AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, August 20, 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 from July 16, 2025.
Meeting Minutes - July 16, 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: **Final Order PLN-VAR-25-0003, Case Number PLN-VAR-25-0003:**
Request for Variance approval to grant a 3-foot reduction from the front setback requirement of 20 feet from the front property line; for property located at 3901 5th Avenue North-East (Parcel ID 1042800359) in the R-1 (Low Density, Single Family) zoning district. Application filed by Austin Maginnis of TEAM Builders SRQ (agent) for Paul Notine (owner).
Final Order - PLN-VAR-25-0003.pdf
Application Materials.pdf
Staff Report.pdf

7. DISCUSSION ITEMS

8. DIRECTOR'S REPORT

9. ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES

a) Planning & Community Development: August 13, 2025, at 8:30 a.m.
PLN-SUP-24-0005 | 1720 Manatee Avenue West (Dock)
PLN-CPA-25-0001 | 1706 9th Street East (Comp Plan Amendment) - 2nd Reading
PLN-ZON-25-0001 | 1706 9th Street East (Zoning Atlas Amendment) - 2nd Reading

August 13, 2025, at 11:00 a.m.
CP.24.0363 | Comp Plan Text Amendment (Density in Coastal High Hazard Area) - 2nd Reading
CP.24.0364 | Comp Plan Map Amendment (Westminster's Point Pleasant properties) - 2nd Reading
LU.24.0361 | Zoning Atlas Amendment (Westminster's Point Pleasant properties) - 2nd Reading

September 24, 2025, at 8:30 a.m.
PLN-SUP-25-0012 | 512 25th Street West (Club/Event Center)

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: August 20, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Planning Commission meeting minutes from July 16, 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 July 16, 2025, Planning Commission meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the Planning Commission meeting minutes from July 16, 2025, as submitted.

ATTACHMENTS:
Meeting Minutes - July 16, 2025 (DRAFT).pdf

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
July 16, 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, Richard Whetstone, Darin Autrey, Jason "JB" Taylor.
City Staff: Scott Rudacille-City Attorney, Robin Singer-Planning and Community Development Director, Greg DeLong-Planning and Community Development Assistant Director, Jamie Schindewolf-Senior Planner, Brandon Wink-City Planner, Corey Holycross-City Planner, Lori Brunner-Planning and Community Development Administrative Assistant.

REGULAR MEETING

1. Meeting was called to order by the Planning Commission Chair, Ben Bakker at 2:03 p.m.
2. Pledge of Allegiance.
3. Motion to approve the June 18, 2025, Meeting Minutes by Commissioner Whetstone, and seconded by Commissioner Green.

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:

2. Final Order PLN-VAR-25-0002, Case Number PLN-VAR-25-0002: Request for Variance approval to allow for a 6-ft. high fence in the front yard and within 25-ft. of the right-of-way; for property located at 401 17th Ave West (Parcel ID 4493800159) in the R-2 (Medium Density Residential) zoning district. Application filed by Chris Kolb of Civil-X, LLC (agent) for Manatee County.

Staff: Brandon Wink presented the case. The property is owned by Manatee County and is approximately 5.2 acres. He showed a map and the area of the proposed request for a 6-foot fence for the Animal Welfare Center to use for walking the animals.

Applicant: Chris Kolb, agent for Manatee County, 318 Old Main Street, Bradenton, explained the retrofitting of an existing building on site and the proposed use of the parking lot as well as the green space for the dog walking area. The types of fencing were discussed. Landscaping (along the fence) was also discussed.

DRAFT

Commissioner Taylor offered the following stipulations:

1. Preference is to provide an opaque fence of PVC material, or like, or translucent fence of vertical aluminum pickets with appropriate visual barrier.
2. Provide hedge material at fence line encouraged to grow height of fence. And applicant is encouraged to provide discouraging landscape along 17th Avenue right-of-way.

Mr. Wink continued with Land Use Regulations. He stated that staff feels the request is consistent with the LUR's and the Comprehensive Plan.

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 with the 2 stipulations, and Commissioner Taylor seconded. Motion passed unanimously.

1. Resolution 25-67, Case PLN-SUP-24-0005:
Request for a Special Use Permit to allow for a dock; for property located at 1720 Manatee Avenue West (Parcel ID 3370100004) in the UV (Urban Village) zoning district. Application filed by Adam LaFavre (owner).

Chair Ben Bakker recused himself as he will be representing the applicant.
Jamie Schindewolf passed out the Agent Authorization Form for Chair Bakker.

Staff: Jamie Schindewolf presented the case for the private dock. She showed maps and discussed the recent changes to the Land Use Regulations concerning docks.

Applicant: Ben Bakker, 114 22nd Street West, Bradenton, on behalf of the owner, explained the case. He discussed the zoning and how it relates to the placement of the property. And due to the recent zoning changes, the owner is requesting this dock by special permit.

The Board, staff, and the City Attorney discussed the usage of the dock.

Ms. Schindewolf showed pictures and went over the General Special Use Standards. She stated that staff finds the tract of land suitable for a dock. She went over the required criteria and said it is consistent with the Comprehensive Plan.

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

Public Hearing was closed.

Motion: Commissioner Taylor motioned to approve with the dock being permitted only as an accessory use, and Commissioner Neal seconded. Motion passed unanimously.

DISCUSSION ITEMS: None

DIRECTOR'S REPORT: Robin Singer stated that staff will tackle text amendments, probably around September.

Adjournment: The meeting adjourned at 2:46 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:	August 20, 2025
SUBMITTED BY:	Brandon Wink, Planning & Community Development
ITEM TYPE:	Resolution
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Final Order PLN-VAR-25-0003, Case Number PLN-VAR-25-0003:** Request for Variance approval to grant a 3-foot reduction from the front setback requirement of 20 feet from the front property line; for property located at 3901 5th Avenue North-East (Parcel ID 1042800359) in the R-1 (Low Density, Single Family) zoning district. Application filed by Austin Maginnis of TEAM Builders SRQ (agent) for Paul Notine (owner).
SUGGESTED ACTION:	Motion to either approve or deny Final Order PLN-VAR-25-0003, Case Number PLN-VAR-25-0003.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

Austin Maginnis of TEAM Builders SRQ (agent) for Paul Notine (owner) has submitted a variance application requesting a reduction of 3-feet in the required 20-foot front setback at the property located at 3901 5th Avenue NE. This variance application is intended to make it easier for them to commence with new construction of a house, within that front setback.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Final Order PLN-VAR-25-0003, Case Number PLN-VAR-25-0003.

ATTACHMENTS:
Final Order - PLN-VAR-25-0003.pdf
Application Materials.pdf
Staff Report.pdf

FINAL ORDER
VARIANCE NO. PLN-VAR-25-0003

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-25-0003 TO GRANT A 3 FOOT REDUCTION FROM THE FRONT SETBACK REQUIREMENT OF 20 FEET FROM THE FRONT PROPERTY LINE; FOR PROPERTY LOCATED AT 3901 5TH AVENUE NORTH-EAST, BRADENTON, FLORIDA (PARCEL ID 1042800359), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Paul Notine and Allyson H. Lucash-Notine ("Property Owner") own the property located at 3901 5th Avenue North-East, Bradenton, Florida 34208 (Parcel ID 1042800359), more particularly described in Exhibit "A" (the "Property"), and Austin Maginnis, the authorized agent of the Property Owner ("Applicant"), submitted an application for a variance to grant a 3 foot reduction from the front setback requirement of 20 feet from the front property line, and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Element designates the Property as RESLOW (Low Density Residential); and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property as R-1 (Low Density, Single Family);

WHEREAS, the City of Bradenton Land Use Regulations, Section 3.2.2.1 states that the front setback for a single-family residential home within the R-1 zoning designation is 20 feet from the front property line.

WHEREAS, the Planning Commission held a noticed public hearing on August 20, 2025, at which the Planning Commission received testimony and evidence from the Applicant, City Planning staff, and members of the public in attendance; and

WHEREAS, the record of the public hearing, including the staff report and Applicant submittal materials, are hereby incorporated and made a part of this Final Order.

NOW, THEREFORE, the Planning Commission makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact and Conclusions of Law. After considering the evidence on the record and that presented at public hearing, including the staff report, the Planning Commission hereby makes the following Findings of Fact:

a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.

b. The Property Owner is requesting approval of a variance to grant a 3-foot reduction from the front setback requirement of 20 feet from the front property line, with the property shown on the boundary survey marked Exhibit "B".

c. The proposed variance meets all noted requirements within Section 2.2.8.1 of the Land Use Regulations, as further described below.

    1. The need for the dimensional variance was not created by the Applicant's or previous owner's action, such as improper lot division, in violation of these LURs or previously effective land use regulations
    2. Strict application of the provisions of these LURs would deprive the Applicant of a reasonable use of his property, cause him unnecessary hardship, or deprive him or her of rights commonly enjoyed by other property owners in the same Land Use Atlas district, and
    3. The granting of the dimensional variance would not confer on the Applicant any special privilege denied to other property owners in the same Land Use Atlas district; and
    4. The application is for a dimensional variance and would not authorize a use otherwise prohibited by these LURs, and
    5. The dimensional variance is the minimum variance that will allow reasonable use of the Property.

Section 2. Order. Based upon the foregoing, a variance is hereby approved for the Property to allow for a 3-foot reduction in the front setback requirement of 20 feet from the front property line.

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 Order 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 Variance which shall remain in full force and effect.

Section 5. Effective Date. The effective date of this Order shall be upon adoption and recordation of the Order in the Official Records of Manatee County. The Property Owner shall be responsible for recording the Order with the Clerk of the Court and delivering a copy of the recorded Order to the City Planning Department.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 20th DAY OF AUGUST 2025.

THE CITY OF BRADENTON, BY AND THROUGH THE PLANNING COMMISSION OF THE CITY OF BRADENTON

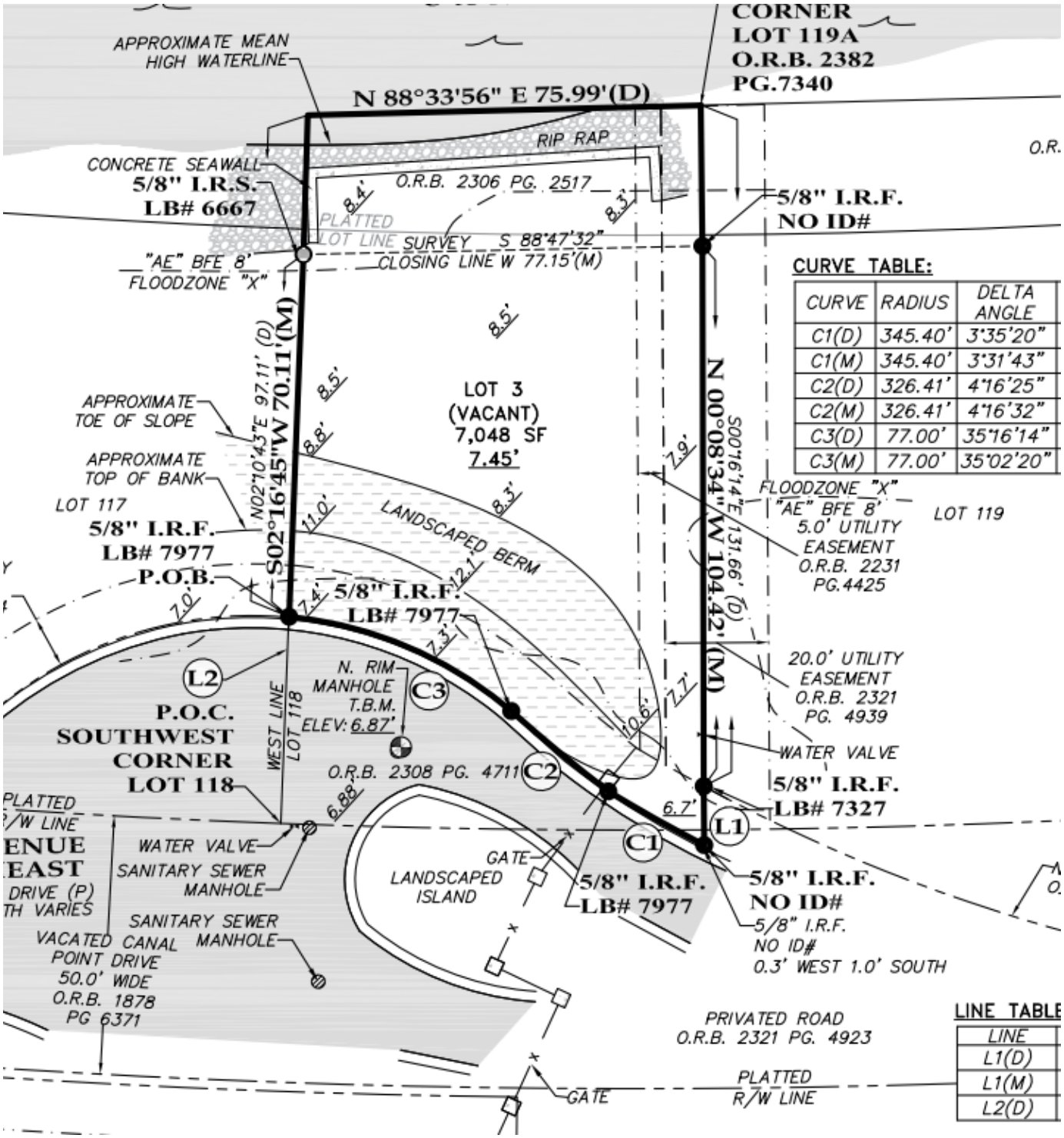
ATTEST:

Lori Brunner CLERK	Benjamin Bakker CHAIR

EXHIBIT "A"

LEGAL DESCRIPTION (PARCEL 118A- BELLA SOLE)
A PORTION OF LOTS 118 AND 119, BLOCK A, RIVERDALE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 76 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF CANAL POINT DRIVE VACATED PER CITY OF BRADENTON RESOLUTION NUMBER 03-42, RECORDED IN OFFICIAL RECORDS BOOK 1878, PAGE 6371 OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND A PORTION OF THAT CERTAIN PLATTED CANAL VACATED BY CITY OF BRADENTON RESOLUTION NUMBER 09-52, RECORDED IN OFFICIAL RECORDS BOOK 2306, PAGE 2517 OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 118, BLOCK A, RIVERDALE; THENCE N.02°10'43"E., ALONG THE WEST LINE OF SAID LOT 118, A DISTANCE OF 39.90 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN RIGHT OF WAY DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2308, PAGE 4711 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE CONTINUE N.02°10'43 11E. ALONG SAID WEST LINE, A DISTANCE OF 97.11 FEET; THENCE N.88°33'56"E., A DISTANCE OF 75.99 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL 119A BELLA SOLE, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS DOOK 2382, PAGE 7340, SAID PUBLIC RECORDS; THENCE S.00°16'14"E., ALONG THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 131.66 FEET TO THE NORTH LINE OF THAT CERTAIN RIGHT OF WAY DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2308, PAGE 4711 (WIDTH VARIES); THENCE CONTINUE S.00°16'14"E., ALONG SAID RIGHT OF WAY, A DISTANCE OF 11.34 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 345.40 FEET, WITH A CHORD BEARING OF N.60°462811W.; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°3512011, A DISTANCE OF 21.64 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 326.41 FEET, WITH A CHORD BEARING OF N.50° 10'4111W.; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°16'25n, A DISTANCE OF 24.35 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 77.00 FEET, WITH A CHORD BEARING OF N.67°16'2111W.; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°02'20'\ A DISTANCE OF 47.09 FEET TO THE POINT OF BEGINNING.
BEING AND LYING IN SECTIONS 21 & 28, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

EXHIBIT "B"


CORNER
LOT 119A
O.R.B. 2382
PG.7340
APPROXIMATE MEAN HIGH WATERLINE
N 88°33'56" E 75.99'(D)
RIP RAP
CONCRETE SEAWALL
5/8" I.R.S.
LB# 6667
O.R.B. 2306 PG. 2517
5/8" I.R.F.
NO ID#
PLATTED LOT LINE SURVEY S 88°47'32" E
CLOSING LINE W 77.15'(M)
"AE" BFE 8' FLOODZONE "X"
CURVE TABLE:
CURVE | RADIUS | DELTA ANGLE
C1(D) | 345.40' | 3°35'20"
C1(M) | 345.40' | 3°31'43"
C2(D) | 326.41' | 4°16'25"
C2(M) | 326.41' | 4°16'32"
C3(D) | 77.00' | 35°16'14"
C3(M) | 77.00' | 35°02'20"
LOT 3
(VACANT)
7,048 SF
7.45'
S02°16'45"W 70.11'(M)
N02°10'43"E 97.11' (D)
N 00°08'34"W 104.42'(M)
S00°16'14"E 131.66' (D)
APPROXIMATE TOE OF SLOPE
APPROXIMATE TOP OF BANK
LOT 117
5/8" I.R.F.
LB# 7977
P.O.B.
LANDSCAPED BERM
FLOODZONE "X"
"AE" BFE 8'
5.0' UTILITY EASEMENT
O.R.B. 2231
PG.4425
LOT 119
20.0' UTILITY EASEMENT
O.R.B. 2321
PG. 4939
WATER VALVE
5/8" I.R.F.
LB# 7327
L2
P.O.C.
SOUTHWEST
CORNER
LOT 118
WEST LINE LOT 118
N. RIM MANHOLE
T.B.M.
ELEV: 6.87'
C3
O.R.B. 2308 PG. 4711
C2
C1
L1
PLATTED R/W LINE
ENUE
EAST
DRIVE (P)
TH VARIES
WATER VALVE
SANITARY SEWER MANHOLE
SANITARY SEWER MANHOLE
VACATED CANAL POINT DRIVE
50.0' WIDE
O.R.B. 1878
PG 6371
GATE
LANDSCAPED ISLAND
5/8" I.R.F.
LB# 7977
5/8" I.R.F.
NO ID#
5/8" I.R.F.
NO ID#
0.3' WEST 1.0' SOUTH
PRIVATED ROAD
O.R.B. 2321 PG. 4923
PLATTED R/W LINE
GATE
LINE TABLE
LINE
L1(D)
L1(M)
L2(D)

PLN-VAR-25-0003

Menu Reports Help

File Date: 06/16/2025

Application Status: Scheduled-Planning Commission

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: to request a variance to the front setback of the dimensional requirement of the land use codes. We, the owners of the property, are asking for a reduction of 2-3 feet from the front setback of 20' from the curb and give us relief from this setback to allow us to build the home we have designed for the reason and explanation enumerated below. This lot has an usually large Cul de Sac with the proximity of the curb curve fronting our property decreasing the availability to situate a traditional home design along the front of the lot. Which requires us to request the setback variance.

Application Type: Variance Request (Non-Administrative)

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
AUTHORIZED AGENT FORM.pdf	PLANNING	Other	Authorized Agent Form	application/pdf	Uploaded	06/16/2025
Notine Survey.pdf	PLANNING	Other	Survey	application/pdf	Uploaded	06/16/2025
Plot Plan Notine.pdf	PLANNING	Other	Plot Plan	application/pdf	Uploaded	06/16/2025
Variance request lette...	PLANNING	Other	Letter OF Request	application/pdf	Uploaded	06/16/2025
Fact Finding.pdf	PLANNING	Signed Findings...	Fact Finding	application/pdf	Uploaded	06/16/2025
Notine Plot Plan.pdf	PLANNING	Other	Plot Plan	application/pdf	Uploaded	06/16/2025
Paul and Allyson Notin...	PLANNING	Other	Signed Request letter	application/pdf	Uploaded	06/18/2025
Fact Finding Notine (1...	PLANNING	Signed Findings...	New Fact Finding Do...	application/pdf	Uploaded	06/25/2025

Show all

Address: 3901 5TH Ave NE, BRADENTON, FL 34208

Owner Name: NOTINE PAUL

Owner Address: 6907 47TH CT E, ELLENTON

Parcel No: 1042800359

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
Michael Whiteside Whi...	Team Builders SRQ	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Brandon Wink	Ready for Pr...	06/30/2025	Greg DeLong
Case Manager	Brandon Wink	Ready for Re...	06/30/2025	Greg DeLong
Building Review				
Public Works Review				
Fire Review				
Other Reviews				
Planning Review	Brandon Wink	Pass	06/30/2025	Greg DeLong
Review Consolidation	Brandon Wink	Scheduled fo...	06/30/2025	Greg DeLong
DRC				
Planning Commission	Brandon Wink			
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

AUTHORIZED AGENT FORM

Project Information
Project Name: Notine Custom Home
Project Address: 3901 5th St NE
City: Bradenton State: FL Zip Code: 34208

Owner Information
Owner's Name: Paul Notine
Address: 6907 47th Ct E
City: Ellenton State: FL Zip Code: 34222
Phone Number: 917-647-1460
Email: pnotine@hotmail.com

Authorized Agent Information
Agent's Name: Austin Maginnis
Company Name: TEAM Builders SRQ
Address: 2024 Princeton St. Ste B
City: Sarasota State: FL Zip Code: 34237
Phone Number: 941-650-6373
Email: austin@TEAMbuildersSRQ.com

Scope of Authorization
The undersigned Owner hereby appoints the above-named Authorized Agent to act on behalf of the Owner in matters related to the referenced construction project. This authorization specifically includes communication on behalf of the owner as the owner is the land owner seeking variance with the City of Bradenton. The agent is authorized to communicate with the City of Bradenton Building and Zoning Officials, and other regulatory agencies as it pertains to the project address.

Limitations of Authority
This authorization is limited to matters relating to the construction project specified above and should not apply to other unrelated matters.

Duration of Authorization
This authorization shall remain in effect until the completion of the project or until revoked in writing by the Owner.

Owner's Signature
By signing below, I confirm that I am the Owner or authorized representative of the Owner, and I grant the Authorization as described above.

Owner's Signature: _____ Date: 6-12-2025

Notary Acknowledgment

State of FL County of Manatee

Subscribed and sworn to before me this 12 day of June, 20.25

Notary Public: Chelsey B Branch My Commission Expires: 01/03/2029

CHELSEY B BRANCH
Notary Public-State of Florida
Commission # HH 591981
My Commission Expires
January 03, 2029

Paul and Allyson Notine
Property owners
3901 5th Ave NE, Bradenton, FL 34208

Town of Bradenton City Council,

This letter is written to request a variance to the front setback of the dimensional requirement of the land use codes. We, the owners of the property, are asking for a reduction of 2-3 feet from the front setback of 20' from the curb and give us relief from this setback to allow us to build the home we have designed for the reason and explanation enumerated below.

This lot has an unusually large Cul de Sac with the proximity of the curb curve fronting our property decreasing the availability to situate a traditional home design along the front of the lot. Which requires us to request the setback variance.

Other conditions in consideration of this request are in play, such as the building design requirements of the Belle Sole Homeowners Declaration and Covenants, an extremely wide utility easement on the east side of the lot and additional limitations due to canal waterway at the rear of the property.

With our attempting to abide with all these conditions our ability to design a reasonable home to fit requires us to ask for relief from the setback requirement as it is the best of all solutions.

This variance would not create an impact to the Belle Sole Community or the surrounding neighborhood as there are only 3 buildable vacant lots in this area and none of which would need the same relief for new homeowners.

The new house plan was designed for the maximum enjoyment of the property and would be constructed inside the buildable limits of the property if our variance request is approved.

The important other reason to consider allowing us to push the house closer to the front curb is that the house design has a small 2'by 3' section situated in the northwest corner of the proposed building, discovered as our surveyor plotted the house design on the lot. A small portion of the northwest corner of the new house as designed is inside the Flood Zone "AE", which would require us to pay for flood insurance on the entire house because of this small 6 sq ft area. And in the effort to redesign the floor plan to avoid the section and place the house in flood zone X, there was no design change found to be an acceptable answer to this problem. Moving the house forward places the house in zone X and removes the need for the flood insurance effectively relieving us of an additional hardship.

We have obviously come to you and plead that you would allow this variance based on the information we presented above.

In consideration,

Property Owner's signatures,

Paul Notine: _____

Allyson Lucash Notine: _____

Paul and Allyson Notine
Property owners
3901 5th Ave NE, Bradenton, FL 34208

Town of Bradenton City Council,
This letter is written to request a variance to the front setback of the dimensional requirement of the land use codes. We, the owners of the property, are asking for a reduction of 2-3 feet from the front setback of 20' from the curb and give us relief from this setback to allow us to build the home we have designed for the reason and explanation enumerated below.
This lot has an unusually large Cul de Sac with the proximity of the curb curve fronting our property decreasing the availability to situate a traditional home design along the front of the lot. Which requires us to request the setback variance.
Other conditions in consideration of this request are in play, such as the building design requirements of the Belle Sole Homeowners Declaration and Covenants, an extremely wide utility easement on the east side of the lot and additional limitations due to canal waterway at the rear of the property.

With our attempting to abide with all these conditions our ability to design a reasonable home to fit requires us to ask for relief from the setback requirement as it is the best of all solutions.
This variance would not create an impact to the Belle Sole Community or the surrounding neighborhood as there are only 3 buildable vacant lots in this area and none of which would need the same relief for new homeowners.
The new house plan was designed for the maximum enjoyment of the property and would be constructed inside the buildable limits of the property if our variance request is approved.

The important other reason to consider allowing us to push the house closer to the front curb is that the house design has a small 2'by 3' section situated in the northwest corner of the proposed building, discovered as our surveyor plotted the house design on the lot. A small portion of the northwest corner of the new house as designed is inside the Flood Zone "AE", which would require us to pay for flood insurance on the entire house because of this small 6 sq ft area. And in the effort to redesign the floor plan to avoid the section and place the house in flood zone X, there was no design change found to be an acceptable answer to this problem. Moving the house forward places the house in zone X and removes the need for the flood insurance effectively relieving us of an additional hardship.
We have obviously come to you and plead that you would allow this variance based on the information we presented above.

1. The need for the Dimensional Variance was not created by the applicant’s or previous owner’s action, such as improper lot division, in violation of the Land Use Regulations or previously effective land use regulations, and; **The Variance we are requesting was not created by the applicant’s or previous owner’s action, such as improper lot division, in violation of the Land Use Regulations or previously effective land use regulations**

2. Strict application of the provisions of the Land Use Regulations would deprive the applicant of reasonable use of his property, cause him unnecessary hardship, or deprive him of rights commonly enjoyed by other property owners in the same Land Use district, and; **Denying this provisions of the Land Use Regulations would deprive the applicant of reasonable use of his property, cause him unnecessary hardship, or deprive him of rights commonly enjoyed by other property owners in the same Land Use district**

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

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

5. The Dimensional Variance is the minimum variance that will allow reasonable use of the property. **We are requesting this Variance with a Minimum of 2 feet and a maximum of 4 feet that will allow reasonable us of the property.**

Paul and Allyson Notine

Property owners

3901 5th Ave NE, Bradenton, FL 34208

Town of Bradenton City Council,

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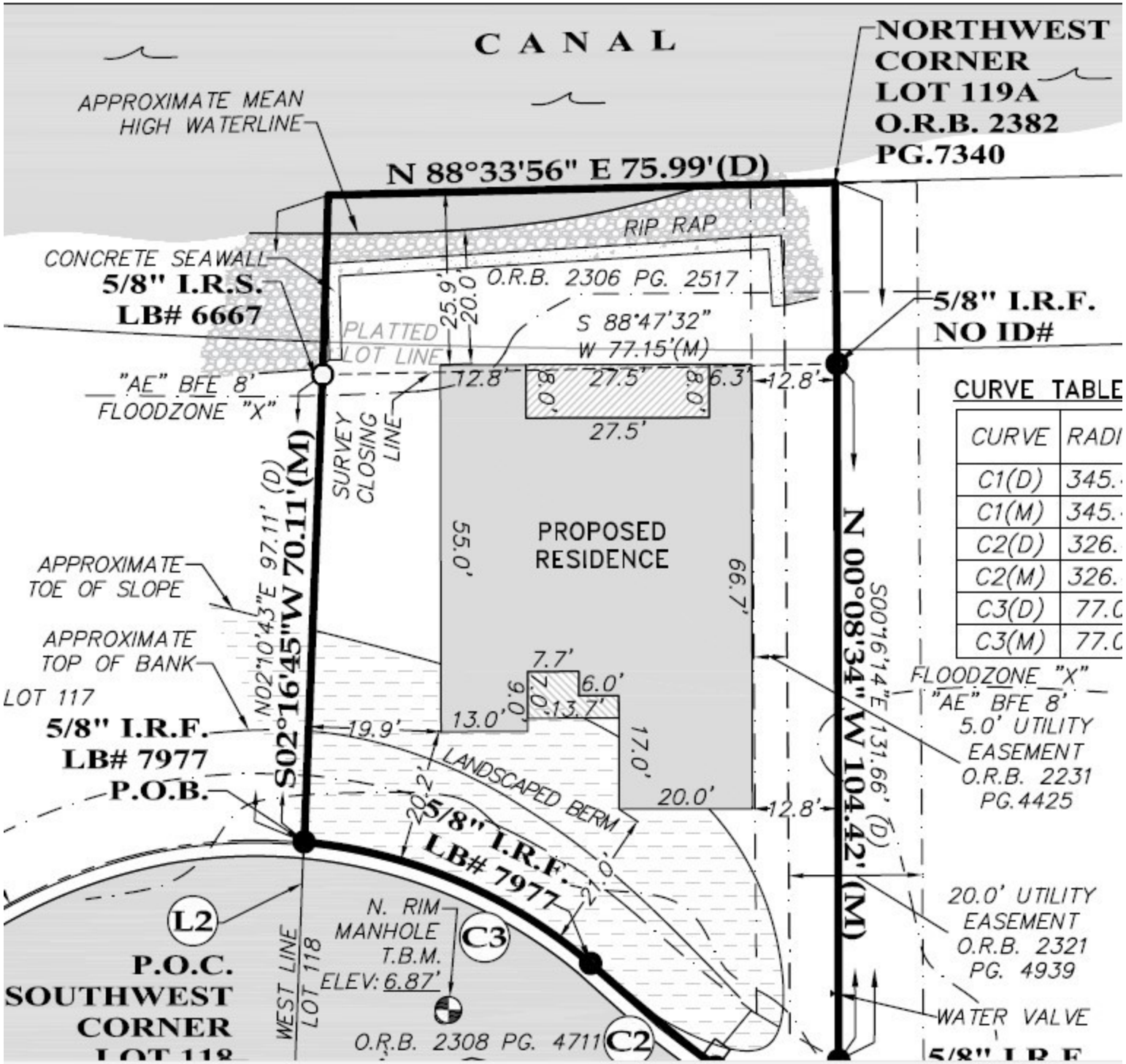
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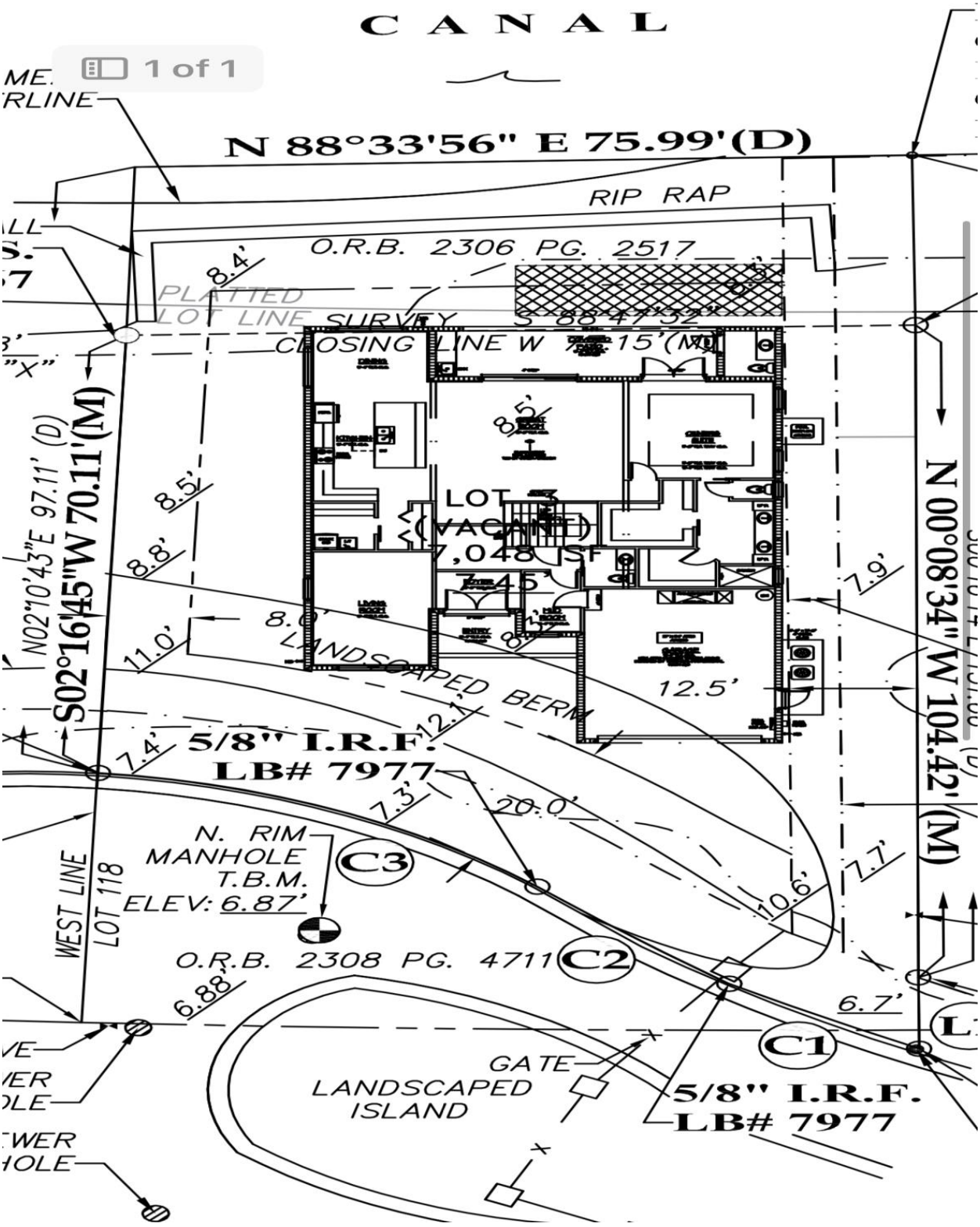
information we presented above.

:

HE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PARCEL ID # 1042800359

PROPERTY ADDRESS: **3901 5TH AVENUE NORTHEAST, BRADENTON, FLORIDA**

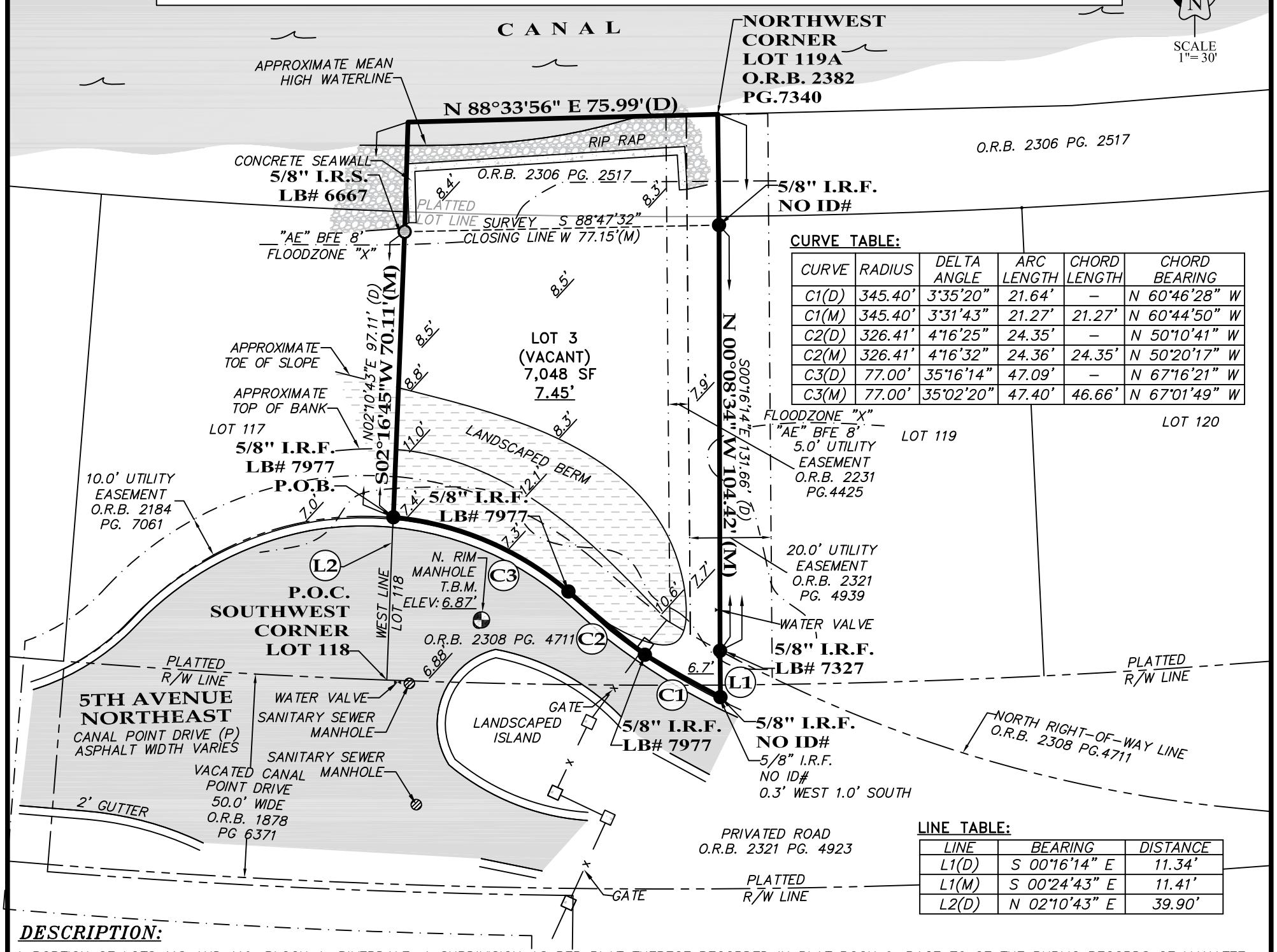



CANAL
1 of 1
N 88°33'56" E 75.99'(D)
RIP RAP
O.R.B. 2306 PG. 2517
PLATTED LOT LINE
SURVEY CLOSING LINE W
S 88°47'32" E
15'(M)
S02°16'45"W 70.11'(M)
N02°10'43"E 97.11' (D)
N 00°08'34"W 104.42'(M)
LOT 3
(VACANT)
7,048 SF
8.5'
8.8'
11.0'
8.0'
LANDSCAPED BERM
12.5'
7.9'
5/8" I.R.F.
LB# 7977
7.4'
7.3'
20.0'
N. RIM
MANHOLE
T.B.M.
ELEV: 6.87'
C3
C2
C1
WEST LINE
LOT 118
O.R.B. 2308 PG. 4711
6.88'
10.6'
7.7'
6.7'
GATE
LANDSCAPED
ISLAND
5/8" I.R.F.
LB# 7977

CLEMENTS SURVEYING, INC.
509 8th Avenue West, Ste. 140
Palmetto, Florida 34221
Phone: 729-6690 Email: office@clements.biz

MEMBER OF:
Florida Society Of Professional Surveyors & Mappers
Manatee County Chamber of Commerce
Manasota Chapter Of Professional Surveyors & Mappers

BOUNDARY SURVEY OF LOT ***SEE DESCRIPTION HEREIN*** SUBDIVISION ***RIVERDALE***
SECTION ***21*** TOWNSHIP ***34*** SOUTH, RANGE ***18*** EAST, AS RECORDED IN PLAT BOOK ***9*** PAGES ***76***
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PARCEL ID # ***1042800359*** CURRENT ZONING ***-***
PROPERTY ADDRESS: ***3901 5TH AVENUE NORTHEAST, BRADENTON, FLORIDA 34208***



CURVE TABLE:

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1(D)	345.40'	3°35'20"	21.64'	–	N 60°46'28" W
C1(M)	345.40'	3°31'43"	21.27'	21.27'	N 60°44'50" W
C2(D)	326.41'	4°16'25"	24.35'	–	N 50°10'41" W
C2(M)	326.41'	4°16'32"	24.36'	24.35'	N 50°20'17" W
C3(D)	77.00'	35°16'14"	47.09'	–	N 67°16'21" W
C3(M)	77.00'	35°02'20"	47.40'	46.66'	N 67°01'49" W

LINE TABLE:

LINE	BEARING	DISTANCE
L1(D)	S 00°16'14" E	11.34'
L1(M)	S 00°24'43" E	11.41'
L2(D)	N 02°10'43" E	39.90'

DESCRIPTION:

A PORTION OF LOTS 118 AND 119, BLOCK A, RIVERDALE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 76 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF CANAL POINT DRIVE VACATED PER CITY OF BRADENTON RESOLUTION NUMBER 03-42, RECORDED IN OFFICIAL RECORDS BOOK 1878, PAGE 6371 OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND A PORTION OF THAT CERTAIN PLATTED CANAL VACATED BY CITY OF BRADENTON RESOLUTION NUMBER 09-52, RECORDED IN OFFICIAL RECORDS BOOK 2306, PAGE 2517 OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 118, BLOCK A, RIVERDALE; THENCE N.02°10'43"E., ALONG THE WEST LINE OF SAID LOT 118, A DISTANCE OF 39.90 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN RIGHT OF WAY DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2308 PAGE 4711 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE CONTINUE N.02°10'43' E ALONG SAID WEST LINE, A DISTANCE OF 97.11 FEET; THENCE N 88°33'56" E A DISTANCE OF 75.99 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL 119A BELLA SOLE, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2382, PAGE 7340, SAID PUBLIC RECORDS; THENCE S.00°16'14" E ALONG THE WEST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 131.66 FEET TO THE NORTH LINE OF THAT CERTAIN RIGHT OF WAY DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2308 , PAGE 4711, (WIDTH VARIES); THENCE CONTINUE S.00°16'14" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 11.34 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 345.40 FEET, WITH A CHORD BEARING OF N.60°46'28" W ; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°35'20" A DISTANCE OF 21.64 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 326.41 FEET, WITH A CHORD BEARING OF N.50°10'41"W; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°16'25" A DISTANCE OF 24.35 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 77 FEET, WITH A CHORD BEARING OF N.67°16'21" W ; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°02'20" A DISTANCE OF 47.09 FEET TO THE POINT OF BEGINNING; BEING AND LYING IN SECTIONS 21 & 28 TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

NOTES:

BEARINGS ARE BASED ON WESTERLY LOT LINE OF PARCEL ID# 1042800359 BEING S 02°16'45" W (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

PROPERTY LIES WITHIN FLOOD ZONE "AE" & X BASE FLOOD ELEVATION 8', AS PER FLOOD INSURANCE RATE MAP PANEL NO. 12081C0169F, DATED 08-10-2021, (SUBJECT TO VERIFICATION).

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THEREFORE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

UTILITIES SHOWN HEREIN ARE ABOVE GROUND (VISIBLE) UTILITIES ONLY, NO UNDERGROUND UTILITIES, IF ANY WERE LOCATED FOR THE PURPOSE OF THIS SURVEY.

ELEVATIONS SHOWN HEREIN (IF ANY) ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DERIVED FROM MANATEE COUNTY BENCHMARK "COB 1063" ELEV=7.45'.

Exclusive Use Of:
PAUL NOTINE
ALLYSON H LUCASH-NOTINE

JAMES L. CLEMENTS LICENSE NUMBER No. 6667 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Job No. ***2023-424***

Boundary ***01-05-2024*** FB ***304*** PG ***66-67*** Other:_____
Foundation_____ FB_____PG_____ Other:_____
Final_____ FB_____PG_____ Revision:_____
Update_____ FB_____PG_____ Revision: ***02-27-2024***
Drawn By ***JAY/JMD***

CERTIFICATION OF SURVEYOR
BY: James L Clements
JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667
DATE OF CERTIFICATION ***02-27-2024***

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

- - LEGEND - -

(M)=Measured (P)=Plat (D)=Deed (R)=Radial
=Iron Rod Set(IRS)#6667 =Iron Pipe Found (IPF)
TBM=Temporary Bench Mark POB=Point Of Beginning
CMS=Concrete Monument Set #6667 R/W=Right Of Way
P.T.=Point of Tangent
PCC=Point of Compound Curve
CMF=Concrete Monument Found
PRM=Permanent Reference Monument
P.C.=Point Of Curve
=Water Flow
=Proposed Elevation
F.N.D.=Found Nail & Disk
=Iron Rod Found(IRF)
PRC=Point of Reverse Curve
POC=Point Of Commencement
0.00' =Existing Elevation

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
August 20, 2025

Staff Report

Case Number: PLN-VAR-25-0003
Final Order No: PLN-VAR-25-0003
Applicant: Austin Maginnis (agent)
Owner: Paul Notine (owner)
Address: 3901 5th Ave NE
Parcel ID No: 1042800359
Current Zoning: R-1 (Low Density – Single Family)
Future Land Use: RESLOW (Low Density Residential)
Flood Zone: AE

Surrounding Property Zoning:

Current Zoning: North: Manatee County
South: R-1 (Low Density – Single Family)
East: R-1 (Low Density – Single Family)
West: Manatee County

Future Land Use: North: Manatee County
South: RESLOW (Low Density Residential)
East: RESLOW (Low Density Residential)
West: Manatee County

Austin Maginnis (agent) for Paul Notine (owners) has submitted a variance application to allow for a 3-foot reduction in the required 20-foot front setback on their proposed new construction. This front setback is set to be 20 feet from the front property line.

The subject property is approximately .2100 acres in size and is the first property located within the Bella Sole community found on 5th Avenue North-East, setting the Zoning as Residential-1 for it and the rest of the neighborhood.

According to Section 3.2.2.1 of the City of Bradenton Land Use Regulations, properties within the R-1 zoning designation must have a 20-foot setback from the front property line in which no house construction is able to take place.

The applicant is proposing for this setback to be reduced by 3 feet to make it easier to build their house as designed for the plot.

3.2.2.1 Dimensional and area standards for residential districts:

Principal building	R-1	R-2	R-3	UV	R-4
front (2) (8)	20	20	20	10	5
side	8	8	8	5	5
rear	20	20	20	5	5

Comprehensive Plan Elements:

Goals, Objectives, and Policies

Policy 1.1.2 – Traditional/Urban Neighborhood Principles

The City shall preserve and enhance neighborhoods based on each neighborhood's essential ingredients. These ingredients are important in the design of the neighborhood. The design principles for traditional/urban neighborhoods are:

- Neighborhoods should be designed to establish an identity and value that motivate residents to protect them, including:
  1. Neighborhood names and identities;
  2. Lot and block designs that reinforce pedestrian use of the streets and a neighborly relationship of the homes;
  3. Compatible, not necessarily identical, residential densities and housing types, consistent with the future land use designation and zoning category;
  4. Economic and social diversity;
  5. Neighborhood parks;
  6. Neighborhood organization for communication and conflict resolution; and
  7. Training and technical assistance for neighborhood-based planning initiatives.

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.

Requirements for Permits and Approvals:

2.2.8 *Variance.* A variance is permission granted by the planning commission to depart from a dimensional requirement of these LURs. Variances are allowed to relieve a property owner who, because of property characteristics beyond his or her control, is unable to meet a dimensional requirement of these LURs. Waivers granted by the PCD director as allowed in various sections of these LURs are exempt from this subsection.

2.2.8.1 *Eligibility.* A property owner who finds that a characteristic of his or her land or buildings makes it impossible or difficult to meet a dimensional requirement of these LURs may apply for a dimensional variance if:

a. The application meets all of the following criteria:

**** Please see the application materials for the applicant's response to the following Review Criteria****

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

Staff Response: It appears that the front of the lot has an irregular shape that creates a frontage that is not often found in residential neighborhoods.

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

Staff Response: It appears that strict application of the setback standards in the Land Use Regulations would not deprive the

applicant reasonable use of the subject property as intended. While staff understands that the front setback will be challenging to work around when constructing their proposed house, use of the property does not appear to be restricted by the Land Use Regulations.

iii. The granting of the dimensional variance would not confer on the applicant any special privilege denied to other property owners in the same land use atlas district; and

Staff Response: All residential properties and those properties are beholden to the same setback standards and as such, residents can make the same request for a deviation from the standards.

iv. The application is for a dimensional variance and would not authorize a use otherwise prohibited by these LURs, and

Staff Response: The request is limited to a dimensional variance; the city is precluded from allowing consideration of a variance for use.

v. The dimensional variance is the minimum variance that will allow reasonable use of the property.

Staff Response: While staff finds reasonable use of the property can be made without the benefit of the requested variance, it is without question that the standards as set are negatively impacting the applicant in a unique way.

2.2.8.4 *Review and action.* The planning commission shall hold a public hearing on the application. If the eligibility criteria above are met, the planning commission may grant the variance as requested or a modification if more appropriate. Latent changes to an application made by the applicant whereby insufficient review has been allowed for staff, board, or city council, as determined by the PCD director, may require a delay in the processing of the application, and shall result in additional review and public notice costs at the applicant's expense. If the application is for a variance of a flood requirement (subsection 3.4.3.2) must be complied with. In granting a variance, the planning commission may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties. A variance is granted to the property and not to the applicant.

*** Reminder***

If approved, the variance will run in perpetuity with the land and not the use of the property or ownership.

Planning and Community Development Analysis:

According to Section 3.2.2.1 of the City of Bradenton Land Use Regulations, all single-family residences have to maintain a 20-foot front setback from the front property line. There is no construction of the house that cannot be installed within this setback. The Comprehensive Plan encourages the City to preserve and enhance existing neighborhoods and foster development which are sensitive to the development pattern of surrounding properties. Compatibility is critical to maintaining the character and integrity of an established neighborhood. As the Commission reviews the subject request, the Commission should take into consideration the intent of the Comprehensive Plan and whether the proposed request alters the character of the neighborhood.

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 2.2.8.1 of the Land Use Regulations and the Goals, Objectives, and Policies of the Comprehensive Plan.

Respectfully submitted,
Brandon Wink

Brandon Wink
City Planner

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Boundary Survey

EXHIBIT "A"
Location Map



EXHIBIT "B"
Future Land Use Map

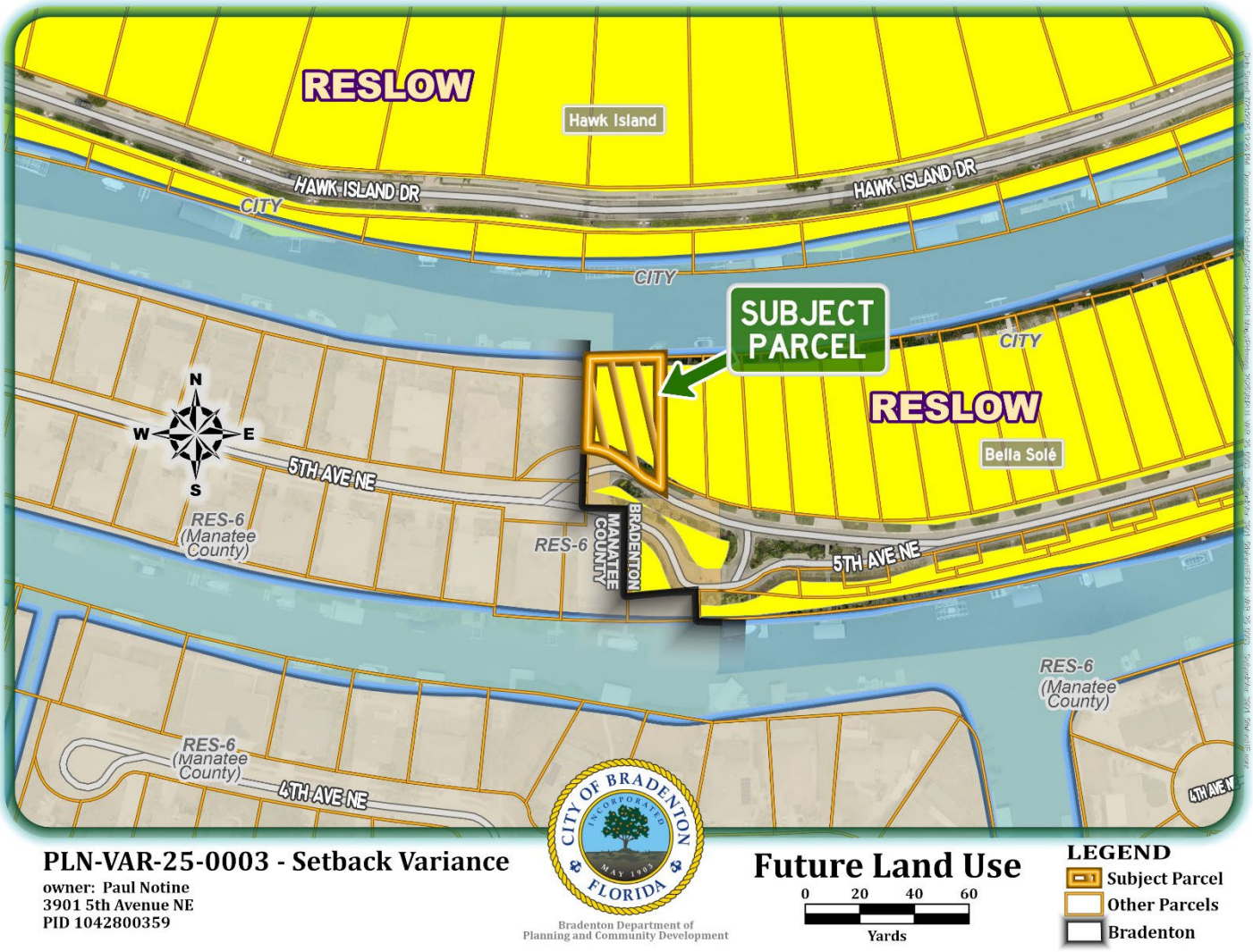


EXHIBIT "C"
Zoning Map

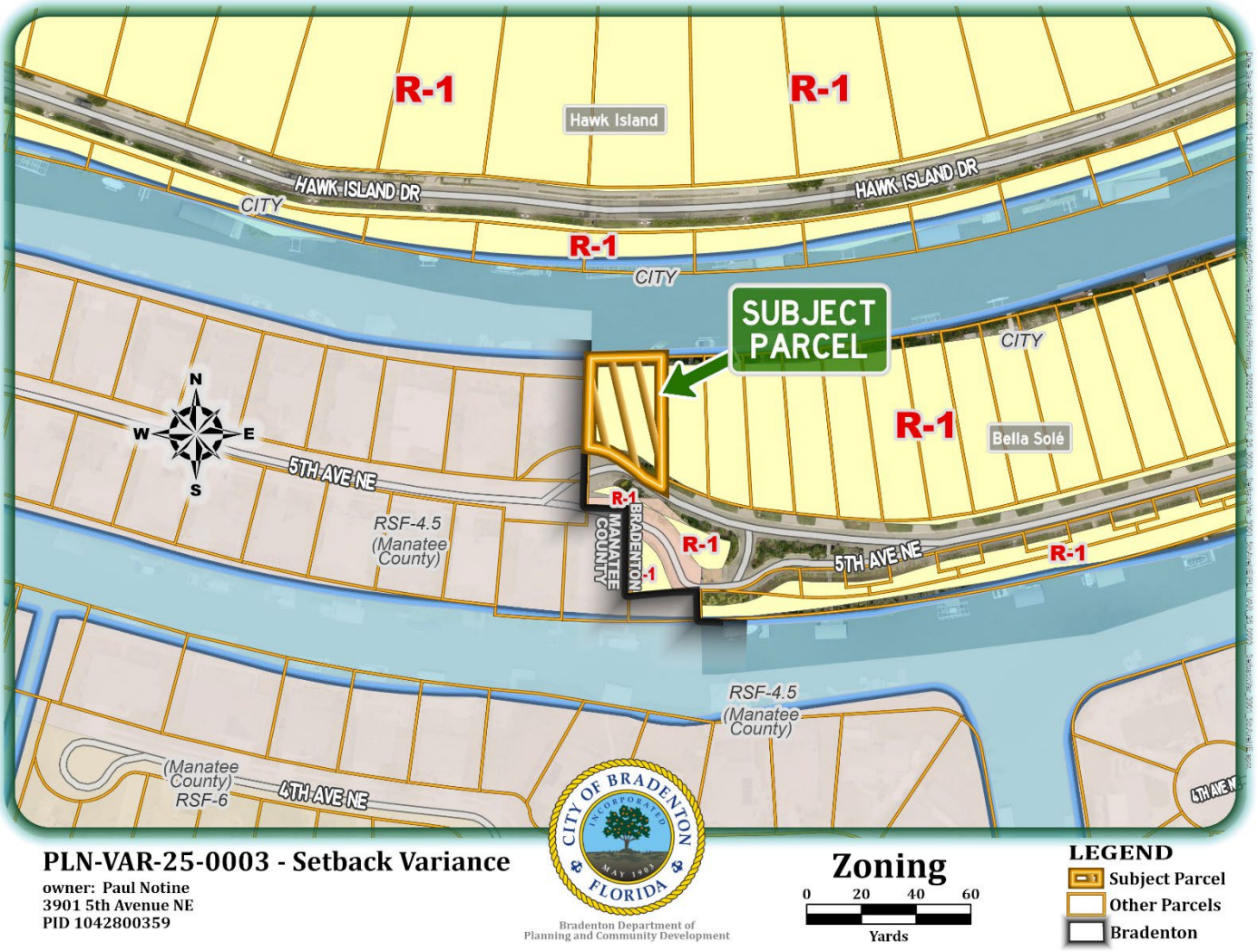
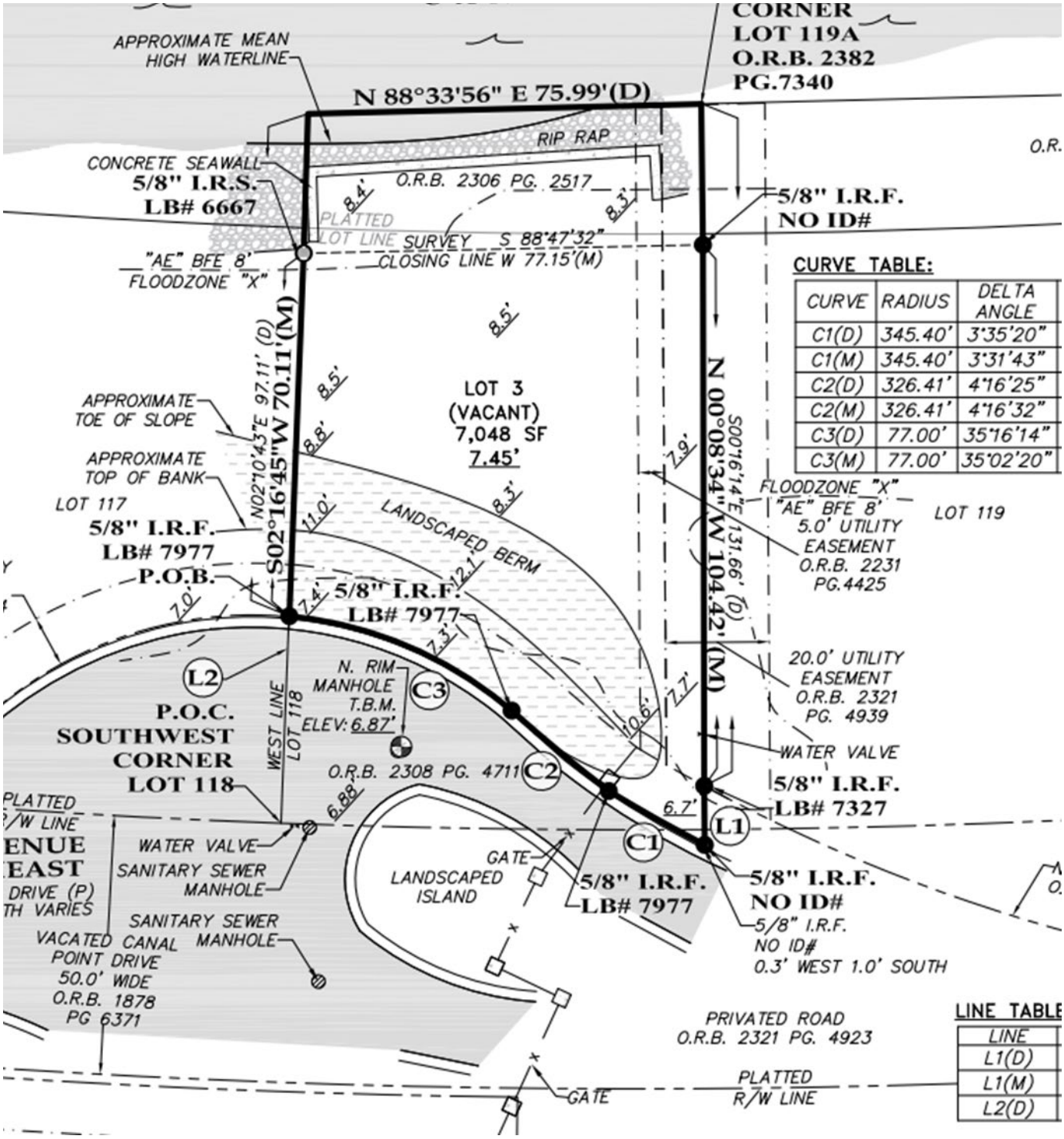


EXHIBIT "D"
Boundary Survey



AGENDA ITEM NO. 9.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: August 20, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES**

SUBJECT:

August 13, 2025, at 8:30 a.m.
PLN-SUP-24-0005 | 1720 Manatee Avenue West (Dock)
PLN-CPA-25-0001 | 1706 9th Street East (Comp Plan Amendment) - 2nd Reading
PLN-ZON-25-0001 | 1706 9th Street East (Zoning Atlas Amendment) - 2nd Reading

August 13, 2025, at 11:00 a.m.
CP.24.0363 | Comp Plan Text Amendment (Density in Coastal High Hazard Area) - 2nd Reading
CP.24.0364 | Comp Plan Map Amendment (Westminster's Point Pleasant properties) - 2nd Reading
LU.24.0361 | Zoning Atlas Amendment (Westminster's Point Pleasant properties) - 2nd Reading

September 24, 2025, at 8:30 a.m.
PLN-SUP-25-0012 | 512 25th Street West (Club/Event Center)

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

ATTACHMENTS: