

**AGENDA**  
**BRADENTON PLANNING COMMISSION MEETING**  
2:00 p.m. Wednesday, April 15, 2026  
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) [Clerk](#): Minutes from the February 18, 2026, Planning Commission Meeting [2-18-2026 Planning Commission Meeting Minutes](#)

**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](#): ORDINANCE 4067 - PUBLIC HEARING AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED WEST OF 15TH STREET WEST, NORTH OF 6<sup>th</sup> AVENUE WEST, AND SOUTH OF MANATEE AVE WEST, IDENTIFIED AS PARCEL ID 3354500109, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 3.9464 ACRES AND OWNED BY MANATEE COUNTY, FROM THE URBAN CENTRAL BUSINESS DISTRICT (UCBD) FUTURE LAND USE CATEGORY TO THE URBAN CORE (URBCORE) FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.  
[Ordinance 4067](#)  
[Staff Report](#)  
[Application Materials](#)

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

[Ordinance 4073](#)

[Staff Report](#)

[Application Materials](#)

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

[Ordinance 4074](#)

[Staff Report](#)

[Application Materials](#)

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

[Resolution 26-28](#)

[Staff Report](#)

[Application Materials](#)

## 7. DISCUSSION ITEMS

## 8. DIRECTOR'S REPORT

## 9. ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES

- a) [Planning & Community Development](#): **City Council Meeting: February 11, 2026**
- Resolution 26-02: 2115 9th Street East | Special Use Permit | Public Facility (approved, vote 5-0).
  - Resolution 26-03: 1706 9th Street East | Special Use Permit | Public Facility (approved, vote 5-0).
  - Resolution 26-04: 3511 Manatee Avenue West | Special Use Permit | Public Facility (approved, vote 5-0).

### **City Council Meeting: March 11, 2026**

- Ordinance 4066: Comp Plan Text Amendment related to coastal development in the Urban Core (URBCORE) Future Land Use District (approved, vote 5-0).

### **City Council Meeting: March 25, 2026**

- Ordinance 4069: Text Amendments to the Land Use Regulations and Form Based Code related to Recovery Homes (approved, vote 5-0).

## 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:** April 15, 2026  
**SUBMITTED BY:** Jamie Griffith, Clerk  
**ITEM TYPE:** Minutes  
**AGENDA SECTION:** APPROVAL OF MEETING MINUTES  
**SUBJECT:** Minutes from the February 18, 2026, Planning Commission Meeting  
**SUGGESTED ACTION:** Approval

**Is this item Quasi-Judicial?**

No

**Does this item require a public hearing?**

No

**EXPLANATION:**

Minutes from the February 18, 2026, Planning Commission Meeting.

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

N/A

**SUGGESTED MOTION:**

Motion to approve the minutes from the February 18, 2026, Planning Commission meeting.

**ATTACHMENTS:**

[2-18-2026 Planning Commission Meeting Minutes](#)

**CITY OF BRADENTON  
PLANNING COMMISSION MEETING MINUTES  
February 18, 2026**

The City of Bradenton Planning Commission met in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida at 2:00 p.m. on Wednesday, February 18, 2026

Present: Chair Ben Bakker, Vice Chair Keith Green; Commissioner Michael Neal; Commissioner Michael Jones; Commissioner Darin Autrey; Commissioner Jason "JB" Taylor; and Commissioner Richard Whetstone

City Staff: Scott Rudacille, City Attorney; Robin Singer, Planning and Community Development Director; Greg DeLong, Planning and Community Development Assistant Director; Hannah Gordon, City Planner; Jake Arjona, City Planner; Tamara Melton, City Clerk.

**The meeting was called to order at 2:00 p.m. followed by the Pledge of Allegiance.**

**ELECTION OF CHAIRPERSON**

**CHAIR BAKKER NOMINATED COMMISSIONER NEAL AS CHAIRPERSON AND COMMISSIONER WHETSTONE NOMINATED COMMISSIONER TAYLOR AS CHAIRPERSON.**

The vote was made for Commissioner Neal to serve as Chairperson. The vote was 4-3 with Commissioners Whetstone, Taylor, and Jones voting no.

The vote was made for Commissioner Taylor to serve as Chairperson. The vote was 3-4 with Commissioners Green, Bakker, Neal, and Autrey voting no.

**ELECTION OF VICE-CHAIRPERSON**

Following several nominations for Vice-Chairperson, Scott Rudacille, City Attorney, recommended that a formal motion be made for Vice-Chairperson.

**MOTION TO ELECT BEN BAKKER AS THE PLANNING COMMISSION VICE-CHAIRPERSON** was made by Chair Neal and seconded by Commissioner Autrey. The motion passed 4-3 with Commissioners Whetstone, Taylor, and Jones voting no.

**APPROVAL OF MEETING MINUTES**

- a) Clerk: Minutes from the January 21, 2026, Planning Commission Meeting

**MOTION TO APPROVE THE MINUTES FROM THE JANUARY 21, 2026, PLANNING COMMISSION MEETING** was made by Commissioner Autrey and seconded by Commissioner Green. The motion passed unanimously.

**PUBLIC COMMENTS:** None.

**AGENDA ITEMS:**

- a) Planning & Community Development: Quasi-Judicial: FINAL ORDER: PLN-VAR-25-0007 - PUBLIC HEARING

FINAL ORDER OF THE PLANNING, COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-25-0007 TO ALLOW A 72-INCH (6-FOOT) HIGH FENCE IN THE FRONT YARD, A 72- INCH (6-FOOT) HIGH FENCE WITHIN 25- FEET. OF INTERSECTING DRIVEWAYS, AND TO NOT PROVIDE VISIBILITY SITE TRIANGLES AT THE INTERSECTION OF DRIVEWAYS AND STREETS; FOR THE PROPERTY LOCATED AT 116 21st AVE WEST, BRADENTON, FLORIDA (PARCEL ID 44495100051), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Jake Arjona, City Planner, explained that the applicant requested approval for a variance to install a six-foot fence. He provided details about the property and included photographs, a zoning map, and the criteria for the variance.

Mr. DeLong pointed out there was a letter of opposition included with the agenda packet.

*Staff Report:*

- 1. Planning Commission is encouraged to evaluate the request based on the criteria provided, 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 not consistent with the intent of Section 2.2.8.1 of the Land Use Regulations.*

*Should the Planning Commission wish to approve the subject request, staff recommends that the Commission consider the following stipulations as conditions of approval:*

- 1. The fence shall remain at least seventy-five percent (75%) transparent.*
- 2. A current property survey shall be submitted when applying for permits.*
- 3. The southeast gate adjacent to the driveway shall be rolling (parallel to the fence), rather than swinging inward or outward.*
- 4. Barbed wire shall not be permitted on any portion of the fence*

Commissioner Bakker asked what type of material would be used for the fence and if all requirements for emergency services were met. Mr. Arjona stated the fence would be chain link. Commissioner Thomas stated that the fire marshal declared a Knox box was required.

Jose Ballesteros, agent for the applicant, stated that safety was the primary reason for the fence around the property and the owners were prepared to follow recommendations from the Planning Commission.

Commissioner Autry suggested that they should use the black vinyl coated chain link fence for an improved appearance. The agent agreed to the suggestion.

Commissioner Thomas asked about black metal picket fence on the east side and along 21<sup>st</sup> Avenue West for more visibility and appearance. Mr. Ballesteros said he would have to ask the owners because of the price difference.

After discussion the Commission made additional stipulations to the final order.

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

Commissioner Taylor made the **MOTION TO APPROVE FINAL ORDER PLN-VAR-25-007 WITH THE FOLLOWING STIPULATIONS:**

- 1. The fence shall remain at least seventy-five percent (75%) transparent. Black vinyl coated chain-link fencing is the minimum acceptable material, with black metal picket fencing preferred, along the south and east sides of the church building.**
- 2. A current property survey shall be submitted when applying for permits.**
- 3. The southeast gate adjacent to the driveway shall be rolling (parallel to the fence), rather than swinging inward or outward.**
- 4. Barbed wire shall not be permitted on any portion of the fence.**
- 5. The site plan shall be modified to provide required visibility triangle at the easternmost driveway.**
- 6. Provide a Knox Box per fire requirements.**
- 7. Existing vegetation must be maintained on the subject property to ensure visibility within the sight triangles.**

Mr. Rudacille suggested the applicant return to the podium to agree with stipulations and Mr. Ballesteros agreed to the seven stipulations.

Chair Neal seconded and the motion passed unanimously.

- b) Planning & Community Development: Quasi-Judicial: FINAL ORDER: PLN-VAR-26-0001 - PUBLIC HEARING

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-26-0001 TO ALLOW A 72-INCH (6-FOOT) HIGH FENCE IN THE FRONT YARD, INCLUDING AROUND A DUMPSTER ENCLOSURE; FOR PROPERTY LOCATED AT 829 57TH STREET EAST, BRADENTON, FLORIDA (PARCEL ID 1424600159), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Hannah Gordon, City Planner, explained that the applicant requested approval for a variance to install a six-foot fence, and dumpster enclosure. She provided details about the property and included photographs, a zoning map, and the criteria for the variance.

*Staff Report:*

- 1. Planning Commission is encouraged to evaluate the request based on the criteria provided, 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 not consistent with the intent of Section 2.2.8.1 of the Land Use Regulations.*

*Should the Planning Commission wish to approve the subject request, staff recommend that the Commission consider the following stipulations as conditions of approval:*

- 1. The fence in the front yard shall remain at least seventy-five percent (75%) transparent.*
- 2. All fencing in the front yard, excluding the dumpster enclosure, shall be open picket, black or dark bronze in color.*

Luke Beerman, agent for the applicant, added that Knox boxes and battery back-up on the operators were included in the plan.

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

**MOTION TO APPROVE FINAL ORDER PLN-VAR-26-001 WITH THE STIPULATIONS RECOMMENDED BY STAFF** was made by Commissioner Green and seconded by Commissioner Autrey. The motion passed unanimously.

- c) Planning & Community Development: ORDINANCE 4069 - PUBLIC HEARING  
ORDINANCE NO. 4069

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON LAND USE REGULATIONS AND FORM BASED CODE TO ESTABLISH A PROCESS FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES AND FOR THE CONSIDERATION OF REQUESTS FOR REASONABLE ACCOMMODATIONS FROM LOCAL LAND USE REGULATIONS AS MANDATED BY SECTION 397.487, FLORIDA STATUTES; AMENDING CHAPTER 4 OF THE LAND USE REGULATIONS TO CREATE A NEW SECTION 4.3.15 RELATING TO CERTIFIED RECOVERY RESIDENCES; AMENDING CHAPTER 10 OF THE LAND USE REGULATIONS RELATING TO DEFINITIONS; AMENDING ARTICLE 12 OF THE FORM BASED CODE RELATING TO DEFINITIONS; AMENDING ARTICLE 4, TABLE 4.7 OF THE FORM BASED CODE RELATING TO SPECIFIC FUNCTIONS AND USES WITHIN TRANSECT ZONES; AMENDING CHAPTER 4, SECTION 4.3.6 OF THE LAND USE REGULATIONS RELATING TO GROUP CARE HOMES AND GROUP CARE FACILITIES; AMENDING CHAPTER 3, SECTION 3.2 OF THE LAND USE REGULATIONS RELATING TO STANDARD LAND USE ATLAS DISTRICT REGULATIONS; AMENDING CHAPTER 3, TABLE 3.2.1.1 OF THE LAND USE REGULATIONS

RELATING TO RESIDENTIAL DISTRICTS/PERMITTED USES AND SPECIAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Ms. Singer explained Ordinance 4069 was written in response to Florida Statute 397.487(15) that required that local governments establish procedures for the approval of recovery residences. She concluded that this provided reasonable accommodation of certified recovery residences in the City.

*Staff Report:*

*Proposed Ordinance 4069 will:*

- *Define a certified recovery residence and reasonable accommodation.*
- *Amend the definitions for group care homes and group care facilities.*
- *Provide for group care homes and group care facilities in the Form Based Code.*
- *Classify recovery residences as group care home or group care facility.*
- *Establish a procedure for applying for reasonable accommodation as a recovery residence, including appeals and revocation.*

Mr. Rudacille explained the requirements of the statute and the process used to determine eligibility of recovery residences.

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

**MOTION TO APPROVE ORDINANCE 4069** was made by Commissioner Green and seconded by Chair Neal. The motion passed unanimously.

Ms. Singer informed the Commission that Ordinance 4069 would go before City Council on March 11, 2026, for the first reading.

**DISCUSSION ITEMS:** None.

**DIRECTOR’S REPORT:**

Ms. Singer stated that she felt her department was in a good position to address more code changes this year.

**ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES**

a) Planning & Community Development:

City Council Meeting - January 28, 2026:

- Final Order PLN-APL-25-0003: 1114 12th Street West | Appeal of Planning Commission decision | Case upheld (vote 5-0).

City Council Meeting - February 11, 2026:

- Resolution 26-02: 2115 9th Street East | Special Use Permit for Public Facility
- Resolution 26-03: 1706 9th Street East | Special Use Permit for Public Facility
- Resolution 26-04: 3511 Manatee Avenue West | Special Use Permit for Drive Thru Service Station

Greg DeLong, Planning and Community Development Assistant Director, summarized the agenda items and decisions that went before City Council at the previous meetings. He added the agenda items approved today would go before the Council on March 11, 2026.

**MOTION TO ADJOURN** was made by Commissioner Autrey and seconded by Commissioner Taylor. The motion passed unanimously.

**The meeting adjourned at 3:16 p.m.**

# Item Cover Page

**PLANNING COMMISSION MEETING AGENDA ITEM REPORT**

**DATE:** April 15, 2026

**SUBMITTED BY:** Jamie Schindewolf, Planning & Community Development

**ITEM TYPE:** Ordinance

**AGENDA SECTION:** AGENDA ITEMS

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

**SUGGESTED ACTION:** Motion to recommend to City Council either approval or denial of Ordinance 4067.

**Is this item Quasi-Judicial?**  
No

**Does this item require a public hearing?**  
Yes

**EXPLANATION:** Paige Estigarribia of ZNS Engineering; Agent for Manatee County Government, is pursuing a Comprehensive Plan Map Amendment on the subject property to change the future land use category from Urban Central Business District (UCBD)

to Urban Core (URBCORE).

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

Reviewed by City Attorney Rudacille.

**SUGGESTED MOTION:**

Motion to recommend to City Council either approval or denial of Ordinance 4067.

**ATTACHMENTS:**

[Ordinance 4067](#)

[Staff Report](#)

[Application Materials](#)

**ORDINANCE NO. 4067**

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

**WHEREAS**, Article VIII, Section 2, Constitution of the State of Florida, as revised in 1968, provides for and establishes municipalities and grants to those municipalities governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, render municipal services, and authorizes said municipalities to exercise any power for municipal purposes, except as otherwise provided by law; and,

**WHEREAS**, Chapter 166, Florida Statutes, The Municipal Home Rule Powers Act, implements by general law the authority and jurisdiction granted to municipalities by the Florida Constitution and establishes home rule for said municipalities; and,

**WHEREAS**, Chapter 163, Florida Statutes, Part II, Local Government Comprehensive Planning/Land Development Regulation, requires, authorizes and empowers municipalities to prepare, adopt, amend and enforce Comprehensive Plans for the development of the City and empowering the City Council of the City of Bradenton to plan for the City's future development and growth in order to responsibly guide the future growth and development of the City, to implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations and to establish, support and maintain procedures to carry out the provisions and purposes of said Statute; and,

**WHEREAS**, pursuant to Section 163.3174, Florida Statutes, the City Council of the City of Bradenton duly designated its Planning Commission as the Local Planning Agency (LPA) for the City of Bradenton; and,

**WHEREAS**, the City amends Comprehensive Plans and maps from time to time, and has adopted procedures by which to amend these documents, requiring a public hearing before the Planning Commission and

City Council; and

**WHEREAS**, Manatee County (the "Property Owner" or "Applicant") owns the properties described in Exhibit "A", attached hereto (collectively, the "Property"); and

**WHEREAS**, Paige Estigarribia, agent for the Property Owner, submitted a Future Land Use Map application to designate the Property, consisting of approximately 3.9464 acres, as UC, Urban Core (the "Amendment"); and

**WHEREAS**, the LPA and the City Council have in the preparation of the Amendment to the City's Comprehensive Plan performed or caused to be performed, the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, workshops and meetings, as necessary, and have effectively provided for public participation, notice, and opportunity for oral or written comments; and,

**WHEREAS**, the City of Bradenton's LPA held a public hearing on April 15, 2026, to consider the proposed Amendment; and,

**WHEREAS**, the LPA having reviewed and considered all comments received during said hearing, found that the Amendment furthers the goals, objectives and policies of the City's Comprehensive Plan and recommended said Amendment to the City Council for approval; and,

**WHEREAS**, the City Council held a public hearing May 27, 2026, to consider the proposed Amendment; and,

**WHEREAS**, based on the matters of record received by the City Council at the required public hearing held on May 27, 2026 after proper notice, including comments received from applicable reviewing agencies, and finding the proposed Amendment meets the requirements of Chapter 163, Florida Statutes, and is consistent with the goals, objectives and policies of the City's Comprehensive Plan, the City Council, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment to the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, AS FOLLOWS:

1. The recitals set forth above are true and correct and are hereby adopted as findings by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Comprehensive Plan should be amended as described in Sections 2 below.

2. The Future Land Use Map of the City of Bradenton is hereby

amended, classifying the Property as UC, Urban Core

3. The applicability and effect of the City of Bradenton Comprehensive Plan shall be as provided by the Chapter 163, Florida Statutes, and this Ordinance. Except to the extent amended hereby, the Comprehensive Plan is hereby ratified, confirmed and remains in full force and effect.

4. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.

5. This Ordinance adopting the Amendment shall become effective as provided by Florida law.

**PASSED AND DULY ADOPTED, BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING, THIS 27<sup>th</sup> DAY OF MAY 2026.**

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

ATTEST:

\_\_\_\_\_  
Tamara Melton  
CITY CLERK

\_\_\_\_\_  
Gene Brown  
MAYOR

APPROVED AS TO FORM:

\_\_\_\_\_  
Scott Rudacille  
CITY ATTORNEY

\_\_\_\_\_

Planning Commission	April 15, 2026
City Council 1 <sup>st</sup> Reading	May 13, 2026
City Council 2 <sup>nd</sup> Reading and Public Hearing	May 27, 2026

Local Planning Agency ad published	April 5, 2026
City Council hearing ad published	TBD



City of Bradenton  
Planning and Community Development Department  
Planning Commission Public Hearing  
April 15, 2026

**Staff Report**

**Case Number:** PLN-CPS-26-0003 – ORD 4067  
**Applicant:** Paige Estigarribia, ZNS Engineering  
**Owner:** Manatee County Government  
**Address:** 500 15TH St W, BRADENTON, FL 34205  
**Parcel ID No:** 3354500109  
**Current Zoning:** T-5 Urban Center  
**Future Land Use:** UCBD (Urban Central Business District)  
**Flood Zone:** AE, X

**Surrounding Property - Zoning and Future Land Use:**

**Current Zoning:**

North: Manatee Avenue West, T-5, T4-O (General Urban Open)  
South: 6<sup>th</sup> Avenue West, T-5  
East: 15<sup>th</sup> Street West, T-5  
West: Wares Creek

**Future Land Use:**

North: Manatee Avenue West, UCBD, RESHIGH  
South: 6<sup>th</sup> Avenue West, UCBD  
East: 15<sup>th</sup> Street West, Urban Core  
West: Wares Creek

**SUMMARY OF REQUEST**

Paige Estigarribia, ZNS Engineering Agent for Manatee County Government, is pursuing a Comprehensive Plan Map Amendment on the subject property. The map below shows the area of the request along with surrounding Future Land Use designations.



**Urban Central Business District (*Current Future Land Use Classification*):**

The Comprehensive Plan describes the Urban Central Business District classification as:

The purpose of the UCBD category is to establish, define, promote, and facilitate the redevelopment and enhancement of the City’s primary and historical urban center. The UCBD land use category is further intended to implement the downtown and general redevelopment goals, objectives, and policies of the Future Land Use Element as well as to promote the accomplishment of the City’s Community Redevelopment Area (CRA) designation for the downtown area and the implementation of redevelopment plans, studies, and regulations.

This classification applies to much of the downtown area of Bradenton, spanning from Wares Creek to 9<sup>th</sup> Street East, and running just south of 9<sup>th</sup> Avenue West along the south.

The intensity and density allowance is:

Maximum floor area ratio: 8.0

Maximum base density: 40 dwelling units per acre

Maximum Density with moderate income housing bonus: 50 dwelling units per acre (Dwelling units proposed above the base density threshold must meet the City's low and moderate income housing guidelines as established in the City of Bradenton Local Housing Agency Plan (LHAP) as may be amended from time to time, as well as Policies 1.2.1 – 1.2.4 of the Housing Element.)

### **Urban Core (*Proposed Future Land Use Classification*)**

The Comprehensive Plan describes the Urban Core classification as:

The Urban Core is located within the City of Bradenton's Urban Central Business District and provides the hub for economic development and civic uses. Permitted Uses include: offices, personal and professional services, commercial, retail, public and semi-public facilities, educational, institutional, restaurants, parks, recreation, and entertainment venues, and medium to high density residential. To foster the City's redevelopment efforts and enhancement of this mixed use center, densities and intensities are increased within the Urban Core from those allowed within the UCBD category.

This classification is limited. It applies to an area predominately from 15<sup>th</sup> Street West to 6<sup>th</sup> Street West, bounded by Barcarrota Boulevard or 3<sup>rd</sup> Avenue West to the north and 8<sup>th</sup> Avenue West to the South.

The intensity and density allowance is:

Maximum floor area ratio: 12.0

Maximum base density: 60 dwelling units [per] acre, up to 200 units per acre if approved by the city council and meets the following criteria:

- Provides for multi-use solutions for transportation with an emphasis on alternate transit modes and pedestrian access and walkability;
- Development that is arranged in block dimensions that maintain a pedestrian scale
- Is not located in the Coastal High Hazard Area
- Includes a public park, plaza, courtyards and/or public art.
- Architecture that recognizes the existing context of the area and provides for massing, height, building composition, proportion and materials

Maximum base density with low and moderate income housing bonus: 70 dwelling units per acre (Dwelling units proposed above the base density threshold must meet the City's low and moderate income housing guidelines as established in the City of Bradenton Local Housing Agency Plan (LHAP) as may be amended from time to time, as well as Policies 1.2.1 – 1.2.4 of the Housing Element.) Low and moderate income housing is also eligible for a density bonus up to 200 units per acre.

## **ANALYSIS**

This Comprehensive Map Amendment request, if approved, will expand the Urban Core designation to the west of its current boundary. However, it does not impact the contiguousness of the district, as the subject property is adjacent to 1401 Manatee Avenue West, a property already classified as Urban Core.

The applicant provided an extensive Community Impact Report, which has been provided to Council as an attachment with this agenda item.

The major difference in the two future land use categories is the difference in the number of potential units. Under UCBD, the site could have up to 148 units. Under Urban Core, the site could have up to 789 units (only if approved for a bonus by City Council). If a bonus is not requested, the site would be allowed 236 units under the Urban Core designation.

In the Community Impact Report, the applicant has indicated that they intend to request a density increase for a total of 345 multifamily units. This will come before City Council as a separate request.

The applicant has also included a Traffic Study and a Hurricane Mitigation Plan with the Community Impact Report which should be considered as part of the decision making process.

EXHIBIT A: Legal Description and Survey

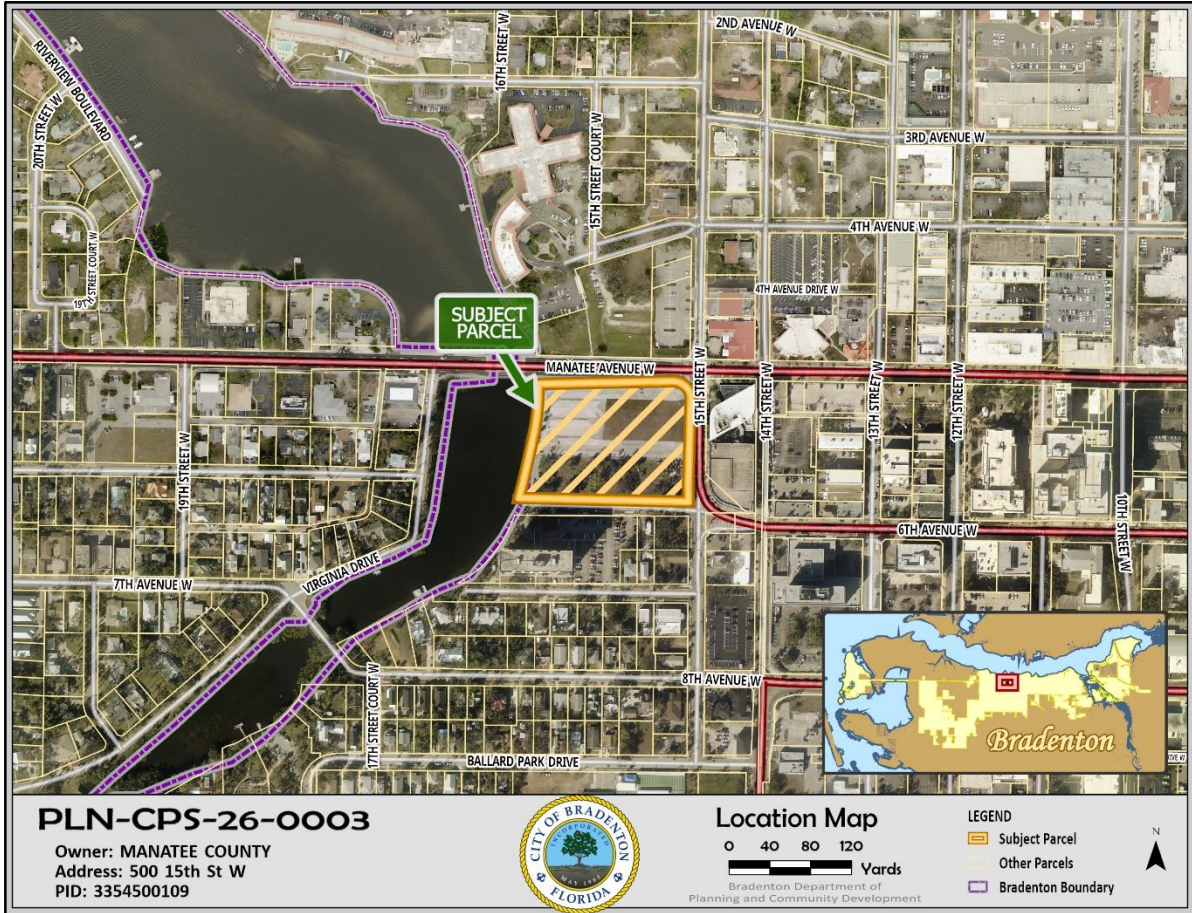
EXHIBIT B: Location Map

EXHIBIT C: Future Land Use Map (Current and Proposed)

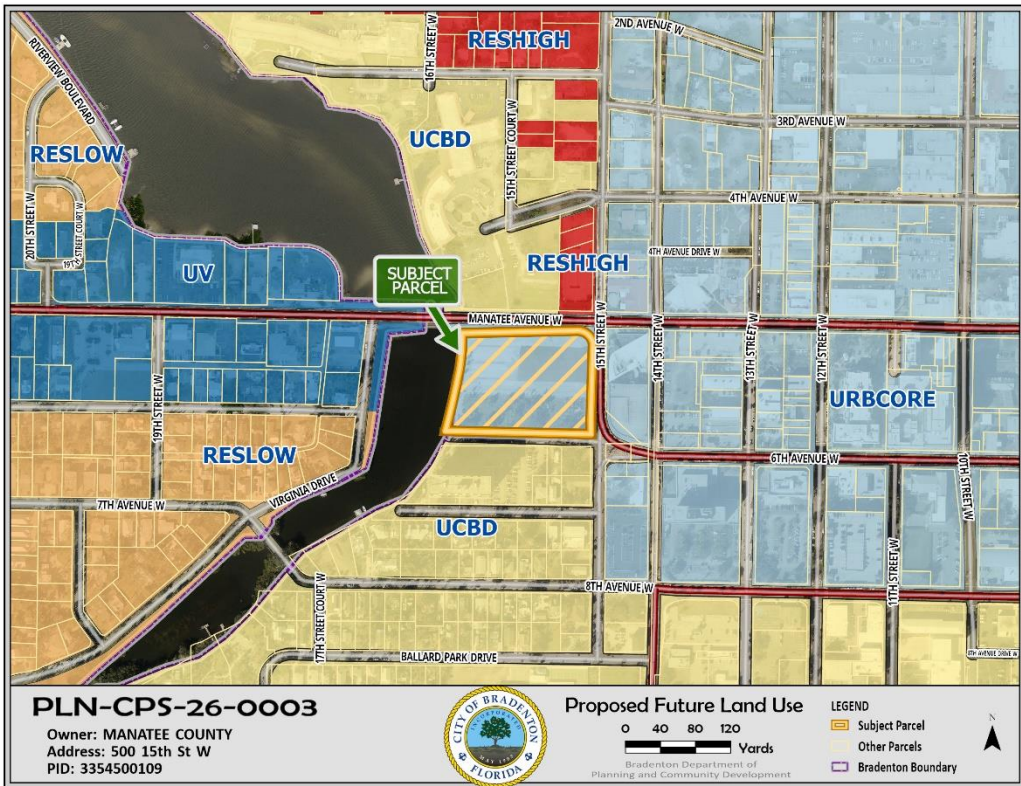
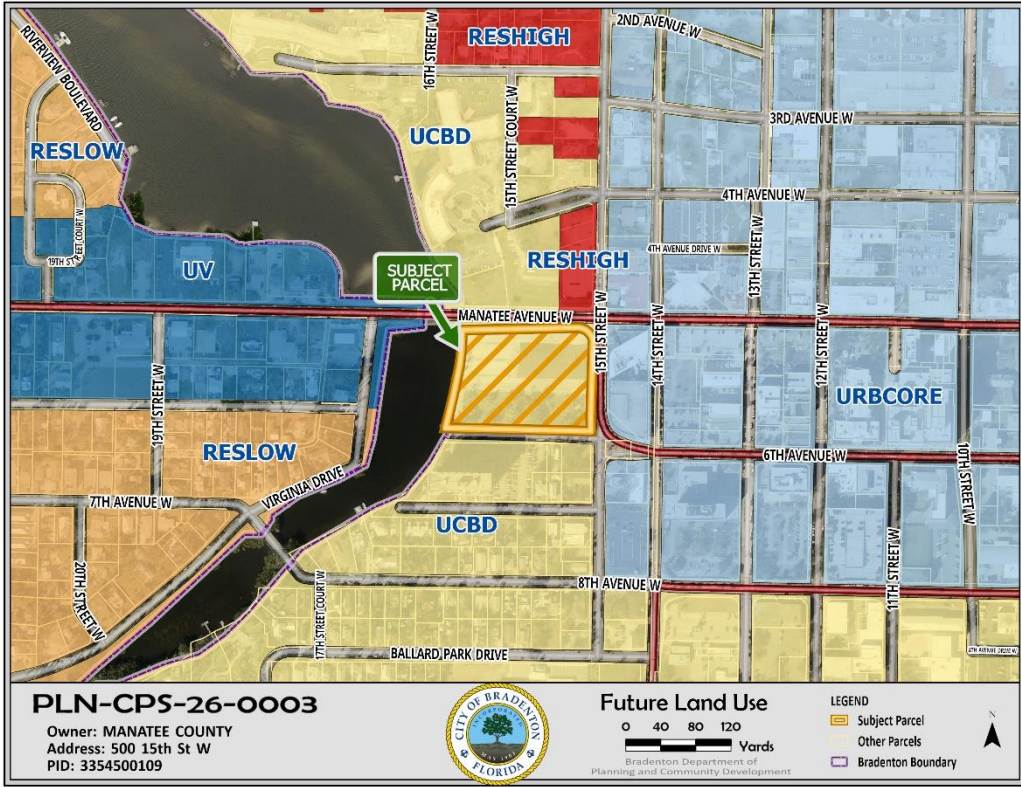
EXHIBIT D: Zoning Map



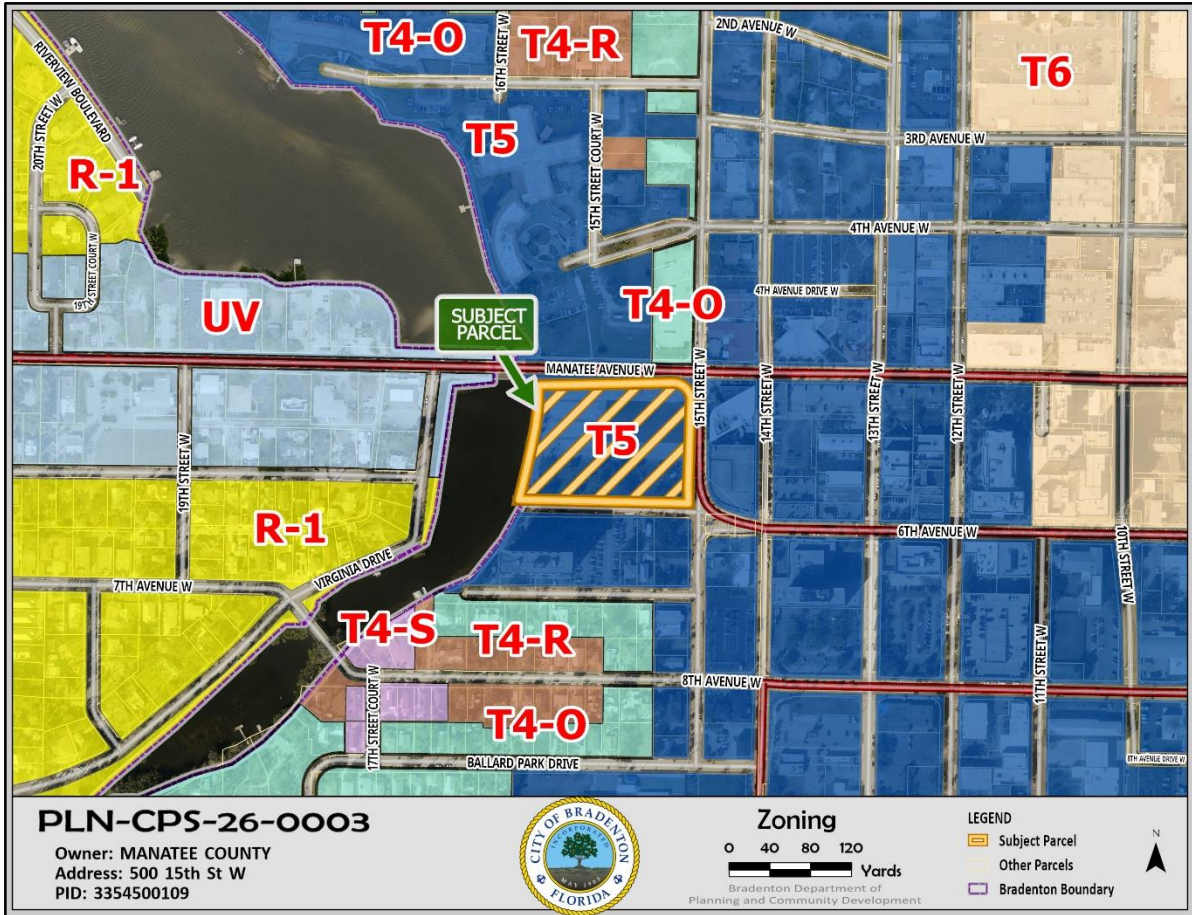
# EXHIBIT B



# EXHIBIT C



# EXHIBIT D



Old City Hall  
Comprehensive Plan Future Land Use Map  
Amendment Application

March 2026

Prepared by:

**ZNS|ENGINEERING**  
Land Planning Engineering Surveying Landscape Architecture

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March 6, 2026

Robin Singer, Director  
Department of Planning and Community Development  
101 Old Main Street  
Bradenton, FL 34205

Re: ***Letter of Request***  
**Old City Hall Site - Comprehensive Plan Future Land Use Map Amendment**  
**Application**  
**PID # 3354500109**

Dear Ms. Singer:

On behalf of Manatee County as property owner, and our client Amres Investments, LLC, we respectfully request review of the enclosed Comprehensive Plan Future Land Use Map Amendment Application for the Old City Hall Site, located at 500 15<sup>th</sup> Street W, Bradenton Florida 34205 (PID # 3354500109). Included with this Application are the following documents:

- A. Agent Authorization Form
- B. Property Survey
- C. Community Impact Report with Appendix of Maps and Analysis
- D. Preliminary Concept Plan
- E. Draft Land Development Agreement

Thank you for your review of this Application, and in your assistance processing said Application. Please do not hesitate to contact me should you need any additional information during your review.

Sincerely,



K. Paige Estigarribia, AICP  
Director of Planning | Assistant Vice President

# Agent Authorization



# Agent Authorization Form

Department of Planning & Community Development  
101 Old Main Street, Bradenton, FL 34205  
Ph: (941) 932-9400  
[www.cityofbradenton.com](http://www.cityofbradenton.com)

## PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 500 15th Street West, Bradenton FL 34205


I, Manatee County, the registered property owner(s) of the above noted property, do hereby authorize

AMRES Investments, LLC, and its agent, ZNS Engineering

Print Name of Agent

Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

  
Signature of Owner(s)

1112 Manatee Avenue West, Bradenton, Florida 34205

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

Signature of Agent

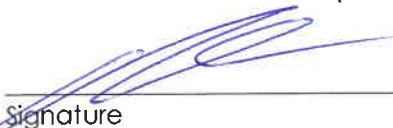
Agent Address and Phone

## STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of December 2025, produced \_\_\_\_\_

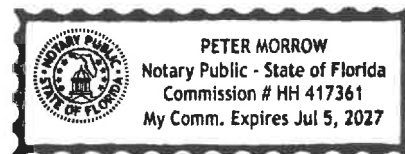
Personally Known \_\_\_\_\_ respectively, as

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

  
Signature

Peter Morrow, Notary Public

Print Name



State of Florida  
My Commission Expires: 07/05/2027

# Property Survey

**DESCRIPTION: (ORB 2310, PG 6264)**

PARCEL 1:  
 LOTS 1 THROUGH 17, PROSPECT ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THE PORTIONS THEREOF CONVEYED TO THE STATE OF FLORIDA AS DESCRIBED IN DEED BOOK 382, PAGE 63 AND IN OFFICIAL RECORD BOOK 737, PAGE 796, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 AND  
 BEGIN AT THE SW CORNER OF MANATEE AND PROSPECT AVENUE (NOW MANATEE AVENUE AND 15TH STREET) IN THE CITY OF BRADENTON, FLORIDA, RUNNING THENCE SOUTH ALONG THE WEST SIDE OF PROSPECT AVENUE (15TH STREET) 127 2/3 FEET FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST SIDE OF SAID PROSPECT AVENUE (15TH STREET) 65 FEET; THENCE WEST PARALLEL WITH MANATEE AVENUE TO WARES CREEK; THENCE NORTH ALONG WARES CREEK TO A POINT DUE WEST THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING. LYING AND BEING IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST.  
 AND  
 BEGINNING AT A POINT ON THE WEST SIDE OF PROSPECT AVENUE (15TH STREET WEST) IN THE CITY OF BRADENTON, FLORIDA, 264 FEET SOUTH FROM THE SOUTHWEST CORNER OF PROSPECT AVENUE AND MANATEE AVENUE. THE SAME BEING THE NORTHEAST CORNER OF LOT OWNED BY MRS. SARAH O. WEBBER; THENCE RUN NORTH ALONG THE WEST SIDE OF PROSPECT AVENUE (15TH STREET), THE DISTANCE OF 71 AND 1/3 FEET; THENCE WEST ON A LINE PARALLEL WITH THE CENTER LINE OF MANATEE AVENUE TO THE BANK OF WARES CREEK; THENCE SOUTH ALONG THE MARGIN OF SAID CREEK TO THE NORTHWEST CORNER OF MRS. SARAH O. WEBBER'S LOT; THENCE EAST TO POINT OF BEGINNING. IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST.  
 AND  
 BLOCK "A" OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 73 AND 103, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 PARCEL 2:  
 BEGIN AT THE SE CORNER OF BLOCK "A" OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 103 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE DUE WEST ALONG SOUTH BOUNDARY OF SAID BLOCK "A", A DISTANCE OF 349.35 FEET FOR A POINT OF BEGINNING; THENCE NORTH 100 FEET TO THE NORTH LINE OF SAID BLOCK "A"; THENCE WEST TO THE PRESENT SEAWALL; THENCE SOUTHERLY ALONG SAID SEAWALL TO A POINT THAT INTERSECTS WITH THE SOUTH BOUNDARY LINE OF SAID BLOCK "A" EXTENDED WEST; THENCE EAST APPROXIMATELY 150 FEET TO POINT OF BEGINNING; TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING.  
 THE WEST 1/2 OF THE FOLLOWING DESCRIBED LAND, TO WIT:  
 BEGIN AT THE SE CORNER OF BLOCK "A" OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 103 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE WEST ALONG SOUTH BOUNDARY OF SAID BLOCK "A", 255 FEET FOR POINT OF BEGINNING; THENCE NORTH 100 FEET TO NORTH LINE OF SAID BLOCK "A"; THENCE WEST 94.35 FEET; THENCE SOUTH 100 FEET; THENCE EAST 94.35 FEET TO THE POINT OF BEGINNING.

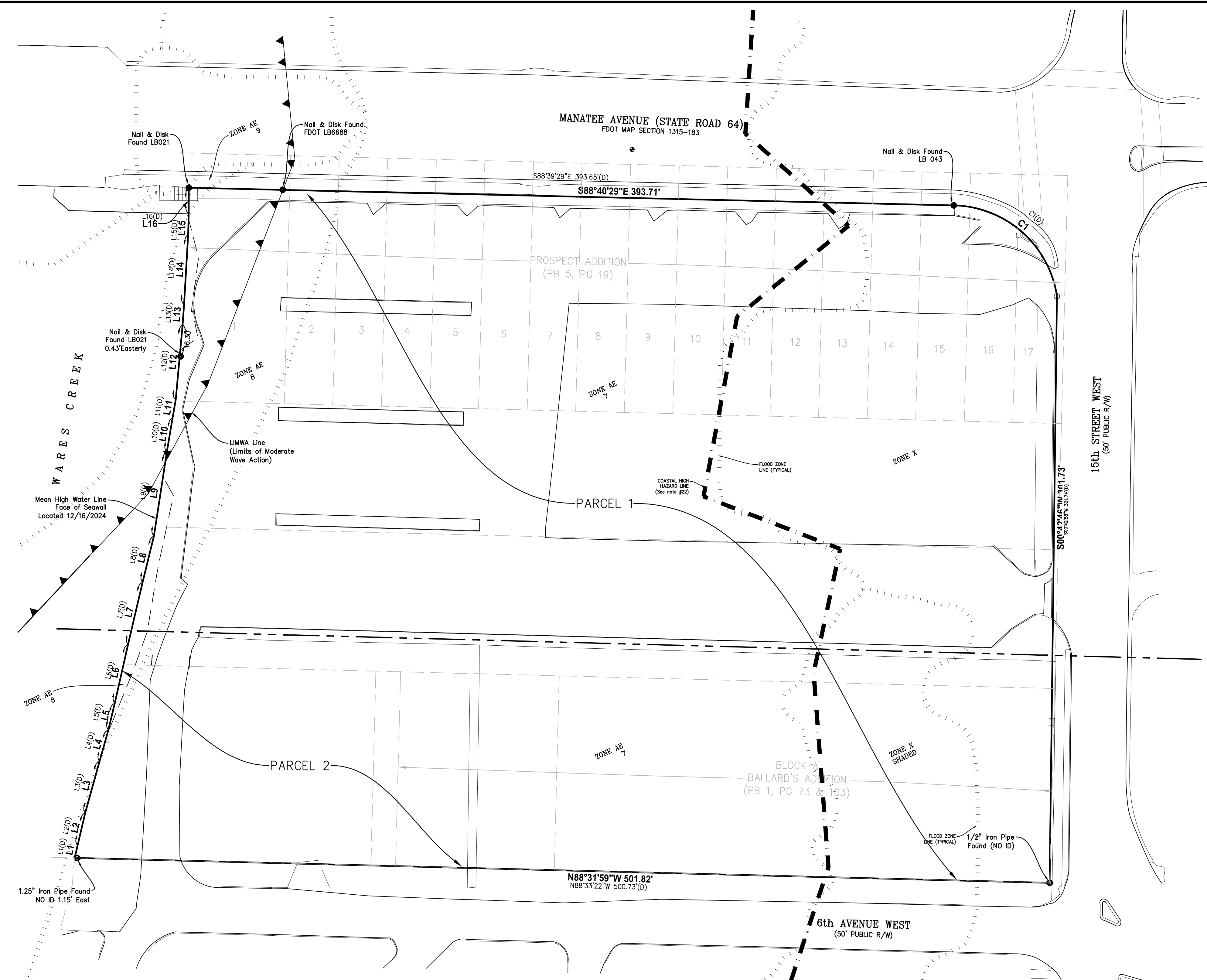
ALL OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF BLOCK "A" AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "BALLARD'S ADDITION" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 103; THENCE ALONG THE SOUTH BOUNDARY OF SAID BLOCK "A", N 88°33'22" W, A DISTANCE OF 500.73 FEET TO THE MEAN HIGH WATER LINE OF WARES CREEK; SAID MEAN HIGH WATER LINE LYING ON THE FACE OF AN EXISTING SEAWALL; THENCE ALONG THE FACE OF THE SEAWALL AND MEAN HIGH WATER LINE, THE FOLLOWING FIFTEEN COURSES AND DISTANCES:

- |                         |                          |
|-------------------------|--------------------------|
| 1. N 12°39'31" E 6.76'  | 9. N 09°11'57" E 43.76'  |
| 2. N 12°46'37" E 17.11' | 10. N 09°29'30" E 17.87' |
| 3. N 15°10'26" E 27.26' | 11. N 09°21'12" E 9.20'  |
| 4. N 13°20'37" E 16.92' | 12. N 05°12'39" E 38.95' |
| 5. N 13°07'25" E 14.16' | 13. N 03°38'41" E 10.26' |
| 6. N 12°59'36" E 30.96' | 14. N 03°24'49" E 36.01' |
| 7. N 13°04'44" E 32.90' | 15. N 02°32'28" E 11.30' |
| 8. N 13°00'53" E 24.46' |                          |

THENCE N 0°03'17" W, A DISTANCE OF 13.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 64 (MANATEE AVENUE); THENCE ALONG SAID RIGHT-OF-WAY LINE, S88°39'29" E, A DISTANCE OF 393.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°07'51", A DISTANCE OF 76.92 FEET TO A POINT OF NON-TANGENCY; SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF 15TH STREET WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE, S 00°42'58" W, A DISTANCE OF 301.74 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 3.70 ACRES MORE OR LESS.

**NOTES:**

- This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
- Bearings shown hereon are based on Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment, deriving a bearing of S88°40'29"E for the South right-of-way of Manatee Avenue, and are field measured unless otherwise noted.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD88) and are based on benchmark COB 1005, having a published, adjusted elevation of 10.14 feet (NAVD 88).
- Elevations shown hereon should be considered approximate, elevations are predicted to be within plus or minus 0.2 feet and have NOT been established in accordance with 5J-17.051 Standards of Practice.
- This survey shows visible, above ground features. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon. Underground utilities shown are based on above-ground evidence and surface marking found during this survey. There may be other underground installations within or near the subject property which were not located and are not shown. Utilities shown hereon are not to be used for construction and do not necessarily indicate availability.
- This property lies in Flood Zones "X", "X SHADED" and "AE" of the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Map Number 12081C0302F which bears an effective date of 8/10/2021. As shown on the FEMA Website (<http://msc.fema.gov>)
- This survey was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights of way were furnished to the undersigned, unless otherwise shown hereon.
- There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The ZNS Engineering or undersigned has not performed an independent search for additional records and makes no representations or guarantees pertaining to easements, right-of-way, set back lines, reservations and agreements.
- This survey does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
- Some features may be exaggerated for clarity, dimensions shown supersede scaled dimensions.
- No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
- This survey meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to this type of Surveys.
- Ownership of fences shown hereon if any has not been determined as a part of this survey.
- Portions of this survey were undertaken using GPS surveying techniques in real time kinematic (RTK) mode with corrections provided by the Florida Permanent Reference Network. Redundancy was achieved by multiple occupations of points using varying satellite configurations.
- There may be portions of this property which may be termed jurisdictional wetlands by various government agencies. These possible jurisdictional areas have not been dealt with as part of this survey.
- This survey has been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of ZNS Engineering, and the undersigned Professional Surveyor and Mapper.
- Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of ZNS Engineering, and the undersigned Professional Surveyor and Mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- This survey represents the conditions & improvements as of the last date of the field survey only, and not the signature date (if any).
- Gross land area is 161,254 square feet or 3.70 acres more or less.
- This sketch if printed is not valid without the original signature and raised seal of a licensed Florida Professional Surveyor and Mapper, an electronic copy must have a verified independent authenticated self sealed as set forth in FS 5J-17-062.
- \*Coastal high hazardous line\* shown here on was digitized from City of Bradenton shape file.

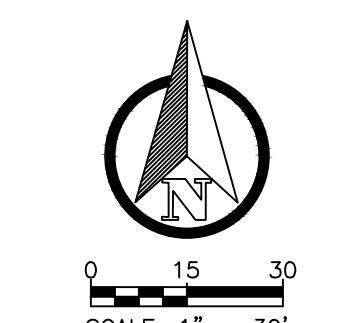


BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L1	N13°04'02"E	6.51'
L2	N13°17'06"E	17.30'
L3	N15°30'25"E	27.43'
L4	N15°39'02"E	16.82'
L5	N13°32'44"E	14.16'
L6	N12°43'08"E	30.89'
L7	N13°08'06"E	32.91'
L8	N13°52'03"E	24.54'
L9	N08°42'11"E	43.82'
L10	N09°38'56"E	17.73'
L11	N09°38'56"E	9.34'
L12	N05°15'54"E	38.84'
L13	N04°14'43"E	10.39'
L14	N03°19'51"E	36.06'
L15	N01°35'20"E	10.71'
L16	N00°04'05"E	13.47'

DEED LINE DATA		
LINE #	DIRECTION	LENGTH
L1(D)	N12°39'31"E	6.76'
L2(D)	N12°46'37"E	17.11'
L3(D)	N15°10'26"E	27.26'
L4(D)	N13°20'37"E	16.92'
L5(D)	N13°07'25"E	14.16'
L6(D)	N12°59'36"E	30.96'
L7(D)	N13°04'44"E	32.90'
L8(D)	N13°00'53"E	24.46'
L9(D)	N09°11'57"E	43.76'
L10(D)	N09°29'30"E	17.87'
L11(D)	N09°21'12"E	9.20'
L12(D)	N05°12'39"E	38.95'
L13(D)	N03°38'41"E	10.26'
L14(D)	N03°24'49"E	36.01'
L15(D)	N02°32'28"E	11.30'
L16(D)	N00°03'17"W	13.09'

BOUNDARY CURVE DATA			
CURVE #	RADIUS	CENTRAL ANGLE	ARC
C1	54.96'	80°11'46"	76.92'

DEED CURVE DATA			
CURVE #	RADIUS	CENTRAL ANGLE	ARC
C2(D)	55.00'	80°07'51"	76.92'



- LEGEND**
- (CMP) CONCRETE MONUMENT FOUND
  - (IRS) 5/8" IRON ROD SET (LB 6982)
  - (IRF) IRON ROD FOUND
  - (NDF) NAIL & DISK FOUND
  - (IPF) IRON PIPE FOUND
  - BOUNDARY LINE
  - - - RIGHT-OF-WAY LINE
  - (D) DEED DATA
  - LB LICENSED BUSINESS PROFESSIONAL SURVEYOR & MAPPER
  - LS LICENSED SURVEYOR
  - C# CURVE NUMBER (SEE CURVE TABLE)
  - L# LINE NUMBER (SEE LINE TABLE)
  - ▲ Limit of Moderate Wave Action (LIMWA)
  - ▨ FEMA FLOOD LINE
  - ▨ COASTAL HIGH HAZARDOUS LINE (See note #22)

**BOUNDARY & TOPOGRAPHIC SURVEY**  
 OF  
 A PARCEL OF LAND  
 LOCATED IN  
 SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST  
 MANATEE COUNTY, FLORIDA

**ZNS ENGINEERING**  
 Land Planning Engineering Surveying Landscape Architecture  
 EB 0027476 LB 0006982 LC 0000365  
 1023 MANATEE AVENUE WEST 7TH FLOOR, BRADENTON, FL 34205  
 E-MAIL: ZNS@ZNS-ENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

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FLORIDA CERTIFICATE No. PSM 6809  
 DATE OF CERTIFICATION 01-14-2025  
 BY: KAVIN C. WILMOTT, P.S.M.

REVISION	BY	DATE

DRAWN BY: DML FIELD BY: BURKE JOB NO. 14257 FIELD DATE: 12-16-2024 SCALE: 1"=30' SHEET 01 OF 03

# Community Impact Report

**COMPREHENSIVE PLAN MAP AMENDMENT  
OLD CITY HALL SITE**

**COMMUNITY IMPACT REPORT**

**PREPARED BY  
ZNS ENGINEERING**

**March 2026**

---

**INTRODUCTION**

Manatee County and our client Amres Investments, LLC are proposing a Comprehensive Plan Future Land Use Map Amendment for the development of property located at 500 15<sup>th</sup> Street W, at the corner of Manatee Ave W and 15<sup>th</sup> Ave W in Bradenton, Florida. The PID number is 3354500109 (the “Property”). The Property is currently owned by Manatee County and is vacant. This Future Land Map amendment is proposed to allow for the development of a resilient, high density mixed-use multi-family and commercial development within the City of Bradenton’s urban area and in line with Policy 1.1.1, the Comprehensive Plan’s Guiding Principles for Urban Communities.

This Community Impact Report is part of an application for a Comprehensive Plan Future Land Use Map Amendment to change the future land use from UCBD (Urban Central Business District) to the UC (Urban Core) classification. This Community Impact Report provides an analysis of each of the required Community Impact review criteria.

**A. VISUAL IMPACT ANALYSIS**

The Property is approximately 3.70 +/- acres of vacant land located at 500 15<sup>th</sup> Street W, at the corner of Manatee Ave W and 15<sup>th</sup> Ave W in Bradenton, Florida, adjacent to Ware’s Creek on the west. Across Manatee Avenue W, both a Presbyterian church, and Westminster Point Pleasant are located north of the Property. Westminster Point Pleasant is a multi-story senior living community also located on Ware’s Creek.

The Bradenton Financial Center, a ten-story high-rise office and commercial building, is located directly east of the Property, across 15<sup>th</sup> Street W., and DeSoto Towers, a twelve-story apartment complex, is located directly south of the site, across 6<sup>th</sup> Avenue W. An aerial map of the subject site’s location is included as Appendix 1 of this Report.

Visually, a multi-story mixed-use development is appropriate in this location and compatible with the existing, adjacent uses and buildings. The development would be located among existing multi-story structures within Bradenton’s Urban Center. The Property is located within the City of Bradenton’s T5 Transect Zone, so all applicable design standards for that zone will be followed, less any requested adjustments. Landscaping and buffering as required by the City’s Land Use

Regulations will be included in the Site Plan Design. Current concept plans include various green space areas around the site to complement the mixed-uses. The proposed development will be a visual improvement to the existing vacant land.

## **B. LAND USE ASSESSMENT**

The Applicant is requesting a Comprehensive Plan Map Amendment to change the designation from the City of Bradenton's UCBD (Urban Central Business District) classification to the UC (Urban Core) classification. The Property is within the City of Bradenton's Form Based Code T5 Transect Zone.

### Existing Use

The Property is currently vacant land. Per historic aerials, a structure existed on the site as late as 2003, but the building was subsequently demolished. The 2006 historic aerials show the site as vacant, and it remains vacant today.

### Existing Future Land Use: Urban Central Business District (UCBD)

The Property is currently assigned Urban Central Business District Future Land Use. Per the City's Comprehensive Plan, the Urban Central Business District is one of the most intensely developed areas of the City. This part of the City allows a mixture of uses compatible with urban core districts. The maximum allowable density in the UCBD is 40 du/a (50 du/a with moderate income housing bonus).

### Existing Future Land Use: Neighboring Parcels

North: RESHIGH and UCBD  
West: None (Ware's Creek)  
South: UCBD  
East: UC

### Proposed Future Land Use: Urban Core (UC)

As per the City of Bradenton's Comprehensive Plan, the Urban Core is "located within the City of Bradenton's Urban Central Business District and provides the hub for economic development and civic uses." Uses include "offices, personal and professional services, commercial, retail, public and semi-public facilities, educational, institutional, restaurants, parks, recreation, and entertainment venues, and medium to high density residential." Also per the City's Comprehensive Plan, "[t]o foster the City's redevelopment efforts and enhancement of this mixed-use center, densities and intensities are increased within the Urban Core from those allowed in the UCBD category." The maximum Floor Area Ratio is 12.0, and the maximum Base Density is 60 du/acre, and up to 200 du/acre if approved by the City Council and meets the additional criteria outlined in the Comprehensive Plan.

This Comprehensive Plan Future Land Use Map Amendment proposes to change the Property's existing FLU from UCBD to UC. This change is necessary not only to support the revitalization effort in the downtown area but also to meet the City's need for residential units and desire for mixed-use variety within the City's downtown area.

Existing and proposed Future Land Use maps are included as Appendices 2 and 3 of this Report.

### C. TRAFFIC STUDY

Please see the Transportation Study, included within this Report as Appendix 4.

### D. ENVIRONMENTAL IMPACT ASSESSMENT

Please see the Environmental Study, included within this Report as Appendix 5.

### E. AREA IMPACT ANALYSIS

The Property will remain compatible with the surrounding area with a Future Land Use update from Urban Central Business District to Urban Core. The site has been vacant for more than twenty years, and the proposed multi-story, multi-use development is consistent with the intent of the Urban Core Future Land Use designation regarding redevelopment and enhancement in the City's Urban Core. The Property presents an opportunity to redevelop a vacant infill site within the City's mixed-use center.

#### Logical Extension of UC

The Urban Core is located within the Urban Central Business District, and a Future Land Use Map amendment from UCBD to UC is reasonable for this site, given that the adjacent property on the east side of 15<sup>th</sup> Street W is currently designated in the UC district. Reassigning the subject site to the UC district is a logical extension of the UC district already assigned across the street.

#### Density Redevelopment Opportunity

Further, Policy 1.1.3 of the City's Comprehensive Plan provides, as Urban Center Principles, that the "City shall enhance the unique aspects of Downtown Bradenton and address emerging redevelopment opportunities..." based on the City's urban center design principles. The Comprehensive Plan describes the Urban Core as focused on enhancing the City's mixed-use center, and in support of that goal, the UC district allows for 60 du/a, and up to 200 du/a, with City Council's approval.

Under the UCBD designation, the Property has a 40 du/a density allowance, which yields 148 units maximum (40du/a \* 3.70AC). Reassigning the subject site to the UC designation allows the applicant the opportunity to request additional density, in line with encouraging Downtown Bradenton redevelopment as described in the Comprehensive Plan. The current concept plan proposes 345 multi-family units, which is more than the 148 units allowed within the UCBD district, but falls well below the 740 maximum units potentially allowed in UC with City Council approval.

In addition to multi-family residential, the uses proposed on the Old City Hall site include a restaurant, offices, and a coffee shop, all of which are uses contemplated in the Comprehensive Plan within the UC district. Onsite parking as well as a pool, various amenity areas, a sky deck, and courtyard are all proposed for resident use. There is ample green space proposed on the Property, as well as a proposed public pedestrian park along Ware's Creek. This proposed mixed-

use project will provide a multi-use solution for transportation with an emphasis on pedestrian access and walkability, as encouraged by the Comprehensive Plan.

The proposed development on the Property is an excellent opportunity for infill redevelopment. The development provides for increased density in line with the City's goals for enhancing redevelopment efforts in Downtown Bradenton, and it also offers a variety of amenity areas onsite to support residents, as well as a public park and a mix of commercial uses for the benefit of public patrons visiting the site.

#### **F. HURRICANE EVACUATION ANALYSIS**

The site is located in Evacuation Zone A. Zone A residents are the first to evacuate during a hurricane or other natural disaster requiring evacuation.

A Local Development Agreement (LDA) is required as part of this Comprehensive Plan Map Amendment Application, and a Hurricane Mitigation Plan is included as part of that LDA. Accordingly, please see Draft Land Development Agreement Exhibit C "Hurricane Mitigation Plan," included with this Map Amendment Application.

# Community Impact Report Appendix

# AERIAL MAP



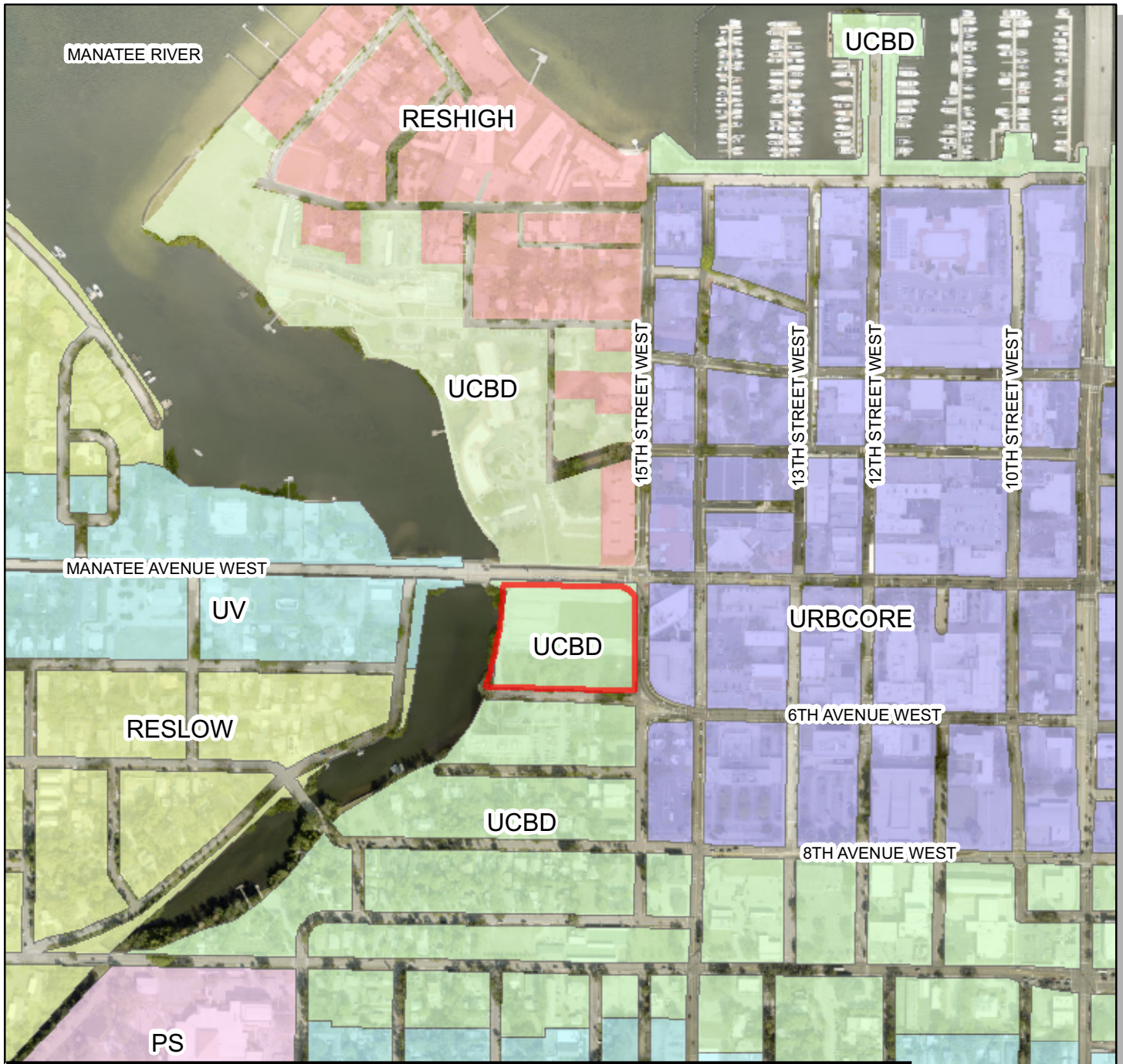
## OLD CITY HALL SITE

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST

SCALE: 1" = 500'  
 SOURCE: MANATEE COUNTY



# EXISTING FUTURE LAND USE MAP



## Legend

— COB CITY HALL BOUNDARY

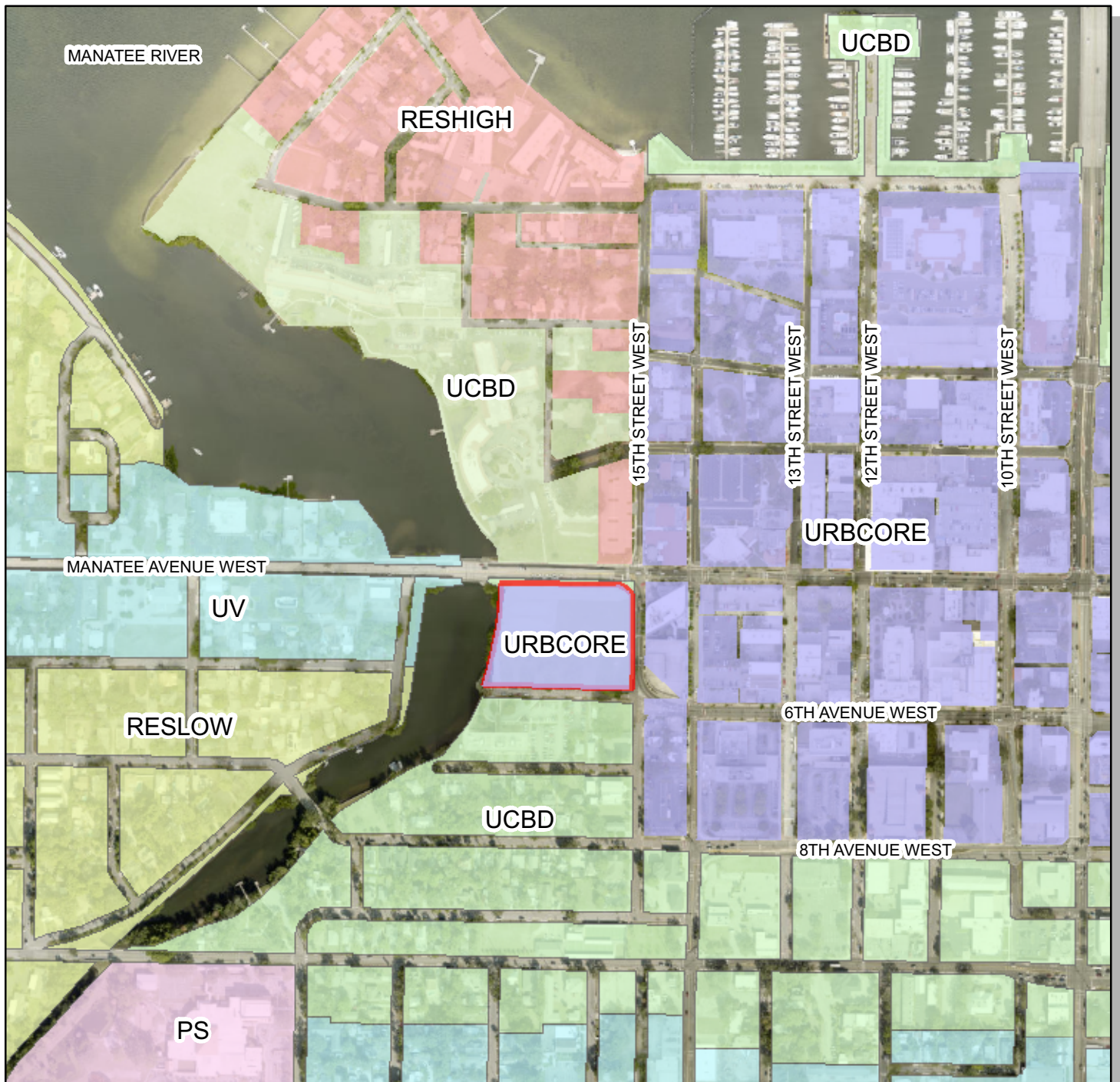
### Existing Future Land Use

- |   |   |
|---|---|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #FFC0CB; border: 1px solid black;"></span> PS, Public/Private Schools          | <span style="display: inline-block; width: 20px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> UCBD, Urban Central Business District |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #FFB6C1; border: 1px solid black;"></span> RESHIGH, Residential - High Density | <span style="display: inline-block; width: 20px; height: 10px; background-color: #9370DB; border: 1px solid black;"></span> URBCORE, Urban Core                   |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #FFFFE0; border: 1px solid black;"></span> RESLOW, Residential - Low Density   | <span style="display: inline-block; width: 20px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> UV, Urban Village                     |

and the GIS User Community



# PROPOSED FUTURE LAND USE MAP



## Legend

— COB CITY HALL BOUNDARY

### Existing Future Land Use

- |   |  |
|---|--|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #FFC0CB; border: 1px solid black;"></span> PS, Public/Private Schools          | <span style="display: inline-block; width: 20px; height: 10px; background-color: #C8E6C9; border: 1px solid black;"></span> UCB, Urban Central Business District |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #FF8A65; border: 1px solid black;"></span> RESHIGH, Residential - High Density | <span style="display: inline-block; width: 20px; height: 10px; background-color: #9575CD; border: 1px solid black;"></span> URB, Urban Core                      |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #FFF9C4; border: 1px solid black;"></span> RESLOW, Residential - Low Density   | <span style="display: inline-block; width: 20px; height: 10px; background-color: #81D4FA; border: 1px solid black;"></span> UV, Urban Village                    |

the GIS User Community





March 5, 2026

Ms. Paige Estigarribia, AICP  
 Assistant Vice President/Director of Planning  
 ZNS Engineering  
 1023 Manatee Avenue West, 7<sup>th</sup> Floor  
 Bradenton, FL 34205

RE: Old City Hall – CPA  
 Folios: 3354500109  
 Palm Traffic Project T26018

Dear Ms. Estigarribia:

The proposed Comprehensive Plan Amendment is to amend the future land use from UCBD (3.7 acres) to UC District. The subject site is located south of SR 64 (Manatee Avenue) and west of 15<sup>th</sup> Street West, in the City of Bradenton, Manatee County, Florida, as shown in Figure 1. Under the existing UCBD, it is estimated the property could be developed for up to 148 multi-family dwelling units. Under the proposed UC district, it is estimated the property could be developed for up to 740 multi-family dwelling units. Based on data contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12<sup>th</sup> Edition, the amendment could result in a worst-case net increase of 1,734 average daily trip ends, as shown in Table 1.

A generalized link analysis was conducted for those roadways within the area of influence for the project:

- Manatee Avenue from Manning MHP to Joe Ebert Road.

Table 2 presents the results of the link analysis for the existing conditions. According to the results shown in the table, there is currently insufficient capacity on Manatee Avenue and 6<sup>th</sup> Avenue West. With the project traffic added to the existing traffic, it is estimated that Manatee Avenue and 6<sup>th</sup> Avenue West, within the vicinity of the project, should continue to operate at an unacceptable level of service. As shown in the evaluation, the proposed CPA will not create any additional roadway deficiencies. Because the roadways are located within the City's adopted TCEA, roadway level of service is not applicable.

Table 3 presents the results of the link analysis for the 2045 conditions. According to the results shown in the table, there may be insufficient capacity on Manatee Avenue/6<sup>th</sup> Avenue West to accommodate the 2045 background traffic. With the project traffic added to the 2045 background traffic, it is estimated that Manatee Avenue/6<sup>th</sup> Avenue West, within the vicinity of the project, may have insufficient capacity with the existing roadway. As shown in the evaluation, the proposed CPA will not create any additional roadway deficiencies. Because the roadways are located in the City's adopted TCEA, roadway level of service is not applicable.

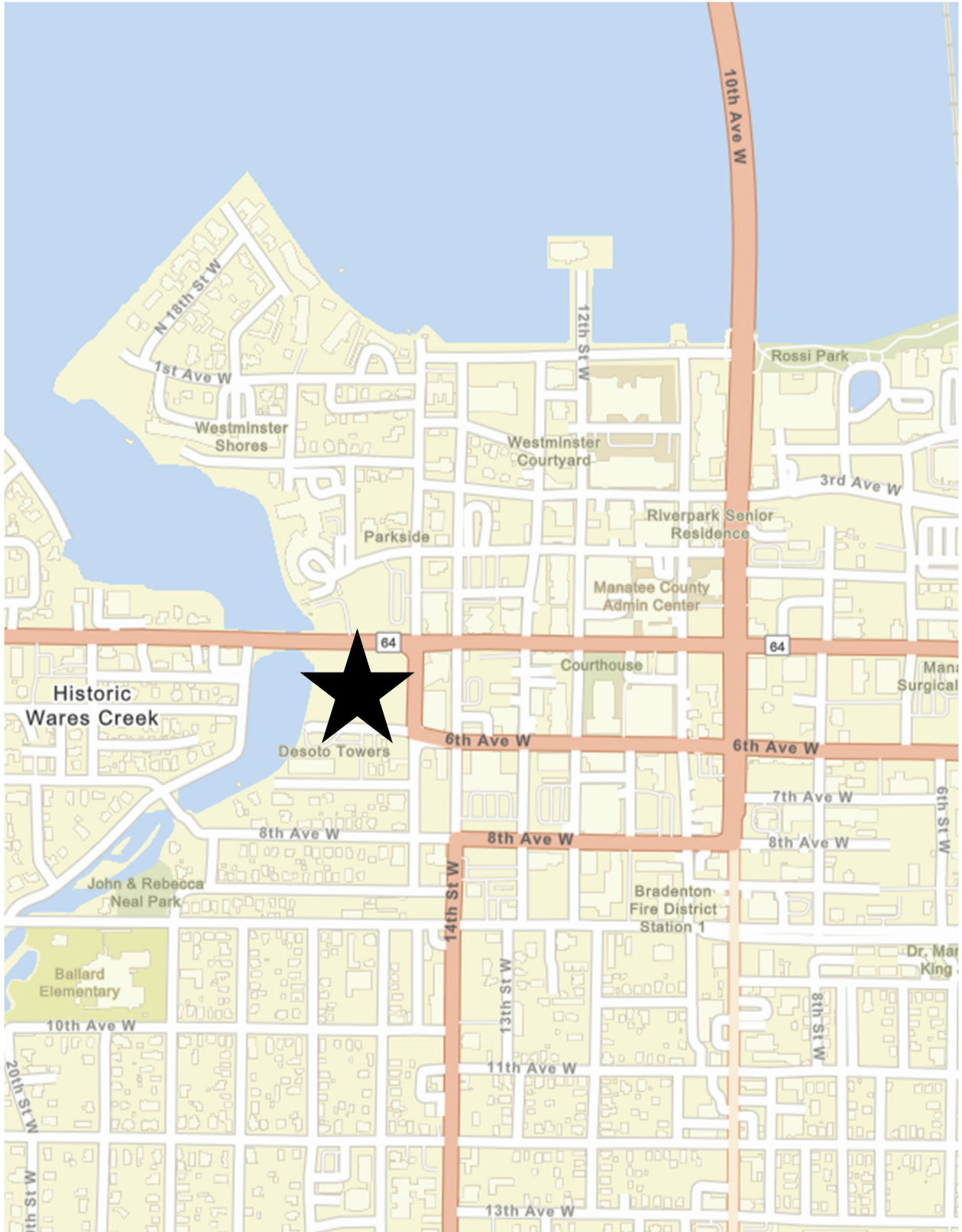
Sincerely,

PALM TRAFFIC

A handwritten signature in blue ink that reads "Michael Yates".

Michael Yates  
 Principal

**Figure 1. Project Location**



**TABLE 1**

**ESTIMATED PROJECT TRIP ENDS**

<u>Scenario</u>	<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends (1)</u>
UCBD	Multi-family	221	148 DU's	434
	Retail	822	5,005 SF	273
	Restaurant	932	2,003 SF	<u>209</u>
			UCBD Total	916
Proposed Development in UC	Multi-family	221	335 DU's	982
	Retail	822	5,005 SF	273
	Restaurant	932	2,003 SF	<u>209</u>
			Development Total	1,464
Difference Between UCBD and Proposed Development				548

(1) Source: ITE Trip Generation, 12th Edition, 2025.

**Table 2. General Link Analysis – Existing Conditions**

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>LOS Standard</u>	<u>Lanes</u>	<u>Daily Capacity (1)</u>	<u>Existing Traffic (2)</u>	<u>Project Traffic (3)</u>	<u>Total Traffic</u>	<u>Available Capacity</u>
Manatee Ave	26th St W	15th St W	D	4LD	38,300	49,000	780	49,780	-11,480
Manatee Ave	15th St W	9th St W	D	2L	22,980	23,000	956	23,956	-976
6th Ave W	15th St W	9th St W	D	2L	22,980	22,500	956	23,456	-476

(1) Source: FDOT Generalized Service Volume Tables

(2) Source: FDOT Historical Counts

(3) Difference between Future Lane Uses, see Table 1

**Table 3. General Link Analysis – 2045 Conditions**

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>LOS Standard</u>	<u>Lanes</u>	<u>Daily Capacity (1)</u>	<u>2045 Traffic (2)</u>	<u>Project Traffic (3)</u>	<u>Total Traffic</u>	<u>Available Capacity</u>
Manatee Ave	26th St W	15th St W	D	4LD	38,300	53,678	780	54,458	-16,158
Manatee Ave	15th St W	9th St W	D	2L	22,980	30,223	956	31,179	-8,199
6th Ave W	15th St W	9th St W	D	2L	22,980	27,238	956	28,194	-5,214

(1) Source: FDOT Generalized Service Volume Tables

(2) Source: 2045 Cost Affordable Model

(3) Difference between Future Land Uses, see Table 1

# **APPENDIX**

**APPENDIX**  
TRIP GENERATION

**PERIOD SETTING**

**Analysis Name :** Daily  
**Project Name :** Old City Hall CPA      **No :**  
**Date:** 3/5/2026      **City:**  
**State/Province:**      **Zip/Postal Code:**  
**Country:**      **Client Name:**  
**Analyst's Name:**      **Edition:** Trip Generation Manual, 12th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
221 - Multifamily Housing (Mid-Rise) - 1 - Not Close to Rail Transit (Dense Multi-Use Urban)	Dwelling Units	148	Weekday	Average 2.93	217 <sup>(1)</sup> 50%	217 <sup>(1)</sup> 50%	434 <sup>(1)</sup>
221 - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit (Dense Multi-Use Urban)	Dwelling Units	740 <sup>(0)</sup>	Weekday	Average 2.93	1084 <sup>(1)</sup> 50%	1084 <sup>(1)</sup> 50%	2168 <sup>(1)</sup>

(0) indicates size out of range.  
 (1) indicates small sample size, use carefully.

**TRAFFIC REDUCTIONS**

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
221 - Multifamily Housing (Mid-Rise) - 1	0 %	217	0 %	217
221 - Multifamily Housing (Mid-Rise)	0 %	1084	0 %	1084

**INTERNAL TRIPS**

<b>221 - Multifamily Housing (Mid-Rise) - 1</b>		<b>221 - Multifamily Housing (Mid-Rise)</b>	
<b>Exit</b> 217	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0) <b>Entry</b> 1084
<b>Entry</b> 217	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0) <b>Exit</b> 1084

**221 - Multifamily Housing (Mid-Rise) - 1**

	Total Trips	Internal Trips		External Trips
		221 - Multifamily Housing (Mid-Rise)	Total	
<b>Entry</b>	217 (100%)	0 (0%)	0 (0%)	217 (100%)
<b>Exit</b>	217 (100%)	0 (0%)	0 (0%)	217 (100%)
<b>Total</b>	434 (100%)	0 (0%)	0 (0%)	434 (100%)

**221 - Multifamily Housing (Mid-Rise)**

	Total Trips	Internal Trips		External Trips
		221 - Multifamily Housing (Mid-Rise) - 1	Total	

<b>Entry</b>	1084 (100%)	0 (0%)	0 (0%)	1084 (100%)
<b>Exit</b>	1084 (100%)	0 (0%)	0 (0%)	1084 (100%)
<b>Total</b>	2168 (100%)	0 (0%)	0 (0%)	2168 (100%)

### EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
221 - Multifamily Housing (Mid-Rise) - 1	434	0	0	434
221 - Multifamily Housing (Mid-Rise)	2168	0	0	2168

### ITE DEVIATION DETAILS

#### Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 221 - Multifamily Housing (Mid-Rise) - 1 - Not Close to Rail Transit (Dense Multi-Use Urban)  
ITE does not recommend a particular pass-by% for this case.

221 - Multifamily Housing (Mid-Rise) - Not Close to Rail Transit (Dense Multi-Use Urban)  
ITE does not recommend a particular pass-by% for this case.

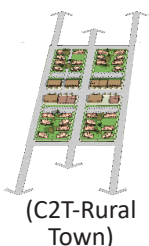
### SUMMARY

<b>Total Entering</b>	1301
<b>Total Exiting</b>	1301
<b>Total Entering Reduction</b>	0
<b>Total Exiting Reduction</b>	0
<b>Total Entering Internal Capture Reduction</b>	0
<b>Total Exiting Internal Capture Reduction</b>	0
<b>Total Entering Pass-by Reduction</b>	0
<b>Total Exiting Pass-by Reduction</b>	0
<b>Total Entering Non-Pass-by Trips</b>	1301
<b>Total Exiting Non-Pass-by Trips</b>	1301

**APPENDIX**  
FDOT GENERALIZED SERVICE VOLUME TABLES

# C2T, C4, C5, & C6

## Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

### Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

### Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

### AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

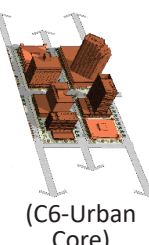


(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

### Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities  
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities  
 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05  
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05  
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95  
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75  
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

\*Cannot be achieved using table input value defaults. \*\*Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

\*\*\*LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

# C2T, C4, C5, & C6

## Motor Vehicle Arterial Generalized Service Volume Tables

### Input Parameters

#### Roadway Characteristics

	C2T	C4	C5	C6
Number of Lanes (one direction)	1-3	1-4	1-4	1-4
Posted Speed (mph)	40	45	35	30
Facility Length (miles)	0.78	1.83	1.18	0.74
Number of Signals	4	9	9	7

#### Traffic Characteristics

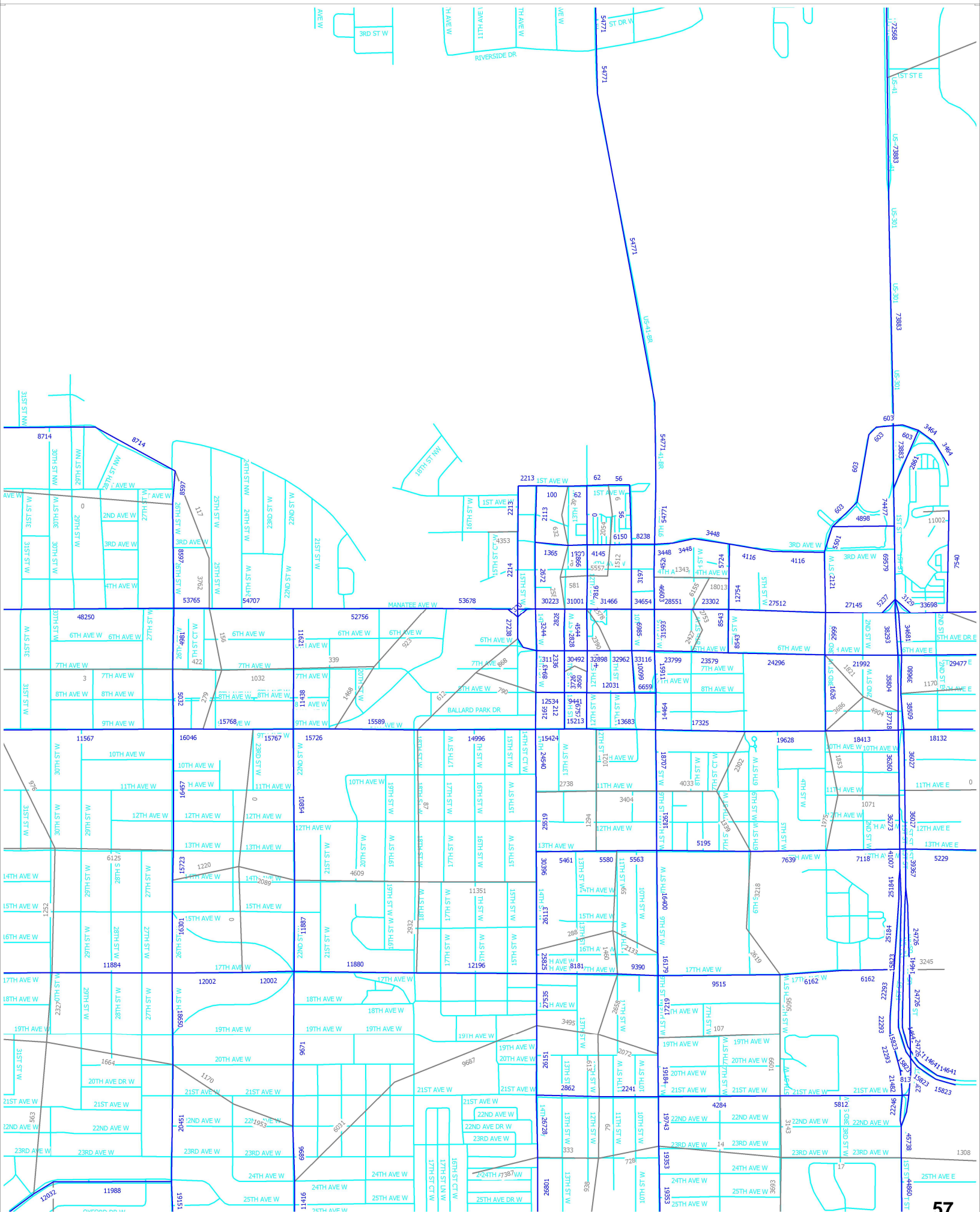
	C2T	C4	C5	C6
Planning Analysis Hour Factor (K)	0.095	0.09	0.09	0.09
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.92	0.95	0.95	0.95
Base Saturation Flow Rate	1,700	1,950	1,950	1,950
Heavy Vehicle Percent (%)	5	3	2	2
Lane Width	11	11	10	10
Median Type	Non Restrictive	Non Restrictive	Non Restrictive	Non Restrictive
Roadway Edge Type	Curb	Curb	Curb	Curb
On-Street Parking	50%	100%	100%	100%

#### Signal Characteristics

	C2T	C4	C5	C6
Cycle Length	90	170	150	120
Major Street Through g/c	0.47	0.52 (1,2,3 lanes)    0.47 (4 lanes)	0.55 (1,2,3 lanes)    0.48 (4 lanes)	0.52 (1,2,3 lanes)    0.46 (4 lanes)
Yellow Change Interval	4.4	4.8	4	3.7
Red Change Interval	2	2	2	2

**APPENDIX**  
2045 FINANCIAL FEASIBLE PLAN

# D1RPM2.1 2045 Cost Feasible Network AADT





**OLD CITY HALL**

**CITY OF BRADENTON  
COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT  
ENVIRONMENTAL IMPACT ASSESSMENT**

March 2026

Prepared by:  
***KIMLEY-HORN***  
1800 SECOND STREET, SUITE 900  
SARASOTA, FL 34236

## INTRODUCTION

This report has been prepared on behalf of the applicant in support of a City of Bradenton Comprehensive Plan Future Land Use Map Amendment application. The Old City Hall site is approximately 3.68 acres in size and is located at the southwest corner of South of Manatee Avenue West & 15<sup>th</sup> Street West in Section 26, Township 34 South, Range 17 East in central Manatee County/the City of Bradenton. The site consists primarily of disturbed, open/vacant land.

## METHODOLOGY

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for evidence of wetlands, protected species, or other sensitive environmental features.
- Recent and historical aerial photograph interpretation of the subject property.
- Review of the National Wetlands Inventory (NWI) maps.
- Review of the Natural Resources Conservation Services (NRCS) Web Soil Survey for Manatee County, Florida and documentation of the soil characteristics on site.
- Research of Manatee County, and various State and Federal databases regarding protected wildlife species.

## EXISTING CONDITIONS

Wetland, upland, and other surface water habitats within the project area are categorized below using the Florida Department of Transportation "Florida Land Use, Cover and Forms Classification System (FLUCCS)" as shown on the 'FLUCCS Habitat Map' (attached).

### Description of On-Site Habitats:

#### A. Wetland and Other Surface Water Habitats

##### **FLUCCS CODE 612, Mangrove Swamps (± 0.01 Acres)**

There is a small, disturbed, wetland on the landward side of the existing seawall near the southern property boundary where white mangroves (*Laguncularia racemosa*), red mangroves (*Rhizophora mangle*), salt grass (*Distichlis spicata*), and shoreline purslane (*Sesuvium portulacastrum*) have recruited, likely due to the failing shoreline stabilization infrastructure.

#### B. Upland Habitats

##### **FLUCCS Code 190, Open Land (± 3.67 Acres)**

The project area consists mainly of mowed and maintained open land dominated by bermudagrass (*Cynodon dactylon*) and St. Augustine's grass (*Stenotaphrum secundatum*) and other weedy ruderal species, and a concrete pad associated with the Old City Hall building.

## Soils

According to the current Natural Resources Conservation Service (NRCS) web soil survey (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>) for Manatee County, there is one (1) soil type found within the project boundary. Hydric and non-hydric soil designations are based on the Hydric Soils of Florida Handbook published in March 2000. The soil type found on site is:



20 – EauGallie, EauGallie Wet fine sands, 0 to 2 percent slopes (Hydric)

**LISTED SPECIES**

Kimley-Horn has reviewed the subject property for the potential presence of listed species. This review included a field survey and research of available databases for documented listed species presence relative to the proposed project. Recent on-site evaluations occurred in March 2026.

To assist in determining potential utilization of the subject parcel by listed species, a search of available databases was conducted, including review of the Florida Native Areas Inventory (FNAI) and Audobon Society EagleWatch bald eagle nest locator databases. These database searches revealed no documented utilization of the project area or areas adjacent to the project area by listed species. The subject parcel is not within any bald eagle nest protection zones.

In addition to the database searches, scientists with Kimley-Horn have performed numerous field surveys of the project. The most recent field survey was conducted by Chris Kennedy in March 2026. No protected species were observed nesting or denning within the onsite habitats. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.

Given the habitats present and the results of the recent listed species review, significant utilization by listed species is not anticipated, but if listed species are found during construction, appropriate measures will be taken with State and Federal regulatory agencies.

**FNAI Biodiversity Matrix**

In addition to the previous listed species evaluations conducted at the site, the FNAI Biodiversity Matrix was consulted to determine documented, likely, and/or potentially occurring rare animals in the vicinity of the project area. The most “likely” species to occur in the vicinity of the project, as listed by FNAI (Matrix Unit 23668), is the Wood Stork (*Mycteria americana*).

The table on the following page lists both the species that are likely and or have the potential to utilize the project area and the results of field surveys.

Common Name	Scientific Name	Federal/State Status	Likelihood of Occurrence	Results of Field Surveys
<b>Bald Eagle</b>	<i>Haliaeetus leucocephalus</i>	Migratory Bird/X	Potential (FNAI)	No nests identified.
<b>Eastern Indigo Snake</b>	<i>Drymarchon couperi</i>	T/T	Potential (FNAI)	Not Observed
<b>Florida Manatee</b>	<i>Trichechus manatus latirostris</i>	T/N	Potential (FNAI)	Not Observed
<b>Gopher Tortoise</b>	<i>Gopherus polyphemus</i>	X/T	Potential (FNAI)	No potentially active burrows identified.



<b>Hawksbill Sea Turtle</b>	<i>Eretmochelys imbricata</i>	E/FE	Potential (FNAI)	Not Observed
<b>Leatherback Sea Turtle</b>	<i>Dermochelys coriacea</i>	E/FE	Potential (FNAI)	Not Observed
<b>Wood Stork</b>	<i>Mycteria americana</i>	E/T	Likely (FNAI)	Not Observed

**Bald Eagle (*Haliaeetus leucocephalus*)**

A search of the Audobon Florida EagleWatch bald eagle nest database was completed to determine if any known bald eagle nests occur within the vicinity of the subject parcel. The database revealed that no known bald eagle nest is located within 660 feet of the parcel; the nearest FWC documented bald eagle nest (MN077) is located 0.51 miles southeast of the project area. No bald eagle nests were observed within 660 feet of the parcel during the field review; therefore, the project is not within any bald eagle protection zones and impacts to this species are not anticipated.

**Eastern Indigo Snake (*Drymarchon couperi*)**

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The indigo snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in more hydric habitats. The eastern indigo snake is listed as “Threatened” by both the USFWS and FWC. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During the field reviews and wetland evaluations, no eastern indigo snakes were observed within or adjacent to the project area. The project will likely implement the USFWS ‘Standard Protection Measures for the Eastern Indigo Snake’ (revised August 12, 2013) to prevent any adverse impacts to this species.

**Gopher Tortoise (*Gopherus polyphemus*)**

The gopher tortoise is a burrowing tortoise that inhabits dry, well-drained, sandy soils in upland habitats like longleaf pine sandhills, oak hammocks, pine flatwoods, coastal dunes, and open sandy pastures. Kimley-Horn scientists conducted a preliminary survey of the potential gopher tortoise habitat on March 2<sup>nd</sup> 2026. During this survey, no evidence of gopher tortoise or burrows was observed. Due to the lack of suitable foraging habitat on the site, a pre-construction gopher tortoise survey should not be necessary. Should any gopher tortoise burrows be found in or within 25' of the limits of clearing prior to construction, a relocation permit from FWC will be obtained to remove all gopher tortoises within the project area.

**Hawksbill Sea Turtle (*Eretmochelys imbricate*)**

The hawksbill sea turtle is listed as “Endangered” by the USFWS and is the rarest sea turtle that regularly occurs in Florida. Hawksbills frequent rocky areas, coral reefs, shallow coastal areas, lagoons or oceanic islands, and narrow creeks and passes. They are seldom seen in water deeper than 65 feet. Hatchlings are often found floating in masses of sea plants, and nesting may occur on almost any undisturbed deep-sand beach within the tropical extent of its range. There is no potential nesting habitat within or adjacent to the project area, therefore no adverse impacts to



this species are not anticipated.

**Leatherback Sea Turtle (*Dermochelys coriacea*)**

The leatherback sea turtle is listed as “Endangered” by the USFWS and is the largest turtle in the world with the widest global distribution. Leatherbacks undertake the longest migrations between breeding and feeding areas of any sea turtle and nest on tropical or subtropical wide, open, sandy beaches with deep, soft sand and access to deep water. There is no potential nesting habitat within or adjacent to the project area, therefore no adverse impacts to this species are not anticipated.

**Wood Stork (*Mycteria americana*) and Wading Birds**

Wood storks inhabit hardwood swamps, sloughs, mangroves, and cypress wetlands, feeding on small fish, crayfish, and small vertebrates. Breeding occurs from late November to early March, where individuals nest in colonies often consisting of 100 to 500 nests constructed in trees situated in standing water. The wood stork is listed as “Endangered” by the USFWS. The project is within the Core Foraging Area (CFA) of several wood stork nesting colonies, the closest of which is the Ayers Point rookery located approximately 3.12 miles east of the project area near the mouth of the Braden River. There is no evidence of nesting by wood storks or any other state-listed wading birds within or adjacent to the project area, therefore impacts to these species are not anticipated.

**WETLAND AND SURFACE WATER IMPACTS**

In total, the project proposes to impact 0.04 acres of wetlands associated with the reconstruction of the seawall as depicted on the attached Wetland and OSW Impact Map. The seawall is currently in disrepair and will need to be redesigned and reconstructed to minimize flooding. The wetlands proposed to be impacted have been previously impacted/disturbed by the historical shoreline alteration and exhibit reduced values and function as a result these historic impacts.

Mitigation will be determined pursuant to the Uniform Mitigation Assessment Method (UMAM), Chapter 62-345 of the Florida Administrative Code and will be provided through the purchase of mitigation bank credits consistent with the state and federal permits for the project.

If you have any questions, or if we can provide any additional information, please do not hesitate to contact me at 941-404-1639 or [chris.kennedy@kimley-horn.com](mailto:chris.kennedy@kimley-horn.com).

Sincerely,

A handwritten signature in blue ink that reads "Chris Kennedy".

Chris Kennedy  
Environmental Scientist



1018 Thomasville Road  
 Suite 200-C  
 Tallahassee, FL 32303  
 850-224-8207  
 850-681-9364 fax  
 www.fnai.org

FLORIDA  
**Natural Areas**  
 INVENTORY

# Florida Natural Areas Inventory

## Biodiversity Matrix Query Results

### UNOFFICIAL REPORT

Created 3/3/2026

(Contact the FNAI Data Services Coordinator at 850.224.8207 or  
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

### Report for 2 Matrix Units: 23668 , 23918

	<p><b>Descriptions</b></p> <p><b>DOCUMENTED</b> - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p><b>DOCUMENTED-HISTORIC</b> - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p><b>LIKELY</b> - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <ol style="list-style-type: none"> <li>1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i></li> <li>2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.</li> </ol> <p><b>POTENTIAL</b> - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
--	--

#### Matrix Unit ID: 23668

0 Documented Elements Found

0 Documented-Historic Elements Found

1 Likely Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	T	FT

#### Matrix Unit ID: 23918

0 Documented Elements Found

0 Documented-Historic Elements Found

0 **Likely** Elements Found

**Matrix Unit IDs: 23668 , 23918**

14 **Potential** Elements Common to Any of the 2 Matrix Units

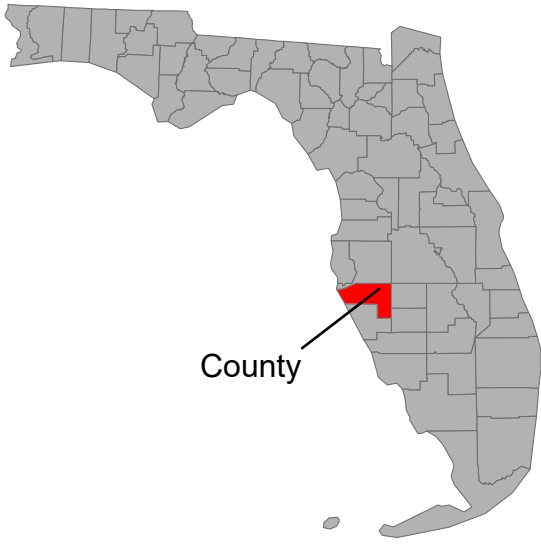
<b>Scientific and Common Names</b>	<b>Global Rank</b>	<b>State Rank</b>	<b>Federal Status</b>	<b>State Listing</b>
<a href="#"><u><i>Acipenser oxyrinchus desotoi</i></u></a> Gulf Sturgeon	G3T2T3	S2?	T	FT
<a href="#"><u><i>Calopogon multiflorus</i></u></a> many-flowered grass-pink	G2G3	S2S3	N	T
<a href="#"><u><i>Charadrius melodus</i></u></a> Piping Plover	G3	S2	T	FT
<a href="#"><u><i>Dermochelys coriacea</i></u></a> Leatherback Sea Turtle	G2	S2	E	FE
<a href="#"><u><i>Drymarchon couperi</i></u></a> Eastern Indigo Snake	G3	S2?	T	FT
<i>Eragrostis pectinacea</i> var. <i>tracyi</i> Sanibel lovegrass	G5T1	S1	N	E
<a href="#"><u><i>Eretmochelys imbricata</i></u></a> Hawksbill Sea Turtle	G3	S1	E	FE
<a href="#"><u><i>Gopherus polyphemus</i></u></a> Gopher Tortoise	G3	S3	C	ST
<a href="#"><u><i>Lechea cernua</i></u></a> nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<a href="#"><u><i>Nemastylis floridana</i></u></a> celestial lily	G2	S2	N	E
<i>Rallus longirostris scottii</i> Florida Clapper Rail	G5T3?	S3?	N	N
<i>Setophaga discolor paludicola</i> Florida Prairie Warbler	G5T3	S3	N	N
<i>Trichechus manatus latirostris</i> Florida Manatee	G2G3T2	S2S3	T	N

**Disclaimer**

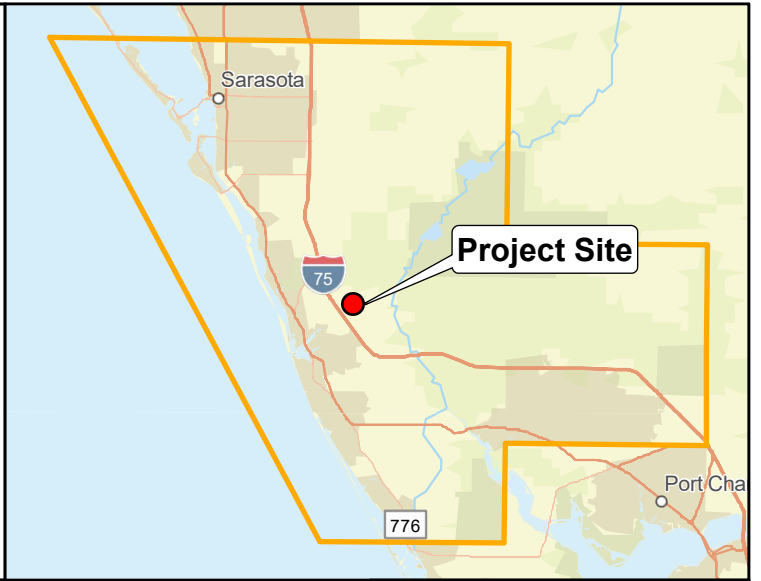
The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

**Unofficial Report**

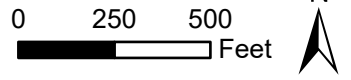
These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.




County



Project Site



**Legend**

 Project Boundary  
(± 3.68 acres)

Folder: C:\Users\garret.denise\OneDrive - KHI\Documents\GIS\_Working\AMCO Old City Hall\GIS\Maps\AMCO\_City\_Hall\_ArcPro



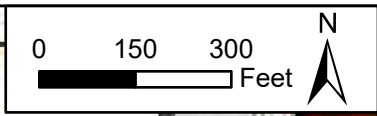
© 2026 Kimley-Horn and Associates, Inc.  
1800 2nd Street, Suite 900, Sarasota, FL 34236  
Phone (941) 379 - 7600  
www.kimley-horn.com

**Project Location Map**  
**Old City Hall**  
**Manatee County, Florida**

1 IN = 500 FT

PROJECT NUMBER: 249046008

MARCH 2, 2026



# Manatee County Judicial Center



**Legend**

Project Boundary  
(± 3.68 acres)

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*USGS Quadrangle Map*

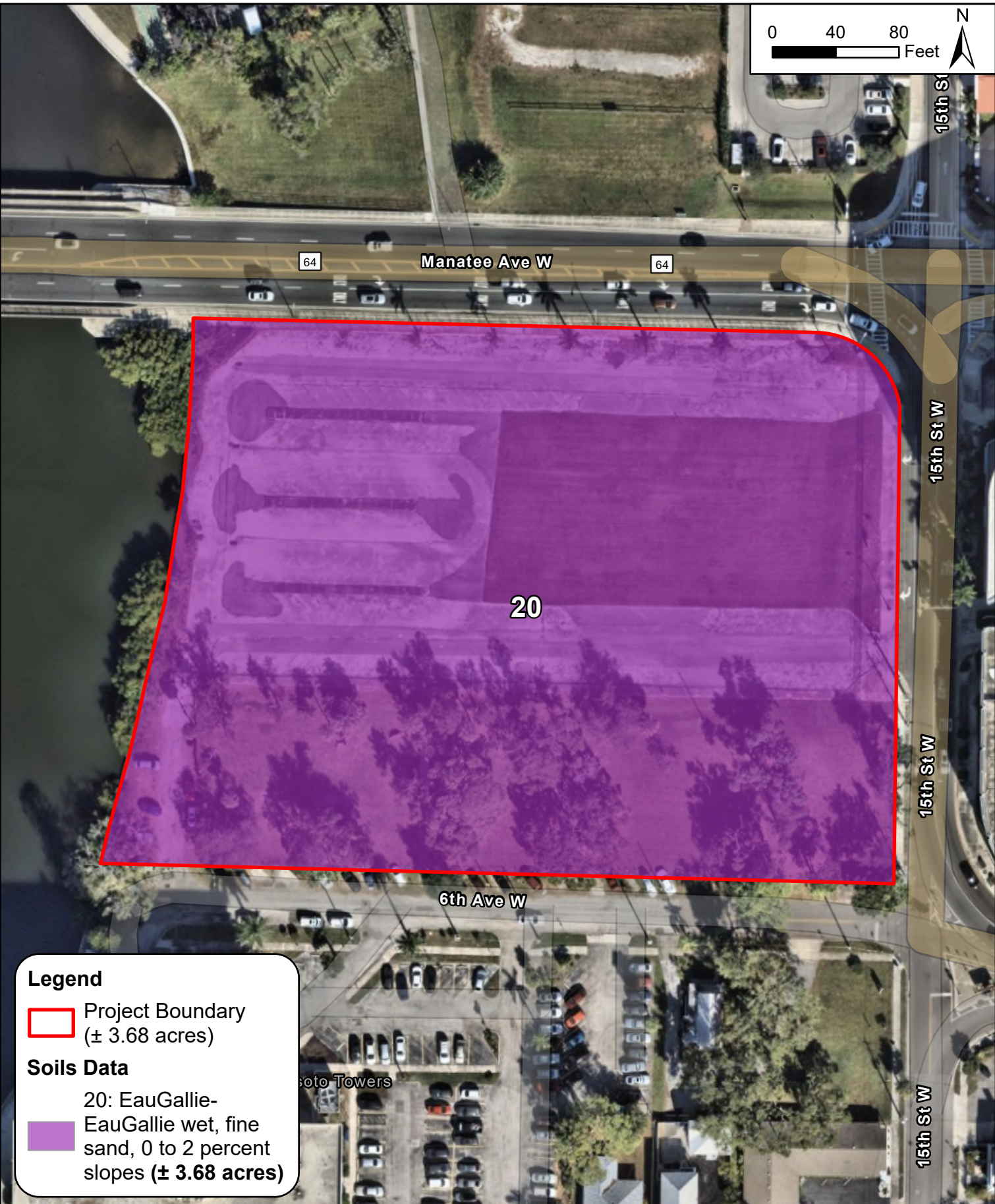
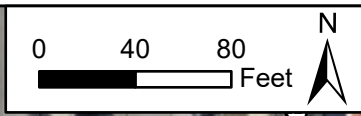
**Old City Hall  
Manatee County, Florida**

1 IN = 300 FT


PROJECT NUMBER: 249046008

MARCH 2, 2026


FIGURE 2



**Legend**

 Project Boundary  
(± 3.68 acres)

**Soils Data**

 20: EauGallie-  
EauGallie wet, fine  
sand, 0 to 2 percent  
slopes (± 3.68 acres)

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**NRCS Soils Classification Map**

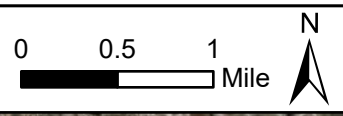
**Old City Hall  
Manatee County, Florida**

1 IN = 80 FT






PROJECT NUMBER: 249046008

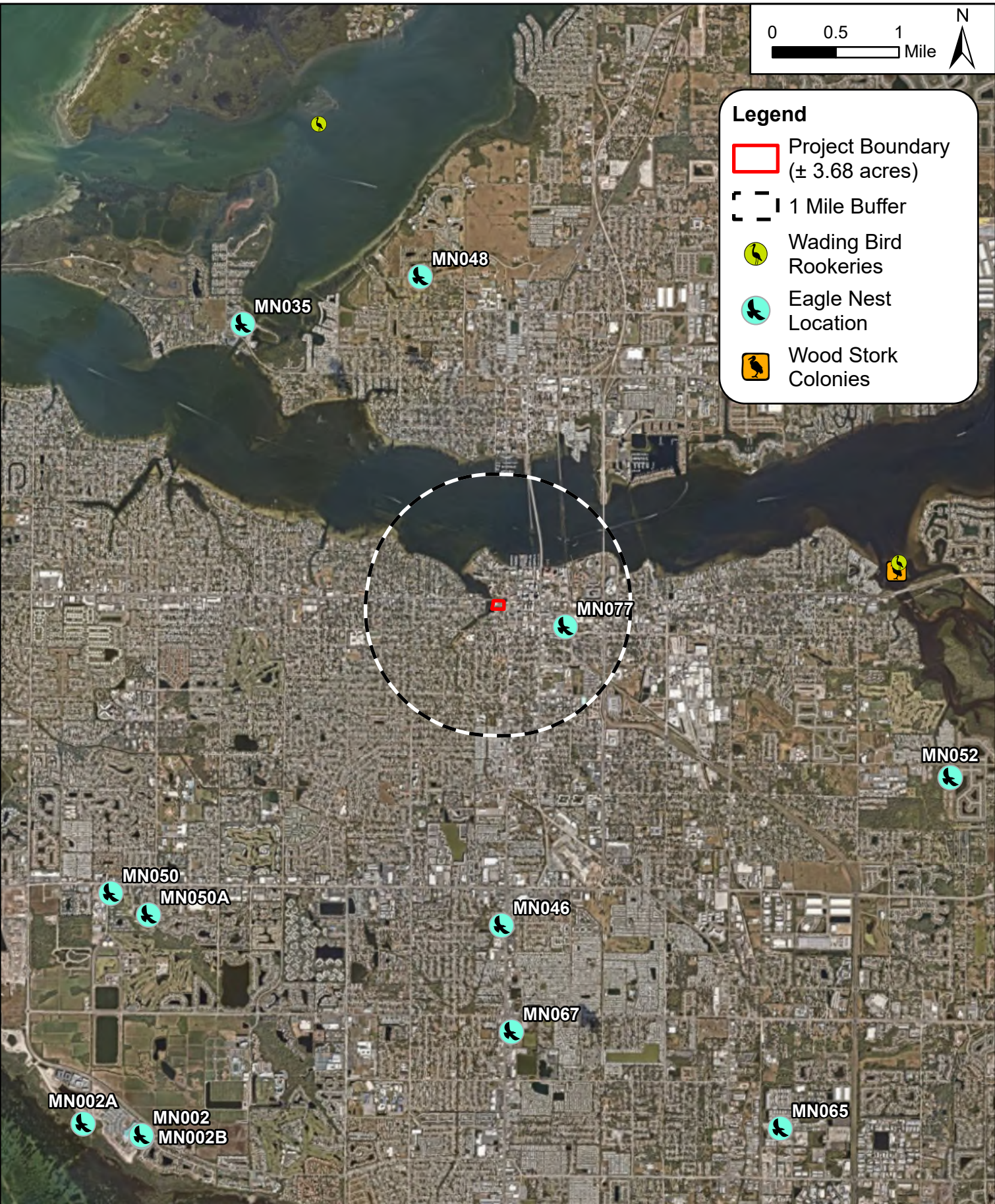
MARCH 2, 2026

Folder: C:\Users\garret.demise\OneDrive - KHI\Documents\GIS\_Working\AMCO Old City Hall\GIS\Maps\AMCO\_City\_Hall\_ArcPro



**Legend**

-  Project Boundary (± 3.68 acres)
-  1 Mile Buffer
-  Wading Bird Rookeries
-  Eagle Nest Location
-  Wood Stork Colonies

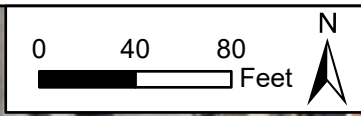


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**Listed Species Map**  
**Old City Hall**  
**Manatee County, Florida**



**Legend**

- Project Boundary (± 3.68 acres)
- FLUCFCS Habitat Classification

FLUCFCS Code	Description	± Acreage
190	Open Land	3.67
612	Mangrove Swamp	0.01
Total Project Acreage		3.68

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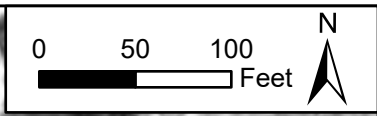
**Florida Land Use Covers & Forms Classification System Map**

**Old City Hall  
 Manatee County, Florida**


1 IN = 80 FT

PROJECT NUMBER: 249046008


MARCH 2, 2026

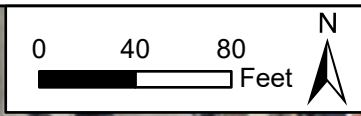


**Legend**

 Project Boundary  
(± 3.68 acres)

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 © 2026 Kimley-Horn and Associates, Inc. 1800 2nd Street, Suite 900, Sarasota, FL 34236 Phone (941) 379 - 7600 www.kimley-horn.com	<b>1984 Historical Imagery Map</b>		
	<b>Old City Hall Manatee County, Florida</b>		
1 IN = 100 FT	PROJECT NUMBER: 249046008	MARCH 2, 2026	<b>70</b>



**Legend**

- Project Boundary  
(± 3.68 acres)
- Wetland Impact  
(± 0.04 acres)

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 Phone (941) 379 - 7600  
 www.kimley-horn.com

**Wetland Impact Map**

**Old City Hall  
 Sarasota County, Florida**

# Conceptual Plan



# Draft Land Development Agreement

## **DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** (the “**Development Agreement**”) is made and entered as of this \_\_\_ day of \_\_\_\_\_, 2026, by and between **CITY OF BRADENTON**, a Florida municipality, whose address is 101 Old Main Street West, Bradenton, Florida 34205, (the “**CITY**”) and **AMRES INVESTMENTS, LLC**, a Florida limited liability company, whose mailing address is 121 Alhambra Plaza, Suite 1600, Coral Gables, Florida 33134 (the “**LANDOWNER**”).

### **WITNESSETH:**

**WHEREAS**, Landowner intends to redevelop vacant property located adjacent to Ware’s Creek at 500 15<sup>th</sup> Street West, Bradenton, Florida 34205; and

**WHEREAS**, Landowner will hold legal and equitable title to 3.70 acres (the “**Property**”) which Property is more particularly described in Exhibit “A”, and

**WHEREAS**, the City and the Landowner are collectively the “**Parties**” to this Development Agreement; and

**WHEREAS**, the Landowner is requesting an amendment to the Property’s Future Land Use Classification, per the City’s Comprehensive Plan (“**Comprehensive Plan**”) from Urban Central Business District to Urban Core which allows for a maximum density of 200 EDU’s per acre if approved by the City Council; however, the Landowner is not requesting the maximum density; and

**WHEREAS**, on March 6, 2026, the Landowner submitted an application for a Comprehensive Plan Amendment, including both map and text amendment. The proposal submitted by the Landowner would change the Future Land Use classification to Urban Core, which would authorize a total of 780 EDUs on the Property; and

**WHEREAS**, the Landowner is seeking approval for a mixed-use development including approximately 345 EDUs together with office and retail; and

**WHEREAS**, the Landowner has disclosed to the City staff, the City Attorney, and the City Council that the proposed project will be developed in phases over an extended period of time; and

**WHEREAS**, the City Council acknowledges that the above-referenced disclosure has been made; and

**WHEREAS**, since a portion of the Property is located within the Coastal High Hazard Area, the Landowner is required to address hurricane evacuation criteria for the adopted level of service as measured on the Saffir-Simpson Scale for a Category 5 storm as set forth in §163.3178(8)(a), Florida Statutes; and

**WHEREAS**, Section 163.3178(8)(a)3., Florida Statutes, requires that a local government and developer enter into a binding agreement to memorialize the mitigation plan for any increase of density in the Coastal High Hazard Area; and

**WHEREAS**, Policy 5.3.1.2 as adopted in Ordinance 4035 requires that the Development Agreement include a conceptual site plan (the “Conceptual Site Plan”) and any required mitigation plan for hurricane evacuation, consistent with Section 163.3178(8)(a), Florida Statutes; and

**WHEREAS**, it is the intent of Landowner, in good faith, to enter into this binding development agreement whereby Landowner shall commit to appropriate hurricane mitigation in the event of a category 5 storm event as measured on the Saffir-Simpson Scale as set forth in Section 163.3178(8)(a); and

**WHEREAS**, the Landowner has committed that all new buildings constructed on the Property will meet federal, state and local construction standards which will mitigate impacts of these facilities due to a storm event; and

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, the parties hereby agree as follows:

1. **Recitals True and Correct.** The Recitals set forth above are true and correct and are incorporated by reference as if fully set forth herein.

2. **Description of the Development.** The Property shall be developed in substantial compliance with the Conceptual Site Plan attached hereto as Exhibit “B” (the “Project”). The Conceptual Site Plan is subject to the following:

(a) Based upon the existing acreage (3.7 acres), 345 EDUs may be constructed on the Property together with office and retail. The units may be located within the CHHA portions of the Property.

(b) The Project will include infrastructure repair and redevelopment including without limitation the seawalls along Wares Creek. The City acknowledges and agrees to these repairs and their impacts.

(c) The Project will include development of a park on the western portion of the Property fronting Wares Creek (the “Park”). Upon completion of the development of the Park, ownership of the Park will be transferred to the City for public use. The City agrees and acknowledges that it will accept conveyance of the Park and at said conveyance, the City agrees to assume all liability for the Park. Landowner agrees to continue to maintain the Park after the conveyance.

(d) Notwithstanding the foregoing, the Landowner acknowledges and agrees that the development of the Project as described herein shall require additional development approvals, including without limitation, site improvement permit(s) and building permits, and nothing contained in this Development Agreement shall be deemed an authorization of any future required approvals. The Project shall be subject to all applicable development standards.

3. **Ownership of Land Subject to Development Agreement.** A legal description of the land subject to this Development Agreement (i.e., the Property) is attached hereto as Exhibit “A”. The current legal and equitable owner and developer of the Property is Manatee County.

4. **Disclaimer of Joint Venture.** Landowner and City represent that by the execution of this Development Agreement, it is not the intent of the Parties of this Development Agreement be construed or deemed to represent a joint venture, undertaking between City or Landowner, or either with any third party. While engaged in carrying out and complying with the terms of this Development Agreement, Landowner is an independent principal and not a contractor or an officer or employee of the City, and Landowner shall not at any time or in any manner represent that it or any of its agents or employees are employees of the City.

5. **Successors in Interest.** The obligations of this Development Agreement shall be binding upon, and the benefits shall inure to, all successors in interest to the Parties to the Development Agreement including all mortgagees for the Property. Notwithstanding anything in this Development Agreement to the contrary, the City shall have no responsibility or liability for any obligations of Landowner under this Development Agreement other than as set out in Section 2(c) of this Development Agreement

6. **Amendments.** All amendments to this Development Agreement, including any such amendments extending the term of the Development Agreement, shall be ineffective unless reduced to writing, approved by the City Council, and executed by the City and Landowner.

7. **Recording of this Agreement.** The Landowner shall record this Development Agreement in the Public Records of Manatee County and provide the original recorded Development Agreement to the City no later than fourteen (14) days after the execution of this Development Agreement by all Parties. Landowner shall bear the expense of recording this Development Agreement.

8. **Applicable Law and Venue.** This Development Agreement shall be construed, and the rights and obligations of the Parties hereunder shall be determined, in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusive in Manatee County, Florida, unless prohibited by law.

9. **Severability.** In the event any term or provision of this Development Agreement shall be held invalid by a court of competent jurisdiction, such invalid term or provision will not affect the validity of any other term or provision hereof; and all such terms and provisions hereof shall be enforceable to the fullest extent permitted by law as if such invalid term or provision had never been part of this Development Agreement; provided, however, if any term or provision of this Development Agreement is held to be invalid due to the scope or extent thereof, then, to the extent permitted by law, such term or provision shall be automatically deemed modified in order that it may be enforced to the maximum scope and extent permitted by law.

10. **Entire Agreement.** This Development Agreement constitutes the entire agreement between the Parties hereto as to the subject matter contained herein and supersedes any and all prior understandings, if any. There are no other oral or written promises, conditions, representations, understandings, or terms of any kind as conditions or inducements to the execution

hereof, and none have been relied upon by either party. Any subsequent conditions, representations, warranties, or agreements shall not be valid and binding upon the Parties unless they are in writing signed by the Parties and executed in the same manner as this Development Agreement.

11. **Parties Drafted Equally.** The City and Landowner agree that each party played an equal and a reciprocal part in drafting this Development Agreement. Therefore, no provision of this Development Agreement shall be construed by a Court or judicial authority against any party hereto because such party is deemed to have drafted or structured such provisions.

12. **Notices.** All notices, demands, requests for approvals or other communications given by either party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested or by a recognized national overnight courier service, or by hand delivery to the office of each party indicated below and address as follows:

To Landowner: AMRES Investments, LLC  
121 Alhambra Plaza,  
Suite 1600  
Coral Gables, Florida  
Attn: \_\_\_\_\_

With a copy to: Grimes Galvano, PL  
1023 Manatee Avenue West  
Bradenton, FL 34205  
Attn: Bill Galvano, Esq.

To City: City of Bradenton  
101 Old Main Street West  
Bradenton, Florida 34205  
Attn: Mayor

With a Copy to: Scott Rudacille, Esq.  
Blalock Walters, P.A.  
802 11<sup>th</sup> Street West  
Bradenton, Florida 34205

13. **Survival of Warranties, Representations.** The warranties, representations, covenants and obligations of the Parties hereto shall be binding upon the Parties and their respective successors in interest.

14. **Effective Date.** This Development Agreement shall become effective upon the recording of a fully executed original of this Development Agreement in the Public Records of Manatee County, Florida, as provided in Section 9 hereof;

15. **Termination.** This Development Agreement shall remain in effect for the duration of the Project, unless terminated by written agreement of the Parties, or their successors in interest.

16. **Force Majeure.** No party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused directly by hurricane, tornado, fire, earthquake, civil commotion or failure or disruption of utility services, epidemic, or other like cause beyond the reasonable control of the party obligated to perform. The foregoing shall not relieve the Developer of its obligations to carry out the provisions of the emergency plans and protocols described in Exhibits “C” and “D”.

**IN WITNESS WHEREFORE**, the Parties hereto have executed this Development Agreement the day and year first above written.

**“CITY”**

**CITY OF BRADENTON**, a Florida Municipal subdivision of the State of Florida

ATTEST:

\_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Name: Gene Brown  
Title: Mayor

**“LANDOWNER”**

**AMRES INVESTMENTS, LLC**, a Florida limited liability company

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026 by \_\_\_\_\_ as \_\_\_\_\_ of AMRES INVESTMENTS, LLC, a Florida limited liability company, on behalf of the company. He/she is  personally known to me or has  produced \_\_\_\_\_ as identification.

\_\_\_\_\_

(Notary Seal)

Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of \_\_\_\_\_,  
and my commission expires on \_\_\_\_\_

DRAFT

**LIST OF EXHIBITS**

**EXHIBIT “A”**

Legal Description

**EXHIBIT “B”**

Conceptual Site Plan

**EXHIBIT “C”**

Hurricane Mitigation Plan

**DESCRIPTION PER ORB 2310, PAGE 6264**

## PARCEL 1:

LOTS 1 THROUGH 17. PROSPECT ADDITION. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5. PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS THE PORTIONS THEREOF CONVEYED TO THE STATE OF FLORIDA AS DESCRIBED IN DEED BOOK 382. PAGE 63 AND IN OFFICIAL RECORD BOOK 737, PAGE 796, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

BEGIN AT THE SW CORNER OF MANATEE AND PROSPECT AVENUE (NOW MANATEE AVENUE AND 15TH STREET) IN THE CITY OF BRADENTON, FLORIDA, RUNNING THENCE SOUTH ALONG THE WEST SIDE OF PROSPECT AVENUE (15TH STREET) 127 2/3 FEET FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST SIDE OF SAID PROSPECT AVENUE (15TH STREET) 65 FEET; THENCE WEST PARALLEL WITH MANATEE AVENUE TO WARES CREEK; THENCE NORTH ALONG WARES CREEK TO A POINT DUE WEST THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING. LYING AND BEING IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST.

AND

BEGINNING AT A POINT ON THE WEST SIDE OF PROSPECT AVENUE (15TH STREET WEST) IN THE CITY OF BRADENTON, FLORIDA, 264 FEET SOUTH FROM THE SOUTHWEST CORNER OF PROSPECT AVENUE AND MANATEE AVENUE. THE SAME BEING THE NORTHEAST CORNER OF LOT OWNED BY MRS. SARAH O. WEBBER; THENCE RUN NORTH ALONG THE WEST SIDE OF PROSPECT AVENUE (15TH STREET), THE DISTANCE OF 71 AND 1/3 FEET; THENCE WEST ON A LINE PARALLEL WITH THE CENTER LINE OF MANATEE AVENUE TO THE BANK OF WARE'S CREEK; THENCE SOUTH ALONG THE MARGIN OF SAID CREEK TO THE NORTHWEST CORNER OF MRS. SARAH O. WEBBER'S LOT; THENCE EAST TO POINT OF BEGINNING. IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST.

AND

BLOCK "A" OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1. PAGES 73 AND 103, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

## PARCEL 2:

BEGIN AT THE SE CORNER OF BLOCK OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 103 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE DUE WEST ALONG SOUTH BOUNDARY OF SAID BLOCK "A", A DISTANCE OF 349.35 FEET FOR A POINT OF BEGINNING; THENCE NORTH 100 FEET TO THE NORTH LINE OF SAID BLOCK "A"; THENCE WEST TO THE PRESENT SEAWALL; THENCE SOUTHERLY ALONG SAID SEAWALL TO A POINT THAT INTERSECTS WITH THE SOUTH BOUNDARY LINE OF SAID BLOCK "A" EXTENDED WEST; THENCE EAST APPROXIMATELY 150 FEET TO POINT OF BEGINNING; TOGETHER WITH ALL RIPARIAN RIGHTS THEREUNTO BELONGING.

THE WEST 1/2 OF THE FOLLOWING DESCRIBED LAND, TO WIT:

BEGIN AT THE SE CORNER OF BLOCK "A" OF BALLARD'S ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 103 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE WEST ALONG SOUTH BOUNDARY OF SAID BLOCK "A", 255 FEET FOR POINT OF BEGINNING; THENCE NORTH 100 FEET TO NORTH LINE OF SAID BLOCK "A"; THENCE WEST 94.35 FEET; THENCE SOUTH 100 FEET; THENCE EAST 94.35 FEET TO THE POINT OF BEGINNING.

ALL OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK "A" AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "BALLARD'S ADDITION" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 103; THENCE ALONG THE SOUTH BOUNDARY OF SAID BLOCK "A", N 88°33'22" W, A DISTANCE OF 500.73 FEET TO THE MEAN HIGH WATER LINE OF WARE'S CREEK; SAID MEAN HIGH WATER LINE LYING ON THE FACE OF AN EXISTING SEAWALL: THENCE ALONG THE FACE OF THE SEAWALL AND MEAN HIGH WATER LINE. THE FOLLOWING FIFTEEN COURSES AND DISTANCES:

- |                  |        |                   |        |
|------------------|--------|-------------------|--------|
| 1. N 12°39'31" E | 6.76'  | 9. N 09°11'57" E  | 43.76' |
| 2. N 12°46'37" E | 17.11' | 10. N 09°29'30" E | 17.87' |
| 3. N 15°10'26" E | 27.26' | 11. N 09°21'12" E | 9.20'  |
| 4. N 13°20'37" E | 16.92' | 12. N 05°12'39" E | 38.95' |
| 5. N 13°07'25" E | 14.16' | 13. N 03°38'41" E | 10.26' |
| 6. N 12°59'36" E | 30.96' | 14. N 03°24'49" E | 36.01' |
| 7. N 13°04'44" E | 32.90' | 15. N 02°32'28" E | 11.30' |
| 8. N 13°00'53" E | 24.46' |                   |        |

THENCE N 00°03'17" W, A DISTANCE OF 13.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 64 (MANATEE AVENUE): THENCE ALONG SAID RIGHT-OF-WAY LINE. S88°39'29" E. A DISTANCE OF 393.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°07'56". A DISTANCE OF 76.92 FEET TO A POINT OF NON-TANGENCY; SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF 15TH STREET WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE. S 00°42'58" W. A DISTANCE OF 301.74 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 3.70 ACRES MORE OR LESS.



**OLD CITY HALL  
PID # 3354500109**

**Hurricane Mitigation Plan**

## TABLE OF CONTENTS

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	EXHIBIT B:	FLOOD ZONES MAP
	EXHIBIT C:	EVACUATION ROUTES AND SHELTERS

## I. INTRODUCTION

The Old City Hall site is a proposed mixed-use multi-family residential development of 345 dwelling units with additional proposed small-scale commercial uses. Residential units will consist of 1br, 2br and 3br multi-family dwelling units.

## II. SEVERE WEATHER PREPAREDNESS AND SHELTER INFORMATION

### Hurricane Season Resident To-Do List:

- Check your disaster supplies kit and obtain items needed.
- To be prepared in the event of a tornado, discuss a safe place for your family to take refuge, such as a laundry room, pantry, bathroom, etc.
- Purchase a battery powered weather alert radio.
- Check with your insurance agent regarding your coverage.

### As the Hurricane approaches:

- Be aware that hurricanes also produce tornadoes, which add to the hurricane's destructive power. Find shelter in a small interior room on the lowest floor, staying away from windows, doors, and electrical equipment. Avoid rooms near tall structures like trees or power lines. Taking refuge in such spaces provides protection from flying debris
- Listen for weather updates on local station and on NOAA weather radio. Do not trust rumors and stay tuned to the latest information.
- Refill prescriptions. Maintain at least a two-week supply during hurricane season.
- Clear your patio or balcony of lawn furniture, potted plants, bicycles, trashcans, etc.
- Protect your windows and glass doors. Brace double entry and garage doors at the top and bottom.
- Fill your car's tank and check the oil, water and tires. Gas pumps do not operate without electricity.
- Get cash. Banks and ATMs will not be in operation without electricity and few stores will be able to accept credit cards or personal checks.

1. Emergency Public Shelter Locations.

For details of shelter locations in the area, please see the Shelters Map (Exhibit C). Nearby shelters for 2025 include: First Baptist Church Bradenton, located approximately 400 feet away, Rogers Garden Elementary School, located approximately 1.1 miles away, and Manatee High School, which is approximately 1.6 miles away from the subject site. The nearest pet-friendly shelter is Miller Elementary School located approximately 1.8 miles away.

Please note the following:

- Shelter openings may vary with each emergency. Stay tuned to local media for a listing of which shelters will be opened for an event.
- Do not go to the shelter until local officials announce through the media that the shelter is open.
- Shelter openings will differ by size and intensity of a disaster.
- For additional information, refer to the Hurricane Guide attached to this booklet.

2. Evacuation Routes.

For details on Evacuation Routes, please see the Evacuation Routes and Shelters Map (Exhibit C).

3. Residential Re-Entry Procedures, if applicable.

**Re-Entry Information:**

1. Be patient. Access to affected areas will be controlled. You will not be able to return to your home until search and rescue operations are completed, and safety hazards such as downed trees and power lines are cleared. It may take up to three days for emergency crews to reach your neighborhood. It may take two to four weeks before utilities are restored.
2. Have a valid ID. Security operation may include checkpoints. Valid identification with your current local address will be required.
3. Avoid driving. Roads will have debris, which can puncture your tires. Do not add to the congestion of relief workers, supply trucks, law enforcement, etc.
4. Do not sightsee, especially at night.

**Safety Tips:**

1. Avoid downed or dangling utility wires. Metal fences may have been energized by fallen wires. Be especially careful when cutting or clearing fallen trees. They may have power lines tangled in them.
2. Beware of snakes, insects and animals driven to higher ground by floods.
3. Enter your home with caution. Open windows and doors to ventilate and dry your home.
4. If there has been flooding, have an electrician inspect your home or office before turning on the breaker.
5. Be careful with fire. Do not strike a match until you are sure there are no broken gas lines. Avoid candles. Use battery operated flashlights and lanterns instead.
6. Keep grills outdoors in a well-ventilated area.
7. Use your telephone only in emergencies to keep lines open for emergency communications.

After a disaster, you may be without power, water, food or any of the services or businesses we rely on. An immediate response may not be possible, so residents must be prepared to be self-reliant for several weeks.

**Water Precautions:**

Whenever widespread flooding occurs, there is a potential for bacterial contamination. Bacteria can lead to life-threatening dehydration for people and their pets, if untreated.

Disinfect any tap water you drink or use for cooking or cleaning. You must purify the tap water until officials notify you of its safety. Bring water to a rolling boil for a full 10 minutes. Let the water sit at least 10 minutes before using.

**The Leasing and Management Company will be responsible for providing emergency information to residents in the form of brochures and City of Bradenton Electronic emergency media available in the leasing office.**

**III. HAZARD ANALYSIS**

This development has the potential for flooding due to hurricanes. The site is located in the Zone A Evacuation Area. An Evacuation Level Map has also been included as Exhibit A. The Old City Hall proposed development will have 345 multi-family units, with a total estimated population of 419, including an estimated 300 full-time residents and an additional estimated seasonal population of 119.

The proposed finished flood elevation of the first floor is estimated at 12.5 feet. The site is located in Flood Zones AE and X. A Flood Zone map has been included as Exhibit B.

#### IV. CONCEPT OF OPERATIONS

The Owner/Management will be responsible for implementing the Mitigation Evacuation Plan, and the Mitigation Evacuation Plan will go into effect once a hurricane watch is posted or there is an emergency situation that will possibly affect this development.

Once a hurricane watch is posted, property management employees will be notified to secure community property such as patio furniture, pool equipment; sales center, i.e., computer files, important documents, etc.

#### V. INFORMATION, TRAINING AND EXERCISE FOR RESIDENTS

Emergency information such as hurricane evacuation, tornado preparedness, and shelter information, along with this Mitigation Evacuation Plan will be provided with to each resident at the time of the initial lease. Updates will provided periodically to residents through resident meetings and electronic media.

**An up to date list of names, addresses, telephone numbers, including seasonal contact numbers, if applicable, of all residents will be maintained in the leasing office.** A roster of Community Employees and Companies with emergency preparedness related activities will be posted in the Leasing Office.

**The utility providers for this development are:**

**City of Bradenton**  
101 Old Main Street  
Bradenton, FL 34205  
(941) 932-9434

**Frontier**  
6102 14<sup>th</sup> Street West  
Bradenton, FL 34207  
(941) 727-4348

**Florida Power & Light**  
P. O. Box 025576  
Miami, FL 33102  
(941) 917-0708

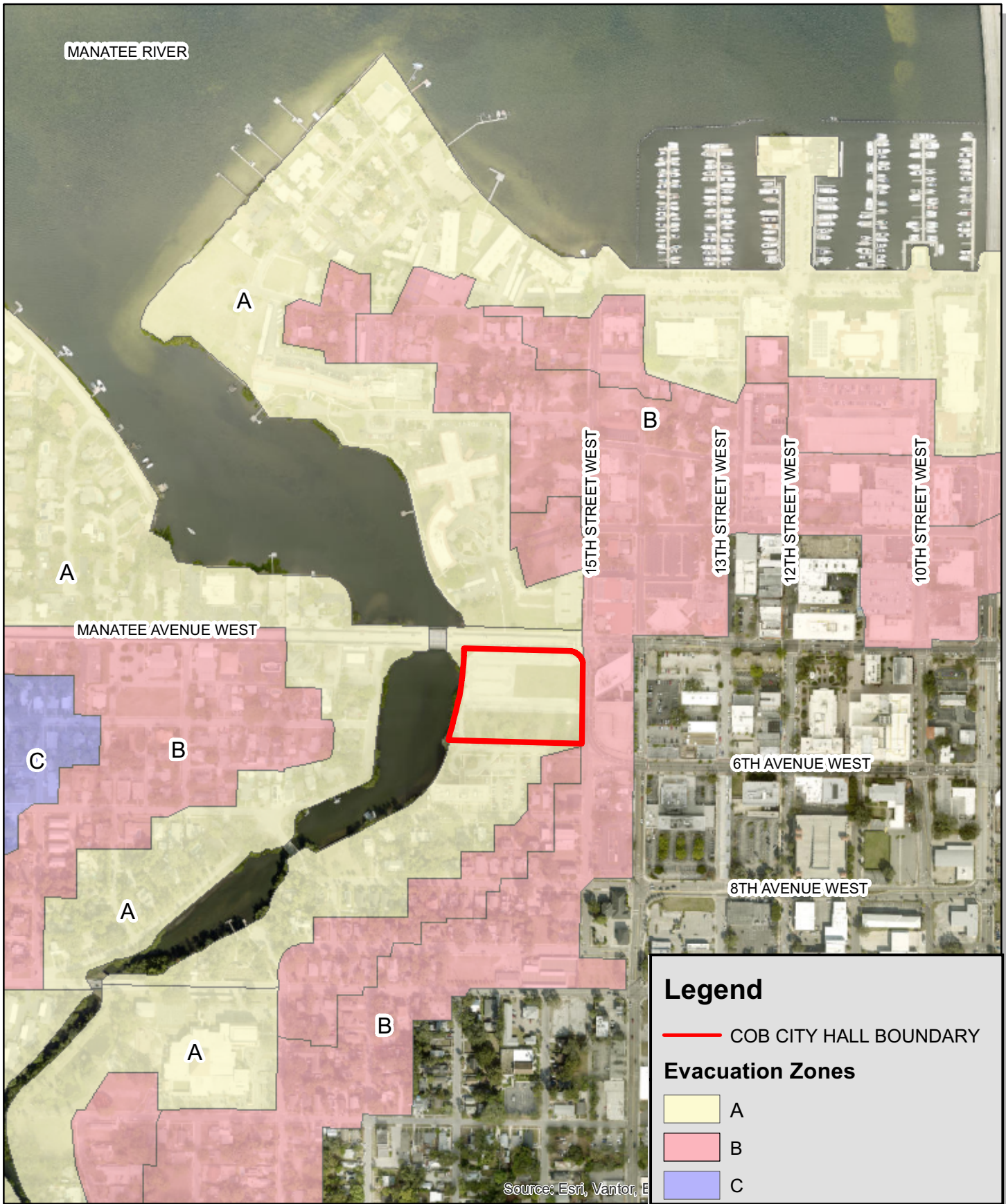
**Spectrum (cable)**  
5413 East State Road 64  
Bradenton, FL 34208  
(866) 874-2389

1. List the names and telephones numbers of other important telephone numbers (e.g., the sheriff, fire district, emergency management, health department, Red Cross, etc.), as applicable.

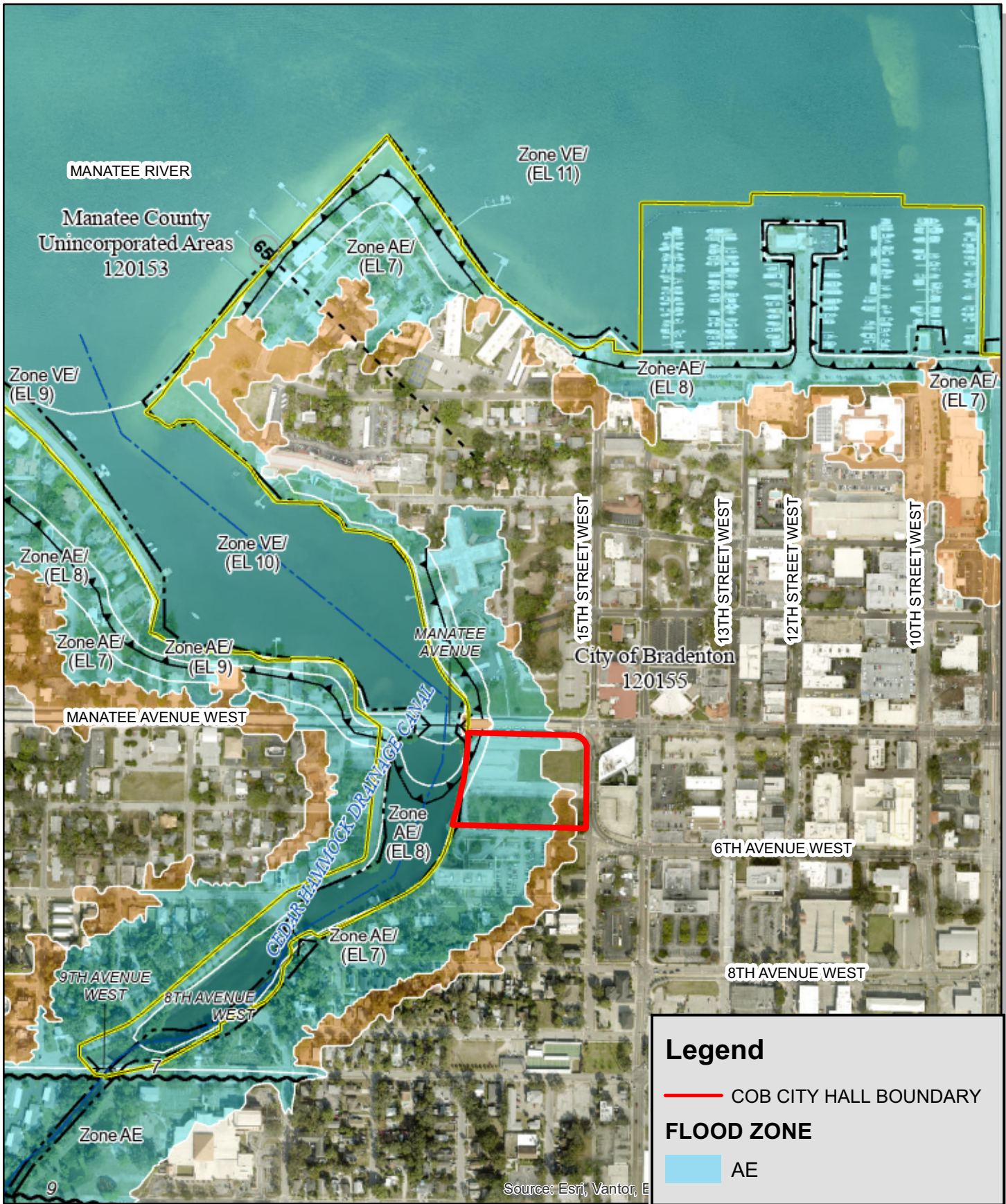
**Other important numbers include:**

<b>Bradenton Police Department</b>	<b>(941) 932-9300</b>
<b>Bradenton Fire Department</b>	<b>(941) 932-9600</b>
<b>Health Department</b>	<b>(941) 748-0747</b>
<b>Red Cross</b>	<b>(941) 792-8686</b>
<b>Emergency Management</b>	<b>(941) 749-3500</b>
<b>Emergency</b>	<b>911</b>

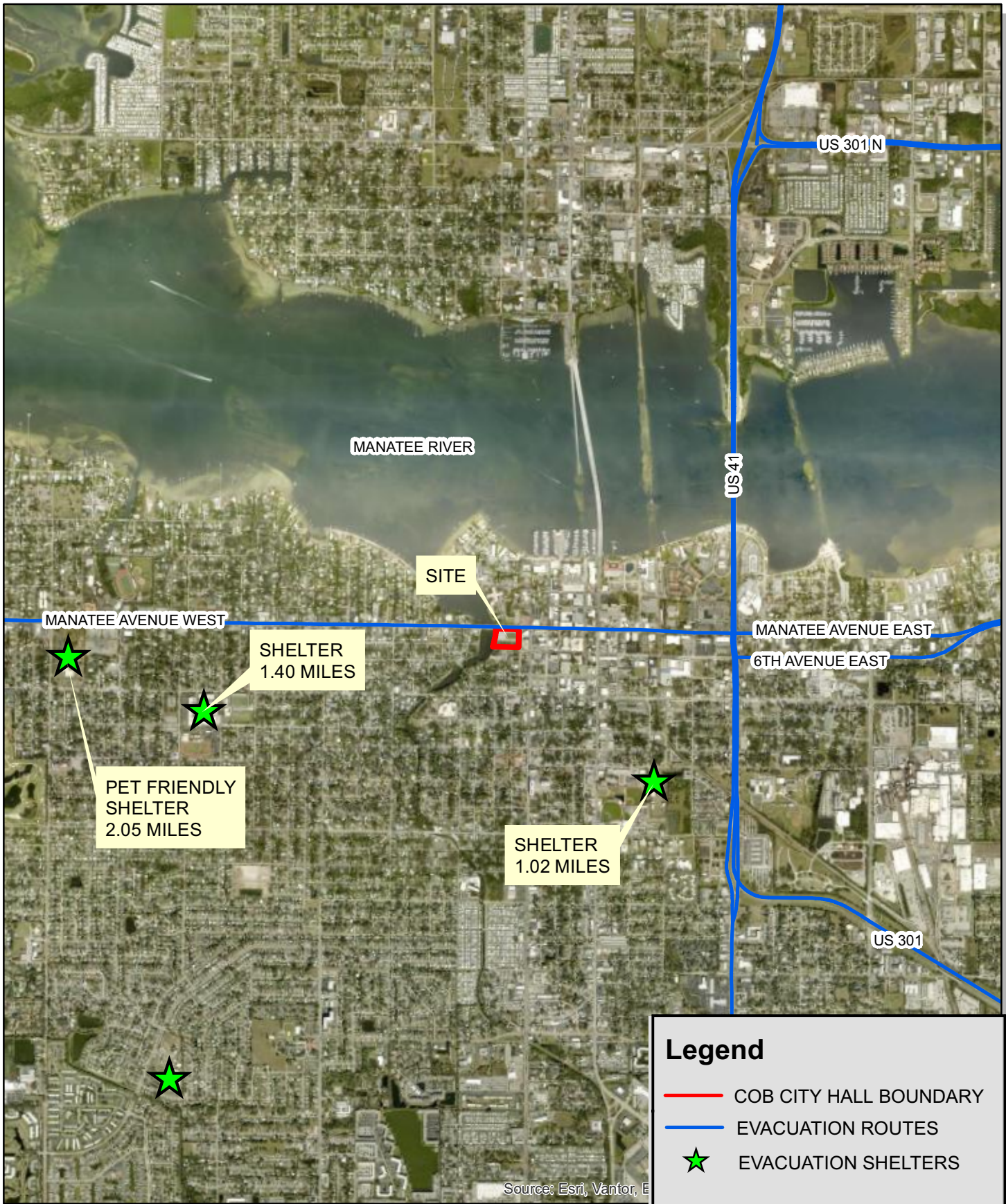
# EXHIBIT A : EVACUATION ZONES MAP



# EXHIBIT B : FLOOD ZONES MAP



# EXHIBIT C : EVACUATION ROUTE & SHELTER MAP



## **Item Cover Page**

### **PLANNING COMMISSION MEETING AGENDA ITEM REPORT**

**DATE:** April 15, 2026

**SUBMITTED BY:** Jamie Schindewolf, Planning & Community Development

**ITEM TYPE:** Ordinance

**AGENDA SECTION:** AGENDA ITEMS

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

**SUGGESTED ACTION:** Motion to recommend to City Council either approval or denial of Ordinance 4073.

**Is this item Quasi-Judicial?**

No

**Does this item require a public hearing?**

Yes

**EXPLANATION:**

Robert Gause, Agent for Shiv Ohm P I and Zeeva RE LCC is pursuing an annexation of the subject property. As part of the annexation process, the property must be assigned a future land use designation and a zoning

classification (separate application) under the City of Bradenton regulations.

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

Reviewed by City Attorney Rudacille.

**SUGGESTED MOTION:**

Motion to recommend to City Council either approval or denial of Ordinance 4073.

**ATTACHMENTS:**

[Ordinance 4073](#)

[Staff Report](#)

[Application Materials](#)

**ORDINANCE NO. 4073**

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

**WHEREAS**, Article VIII, Section 2, Constitution of the State of Florida, as revised in 1968, provides for and establishes municipalities and grants to those municipalities governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, render municipal services, and authorizes said municipalities to exercise any power for municipal purposes, except as otherwise provided by law; and,

**WHEREAS**, Chapter 166, Florida Statutes, The Municipal Home Rule Powers Act, implements by general law the authority and jurisdiction granted to municipalities by the Florida Constitution and establishes home rule for said municipalities; and,

**WHEREAS**, Chapter 163, Florida Statutes, Part II, Local Government Comprehensive Planning/Land Development Regulation, requires, authorizes and empowers municipalities to prepare, adopt, amend and enforce Comprehensive Plans for the development of the City and empowering the City Council of the City of Bradenton to plan for the City's future development and growth in order to responsibly guide the future growth and development of the City, to implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations and to establish, support and maintain procedures to carry out the provisions and purposes of said Statute; and,

**WHEREAS**, pursuant to Section 163.3174, Florida Statutes, the City Council of the City of Bradenton duly designated its Planning Commission as the Local Planning Agency (LPA) for the City of Bradenton; and,

**WHEREAS**, the City amends Comprehensive Plans and maps from time to time, and has adopted procedures by which to amend these documents, requiring a public hearing before the Planning Commission and City Council; and

**WHEREAS**, Shiv Ohm, P.L., is the owner of approximately 0.198 acres of real property located at 507 50<sup>th</sup> Street West (PID# 3629100003) (the "Shiv Ohm Property"); and

**WHEREAS**, Zeeva RE, LLC, is the owner of approximately 0.198 acres of real property located at 509 50<sup>th</sup> Street West (PID# 3629000005) (the "Zeeva RE Property"); and

**WHEREAS**, the Shiv Ohm Property and Zeeva RE Property collectively are legally described and depicted on **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

**WHEREAS**, Robert Gause, Agent for Zeeva RE, LLC and Shiv Ohm, submitted a Future Land Use Map application to designate the Property, consisting of approximately .397 acres, as SCC, Suburban Commercial Corridor (the "Amendment"); and

**WHEREAS**, the LPA and the City Council have in the preparation of the Amendment to the City's Comprehensive Plan performed or caused to be performed, the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, workshops and meetings, as necessary, and have effectively provided for public participation, notice, and opportunity for oral or written comments; and,

**WHEREAS**, the City of Bradenton's LPA held a public hearing on April 15, 2026, to consider the proposed Amendment; and,

**WHEREAS**, the LPA having reviewed and considered all comments received during said hearing, found that the Amendment furthers the goals, objectives and policies of the City's Comprehensive Plan and recommended said Amendment to the City Council for approval; and,

**WHEREAS**, the City Council held a public hearing on May 27, 2026, to consider the proposed Amendment; and,

**WHEREAS**, based on the matters of record received by the City Council at the required public hearing held on May 27, 2026 after proper notice, including comments received from applicable reviewing agencies, and finding the proposed Amendment meets the requirements of Chapter 163, Florida Statutes, and is consistent with the goals, objectives and policies of the City's Comprehensive Plan, the City Council, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment to the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, AS FOLLOWS:

1. The recitals set forth above are true and correct and are hereby adopted as findings by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Comprehensive Plan should be amended as described in Sections 2 below.

2. The Future Land Use Map of the City of Bradenton is hereby amended, classifying the Property as SCC, Suburban Commercial Corridor.

3. The applicability and effect of the City of Bradenton Comprehensive Plan shall be as provided by the Chapter 163, Florida Statutes, and this Ordinance. Except to the extent amended hereby, the Comprehensive Plan is hereby ratified, confirmed and remains in full force and effect.

4. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.

5. This Ordinance shall be contingent upon Ordinance 4072 becoming effective shall otherwise become effective as provided by Florida law.

**PASSED AND DULY ADOPTED, BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING, THIS 27<sup>th</sup> DAY OF MAY, 2026.**

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

ATTEST:

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Tamara Melton  
CITY CLERK

---

Gene Brown  
MAYOR

APPROVED AS TO FORM:

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Scott Rudacille  
CITY ATTORNEY

Planning Commission

April 15, 2026

City Council 1 <sup>st</sup> Reading	May 13, 2026
City Council 2 <sup>nd</sup> Reading and Public Hearing	May 27, 2026
Local Planning Agency ad published	April 5, 2026
City Council hearing ad published	TBD

# EXHIBIT A



**CLEMENTS SURVEYING, INC.**  
509 8th Avenue West, Ste. 140  
Palmetto, Florida 34221  
Phone: 729-6690

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

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**LEGEND**  
(D)=DEED  
(C)=COMPUTED  
(M)=MEASURED  
(P)=PLAT  
C.M.F.=CONCRETE MONUMENT  
I.P.F.=IRON PIPE FOUND  
I.R.F.=IRON ROD FOUND  
I.R.S.=IRON ROD SET  
L.B.=LICENSED BUSINESS  
P.B.=PLAT BOOK  
P.G.=PAGE  
P.O.C.=POINT OF COMMENCEMENT  
P.O.B.=POINT OF BEGINNING  
O.R.B.=OFFICIAL RECORDS BOOK  
R/W=RIGHT-OF-WAY  
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER  
↔=NOT TO SCALE

**SITE LOCATED IN:**  
SECTION 28-34S-17E  
MANATEE COUNTY, FLORIDA  
EXHIBIT A

**SKETCH OF DESCRIPTION**  
(NOT A FIELD SURVEY)  
SHEET 1 OF 1

**MANATEE AVENUE WEST**  
MANATEE AVENUE (P)

**50TH STREET WEST**  
ROBIN HOOD ROAD (P)  
ASPHALT PAVEMENT WIDTH VARIES (65' WIDE R/W)

LOT 17  
KENILWORTH AT THE COUNTRY CLUB  
ZONED SCC/FLU SCC  
(NOT INCLUDED)

S 88°52'14" E 132.26'

S 00°29'09" W 64.97'

N 00°47'52" E 65.00'

LOT 16  
KENILWORTH AT THE COUNTRY CLUB  
NOW OR FORMERLY  
PID 3629100003  
0.198 ac / 8,606 sf.

S 88°52'59" E 132.61'

S 01°01'29" W 65.04'

N 00°40'25" E 64.73'

LOT 15  
KENILWORTH AT THE COUNTRY CLUB  
NOW OR FORMERLY  
PID 3629000005  
0.197 ac. / 8,591sf.

N 88°44'53" W 132.22'


S 01°01'29" W 65.04'

**DESCRIPTION:**  
LOTS 15 AND 16, KENILWORTH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 25, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**NOTES:**  
BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY OF 50TH STREET WEST BEING N00°39'33"E (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

COORDINATES SHOWN OBTAINED USING A TRIMBLE NETWORK ROVER UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

Job No. 2025-485  
Boundary \_\_\_\_\_ FB \_\_\_\_\_ PG \_\_\_\_\_  
Foundation \_\_\_\_\_ FB \_\_\_\_\_ PG \_\_\_\_\_  
Final \_\_\_\_\_ FB \_\_\_\_\_ PG \_\_\_\_\_  
Sketch 02-20-2026 FB \_\_\_\_\_ PG \_\_\_\_\_  
Drawn By JMD

BY:   
JAMES L. CLEMENTS, P.S.M. # 40910  
Licensed Business No. 6667

James L. Clements  
Digitally signed by James L. Clements  
Date: 2026.02.23 09:59:53 -0500'

30 60

DATE OF CERTIFICATION 02-20-2026

City of Bradenton  
Planning and Community Development Department  
Planning Commission Public Hearing  
April 15, 2026

**Staff Report**

**Case Number:** PLN-CPS-26-0002 – ORD 4073  
**Applicant:** Robert Gause, Agent  
**Owner:** Shiv Ohm P I and Zeeva RE LCC  
**Address:** 507 50TH ST W and 509 50TH ST W  
**Parcel ID No:** 3629100003 and 3629000005  
**Current Zoning:** Manatee County PD-M, Professional Medium Office;  
Manatee County RSF 4.5, Residential Single Family  
4.5  
**Future Land Use:** Manatee County ROR, Retail Office Residential;  
Manatee County RES-6, Residential 6 DU/AC  
**Flood Zone:** X

**Surrounding Property - Zoning and Future Land Use:**

**Current Zoning:**

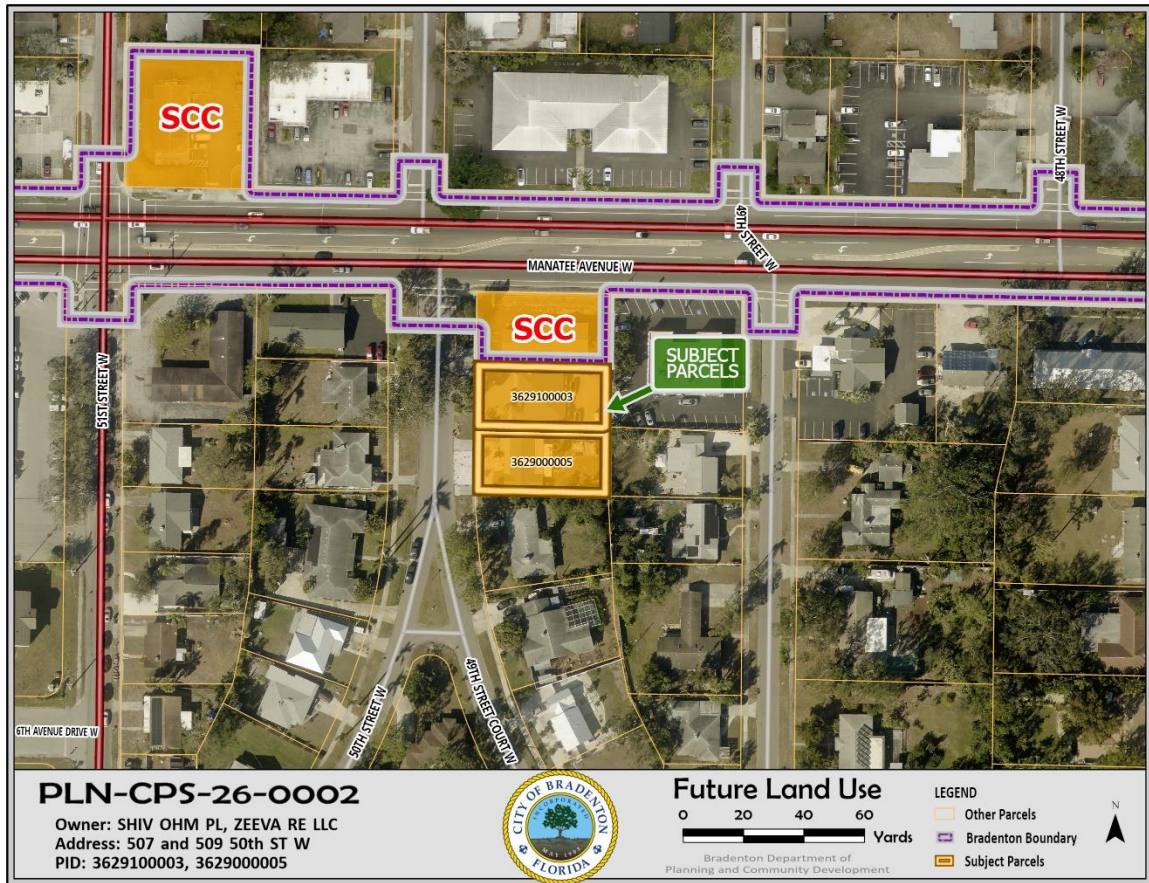
North: City of Bradenton – Suburban Commercial  
Corridor (SCC)  
South: Manatee County – RSF 4.5  
East: Manatee County – RSF 4.5/PR-M  
West: Manatee County – RSF 4.5/PR-M

**Future Land Use:**

North: City of Bradenton – Suburban Commercial  
Corridor (SCC)  
South: Manatee County – RES-6  
East: Manatee County – RES-6/ROR  
West: Manatee County – RES-6/ROR

**SUMMARY OF REQUEST**

Robert Gause, Agent for Shiv Ohm P I and Zeeva RE LCC is pursuing an annexation of the subject property. As part of the annexation process, the property must be assigned a future land use designation and a zoning classification under the City of Bradenton regulations. The map below shows the area of the request along with surrounding Future Land Use designations.



**Suburban Commercial Corridor (*Proposed Future Land Use Classification*):**

The Comprehensive Plan describes the Suburban Commercial Corridor Future Land Use category as a designation for:

Commercial uses commensurate with suburban arterial roadways such as gas stations, car washes, drive through restaurants, open storage, mini-storage, retail, office, automotive sales, automotive repair and service, hotel, motel, restaurants, and social services. Outdoor storage is prohibited. The maximum floor area ratio is 0.50.

Suburban Commercial Corridor (SCC) is the future land use designation along much of Manatee Ave W, Manatee Ave E, and Cortez Rd W where these corridors abut properties in City of Bradenton jurisdiction. The designation is primarily granted for property directly adjacent to these corridors, but there are instances where it has been placed a number of parcels deep off of the corridor.

## **ANALYSIS**

This application was submitted with a concurrent application to designate the property with the Suburban Commercial Corridor zoning classification.

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


EXHIBIT A: Legal Description and Survey

EXHIBIT B: Location Map

EXHIBIT C: Future Land Use Map (Current)

EXHIBIT D: Zoning Map

# EXHIBIT A



**CLEMENTS SURVEYING, INC.**  
509 8th Avenue West, Ste. 140  
Palmetto, Florida 34221  
Phone: 729-6690

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


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**LEGEND**  
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↔=NOT TO SCALE

**SITE LOCATED IN:**  
SECTION 28-34S-17E  
MANATEE COUNTY, FLORIDA  
EXHIBIT A

**SKETCH OF DESCRIPTION**  
(NOT A FIELD SURVEY)  
SHEET 1 OF 1

**MANATEE AVENUE WEST**  
MANATEE AVENUE (P)



LOT 17  
KENILWORTH AT THE COUNTRY CLUB  
ZONED SCC/FLU SCC  
(NOT INCLUDED)

S 88°52'14" E 132.26'

LOT 16  
KENILWORTH AT THE COUNTRY CLUB  
NOW OR FORMERLY  
PID 3629100003  
0.198 ac / 8,606 sf.

S 88°52'59" E 132.61'

LOT 15  
KENILWORTH AT THE COUNTRY CLUB  
NOW OR FORMERLY  
PID 3629000005  
0.197 ac. / 8,591sf.

N 88°44'53" W 132.22'


S 00°29'09" W 64.97'

50TH STREET WEST  
ROBIN-HOOD ROAD (P)  
ASPHALT PAVEMENT WIDTH VARIES  
(65' WIDE R/W)

N 00°47'52" E 65.00'

N 00°40'25" E 64.73'

S 01°01'29" W 65.04'




**DESCRIPTION:**  
LOTS 15 AND 16, KENILWORTH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 25, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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COORDINATES SHOWN OBTAINED USING A TRIMBLE NETWORK ROVER UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

Job No. <u>2025-485</u>				
Boundary _____	FB _____	PG _____		
Foundation _____	FB _____	PG _____		
Final _____	FB _____	PG _____		
Sketch <u>02-20-2026</u>	FB _____	PG _____		
Drawn By <u>JMD</u>				

BY:   
JAMES L. CLEMENTS, P.S.M. # 40910  
Licensed Business No. 6667

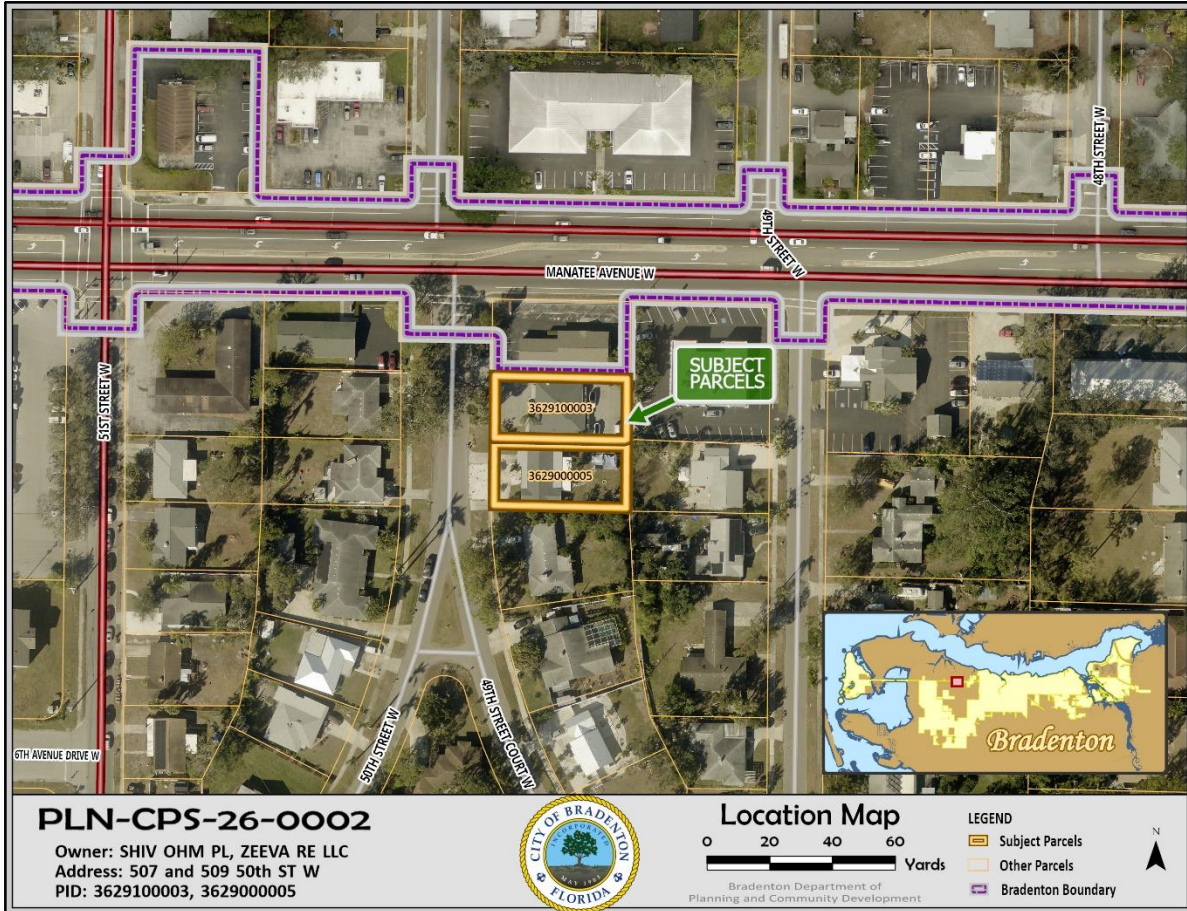
James L. Clements  
Digitally signed by James L. Clements  
Date: 2026.02.23 09:59:53 -05'00'

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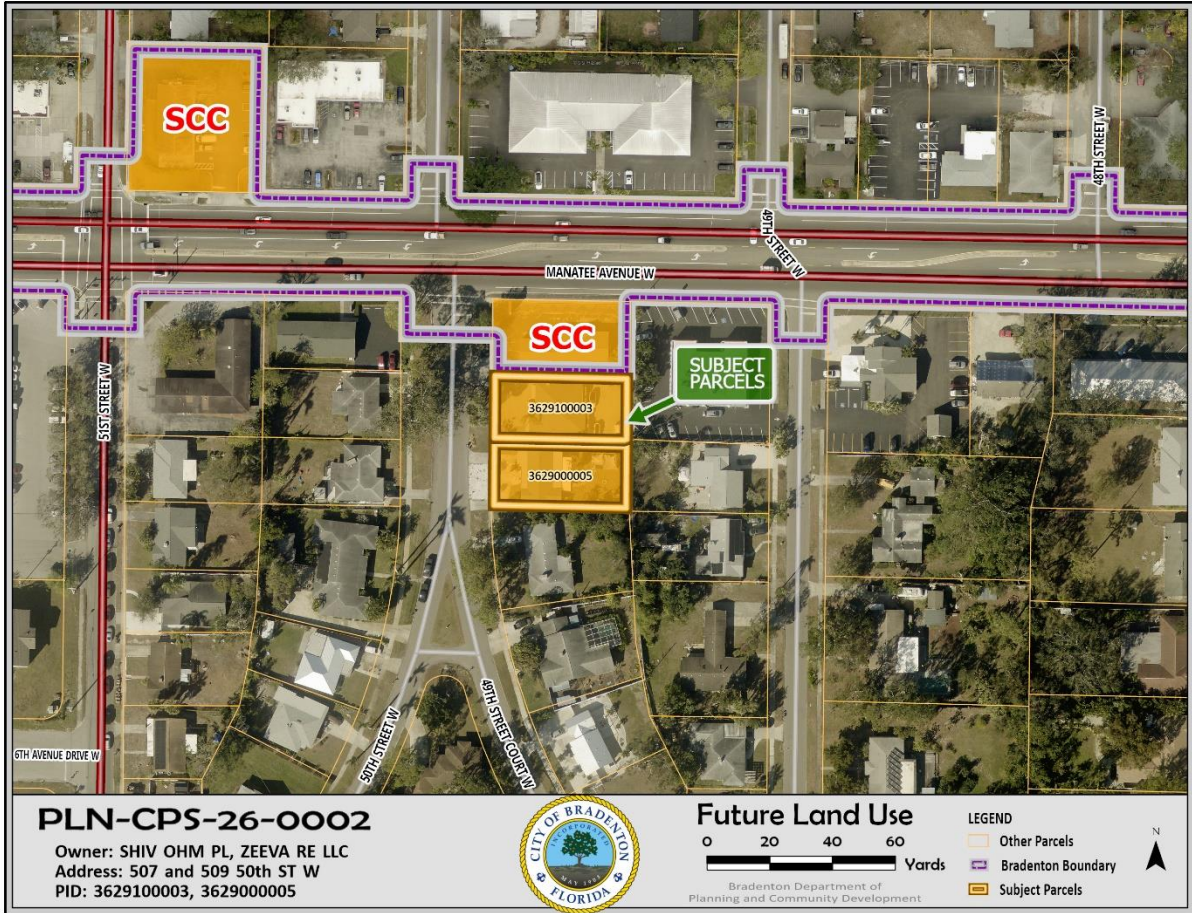


DATE OF CERTIFICATION 02-20-2026

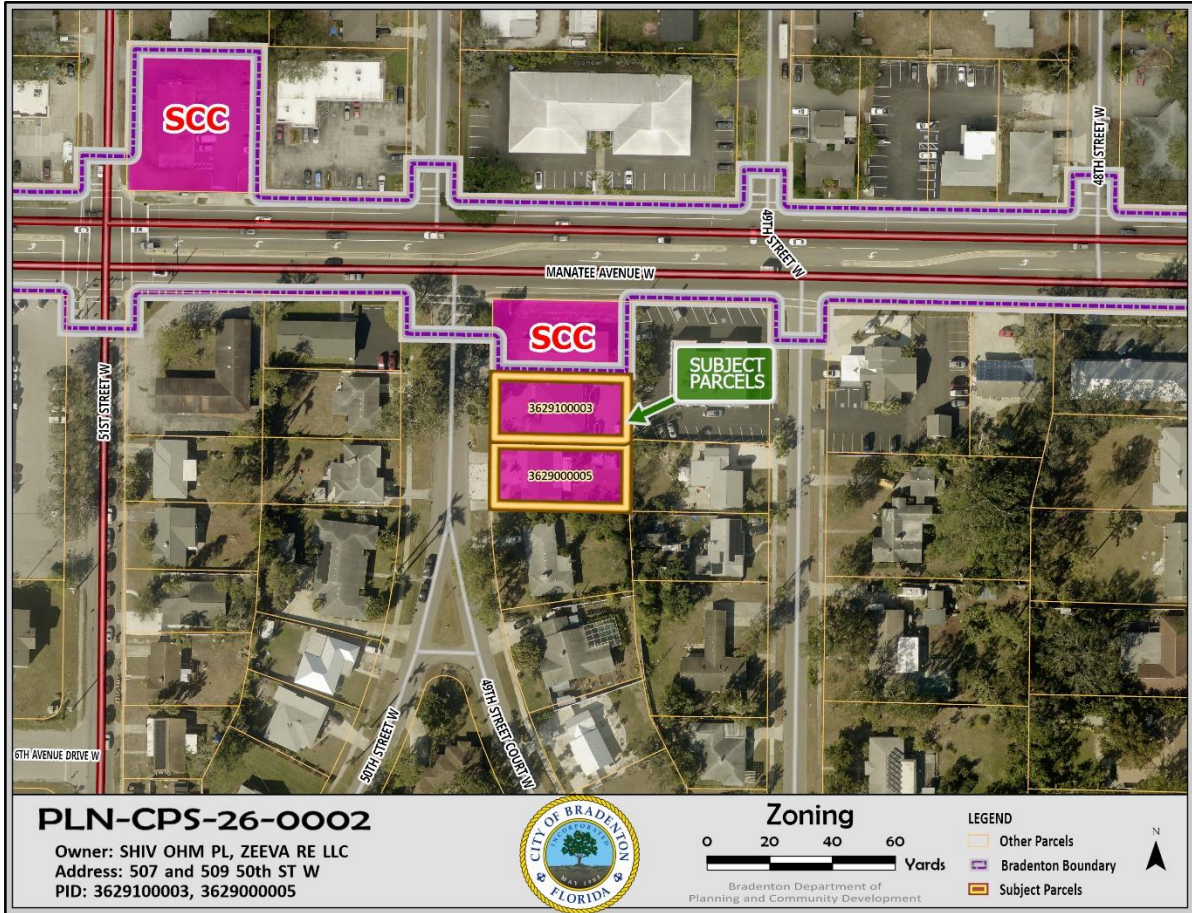
# EXHIBIT B



# EXHIBIT C



# EXHIBIT D





# Gause and Associates, Inc.

Landscape  
Architecture

Land Planning

Project  
Management

Environmental

Irrigation  
Design

Consulting  
Arborist

March 3, 2026

City of Bradenton Planning Dept.  
101 Old Main St.  
Bradenton, Fl. 342025

RE: 507 & 509 50<sup>th</sup> St. W. Annexation, Rezoning and Comp Plan Map Amendment change

Dear Sirs/Madams,

The owners of the parcels located at 507 50<sup>th</sup> St. W. (PID 3629100003) owned by SHI OHM P L and 509 50<sup>th</sup> St. W., (PID 3629000005) owned by ZEEVA RE, LLC are requesting annexation into the City of Bradenton. Along with this request, they are additionally requesting the zoning of the two parcels to be Suburban Commercial Corridor (SCC) and that they be given a Future Land Use Map designation of Suburban Commercial Corridor (SCC).

Attached with this letter are applications for same along with required documentation to include description sketch, boundary surveys, owners affidavits and justifications.

Respectfully submitted,  
*Gause and Associates, Inc.*

Robert C. Gause  
President



## COMMUNITY IMPACT REPORT FOR 507 & 509 50<sup>TH</sup> ST. W.

As part of the annexation process, the two parcels require an amendment to the City of Bradenton's Comprehensive Plan Future Land Use map because the parcels will require a Future Land Use to be assigned to them. The applicant is requesting that the two parcels located at 507 50<sup>th</sup> St. W. (PID 3629100003) owned by SHI OHM P L and) and 509 50<sup>th</sup> St. W. (PID3629000005) owned by ZEEVA RE, LLC. be changed from Manatee County Future Land Use designation-ROR and RES-6 to Professional (P). As justification, we offer the following Community Impact Report findings.

- A. VISUAL IMPACT ANALYSIS - The subject parcels currently contain a medical office and a single family residence that is used as both a vacation rental and a realtors office. Improvements to the professional offices would comply with all City of Bradenton screening requirements. Additionally, the location adjacent to the professional uses along Manatee Avenue would not create a visual impact to the neighborhood.
- B. LAND USE ASSESSMENT – The subject parcels are already used for nonresidential/semi-nonresidential uses. One parcel already has a Retail/Office/Residential (ROR) land use designation, and the other parcel has a Res-6 designation which allows for medium density residential, Neighborhood Commercial, Public /semi-public recreation and schools on it.
- C. TRAFFIC STUDY – The parcels already have existing non-residential uses on them and already contain an ROR and RES-6 Future Land Use designation. The ROR allows up to 16 du/ac and an intensity of up to 1 FAR for mixed use. The RES-6 designation allows for a density of up to 12 du/ac if mixed use and an intensity of 0.35 FAR. The combined existing average allowable density is 14 du/ac and the existing combined intensity is 0.675 FAR. By comparison the City of Bradentons SCC Future Land Use designation does not allow for residential density and a maximum intensity of 0.5 FAR. There is no expected impact to traffic because of the requested change.
- D. ENVIRONMENTAL IMPACT ASSESSMENT – The subject parcels are both currently developed urban developments with no wetlands or listed species utilization. No environmental impact is anticipated as a result of the requested changes.
- E. AREA IMPACT ASSESSMENT – The requested change is not expected to have any adverse impacts on the area. The proposed changes in Future Land Use designation is the least intense designation that allows the continued use of the property for non-residential uses.
- F. HURRICANE EVACUATION ANALYSIS – The proposed Future Land Use designations will not adversely impact hurricane evacuations. The intended uses are non-residential which generally means they will not need to be evacuated during a hurricane.

In summary, the proposed request appears to have limited impacts on the community.



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Phone: 729-6690

MEMBER OF:

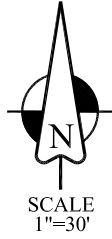
Florida Society Of  
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Chamber of  
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### LEGEND

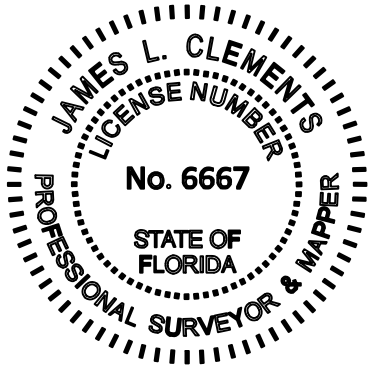
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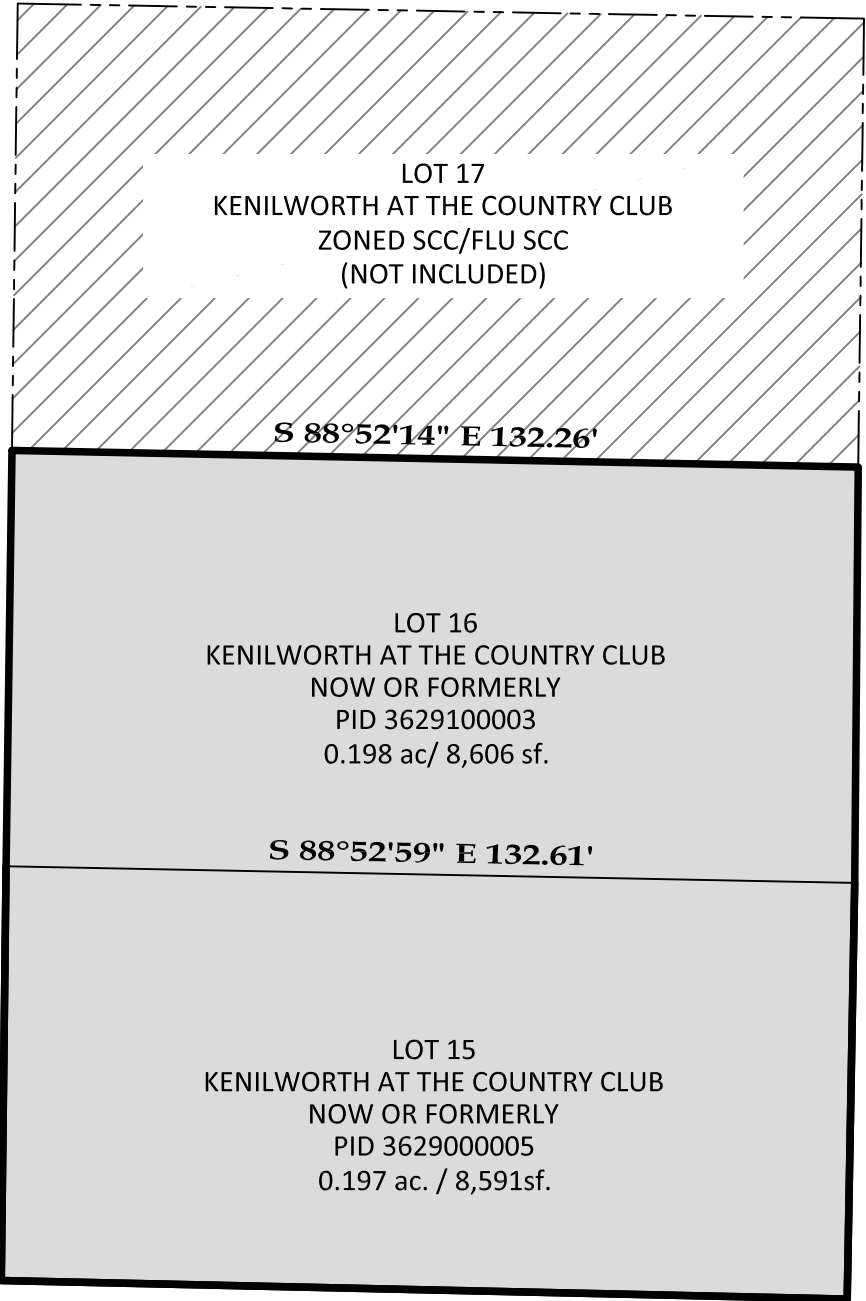
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50TH STREET WEST  
ROBIN-HOOD ROAD (P)  
ASPHALT PAVEMENT WIDTH VARIES  
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Boundary _____	FB _____ PG _____
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Sketch <u>02-20-2026</u>	FB _____ PG _____
Drawn By <u>JMD</u>	

BY: *James L. Clements*  
JAMES L. CLEMENTS, P.S.M. # 40910  
Licensed Business No. 6667

DATE OF CERTIFICATION 02-20-2026







# Zoning Atlas Amendment Application

Department of Planning & Community Development  
 101 Old Main Street, Bradenton, FL 34205  
 Ph: (941) 932-9400  
[www.cityofbradenton.com](http://www.cityofbradenton.com)

DISCLOSURE AFFIDAVIT

REQUIRED

The City of Bradenton Land Use Regulations adopted as Ordinance No. 2627, and amended under Ordinance No. 2926 requires that all applications for Land Use Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the subject property is owned by:

A CORPORATION, list the principal officers, principal stockholders, and the percentage of stock owned by each; or

A TRUSTEE, list the beneficiaries of the trust with percentage of interest; or

A PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals including general and limited partners; and

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

NOTE: 1) Changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental Disclosure of Interest shall be filed. 2) Disclosure shall not be required of any entity whose interests is solely equity interest which are traded on an established securities market in the United States or another country.

<u>NAME, ADDRESS, TITLE</u>	<u>PERCENTAGE INTEREST, STOCK, OR OWNERSHIP</u>
-----------------------------	---

Rachna Patel 5637 clearwater court , FL, 34211 Mgr

100 % owner Zeeva Re LLC

(owner \_\_\_ contract purchaser \_\_\_)

(owner \_\_\_ contract purchaser \_\_\_)

(owner \_\_\_ contract purchaser \_\_\_)

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: *Rachna Patel* (Applicant): Rachna Patel ( Zeeva Re LLC )

NOTARY

REQUIRED

STATE OF FLORIDA  
 COUNTY OF Manatee

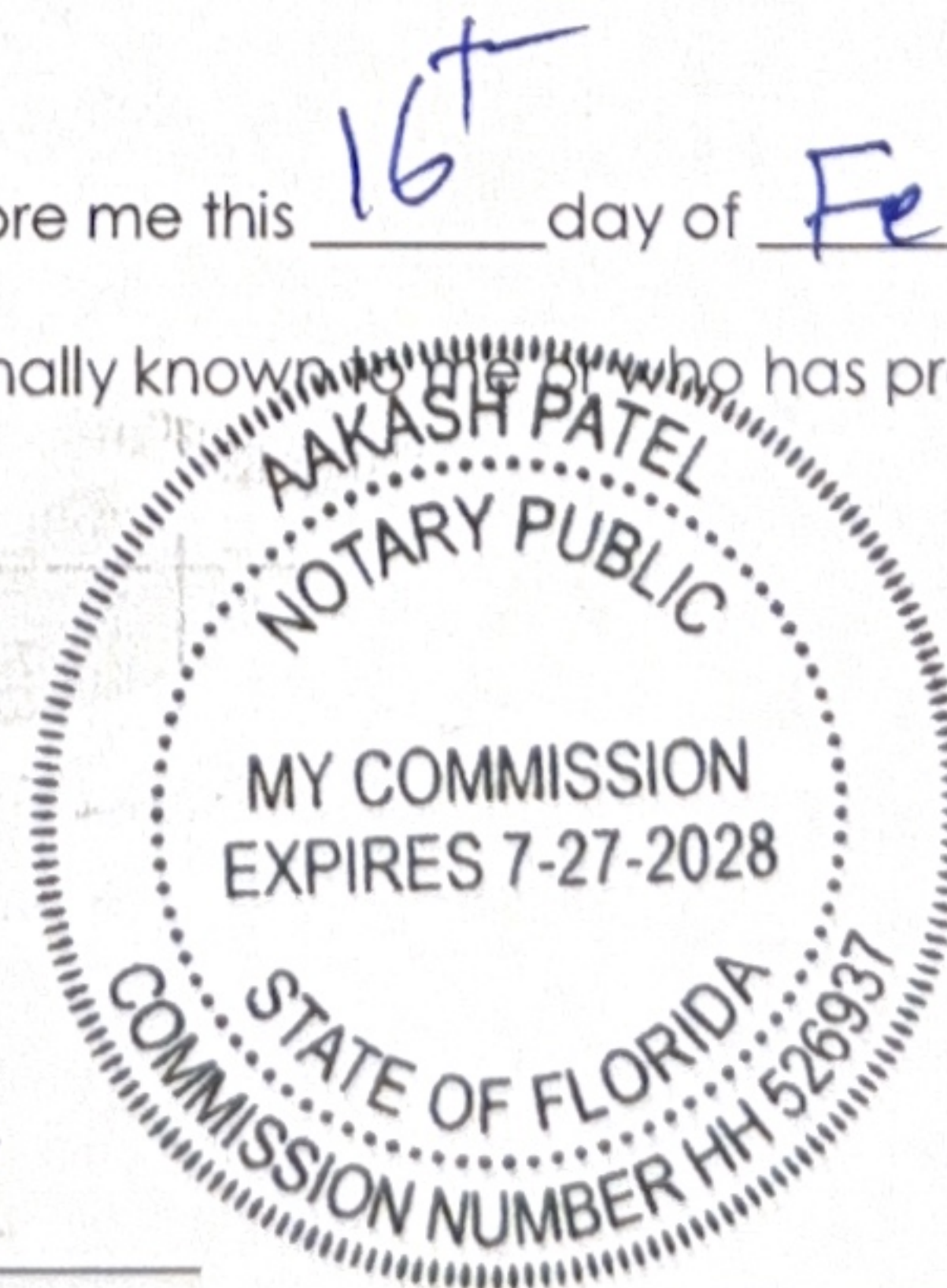
The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16<sup>th</sup> day of Feb

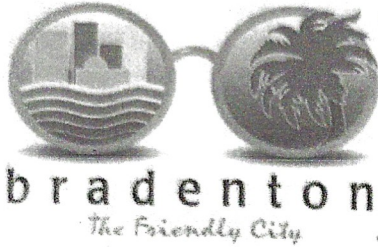
2026, by RACHNA PATEL, who is personally known to me and who has produced FL ID# 734072483 8680 as identification.

*A.A. Patel*  
 Signature

AAKASH PATEL, Notary Public  
 Print Name

State of Florida – My Commission Expires: 07/27/26





# Agent Authorization Form

Department of Planning & Community Development  
101 Old Main Street, Bradenton, FL 34205  
Ph: (941) 932-9400  
[www.cityofbradenton.com](http://www.cityofbradenton.com)

## PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 507 50th ST W Bradenton, FL 34209

I, Nishith patel, SHIV OHM pl, the registered property owner(s) of the above noted property, do hereby authorize

Robert Gause

Gause and Associates, Inc

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)

5637 Clearwater COURT, Lakewood Ranch 34211

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

Signature of Agent

Agent Address and Phone

## STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13<sup>th</sup> day of Oct 2015, produced

FL DL# P340620830460

respectively, as

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

NOTARY

REQUIRED

A. O. Patel  
Signature

AAKASH PATEL, Notary Public  
Print Name

State of Florida  
My Commission Expires: 07/27/28



## Item Cover Page

### PLANNING COMMISSION MEETING AGENDA ITEM REPORT

**DATE:** April 15, 2026

**SUBMITTED BY:** Jamie Schindewolf, Planning & Community Development

**ITEM TYPE:** Ordinance

**AGENDA SECTION:** AGENDA ITEMS

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

**SUGGESTED ACTION:** Motion to recommend to City Council either approval or denial of Ordinance 4074.

**Is this item Quasi-Judicial?**

No

**Does this item require a public hearing?**

Yes

**EXPLANATION:**

Robert Gause, Agent for Shiv Ohm P I and Zeeva RE LCC is pursuing an annexation of the subject property. As part of the annexation process, the property must be assigned a future land use designation (separate application) and a zoning classification under the City of Bradenton regulations.

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

Reviewed by City Attorney Rudacille.

**SUGGESTED MOTION:**

Motion to recommend to City Council either approval or denial of Ordinance 4074.

**ATTACHMENTS:**

[Ordinance 4074](#)

[Staff Report](#)

[Application Materials](#)

## ORDINANCE NO. 4074

**AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON LAND USE ATLAS; TO DESIGNATE CERTAIN LAND GENERALLY LOCATED EAST OF 50TH STREET WEST AND 70 FEET SOUTH OF MANATEE AVE WEST, IDENTIFIED AS PARCEL ID 3629100003 AND 3629000005, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.397 ACRES AND OWNED BY SHIV OHM P L AND ZEEVA RE LLC, RESPECTIVELY, UNDER THE SUBURBAN COMMERCIAL CORRIDOR ZONING CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Article VIII, Section 2, Constitution of the State of Florida, as revised in 1968, provides for and establishes municipalities and grants to those municipalities governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, render municipal services, and authorizes said municipalities to exercise any power for municipal purposes, except as otherwise provided by law; and

**WHEREAS**, Chapter 166, Florida Statutes, The Municipal Home Rule Powers Act, implements by general law the authority and jurisdiction granted to municipalities by the Florida Constitution and establishes home rule for said municipalities; and

**WHEREAS**, Chapter 163, Florida Statutes, Part II, Local Government Comprehensive Planning/Land Development Regulations, requires, authorizes and empowers municipalities to prepare, adopt, amend and enforce Comprehensive Plans for the development of the City and empowering the City Council of the City of Bradenton to plan for the City's future development and growth in order to responsibly guide the future growth and development of the City, to implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations and to establish, support and maintain procedures to carry out the provisions and purposes of said Statute; and

**WHEREAS**, pursuant to Section 163.3174, Florida Statutes, the City Council of the City of Bradenton duly designated its Planning Commission as the Local Planning Agency (LPA) for the City of Bradenton; and

**WHEREAS**, the City has adopted land use regulations and a land use atlas in order to implement the goals, objectives, and policies of the

comprehensive plan, and

**WHEREAS**, the City amends such regulations and atlas from time to time, and has adopted procedures by which to amend these documents, requiring a public hearing before the Planning Commission and City Council; and

**WHEREAS**, Shiv Ohm, P.L., is the owner of approximately 0.198 acres of real property located at 507 50<sup>th</sup> Street West (PID# 3629100003) (the "Shiv Ohm Property"); and

**WHEREAS**, Zeeva RE, LLC, is the owner of approximately 0.198 acres of real property located at 509 50<sup>th</sup> Street West (PID# 3629000005) (the "Zeeva RE Property"); and

**WHEREAS**, the Shiv Ohm Property and Zeeva RE Property collectively are legally described and depicted on **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

**WHEREAS**, Robert Gause, Agent for Zeeva RE, LLC and Shiv Ohm submitted a Zoning Atlas Amendment application to designate the Property, consisting of approximately .397 acres, as SCC, Suburban Commercial Corridor (the "Amendment"); and

**WHEREAS**, the LPA and the City Council have in preparation of the Amendment to the City's Zoning Atlas performed or caused to be performed, the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, workshops and meetings, as necessary, and have effectively provided for public participation, notice, and opportunity for oral and written comments; and

**WHEREAS**, the City of Bradenton's LPA held a public hearing on April 15, 2026, to consider the proposed Amendment; and,

**WHEREAS**, the LPA having reviewed and considered all comments received during said hearing, found that the Amendment furthers the goals, objectives and policies of the City's Comprehensive Plan and recommended said Amendment to the City Council for approval; and

**WHEREAS**, based on the matters of record received by the City Council at the required public hearing pursuant to Section 166.041 Florida Statutes, held on May 27, 2026 after proper notice, and finding the proposed Amendment to be consistent with the goals, objectives and policies of the City's Comprehensive Plan, as well as the requirements of Section 3.1.5 of the

City's Land Use Regulations, the City Council, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA:**

1. The recitals set forth above are true and correct and are hereby adopted as findings of fact by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Land Use Atlas should be amended as described in Section 2 below.
2. The Zoning Atlas of the City of Bradenton is hereby amended, classifying the Property as SCC, Suburban Commercial Corridor.
3. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional, or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.
4. This Ordinance shall be contingent upon Ordinance 4072 becoming effective and shall otherwise become effective as provided by Florida law.

**PASSED AND DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS 13<sup>th</sup> 27<sup>th</sup> DAY OF MAY, 2026.**

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

ATTEST:

---

Tamara Melton  
CITY CLERK

---

Gene Brown  
MAYOR


APPROVED AS TO FORM:

---

Scott Rudacille  
CITY ATTORNEY

Planning Commission	April 15, 2026
City Council 1 <sup>st</sup> Reading	May 13, 2026
City Council 2 <sup>nd</sup> Reading and Public Hearing	May 27, 2026
Local Planning Agency ad published	April 5, 2026
City Council hearing ad published	TBD

# EXHIBIT A



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Phone: 729-6690

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**MANATEE AVENUE WEST**  
MANATEE AVENUE (P)



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0.198 ac / 8,606 sf.

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KENILWORTH AT THE COUNTRY CLUB  
NOW OR FORMERLY  
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0.197 ac. / 8,591sf.


**50TH STREET WEST**  
ROBIN-HOOD ROAD (P)  
ASPHALT PAVEMENT WITH VARIES (85" WIDE R/W)

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Sketch 02-20-2026 FB \_\_\_\_\_ PG \_\_\_\_\_  
Drawn By JMD

BY:  James L. Clements  
JAMES L. CLEMENTS, P.S.M. # 40910  
Licensed Business No. 6667

Digitally signed by James L. Clements  
Date: 2026.02.23 09:59:53 -05'00'

DATE OF CERTIFICATION 02-20-2026

30 60



City of Bradenton  
Planning and Community Development Department  
Planning Commission Public Hearing  
April 15, 2026

**Staff Report**

**Case Number:** PLN-ZON-26-0001 – ORD 4074  
**Applicant:** Robert Gause, Agent  
**Owner:** Shiv Ohm P I and Zeeva RE LCC  
**Address:** 507 50TH ST W and 509 50TH ST W  
**Parcel ID No:** 3629100003 and 3629000005  
**Current Zoning:** Manatee County PD-M, Professional Medium Office;  
Manatee County RSF 4.5, Residential Single Family  
4.5  
**Future Land Use:** Manatee County ROR, Retail Office Residential;  
Manatee County RES-6, Residential 6 DU/AC  
**Flood Zone:** X

**Surrounding Property - Zoning and Future Land Use:**

**Current Zoning:**

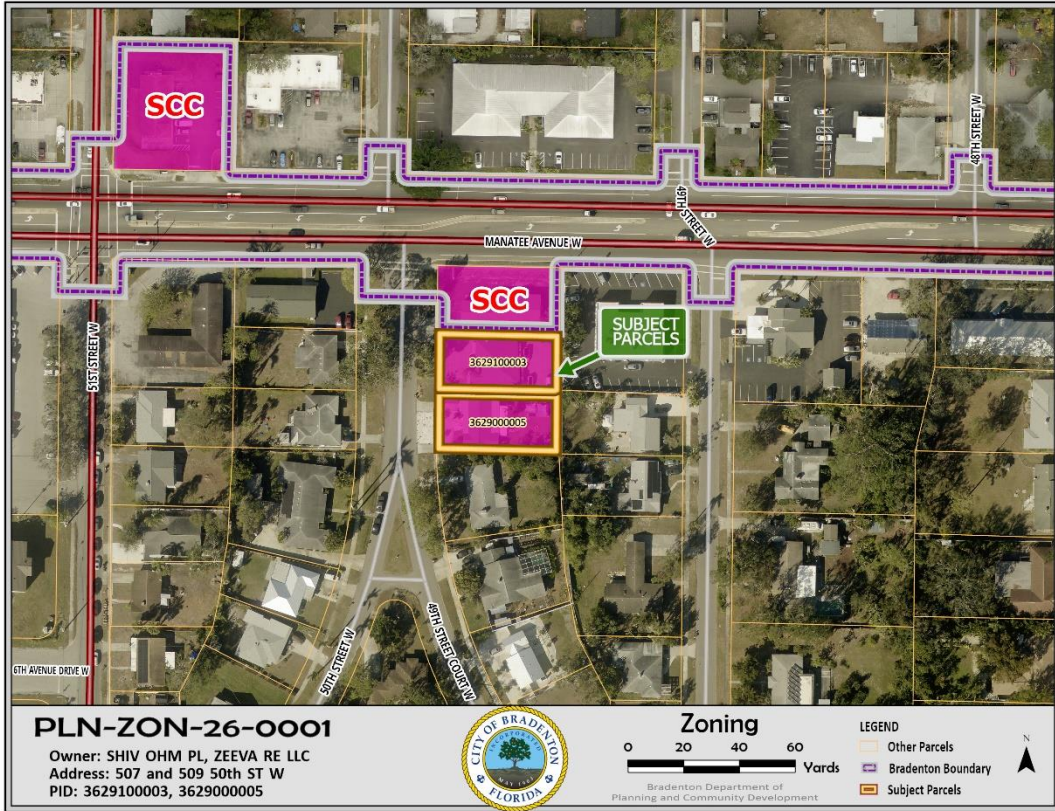
North: City of Bradenton – Suburban Commercial  
Corridor (SCC)  
South: Manatee County – RSF 4.5  
East: Manatee County – RSF 4.5/PR-M  
West: Manatee County – RSF 4.5/PR-M

**Future Land Use:**

North: City of Bradenton – Suburban Commercial  
Corridor (SCC)  
South: Manatee County – RES-6  
East: Manatee County – RES-6/ROR  
West: Manatee County – RES-6/ROR

**SUMMARY OF REQUEST**

Robert Gause, Agent for Shiv Ohm P I and Zeeva RE LCC is pursuing an annexation of the subject property. As part of the annexation process, the property must be assigned a future land use designation and a zoning classification under the City of Bradenton regulations. The map below shows the area of the request along with nearby zoning classifications.



**Suburban Commercial Corridor (*Proposed Zoning Classification*):**

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

This district is designed to permit the development of commercial areas along major highways in predominantly developed areas and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented commercial development.

The following page shows the uses allowed in the Suburban Commercial Corridor district, with those marked under “P” being permitted by right and those marked under “SU” only allowed with Special Use approval from City Council. Mixed Use Residential or Multifamily that sets aside at least 40 percent of its total units as affordable rental units to income-eligible households (at or below 120 percent area median income) for a period of at least 30 years must also be allowed in this zoning category per Florida’s “Live Local Act”.

Uses allowed in the Suburban Commercial Corridor zoning district from SCHEDULE 3.2.1.2 Permitted and Special Uses:

	<b>P</b>	<b>SU</b>		<b>P</b>	<b>SU</b>
Service Station/Repair		X	Communication Towers*		X
Car Wash		X	Light Manufacturing		X
Auto Sales/Rental	X		Dwelling Unit w/l Principal bldg	X	
Parking Lot/Garage	X		Private Events		X
Automotive Specialty	X		Seasonal Sales <sup>(2)</sup>	X	
Adult Entertainment *		X	Private Events	X	
Indoor Amusement Establishment		X	Convenience, Grocery, Drugs		X
Outdoor Amusement Establishment		X	Comparison Goods	X	
Parks		X	Secondhand Stores	X	
Clubs		X	Auction Houses*		X
Public Transportation Terminal	X		Construction Service	X	
Heliports <sup>(11)</sup>		X	Farm/Marine Supplies		X
Docks and Piers * <sup>(4)</sup>	X		Laundry/Dry Cleaning Plant		X
Testing Laboratories	X		Wholesale		X
Heating and Fuel		X	Storage Establishments	X	
Ice Plant		X	Plant Nurseries	X	
Building Materials		X			

\* Indicates that there are specific use regulations pertaining to the use (section 4.3).

(1) Outdoor storage and/or display in conjunction with any use is not permitted unless specifically approved by special use permit.

(2) Limited to four per year, maximum two weeks duration each, except Christmas tree lots which are limited to once yearly for 30 days.

(3) Refer to section 3.4.6, special district regulations, for use permissions in the Antique District Overlay.

(4) Docks and piers proposed for public waterfront and those not meeting the criteria in section 5.1.2.14 shall require a special use permit.

(5) Retail establishments providing modeling services require 1,000 square feet per room.

(6) Buildings within 40 feet of a local street abutting a residential land use district must be residential in use and character and oriented to the local street. Neighborhood-serving retail uses may be allowed for corner parcels at local and minor collector street intersections if approved as a planned development project with a positive recommendation from the architectural review board.

(7) City council approval may be required. Refer to sections 2.2.9 and 4.3.1 for alcoholic beverage sales and approval requirements.

(8) Adult and child day care centers with six or less clients and "family day care home" as defined and licensed by HRS [Department of Children and Families] are exempt from zoning requirements.

(9) Day care centers, schools, churches, and other religious establishments can not be located within 500 feet of any adult entertainment establishment.

(10) Permitted use inside the Urban Central Business District Overlay.

(11) Helicopter pads shall be a permitted accessory use to hospitals and public safety facilities.

(12) Shall be a state licensed facility.

## FUTURE LAND USE

This application was submitted with a concurrent application to designate the property with the Suburban Commercial Corridor Future Land Use Classification. Suburban Commercial Corridor zoning and Suburban Commercial Corridor future land use are inherently compatible.

## ANALYSIS

### Land Use Regulations:

The following sections of the Land Use Regulations describe necessary conditions for assigning or amending land use districts in the City. Staff response is in bold below each criterion.:

3.1.5 *Criteria for land use atlas district designations.* Land within the city shall be assigned a land use atlas district designation from the list of standard land use atlas districts in section A. [sections 3.1.1 through 3.1.3] above. The following criteria shall be used to make such assignments and to make changes in assignments, whether initiated by the city or by a property owner pursuant to section 2.2.5 land use atlas amendment.

3.1.5.1 *Consistency with the comprehensive plan.* All land use atlas district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The land use atlas district assigned shall be consistent with the land use category of the future land use map.

**The Suburban Commercial Corridor zoning category is consistent with the Suburban Commercial Corridor future land use category, which is the proposed future land use category for this property along with the annexation.**

3.1.5.2 *Land use compatibility.* The assigning of land use atlas districts shall promote the compatibility of adjacent land uses.

**Designating these properties as Suburban Commercial Corridor is consistent with the designation of adjacent property that is already under the City's jurisdiction. Granting this designation would extend the existing SCC zoning slightly south and along the intersection of Manatee Avenue West and 50<sup>th</sup> Street West.**

3.1.5.3 *Adequate public facilities.* The assigning of land use atlas districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in section 4.1.1.5 shall be considered in assigning land use atlas districts and there shall be reasonable assurance that the demand for services allowed in the proposed land use atlas district can be met.

The 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.

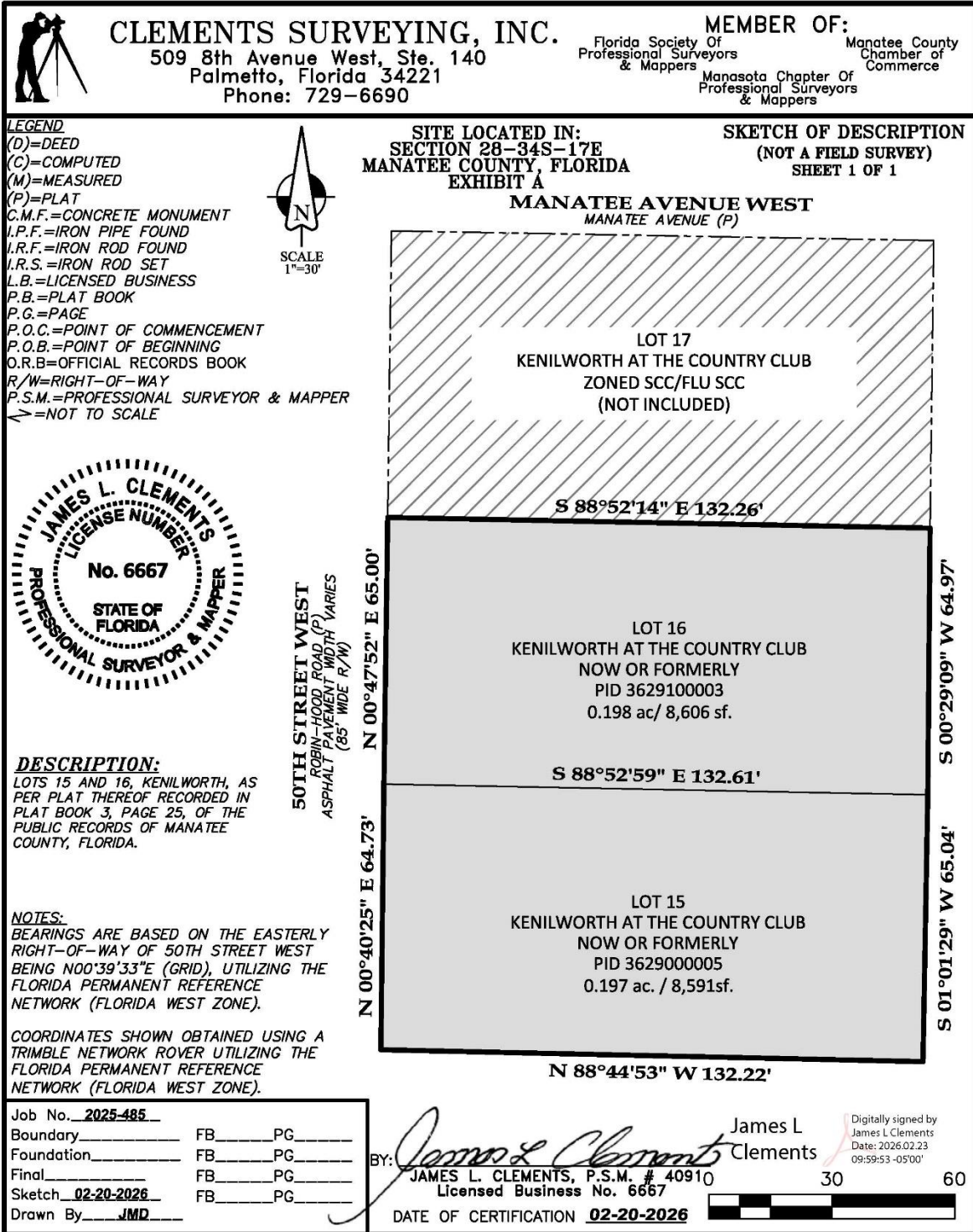
**Designating these lands under the Suburban Commercial Corridor zoning category does not conflict with the public interest. The property is in an area with a mixture of residential and low intensity office and commercial type uses.**

3.1.5.5 *Consistency with LURs.* Land use atlas district designations shall be consistent with the purpose and intent of these LURs.

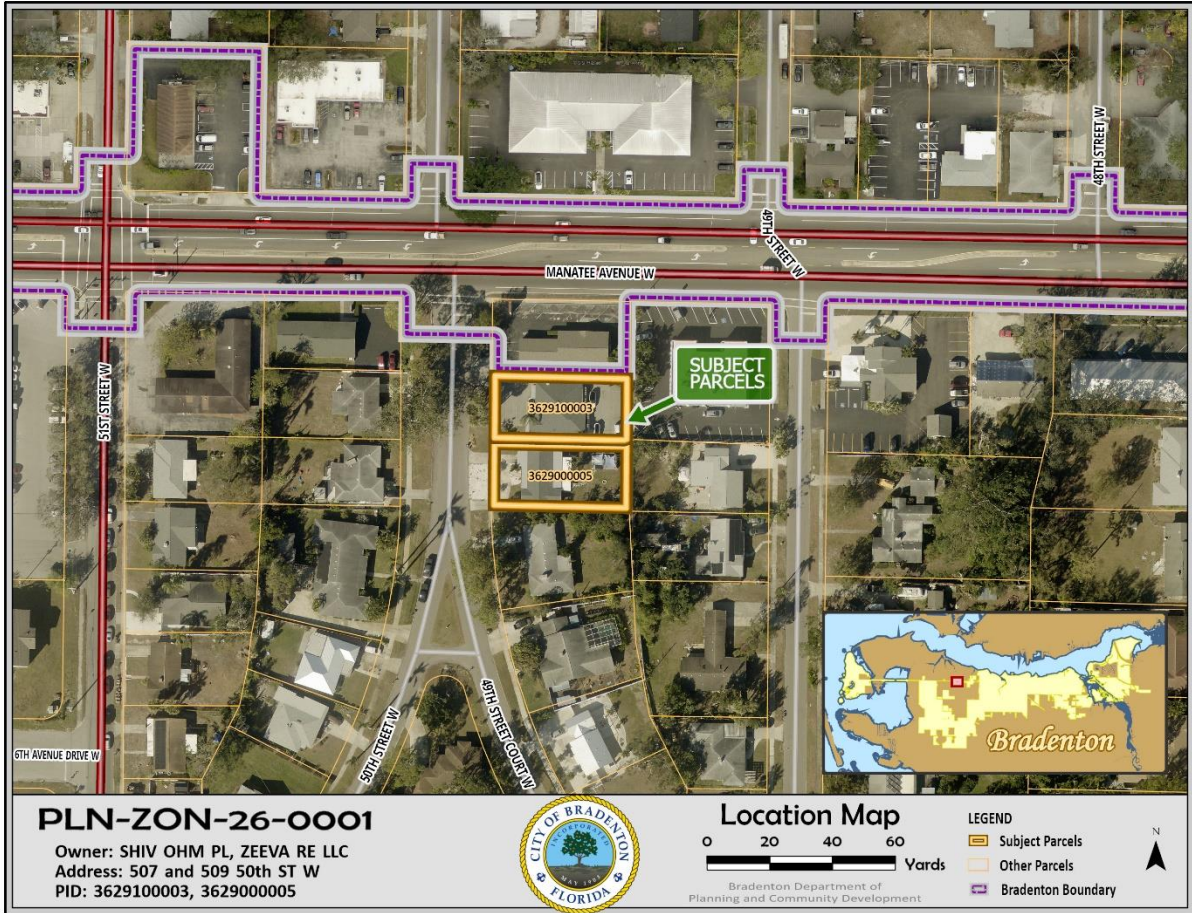
**Because the intended future uses are those that fall under permitted per the use schedule in the Land Use Regulations, this designation is consistent with the purpose and intent of the LURs.**

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

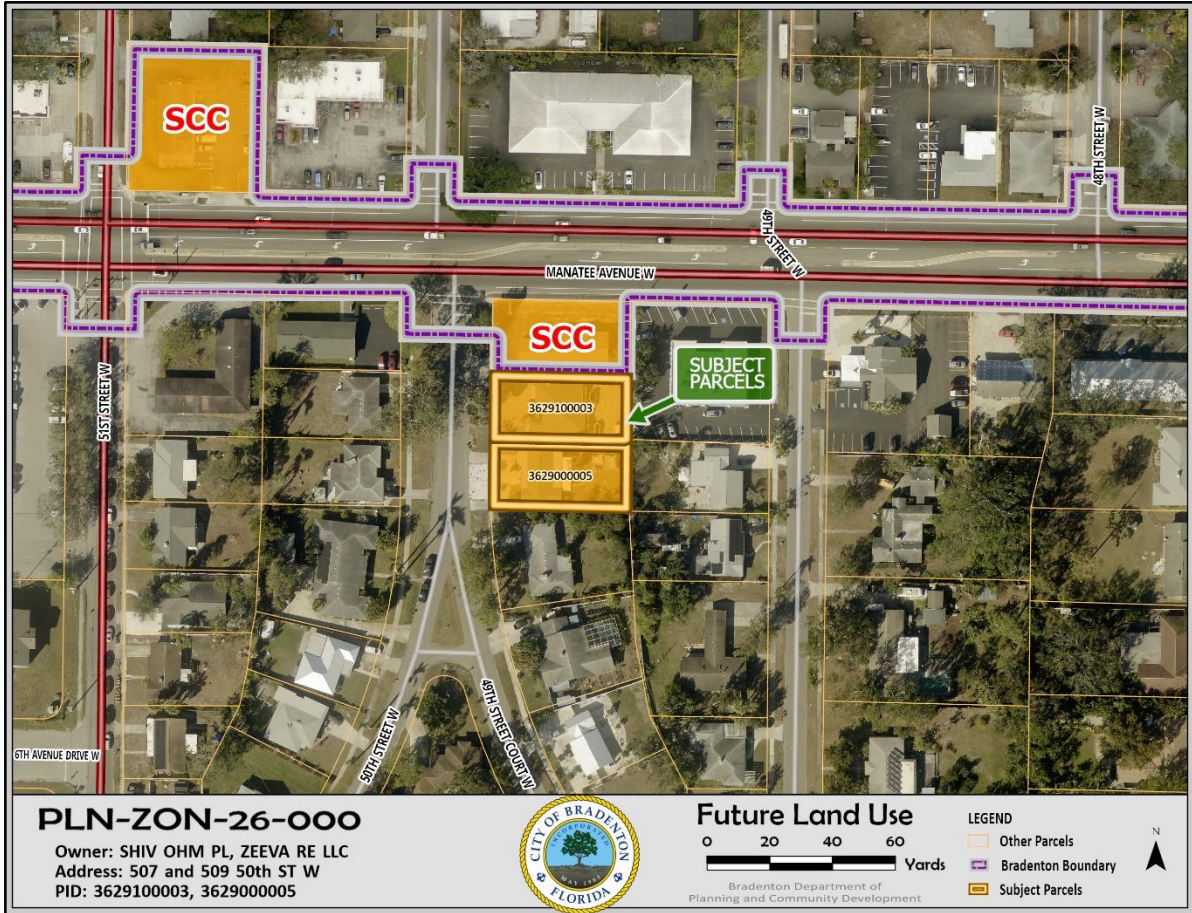
# EXHIBIT A



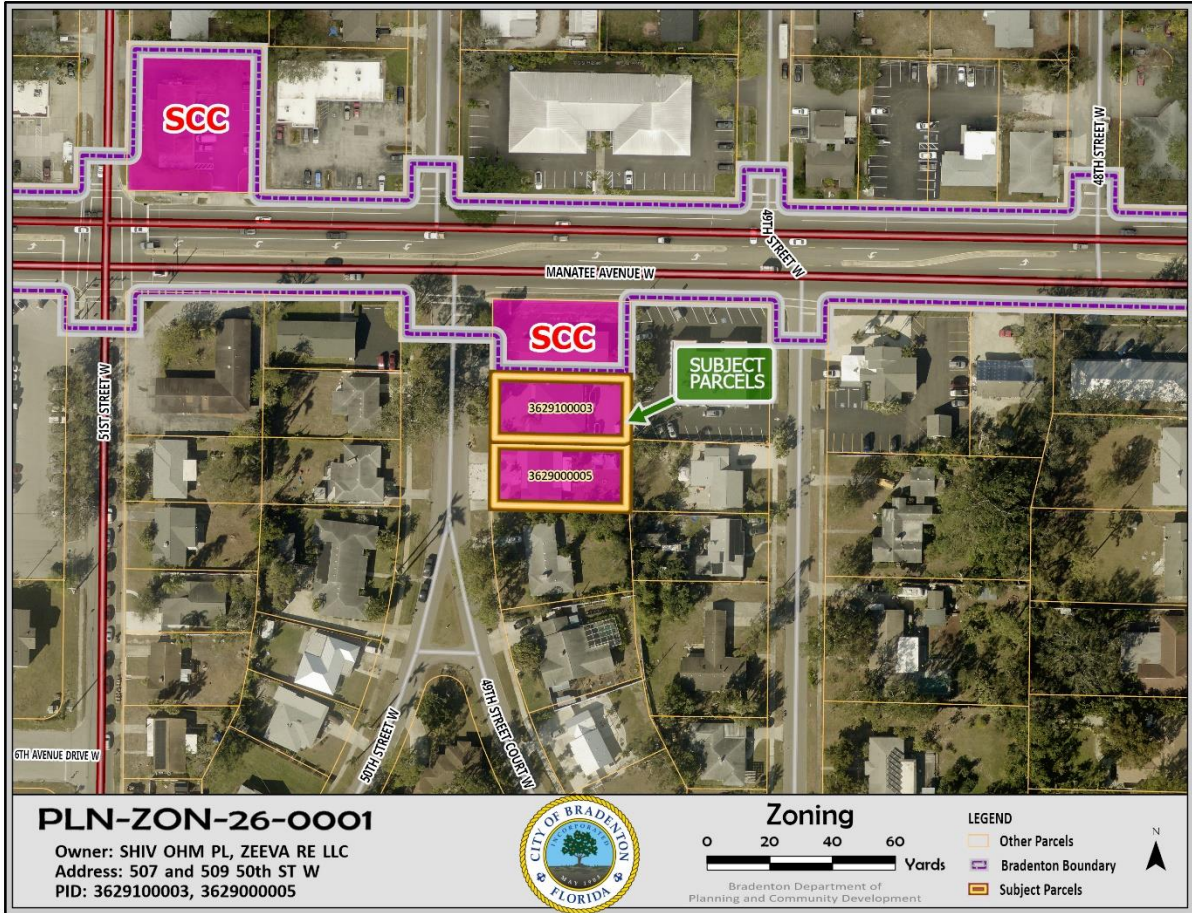
# EXHIBIT B



# EXHIBIT C



# EXHIBIT D



# EXHIBIT E

<b>Gene Brown</b>	<b>Jayne Kocher</b>	<b>Marianne Barnebey</b>	<b>Josh Cramer</b>	<b>Lisa Gonzalez Moore</b>	<b>Pam Coachman</b>
<i>Mayor</i>	<i>Ward 1</i>	<i>Ward 2</i>	<i>Ward 3</i>	<i>Ward 4</i>	<i>Ward 5</i>



# Gause and Associates, Inc.

Landscape  
Architecture

Land Planning

Project  
Management

Environmental

Irrigation  
Design

Consulting  
Arborist

March 3, 2026

City of Bradenton Planning Dept.

101 Old Main St.

Bradenton, Fl. 342025

RE: 507 & 509 50<sup>th</sup> St. W. Annexation, Rezoning and Comp Plan Map Amendment change

Dear Sirs/Madams,

The owners of the parcels located at 507 50<sup>th</sup> St. W. (PID 3629100003) owned by SHI OHM P L and 509 50<sup>th</sup> St. W., (PID 3629000005) owned by ZEEVA RE, LLC are requesting annexation into the City of Bradenton. Along with this request, they are additionally requesting the zoning of the two parcels to be Suburban Commercial Corridor (SCC) and that they be given a Future Land Use Map designation of Suburban Commercial Corridor (SCC).

Attached with this letter are applications for same along with required documentation to include description sketch, boundary surveys, owner's affidavits and justifications.

Respectfully submitted,  
*Gause and Associates, Inc.*

Robert C. Gause  
President



## **ZONING JUSTIFICATION**

As part of the annexation process, the two parcels shall require an amendment to the City of Bradenton's Zoning Atlas because the parcels will require zoning to be assigned to them. The applicant is requesting that the two parcels located at 507 50<sup>th</sup> St. W. (PID 3629100003) owned by SHI OHM P L and) and 509 50<sup>th</sup> St. W. (PID3629000005) owned by ZEEVA RE, LLC. be changed from Manatee County zoning designation- PR-M and RSF-4.5 to Suburban Commercial Corridor (SCC) As justification, we offer the following.

### **A. CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The subject parcels are consistent with the comprehensive plan. Specifically the following objectives and policies:

*Policy 1.7.6 – Public Facilities Efficiency* – Per discussions with staff, the properties would remain services by Manatee County utilities as part of the annexation. This would eliminate the need to expand City of Bradenton utilities. The applicant would obtain a utility agreement from Manatee County.as part of any site plan approval.

*Policy 1.12.1 – Encourage Infill Development* – The requested rezoning supports infill development where an existing professional office and a residence used for real estate services currently exist. The rezoning will allow redevelopment of the two parcels to create a more cohesive professional development.

### **B. LAND USE COMPATIBILITY**

The subject parcels are consistent with the Land Use Regulation Zoning Districts and will promote the compatibility of adjacent land uses. The subject parcels are already existing non-residential uses and a single-family office/rental facility. The land use to the north is medical office. The land use to the east is also medical office with a single-family residential use located in the County. To the south, is single family residential. The conversion of the south parcel to Suburban Commercial Corridor will allow the redevelopment of the two lots into a new two-story professional facility to replace the existing two buildings currently on the sites.



# CLEMENTS SURVEYING, INC.

509 8th Avenue West, Ste. 140  
Palmetto, Florida 34221  
Phone: 729-6690

MEMBER OF:

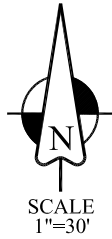
Florida Society Of  
Professional Surveyors  
& Mappers

Manatee County  
Chamber of  
Commerce

Manasota Chapter Of  
Professional Surveyors  
& Mappers

### LEGEND

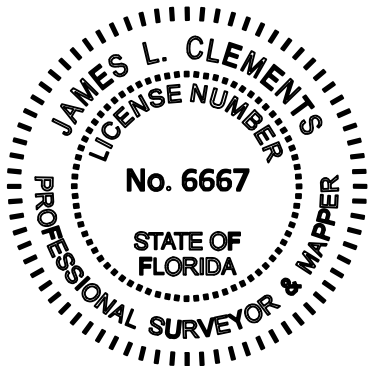
- (D)=DEED
- (C)=COMPUTED
- (M)=MEASURED
- (P)=PLAT
- C.M.F.=CONCRETE MONUMENT
- I.P.F.=IRON PIPE FOUND
- I.R.F.=IRON ROD FOUND
- I.R.S.=IRON ROD SET
- L.B.=LICENSED BUSINESS
- P.B.=PLAT BOOK
- P.G.=PAGE
- P.O.C.=POINT OF COMMENCEMENT
- P.O.B.=POINT OF BEGINNING
- O.R.B.=OFFICIAL RECORDS BOOK
- R/W=RIGHT-OF-WAY
- P.S.M.=PROFESSIONAL SURVEYOR & MAPPER
- ↖=NOT TO SCALE



SITE LOCATED IN:  
SECTION 28-34S-17E  
MANATEE COUNTY, FLORIDA  
EXHIBIT A

SKETCH OF DESCRIPTION  
(NOT A FIELD SURVEY)  
SHEET 1 OF 1

MANATEE AVENUE WEST  
MANATEE AVENUE (P)



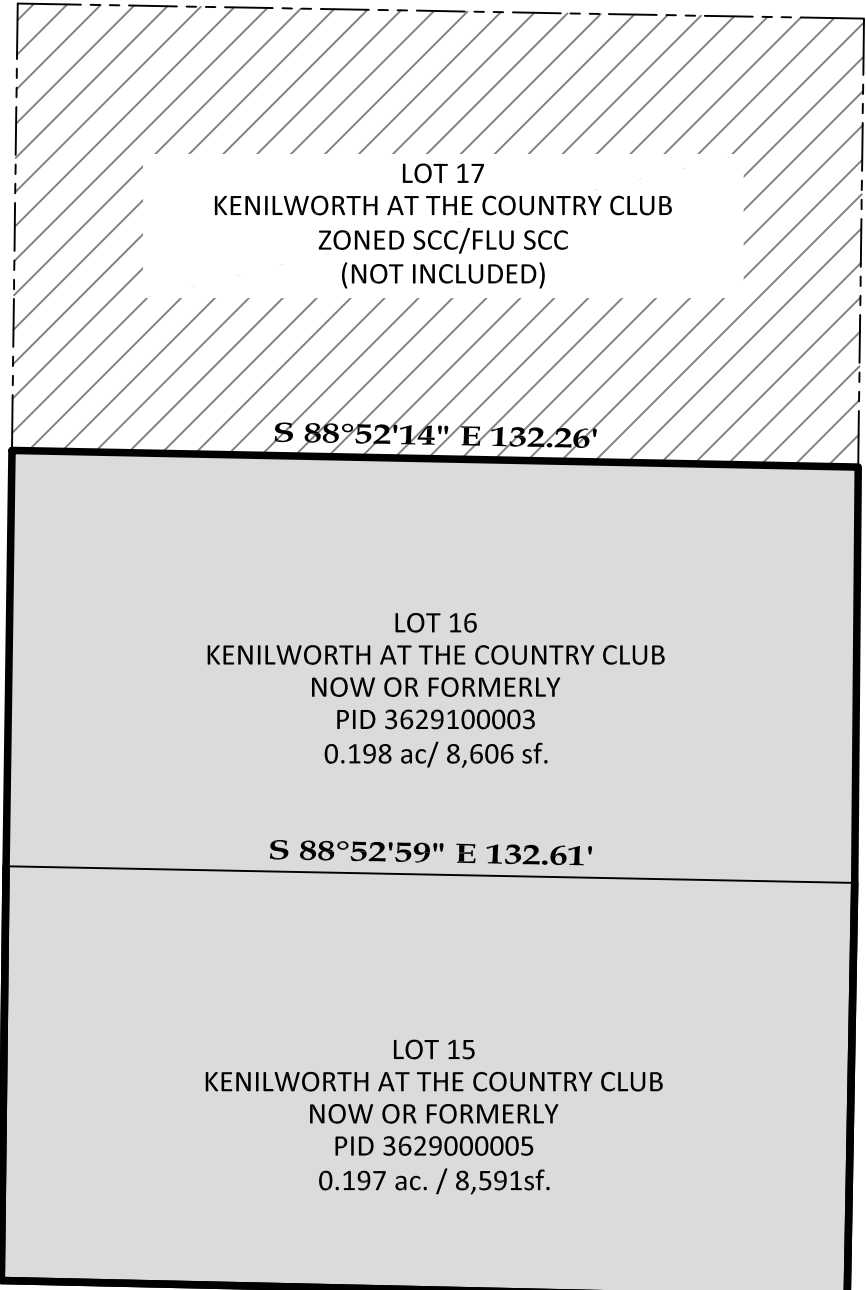
**DESCRIPTION:**  
LOTS 15 AND 16, KENILWORTH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 25, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**NOTES:**  
BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY OF 50TH STREET WEST BEING N00°39'33"E (GRID), UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

COORDINATES SHOWN OBTAINED USING A TRIMBLE NETWORK ROVER UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FLORIDA WEST ZONE).

50TH STREET WEST  
ROBIN-HOOD ROAD (P)  
ASPHALT PAVEMENT WIDTH VARIES  
(85' WIDE R/W)

N 00°40'25" E 64.73'  
N 00°47'52" E 65.00'



S 00°29'09" W 64.97'  
S 01°01'29" W 65.04'

N 88°44'53" W 132.22'

S 88°52'14" E 132.26'

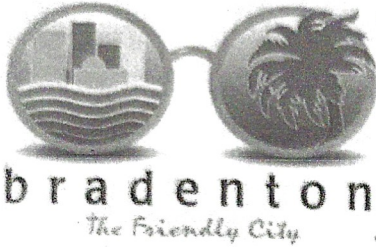
S 88°52'59" E 132.61'

Job No.	2025-485	
Boundary	FB	PG
Foundation	FB	PG
Final	FB	PG
Sketch	02-20-2026	
Drawn By	JMD	

BY: *James L. Clements*  
JAMES L. CLEMENTS, P.S.M. # 40910  
Licensed Business No. 6667



DATE OF CERTIFICATION 02-20-2026



# Agent Authorization Form

Department of Planning & Community Development  
101 Old Main Street, Bradenton, FL 34205  
Ph: (941) 932-9400  
[www.cityofbradenton.com](http://www.cityofbradenton.com)

## PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 507 50th ST W Bradenton, FL 34209

I, Nishith patel, SHIV OHM pl, the registered property owner(s) of the above noted property, do hereby authorize

Robert Gause

Gause and Associates, Inc

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)

5637 Clearwater COURT, Lakewood Ranch 34211

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

Signature of Agent

Agent Address and Phone

## STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13<sup>th</sup> day of Oct 2015, produced

FL DL# P340620830460 respectively, as

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

A. O. Patel  
Signature

AAKASH PATEL, Notary Public  
Print Name

State of Florida  
My Commission Expires: 07/27/28



NOTARY

REQUIRED



# Zoning Atlas Amendment Application

Department of Planning & Community Development  
 101 Old Main Street, Bradenton, FL 34205  
 Ph: (941) 932-9400  
[www.cityofbradenton.com](http://www.cityofbradenton.com)

The City of Bradenton Land Use Regulations adopted as Ordinance No. 2627, and amended under Ordinance No. 2926 requires that all applications for Land Use Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the subject property is owned by:

A CORPORATION, list the principal officers, principal stockholders, and the percentage of stock owned by each; or

A TRUSTEE, list the beneficiaries of the trust with percentage of interest; or

A PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals including general and limited partners; and

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

NOTE: 1) Changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental Disclosure of Interest shall be filed. 2) Disclosure shall not be required of any entity whose interests is solely equity interest which are traded on an established securities market in the United States or another country.

DISCLOSURE AFFIDAVIT

REQUIRED

NAME, ADDRESS, TITLE	PERCENTAGE INTEREST, STOCK, OR OWNERSHIP
Nishith Patel 5637 clearwater court, FL, 342 Mgr (owner ___ contract purchaser ___)	100 % Owner Shiv Ohm PL
_____ (owner ___ contract purchaser ___)	_____
_____ (owner ___ contract purchaser ___)	_____

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature:  (Applicant): Nishith Patel ( Shiv Ohm PI )

STATE OF FLORIDA  
 COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16<sup>th</sup> day of FEB, 2026, by Nishith Patel, who is personally known to me or who has produced FDL# P340620830460 as identification.

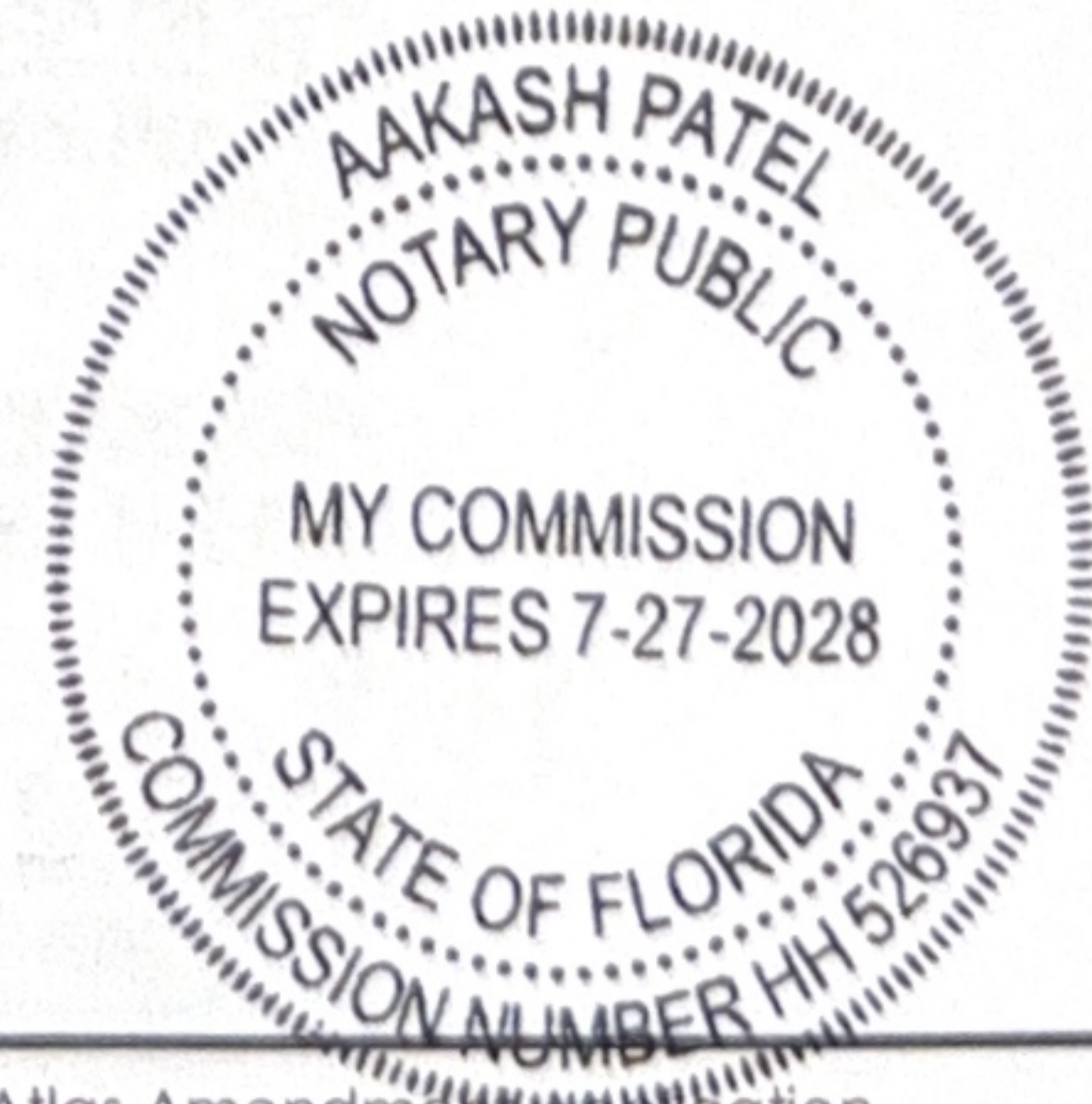
Signature

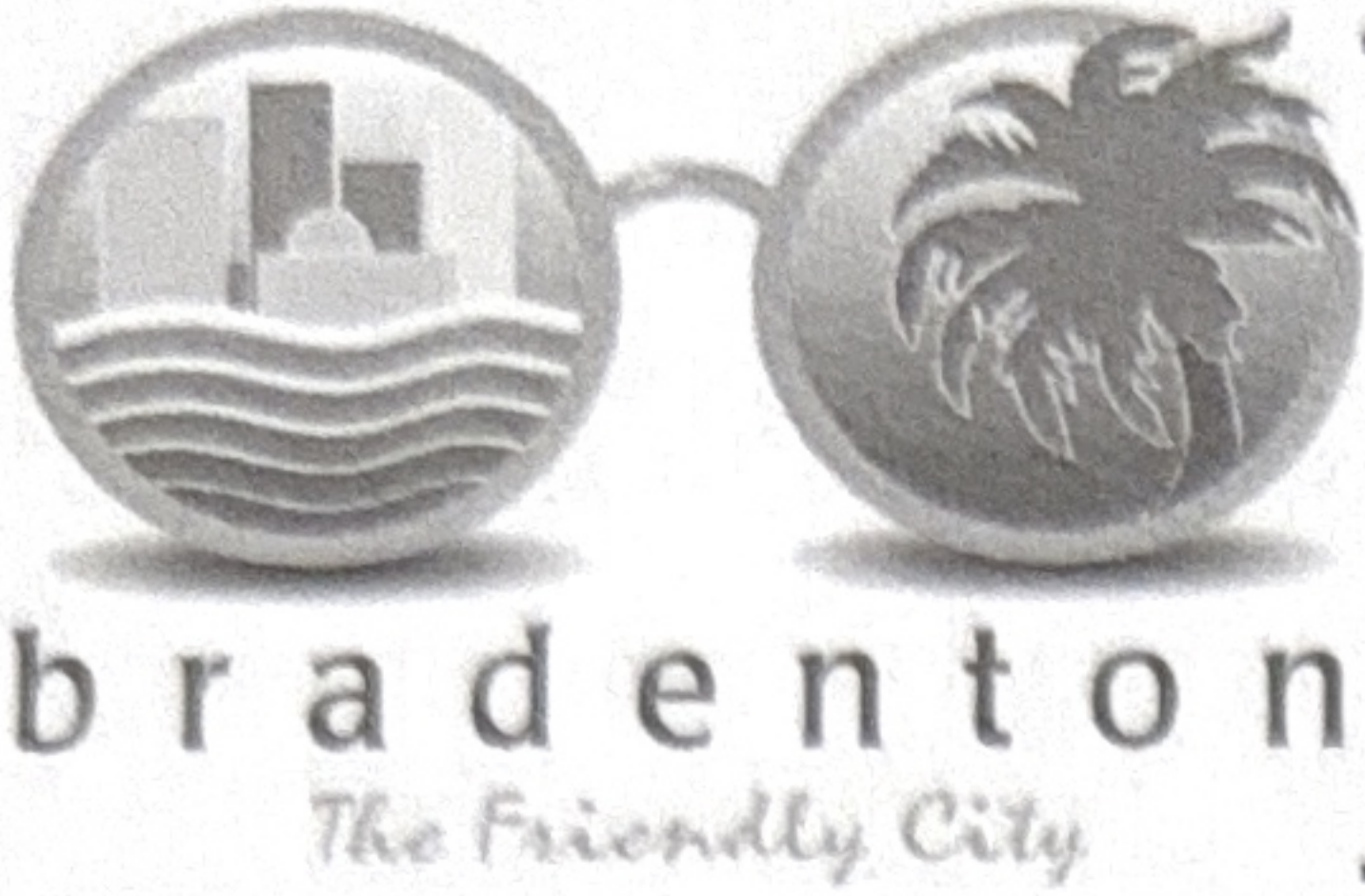
AAKASH PATEL, Notary Public  
 Print Name

State of Florida – My Commission Expires: 07/27/28

NOTARY

REQUIRED





# Zoning Atlas Amendment Application

Department of Planning & Community Development  
 101 Old Main Street, Bradenton, FL 34205  
 Ph: (941) 932-9400  
[www.cityofbradenton.com](http://www.cityofbradenton.com)

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If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, trust, or partnership. This is in addition to the list of owners.

NOTE: 1) Changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental Disclosure of Interest shall be filed. 2) Disclosure shall not be required of any entity whose interests is solely equity interest which are traded on an established securities market in the United States or another country.

DISCLOSURE AFFIDAVIT

REQUIRED

<u>NAME, ADDRESS, TITLE</u>	<u>PERCENTAGE INTEREST, STOCK, OR OWNERSHIP</u>
-----------------------------	---

Rachna Patel 5637 clearwater court , FL, 34211 Mgr

100 % owner Zeeva Re LLC

(owner \_\_\_ contract purchaser \_\_\_)

(owner \_\_\_ contract purchaser \_\_\_)

(owner \_\_\_ contract purchaser \_\_\_)

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: *Rachna Patel* (Applicant): Rachna Patel ( Zeeva Re LLC )

STATE OF FLORIDA  
 COUNTY OF Manatee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16<sup>th</sup> day of Feb

2026, by RACHNA PATEL, who is personally known to me and who has produced FL ID# 734072483 8680 as identification.

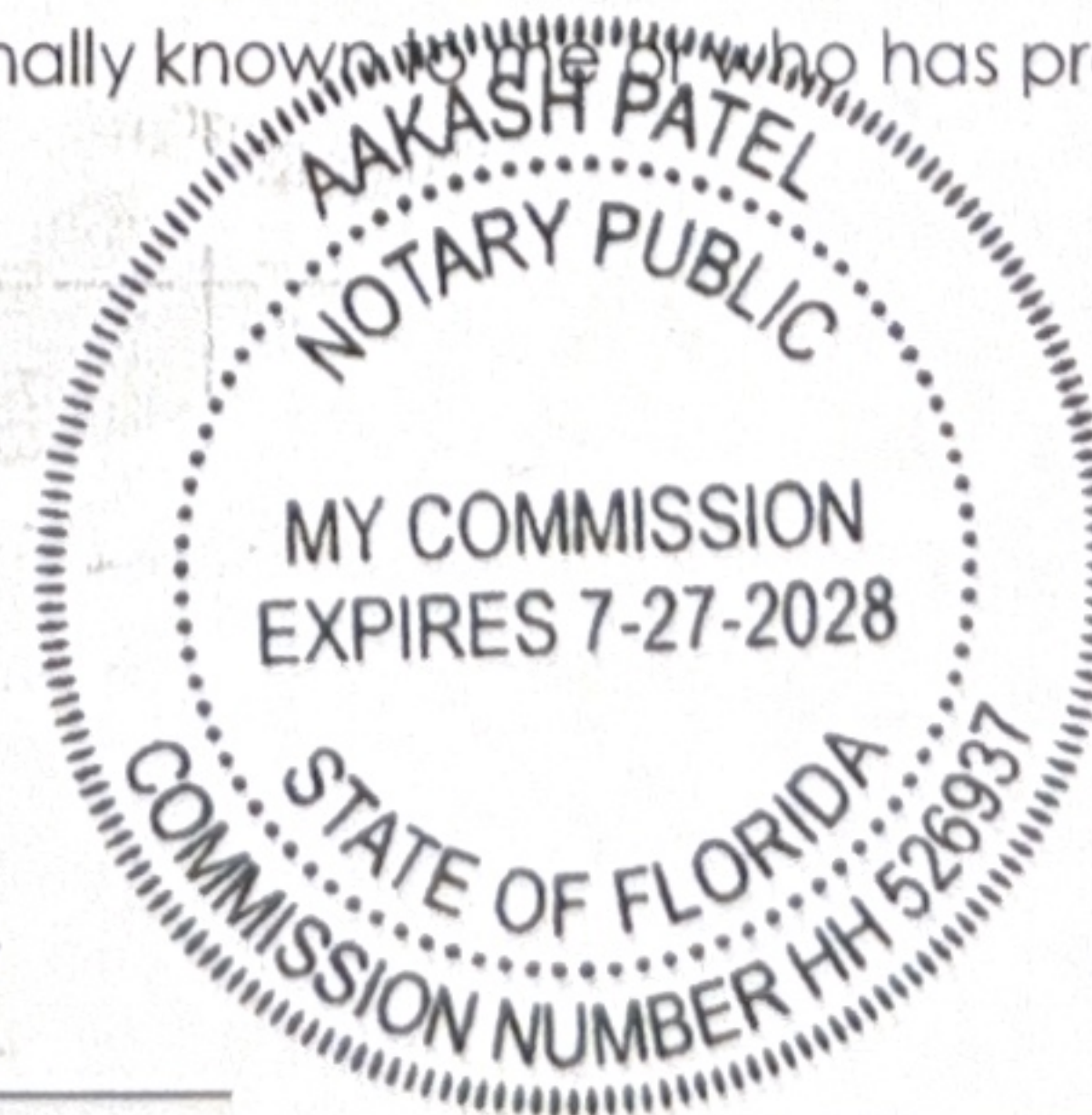
*A.A. Patel*  
 Signature

AAKASH PATEL, Notary Public  
 Print Name

State of Florida – My Commission Expires: 07/27/26

NOTARY

REQUIRED



## Item Cover Page

### PLANNING COMMISSION MEETING AGENDA ITEM REPORT

**DATE:** April 15, 2026

**SUBMITTED BY:** Jamie Schindewolf, Planning & Community Development

**ITEM TYPE:** Resolution

**AGENDA SECTION:** AGENDA ITEMS

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

**SUGGESTED ACTION:** Motion to recommend to City Council either approval or denial of Resolution 26-28.

**Is this item Quasi-Judicial?**

Yes

**Does this item require a public hearing?**

Yes

**EXPLANATION:**

Josh Law, agent for Jordan Creek at Bradenton East, LLC has submitted an application for a Major Planned Development Plan Amendment for properties located at 1201 27<sup>th</sup> Street East and 2906 29<sup>th</sup> Avenue East. The amendment

request is meant to allow the developer two options for the property. The first option (Option A) was approved with PDP-23-4841 for 33 single family attached buildings, with each dwelling unit (total of 66) on its own individual lot. The applicant would like to introduce a second option (Option B) for a residential development containing 106 residential units comprised of a mixture of four-unit and six-unit townhomes. The total land size is approximately 12.19 acres.

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

Reviewed by City Attorney Rudacille.

**SUGGESTED MOTION:**

Motion to recommend to City Council either approval or denial of Resolution 26-28.

**ATTACHMENTS:**

[Resolution 26-28](#)

[Staff Report](#)

[Application Materials](#)

## RESOLUTION 26-28

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON APPROVING APPLICATION PLN-MAJ-26-0001 FOR A MAJOR AMENDMENT TO THE JORDAN CREEK EAST PLANNED DEVELOPMENT PLAN (PDP-23-4841) TO APPROVE AN ADDITIONAL DEVELOPMENT OPTION FOR THE PROPERTY LOCATED AT 1201 27<sup>TH</sup> STREET EAST AND 2906 11<sup>TH</sup> AVENUE EAST (PARCEL ID NUMBERS 1387000050 AND 1387200007), MORE PARTICULARLY DESCRIBED HEREIN; OPTION A IS A PDP SITE PLAN FOR 66 SEMIDETACHED RESIDENTIAL UNITS AS APPROVED WITH ORDINANCE 4027; OPTION B IS A PDP SITE PLAN FOR 106 TOWNHOME UNITS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Jordan Creek at Bradenton East, LLC owns the properties located 1201 27<sup>th</sup> Street East and 2906 11<sup>th</sup> Avenue East, consisting of 12.19 acres, as legally described in Exhibit "A" attached hereto (collectively, the "Property"); and

**WHEREAS**, In 2024, a rezoning to Planned Development Project was approved as PDP-23-4841; and

**WHEREAS**, On August 13, 2008, a PDP Amendment (Case MA.08.0022) was approved with stipulations allowing for the division of lots resulting in a lot increase from 18 to 37; and

**WHEREAS**, Pape-Dawson, agent for Jordan Creek at Bradenton East, LLC ("Applicant"), submitted a Major Planned Development Project Amendment to add an additional development option to the approved Planned Development; and

**WHEREAS**, the City of Bradenton's LPA held a public hearing on April 15, 2026 to consider the proposed Amendment; and

**WHEREAS**, the LPA having reviewed and considered all comments received during said hearing, found that the Amendment furthers the goals, objectives and policies of the City's Comprehensive Plan and recommended said Amendment to the City Council for approval with stipulations; and

**WHEREAS**, the LPA determined that the Project as proposed, and as further described in the Staff Report presented at the public hearing on April 15, 2026, is consistent with the Comprehensive Plan and meets the criteria for approval under the Land Use Regulations;

**WHEREAS**, the City Council held a noticed public hearing on May 13, 2026, at which the Council received testimony and evidence from City Planning staff and members of the public in attendance.

**NOW, THEREFORE**, the City Council makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

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

- a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.
- b. The Property Owners are requesting approval of a secondary development option, with a conceptual plan hereto attached hereto as Exhibit "B".

Section 2. Order. Based upon the foregoing, a PDP Amendment is hereby approved and issued for the Property, and the PDP Preliminary Site Plan attached as Exhibit "B" for one hundred six (106) multifamily townhome dwelling units, is hereby approved as a secondary development option upon the property subject to the following Stipulation:

- a. Allow for a reduction in the perimeter buffer area from 25 feet to 20 feet with enhanced landscaping.

Section 3. State and Federal Permits. Issuance of this development permit by the City does not in any way create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. The applicant must obtain all applicable state and federal permits before commencing development or use.

Section 4. Severability. In the event that any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Resolution which shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall be effective upon adoption.

**ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE CITY COUNCIL OF THE CITY OF BRADENTON this 13TH DAY OF MAY, 2026.**

ATTEST:

---

Tamara Melton  
CITY CLERK

---

Gene Brown  
MAYOR

APPROVED AS TO FORM:

---

Scott Rudacille  
CITY ATTORNEY

## **EXHIBIT "A"**

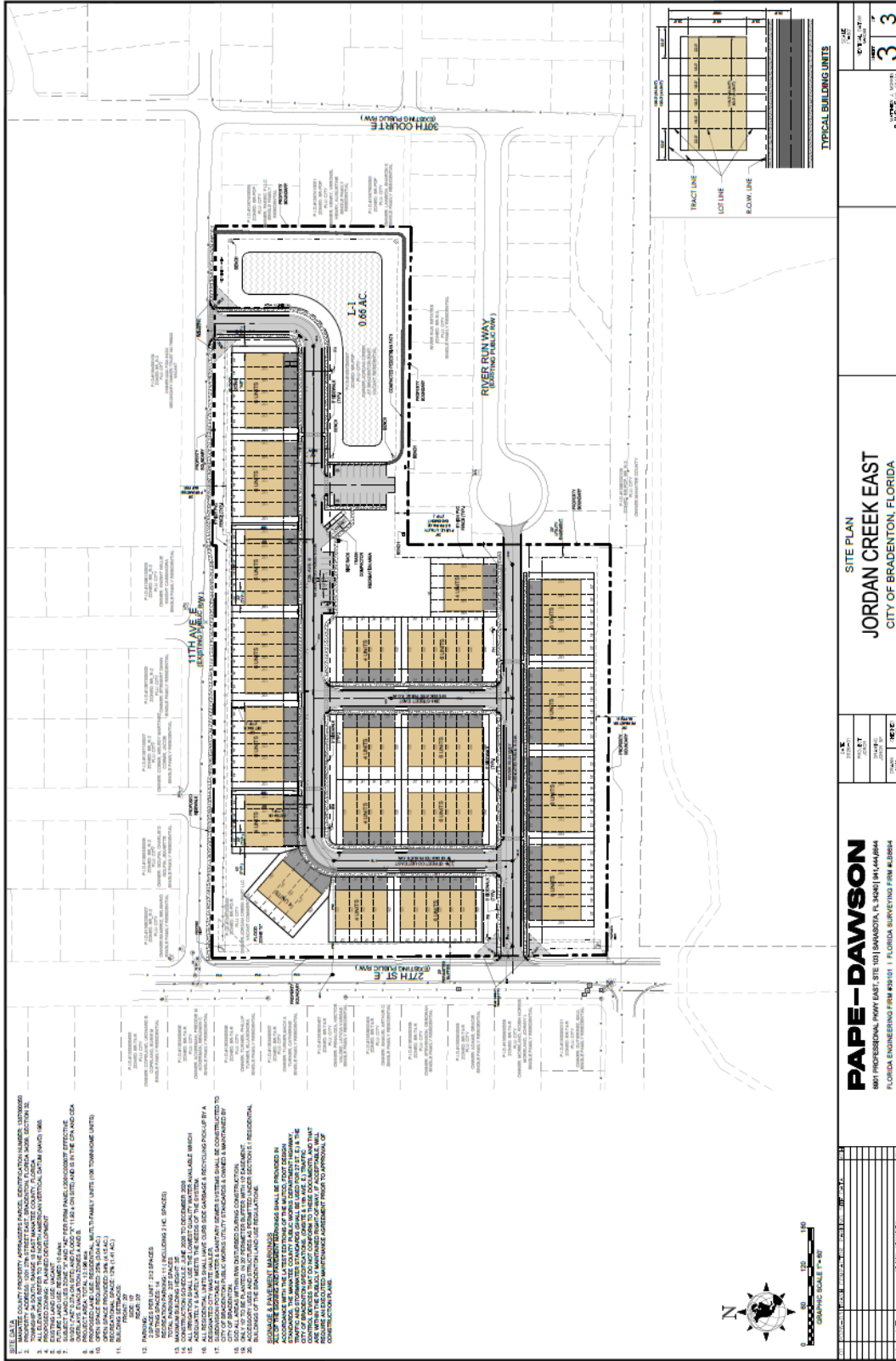
### **1201 27<sup>th</sup> Street East (Parcel ID 1387000050)**

ALL THAT CERTAIN PLAT, PIECE OF PARCEL OF LAND KNOWN AND DESC AS THE SW1/4 OF THE NW1/4 OF THE NW1/4 OF SEC 32, LESS & EXCEPT 30 FT OFF THE S SIDE FOR RR R/W; TOGETHER WITH ALL OF BLK 3, AND ALL OF BLK 4, SOUTH BRADEN CASTLE CAMP PER PLAT REC IN PB 2 P 144, ALSO THAT PART OF VACATED 3RD ST E, LYING ADJ TO BLK 3, AND THAT PART OF VAC 4TH ST E, LYING BETWEEN BLKS 3 & 4 AND THAT PART OF THE N1/2 OF VAC JACKSON ST LYING S OF AND ADJ TO BLKS 3 & 4, AS VAC BY RESOL REC IN (1389/3660), SUBJ TO MAINTAINED R/W (1497/3923); TOGETHER WITH VACATED STREET LYING E OF & ADJ TO THE ABOVE DESC PARCEL PER ORD #3085 REC IN INST#202141140894 & CORR IN INST#202241042035. PI#13870.0005/0

### **2906 11<sup>th</sup> Avenue East (Parcel ID 1387200007)**

LOTS 1 THRU 14 BLK 5 SOUTH BRADEN CASTLE CAMP, ALSO THE W1/2 OF VACATED STREET LYING BETWEEN BLKS 5&6 DESC (1194/1435); TOGETER WITH VACATED STREET LYING W & S OF & ADJ TO THE ABOVE DESC PARCEL PER ORD #3085 REC IN INST#202141140894 & CORR IN INST#202241042035. PI#13872.0000/7

# EXHIBIT "B"



City of Bradenton  
Planning and Community Development Department  
Planning Commission Public Hearing  
April 15, 2026

**Staff Report**

Case Number: PLN-MAJ-26-0001  
Applicant: Josh Law, agent for Jordan Creek at Bradenton East, LLC  
Addresses: 1201 27<sup>th</sup> Street East and 2906 29<sup>th</sup> Avenue East  
Parcel IDs: 1387000050 and 1387200007  
Current Zoning: Planned Development  
Future Land Use: RESMED (Medium Density Residential)  
Flood Zone: AE, X

Surrounding Property Zoning:

Current Zoning: North: R-2 (Medium Density Residential)  
South: R-2 (Medium Density Residential) & R-3 (High Density Residential)  
East: R-2 (Medium Density Residential) & R-3 (High Density Residential)  
West: T4-R (General Urban Restricted – Transect District)

Future Land Use: North: RESMED (Medium Density Residential)  
South: RESMED (Medium Density Residential)  
East: RESMED (Medium Density Residential)  
West: RESMED (Medium Density Residential)

Josh Law, agent for Jordan Creek at Bradenton East, LLC has submitted an application for a Major Planned Development Plan Amendment for properties located at 1201 27<sup>th</sup> Street East and 2906 29<sup>th</sup> Avenue East. The amendment request is meant to allow the developer two options for the property. The first option (Option A) was approved with PDP-23-4841 for 33 single family attached buildings, with each dwelling unit (total of 66) on its own individual lot. The applicant would like to introduce a second option (Option B) for a residential development containing 106 residential units comprised of a mixture of four-unit and six-unit townhomes. The total land size is approximately 12.19 acres.

The Future Land Use of the subject parcels is RESMED, which allows for 10 dwelling units per acre. Option B would result in a density of approximately 8.7 dwelling units per acre, which is within the allowed density for the

property. Also, the submitted application states that approximately 4.15 acres or roughly 34% of the project site. The proposed recreational space consists of approximately 1.41 acres or 12% of the project site.

The PDP standards are designed to allow developers maximum flexibility in designing higher quality, more innovative projects that may not otherwise be permitting in the LURs. Preservation of environmentally-sensitive lands, creation of green space, and innovative design is highly encouraged. Applications that do not meet the minimum PDP standards as listed in the LURs, must provide justification as to why the standards cannot be met and the City through the public hearing process may impose stipulations to overcome any design shortfalls.

Following is a breakdown of the Dimensional Standards of the proposed second option.

PDP Dimensional Standards		Special Notes
Minimum Front Yard Setback (Primary Structure)	20'	
Minimum Secondary Front Yard Setback (Primary Structure)	15'	
Minimum Side Yard Setback (Primary Structure)	10'	
Minimum Rear Yard Setback (Primary Structure)	20'	
Maximum Building Height	35'	
Parking Provided	237 Spaces	

Section 3.4.1.3.a of the LURs establishes the minimum design standards for Residential PDP's. The standards are designed to enhance any PDP project so that it is above and beyond the minimum conventional subdivision standards.

In review of the standards under 3.4.1.3.a, it appears that the subject application meets most of the required standards. Standards that may require additional clarification or where the applicant is requesting relief are shown bold and italicized:

Section 3.4.1.3.a *Additional PDP standards*. This subsection sets forth required standards for primary use-oriented developments, as follows:

- i. *Density*. The number of units per acre shall not exceed the maximum as allowed by the future land use map and related policies of the

comprehensive plan. If the project is in a residential district (not a PDP zone) the density shall not exceed the density allowed in that land use atlas district. Acreage for density calculations shall not include areas within the Conservation district. Maximum density is not guaranteed for any proposed PDP, however, the quality of design, contribution to public facilities, open space and recreation, preservation of resources, and compatibility of the proposed development will be evaluated in order to recommend maximum density.

*Staff Response: The proposed development is under the maximum allowable density per acre. FLUM states the development can be up to 10 units per acre, while the proposed development is at 8.7 units per acre.*

- ii. *Open space.* Excluding roadways, parking areas, private yards, landscaped areas less than 250 square feet, and stormwater retention areas, open space shall make up a minimum of 25 percent of the site area. Open space may be in the form of recreation fields, courses, or fairways, pedestrian or bicycle paths or walkways, or landscaped common areas greater than 250 square feet each. In some cases, private yards designated as non-disturbed buffers or conservation easements may be eligible for open space calculations. In the Urban Core and Urban Central Business district, the open space requirement may be reduced or eliminated when the quality of the design justifies a reduction or elimination.

*Staff Response: The proposed development contains approximately 4.15 acres or roughly 34% of the project site in Open Space.*

- iii. *Recreation area.* Recreation area shall be provided at a ratio of one acre per 500 residents. In some cases, the PCD director may recommend that recreation area be provided at a ratio of one acre per 200 dwelling units, or more. In no case, shall the minimum recreation area be less than one-half acre, except in the UCBD or PDPs less than two acres in size. To be eligible for credit, a recreation area must include benches, trees, open or grassy areas or fields, pedestrian or bike paths, play or exercise facilities, courses, fairways, or other passive or active recreation facilities, or a combination of such facilities, which may be geared to the type of population served. Higher credit may be given to facilities usable by the general public, as determined by the PCD director. Pedestrian or bike paths designed to meet the recreation standard shall be in specifically designated corridors. No recreational credit will be given to required sidewalks

along roadways except for specially-designed, incidental connection points.

*Staff Response: The applicant is proposing approximately 1.41 acres, or 12% of the project site, as recreational area including a compacted pedestrian path with benches and trees surrounding the retention pond and a space for passive recreation or an amenity center near the center of the site.*

- iv. *Parking.* Two per dwelling unit plus one per ten units for visitor parking. On-street parking may be counted toward the required visitor parking only. In proposed developments of 50 units or more, parking spaces shall be provided at the recreation area in a ratio of one space per ten dwelling units. In some cases, the applicant may recommend more or less parking than required by these standards, however, such designs must be qualified and quantified by quality of design, empirical data, or emerging trends.

*Staff Response: At a ratio of one space per ten dwelling units, the applicant is proposing more spaces than required at the recreation area. They are required 11 spaces and are providing 16 spaces.*

- v. *Building setbacks.* The following setbacks for buildings are typically required, unless otherwise stipulated in the PDP approval for projects proposed outside the Urban Core, Urban Central Business district and Urban Village districts: Building setbacks for two-story buildings shall be: Thirty-five feet from any project property line which is also a street frontage, 50 feet from a major collector or arterial road as defined in subsection 4.1.3, and 15 feet from an interior private road.

*Staff Response: The proposed development meets the required minimal setbacks as the minimum front yard setback is 20' and the secondary front yard is 15'.*

- vi. *Buffers.* A landscaped, well-designed perimeter buffer with a minimum or oscillating width of 25 feet from all property lines is required for all proposed residential PDPs; unless otherwise stipulated in the PDP approval.

***Staff Response: The applicant is requesting a reduction as follows:***

***20 foot wide buffer with plantings located within the outer 10 feet of the 20 foot buffer. This is requested in order to avoid***

**utility and drainage easements as to not interfere with the safe operation and maintenance of the infrastructure and easement areas. In addition, this request was approved with the existing approved preliminary plat approval PDP-23-4841.**

- vii. *Accessory structures.* Accessory structures may be approved as part of the proposed PDP based upon subsection 5.1.2 (Accessory structures, residential buildings), as found appropriate by the approving body.

***Staff Response: Accessory structures have not been proposed as part of this application, but Commission/Council may want to get clarification on whether they will be allowed, and if so, what setbacks will be allowed.***

- viii. *Neighborhood activity center.* A neighborhood activity center consisting of light retail, restaurants, personal services, office, and other similar neighborhood types of activities may be proposed as a compact, defined area limited to one acre or five percent of the overall development. While no specific standards are suggested in order to allow innovation in design, a proposed neighborhood activity center will be evaluated for its physical design including types of uses proposed, pedestrian connectivity with the surrounding residential components, landscaping, and overall feasibility.

*Staff Response: The applicant is not proposing the construction of a neighborhood activity center.*

The applicant has provided a narrative and a preliminary site plan to go along with this request. The narrative and site plan only reflect Option B, as Option A was previously approved.

### **Land Use Regulations:**

3.1.3 *Special land use districts and overlays.* The following land use districts and overlays are intended to provide additional standards conducive to their suggested themes, design standards, or geographical locations. Their boundaries are delineated on the land use atlas.

*PDP/Planned Development Project.* This district is designed to permit the development of planned complexes of structures and uses where compatible with existing surrounding land uses and is intended for undeveloped parcels of land or those proposed for redevelopment.

The following sections of the Land Use Regulations describe necessary conditions for assigning or amending land use districts in the City:

“3.1.5 *Criteria for land use atlas district designations.* Land within the city shall be assigned a land use atlas district designation from the list of standard land use atlas districts in section A. [sections 3.1.1 through 3.1.3] above. The following criteria shall be used to make such assignments and to make changes in assignments, whether initiated by the city or by a property owner pursuant to section 2.2.5 land use atlas amendment.

3.1.5.1 *Consistency with the comprehensive plan.* All land use atlas district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The land use atlas district assigned shall be consistent with the land use category of the future land use map.

3.1.5.2 *Land use compatibility.* The assigning of land use atlas districts shall promote the compatibility of adjacent land uses.

3.1.5.3 *Adequate public facilities.* The assigning of land use atlas districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in section 4.1.1.5 shall be considered in assigning land use atlas districts and there shall be reasonable assurance that the demand for services allowed in the proposed land use atlas district can be met.

3.1.5.4 *Public interest.* Land use atlas district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

3.1.5.5 *Consistency with LURs.* Land use atlas district designations shall be consistent with the purpose and intent of these LURs.”

3.4.1 *Planned development projects (PDP).* The PDP standards in this section are geared to allowing developers maximum flexibility in designing higher quality, more innovative projects that might not otherwise be permitted through these LURs. Preservation of environmentally-sensitive lands, creation of green space, and innovative design is highly encouraged. Interactive community design is also encouraged.

PDP review and approval is required for:

- Any project or new construction in a PDP district, unless the new construction is considered a minor amendment to a previously approved PDP site plan;
- Any project involving more than 200 linear feet of land below the two-foot contour line, pursuant to subsection 3.4.4.
- A subdivision that does not meet the subdivision requirements of section 4.2.
- To be eligible for PDP consideration, the proposed development should:
  - Be at least one acre in total area, unless the PCD director has determined that a smaller property could provide a beneficial contribution to the city or surrounding neighborhood. More than one lot of record may be proposed as part of a PDP, including non-contiguous lots of record within the same comprehensive plan neighborhood, subject to PCD approval.
  - Generally exceed the standards contained in the LURs, and not merely circumvent them. The applicant agrees that additional standards may be required as part of the approval process. Any PDP proposing a reduction of required standards must include findings provided by the applicant for justifying the reductions.
  - Be reviewed by the PCD director, public works and fire departments as part of a pre-application meeting, to discuss the concept of the proposed development and the procedural requirements of these LURs. The applicant must provide a conceptual site plan showing the subject property, its relationship to the surrounding properties, and the general development scheme.

**Summary and Recommendation:**

It appears at this time, that the proposed request largely meets the requirements set forth in the LURs for PDPs. It is recommended to get additional clarity regarding the possibility of accessory structures, and the commission and council must consider the request for the reduction in buffer standards (which matches what was granted with Option A).

Respectfully submitted,



Jamie Schindewolf  
Senior Planner

**Exhibits:**

Exhibit A: Location Map

Exhibit B: Future Land Use Map

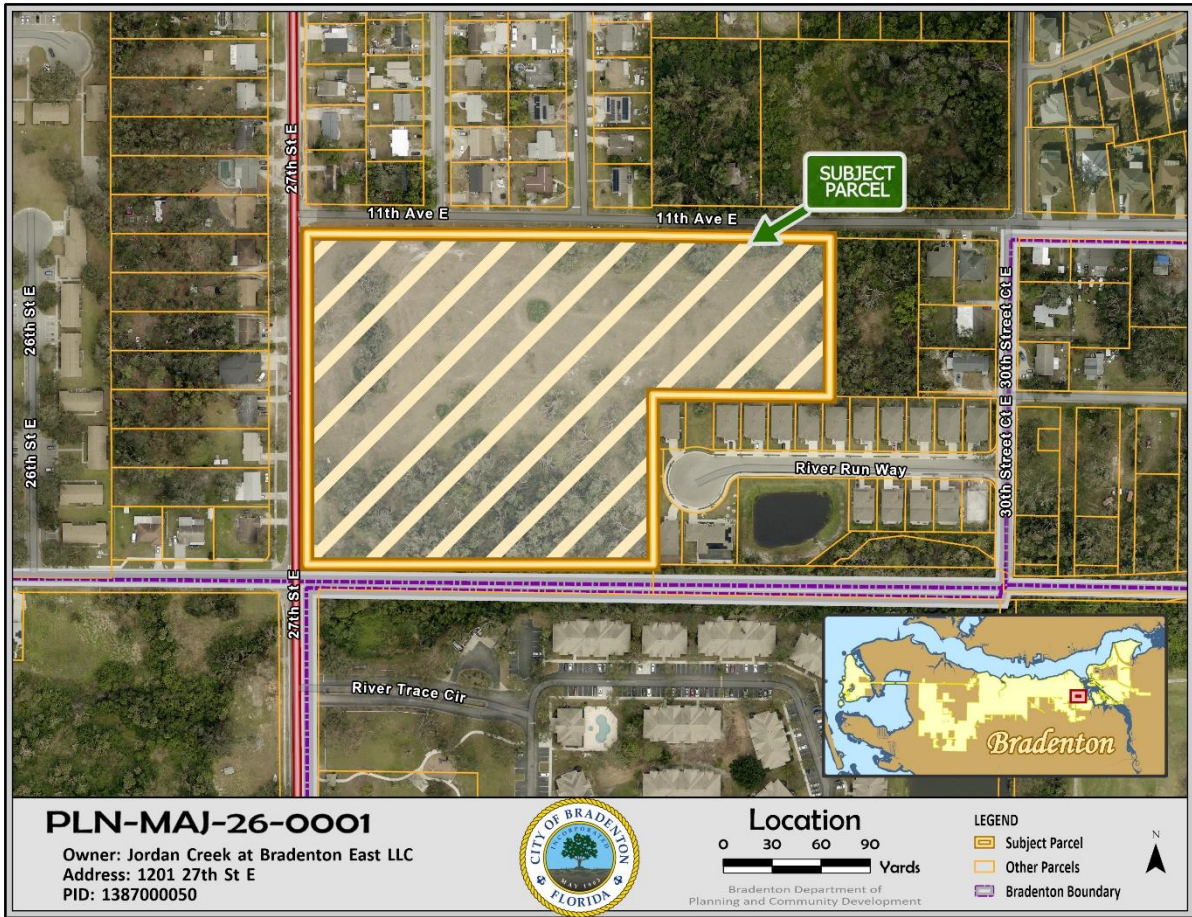
Exhibit C: Zoning Map

Exhibit D: Aerial Map

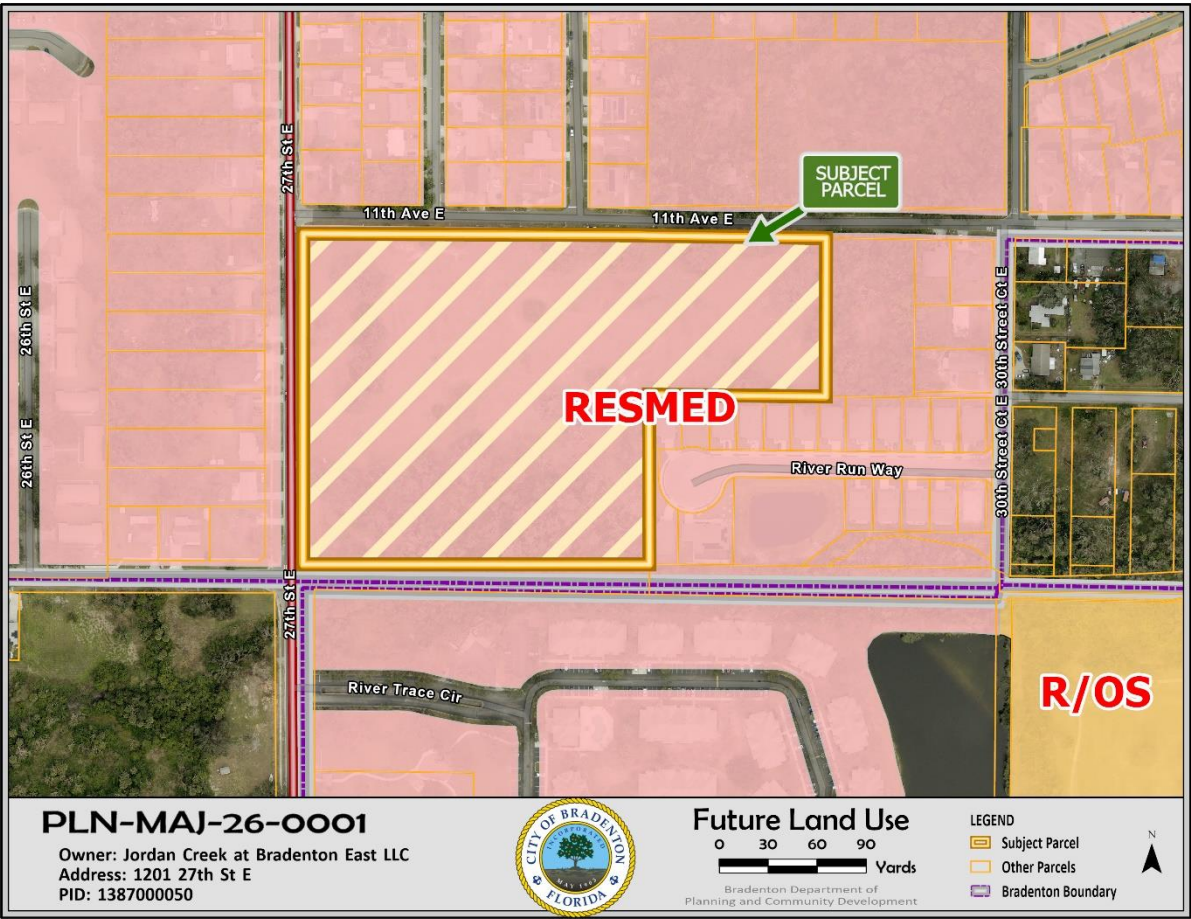
Exhibit E: Proposed Site Plan

Exhibit F: Proposed Landscape Plan

# Exhibit A Location Map



# Exhibit B Future Land Use Map



**PLN-MAJ-26-0001**

Owner: Jordan Creek at Bradenton East LLC  
 Address: 1201 27th St E  
 PID: 1387000050



**Future Land Use**

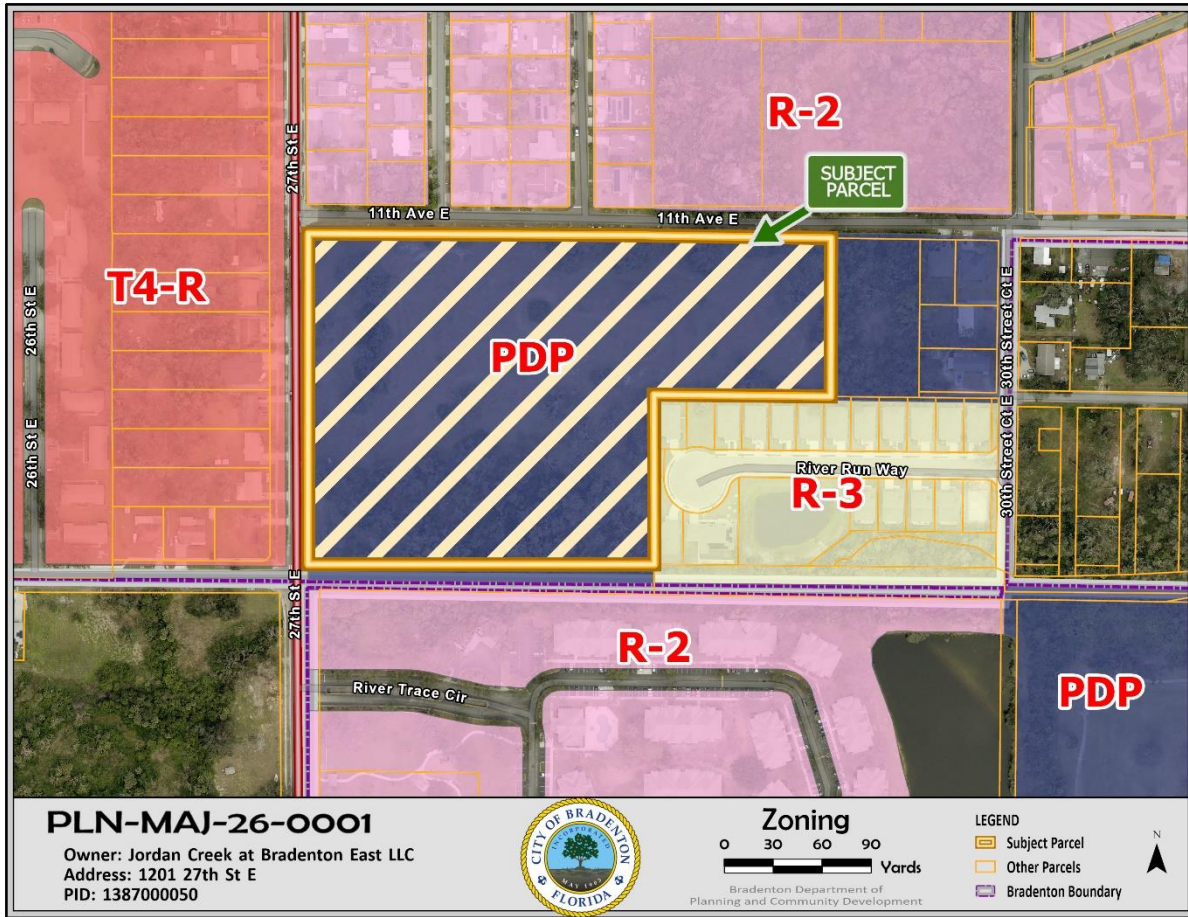
0 30 60 90  
 Yards

Bradenton Department of  
 Planning and Community Development

- LEGEND**
- Subject Parcel
  - Other Parcels
  - Bradenton Boundary



# Exhibit C Zoning Map







## **Jordan Creek East**

### **Narrative**

Jordan Creek East is a 12.19± acre, proposed residential development located at 1201 27<sup>th</sup> Street East and 2906 29<sup>th</sup> Avenue East within the municipal boundaries of the City of Bradenton.

The property is currently zoned PDP, Planned Development Project, with a Future Land Use of RESMED allowing 10 du/ac. The proposed Planned Development Project would allow for a streamlined, infill development compatible with the surrounding area.

The property will be developed into a residential development containing both four-unit and six-unit townhomes and will serve as an option B to the already approved Jordan Creek East Subdivision (PDP-23-4841). The approved Jordan Creek East was approved as a residential development containing twin pair, duplex, dwelling units. The project was approved containing 66 residential units over a total of 33 buildings. The gross density of the approved development was 5.94 dwelling units per acre (5.94 du/ac) and was approved with open space consisting of 3.29 acres or 30% of the total project area.

The proposed option B is not to supersede the approved Jordan Creek East (PDP-23-4841), but to provide an additional option to develop the property to which the developer could choose between.

The proposed option B will be a residential development containing 106 residential units containing both four-unit and six-unit townhomes. The proposed option B consists of 20 residential buildings, a lake and recreation area serving the development. A proposed recreation area is shown in the northeast corner of the site consisting of a compacted pedestrian path with benches and trees surrounding the .66 acre retention pond. Another recreation area exists to the west of the proposed pond towards the center of the site and could be developed into an amenity center for the neighborhood or continue to be developed as a passive recreation area serving the subdivision. All neighborhood amenities and parks will be open for residents of the property. The proposed open space for the site would be approximately 4.15 acres or roughly 34% of the project site. The proposed recreational space consists of approximately 1.41 acres or 12% of the project site. The gross density of the project would be developed at 8.69 dwelling units per acre (8.69 du/ac), less than the maximum 10 du/ac as permitted in the RESMED Future Land Use.

Access to the property would be via three (3) access points one being to 27<sup>th</sup> Street East, one access point to 11<sup>th</sup> Avenue East and an interconnect with River Run Way, all public roadways. Open space would consist of 4.15 acres or 34% with perimeter landscape buffering roadway trees plantings noted for installation to not be in conflict with utility installations. There are a total of 237 parking spaces provided as part of the project which complies with the required parking for the development. Proposed parking is consistent with LDR relating to two spaces per unit and one space per every 10 units located at the recreation area. Sidewalks are proposed along each

internal roadway and an offside sidewalk along 11<sup>th</sup> Avenue East, providing for pedestrian safety and additional recreational opportunities.

Public utilities will be connected to the property. A 12" watermain is existing along 27<sup>th</sup> Street East as well as a 6" forcemain and an 8" wastewater line providing sufficient ability for the development to provide public utilities into the site.

The design concept has advantages beneficial to the development as well as the surrounding area as an infill development. The single family residential units are in keeping with a majority of the existing structures surrounding the property.

The proposed development is not proposed to adversely affect the surrounding area or the general health, safety and/or welfare of the general public.

### **Reduction of Standards Request**

Reduction of standards from LDR Section 3.4.1.3.a.vi. - 25 foot perimeter buffer requirement to allow a 20 foot wide buffer with plantings located within the outer 10 feet of the 20 foot buffer. This is requested in order to avoid utility and drainage easements as to not interfere with the safe operation and maintenance of the infrastructure and easement areas. In addition, this request was approved with the existing approved preliminary plat approval PDP-23-4841.

## Jordan Creek PDP Review Criteria

The proposed townhome development is consistent with the City's Land Use Regulations.

### General Standards

#### A. Parking and Vehicular Access

- Access to the property would be via three (3) access points one being to 27<sup>th</sup> Street East, one access point to 11<sup>th</sup> Avenue East and an interconnect with River Run Way, all public roadways. There are a total of 237 parking spaces proposed. 212 parking spaces dedicated to residents and 25 parking spaces dedicated to visitors and recreation.

#### B. Streets

- Access to the property would be via three (3) access points one being to 27<sup>th</sup> Street East, one access point to 11<sup>th</sup> Avenue East and an interconnect with River Run Way, all public roadways.

#### C. Drainage and utilities

- Public utilities will be connected to the property. A 12" watermain is existing along 27<sup>th</sup> Street East as well as a 6" forcemain and an 8" wastewater line providing sufficient ability for the development to provide public utilities into the site.

#### D. Concurrency

- Concurrency has been provided and is consistent with City Land Use Regulations

#### E. Contributions to public facilities

- The design concept has advantages beneficial to the development as well as the surrounding area as an infill development. The single family residential units are in keeping with a majority of the existing structures surrounding the property.

#### F. Protection of resources

- Tree preservation and resource protection will be done to the best of the ability of the developer and project. We are proposing to preserve 77 trees existing on site and plant an additional 214 trees. We plan on paying into the tree mitigation fund for the remaining required 293 trees.

#### G. Recycling dumpster pad

- Per Land Use Regulation 9.1.2, the development will be serviced by a waste compactor located in the center of the site.

#### H. Sidewalks

- 5' sidewalks are shown consistent with City Land Use Regulations

## Specific Standards

### A. Density

- Proposed density is shown at 8.68 units/acre

### B. Open space

- Proposed open space is shown at 34 % or 4.15 acres

### C. Recreation area

- The proposed townhome development proposes 106 townhomes on 12.19 acres. Per Section 3.4.1.3.a.iii, in no case shall a development have a minimum recreational space less than one-half acre. The proposed development is showing 1.41 acres of recreational space. The proposed site plan shows a large recreation area which can be thought of in two district areas. First, there is a proposed recreation area centered around the pond consisting of benches, trees, pedestrian bike paths and open space. There is also a recreation area located more towards the center of the project site which could include an amenity center and pool which will be finalized at the time of site and development. The total recreation area open space is a total of 1.41 acres.

### D. Parking

- Total parking for the site is proposed at 237 parking spaces. Proposed parking is consistent with the LUR relating to two spaces per unit and one space per 10 units located at the recreation area. An additional 16 visitor parking spaces are also provided near the recreation area.

### E. Building setbacks

- Building setbacks are consistent with City's Land Use Regulations consisting of a minimum of 20' front setback, 8' side, and 10' rear setback

### F. Buffers

- Reduction of standards from LUR Section 3.4.1.3.a.vi. - 25 foot perimeter buffer requirement to allow a 20 foot wide buffer with plantings located within the outer 10 feet of the 20 foot buffer. This is requested in order to avoid utility and drainage easements as to not interfere with the safe operation and maintenance of the infrastructure and easement areas. In addition, this request was approved with the existing approved preliminary plat approval PDP-23-4841.

### G. Accessory structures

- Accessory structures will be consistent with the Land Use Regulations

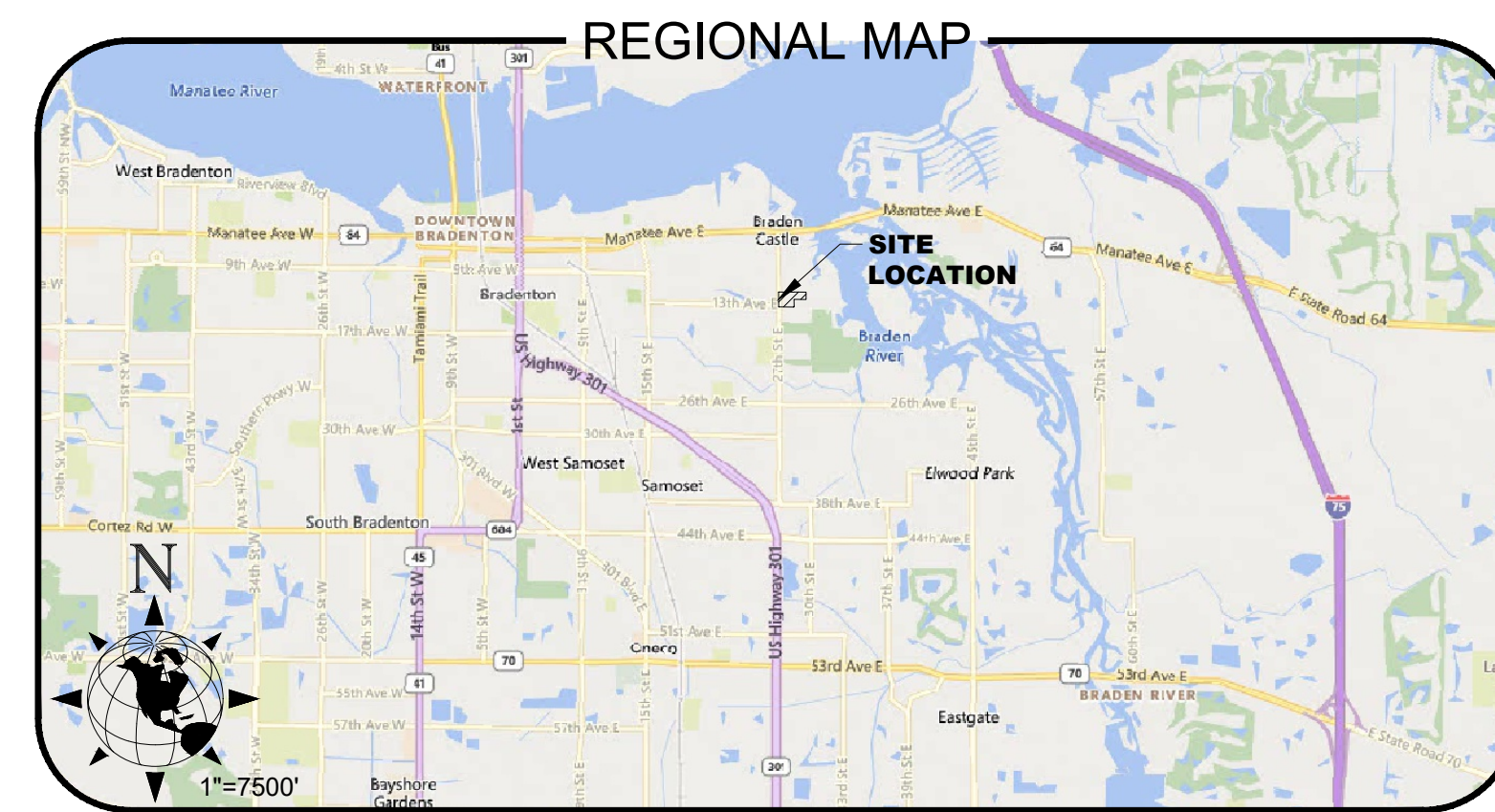
### H. Neighborhood Activity Center

- A neighborhood activity center is not proposed as part of the Jordan Creek PDP.

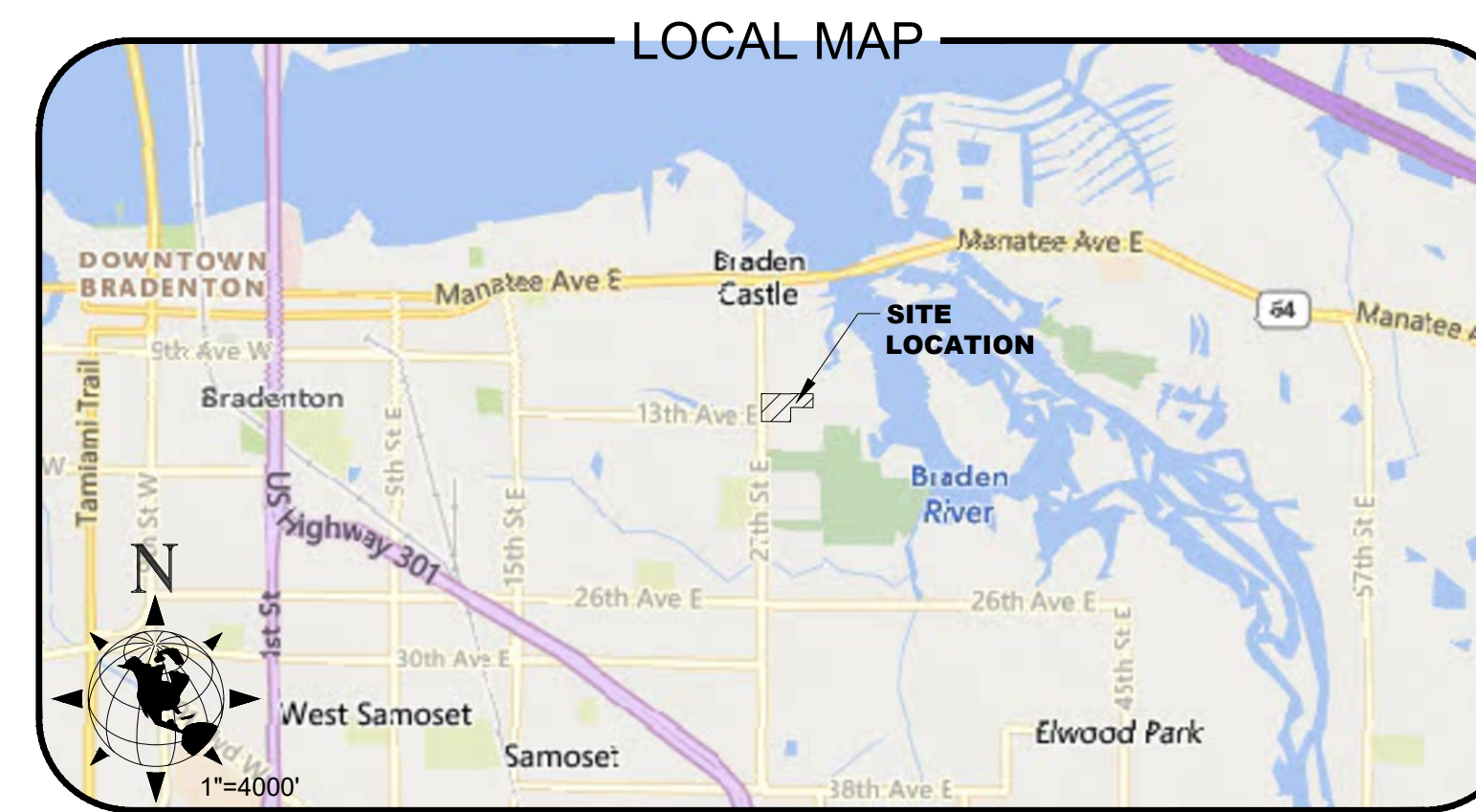
# AMENDMENT TO PLANNED DEVELOPMENT PLAN **JORDAN CREEK EAST** A RESIDENTIAL SUBDIVISION

PROPERTY ADDRESS: 1201 27TH STREET E, FLORIDA, SECTION, 32  
TOWNSHIP - 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY PROPERTY APPRAISER PARCEL  
IDENTIFICATION NUMBERS: 1387000050

A DEVELOPMENT BY  
**JB HOWELL**  
11330 SW 23RD PLACE  
DAVIE, FLORIDA 33325



REGIONAL MAP  
CITY OF BRADENTON, FLORIDA



LOCAL MAP  
SECTION 32, TOWNSHIP - 34 SOUTH, RANGE - 18 EAST, -  
MANATEE COUNTY, FLORIDA

SHEET	TITLE
1	COVER
2	EXISTING CONDITIONS - AERIAL
3	SITE PLAN
L-1	LANDSCAPE PLAN
I-1	IRRIGATION PLAN

### PROJECT CONTACTS

**ENGINEER:**  
MATTHEW J. MORRIS P.E.  
PAPE-DAWSON  
6901 PROFESSIONAL PARKWAY EAST, SUITE 103  
SARASOTA, FLORIDA 34240  
941-444-6644  
www.pape-dawson.com

**SURVEYOR:**  
MRIC SPATIAL  
701 S. HOWARD AVENUE SUITE 106-320  
TAMPA, FLORIDA 33606  
813-515-0821  
www.MRICSpatial.com

**OWNER:**  
J.B. HOWELL  
11330 SE 23RD PLACE  
DAVIE, FLORIDA 33325  
941-954-7880

**ROADWAY (NEIGHBORHOOD STREET)**  
PUBLIC - CITY OF BRADENTON

**POTABLE WATER**  
CITY OF BRADENTON

**SANITARY SEWER**  
CITY OF BRADENTON

**RE-USE WATER**  
N/A

**STORMWATER**  
THE STORMWATER PIPING IN THE STREETS WILL BE PUBLIC. THE STORMWATER POND WILL BE OWNED AND MAINTAINED BY THE HOA WITH A FLOWAGE EASEMENT (THROUGH THE POND) TO THE CITY. THE DISCHARGE PIPING FROM THE POND SHALL BE PUBLIC

**SOLID WASTE**  
CITY OF BRADENTON

**ELECTRIC**  
FLORIDA POWER & LIGHT  
941-953-9156

**GAS**  
Teco Peoples Gas  
877-332-6747

**PHONE**  
VERIZON  
941-365-0054

**CABLE TV**  
SPECTRUM  
855-222-0102

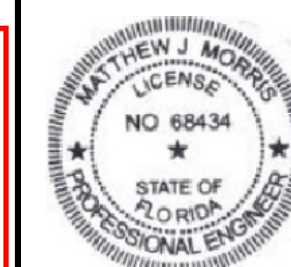
PREPARED BY

## PAPE-DAWSON

6901 PROFESSIONAL PKWY EAST, STE 103 | SARASOTA, FL 34240 | 941.444.6644  
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

REVISIONS				
NO.	DATE	DESCRIPTION	BY	
01	2026-03	CITY COMMENTS	KGH	
-	-	-	-	
-	-	-	-	
-	-	-	-	

**Matthew J. Morris, PE**, State of Florida, Professional Engineer, License No. 68434. This item has been digitally signed and sealed by **Matthew J. Morris, PE**, on the date adjacent to the seal.  
Signature must be verified on any electronic copies.



MATTHEW J. MORRIS  
FL LICENSE NO. 68434

SHEET  
**1** OF  
**3**

**LEGEND**

- 100 YEAR FLOOD LINE/FLOOD ZONE SITE LIES IN ZONES: "AE" & "X" (BASE FLOOD ELEVATION IS EL7.74 FT) PER FIRM PANEL12081C0307F EFFECTIVE 8/10/2021 ("AE" 0.27± AC. ON SITE) (FLOOD "E" 11.92 ± AC. ON SITE)
- COASTAL PLANNING AREA (10.83 AC ±)
- PROJECT BOUNDARY

ENTIRE SITE IS WITHIN THE BRADEN RIVER BL WARD  
TOTAL PROJECT SITE AREA = 12.196± ACRES



Source: 3/12/2025, 12:46:04 PM, KIEPNER, J. | Parcel: 3/12/2025, 12:26:12 PM, KIEPNER, J. | 23,005 P.L. JORDAN CRK. PLANNING DEPT. PLANS 02, JORCR EX-DRAWING EX

NO.	DATE	REVISION DESCRIPTION	BY

**PAPE-DAWSON**

6901 PROFESSIONAL PKWY EAST, STE 103 | SARASOTA, FL 34240 | 941.444.6644  
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

DATE 2026-01	
PROJECT JORCR	
DRAWING JORCR EX-AER	
DRAWN KGH	CHECKED MM

EXISTING CONDITIONS - AERIAL  
**JORDAN CREEK EAST**  
CITY OF BRADENTON, FLORIDA

SCALE 1"=60'	
VERTICAL DATUM NAVD88	
SHEET <b>2</b>	OF <b>3</b>

MATTHEW J. MORRIS  
FL LICENSE NO. 68434



11TH AVE. E  
(EXISTING PUBLIC RW)



**PROPOSED PLANTING SCHEDULE**

LEGEND	TREE/SHRUB/GROUND COVER COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPACING	QUANTITY
	Live Oak (LO)	Quercus virginiana	2" cal	8'	AS SHOWN	27
	Red Maple (AR)	Acer rubrum	2" cal	8'	AS SHOWN	13
	Bald Cypress (TD)	Taxodium distichum	2" cal	8'	AS SHOWN	38
	Dwarf Southern Magnolia (MG)	Southern Magnolia 'Lil Gem'	2" cal	6-8'	AS SHOWN	28
	Florida Thatch Palm (TR)	Thrinax radiata	5-6" cal	5-6'	AS SHOWN	24
	Black Olive 'Shady Lady' (BB)	Bucida buxiana 'Shady Lady'	2" cal	6-8'	AS SHOWN	42
	Dorham Holly (IC)	Ilex coriaria	2" cal	6-8'	AS SHOWN	9
	Winged Elm (LA)	Ulmus alata	2" cal	6-8'	AS SHOWN	13
	Yew Podocarpus (PM)	Podocarpus macrophyllus	7" gal	3'	30" O.C.	120

\*NOTE: 33 UNDERSTORY NATIVE TREES WILL BE PLANTED ON PROPOSED LOTS ACCORDING TO INDIVIDUAL LANDSCAPE PLANS DONE BY OTHERS

NOTE: TREES AND SHRUBS SHALL BE FLORIDA GRADE # 1. CANOPY TREES SHALL BE 2" CALIPER MINIMUM HEIGHT 8'. UNDERSTORY TREES 2" CALIPER MINIMUM HEIGHT 6-8'. GROWN IN CONTAINER. SIZE SHALL BE AMENDED WITH A HIGH ORGANIC CONTENT PLANTING MIXTURE. HEIGHT & SPREAD VARY. SEE SCHEDULE FOR SPECIFIC SHRUB

**TREE PRESERVATION TABLE**

COMMON NAME	SCIENTIFIC NAME	4"-7.99"	8"-30"	30.01"+	TOTAL TREES
LIVE OAK (LO)	Quercus virginiana	4	39	4	47
LAUREL OAK (LA)	Quercus laurifolia	1	18	0	19
SOUTHERN RED OAK (RO)	Quercus falcata	0	4	0	4
MAGNOLIA SWEET BAY (BAY)	Magnolia virginiana	1	1	0	2
CABBAGE PALM (SP)	Sabal palmetto	0	4	0	4
BASSWOOD (BW)	Tilia americana	1	0	0	1
EXOTIC TREES:					
<b>TOTAL PRESERVED TREES</b>					<b>77</b>

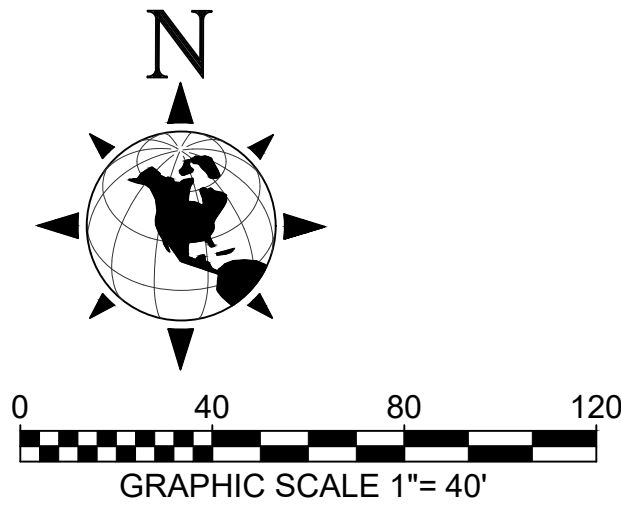
**PROPOSED TREE REPLACEMENT TABLE**

PROTECTED SPECIES	DIAMETER	ACCEPTABLE REPLACEMENT SPECIES	REPLACEMENT TREES REQUIRED	PRESERVED TREES	PROPOSED REPLACEMENT TREES REQUIRED (MIN. DIAM. 2")
LIVE OAK / LAUREL OAK	4"-7.99"	LIVE OAK	2	5	27
SIGNIFICANT LIVE / LAUREL OAK	8"-30"	LIVE OAK	308	57	47
GRAND TREE	30.01" OR LARGER	LIVE / LAUREL OAK OR SIMILAR NATIVE SPECIES	18	4	18
SIGNIFICANT STANDS LIVE / LAUREL OAKS	8"-30"	LIVE OAK OR SIMILAR NATIVE SPECIES	0	0	0
ALL OTHER SIGNIFICANT TREES	8"-30"	NATIVE SPECIES	20	9	187
ALL OTHER NON-SIGNIFICANT TREES	4"-8"	NATIVE SPECIES	1	2	1
<b>SUB-TOTAL:</b>			<b>507</b>	<b>77</b>	<b>214</b>
<b>(REQUIRED - PROPOSED) = TOTAL</b>					<b>(293)</b>

**TREE REMOVAL / REPLACEMENT TABLE**

PROTECTED SPECIES TO BE REMOVED	DIAMETER	ACCEPTABLE REPLACEMENT SPECIES	TOTAL NUMBER REMOVED	REPLACEMENT RATIO (REPLACED/REMOVED)	REPLACEMENT TREES REQUIRED: MIN. DIAM. 2"
LIVE OAK / LAUREL OAK	4"-7.99"	LIVE OAK	1	2:1	2
SIGNIFICANT LIVE / LAUREL OAK	8"-30"	LIVE OAK	76	4:1	304
GRAND TREE	30.01" OR LARGER	LIVE / LAUREL OAK OR SIMILAR NATIVE SPECIES	18	10:1	180
SIGNIFICANT STANDS LIVE / LAUREL OAKS	8"-30"	LIVE OAK OR SIMILAR NATIVE SPECIES	0	PER PCID DIRECTOR APPROVAL	0
ALL OTHER SIGNIFICANT TREES	8"-30"	NATIVE SPECIES	10	2:1	20
ALL OTHER NON-SIGNIFICANT TREES	4"-8"	NATIVE SPECIES	1	1:1	1
<b>TOTAL REPLACEMENT TREES REQUIRED: MIN. 2"</b>					<b>507</b>

- LANDSCAPE NOTES / SPECIFICATIONS**
- The Landscape Contractor shall field verify the location of all existing utilities, structures, features, and site improvements prior to installation. Any damages caused by the Landscape Contractor shall be his sole responsibility.
  - Work under these specifications shall consist of furnishing all labor, materials and equipment necessary for installing all proposed new plant materials as shown on the drawings, including preparation of planting areas, finished grading, furnishing soil planting mixture, staking trees and mulching.
  - The Landscape Contractor shall inspect the site prior to commencement to insure the area is within 1" of finish grade; only hand grading should be necessary.
  - All landscaped areas shall have 100% irrigation coverage. Irrigation shall be provided by permanent underground system as specified in these plans.
  - All planting beds shall be fine graded by the Landscape Contractor to insure the absence of weeds, and positive drainage.
  - All plant materials shall be installed by experienced nurserymen in accordance with sound landscape practices.
  - At the time of planting, a tree shall have a minimum diameter of 2" at 6" above grade; or per spec a minimum height of 8'.
  - All plant material shall be nursery grown stock and graded as Florida #1 or better as set forth in the Florida Dept. of Agriculture Grades and Standards for Nursery Plants. All trees and shrubs shall be container grown, unless otherwise specified, and be vigorous, healthy and fresh.
  - Liberal amounts of a high organic content planting mixture shall be used to set all plant materials.
  - Any tree not occurring in a planting bed shall receive a minimum 3 ft diameter mulch ring except in a gravel area per spec.
  - Fertilize all plants at installation with Lesco 14-14-14 or osmocote. After mulching is complete, apply pre-emergent granular herbicide "freehand" to all plant beds.
  - Any trimming undertaken on a tree protected by the provisions of the Land Development Code shall be pruned in accordance with the American National Standards Institute (ANSI) A-300 Pruning Standards.
  - The construction of all above ground utility appurtenances visible from the public right-of-way such as pedestals, utility meters, transformers, back-flow prevention devices, etc., for new development or redevelopment activities shall conform to screening requirements as outlined in the Land Development Code. Plant location must be considered of required spatial separations from a fire protection appliance in accordance to the Uniform Fire Code.
  - Contractor shall install all trees and plants in accordance with the City of Bradenton Land Development Code.
  - Any deviations from these plans shall require written authorization from the Landscape Architect.
  - The landscape contractor shall review the completed irrigation system for complete and proper coverage.
  - Workmanship and materials guarantee shall be for twelve (12) months after date of acceptance and shall exclude damage by natural weather events and/or negligence by owner.
  - All proposed planting areas for trees and shrubs shall be top dressed with a minimum of three (3) inches of pine bark mulch spread uniformly over the beds as indicated.
  - Sod to be laid in all areas disturbed by all phases of construction. Sod variety to be determined. All sod shall be laid evenly without gaps; all joints shall be staggered, and shall be rolled and watered thoroughly after installation.
  - The Landscape Contractor shall at all times keep the premises free from accumulation of waste, materials, or debris caused by his crews during the performance of the work.



NO.	DATE	REVISION DESCRIPTION	BY
01	2026-03	TRASH COMPACTOR, PARKING, TREE TABLE	KGH

**PAPE-DAWSON**  
6901 PROFESSIONAL PKWY EAST, STE 103 | SARASOTA, FL 34240 | 941.444.6644  
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8694

DATE  
2026-01  
PROJECT  
JORCR  
DRAWING  
JORCR LA  
DRAWN  
KGH  
CHECKED  
MM

LANDSCAPE PLAN  
**JORDAN CREEK EAST**  
CITY OF BRADENTON, FLORIDA

SCALE  
1"=40'  
VERTICAL DATUM  
NAVD88  
SHEET  
OF  
**L-1 1**  
MATTHEW J. MORRIS  
FL LICENSE NO. 68434



# Item Cover Page

**PLANNING COMMISSION MEETING AGENDA ITEM REPORT**

**DATE:** April 15, 2026

**SUBMITTED BY:** Greg DeLong, Planning & Community Development

**ITEM TYPE:** Miscellaneous

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

**SUBJECT:**

- City Council Meeting: February 11, 2026**
  - Resolution 26-02: 2115 9th Street East | Special Use Permit | Public Facility (approved, vote 5-0).
  - Resolution 26-03: 1706 9th Street East | Special Use Permit | Public Facility (approved, vote 5-0).
  - Resolution 26-04: 3511 Manatee Avenue West | Special Use Permit | Public Facility (approved, vote 5-0).
  
- City Council Meeting: March 11, 2026**
  - Ordinance 4066: Comp Plan Text Amendment related to coastal development in the Urban Core (URBCORE) Future Land Use District (approved, vote 5-0).
  
- City Council Meeting: March 25, 2026**
  - Ordinance 4069: Text Amendments to the Land Use Regulations and Form Based Code related to Recovery Homes (approved, vote 5-0).

**SUGGESTED ACTION:** N/A

**Is this item Quasi-Judicial?**  
No

**Does this item require a public hearing?**  
No

**EXPLANATION:**  
N/A

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

N/A

**SUGGESTED MOTION:**

N/A

**ATTACHMENTS:**