

AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, September 17, 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](#): Meeting minutes from the August 20, 2025, Planning Commission meeting.
[Meeting Minutes - August 20, 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 25-84, Case PLN-SUP-25-0016:**
A Resolution of the City Council of the City of Bradenton granting Special Use Permit PLN-SUP-25-0016 authorizing a dock for property separated from a body of water by a public right-of-way or public property at 2101 Riverview Blvd, Bradenton, Florida.
[Resolution.pdf](#)
[Application Materials.pdf](#)
[Staff Report.pdf](#)

7. DISCUSSION ITEMS

- a) [Planning & Community Development](#): Discussion about amendments to Section 5.1 of the Land Use Regulations (residential fences).
[Section 5.1 - Residential Fences \(DRAFT\).pdf](#)

8. DIRECTOR'S REPORT

9. ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES

- a) [Planning & Community Development](#): October 8, 2025
PLN-SUP-25-0016 | 2101 Riverview Blvd. | Dock (pending decision from September 17, 2025, PC meeting).

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 language 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

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: September 17, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Meeting minutes from the August 20, 2025, Planning Commission meeting.

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 August 20, 2025, Planning Commission meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the meeting minutes from the August 20, 2025, Planning Commission meeting, as submitted.

ATTACHMENTS:
[Meeting Minutes - August 20, 2025 \(DRAFT\).pdf](#)

ABBREVIATED MINUTES PLANNING COMMISSION MEETING

August 20, 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, Michael Neal, Richard Whetstone, Michael Jones, Darin Autrey, Jason "JB" Taylor.

City Staff: Scott Rudacille-City Attorney, Robin Singer-Planning and Community Development Director, Brandon Wink-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 2:04 p.m.
2. Pledge of Allegiance.
3. Motion to approve the July 16, 2025, Meeting Minutes by Commissioner Taylor, and seconded by Commissioner Whetstone.

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. 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).

Staff: Brandon Wink presented the case. He showed a parcel map and summarized the request of the proposed set-back to 17 feet.

Applicant: Austin Maginnis of TEAM Builders SRQ, General Contractor and agent for the owners of the property, 2024 Princeton Street, Sarasota. He explained the request with details.

Applicant Allison Notine, 6907 47th Court East, Ellenton, explained her hardship for the case, including the curve of the lot, the AE Flood Zone, as well as the boat dock.

The Board discussed all aspects of the case.

Mr. Wink continued with his presentation. He went over the design principles in the Comprehensive Plan and the Land Use Regulations for variances. He discussed the criteria for the variance. He stated that staff feels the request is consistent with the LUR's and the goals, objectives, and policies of the Comprehensive Plan.

Public Comment: Chair Bakker opened the Public Hearing.

Austin Maginnis, 2024 Princeton Street, Sarasota, further explained the shape of the lot and the placement of the house. He is in favor of the request.

Public Hearing was closed.

Commissioner Taylor had several final comments including the site plan. He suggested that this be tabled until a FEMA determination is made.

The Board discussed a motion, but then asked the applicant to make a decision on moving forward with a motion to approve or table until a FEMA determination is made.

The applicant, Allison Notine, asked to continue with a motion.

Motion: Commissioner Autrey motioned to approve, and Commissioner Neal seconded. Motion passed with 4 yes votes and 2 no votes.

DISCUSSION ITEMS: None

DIRECTOR'S REPORT: Robin Singer stated that City Council approved all previous items, including Westminster, and the amendments to re-zone the Tropicana property.

Adjournment: The meeting adjourned at 2:57 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.

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: September 17, 2025

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Resolution 25-84, Case PLN-SUP-25-0016:**
A Resolution of the City Council of the City of Bradenton granting Special Use Permit PLN-SUP-25-0016 authorizing a dock for property separated from a body of water by a public right-of-way or public property at 2101 Riverview Blvd, Bradenton, Florida.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Resolution 25-84, Case PLN-SUP-25-0016.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant is requesting a special use permit to construct a new private dock that extends into Manatee River across public right-of-way (Riverview Boulevard) from their property.

The subject dock, if approved, will be 50 feet in length and 400 square feet in total size. The original dock was damaged by hurricanes, and the applicant is requesting to demo the remains and rebuild to the original footprint.

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 Resolution 25-84, Case PLN-SUP-25-0016.

ATTACHMENTS:

[Resolution.pdf](#)

[Application Materials.pdf](#)

[Staff Report.pdf](#)

Resolution 25-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0016 AUTHORIZING A DOCK FOR PROPERTY SEPARATED FROM A BODY OF WATER BY A PUBLIC RIGHT-OF-WAY OR PUBLIC PROPERTY AT 2101 RIVERVIEW BLVD, BRADENTON, FLORIDA, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Carl and Lura Springfels ("Property Owners") own the property located at 2101 Riverview Boulevard, 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 Low Density Residential; and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the Single Family (R-1) zoning district; and

WHEREAS, the City of Bradenton Land Use Regulations identifies dock/piers as a permitted use in the R-1 zoning district; and

WHEREAS, a residential dock for property separated from a body of water by a public-right-of-way or public property requires a special use permit; and **WHEREAS**, the Property Owners submitted an application for a Special Use Permit to construct a private, residential dock on property separated from a body of water by a public-right-of-way or public property, as generally depicted on the Site Plan attached hereto as Exhibit "B"; and

WHEREAS, the Planning and Zoning Board held a noticed public hearing on September 17, 2025 at which the Board received testimony and evidence from the applicant and City Planning staff; and

WHEREAS, the City Council held a noticed public hearing on October 8, 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 and Zoning Board, 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 construct a private, residential dock on property separated from a body of water by a public-right-of-way or public property, as generally depicted on the Site Plan attached hereto as Exhibit "B".
- c. The City's professional staff determined that the project as proposed is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
- d. The Planning Commission, which is designated as the local planning agency, determined that the project as proposed is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations.
- e. The Planning Commission recommended approval.

The proposed use, meets the requirements of Section 3.3.3.1 of the Land Use Regulations, as described below:

- a. The dock will not be attached to the seawall. *See Section 3.3.3.1 (a).*
- b. The dock exceeds the 10-foot minimum setback requirement. *See Section 3.3.3.1 (b).*
- c. The Property Owners will execute a grant of easement with the City of Bradenton for use of the waterfront property and construction of the dock. The Property Owners will furnish a copy of the grant of easement with the dock permit application. *See Section 3.3.3.1 (c).*
- d. The dock will be similar in design to surrounding docks, which are used for private, recreational boating and water access. *See Section 3.3.3.1 (d).*
- e. FDEP self-certification, approval, or exemption will be provided prior to the commencement of construction of the dock. *See Section 3.3.3.1 (e).*

Section 2. Order. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to construct a private, residential dock up to a maximum of 180 linear feet, as generally depicted on the Site Plan attached hereto as Exhibit "B", subject to the following stipulations:

- 1. The dock shall be kept in good working order and condition, to not degrade from the value of nearby properties.

2. Lighting must be according to FDEP requirements. Any extension of water or electric service to the dock shall require City ROW permitting.
3. All other applicable state or federal permits be obtained before commencement of the development. Any conditions associated with the required FDEP permit will be met at time of construction.

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 Special Use Permit which shall remain in full force and effect.

Section 5. Effective Date. The effective date of this Special Use Permit shall be upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 8TH DAY OF OCTOBER, 2025.

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

ATTEST:

Tamara Melton

Gene Brown

CITY CLERK
APPROVED AS TO FORM:

MAYOR

Scott Rudacille
CITY ATTORNEY

EXHIBIT A

Legal Description

DESCRIPTION (O.R. 1295, PAGE 3106)

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE AND BEING IN MANATEE COUNTY, STATE OF FLORIDA, TO-WIT:

BEGIN 25 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 33, LE CHALET SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 18 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE CONTINUE NORTH ALONG THE WEST LINE OF SAID LOT 33, A DISTANCE OF 293 FEET TO THE SHORES OF THE MANATEE RIVER; THENCE SOUTHEASTERLY, ALONG SAID SHORES 255 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE CENTERLINE OF 21ST STREET WEST; THENCE SOUTH ALONG SAID CENTERLINE 167 FEET TO A POINT ON A LINE LYING 25 FEET NORTH OF THE SOUTH LINE OF SAID LOT 33; THENCE WEST ALONG SAID LINE 202.5 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS.

LESS RIGHT-OF-WAY FOR 21ST STREET WEST AND RIVERVIEW BOULEVARD.

AND LESS THE WEST 1.5 FEET THEREOF.

AND LESS THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHWESTERLY PART OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 711, PAGE 1000, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

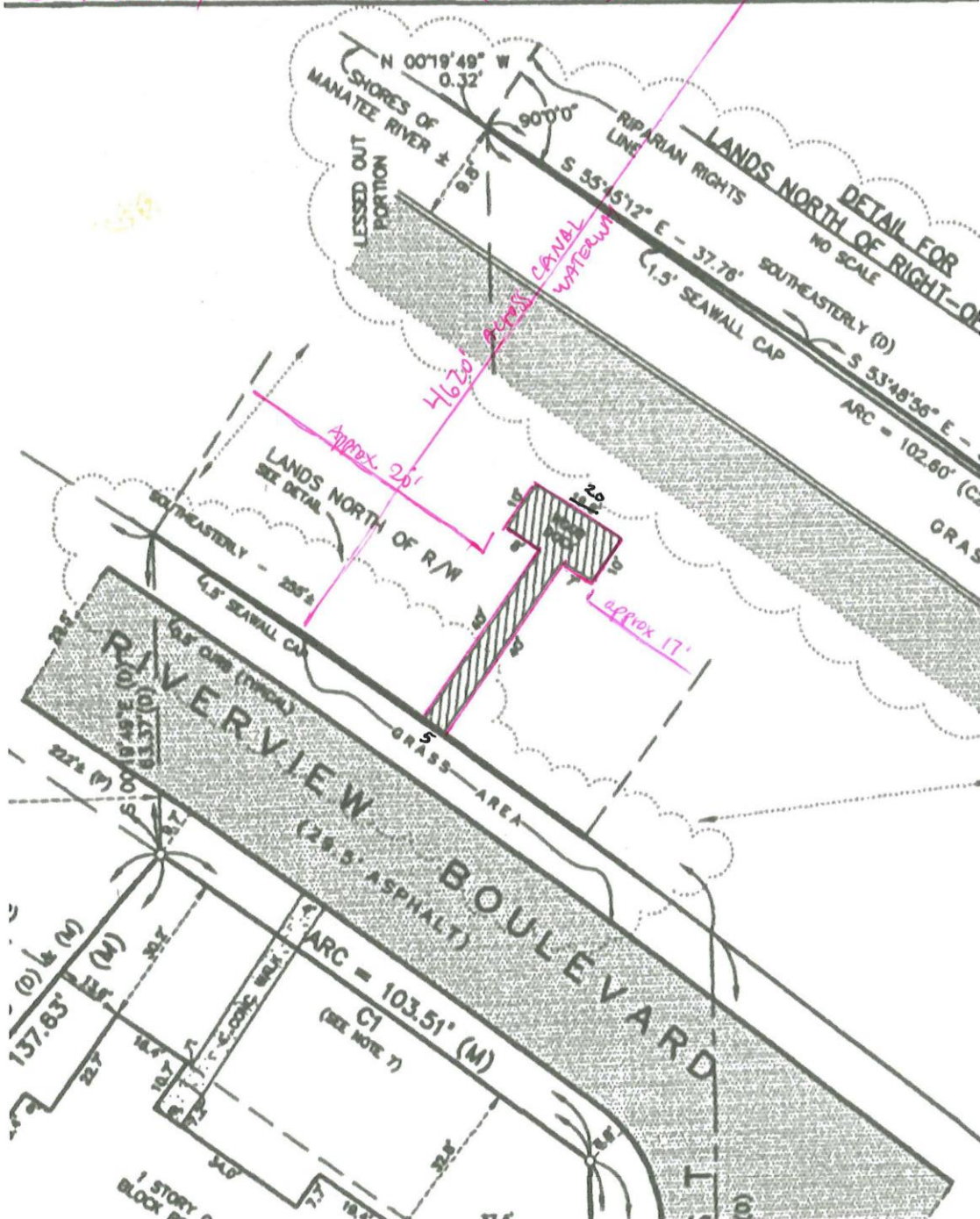
COMMENCE AT THE SOUTHWEST CORNER OF LOT 33, LE CHALET SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 18, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N00°19'49"W ALONG THE WEST LINE OF SAID LOT 33 A DISTANCE OF 92 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°19'49"W ALONG SAID WEST LINE OF LOT 33 A DISTANCE OF 226 FEET MORE OR LESS TO THE SHORES OF THE MANATEE RIVER; THENCE SOUTHEASTERLY ALONG SAID SHORES A DISTANCE OF 109 FEET MORE OR LESS TO A POINT ON SAID SHORES LYING 92.71 FEET EASTERLY OF SAID WEST LINE OF LOT 33; THENCE S00°19'49"E PARALLEL TO AND 92.71 FEET EASTERLY OF SAID WEST LINE OF LOT 33 A DISTANCE OF 63.37 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVERVIEW BOULEVARD; THENCE S41°10'40"W A DISTANCE OF 139.89 FEET TO THE POINT OF BEGINNING BEING AND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS.

EXHIBIT B

SITE PLAN

Carl Springfels
2101 Riverview Blvd.

- DEMO Existing structure
- Rebuild back to original footprint.
- 5'x40' Access / 10'x20' terminal (400 SQFT)



PLN-SUP-25-0016

Menu Reports Help

File Date: [08/12/2025](#)

Application Status: [Scheduled-Planning Commission](#)

Assigned To:

Application Name:

Application Detail: [Detail](#)

Scope of Work: [Reconstruct 5' x 40' access dock out to a 20' x 10' terminal dock \(build to previously existing footprint\).](#)

Application Type: [Special Use Permit](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Docum
	Carl Springfels - Agen...	PLANNING	Other	Agent Authorization...	application/pdf	Uploaded	08/12/2
	Carl Springfels - Find...	PLANNING	Signed Findings...	Findings of Fact	application/pdf	Uploaded	08/12/2
	Carl Springfels - Site...	PLANNING	Other	Contractor Site Plan	application/pdf	Uploaded	08/12/2
	Carl Springfels - Surv...	PLANNING	Other	Survey	application/pdf	Uploaded	08/12/2
	Show all						

Address: [2101 RIVERVIEW Blvd, BRADENTON, FL 34205](#)

Owner Name: [SPRINGFELS CARL T](#)

Owner Address: [2101 RIVERVIEW BLVD, BRADENTON, FL 34205 430](#)

Parcel No: [3384900159](#)

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Application Comments:	View ID	Comment	Date
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Initiated by Product: ACA

Contact Info:	Name	Organization Name	Contact Type	Status
	Jesus Ayvar	MARINER DOCK & ...	Applicant	Active
	Carol Springfels		Property Owner	Active

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$1,870.00](#)

Total Fee Invoiced: [\\$1,870.00](#)

Balance: [\\$0.00](#)

Custom Fields:	SPECIAL USE	Other
Type		
3.3.3 Dock		—

MEETING INFORMATION

Meeting Type Date Status

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Intake	Jamie Schindewolf	Ready for Pr...	08/21/2025	Jamie Schindewolf
	Case Manager	Jamie Schindewolf	Ready for Re...	08/21/2025	Jamie Schindewolf
	Building Review				
	Public Works Review				
	Fire Review				
	Other Reviews				
	Planning Review		Pass	08/21/2025	Jamie Schindewolf
	Review Consolidation		Scheduled fo...	08/21/2025	Jamie Schindewolf
	DRC				
	Planning Commission	Jamie Schindewolf			
	City Council #1				
	City Council #2				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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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: 2101 Riverview Blvd., Bradenton, FL 34205

I, Carl Springfels, the registered property owner(s) of the above noted property, do hereby authorize

Jesus Ayvar

Mariner Dock & Seawall

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.

[Signature]

Signature of Owner(s)

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

[Signature]

Signature of Agent

4802 Lena Rd. #105, Bradenton FL

Agent Address and Phone

34211

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ☒ physical presence

or ☐ online notarization, this 4th day of August, produced DL

_____ respectively, as

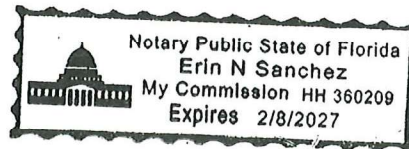
identification and who did (did not) take an oath:

[Signature]

Signature

Erin Sanchez, Notary Public
Print Name

State of Florida
My Commission Expires: 2/8/2027



From: CARL SPRINGFELS <lurafnp@verizon.net>

Findings of Fact - Special Use Permit

2101 Riverview Blvd., Bradenton, FL 34205
Prepared By: Carl Springfels
Dated: 8/1/2025

To All it May Concern:

My dock at 2101 Riverview Blvd. was erect in the early 1990's (1991, 1992, 1993) by Duncan Seawall. Records of contractor, city, and owner have not been retained or are otherwise are unavailable. Hurricane Milton removed the decking and misaligned several pilings.

I hereby request a Special Use Permit to restore the dock. To comply, I offer:

1. Ingress and egress is not impacted and emergency access is not inhibited.
2. The dock for personal use only generating NO smoke, noise, glare, dust, vibration, fumes, or pollution's to adjoining properties.
3. Other than seagulls processing seafood and invited "fisher kids" Minimal waste is produced easily dispensed in household containers.
4. No utilities to be installed.
5. Chain gate and No Trespassing sign will greet uninvited visitors.
6. No sign, lights or traffic issues presented. A restored dock increases harmony with surrounding properties.
7. A restored dock will increase the economic value of the surrounding .
8. The dock is adequate for my use.
9. In being the last in stretch of Riverview Blvd. to effect restoration I will then be compatible and appropriate to adjacent properties.
10. As explained in 2. , no environmental quality degrading will exist.
11. The City allowed restoration to my neighbors docks, my restoration would also be as consistent to the Comprehensive Plan.

V/R

Carl Springfels

Sent from my iPad

Signed by:

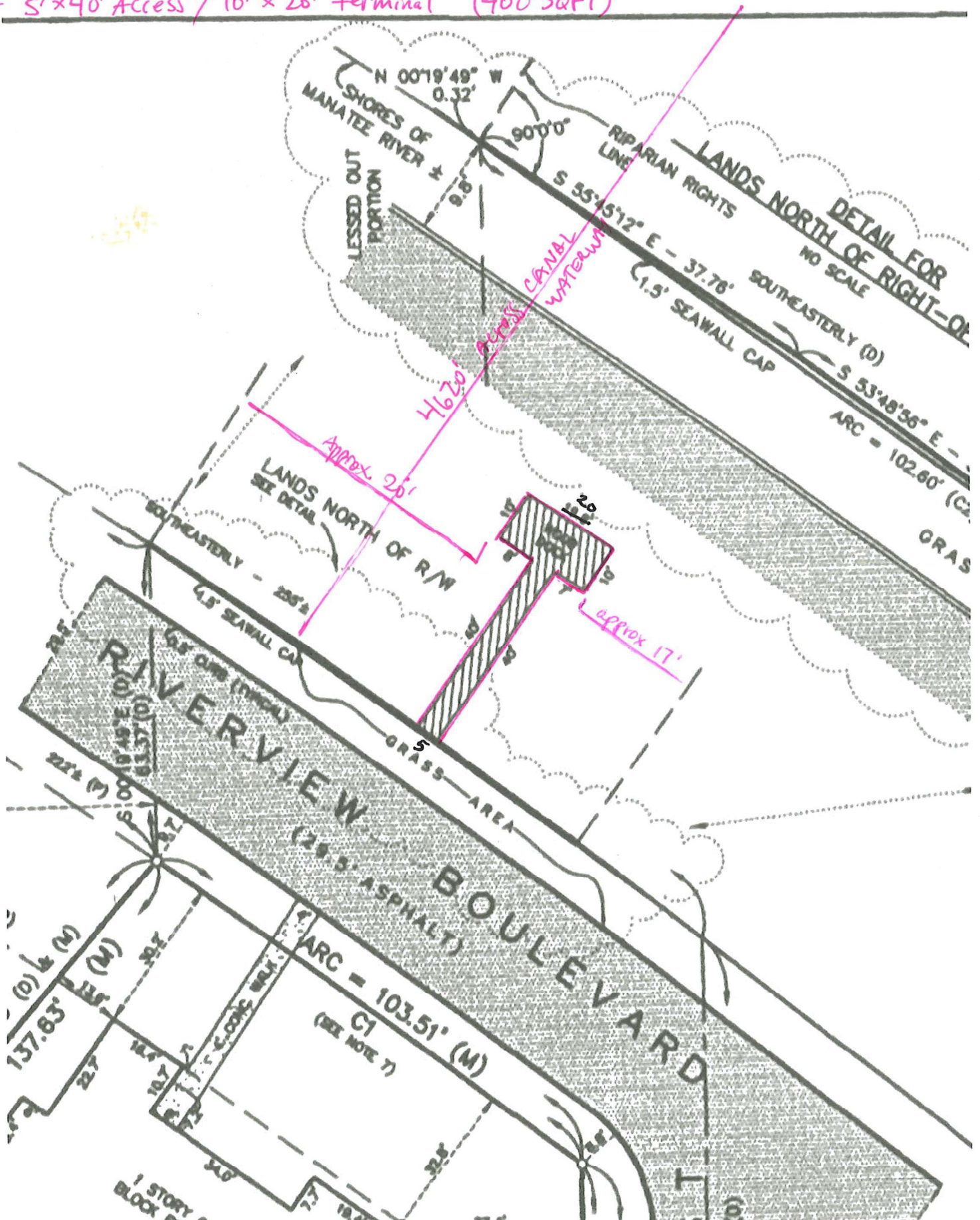


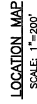
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SITE PLAN

Carl Springfels
2101 Riverview Blvd.

- DEMO Existing structure
- Rebuild back to original footprint.
- 5'x40' Access / 10'x20' terminal (400 SQFT)



[illegible]

DESCRIPTION (O.R. 1295, PAGE 3106)

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE AND BEING IN MANLEE COUNTY, STATE OF FLORIDA, TO-WIT:

BEING 25 FEET NEEDED IN THE SOUTHWEST CORNER OF LOT 33, LE CHALET SUBDIVISION, AS PER PLAN 277 RECORDED IN PLAT BOOK 8, PAGE 18 OF THE PUBLIC RECORDS OF MANLEE COUNTY, FLORIDA; BEING 25 FEET NEEDED IN THE WEST LINE OF LOT 33, A DISTANCE OF 25 FEET FROM THE SHORES OF THE MANLEE RIVER, THENCE SOUTHEASTERLY ALONG SAID SHORES 255 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE CENTERLINE OF 21ST STREET WEST; THENCE SOUTH ALONG SAID CENTERLINE 167 FEET TO A POINT ON A LINE 21ST STREET WEST; THENCE NORTH OF THE SOUTHERN END OF SAID LINE, THENCE EAST ALONG SAID LINE 25 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL GRADING RIGHTS.

IFSS RIGHT-OF-WAY FOR 21ST STREET WEST AND RIVERVIEW BOULEVARD.

AND LESS THE WEST 15 FEET THEREOF

AND LESS THE FOLLOWING DESCRIBED PROPERTY:
THE NORTHWESTERLY PART OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND
RECORDED IN OFFICIAL RECORDS BOOK 711, PAGE 1000, PUBLIC RECORDS OF MANATEE COUNTY,
AND LESS THE WEST 14.3 FEET THEREOF.

FLORIDA BEING MORE PARTICULARLY DESCRIBED AS
RECORDED IN PLAT BOOK 3, PAGE 18, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
THESE NOTWITHSTANDING ALONG THE WEST LINE OF LOT 33 A DISTANCE OF 92 FEET FOR A
DISTANCE OF 220 FEET TO THE SHORES OF THE MANATEE RIVER; THENCE SOUTHWEST
ALONG THE WEST LINE OF LOT 33 A DISTANCE OF 63.37 FEET; THENCE SOUTH
SHORTER THAN 92.71 FEET EASTERY OF SAID WEST LINE OF LOT 33, THENCE SOUTH 63.37
PARALLEL TO AND 92.71 FEET EASTERY OF SAID WEST LINE OF LOT 33, A DISTANCE OF 63.37
BOULEVARD, THESE S41°W47'N A DISTANCE OF 19.88 FEET TO POINT OF BEGINNING
BEING AND LING IN SECTION 27, TOWNSHIP 34, SOUTH, RANGE 17 EAST, MANATEE COUNTY,

NOTES:

1. BEARINGS SHOW HEREON REFER TO THE WEST RIGHT-OF-WAY LINE OF 21ST STREET WEST BEING 35072.6162 AS PER DEED DESCRIPTION.
2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
3. THE SUBJECT LAND LIES IN ZONE "A2" (BASE FLOOD ELEVATION = 8) OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 120155-0005-C (PANEL INDEX DATED 11/16/83).
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE CERTIFIED TO WILL BE AT THEIR SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
6. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
7. PLAT REPRESENTS STREET RIGHT-OF-WAY AS CURVE BUT NO CURVE INFORMATION WAS AVAILABLE. THE PLAT REPRESENTS SHOWN IS AS DOCUMENTED AND NOT GUARANTEED IN THE FIELD.

ADDRESS:

ADDRESS:
2101 RIVERVIEW BOULEVARD
BRADENTON, FLORIDA

CERTIFIED TO:

* CARL T. SPRINGFELS

BOUNDARY SURVEY

FOR: CABINET SPRINGFIELD

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

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

BY: *Leo Mills*
LEO MILLS, REGISTERED STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER NO.

Leo Mills & Associates, Inc.

LICENSED BUSINESS #613
SURVEYING - LAND PLANNING
620 8th AVENUE
PALMETTO, FL. 34221
(941) 722-2460
22 NORTH POLK AVENUE
ARCADIA, FL. 34286
(863) 993-4141

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
March 15, 2023

Staff Report

Case Number: PLN-25-0016; RES 25-84
Applicant: Jesus Ayvar, Mariner Dock & Seawall, agent for Carl Springfels, owner
Address: 2101 Riverview Boulevard, Bradenton, FL 34205
Parcel ID: 3384900159
Zoning/Future Land Use: R-1/RESLOW
Flood Zone: VE/AE

Surrounding Property:

Zoning:

North: Manatee River

South, East, and West: R-1 (Single Family)

Future Land Use:

North: Manatee River

South, East, and West: RESLOW

Summary of Request and Staff Recommendation

The applicant is requesting a special use permit to construct a new private dock that extends into Manatee River across public Right of Way (Riverview Boulevard) from their property.

The subject dock, if approved, will be 50 feet in length and 400 square feet in total size. The original dock was damaged by hurricanes and the applicant is requesting to demo the remains and rebuild to the original footprint.

A Special Use Permit is required because there was no record of a previous special use approval. The original dock was significantly damaged and, without a Special Use Permit, would be nonconforming today.

A special use permit is required for owners of waterfront property without riparian rights seeking a dock on public waterfront provided there is no private property intervening between the proposed dock location and the applicant's property.

All other dimensions of the dock meet requirements of Land Use Regulations.

GENERAL STANDARDS:

3.3.1 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.

REVIEW CRITERIA:

3.3.3.1 *General standards.* Properties which are separated from a water body by a public right-of-way or public property must obtain a special use prior to installation of any dock, pier, or other appurtenance. Approval of any such dock, pier, or other appurtenance is subject to the following conditions:

- a. The dock, pier or appurtenances shall not be attached to any seawall or other structure located in the public right-of-way.

Staff Response: The dock will not be attached to the seawall.

- b. Setbacks as specified by the Department of Environmental Protection must be complied with in the dock design, a minimum of ten feet.

Staff Response: The dock exceeds the 10 foot minimum setback requirement.

- c. The property owner will sign a grant of easement with the City of Bradenton for usable of the waterfront property and construction of the dock pier or appurtenance. The easement specifies that the City of Bradenton deems the removal of the dock necessary, it will be removed at the property owner's expense.

Staff Response: The applicant will furnish said agreement with the dock permit application.

- d. The dock, pier, or appurtenance will be compatible and appropriate with adjacent properties or other properties within the district.

Staff Response: The dock is similar in design to surrounding docks, which are used for private recreational boating and water access.

- e. The dock, pier, or appurtenance must be approved by the Department of Environmental Protection prior to issuance of a building permit.

Staff Response: FDEP self-certification, approval or exemption will be provided prior to the commencement of construction. According to Florida Statutes. FS 166.033 (5) prohibits a municipality from requiring as a condition of processing or issuing a development permit or development order that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the municipal action on the local development permit. (6) states that a municipality shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

If approved, staff recommends the following stipulations:

1. The dock must be kept in good working order and condition, to not degrade from the value of nearby properties.
2. Lighting must be limited to minimal lighting required to use the dock safely at night. Lighting must be switched on either automatically or manually, so that there will be no lights on continuously.
3. All other applicable state or federal permits be obtained before commencement of the development. Any conditions associated with the required FDEP permit will be met at time of construction.

Respectfully submitted,



Jamie Schindewolf, Senior Planner
Planning & Community Development

ATTACHMENTS:

Exhibit 1: Location Map

Exhibit 2: Future Land Use Map

Exhibit 3: Zoning Map

Exhibit 4: Special Use Site Plan

EXHIBIT 1: LOCATION MAP



PLN-25-0016
2101 Riverview Boulevard
PID 3384900159

EXHIBIT 2: FUTURE LAND USE MAP



Manatee River

R-1

R-1

R-1

R-1

R-1

T4-O

Wares Creek

R-1

R-1

SUBJECT PARCEL

Dock

CITY OF BRADENTON FLORIDA

Zoning

LEGEND

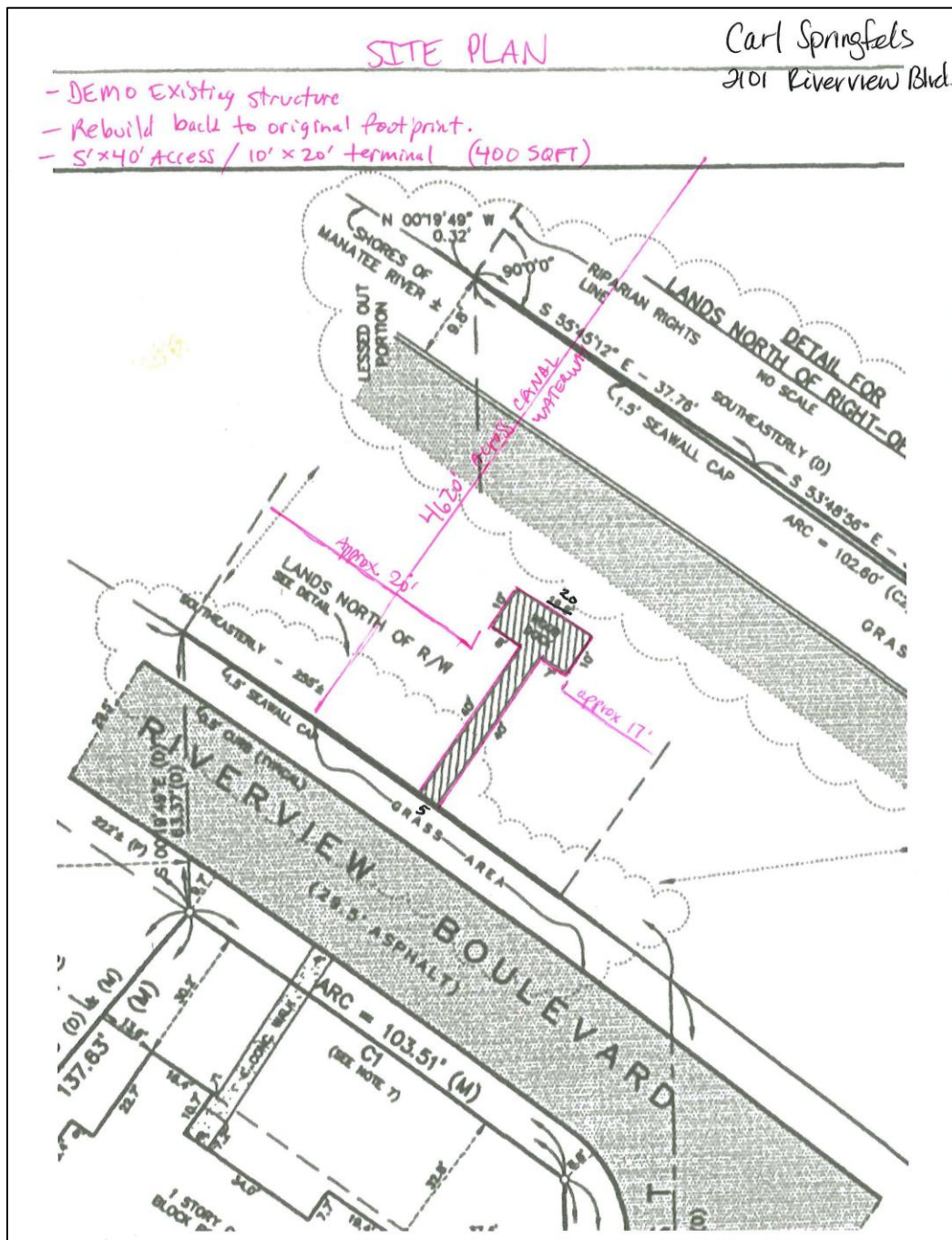
- Subject Parcel
- Other Parcels
- Bradenton

PLN-SUP-25-0016
owner: Carl T. Springfels
2101 Riverview Boulevard
PID 3384900159

Bradenton Department of Planning and Community Development

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EXHIBIT 4: SPECIAL USE SITE PLAN



Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: September 17, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **DISCUSSION ITEMS**

SUBJECT: Discussion about amendments to Section 5.1 of the Land Use Regulations (residential fences).

SUGGESTED ACTION: No action to be taken at this time.

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

Staff is considering various modifications to Section 5.1 of the Land Use Regulations pertaining to residential fences. Under the current regulations, properties with multiple frontages (streets and alleys) are restricted compared to properties with a singular frontage.

In addition, staff is considering a reduction in the sight visibility triangle dimension at intersections as the current regulations limit the ability for many property owners to install fencing in their front yards or adjacent to driveways.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

N/A

SUGGESTED MOTION:

No action to be taken at this time.

ATTACHMENTS:

5.1 Residential buildings.

For the purposes of this section, residential buildings shall include one- and two-family houses, multi-family dwellings and group care facilities.

* * *

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

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

Location	Maximum Height
Within ~~35~~ 25 feet of any intersecting streets, driveways or <u>within 10 feet of an intersecting alley</u>	24 inches
Within 25 feet of any <u>street</u> right-of-way	48 inches
Front yard *	48 inches
Side or rear yard	72 inches
* On corner lots, the secondary front yard may have a 72-inch fence provided a setback is maintained equal to half of the existing setback, <u>provided that the fence does not extend into the primary front or 25 foot street corner visibility triangle or 10 foot alley visibility triangle.</u> ~~The fence cannot be installed between the structure and the right-of-way.~~	

- b. *Placement.* The city shall not be responsible for improperly placed fences. When the PCD director determines that a fence has been improperly placed, the owner of the fence shall relocate the fence within ten days of a notice of violation issued by the city. A fence or hedge may be permitted within an easement, provided the owner signs an affidavit, prior to the issuance of a fence permit stating that if it becomes necessary for the city or public utility to use the easement, the property owner will remove any portion or all of the fence at his/her expense.
- c. *Materials.* Fences made with barbed wire, cloth, nylon, PVC pipe, corrugated materials, glass, spikes or other similar materials, and electric fences are prohibited on residential properties. Fence materials must be generally compatible with surrounding properties. On corner lots, picket or other similar fencing as approved by the PCD director can be installed in the primary front yard. See section 5.1.2.7.a for restrictions in secondary front yards.
- d. *Temporary fence.* Permitted in all residential zoning districts with approval by the PCD director, for up to one year from permit approval. An extension may be granted up to six months by the PCD director.

* * *

5.2.2.4 Fences and hedges. The following standards shall apply:

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

Location	Maximum Height
Within 35 feet of any intersecting streets, driveways or alleys	24 inches
Within 25 feet of any <u>street</u> right-of-way	48 inches
Front yard *	48 inches
Side or rear yard	72 inches

* Fences in secondary front yards may be 72 inches provided the fence is placed 25 feet from the right-of-way.

- b. *Placement.* The city shall not be responsible for improperly placed fences. When the PCD director determines that a fence has been improperly placed, the owner of the fence shall relocate the fence within ten days of a notice of violation issued by the city. A fence or hedge may be permitted within an easement, provided the owner signs an affidavit, prior to the issuance of a fence permit stating that if it becomes necessary for the city or public utility to use the easement, the property owner will remove any portion or all of the fence at his/her expense.
- c. *Materials.* Fences made with barbed wire, cloth, nylon, glass, PVC pipe, corrugated materials, spikes or other similar materials, and electric fences are not permitted without city council approval. City council may also grant a variance on height in conjunction with a request for barbed wire or electric fence. Fence materials must be generally compatible with surrounding properties. On corner lots, chain link, picket, or other similar fencing as approved by the PCD director can be installed in the primary front yard.
- d. *Temporary fence.* Permitted in all non-residential zoning districts with approval by the PCD director for up to two years from permit approval. An extension may be granted up to one year by the PCD director.

* * *

Lot: A parcel of land under one ownership occupied by or to be occupied by one principal building and its accessory structures and including the open spaces and yards required under these LURs.

- A. *Lot line.* A boundary, usually a private property line, dividing a lot from a right-of-way, adjoining lot or other adjoining tract of land:
 - 1. *Front lot line.* The lot line abutting a street right-of-way line.
 - 2. *Rear lot line.* The lot line opposite the front lot line. Lot lines along an alley shall be considered the rear lot line unless the alley is the only or primary right of way access.
 - 3. *Side lot line.* Lot lines other than the front or rear lot lines.
- B. *Corner lot.* A lot which abuts on two or more intersecting streets at their intersection. Corner lots shall have two front and two side yards.
- C. *Double frontage lot.* Any lot other than a corner lot which abuts on two streets.
- D. *Lot of record.* A lot which is duly recorded in the office of the clerk of the circuit court.

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: September 17, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

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

SUBJECT: October 8, 2025
PLN-SUP-25-0016 | 2101 Riverview Blvd. | Dock
(pending decision from September 17, 2025, PC meeting).

SUGGESTED ACTION:

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

ATTACHMENTS: