITY OF BRADENTON
SCALE: 1" = 100'
SHEET: 10 OF 11
SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025

PLN-ZON-25-0001

Menu Reports Help

File Date: 05/21/2025

Application Status: New

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Proposed Zoning designation of Industrial for parcels 4633211009 (28.31 acres) and 4687900059 (4.08 acres). Related to PLN-AXR-25-0001, request to annex from unincorporated Manatee County to the City of Bradenton. Planned future use of the parcels is to accommodate the City of Bradenton's Public Works and Utility Department, more specifically the Divisions of Solid Waste, Fleet, Warehouse, Water/Sewer (collection and distribution), Landscape & Grounds, Streets, and Drainage.

Application Type: Zoning Map Amendment

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date

Show all

Address: 1706 9th St E, BRADENTON, FL 34208

Owner Name: Tropicana Manufacturing Company Inc.

Owner Address: 433 W. Van Buren Street, Ste. 3N, Chicago, IL 60607

Parcel No: 999%

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Bradenton Planning	City of Bradenton	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

GENERAL INFORMATION

Current Zoning Designation	Proposed Zoning Designation	Current Use of Property

Proposed Use of Property

City of Bradenton's Public Works and Utility Department, more specifically the Divisions of Solid Waste, Fleet, Warehouse, Water/Sewer (collection and distribution), Landscape & Grounds, Streets, and Drainage

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf			
Case Manager				
Building Review				
Public Works Review				
Planning Review				

Task	Assigned To	Status	Status Date	Action By
Fire Review				
Other Reviews				
Review Consolidation				
DRC				
Planning Commission				
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
June 18, 2025

Staff Report

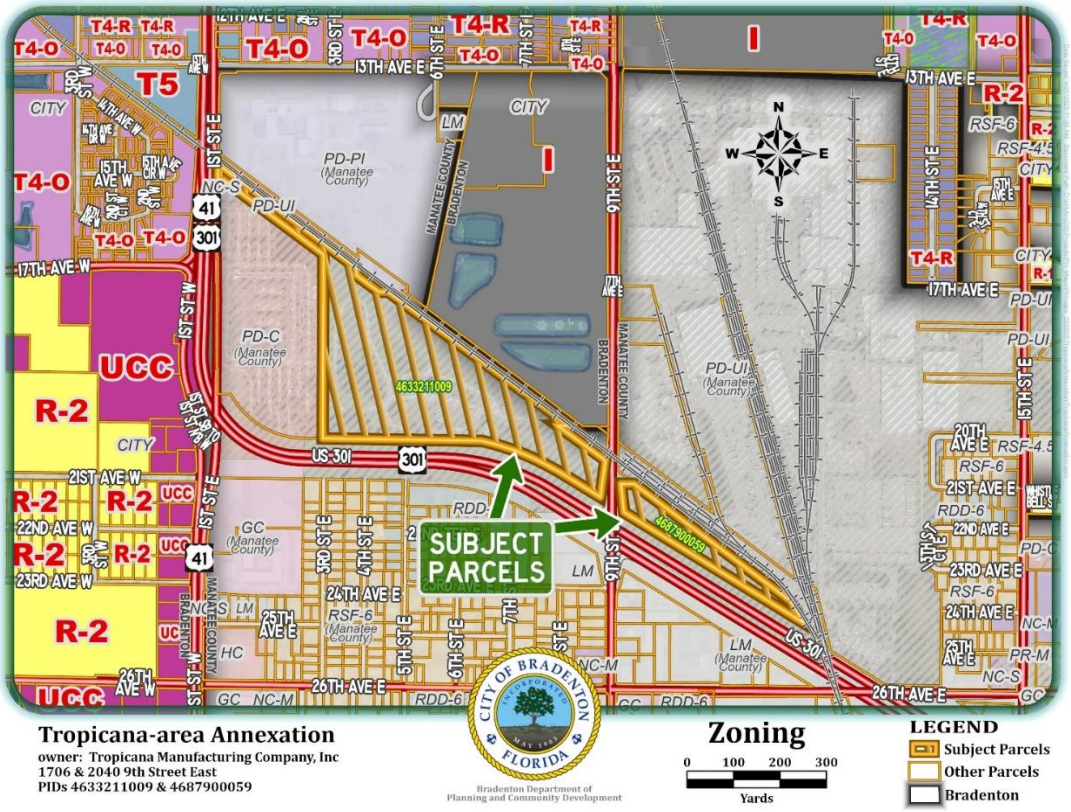
Case Number: PLN-ZON-25-0001 – ORD 4063
Applicant: City of Bradenton
Parcel IDs: 4633211009, 4687900059
Zoning: Manatee County
Proposed Zoning: Industrial (I)
Current Future Land Use: Manatee County
Proposed Future Land Use
(per concurrent ORD 4062): Industrial (I)
Flood Zone: X

Surrounding Property:

Zoning:	North: Industrial South: US 301/Manatee County East: Manatee County West: 1st Street East/T4-O
Future Land Use:	North: Industrial South: US 301/Manatee County East: Manatee County West: 1st Street East/T4-O
Uses:	North: Industrial, school South: Residential East: Industrial West: Retail

SUMMARY OF REQUEST

The City of Bradenton 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.



Industrial *(Proposed Zoning Classification):*

The Bradenton Land Use Regulations describe the Industrial zoning district as:

> This district is designed to permit wholesale and storage establishments and industrial complexes in predominantly developed areas where compatible with surrounding land uses and is intended for use in areas with sites sufficiently large to accommodate industries, their ancillary facilities, parking and buffers.

The following page shows the uses allowed in the Industrial 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 Industrial Zoning per Florida's "Live Local Act".

Uses allowed in the Industrial zoning district from SCHEDULE 3.2.1.2 Permitted and Special Uses:

USE (1)(5)	I		USE (1)(5)	I		USE (1)(5)	I	
	P	SU		P	SU		P	SU
Service Station/Repair	X		Parks		X	Heliports (11)		X
Car Wash	X		Public Transportation Terminal	X		Docks and Piers * (4)	X	
Auto Sales/Rental	X		Marinas	X		Testing Laboratories	X	
Parking Lot/Garage	X		Motor Freight Terminals		X	Heating and Fuel	X	
Automotive Specialty	X		Marine Establishments	X		Ice Plant	X	
Construction Service	X		Storage Establishments	X		Heavy <Manufacturing>		X
Farm/Marine Supplies	X		Plant Nurseries	X		PUBLIC FACILITIES		X
Laundry/Dry Cleaning Plant	X		Communication Towers *		X	PRIVATE EVENTS	X	
Wholesale	X		Light <Manufacturing>	X		Group Care Facilities * (12)	X	
Convenience, Grocery, Drugs	X		Kennels, Animal Boarding		X	Veterinarian/Animal Hospital	X	
Catering		X	OFFICES - NON-MEDICAL	X		NEWSRACKS, MODULAR *	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 Industrial Future Land Use Classification. Industrial zoning and Industrial 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 Industrial zoning category is consistent with the Industrial 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.

Industrial zoning is consistent with surrounding zoning and adjacent land uses. There is industrial zoning directly north of these properties.

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 Technical Memorandum provided by Kim Clayback P.E., Engineering Manager with City of Bradenton Public Works explains the existing utilities that are found on the site. There is no indication of any concern with meeting the demand for services. This memorandum is attached to this report as Exhibit E.

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 Industrial zoning category does not conflict with the public interest.

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.

EXHIBIT A: Legal Descriptions
EXHIBIT B: Location Map
EXHIBIT C: Future Land Use Map (Current)
EXHIBIT D: Zoning Map
EXHIBIT E: Technical Memorandum

EXHIBIT A

EXHIBIT "A"
ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)

Description:

Parcel 1 (O.R. 2166, PG. 1467):

Tropicana Southwest Parcel (County)

Commence at the Southeast corner of the Southwest 1/4 of Section 36, Township 34 S, Range 17 E; thence N 00°19'50" E, along the easterly line of the Southwest 1/4 of said Section 36, a distance of 1437.44 feet to the intersection with the southwesterly line of the C.S.X. Railroad right-of-way (formerly known as the Seaboard Coastline Railroad); thence N 53°11'51" W, along the southwesterly line of said C.S.X. Railroad right-of-way, parallel with the C.S.X. main line track centerline and 65.0 feet southwesterly therefrom, a distance of 67.18 feet to the intersection of the southwesterly line of the C.S.X. Railroad right-of-way with the westerly right-of-way of 9th Street East, as shown on F.D.O.T. right-of-way maps, Section 13120-2506, for a **POINT OF BEGINNING**; thence continue N 53°11'51" W, along said southwesterly C.S.X. Railroad right-of-way, parallel with said main track centerline and 65.0 feet southwesterly therefrom, a distance of 374.18 feet; thence S 88°54'10" E, along said southwesterly C.S.X. railroad right-of-way, 68.54 feet; thence N 53°11'51" W, along said southwesterly C.S.X. Railroad right-of-way, parallel with said C.S.X. main track centerline and 25.0 feet southwesterly therefrom, a distance of 1446.68 feet; thence N 89°05'05" W, along said southwesterly C.S.X. Railroad right-of-way, 68.24 feet; thence N 53°11'51" W, parallel with said C.S.X. main track centerline and 65.0 feet southwesterly therefrom, a distance of 179.09 feet; thence N 00°23'07" E, along said C.S.X. Railroad right-of-way, 49.71 feet: thence N 53°11'51" W, along said C.S.X. Railroad right-of-way, parallel with said C.S.X. main track centerline and 25.0 feet southwesterly therefrom, a distance of 1104.58 feet to the intersection with the easterly right-of-way of State Road No. 55; thence S 00°30'55" E, along the easterly right-of-way of said State Road No. 55, a distance of 96.51 feet; thence N 89°29'05" E, a distance of 27.63 feet; thence S 53°11'51" E, parallel with the southwesterly C.S.X. Railroad right-of-way and 60.0 feet southwesterly therefrom, a distance of 802.97 feet; thence S 00°24'36" W, a distance of 1184.93 feet to the intersection with the northerly right-of-way of State Road No. 683 (U.S. 301) as shown on aforesaid F.D.O.T. right-of-way maps; thence S 89°04'20" E, along the northerly right-of-way of said State Road No. 683 (U.S. 301), a distance of 719.47 feet; thence S 89°03'49" E, along said northerly right-of-way, a distance of 307.14 feet to a point on the arc of a curve whose radius point lies S 12°01'01" W, a distance of 1592.39 feet; thence run southeasterly, along said northerly right-of-way and the arc of said curve through a central angle of 19°31'46", a distance of 542.77 feet to the point of tangent of said curve; thence S 58°27'13" E, along said northerly right-of-way, a distance of 308.55 feet to the intersection with the westerly right-of-way of aforesaid 9th Street East; thence N 07°40'57" E, along the northerly right-of-way of said 9th Street East, a distance of 233.52 feet to the POINT OF BEGINNING, being and lying in Section 36, Township 34 S, Range 17 E, Manatee County, Florida.

Containing 28.31 acres more or less.

Surveyor's Notes:

1) This is a description/sketch and **NOT** a boundary survey.
2) This description/sketch is **NOT** complete without all 11 sheets.
3) Bearing for Parcel 1 are based on the East line of the Southwest 1/4 of Section 36, Township 34 South, Range 17 East, being assumed as N 00°19'50" E, referenced in Official Records Book 2166, Page 1467, recorded in the Public Records of Manatee County, Florida.
   Bearing for Parcel 2 and 3 are based on the North line of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 South, Range 17 East, being assumed as S 89°18'13" E, referenced in Official Records Book 2166, Page 1458, recorded in the Public Records of Manatee County, Florida.
4) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.
5) Subject to easements, dedications and restrictions of record not provided to the Surveyor and Mapper. Title commitment provided by Old Republic National Title Insurance Company, Commitment Number 1524825A3, Issuing Office File Number 41324.042, Commitment Date, March 27, 2025 at 11:00pm, updated April 14, 2025.
6) This description is taken from the aforementioned title commitment in Note #5.
7) This description/sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to descriptions/sketch to accompany description.
8) Any additions or deletions to this description/sketch by others than the signing party without written consent of the signing party is prohibited.
9) Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

CITY OF BRADENTON
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The Friendly City
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Digitally signed by David E Cronkhite, PSM
Date: 2025.05.20 10:05:12 -04'00'

DAVID E. CRONKHITE, PSM — DATE
FLORIDA CERTIFICATE NO. 6078

DAVID E. CRONKHITE CERTIFICATE No. 6078 STATE OF FLORIDA REGISTERD SURVEYOR & MAPPER

SCALE: NONE
SHEET: 1 OF 11
SECTION 36 TOWNSHIP 34 SOUTH RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 05/20/2025

EXHIBIT "A"
ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)

Description (O.R. 2166, PG. 1458):

Parcel 2:

Tropicana Park (Parcel A)

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E.; thence S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 60.00 feet to the intersection with the easterly right-of-way of 9th Street East as shown on the Florida Department of Transportation Right-of-way Maps, Section 13120-2506, for a **POINT OF BEGINNING**; thence continue S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 87.61 feet to the intersection with the southwesterly C.S.X. Railroad right-of-way; thence S 53°11'51" E, along said southwesterly C.S.X. Railroad right-of-way a distance of 948.56 feet; thence S 00°16'20" W, leaving said southwesterly C.S.X. Railroad right-of-way, a distance of 121.85 feet to the intersection with the northerly limited access right-of- way of State Road No. 683 (U.S. Highway 301), as shown on aforesaid Florida Department of Transportation Right-of-way Maps; thence N 58°27'13" W, along said northerly limited access right-of-way, a distance of 970.67 feet to the intersection with the aforesaid easterly right-of-way of 9th Street East; thence N 06°00'58" W, along said easterly right-of-way, a distance of 184.34 feet to the POINT OF BEGINNING, being and lying in the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E., Manatee county, Florida.

Parcel 3:

Tropicana Park (Parcel B)

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E.; thence S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 60.00 feet to the intersection with the easterly right-of-way of 9th Street East as shown on the Florida Department of Transportation Right-of-way Maps, Section 13120-2506; thence continue S 89°18'13" E, along the northerly line of said Southwest 1/4 of the Southeast 1/4, a distance of 87.61 feet to the intersection with the southwesterly C.S.X. Railroad right-of-way; thence S 53°11'51" E, along said southwesterly C.S.X. Railroad right-of-way, a distance of 948.56 feet for a **POINT OF BEGINNING**; thence continue S 53°11'51" E, along said southwesterly C.S.X. Railroad right-of-way, a distance of 306.82 feet to a point on the arc of a curve whose radius point lies S 53°17'55" W, 930.06 feet; thence run southeasterly, along said southwesterly C.S.X. Railroad right-of-way and the arc of said curve through a central angle of 10°21'25", a distance of 168.12 feet to the intersection with the northerly limited access right-of-way of State Road No. 683 (U.S. highway 301), as shown on aforesaid Florida Department of Transportation Right-of-way Maps; thence N 58°27'13" W, along said northerly limited access right-of-way, 391.96 feet; thence N 00°16'20" E, a distance of 121.85 feet to the POINT OF BEGINNING, being and lying in the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 S., Range 17 E., Manatee county, Florida.

Containing a total of 4.08 acres more or less.

Surveyor's Notes:

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2) This description/sketch is **NOT** complete without all 11 sheets.
3) Bearing for Parcel 2 and 3 are based on the North line of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 34 South, Range 17 East, being assumed as S 89°18'13" E, referenced in Official Records Book 2166, Page 1458, recorded in the Public Records of Manatee County, Florida.
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SCALE: NONE

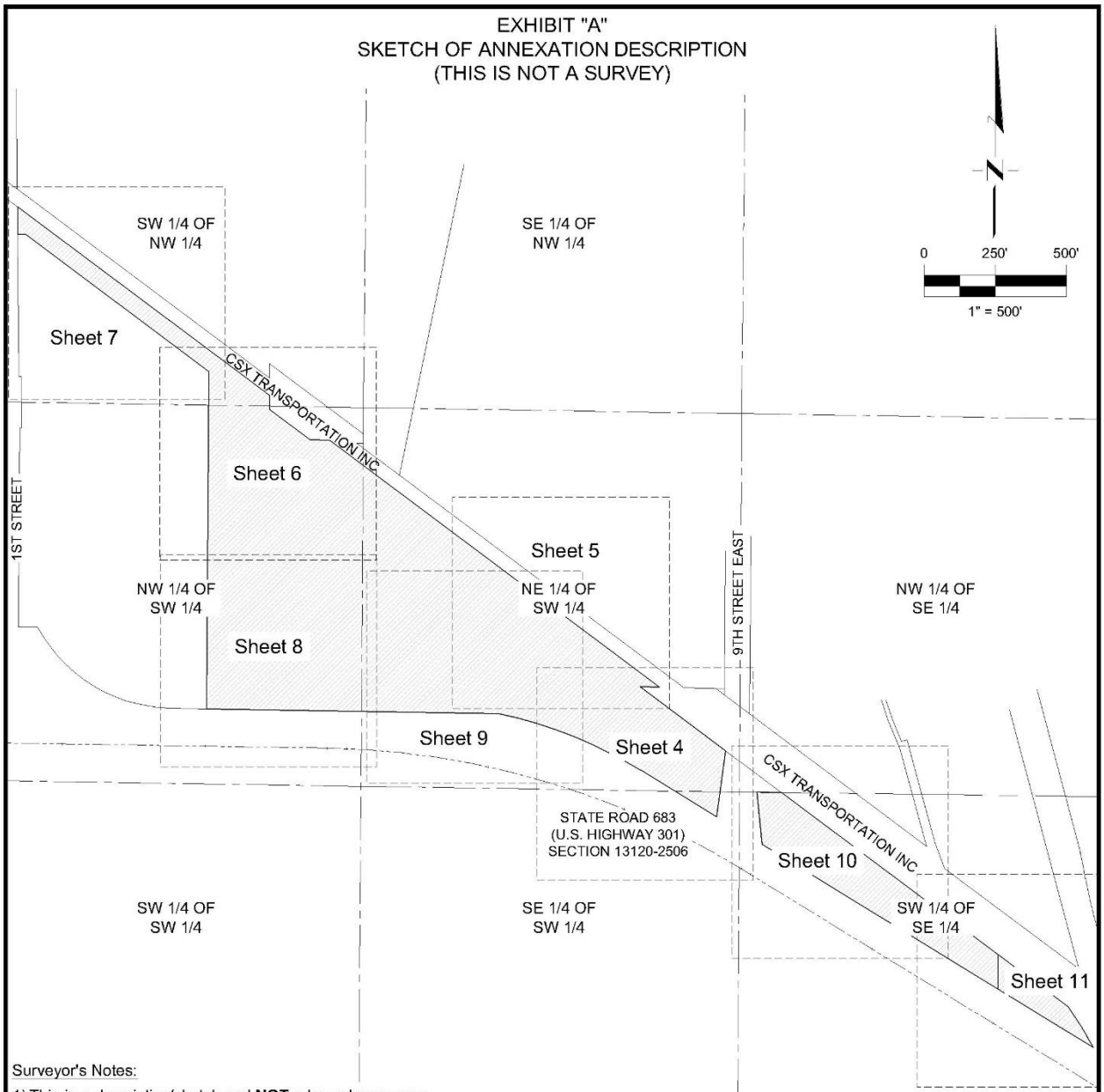
SHEET: 2 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025

EXHIBIT "A"
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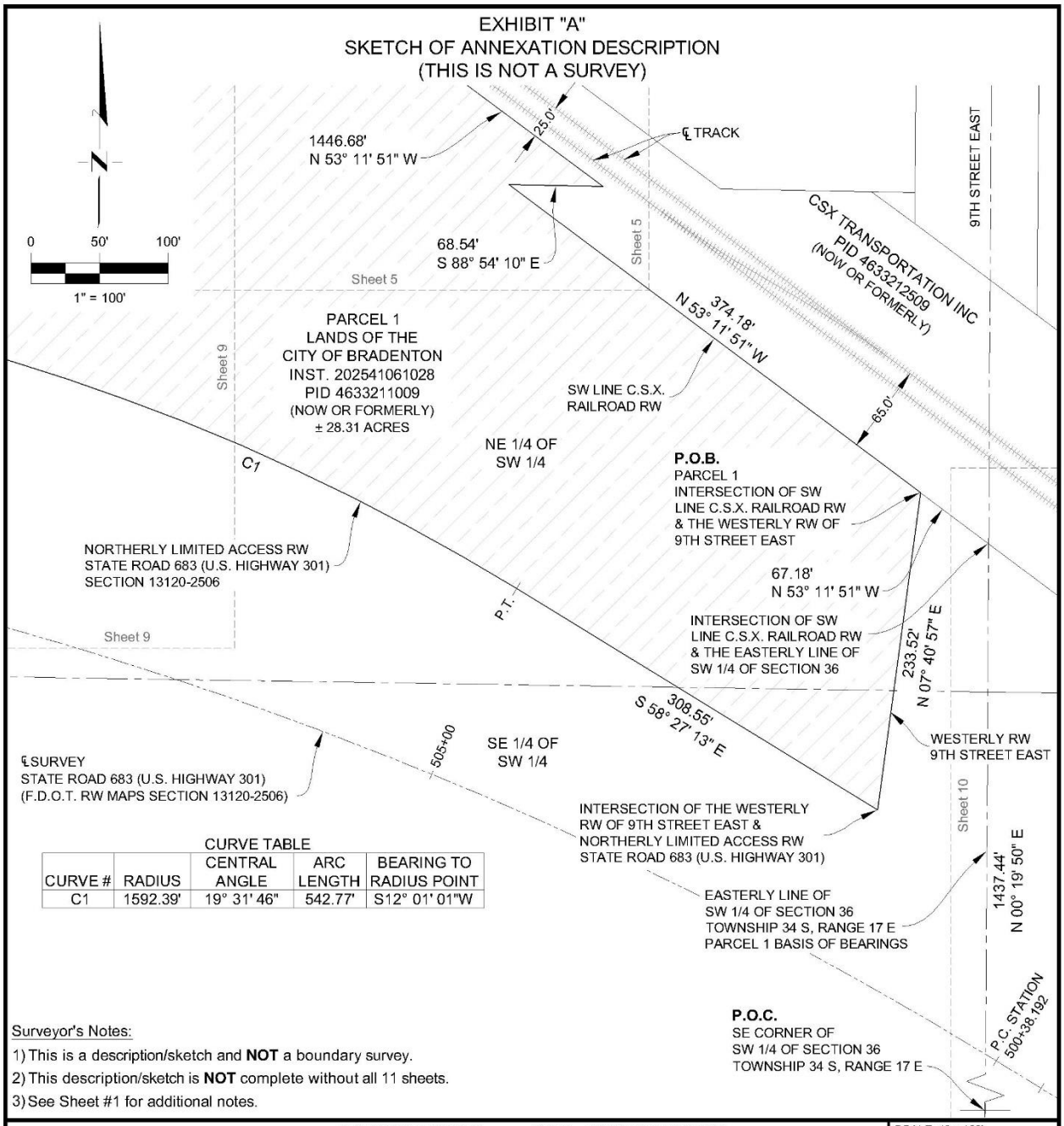
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SCALE: 1" = 500'
SHEET: 3 OF 11
SECTION 36 TOWNSHIP 34 SOUTH RANGE 17 EAST
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CURVE TABLE

CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH	BEARING TO RADIUS POINT
C1	1592.39'	19° 31' 46"	542.77'	S12° 01' 01"W

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P.C.	=POINT OF CURVE	P.O.B.	=POINT OF BEGINNING
P.T.	=POINT OF TANGENT	P.O.C.	=POINT OF COMMENCEMENT
RW	=RIGHT-OF-WAY	INST.	=INSTRUMENT NUMBER
℄	=CENTERLINE	O.R.	=OFFICIAL RECORDS BOOK
N	=NORTH	PG.	=PAGE
S	=SOUTH	PID	=PARCEL IDENTIFICATION
E	=EAST	F.D.O.T	=FLORIDA DEPARTMENT OF TRANSPORTATION
W	=WEST	M.C.	=MANATEE COUNTY
NW	=NORTHWEST	C.O.B.	=CITY OF BRADENTON
NE	=NORTHEAST		
SW	=SOUTHWEST		
SE	=SOUTHEAST		
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#	=NUMBER		

SCALE: 1" = 100'

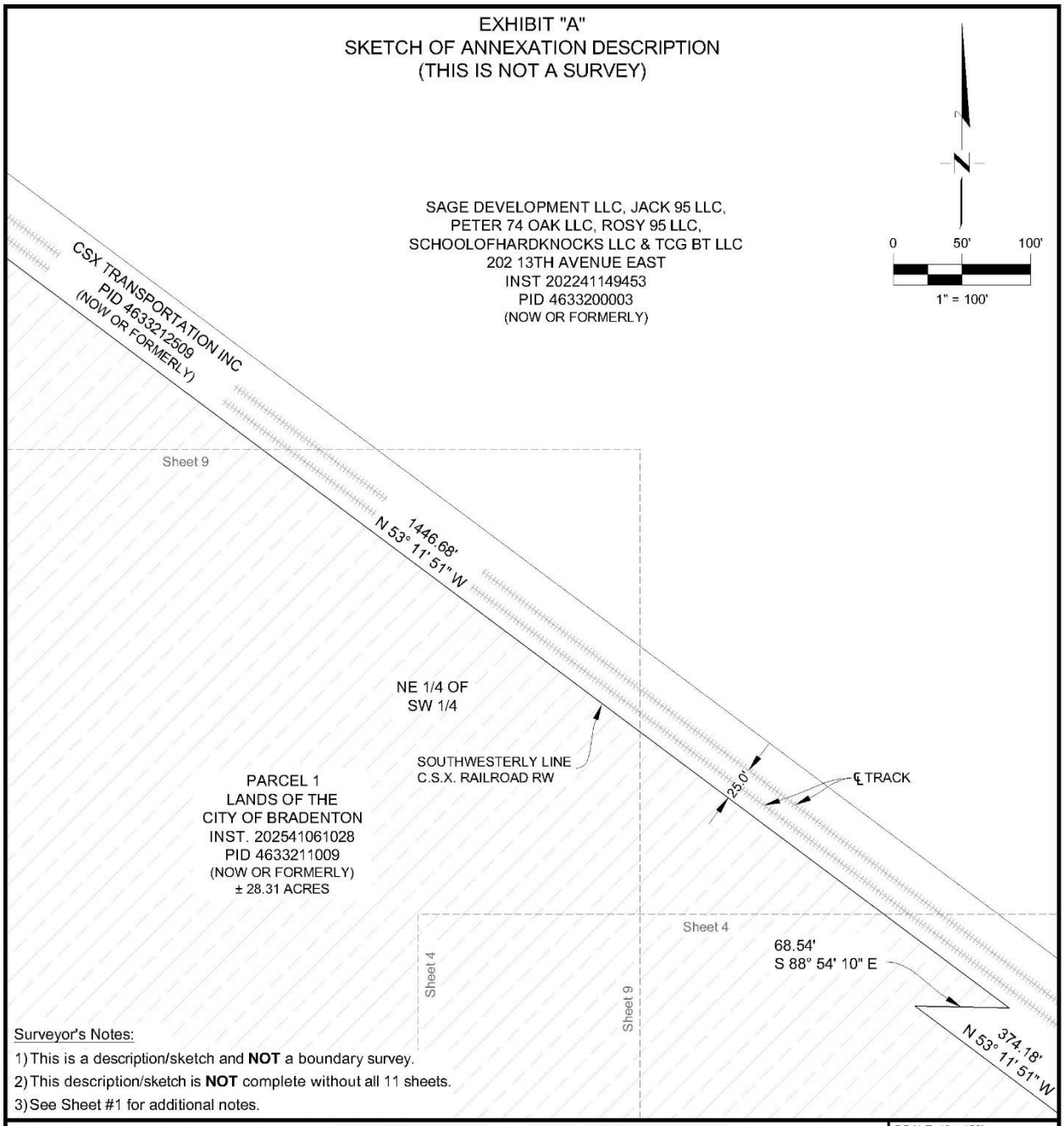
SHEET: 4 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
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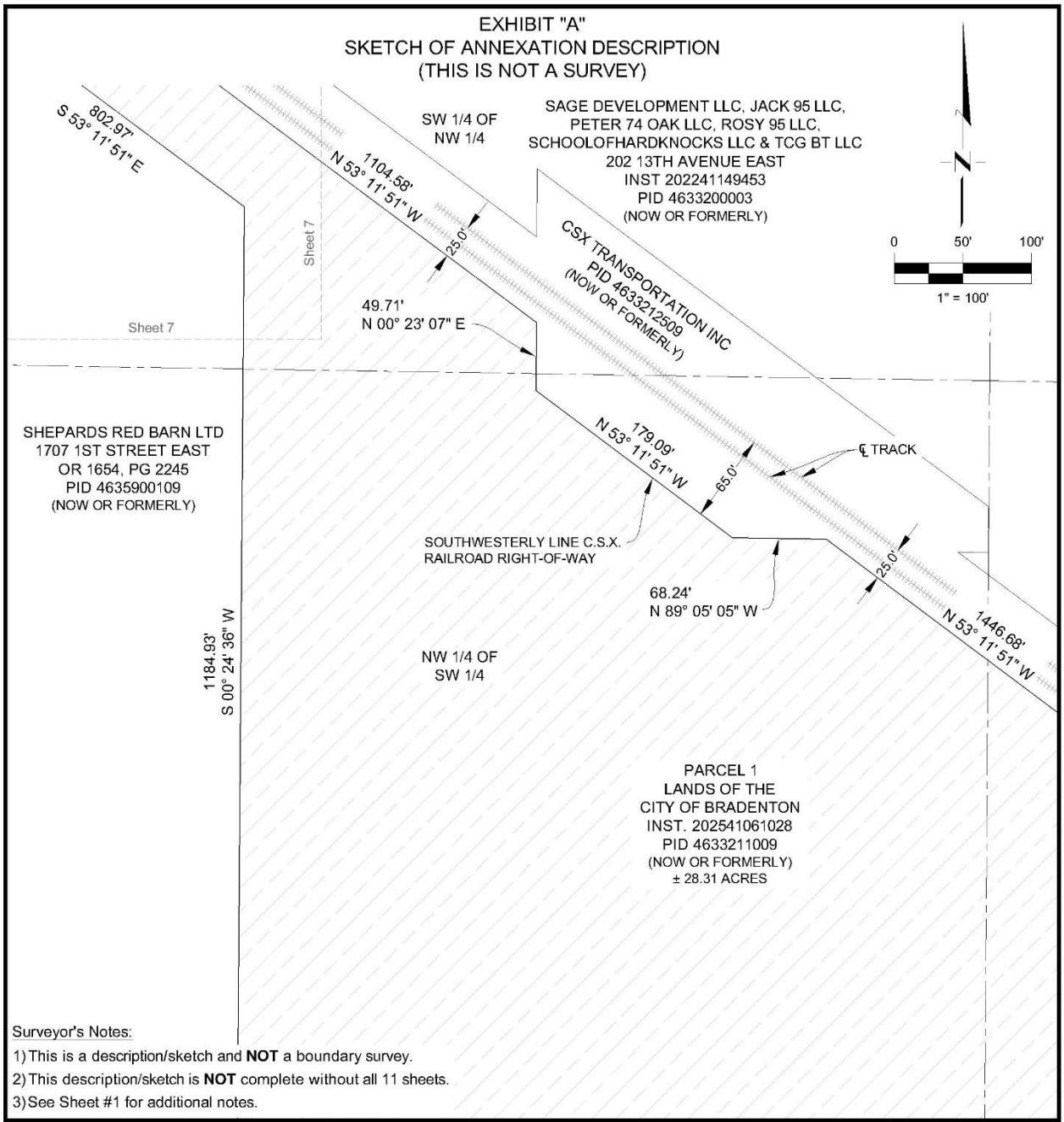
SHEET: 5 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

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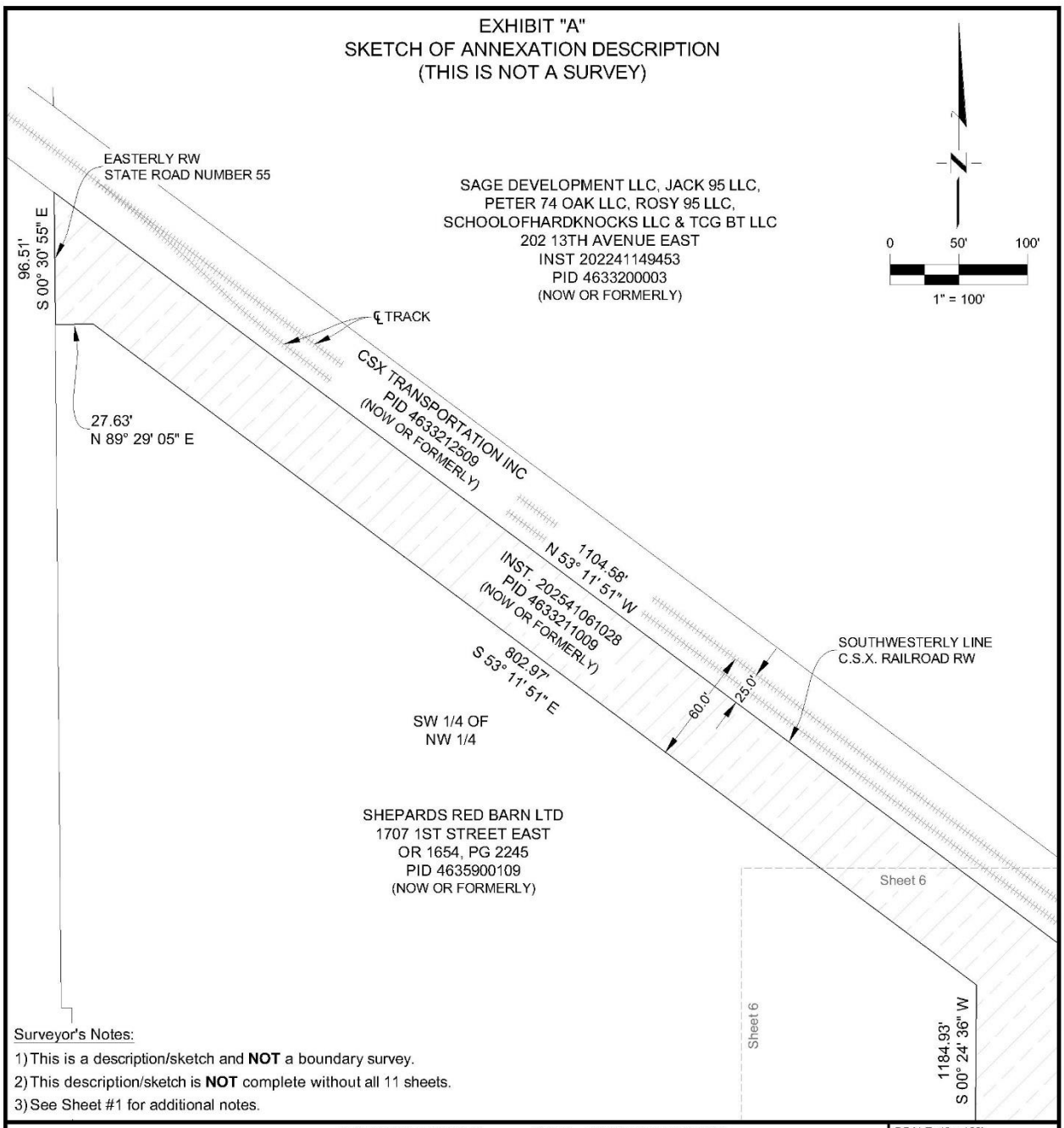
SHEET: 6 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

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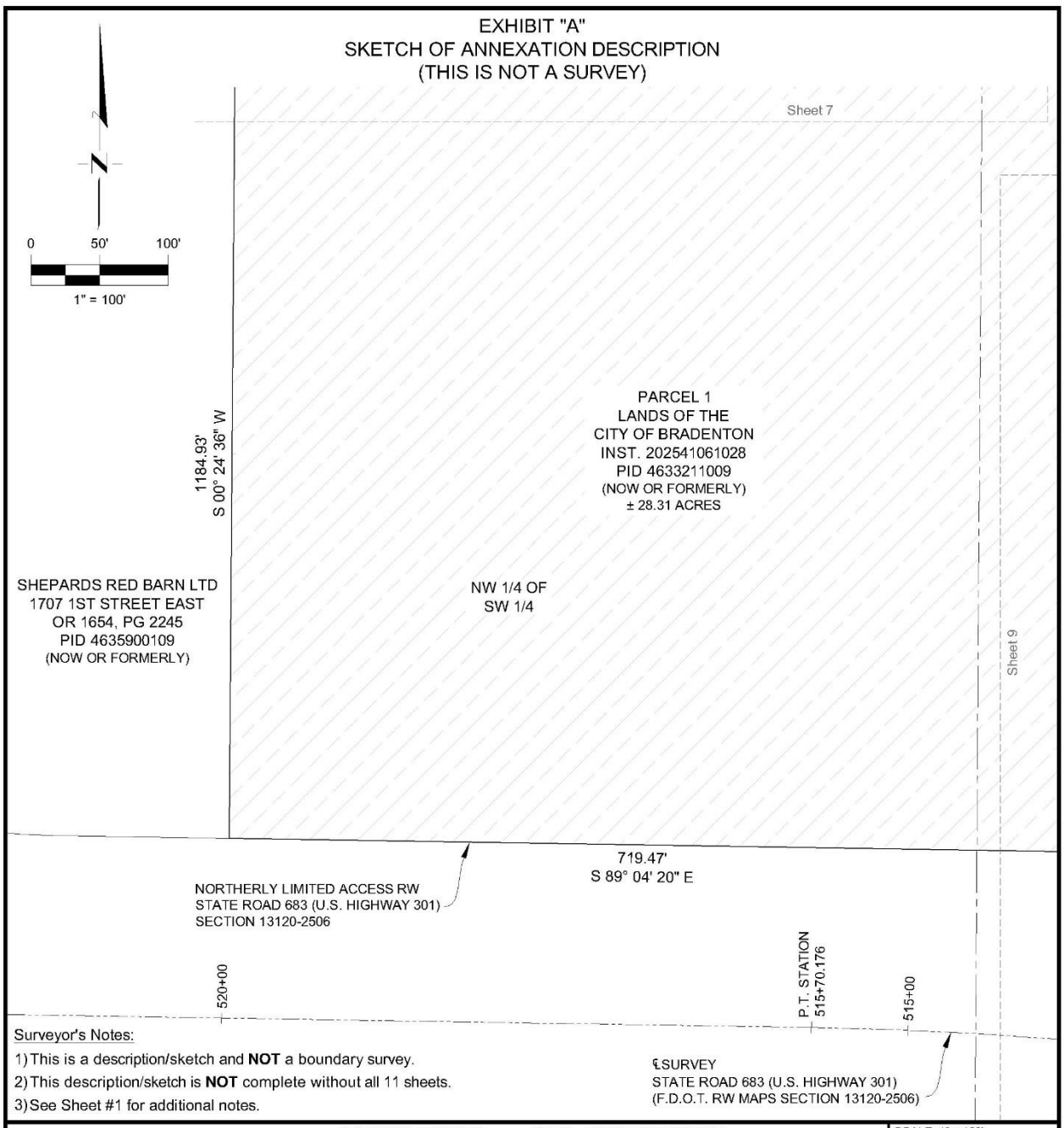
SHEET: 7 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025

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SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)



Surveyor's Notes:

1) This is a description/sketch and **NOT** a boundary survey.
2) This description/sketch is **NOT** complete without all 11 sheets.
3) See Sheet #1 for additional notes.

CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300

P.C.	=POINT OF CURVE	P.O.B.	=POINT OF BEGINNING
P.T.	=POINT OF TANGENT	P.O.C.	=POINT OF COMMENCEMENT
RW	=RIGHT-OF-WAY	INST.	=INSTRUMENT NUMBER
℄	=CENTERLINE	O.R.	=OFFICIAL RECORDS BOOK
N	=NORTH	PG.	=PAGE
S	=SOUTH	PID	=PARCEL IDENTIFICATION
E	=EAST	F.D.O.T	=FLORIDA DEPARTMENT OF TRANSPORTATION
W	=WEST	M.C.	=MANATEE COUNTY
NW	=NORTHWEST	C.O.B.	=CITY OF BRADENTON
NE	=NORTHEAST		
SW	=SOUTHWEST		
SE	=SOUTHEAST		
C#	=CURVE NUMBER		
#	=NUMBER		

SCALE: 1" = 100'

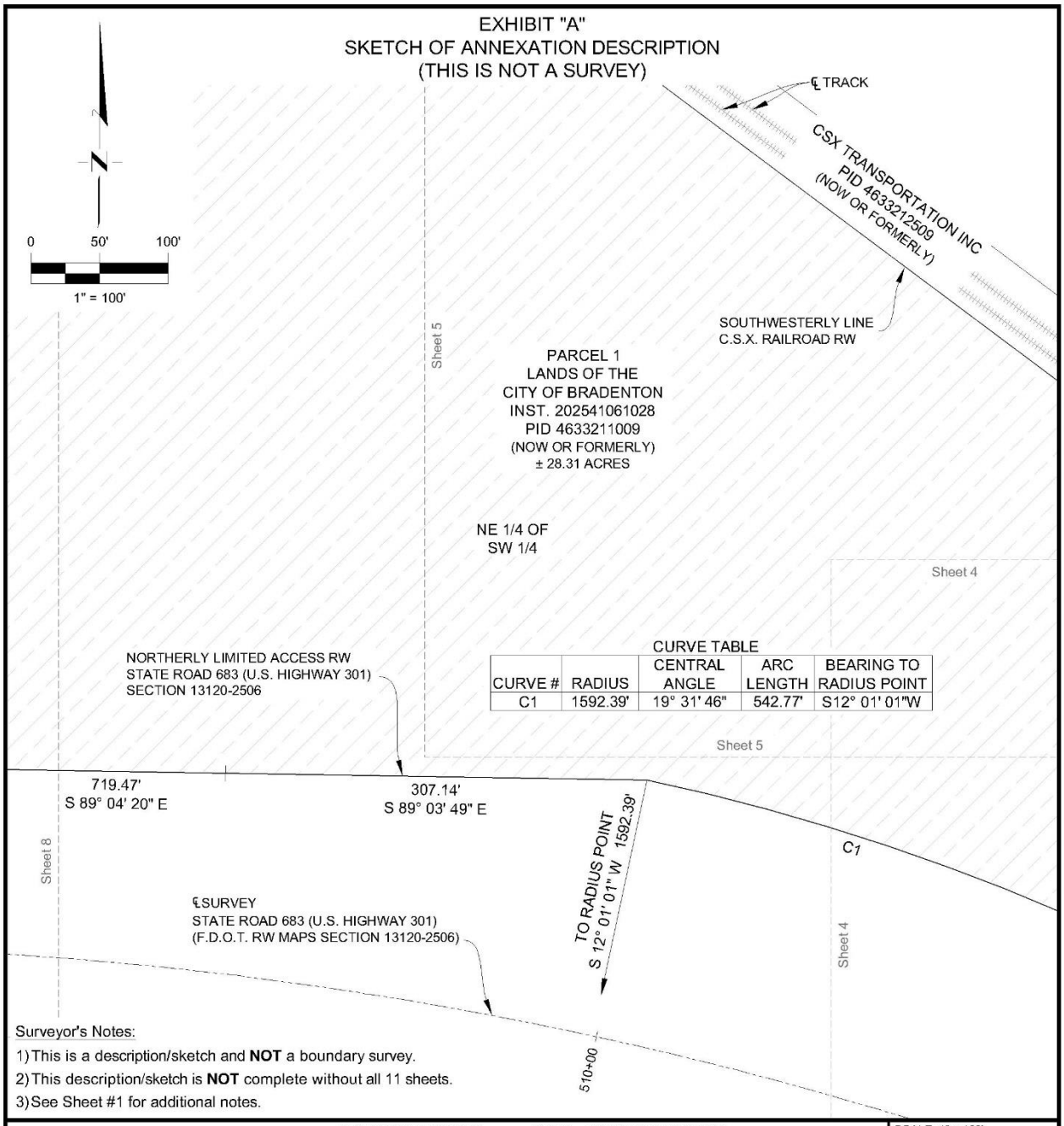
SHEET: 8 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025

EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)



CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH	BEARING TO RADIUS POINT
C1	1592.39'	19° 31' 46"	542.77'	S12° 01' 01"W

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C#	=CURVE NUMBER		
#	=NUMBER		

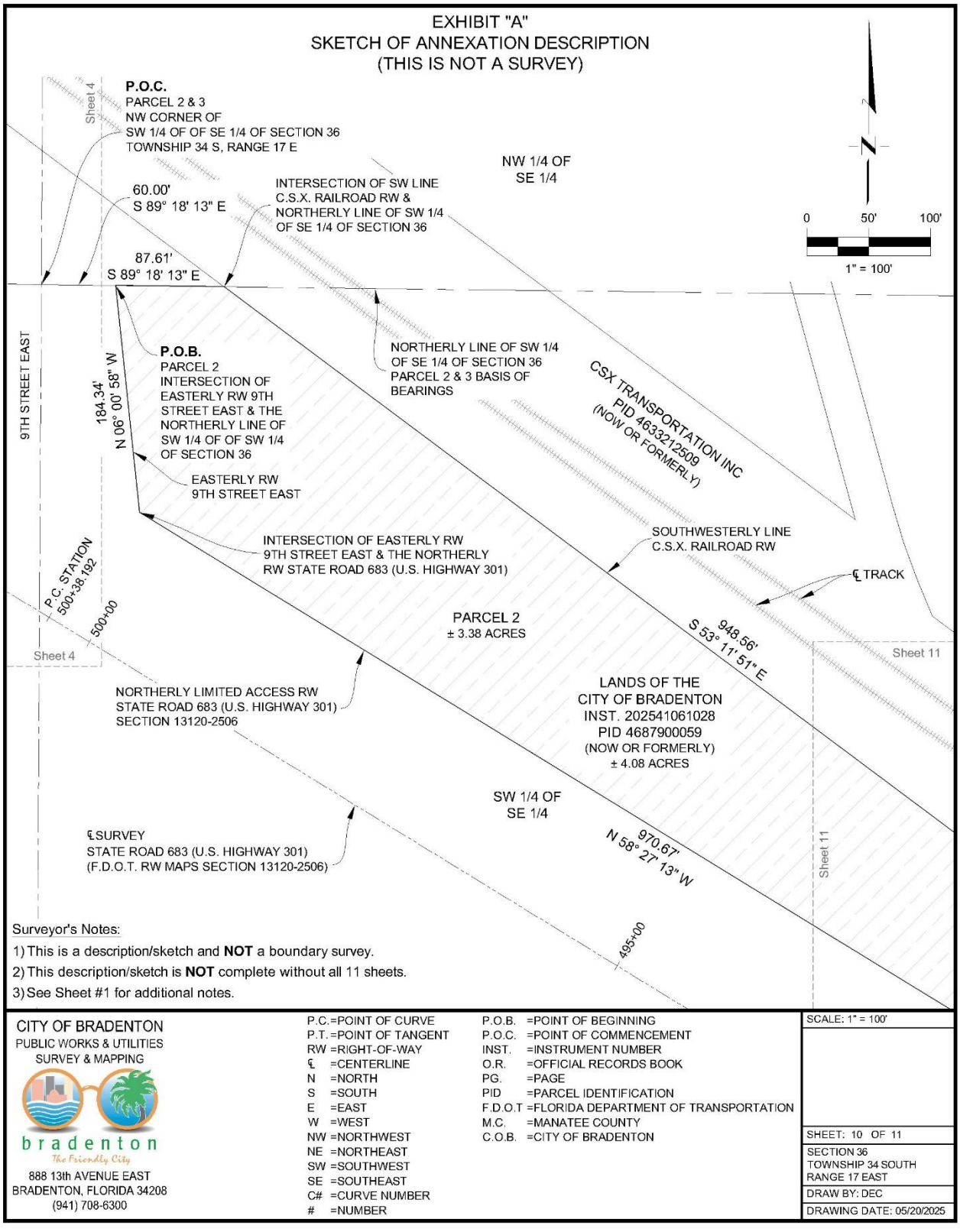
SCALE: 1" = 100'

SHEET: 9 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025



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S	=SOUTH	PID	=PARCEL IDENTIFICATION
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SCALE: 1" = 100'

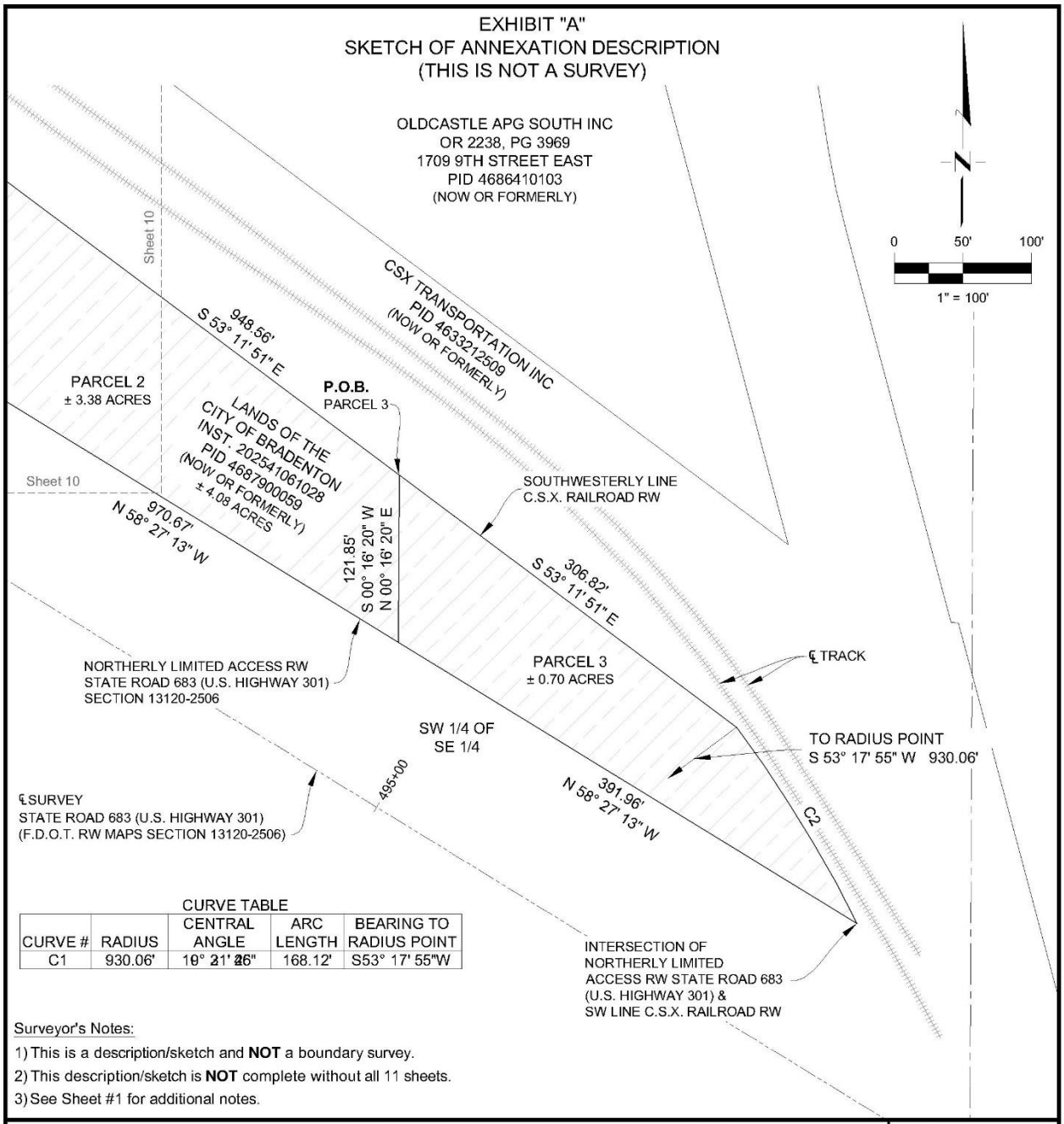
SHEET: 10 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025

EXHIBIT "A"
SKETCH OF ANNEXATION DESCRIPTION
(THIS IS NOT A SURVEY)



CURVE TABLE

CURVE #	RADIUS	CENTRAL ANGLE	ARC LENGTH	BEARING TO RADIUS POINT
C1	930.06'	10° 21' 26"	168.12'	S53° 17' 55"W

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SW	=SOUTHWEST		
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C#	=CURVE NUMBER		
#	=NUMBER		

SCALE: 1" = 100'

SHEET: 11 OF 11

SECTION 36
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/20/2025

EXHIBIT B

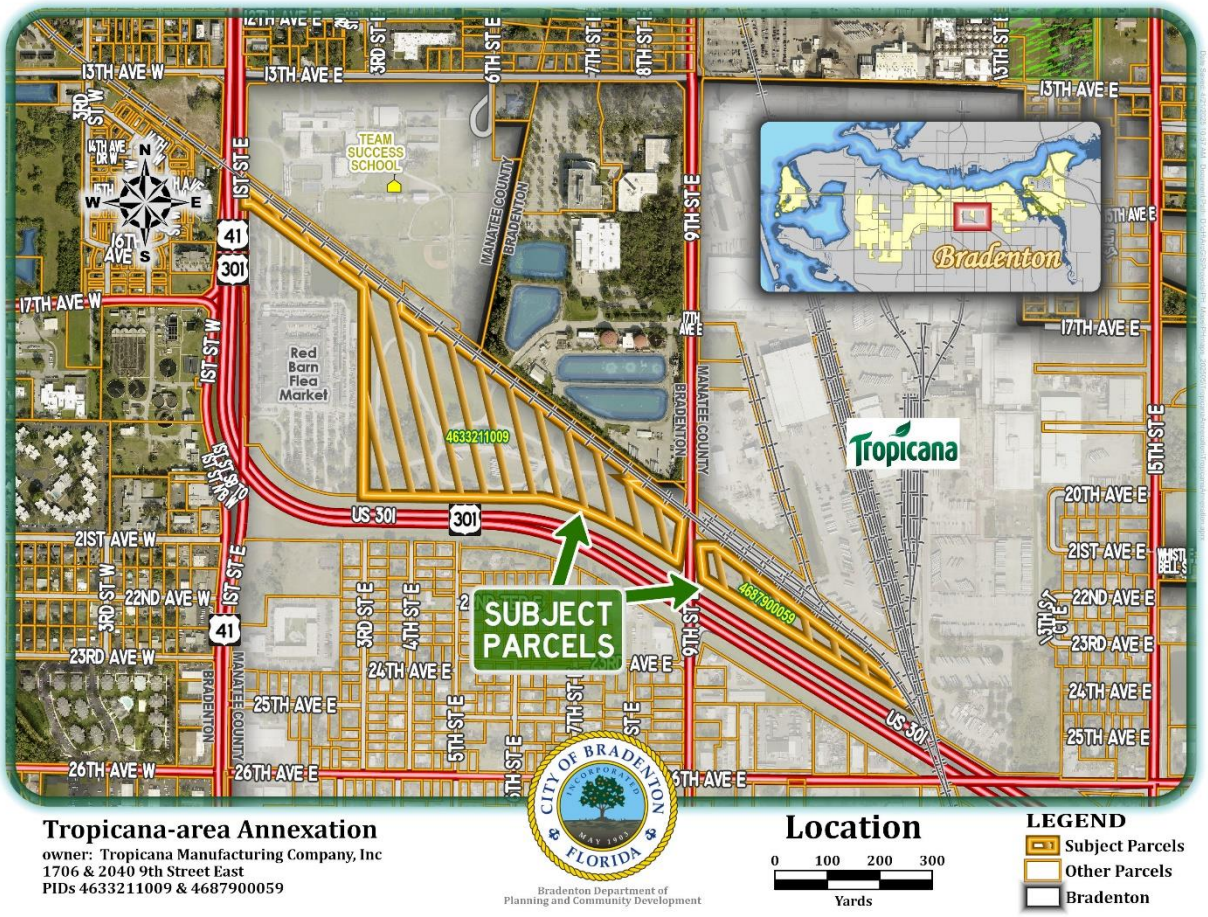
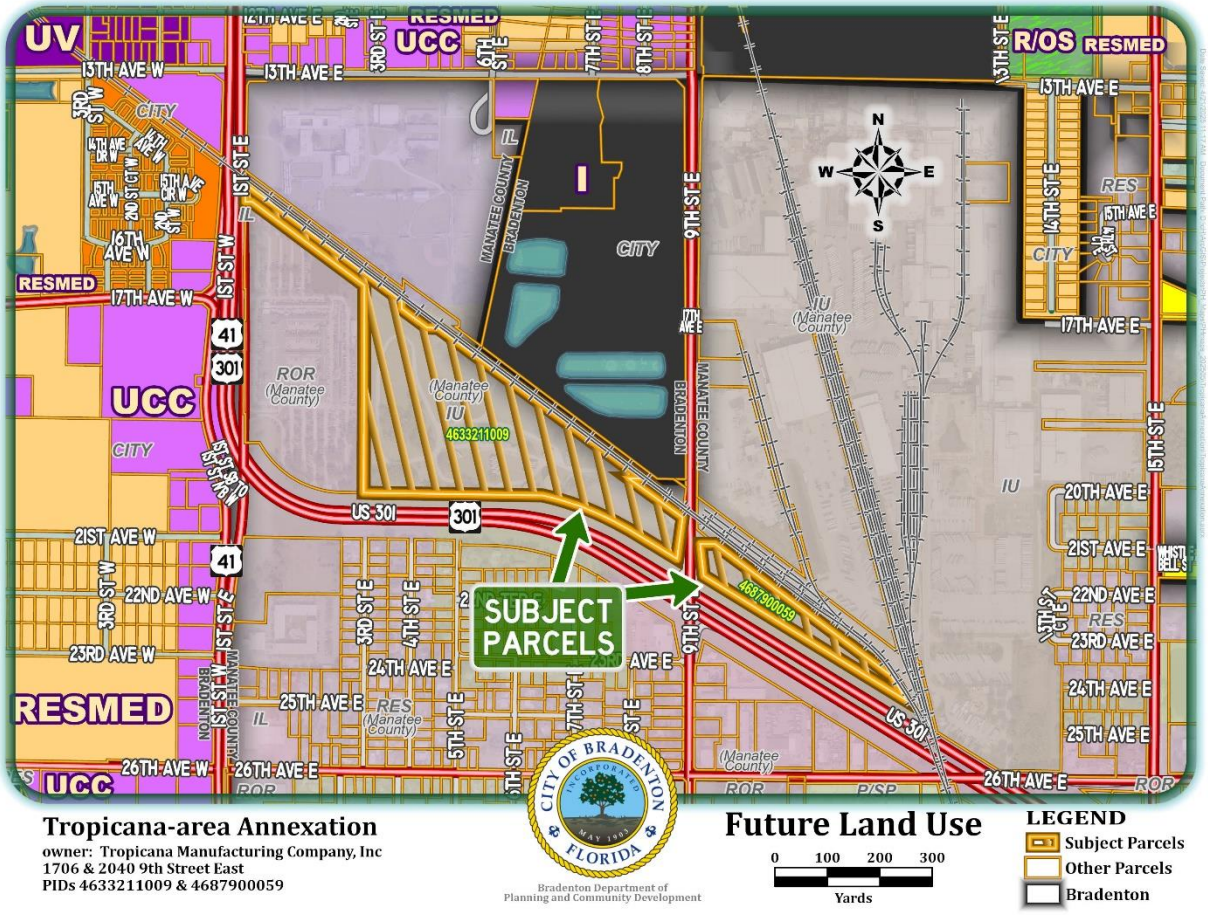

13TH AVE W
13TH AVE E
3RD ST
6TH ST E
7TH ST
8TH ST
9TH ST E
TEAM SUCCESS SCHOOL
MANATEE COUNTY
BRADENTON
Bradenton
17TH AVE W
17TH AVE E
1ST ST W
1ST ST E
Red Barn Flea Market
4633211009
Tropicana
US-301
301
41
21ST AVE W
22ND AVE W
23RD AVE W
24TH AVE E
25TH AVE E
26TH AVE W
26TH AVE E
SUBJECT PARCELS
4687900059
20TH AVE E
21ST AVE E
22ND AVE E
23RD AVE E
24TH AVE E
25TH AVE E
15TH ST E
Tropicana-area Annexation
owner: Tropicana Manufacturing Company, Inc
1706 & 2040 9th Street East
PIDs 4633211009 & 4687900059
CITY OF BRADENTON
INCORPORATED
MAY 1903
FLORIDA
Bradenton Department of
Planning and Community Development
Location
0 100 200 300
Yards
LEGEND
Subject Parcels
Other Parcels
Bradenton

EXHIBIT C



Tropicana-area Annexation
owner: Tropicana Manufacturing Company, Inc
1706 & 2040 9th Street East
PIDs 4633211009 & 4687900059

Bradenton Department of
Planning and Community Development

Future Land Use

0 100 200 300
Yards

LEGEND
Subject Parcels
Other Parcels
Bradenton

EXHIBIT D

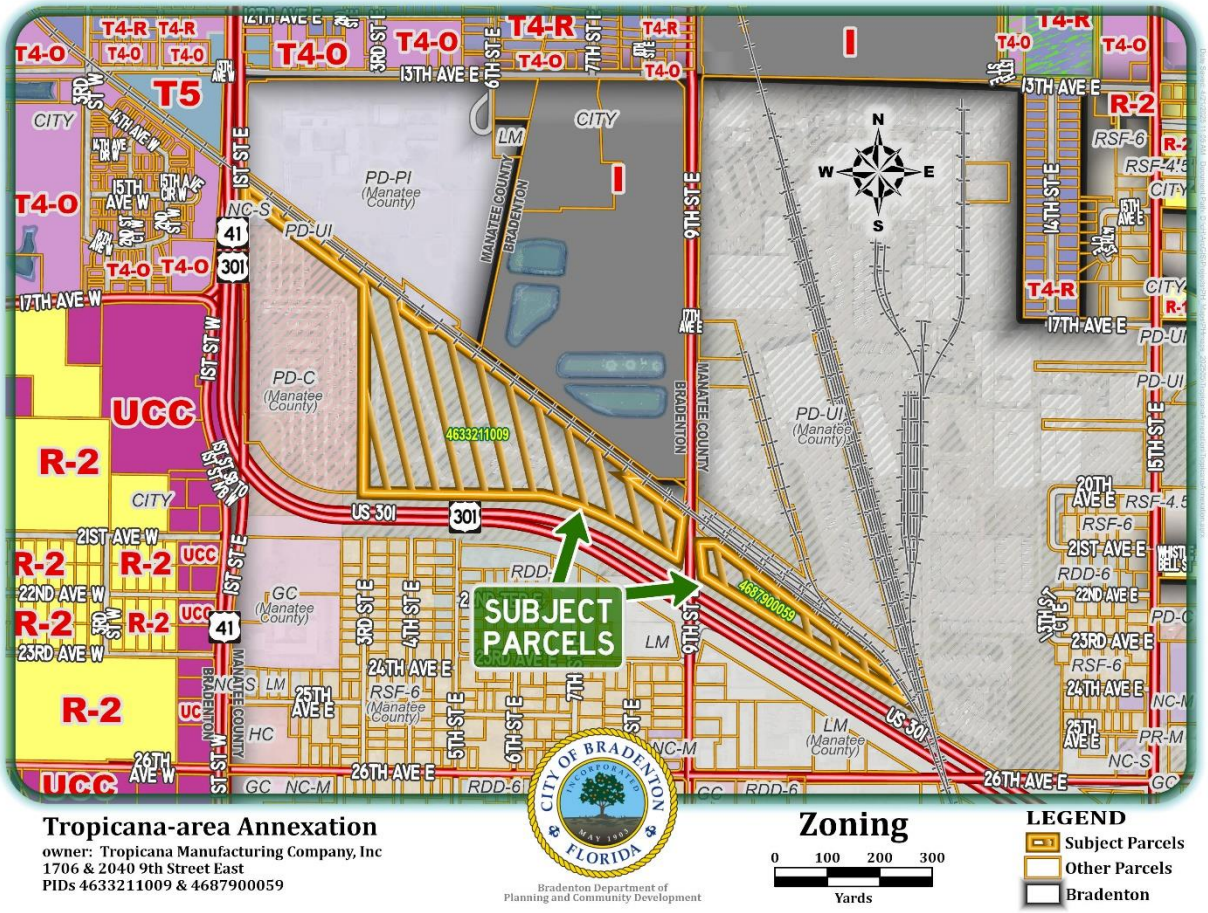

SUBJECT PARCELS
4633211009
4687900059
T4-R
T4-O
T5
R-2
UCC
I
PD-PI (Manatee County)
PD-C (Manatee County)
PD-UI (Manatee County)
GC (Manatee County)
LM (Manatee County)
RSF-6 (Manatee County)
RDD
RDD-6
NC-S
NC-M
HC
PR-M
GC
CITY
BRADENTON
MANATEE COUNTY
US-301
13TH AVE E
17TH AVE E
17TH AVE W
21ST AVE W
22ND AVE W
23RD AVE W
24TH AVE E
25TH AVE E
26TH AVE E
26TH AVE W
1ST ST E
1ST ST W
3RD ST E
4TH ST E
5TH ST E
6TH ST E
7TH ST E
9TH ST E
3RD ST W
15TH ST E
20TH AVE E
21ST AVE E
22ND AVE E
23RD AVE E
N
S
E
W
Tropicana-area Annexation
owner: Tropicana Manufacturing Company, Inc
1706 & 2040 9th Street East
PIDs 4633211009 & 4687900059
CITY OF BRADENTON INCORPORATED MAY 1903 FLORIDA
Bradenton Department of Planning and Community Development
Zoning
0 100 200 300
Yards
LEGEND
Subject Parcels
Other Parcels
Bradenton

EXHIBIT E

Kim Clayback P.E., Engineering Manager

Public Works & Utilities | 888 13th Ave E | Bradenton, Florida 34208
941.708.6300 | kim.clayback@bradentonfl.gov
www.cityofbradenton.com

Technical Memorandum
Annexation from Manatee County to City of Bradenton
PID 4633211009 and 4687900059

The City of Bradenton intends to annex PID's 4633211009 and 4687900059 from unincorporated Manatee County into the City of Bradenton's jurisdiction. The intended use of the property is industrial in that the City intends on constructing a Public Works and Utilities Field Support Complex.

Existing Utilities are found throughout the site and are described below:

- A ±3100-ft 24" water transmission main is located immediately outside of the CSX railroad ROW on PID 4633211009 and on PID 4687900059 is an additional ±1300-ft 24" water transmission line is on the south side of the property immediately outside of the FDOT ROW along US301. This line is not meant to provide service to customer as it routes water from the water treatment plant to the high service pump station.

- Reclaimed water facilities are on site; a 2MG tank reuse tank with ancillary structures is located on the south side of the property; the area is fenced and includes a FPL transformer. A ±250-ft pipeline extends north from the tank to the 18" reclaimed line adjacent to the railroad. A second pipeline, ±800-ft, extends to the east to 9th St E.

- On PID 4633211009 a ±3100-ft 18" reuse transmission main is located immediately outside the CSX railroad ROW. The line crosses 9th St E and ±1300-ft of 18" reclaimed water pipe is on the south side of the property immediately outside of the FDOT ROW along US301.

- PID 4687900059 has a backflow and fire hydrant on the property; both are connected to the City reclaimed water transmission line.

- No sanitary facilities are currently on the properties.

- Valves associated with the reclaimed water line and the water transmission main are located within the property bounds of both parcels.

- Several stormwater dry ponds and swales are located on PID 4633211009. The environmental resource permits (ERP) associated with parcel are ERP 6551.004 and 13215.003 with the permittee identified as Tropicana Products. Additionally, CSX Transportation is the permittee for additional stormwater activities with ERP 17270.000. Runoff from the Red Barn was permitted under ERP 8548.000 and 001where runoff is directed to the swale system adjacent to the railroad. Multiple stormwater pipes associated with these systems are located throughout the north side of the property.

- A billboard is located on PID 4687900059. The ownership of the advertisement appears to be Tropicana. A lease was discovered from 2007 between FDOT and CST Enterprises; the lease has expired.

- Two Tropicana monument signs are within the property boundaries.

- Overhead electric appears throughout the property.

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
  A City owed 8" PVC water line crosses US301 to serve the adjacent property known as the Red Barn Flea Market. The construction of an extension of this line will provide adequate water service to the two parcels noted above. The pipe extension to the proposed annexed properties will be constructed, owned, and maintained by City of Bradenton Public Works.

- Wastewater
  Wastewater service to the two parcels noted above shall be provided via an internal collection system for the sanitary facilities and a small package pump system to connect to an existing City force main located in the right of way on the east side of US301.

- Stormwater
  Stormwater is required to be managed on the site, several permittees are associated with the environmental resource permits, Tropicana and CSX. The facilities permitted previously shall be taken into account in the calculations and stormwater management system for PID 4633211009. Additionally, the Red Barn utilizes the swale along the north side of the property adjacent to the railroad to manage stormwater runoff.

- Police and Fire Protection
  City Police and Fire will cover the needs at the new Public Works Field Operations Center.

- Roadway Maintenance
  The roadways within the property will have limited public access with the primary users being city maintenance vehicles. The City's internal Street Department will be responsible for maintaining the internal roads. Ingress-egress decisions shall be

included during the design phase.

- Garbage Collection
  City Solid Waste is being relocated to the Field Operations and Center and will be responsible for waste removal from the yard.

- Parks and Recreation
  The intended industrial use of the property and the consideration the property is owned by the City does not allow for parks and recreational areas to be considered.

The property is the future home of the Public Works Field Operations Center. With consolidated operations and workforce, the annexation will help to improve the level of service offered through Public Works and Utilities to our residents and businesses as well as increased security for the multi-million dollars of assets on site.

AGENDA ITEM NO. 9.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: June 18, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **ANNOUNCEMENT OF CITY COUNCIL MEETINGS**

SUBJECT:

May 28, 2025:

- Ordinance 4059 - Text Amendment to the LURs related to docks in the UV zoning district (Approved as a Special Use/vote 5-0).

June 11, 2025:

- Resolution 25-57 - Special Use Permit for a Sidewalk Cafe with Alcoholic Beverages at 440 12th St. W.
- Resolution 25-58 - Special Use Permit for a Sidewalk Cafe with Alcoholic Beverages at 313 12th St. W.
- Resolution 25-59 - Special Use Permit for a Sidewalk Cafe with Alcoholic Beverages at 436 12th St. W.
- Resolution 25-60 - Special Use Permit for a Sidewalk Cafe with Alcoholic Beverages at 430 12th St. W.

July 23, 2025: Items from the June 18, 2025, Planning Commission meeting.

- Resolution 25-61 - Special Use Permit for a Sidewalk Cafe with Alcoholic Beverages at 412 12th St. W.

- Resolution 25-62 - Special Use Permit for a Club (Event Center) at 512 25th St. W.
- Ordinance 4062 - Amendment of the Comprehensive Plan Future Land Use Map for land being annexed into the city (First Reading).
- Ordinance 4063 - Amendment of the Land Use Atlas Map for land being annexed into the city (First Reading).

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

ATTACHMENTS: