AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, July 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 May 20, 2026, Planning Commission Meeting
5-20-2026 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: **Quasi-Judicial:** RESOLUTION 26-56 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT PLN-SUP-26-0010 TO PERMIT A SIDEWALK CAFÉ WITH ALCOHOLIC BEVERAGE SALES FOR PROPERTY LOCATED AT 312 12TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID NO. 3295600005), PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
Resolution 26-56
Staff Report
Application Materials

b) Planning & Community Development: **Quasi-Judicial:** FINAL ORDER PLN-VAR-26-0005 - PUBLIC HEARING
FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, DENYING VARIANCE NO. PLN-VAR-26-0005 TO ALLOW FOR A REDUCTION IN THE MINIMUM SIDE YARD SETBACK ALONG THE EAST PROPERTY LINE FROM 8 FEET TO ZERO FEET, FOR PROPERTY LOCATED AT 2313 3RD AVENUE WEST, BRADENTON, FLORIDA (PARCEL ID 3389800008), AS MORE PARTICULARY DESCRIBED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE.

Final Order (Denial)
Final Order (Approval)
Staff Report
Application Materials

c) Planning & Community Development: ORDINANCE 4080 - PUBLIC HEARING AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, VACATING A PLATTED 20-FOOT ALLEY AS SHOWN ON THE PLAT OF HINES ADDITION TO BRADENTOWN, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 215A, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN, LYING GENERALLY EAST OF 9TH STREET WEST AND SOUTH OF 13TH AVENUE WEST; PROVIDING FOR RECORDATION IN THE OFFICIAL RECORDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
Ordinance 4080
Staff Report
Application Materials

7. DISCUSSION ITEMS

8. DIRECTOR'S REPORT

9. ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES

City Council Meeting: May 27, 2026

- Ord. 4067 | PLN-CPS-26-0003 | 500 15th Street West | Small Comp Plan Amendment | Passed (vote 5-0)
- Ord. 4073 | PLN-CPS-26-0002 | 507-509 50th Street West | Small Comp Plan Amendment | Passed (vote 5-0)
- Ord. 4074 | PLN-ZON-26-0001 | 507-509 50th Street West | Zoning Map Amendment | Passed (vote 5-0)

City Council Meeting: July 22, 2026

- Request for Reconsideration | Res. 26-28 | PLN-MAJ-26-0001 | 1201 27th Street East | Jordan Creek East Major PDP Amendment

City Council Meeting: August 12, 2026 (Tentative)

- Ord. 4080 | PLN-EVA-26-0001 | 1511 9th Street West | Right-of-Way Vacation | 1st Reading
- Res. 26-56 | PLN-SUP-26-0010 | 312 12th Street West | Sidewalk Cafe

City Council Meeting: August 26, 2026 (Tentative)

- Ord. 4080 | PLN-EVA-26-0001 | 1511 9th Street West | Right-of-Way Vacation | 2nd Reading

10. ADJOURN

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

NON-DISCRIMINATION STATEMENT:

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

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

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

AGENDA ITEM NO. 4.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: July 15, 2026

SUBMITTED BY: Jamie Griffith, Clerk

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Minutes from the May 20, 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 May 20, 2026, Planning Commission Meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the minutes from the May 20, 2026, Planning Commission meeting.

ATTACHMENTS:
5-20-2026 Planning Commission Meeting Minutes

CITY OF BRADENTON
PLANNING COMMISSION MEETING MINUTES
May 20, 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, May 20, 2026

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

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; and Brandon Wink, City Planner.

The meeting was called to order at 2:00 p.m.

APPROVAL OF MEETING MINUTES

a) Clerk: Minutes from the April 15, 2026, Planning Commission Meeting

MOTION TO APPROVE THE MINUTES FROM THE APRIL 15, 2026, PLANNING COMMISSION MEETING was made by Commissioner Green and seconded by Vice Chair Bakker. The motion passed unanimously.

PUBLIC COMMENTS: None.

AGENDA ITEMS:

a) Planning & Community Development: Quasi-Judicial: RESOLUTION 26-41 -PUBLIC HEARING

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-26-0008 APPROVING CONSTRUCTION OF A PRIVATE DOCK EXTENDING 426 FEET IN TOTAL LENGTH AND 162 LINEAR FEET FROM THE SHORELINE OF PROPERTY LOCATED AT 1215 50TH STREET COURT EAST, BRADENTON, FLORIDA (PARCEL ID NO. 1127249751), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. APPLICATION FILED BY MARK PARSONS OF DUNCAN SEAWALL, DOCK AND BOAT LIFT, LLC (AGENT) FOR DON BARRY JACKSON JR. AND CATHERINE FREELEY (OWNERS).

Hannah Gordon, City Planner, explained that the applicant requested a special use permit for a private dock. She provided details about the dock construction and included photographs, a zoning map, and the criteria for a special use permit.

Staff Report:

"If approved, staff recommends the following stipulations:

1. *The dock shall be kept in good working order and condition, to not degrade from the value of nearby properties. Dock design, including amenities, shall meet the requirements of all City of Bradenton ordinances.*

2. *All other applicable state or federal permits be obtained before commencement of the development. Any conditions associated with the required FDEP permit will be met at time of construction, as well as proper maintenance of mangrove growth and removal of invasive species required leading up to and after construction.*

3. *The proper erosion and sediment control practices that minimize the number of pollutants entering the Braden River will be taken during and after construction in compliance with the Erosion and Sedimentation Control Standards enforced by the City's Public Works and Utilities department.*

The proposed use appears to generally meet the criteria for Special Use approval."

Mark Parsons, Duncan Seawall, Dock and Boat Lift, LLC and agent for the applicant, discussed the process completed so far. He stated they have met all state requirements and he was waiting for permit approval from the U.S. Army Corps of Engineers.

Commissioner Autry asked for an explanation on the process of building a dock through the mangroves. Mr. Parsons explained the process used a certified arborist and the area was monitored for three years to ensure proper regrowth.

The public hearing was opened, and those who wished to speak were invited to the podium.

Megan Collins, 1207 50th Street East, spoke about her concerns for the wetlands and marine life associated with the project.

Mr. Parsons shared the process to build the dock with minimal disruption to wetlands and wildlife. He stated that part of the mitigation process was to remove invasive species which improved the health of the mangroves.

The public hearing was closed.

MOTION TO APPROVE RESOLUTION 26-41 WITH THE STIPULATIONS RECOMMENDED BY STAFF was made by Commissioner Green and seconded by Commissioner Taylor. The motion passed 7-0.

The resolution would go before City Council at the June 10, 2026, meeting.

b) Planning & Community Development: Quasi-Judicial: FINAL ORDER PLN-VAR-26-0002 - PUBLIC HEARING

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-26-0002 TO ALLOW AN ACCESSORY STRUCTURE (PERGOLA) TO BE CONSTRUCTED IN THE FRONT YARD; FOR PROPERTY LOCATED AT 1700 21ST AVENUE WEST, BRADENTON, FLORIDA (PARCEL ID NO. 4456000159), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE. APPLICATION FILED BY CORY OHANLAN OF C.M.B. BUILDERS, LLC (AGENT) FOR PRESBYTERIAN RETIREMENT COMMUNITIES, INC. (OWNER).

Jake Arjona, City Planner, explained that the applicant requested a variance to allow the installation of a pergola in the front yard of the property at 1700 21st Avenue West. He 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 5.1 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. Obtain all necessary permits prior to installation."*

Corey Ohanlan, CMB Builders and agent for the applicant, presented a picture of the design and explained the accessibility of the structure.

Commissioner Autry recommended researching Americans with Disabilities Act (ADA) compliance requirements regarding the installation of a sidewalk.

The public hearing was opened, and those who wished to speak were invited to the podium.

Chris Grantham, Representative for Westminster Bradenton, spoke about the need for shade at the location. He stated they planned to build a sidewalk to extend to the location of the pergola.

The public hearing was closed.

MOTION TO APPROVE FINAL ORDER PLN-VAR-26-0002 was made by Commissioner Autry and seconded by Commissioner Green. The motion passed 7-0.

c) Planning & Community Development: Quasi-Judicial: FINAL ORDER PLN-VAR-26-0003 - PUBLIC HEARING

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-26-0003 TO GRANT A 10-FOOT REDUCTION FROM THE REAR SETBACK REQUIREMENT OF 25 FEET AND A 3-FOOT REDUCTION FROM THE SIDE SETBACK REQUIREMENT OF 6 FEET; FOR PROPERTY LOCATED AT 4303 5TH AVENUE NE, BRADENTON, FLORIDA (PARCEL ID 1043100259), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Brandon Wink, City Planner, explained that the applicant requested approval for a variance to allow a 10-foot reduction in the rear setback and a three-foot reduction in the side setback of the property at 4303 5th Avenue Northeast. He provided details about the property and included photographs, a zoning map, survey, and the criteria for the variance.

Staff Report:

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

2. It is in staff's opinion that the request is found to be consistent with the intent of Section 2.2.8.1 of the Land Use Regulations and the Goals, Objectives, and Policies of the Comprehensive Plan. Chair Neal asked about compatibility with other homes on the street.

Scott DeCanio, property owner, gave a presentation that showed compatibility with neighboring homes, pictures, aerial maps, and measurement diagrams.

There was discussion from the Commission on the interpretation of the code associated with the neighborhood setbacks.

The public hearing was opened, and those who wished to speak were invited to the podium.

Bill McGowan, 4307 5th Avenue Northeast, spoke in favor of the variance request. He stated he was the Bella Sole Homeowners Association (HOA) president.

Commission Taylor asked Mr. DeCanio about placement of the pool and equipment and proposed a stipulation to PLN-VAR-26-0003.

The public hearing was closed.

The public hearing was reopened, and the applicant was asked to come forward to address the stipulation given by Commissioner Taylor. Mr. DeCanio agreed to the stipulation.

MOTION TO ADD THE STIPULATION THAT THE SIDE YARD SETBACK APPLIES ONLY TO MECHANICAL EQUIPTMENT AND THE REAR YARD SETBACK APPLIES ONLY TO THE POOL was made by Commissioner Taylor and seconded by Commissioner Green. The motion passed 5-2 with Chair Neal and Commissioner Autry voting no.

MOTION TO APPROVE FINAL ORDER PLN-VAR-26-0003 WITH THE ADDED STIPULATION was made by Commissioner Taylor and seconded by Commissioner Green. The motion passed 7-0.

DISCUSSION ITEMS: None.

DIRECTOR'S REPORT:

Robin Singer, Director of Planning and Community Development, discussed easements and stated that her department was addressing code changes.

ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES:

a) Planning & Community Development:

City Council Meeting: May 13, 2026

- Ord. 4067 | PLN-CPS-26-0003 | 500 15th Street West | Small Comp Plan Amendment | 1st Reading
- Ord. 4073 | PLN-CPS-26-0002 | 507-509 50th Street West | Small Comp Plan Amendment | 1st Reading
- Ord. 4074 | PLN-ZON-26-0001 | 507-509 50th Street West | Zoning Map Amendment | 1st Reading
- Res. 26-28 | PLN-MAJ-26-0001 | 1201 27th Street East | Major PDP Amendment to Jordan Creek East

City Council Meeting: May 27, 2026

- Ord. 4067 | PLN-CPS-26-0003 | 500 15th Street West | Small Comp Plan Amendment | 2nd Reading
- Ord. 4073 | PLN-CPS-26-0002 | 507-509 50th Street West | Small Comp Plan Amendment | 2nd Reading
- Ord. 4074 | PLN-ZON-26-0001 | 507-509 50th Street West | Zoning Map Amendment | 2nd Reading

City Council Meeting: June 10, 2026 (Tentative)

- Res. 26-41 | PLN-SUP-26-0008 | 1215 50th Street Court East |Special Use for a dock

Greg DeLong, Planning and Community Development Assistant Director, summarized the dates and actions of the previous planning agenda items.

Mr. DeLong announced that Resolution 26-28 was denied by City Council at the May 13, 2026, meeting. He announced that all of the agenda items presented to the Planning Commission that day would be presented to City Council at the meeting on May 27, 2026.

MOTION TO ADJOURN was made by Commissioner Taylor and seconded by Vice Chair Bakker. The motion passed 7-0.

The meeting adjourned at 3:22 p.m.

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

AGENDA ITEM NO. 6.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: July 15, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Quasi-Judicial:** RESOLUTION 26-56 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT PLN-SUP-26-0010 TO PERMIT A SIDEWALK CAFÉ WITH ALCOHOLIC BEVERAGE SALES FOR PROPERTY LOCATED AT 312 12TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID NO. 3295600005), PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Resolution 26-56. If the action is to recommend approval, staff recommends the following stipulations:

1. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
2. Within thirty (30) days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
3. Clear pedestrian access on the public sidewalk of no less than five (5) feet shall be maintained at all times in a way that neither seating nor tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
4. The property/business owner shall obtain all State

licenses permitting the sale of alcohol as part of the sidewalk café.

5. Any cleaning solution used to clean the sidewalk café area shall be approved by Bradenton Public Works.
6. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:

Maquet Fanette (agent) of Merci Café submitted a Special Use application requesting permission to allow a sidewalk café with alcoholic beverage sales at 312 12th Street West.

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 26-56, with the stipulations recommended by staff.

ATTACHMENTS:
Resolution 26-56
Staff Report
Application Materials

RESOLUTION 26-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT PLN-SUP-26-0010 TO PERMIT A SIDEWALK CAFÉ WITH ALCOHOLIC BEVERAGE SALES FOR PROPERTY LOCATED AT 312 12TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID NO. 3295600005), PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Landmark 1896, LCC (the "Property Owner" or "Applicant") owns the property located at 312 12th Street West, Bradenton, Florida (Parcel ID No 3295600005), more particularly described in Exhibit "A" (the "Property"); and

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

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

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

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

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

WHEREAS, the Property Owner, through its agent, Maquet Fanette, submitted an application for a Special Use Permit for a sidewalk café where alcoholic beverages will be served, as generally depicted on the Site Plan attached hereto as Exhibit "B"; and

WHEREAS, the Planning Commission held a noticed public hearing on July 15, 2026, at which the Commission received testimony and evidence from the applicant and City Planning staff; and

WHEREAS, the City Council held a noticed public hearing on August 19, 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 and the recommendation of the Planning Commission, the City Council hereby makes the following Findings of Fact and Conclusions of Law:

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

    1. The tract of land is suitable for the type of use proposed by virtue of its location, topography, shape, and the nature of surrounding development. See 3.3.2.1.
    2. Access points are located so as to best suit the use and property. Wide spacing between access points and intersecting streets should be required when feasible. See 3.3.2.2.
    3. All buildings are located an adequate distance from property lines and streets. See 3.3.2.3.
    4. Permanent screening, such as walls, fences, hedges, and other barriers, are not needed to protect surrounding properties from view of the premises or noises from the use. See 3.3.2.4.
    5. Adequate ingress and egress is provided to property and proposed structures with particular regard for automobiles and pedestrian safety and convenience, traffic generation, flow and control and emergency access. See 3.3.2.5.

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

Section 2. Permit. Based upon the foregoing, a Special Use Permit is hereby approved and issued for the Property, to allow for a sidewalk café with alcoholic sales for a maximum of three (3) tables and eight (8) chairs, as generally shown on the Site Plan attached hereto as Exhibit "B", subject to the following stipulations:

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

e. Any cleaning solution used to clean the sidewalk café area shall be approved by Bradenton Public Works.
f. Any future increase in seating for the sidewalk café area shall be approved by City Council.

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

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

Section 5. Conflict. All prior resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

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

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 19th DAY OF AUGUST, 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:

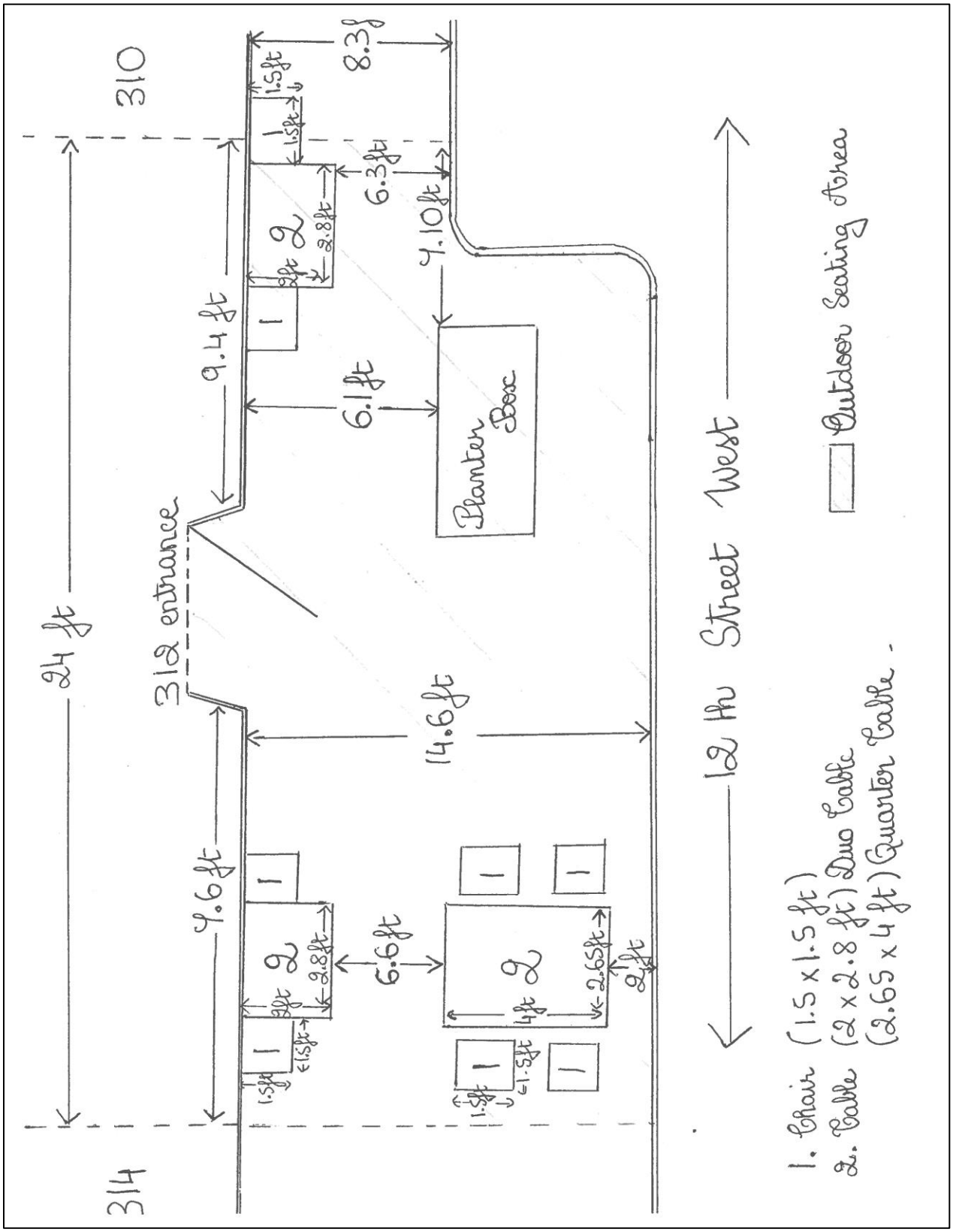
_____
Scott Rudacille
CITY ATTORNEY

EXHIBIT "A"

Parcel 3295600005:

LOT 17 & A STRIP 1/2 CH WIDE W OF & ADJACENT TO LOT 17 EXCEPTING ANY PART THEREOF WHICH MAY NOW BE IN USE FOR STREET PURPOSES TURNER PLAT

EXHIBIT "B"


310
314
24 ft
312 entrance
9.4 ft
6.1 ft
14.6 ft
9.6 ft
6.6 ft
8.3 ft
6.3 ft
7.10 ft
Planter Box
12 th Street West
Outdoor Seating Area
1. Chair (1.5 x 1.5 ft)
2. Table (2 x 2.8 ft) Duo Table
(2.65 x 4 ft) Quarter Table.

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

Staff Report

Case Number: PLN-SUP-26-0010
Res. Number: 26-56
Applicant: Maquet Fanette (agent)
Owner: Landmark 1896, LLC
Address: 312 12th Street West
Parcel ID No: 3295600005
Current Zoning: T5 (Urban Center – Transect District)
Future Land Use: URBCORE (Urban Core)
Flood Zone: X

Surrounding Property Zoning:

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

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

Maquet Fanette (agent) of Merci Café submitted a Special Use application requesting permission to allow a sidewalk café with alcoholic beverage sales at 312 12th Street West.

Merci Café is a new business located downtown. Per Section 4.3.11.4 of the Land Use Regulations, City Council approval is required for sidewalk cafés located on public property.

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

- Area size: approximately 24 feet by 15 feet
- Number of Tables: 3 tables.
- Number of Chairs: 8 chairs.
- Bussing and Hostess Stations: No.

- Table Umbrellas: No.
- Traversable Area: 5’ (minimum width)

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

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

Table 4.7: Specific Function & Use.

	T3	T4-R	T4-S / T4-O	T5	T6	SD
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Cafe/Sidewalk Cafe<20 seats[1]			P	P	P	P

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

FORM BASED CODE REGULATIONS:

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

COMPREHENSIVE PLAN:

Design Element:

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

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

Public Streets

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

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

Policy 1.2.5 Sidewalk Design

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

Private Property Rights Element

Policy 1 Statement of Rights

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

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

LAND USE REGULATIONS:

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

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

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

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

3.3 Special Use Permits.

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

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

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

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

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

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

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

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

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

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

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

Compliance Overview with Land Use Regulations

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

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

GENERAL STANDARDS (LAND USE REGULATIONS):

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

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

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

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

REVIEW CRITERIA (LAND USE REGULATIONS):

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

k. Consistency with the city's comprehensive plan.

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

STAFF COMMENTS:

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

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

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

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

Respectfully submitted,



Jamie Schindewolf
Senior Planner

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Proposed Overall Project Site Layout

EXHIBIT "A"
Location Map

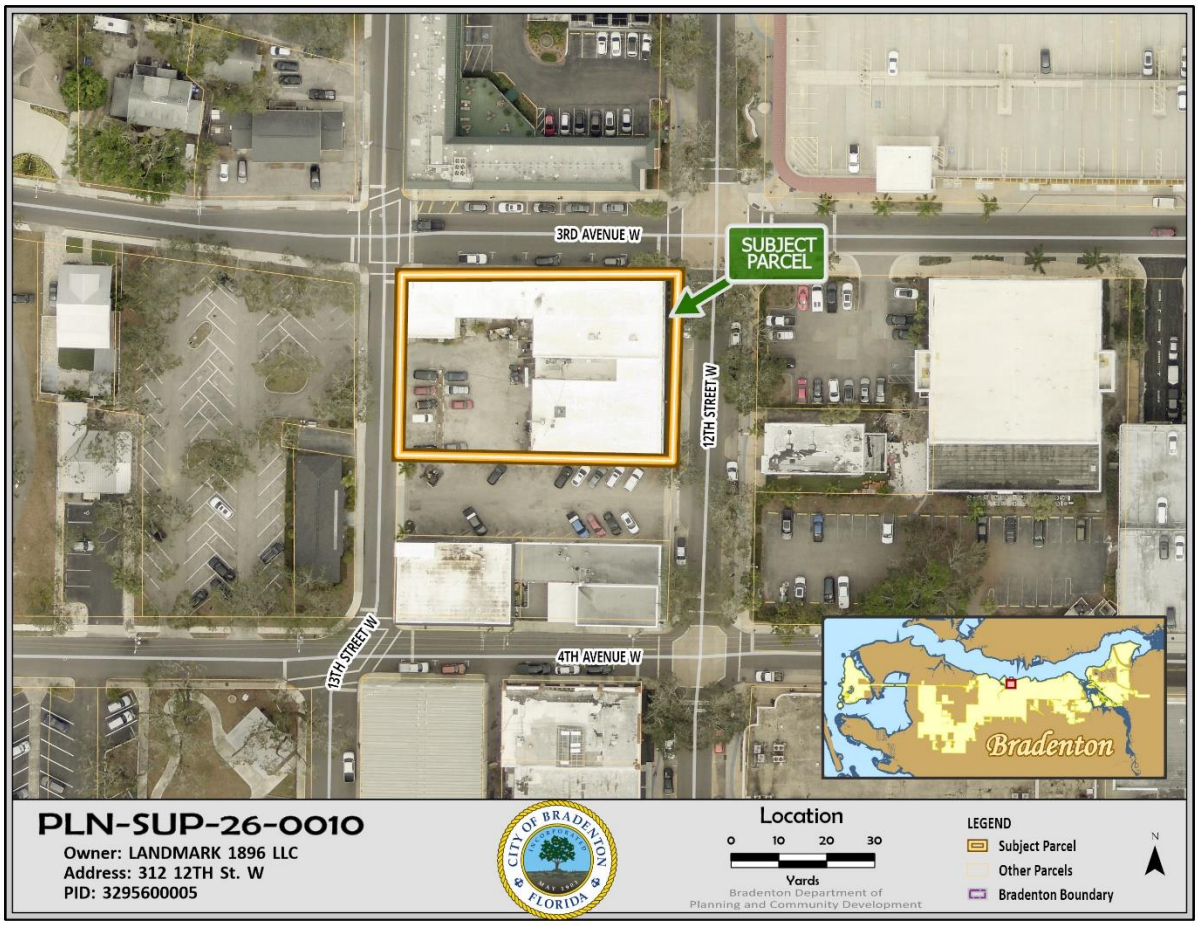


EXHIBIT "B"
Future Land Use Map

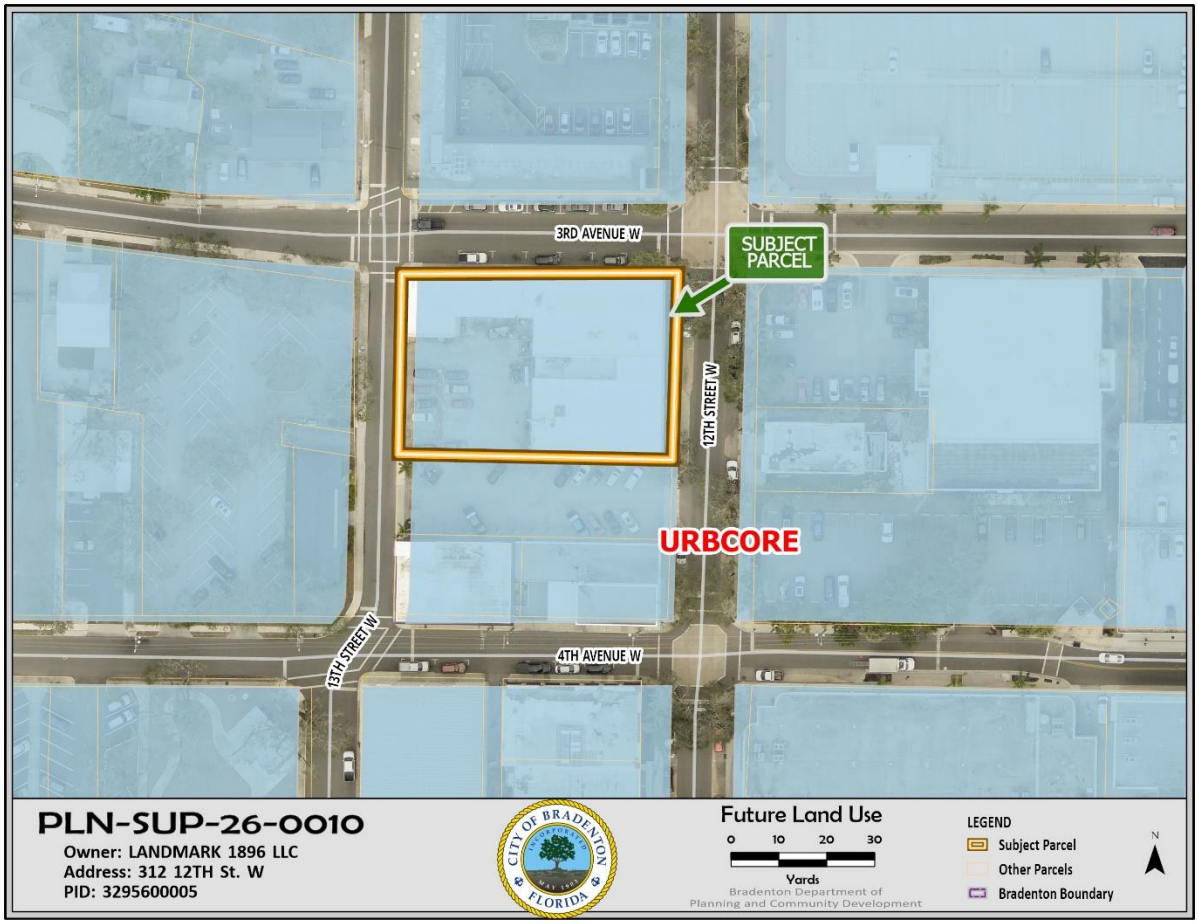


EXHIBIT "C"
Zoning Map

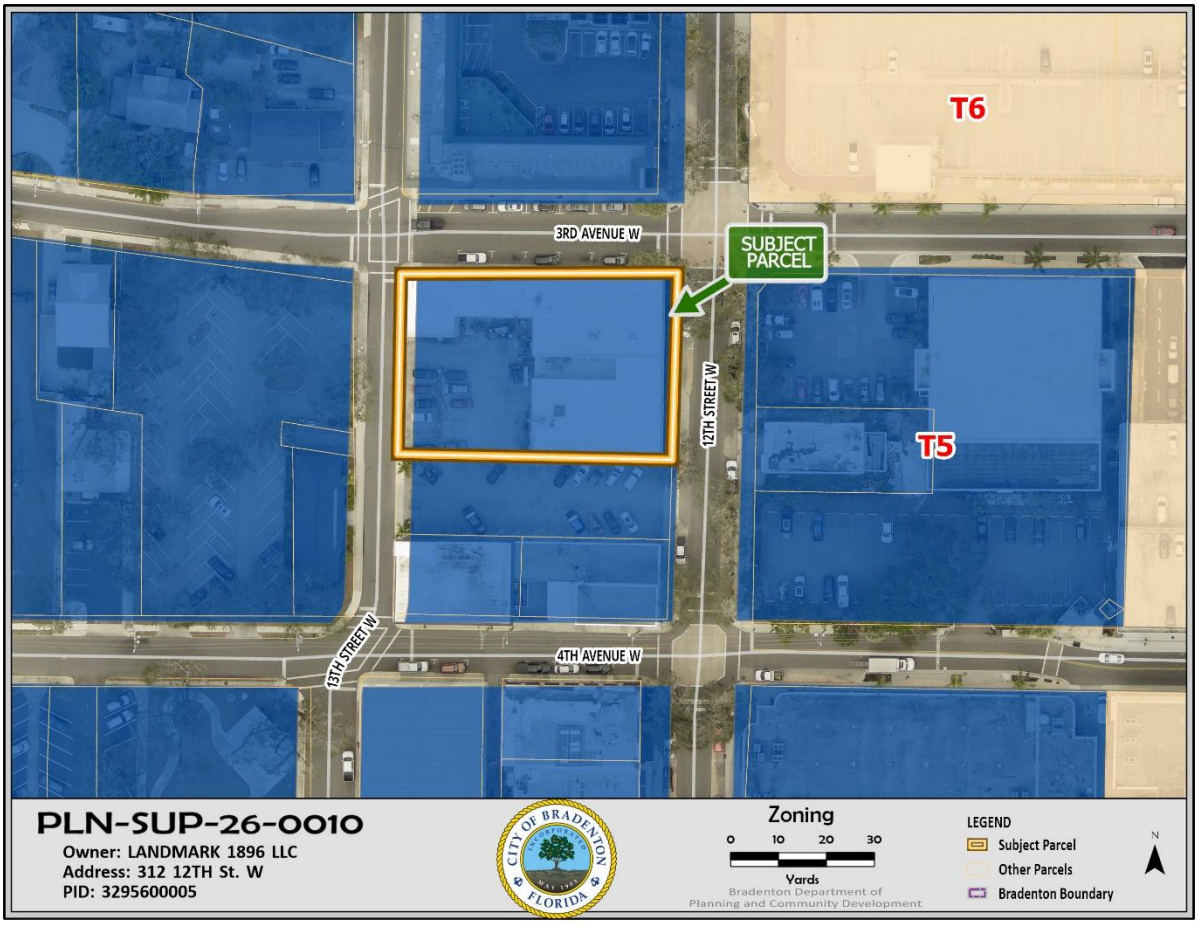
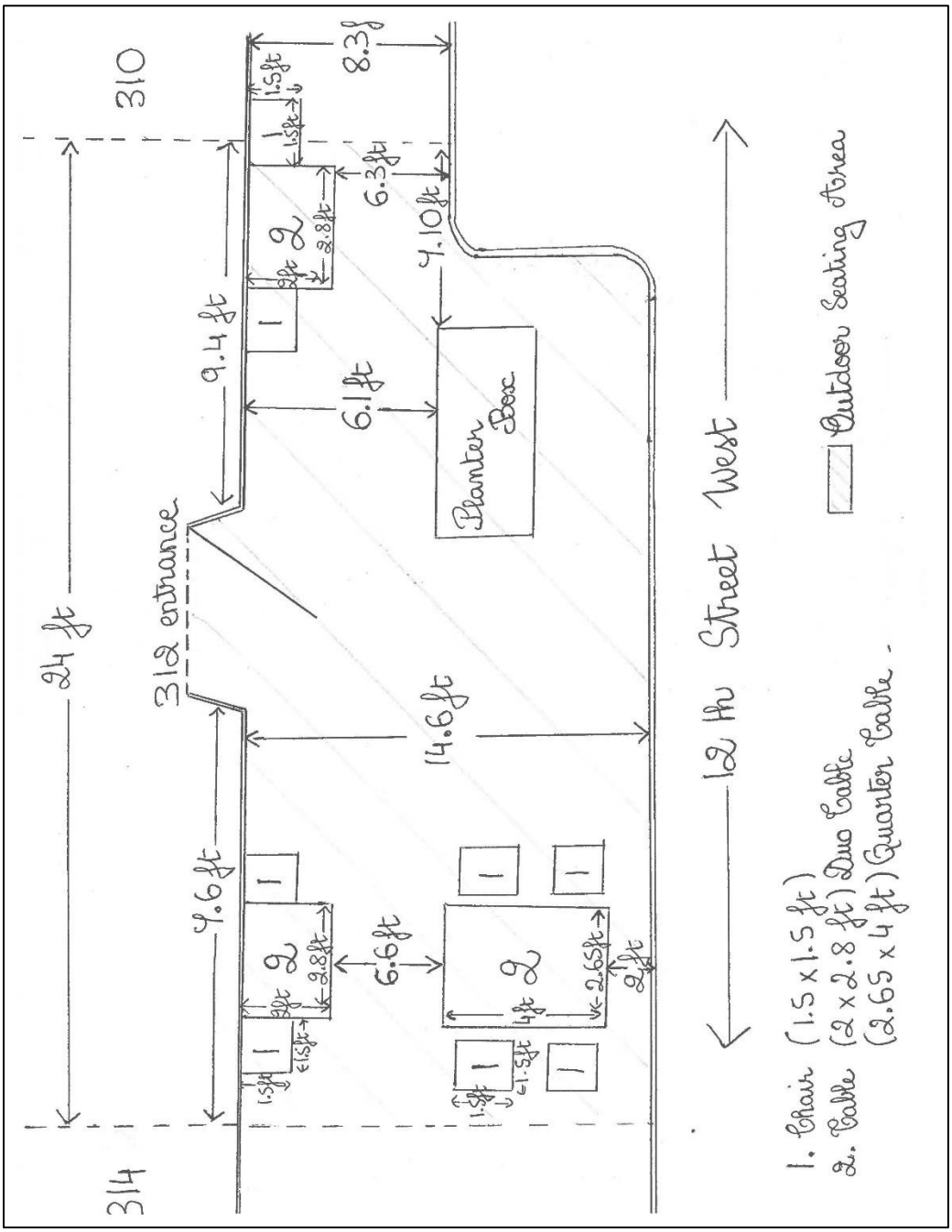


EXHIBIT "D"
Proposed Project Site Layout



PLN-SUP-26-0010

Menu Reports Help

File Date: 05/26/2026

Application Status: New

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: Special use for sidewalk cafe with alcohol sales

Application Type: Special Use Permit

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
DOC05_26_2611_53_53.pdf	PLANNING	Conceptual Site...		application/pdf	Uploaded	05/26/2026
DOC05_26_2611_53_45.pdf	PLANNING	Conceptual Site...		application/pdf	Uploaded	05/26/2026

Show all

Address: 312 12TH St W, BRADENTON, FL 34205

Owner Name: LANDMARK 1896 LLC

Owner Address: 312 12TH ST W, BRADENTON, FL 34205

Parcel No: 3295600005

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Fanette Andree MAQUET	MAQ & DREAM	Applicant	Active

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields: SPECIAL USE

Type	Other
Other	Sidewalk Cafe

MEETING INFORMATION

Meeting Type	Date	Status

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jamie Schindewolf	Plans Received	05/26/2026	DPR User
Building Review				
Public Works Review				
Planning Review				
Fire Review				
Other Reviews				
Review Consolidation				
DRC				
Case Manager				
Planning Commission				
City Council #1				
City Council #2				

Condition Status:

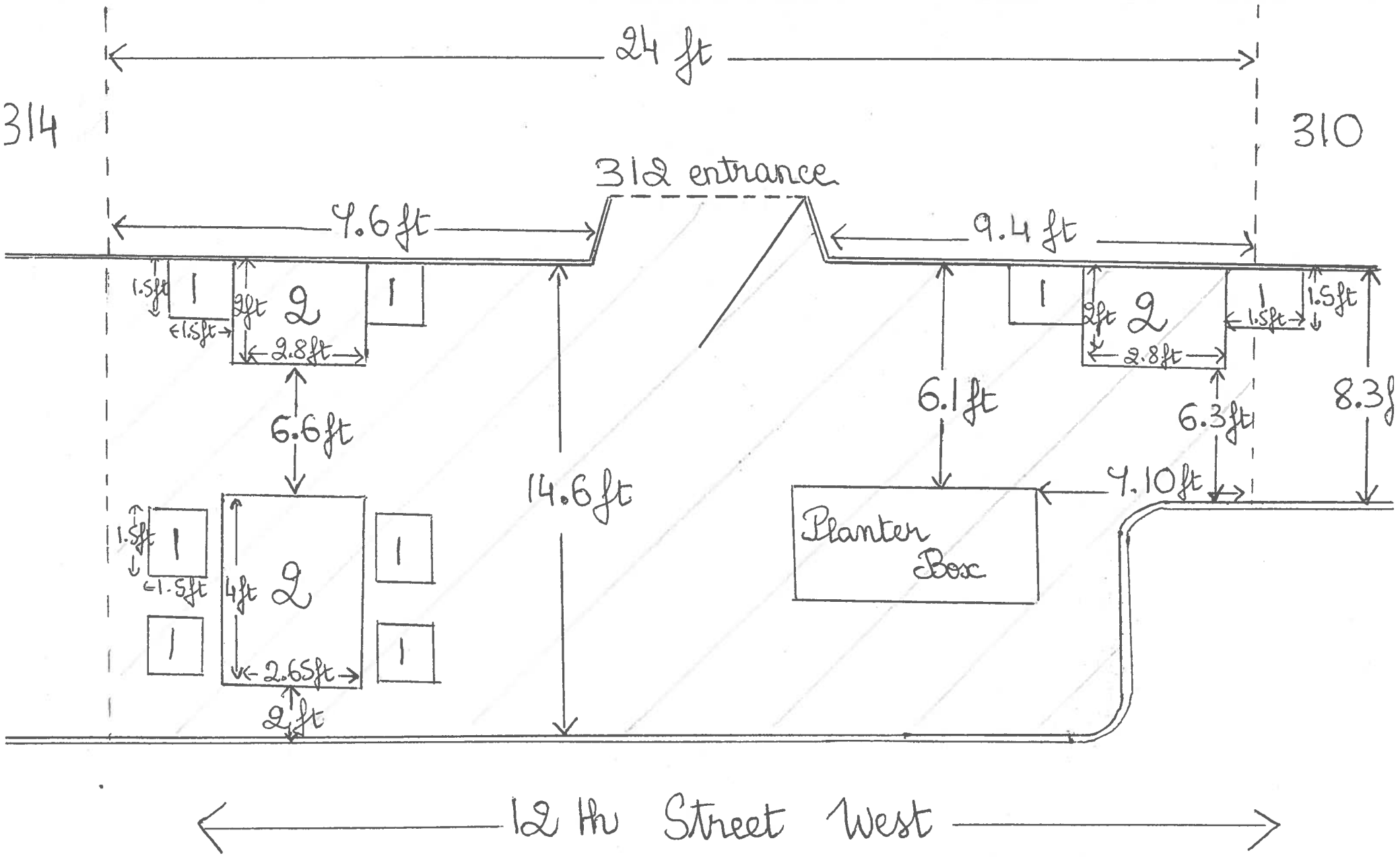
Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments



1. Chair (1.5 x 1.5 ft)
2. Table (2 x 2.8 ft) Duo Table
   (2.65 x 4 ft) Quarter Table.

Outdoor Seating Area

Agent Authorization Form

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

bradenton
The Friendly City

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 312 12th St. W. 34205

I, MARY LOU THOMEY, the registered property owner(s) of the above noted property, do hereby authorize

MAQUET FANETTE — Print Name of Agent
MAQ & DREAM LLC — 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

Mary D Thomey — Signature of Owner(s)
312 12th St. W 34205 — Owner(s) Address (if different than property above)

Signature of Agent
(561)592-8956 312 12th Street West Bradenton 34205 — 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 2nd day of June, produced Fl. License Thomey Mary Lou Deniaud Fanette Andree respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Cheri Fugate-Fowler
Signature

Cheri Fugate-Fowler, Notary Public
Print Name

CHERI FUGATE-FOWLER
MY COMMISSION # HH 744892
EXPIRES: March 30, 2030

State of Florida
My Commission Expires: 3-30-2030

AGENDA ITEM NO. 6.b

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: July 15, 2026

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Quasi-Judicial:** FINAL ORDER PLN-VAR-26-0005 - PUBLIC HEARING
FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, DENYING VARIANCE NO. PLN-VAR-26-0005 TO ALLOW FOR A REDUCTION IN THE MINIMUM SIDE YARD SETBACK ALONG THE EAST PROPERTY LINE FROM 8 FEET TO ZERO FEET, FOR PROPERTY LOCATED AT 2313 3RD AVENUE WEST, BRADENTON, FLORIDA (PARCEL ID 3389800008), AS MORE PARTICULARY DESCRIBED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to either approve or deny Final Order PLN-VAR-26-0005.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant is requesting a zero foot side yard setback along the east property line, whereas a minimum of 8 feet is required. The purpose for the reduction is to allow for the construction of additions to the existing residence.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Final Order PLN-VAR-26-0005.

ATTACHMENTS:
Final Order (Denial)
Final Order (Approval)
Staff Report
Application Materials

FINAL ORDER
VARIANCE NO. PLN-VAR-26-0005

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, DENYING VARIANCE NO. PLN-VAR-26-0005 TO ALLOW FOR A REDUCTION IN THE MINIMUM SIDE YARD SETBACK ALONG THE EAST PROPERTY LINE FROM 8 FEET TO ZERO FEET, FOR PROPERTY LOCATED AT 2313 3RD AVENUE WEST, BRADENTON, FLORIDA (PARCEL ID 3389800008), AS MORE PARTICULARY DESCRIBED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Stone Cottage LLC ("Property Owner" or "Applicant") owns the property located at 2313 3rd Avenue W., Bradenton, Florida 34205 (Parcel ID 3389800008), more particularly described in Exhibit "A" (the "Property"); and

WHEREAS, Jessica Adair, the authorized agent of the Property Owner, submitted an application for a variance to allow a reduction to the side yard setback on the east property line from 8 feet to zero feet; and

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

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property as R-1 (Low Density, Single Family), which provides for a minimum side yard setback of 8 feet; and

WHEREAS, the Planning Commission held a noticed public hearing on July 15, 2026, at which the Planning Commission received testimony and evidence from the Applicant, City Planning staff, and members of the public in attendance; and

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

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

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

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

b. The Property Owner is requesting approval of a variance to allow a reduction to the side yard setback on the east property line from 8 feet to zero feet, to accommodate construction of an addition to the house, as generally depicted on the Site Plan attached as Exhibit "B."

c. The Property Owner has failed to meet their burden to establish that the proposed variance meets all noted requirements within Section 2.2.8.1 of the Land Use Regulations, as further described below:

    1. The Property has no irregularities or sizing issues to prevent the proposed addition from being built within the applicable R-1 zoning district setbacks.

    2. Strict application of the provisions of these LURs would not deprive the Property Owner of a reasonable use of the Property, cause him or her unnecessary hardship, or deprive him or her of rights commonly enjoyed by other property owners in the same Land Use Atlas district.

    3. The granting of the dimensional variance would confer on the Property Owner a special privilege denied to other property owners in the same Land Use Atlas district.

    4. The dimensional variance is not the minimum variance that will allow reasonable use of the Property.

Section 2. Order. Based upon the foregoing, the proposed variance to allow for a zero-foot side yard setback on the east property line of the Property is hereby denied.

Section 3. Effective Date. This Order shall be effective upon adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 15th DAY OF JULY 2026.

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

ATTEST:

Tamara Melton CLERK	Michael Neal CHAIR

EXHIBIT "A"

LEGAL DESCRIPTION AND CERTIFICATION

THE WEST 26 FEET OF LOT 7 AND ALL OF LOT 8, WM RICHMAN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 325, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Community Number: 120155 CITY OF BRADENTON Panel: 12081C0302 Suffix: F F.I.R.M. Date: 8/10/2021 Flood Zone: X/AE Field Work: 4/3/2025

Certified To:
STONE COTTAGE LLC; NAJMY THOMPSON PL; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CMG MORTGAGE, INC., DBA CMG HOME LOANS

Property Address:
2313 3RD AVENUE WEST
BRADENTON, FL 34205

Survey Number: 682362

Client File Number: 25-7065

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
?	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D/W	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES

O.R.B.	OFFICIAL RECORDS BOOK		
(P)	PLAT		
P.B.	PLAT BOOK		
P.C.	POINT OF CURVATURE		
P.C.C.	POINT OF COMPOUND CURVE		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.R.C.	POINT OF REVERSE CURVE		
P.T.	POINT OF TANGENCY		
R/W	RIGHT-OF-WAY		
(R)	RADIAL / RADIUS		
S.I.R.	SET IRON ROD		
T.O.B.	TOP OF BANK		
U.E.	UTILITY EASEMENT		

SYMBOL DESCRIPTIONS:

= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
= EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
= UTILITY BOX
= UTILITY POLE
= WATER METER
= WELL
= WOOD FENCE

DAVID G CUTLER CERTIFICATE NO. 6593 DAVID G CUTLER Digitally signed by DAVID G CUTLER Date: 2025.04.04 08:14:25 -04'00' STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

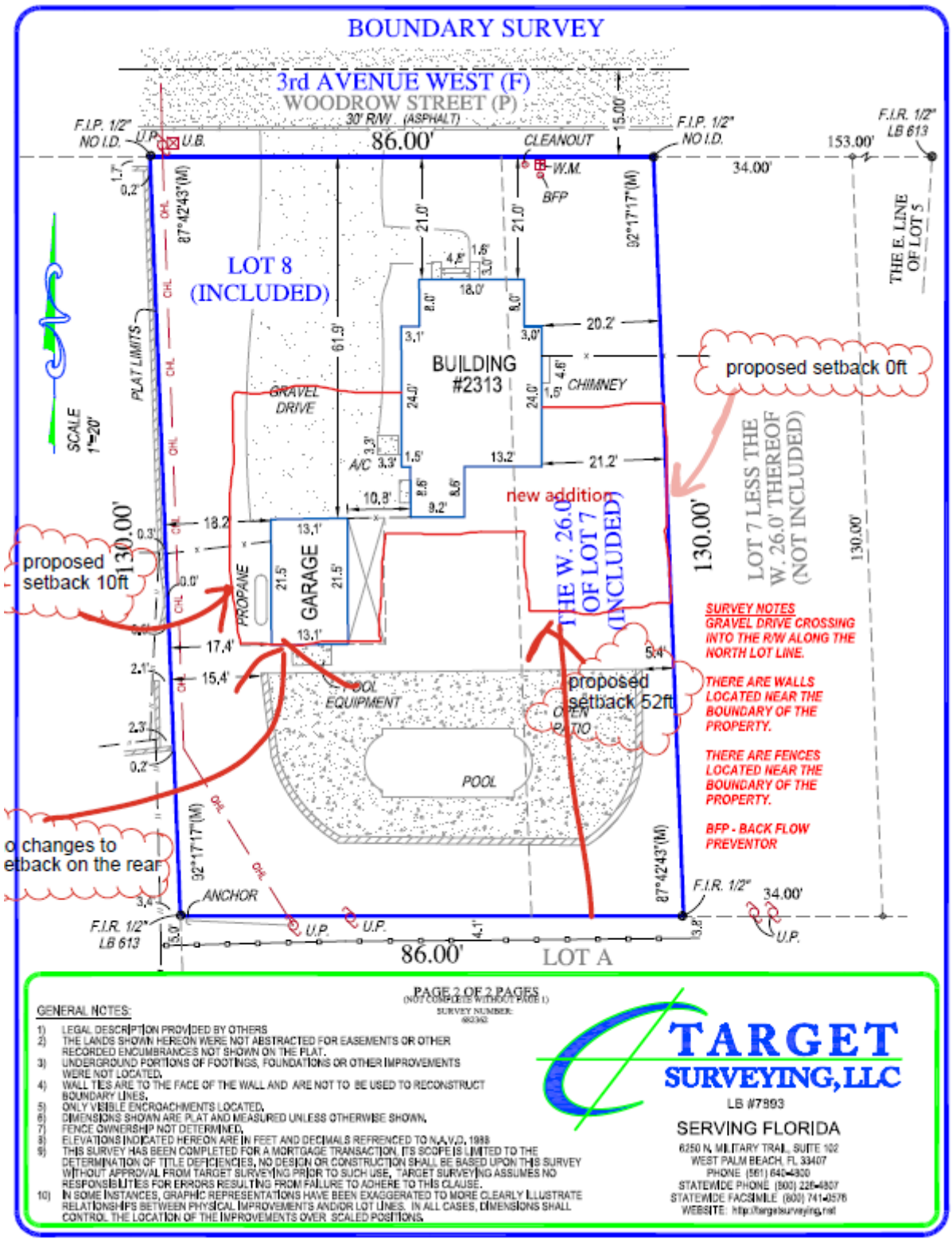
(SIGNED)
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #6593

PRINTING INSTRUCTIONS:
WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

EXHIBIT "B"


BOUNDARY SURVEY
3rd AVENUE WEST (F)
WOODROW STREET (P)
30' R/W (ASPHALT)
86.00'
F.I.P. 1/2" NO I.D.
U.P.
U.B.
CLEANOUT
W.M.
BFP
F.I.R. 1/2" LB 613
153.00'
34.00'
15.00'
THE E. LINE OF LOT 5
LOT 8 (INCLUDED)
PLAT LIMITS
SCALE 1"=20'
BUILDING #2313
CHIMNEY
GRAVEL DRIVE
A/C
proposed setback 0ft
new addition
LOT 7 LESS THE W. 26.0' THEREOF (NOT INCLUDED)
THE W. 26.0' OF LOT 7 (INCLUDED)
130.00'
proposed setback 10ft
GARAGE
PROPANE
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F.I.R. 1/2" LB 613
86.00'
LOT A
PAGE 2 OF 2 PAGES
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SURVEY NUMBER:
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7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. IT'S SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
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PHONE (561) 640-4900
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

FINAL ORDER
VARIANCE NO. PLN-VAR-26-0005

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-26-0005 TO ALLOW FOR A REDUCTION IN THE MINIMUM SIDE YARD SETBACK ALONG THE EAST PROPERTY LINE FROM 8 FEET TO ZERO FEET, FOR PROPERTY LOCATED AT 2313 3RD AVENUE WEST, BRADENTON, FLORIDA (PARCEL ID 3389800008), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Stone Cottage LLC ("Property Owner" or "Applicant") owns the property located at 2313 3rd Avenue W., Bradenton, Florida 34205 (Parcel ID 3389800008), more particularly described in Exhibit "A" (the "Property"); and

WHEREAS, Jessica Adair, the authorized agent of the Property Owner , submitted an application for a variance to allow a reduction to the side yard setback on the east property line from 8 feet to zero feet; and

WHEREAS, MCR Health, Inc., formerly known as Manatee County Rural Health Services, Inc ("MCR"), owns the parcel to the south of the Property located at 2318 Manatee Avenue W., Bradenton, Florida 34205 (the "MCR Property"); and

WHEREAS, the MCR Property includes an approximately 14-foot wide strip of land to provide for utilities connection to 3rd Avenue W.; and

WHEREAS, the configuration of the MCR Property separates the Property from the neighboring residential property to the east; and

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

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property as R-1 (Low Density, Single Family), which provides for a minimum side yard setback of 8 feet; and

WHEREAS, the Planning Commission held a noticed public hearing on July 15, 2026, at which the Planning Commission received testimony and evidence from the Applicant, City Planning staff, and members of the public in attendance; and

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

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

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

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

b. The Property Owner is requesting approval of a variance to grant a zero foot side yard setback along the east property line, to accommodate construction of an addition to the house along the property line, as generally depicted on the Site Plan attached as Exhibit "B."

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

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

    2. Strict application of the provisions of these LURs would deprive the Applicant of a reasonable use of his property, cause him or her unnecessary hardship, or deprive him or her of rights commonly enjoyed by other property owners in the same Land Use Atlas district; and

    3. The granting of the dimensional variance would not confer on the Applicant any special privilege denied to other property owners in the same Land Use Atlas district; and

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

    5. The dimensional variance is the minimum variance that will allow reasonable use of the Property.

Section 2. Order. Based upon the foregoing, a variance is hereby approved and issued for the Property to allow for a zero foot side yard setback on the east property line, to accommodate construction of an addition to the house along the property line, as generally depicted on the Site Plan attached as Exhibit "B".

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

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

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

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 15th DAY OF JULY 2026.

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

ATTEST:

Tamara Melton CLERK	Michael Neal CHAIR

EXHIBIT "A"

LEGAL DESCRIPTION AND CERTIFICATION

THE WEST 26 FEET OF LOT 7 AND ALL OF LOT 8, WM RICHMAN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 325, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Community Number: 120155 CITY OF BRADENTON Panel: 12081C0302 Suffix: F F.I.R.M. Date: 8/10/2021 Flood Zone: X/AE Field Work: 4/3/2025

Certified To:
STONE COTTAGE LLC; NAJMY THOMPSON PL; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CMG MORTGAGE, INC., DBA CMG HOME LOANS

Property Address:
2313 3RD AVENUE WEST
BRADENTON, FL 34205

Survey Number: 682362

Client File Number: 25-7065

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+ XX.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
W/M = WATER METER
= WELL
= WOOD FENCE

DAVID G CUTLER CERTIFICATE NO. 6593 PROFESSIONAL SURVEYOR & MAPPER
DAVID G CUTLER
Digitally signed by DAVID G CUTLER
Date: 2025.04.04 08:14:25 -04'00'
STATE OF FLORIDA

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #6593

PRINTING INSTRUCTIONS:
WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
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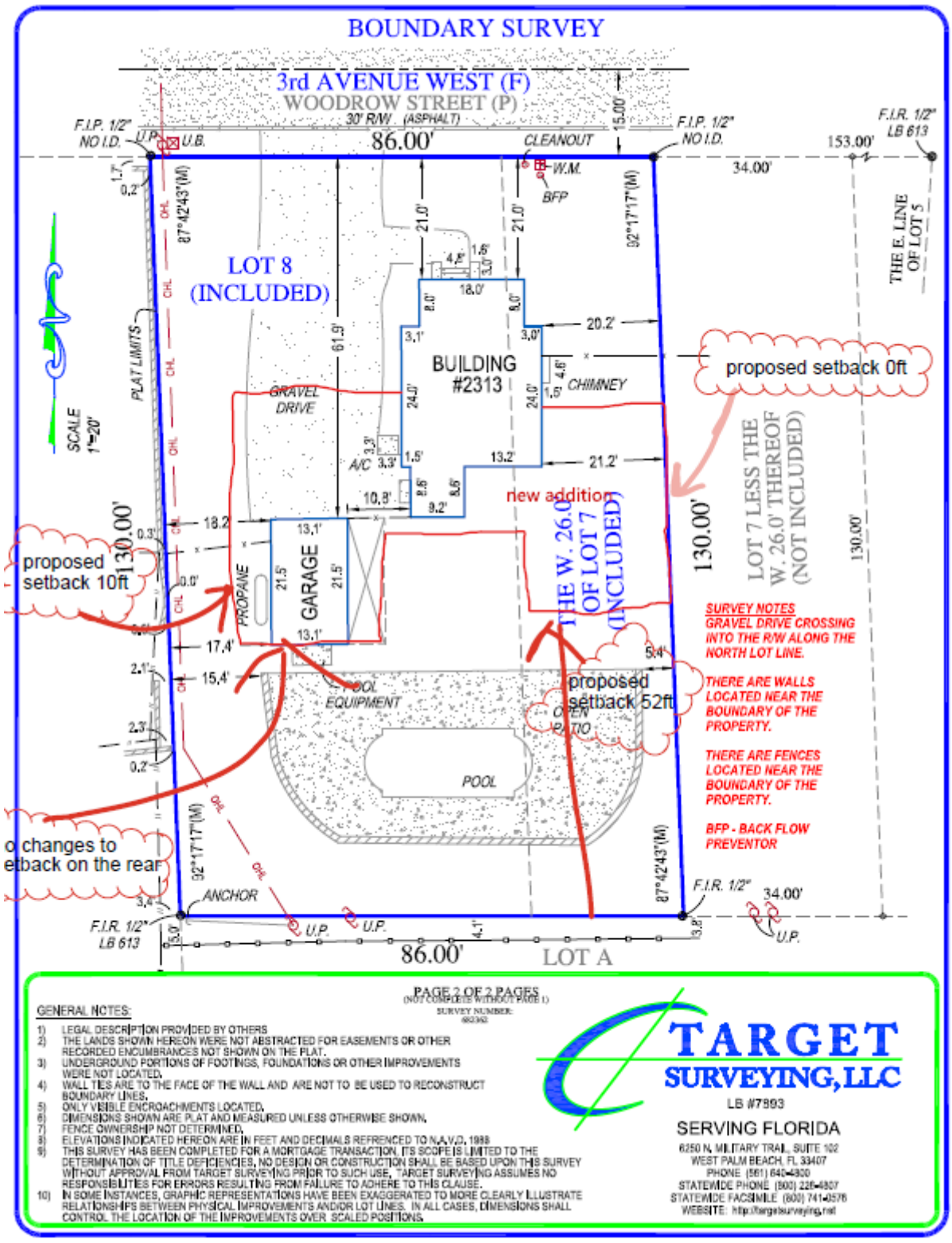
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

EXHIBIT "B"


BOUNDARY SURVEY
3rd AVENUE WEST (F)
WOODROW STREET (P)
30' R/W (ASPHALT)
86.00'
15.00'
F.I.P. 1/2" NO I.D.
U.P.
U.B.
CLEANOUT
W.M.
BFP
F.I.R. 1/2" LB 613
153.00'
34.00'
THE E. LINE OF LOT 5
LOT 8 (INCLUDED)
PLAT LIMITS
SCALE 1"=20'
BUILDING #2313
GRAVEL DRIVE
CHIMNEY
A/C
proposed setback 0ft
new addition
LOT 7 LESS THE W. 26.0' THEREOF (NOT INCLUDED)
THE W. 26.0' OF LOT 7 (INCLUDED)
130.00'
proposed setback 10ft
GARAGE
PROPANE
POOL EQUIPMENT
OPEN PATIO
proposed setback 52ft
POOL
o changes to etback on the rear
ANCHOR
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City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
July 15, 2026

Staff Report

Case Number: PLN-VAR-26-0005
Final Order No: PLN-VAR-26-0005
Applicant: Jessica Adair (agent)
Owner: Stone Cottage LLC (owner)
Address: 2313 3rd Ave W, Bradenton Fl 34205
Parcel ID No: 3389800008
Current Zoning: R-1 (Low Density – Single Family)
Future Land Use: RESLOW (Low Density Residential)
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: R-1 (Low Density – Single Family)
South: UV (Urban Village)
East: UV (Urban Village)
West: R-1 (Low Density – Single Family)

Future Land Use: North: RESLOW (Low Density Residential)
South: Urban Village
East: Urban Village
West: RESLOW (Low Density Residential)

Jessica Adair (agent) for Stone Cottage LLC (owner) has submitted a variance application to allow for a reduction in the side yard setback along the east property line from a minimum of 8 feet to zero feet.

The subject property contains a single-family residence and is approximately .2567 acres in size, and is located just west of downtown and Wares Creek in the neighborhoods off Riverview Blvd.

According to the applicant, there is an MCR building, formerly known as Manatee County Rural Health Services INC, to the south of their parcel, at the address of 2318 Manatee Ave W.

The applicant states that the MCR building has ownership of a strip of land for utilities that runs north from the MCR building all the way north up to 3rd

Ave W, cutting between the applicant's parcel and the adjacent one at 2311 3rd Ave W.

Due to this strip of parcel separating the applicant and their home from the neighbor to their East, the applicant is requesting for the side setback to be reduced from 8 feet to zero feet, allowing them to construct a large addition to the house up along the property line.

An approximately 14-foot wide strip of land owned and connected to the MCR building to the south has water pumps at the edge of it next to a storm drain on 3rd Ave W, but in both the back and the front of the property there is existing fencing which restricts access to the MCR site from the 2313 3rd Ave W home, and restricts access from 3rd Ave W into the side and back yard of 2313 3rd Ave W.

With the request for a zero setback, staff questions the ability to build the addition and properly maintain the structure without trespassing onto neighboring property. There are also questions about overhangs as they are not permitted to cross over property lines, but they can extend into setbacks up to two feet per Schedule 3.2.2.1 of the Land Use Regulations.

Comprehensive Plan Elements:

Goals, Objectives, and Policies

Policy 1.1.2 – Traditional/Urban Neighborhood Principles

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

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

7. Training and technical assistance for neighborhood-based planning initiatives.

Private Property Rights Element

Policy 1 Statement of Rights

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

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

Land Use Regulations:

SCHEDULE 3.2.2.1. DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS					
STANDARD	**RESIDENTIAL DISTRICTS**				
	R-1	R-2	R-3	UV	R-4
MINIMUM LOT AREA IN SQUARE FEET					
One dwelling unit	7,200	6,500	5,000	5,000	3,000
MINIMUM SETBACKS IN FEET (1)					
Principal building					
front (2)(8)	20	20	20	10	5
Side	8	8	8	5	5
rear	20	20	20	5	5
Accessory building & structures, except fences (7)					
side and rear	5	5	5	5	5
MAXIMUM % IMPERVIOUS SURFACE (5)	50%	60%	70%	70%	70%

(1) An overhang of up to two feet is permitted to extend into the required setback unless the overhang would extend into a public facilities easement. A variance of up to 12 inches may be approved by the PCD director. Setbacks shall be measured from the right-of-way unless waived by the PCD director per subsection 4.1.1.

(2) Secondary front yard setback minimum is 15 feet.

(3) Additional height is permitted if one foot is added to the rear and side setbacks for each foot of additional height of the building.

(4) Exclusive of garages, carports or other enclosed areas.

(5) Including building footprint, paved drives, paved terraces, impervious decks, swimming pools, and other impervious surfaces.

(6) Required on only one frontage on a double frontage lot.

(7) With the exception of fences, accessory buildings or accessory structures shall not be placed on easements.
(8) Cul-de-sac lots may reduce lot width at building line by 25 feet
(9) See section 3.4.5.6 for Village of the Arts Overlay District.

Requirements for Permits and Approvals:

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

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

a. The application meets all of the following criteria:

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

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

Staff Response: The property owner is requesting this variance for the purpose of building the additions as they are currently drawn, but the lot itself has no irregularities or sizing issues to stop the additions from being built in within the R-1 allowable setbacks.

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

Staff Response: The property is currently being utilized as a single-family residence.

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

Staff Response: The subject property is over 11,300 sq. ft. in size, whereas the minimum allowable lot size in the R-1 zoning district is 7,200 sq. ft. There appears to be no unique circumstances with the subject property. Granting this dimensional variance as it is written could be considered as conferring the right to trespass onto the MCR's strip of land for the purpose of maintenance and construction of the new housing additions.

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

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

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

Staff Response: While staff can see reasonable use of the property being made without the granting of the variance, it is the belief of the applicant that the strip of land owned by MCR makes it difficult to properly design the proposed housing additions.

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

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

Planning and Community Development Analysis:

The Comprehensive Plan encourages the City to preserve and enhance existing neighborhoods and foster development which are sensitive to the development pattern of surrounding properties. Compatibility is critical to maintaining the character and integrity of an established neighborhood. As the Commission reviews the subject request, the Commission should take into consideration the intent of the Comprehensive Plan and whether the proposed request alters the character of the neighborhood.

STAFF COMMENTS:

1. Planning Commission is encouraged to evaluate the request based on the 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 inconsistent with the intent of Section 2.2.8.1 of the Land Use Regulations and the Goals, Objectives, and Policies of the Comprehensive Plan.

Respectfully submitted,
Brandon Wink

Brandon Wink
City Planner

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Boundary Survey

EXHIBIT "A"
Location Map



EXHIBIT "B"
Future Land Use Map

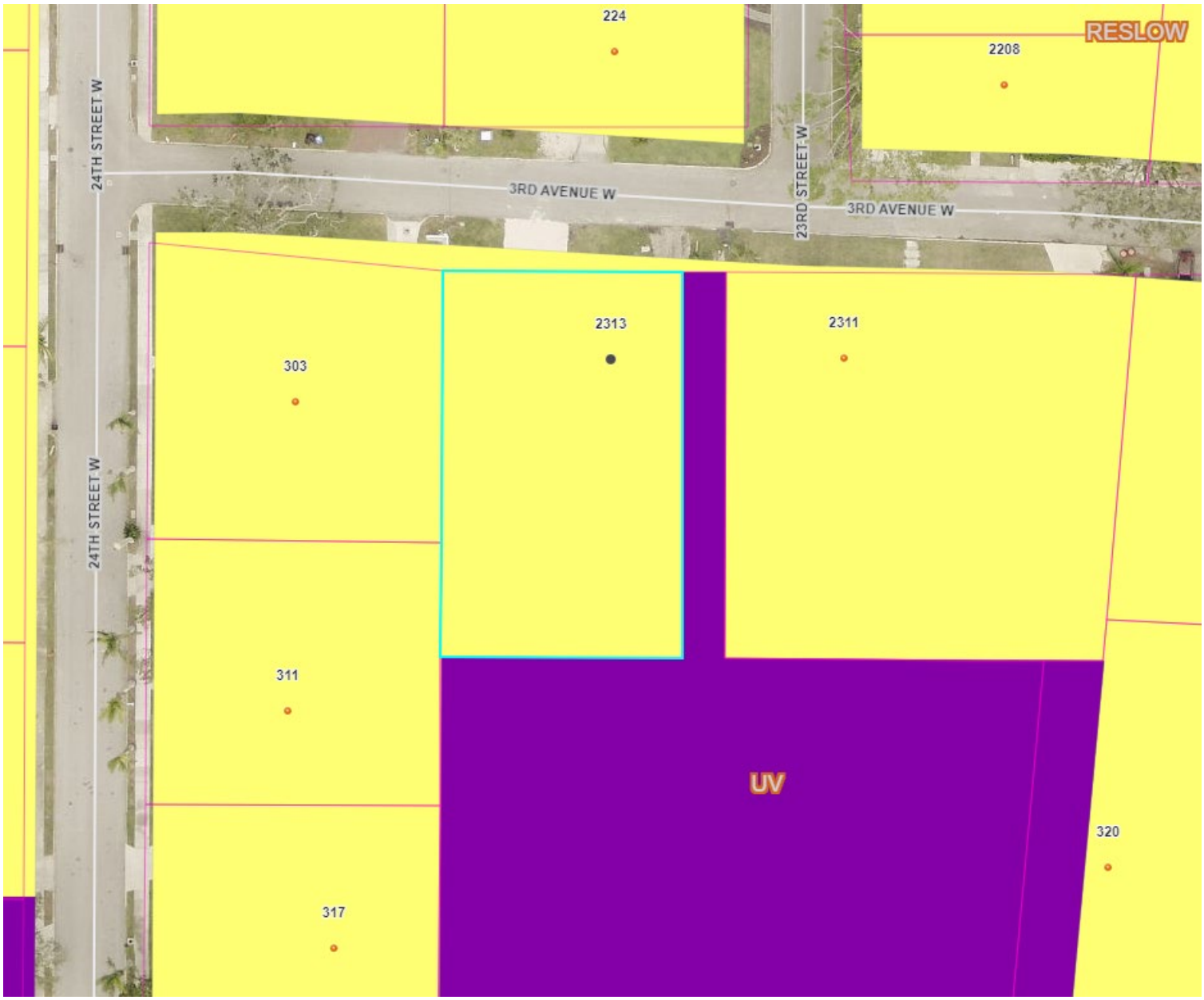


EXHIBIT "C"
Zoning Map

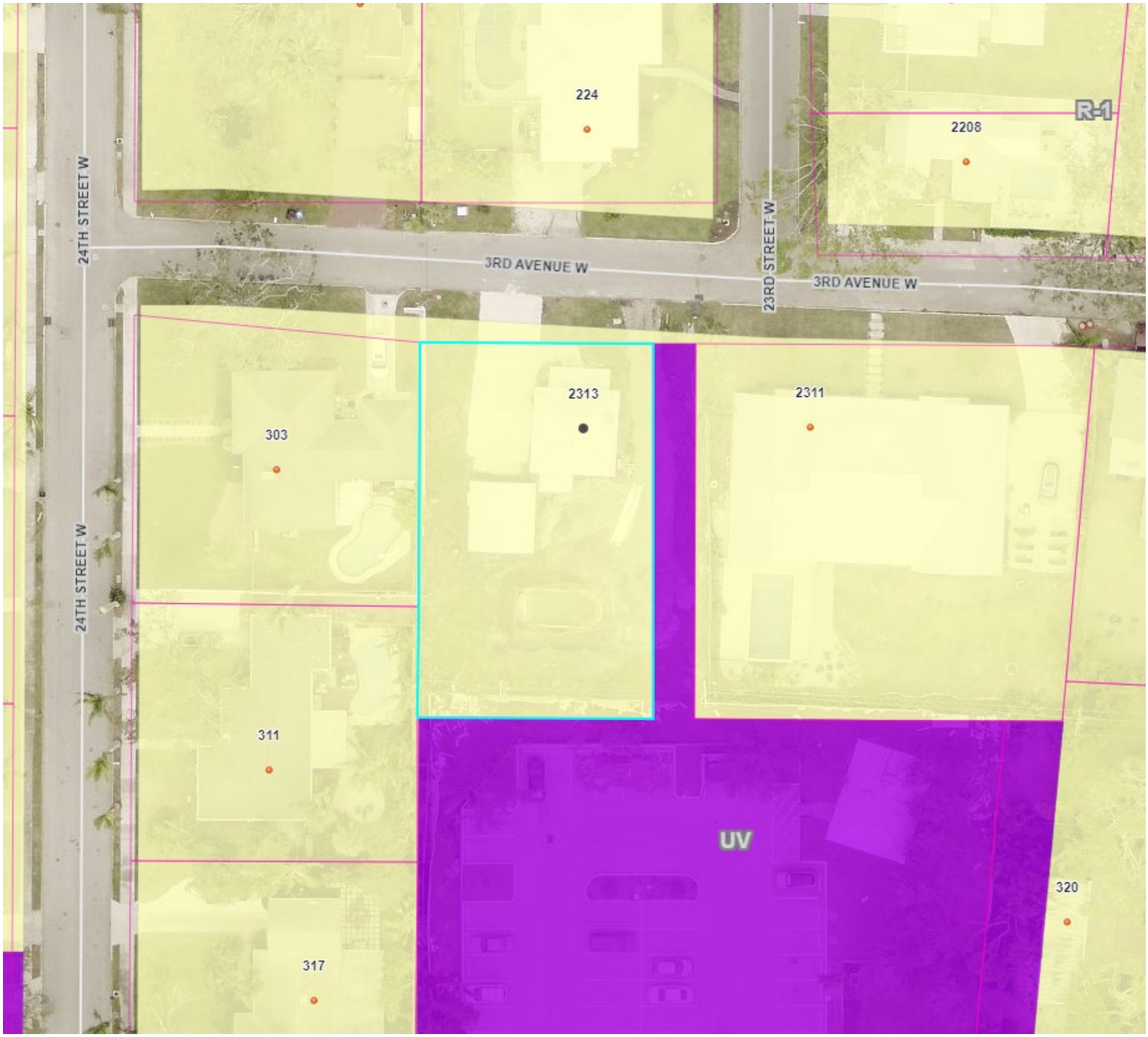
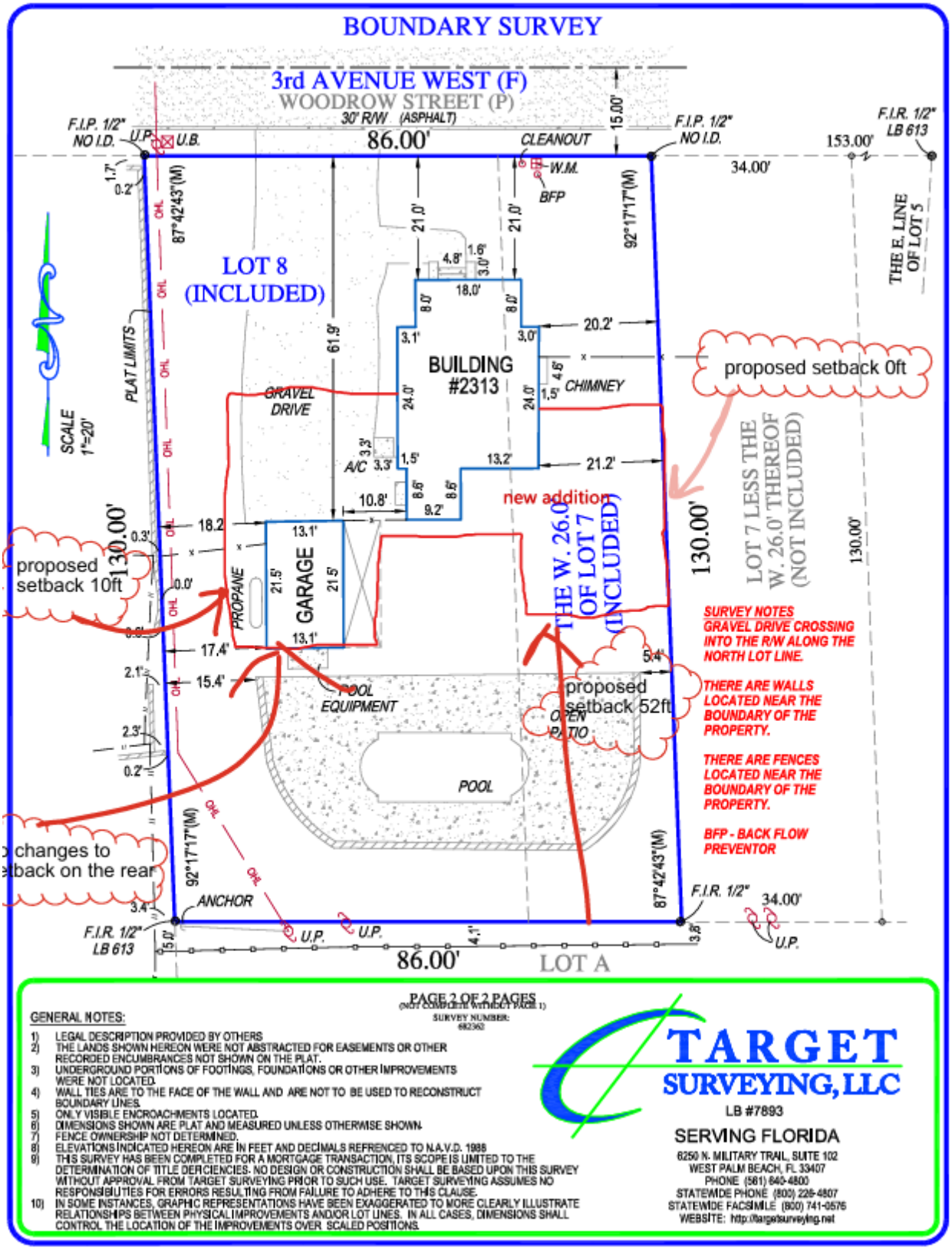


EXHIBIT "D"
Boundary Survey



PLN-VAR-26-0005

Menu Reports Help

File Date: 04/16/2026

Application Status: Scheduled-Planning Commission

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: This letter is for a variance request for 2313 3rd ave w Bradenton fl 34205. Along the east side of our property we have a strip of property that is owned by a business behind us for their utilities. We are looking to add on to our home so that we can fit our whole family and need to add a bedroom and the current set backs are keeping us from completing a good layout. We are requesting that we forego the typical 5 foot setbacks off of the property line and build our home all the way to their property line since there is no structure there.

Application Type: Variance Request (Non-Administrative)

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
682362-Complete.pdf	PLANNING	Property Survey	Survey	application/pdf	Uploaded	04/16/2026
letter for variance.pdf	PLANNING	Letter of Request	Letter	application/pdf	Uploaded	04/16/2026
2313 3RD AVE W BRADENT...	PLANNING	Site Plan	copy of proposed plans	application/pdf	Uploaded	04/16/2026
2313_3RD_AVE_W_Propert...	PLANNING	Legal Descripti...	sketch of building ...	application/pdf	Uploaded	04/16/2026
letter for variance.pdf	PLANNING	Findings of Fact	not sure what you want	application/pdf	Uploaded	04/20/2026
fact and findings.pdf	PLANNING	Findings of Fact	Findings of Fact su...	application/pdf	Uploaded	05/01/2026
Site Plan.pdf	PLANNING	Site Plan	Dimensioned Site Pl...	application/pdf	Uploaded	05/05/2026

Show all

Address: 2313 3RD Ave W, BRADENTON, FL 34205

Owner Name: STONE COTTAGE LLC

Owner Address: 203 29TH ST W, BRADENTON, FL 34205

Parcel No: 3389800008

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

Name	Organization Name	Contact Type	Status
Jessica Adair		Applicant	Active
Stephen Adair		Applicant	Active

Job Value: $0.00

Total Fee Assessed: $1,035.00

Total Fee Invoiced: $1,035.00

Balance: $1,035.00

Custom Fields:

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Brandon Wink	Ready for Pr...	05/11/2026	Greg DeLong
Building Review				
Public Works Review				
Fire Review				
Other Reviews				
Planning Review	Brandon Wink	Pass	05/11/2026	Greg DeLong
Review Consolidation	Brandon Wink	Scheduled fo...	05/11/2026	Greg DeLong
DRC				
Case Manager	Brandon Wink	Ready for Re...	05/11/2026	Greg DeLong
Planning Commission	Brandon Wink			
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

To Whom it may concern,

This letter is for a variance request for 2313 3rd ave w Bradenton fl 34205. Along the east side of our property we have a strip of property that is owned by a business behind us for their utilities. We are looking to add on to our home so that we can fit our whole family and need to add a bedroom and the current set backs are keeping us from completing a good layout. We are requesting that we forego the typical 5 foot setbacks off of the property line and build our home all the way to their property line since there is no structure there.

Thank you

Jessica Adair

2313 3rd ave w, Bradenton fl 34205

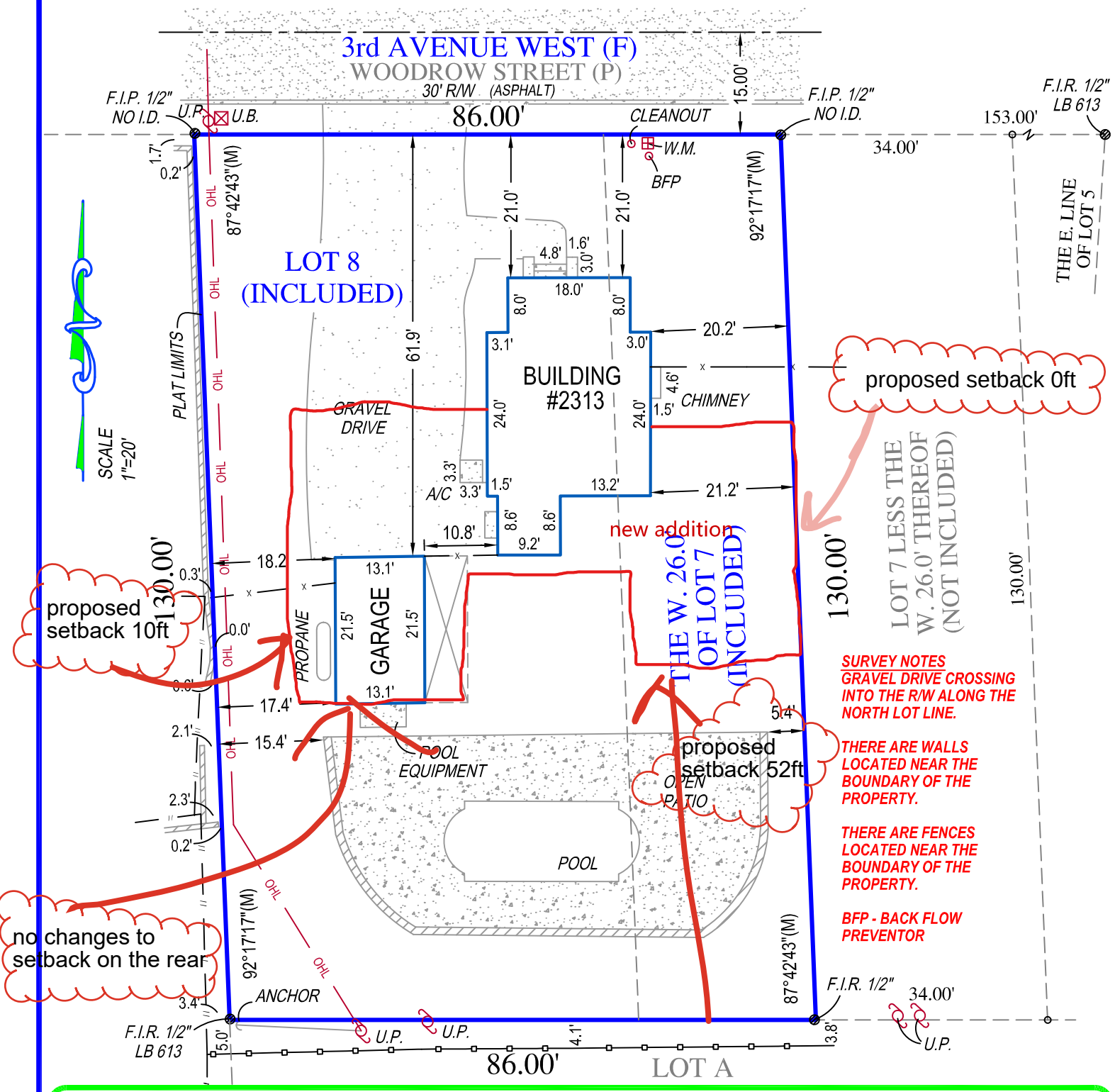
1. The need for the Dimensional Variance was not created by myself or the previous owners actions. We are requesting it now that we need to add an addition so that we can move into the home for a primary residence.

2. Without the variance it limits our reasonable use of his property and causes a hardship because we will not have the additional space to use for adding on to our home. We want to be able to use all our land since we share it with an easement and it does not obstruct anything that the company who owns the land would need.

3. Granting this variance does not interfere with other property land uses because it is such a unique situation that we are in with sharing our property line with a plumbing easement.

4. The application is for a Dimension Variance and would not authorize a use otherwise prohibited by the city of Bradenton.

BOUNDARY SURVEY



SURVEY NUMBER:
682362

GENERAL NOTES:

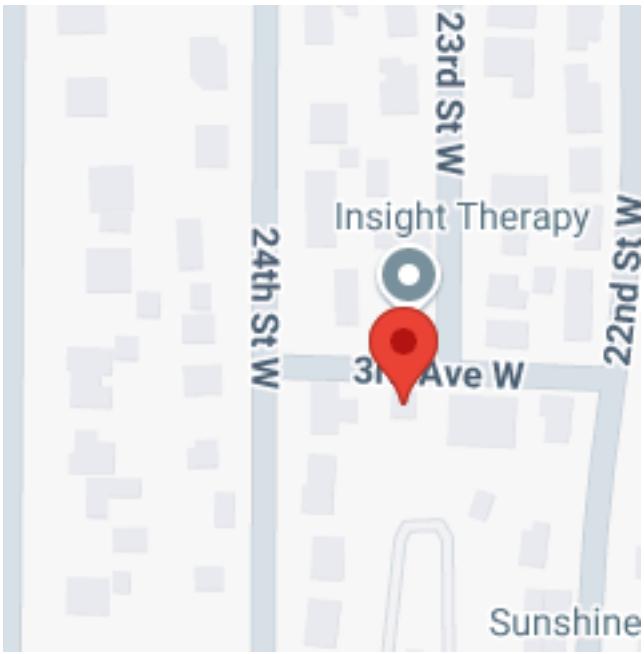
1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

TARGET SURVEYING, LLC

6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407- (800) 226-4807
WWW.TARGETSURVEYING.NET

LAND SURVEY PREPARED FOR STONE COTTAGE LLC
2313 3RD AVENUE WEST, BRADENTON, FL 34205





REQUESTED BY:

NAJMY THOMPSON PL
1401 8TH AVE W
BRADENTON, FL 34205
PH. 9417482216

TARGET SURVEYING, LLC

6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

Invoice

To: NAJMY THOMPSON PL
Survey Number: 682362
Order Date: 3/26/2025
Deliver To Attn: LEESHA MONTAGUE
Deliver To: NAJMY THOMPSON PL
1401 8TH AVE W
BRADENTON, FL 34205

Property Address: 2313 3RD AVENUE WEST
BRADENTON, FL 34205

Buyers: STONE COTTAGE LLC
Sellers: REFI
Client File #: 25-7065

Item	Description	Amount
Survey	Survey	$525.00
Elevation Certificate	Elevation Certificate	$175.00

Invoice Total	$700.00
Amount Invoiced To Date:	$700.00
Amount Paid To Date:	$0.00
Total Amount Due:	$700.00

To pay with a credit card please use this link https://securepayment.link/targetsurveying

LEGAL DESCRIPTION AND CERTIFICATION

THE WEST 26 FEET OF LOT 7 AND ALL OF LOT 8, WM RICHMAN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 325, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Community Number: 120155 CITY OF BRADENTON Panel: 12081C0302 Suffix: F F.I.R.M. Date: 8/10/2021 Flood Zone: X/AE Field Work: 4/3/2025

Certified To:
STONE COTTAGE LLC; NAJMY THOMPSON PL; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; CMG MORTGAGE, INC., DBA CMG HOME LOANS

Property Address:
2313 3RD AVENUE WEST
BRADENTON, FL 34205

Survey Number: 682362

Client File Number: 25-7065

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
?	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D/W	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES
O.R.B.	OFFICIAL RECORDS BOOK		
(P)	PLAT		
P.B.	PLAT BOOK		
P.C.	POINT OF CURVATURE		
P.C.C.	POINT OF COMPOUND CURVE		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.R.C.	POINT OF REVERSE CURVE		
P.T.	POINT OF TANGENCY		
R/W	RIGHT-OF-WAY		
(R)	RADIAL / RADIUS		
S.I.R.	SET IRON ROD		
T.O.B.	TOP OF BANK		
U.E.	UTILITY EASEMENT		

SYMBOL DESCRIPTIONS:

= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+ XX.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
WM = WATER METER
= WELL
= WOOD FENCE

DAVID G CUTLER CERTIFICATE NO. 5593 PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA

DAVID G CUTLER
Digitally signed by DAVID G CUTLER
Date: 2025.04.04 08:14:25 -04'00'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

PRINTING INSTRUCTIONS:
WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

TARGET SURVEYING, LLC
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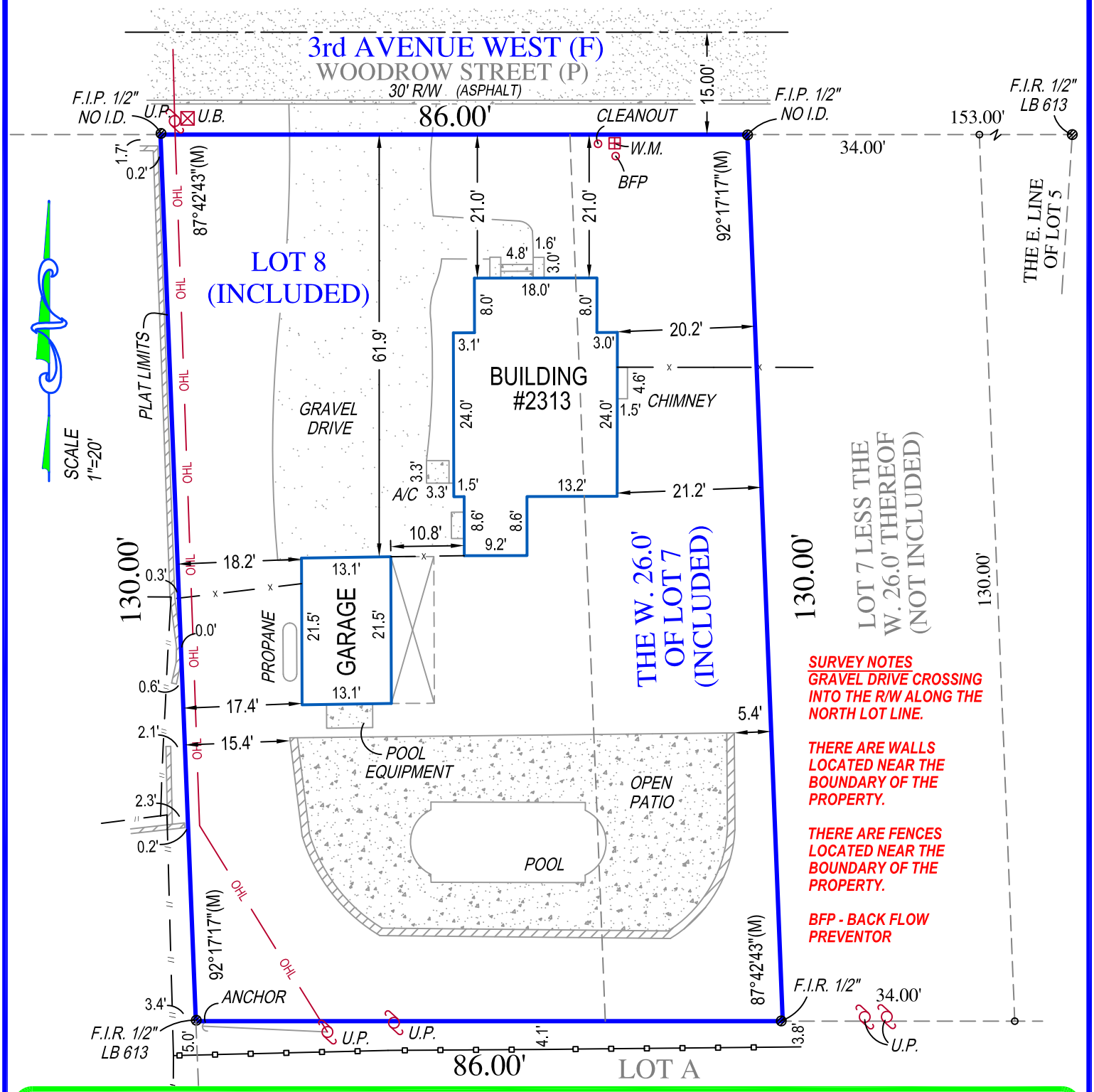
BOUNDARY SURVEY



SURVEY NOTES

GRAVEL DRIVE CROSSING INTO THE R/W ALONG THE NORTH LOT LINE.

THERE ARE WALLS LOCATED NEAR THE BOUNDARY OF THE PROPERTY.

THERE ARE FENCES LOCATED NEAR THE BOUNDARY OF THE PROPERTY.

BFP - BACK FLOW PREVENTOR

SURVEY NUMBER:
682362

GENERAL NOTES:

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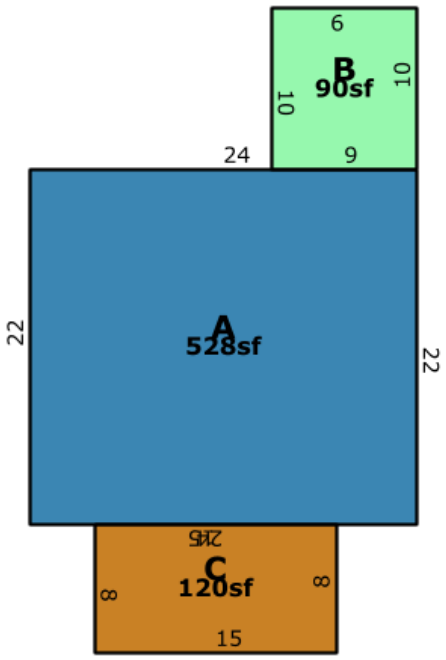

Sketch #1.

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GENERAL NOTES

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DETAILS AND DIMENSIONS

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NC 2018 RESIDENTIAL CODE AND THE 2015 INTERNATIONAL RESIDENTIAL CODE.

CABINET LAYOUT WILL BE DESIGNED BY CABINET SUPPLIER

ALL FOOTINGS TO BE BELOW FROST LINE MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING AND BUILT IN ACCORDANCE WITH THE 2018 RESIDENTIAL CODE CHAPTER 45

ALL PENETRATIONS ARE TO BE SEALED IN ACCORDANCE WITH STATE AND LOCAL CODES

INSULATE ALL PLUMBING ON EXTERIOR WALLS

R-317 SMOKE ALARMS SHALL BE INSTALLED AND INTERCONNECTED WITH BATTERY BACK UP IN THE FOLLOWING AREAS: EACH SLEEPING ROOM +/- IN THE AREA HALLWAY RIGHT OUTSIDE THE SLEEPING ROOMS +/- AND EACH STORY. THE ONE OUTSIDE THE SLEEPING ROOMS WILL SATISFY THAT STORY.

WALLS
ALL EXTERIOR WALLS ARE DRAWN 4" THICK U.N.O.
ALL INTERIOR WALLS ARE DRAWN 4" THICK U.N.O.
ALL DIMENSIONS ARE TO ROUGH FRAME OF STUDS
01 LEVEL CEILING HEIGHT 9'-0", 02 LEVEL CEILING HEIGHT 8'-0"

WALL/CEILING HEIGHT
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE. KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION.

INSULATION
TABLE N1102.1

EGRESS
ALL SLEEPING ROOMS AND BASEMENTS WITH HABITABLE SPACE SHALL HAVE AT LEAST ONE EGRESS WINDOW CONFORMING TO R-310 OF THE NC BLDG. CODE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURES VARY.

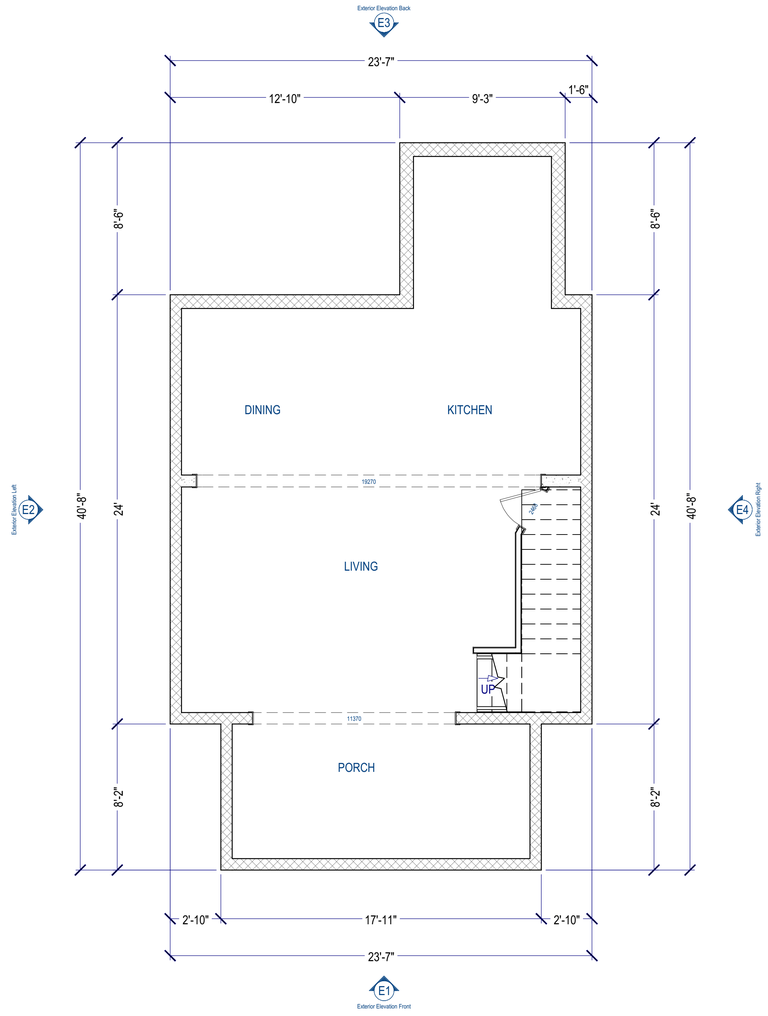
ATTIC ACCESS
R-807.1 BUILDER TO LOCATE 22"X30" ATTIC ACCESS IN ALL ATTICS WITHOUT STAIR ACCESS. LOCATE ACCESS TO PROVIDE A 30" CLEAR SPACE ABOVE ACCESS DOOR TYP.

01 LEVEL - 9' CEILING HEIGHT
BONUS ROOM - 8' CEILING HEIGHT

ROOF
R-703.8 FLASH ALL VALLEYS AND WALL/ROOF INTERSECTIONS, AND CHIMNEY AND OTHER ROOF PENETRATIONS. USE ICE AND WATER SHIELD AT ALL ROOF PLANES SLOPED BELOW 4:12

TOTAL SQUARE FOOTAGE CALCULATIONS
ALL CALCULATIONS ARE TO THE EXTERIOR ROUGH EDGE OF STUD

01 LEVEL	
HEATED	525
GARAGE	283
PORCH 1	0
PORCH 2	0
02 LEVEL	
HEATED	0
HEATED TOTAL:	808
UNTEATED TOTAL:	0
TOTAL SF:	808



BASE CAMP

DATE | DESCRIPTION

THE DESIGNER DOES NOT ASSUME LIABILITY FOR DEVIATIONS FROM OR METHODS USED IN THE CONSTRUCTION OF THE PLANS AS SHOWN. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED ENGINEER TO REVIEW THE PLAN AND DETAILS, AND SEAL THE PLAN AS REQUIRED FOR LOCAL BUILDING CONSTRUCTION IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED ENGINEER TO REVIEW THE PLAN AND DETAILS, AND SEAL THE PLAN AS REQUIRED FOR LOCAL BUILDING
THE DESIGNER DOES NOT ASSUME LIABILITY FOR DEVIATIONS FROM OR METHODS USED IN THE CONSTRUCTION OF THE PLANS AS SHOWN. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED LICENSED ENGINEER. WE DO NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED

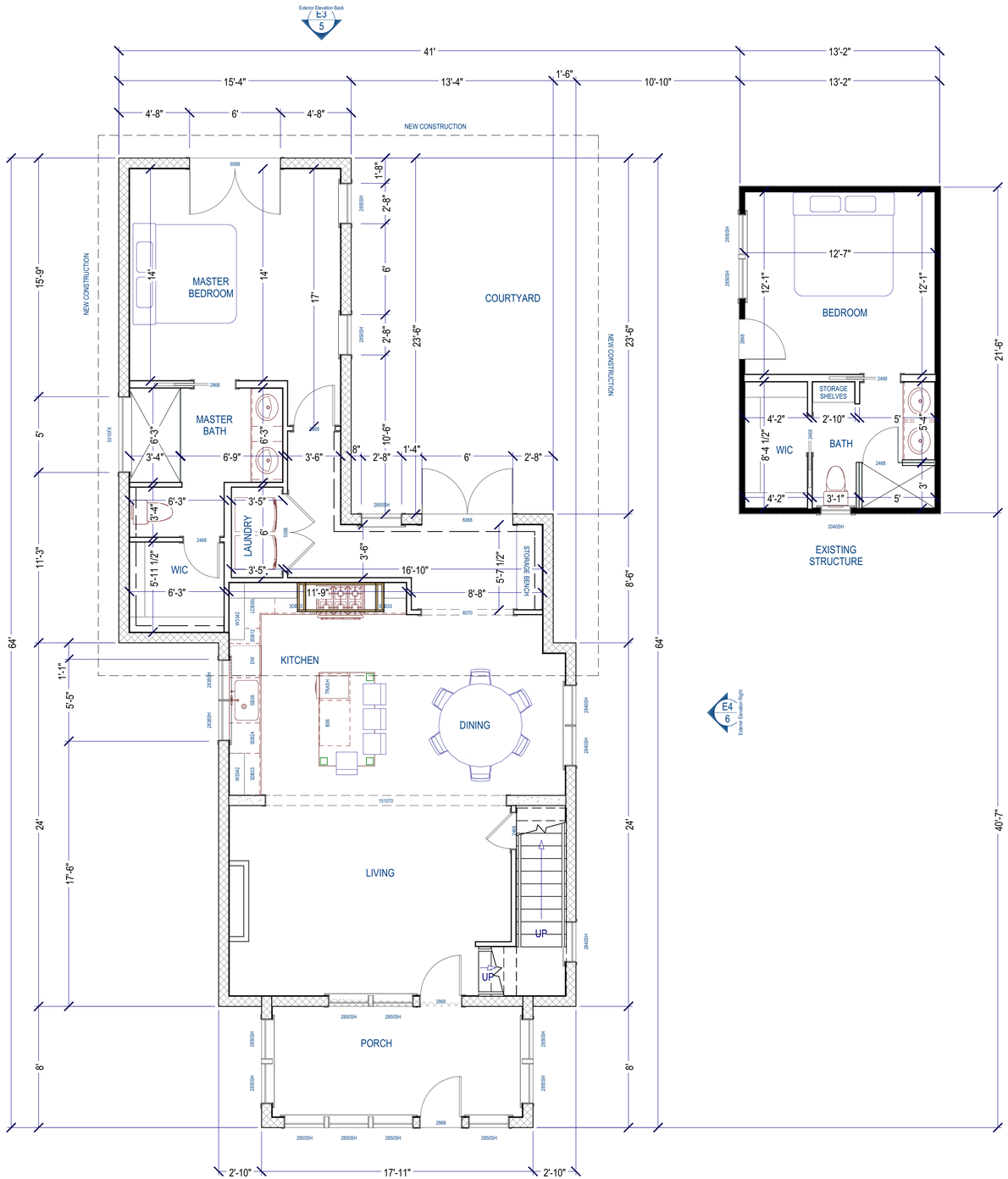
EXISTING - 01 LEVEL FLOOR PLAN

PROJECT DESCRIPTION:
2313 3RD AVE W BRADENTON

DRAWINGS PROVIDED BY:
NICHOL KUPERUS
P.O. BOX 994
WRIGHTSVILLE BEACH NC, 28480
NICHOLKUPERUS@GMAIL.COM
907.315.8787

DATE: 5/6/25
SCALE: 1/4" = 1'
SHEET: A-1





BASE CAMP

No	Description	Date
	THE DESIGNER DOES NOT ASSUME LIABILITY FOR DEVIATIONS FROM OR METHODS USED IN THE CONSTRUCTION PROCESS AS SHOWN ON THESE PLANS. IF ANY DEVIATIONS OR METHODS ARE USED IN THE CONSTRUCTION IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED ENGINEER TO REVIEW THE PLAN AND DETAILS, AND SEAL THE PLAN AS REQUIRED FOR LOCAL BUILDING DEPARTMENT APPROVAL. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR PLANS NOT SEALED BY A QUALIFIED, LICENSED ENGINEER. WE DO NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED.	

NEW - 01 LEVEL FLOOR PLAN

PROJECT DESCRIPTION:
2313 3RD AVE W BRADENTON

DRAWINGS PROVIDED BY:
NICHOL AUPERUS
P.O. BOX 994
WRIGHTSVILLE BEACH NC, 28480
NICHOLAUPERUS@GMAIL.COM
907.315.8787

DATE: 5/6/25
SCALE: 1/4" = 1'
SHEET: A-2

BASE CAMP

NO	DESCRIPTION	DATE

THE DESIGNER DOES NOT ASSUME LIABILITY FOR DEVIATIONS FROM DRAWINGS BY THE CONSTRUCTION TEAM. ALL CONSTRUCTION MUST ADHERE TO LOCAL BUILDING CODES AND ORDINANCES. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED ENGINEER TO REVIEW THE PLAN AND DETAILS, AND SEAL THE PLAN AS REQUIRED FOR LOCAL BUILDING ENGINEERING STRUCTURAL ELEMENTS AND CONNECTIONS ARE TO BE DESIGNED AND SEALED BY A QUALIFIED, LICENSED ENGINEER. WE DO NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED.

FOUNDATION PLAN

PROJECT DESCRIPTION:
2313 3RD AVE W BRADENTON

DRAWINGS PROVIDED BY:
NICHOLAS KUPERUS
P.O. BOX 994
WRIGHTSVILLE BEACH NC, 28480
NICHOLKUPERUS@GMAIL.COM
907.315.8787

DATE: 5/6/25
SCALE: 1/4" = 1'
SHEET: A-3

BASE CAMP

NO	DESCRIPTION	DATE

THE DESIGNER DOES NOT ASSUME DUALITY FOR DEVIATION FROM OR METHODS USED BY THE CONSTRUCTION CONTRACTOR IN THE CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED ENGINEER TO REVIEW THE PLAN AND DETAILS, AND SEAL THE PLAN AS REQUIRED FOR LOCAL BUILDING DEPARTMENTS. ENGINEERING IS NOT INCLUDED IN THE PLAN PACKAGE UNLESS OTHERWISE NOTED. PLANS MUST BE REVIEWED BY A QUALIFIED, LICENSED ENGINEER. WE DO NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED.

ROOF PLAN

PROJECT DESCRIPTION:
2313 3RD AVE W BRADENTON

DRAWINGS PROVIDED BY:
NICHOL KUPERUS
P.O. BOX 994
WRIGHTSVILLE BEACH NC, 28480
NICHOLKUPERUS@GMAIL.COM
907.315.8787

DATE: 5/6/25
SCALE: 1/4" = 1'
SHEET: A-4





EXTERIOR ELEVATION FRONT





EXTERIOR ELEVATION BACK

BASE CAMP

NO	DESCRIPTION	DATE

THE DESIGNER DOES NOT ASSUME LIABILITY FOR DEVIATIONS FROM METHODS SET IN THE CONSTRUCTION PLANS AS USED FOR THE CONSTRUCTION OF THIS BUILDING. ANY DEVIATIONS FROM THE CONSTRUCTION PLANS SHOULD BE REVIEWED BY A QUALIFIED ENGINEER TO REVIEW THE PLAN AND DETAILS, AND SEAL THE PLAN AS REQUIRED FOR LOCAL BUILDING CONSTRUCTION. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED ENGINEER TO REVIEW THE PLAN AND DETAILS, AND SEAL THE PLAN AS REQUIRED FOR LOCAL BUILDING REGULATIONS. IT IS ALSO RECOMMENDED THAT THE FOUNDATION BE INSPECTED BY A QUALIFIED, LICENSED ENGINEER. WE DO NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED.

ELEVATIONS

PROJECT DESCRIPTION:
2313 3RD AVE W BRADENTON

DRAWINGS PROVIDED BY:
NICHOL KUPERUS
P.O. BOX 694
WRIGHTSVILLE BEACH NC, 28480

NICHOLKUPERUS@GMAIL.COM
907.315.8787

DATE: 5/6/25

SCALE: 1/4" = 1'

SHEET: A-5



EXTERIOR ELEVATION LEFT



EXTERIOR ELEVATION RIGHT

BASE CAMP

NO	DESCRIPTION	DATE

THE DESIGNER DOES NOT ASSUME LIABILITY FOR DEVIATIONS FROM METHODS SET IN THE CONSTRUCTION PLANS AS SUBMITTED. ANY DEVIATIONS MUST BE APPROVED BY THE DESIGNER IN WRITING PRIOR TO CONSTRUCTION. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED ENGINEER TO REVIEW THE PLAN AND DETAILS, AND SEAL THE PLAN AS REQUIRED FOR LOCAL BUILDING REQUIREMENTS. IT IS ALSO RECOMMENDED THAT A QUALIFIED ENGINEER BE RETAINED TO PERFORM SITE INSPECTIONS AS REQUIRED BY A QUALIFIED, LICENSED ENGINEER. WE DO NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED.

ELEVATIONS

PROJECT DESCRIPTION:
2313 3RD AVE W BRADENTON

DRAWINGS PROVIDED BY:
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NICHOLKUPERUS@GMAIL.COM
907.315.8787

DATE: 5/6/25
SCALE: 1/4" = 1'
SHEET: A-6

BASE CAMP

NO	DESCRIPTION	DATE

THE DESIGNER DOES NOT ASSUME LIABILITY FOR DEVIATIONS FROM METHODS USED IN THE CONSTRUCTION PROCESS AS SHOWN ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED ENGINEER TO REVIEW THE PLAN AND DETAILS, AND SEAL THE PLAN AS REQUIRED FOR LOCAL BUILDING PERMITTING. IT IS ALSO RECOMMENDED THAT ALL CONSTRUCTION BE INSPECTED AND APPROVED BY A QUALIFIED, LICENSED ENGINEER. WE DO NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED.

ELEVATIONS

PROJECT DESCRIPTION:
2313 3RD AVE W BRADENTON

DRAWINGS PROVIDED BY:
NICHOL KUPERUS
P.O. BOX 694
WRIGHTSVILLE BEACH NC, 28480

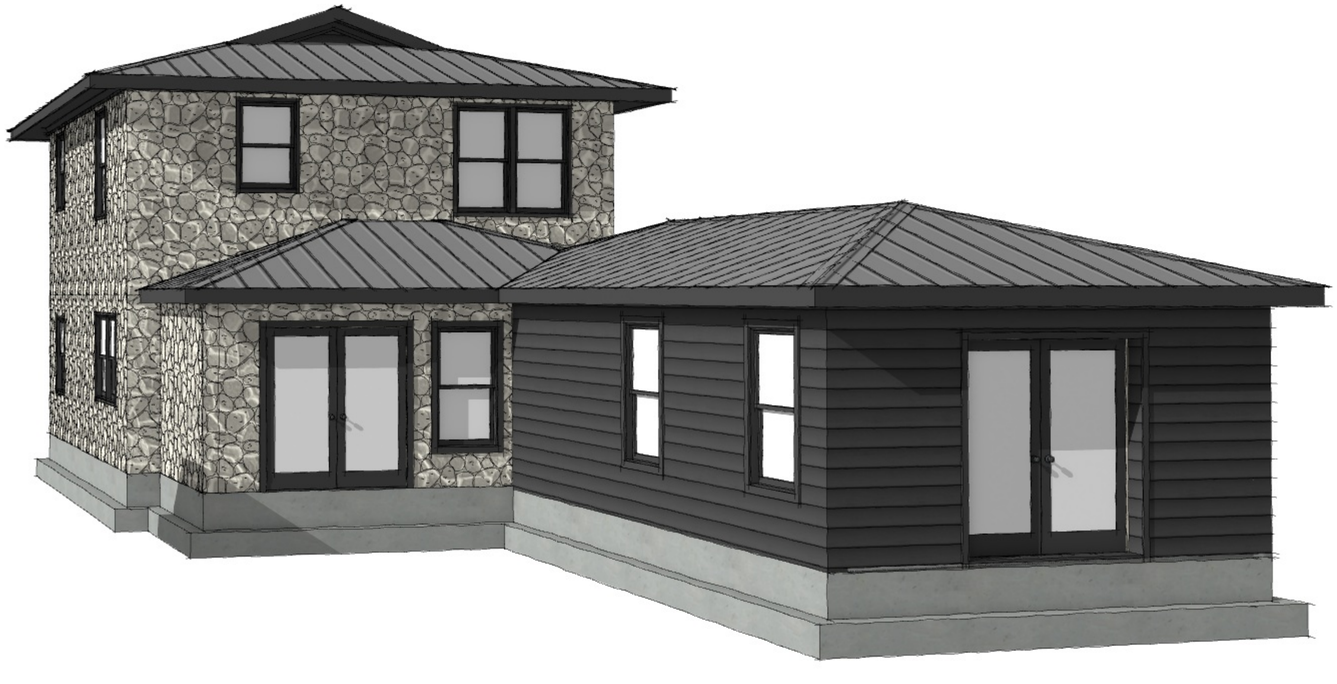
NICHOLKUPERUS@GMAIL.COM
907.315.6787

DATE: 5/6/25

SCALE: 1/4" = 1'

SHEET: A-7







BASE CAMP

NO	DESCRIPTION	DATE

THE DESIGNER DOES NOT ASSUME LIABILITY FOR DEVIATION FROM METHODS USED IN THE CONSTRUCTION PROCESS OR FOR ANY ERRORS OR OMISSIONS THAT MAY BE DISCOVERED DURING CONSTRUCTION. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HIRE THE SERVICES OF A QUALIFIED ENGINEER TO REVIEW THE PLAN AND DETAILS, AND SEAL THE PLAN AS REQUIRED FOR LOCAL BUILDING DEPARTMENT APPROVAL. IT IS ALSO RECOMMENDED THAT ALL FOUNDATIONS BE INSPECTED BY A QUALIFIED, LICENSED ENGINEER. WE DO NOT ACCEPT STRUCTURAL LIABILITY FOR THE PLANS OFFERED.

ELEVATIONS

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DATE: 5/6/25

SCALE: 1/4" = 1'

SHEET: A-8

AGENDA ITEM NO. 6.c

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: July 15, 2026

SUBMITTED BY: Jake Arjona, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: ORDINANCE 4080 - PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, VACATING A PLATTED 20-FOOT ALLEY AS SHOWN ON THE PLAT OF HINES ADDITION TO BRADENTOWN, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 215A, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN, LYING GENERALLY EAST OF 9TH STREET WEST AND SOUTH OF 13TH AVENUE WEST; PROVIDING FOR RECORDATION IN THE OFFICIAL RECORDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Ordinance 4080.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
The City of Bradenton, the applicant/owner, has submitted an application to vacate a 20-foot platted alley generally located southeast of the intersection of 9th Street West and 13th Avenue West. The proposed vacation is approximately 8,252 sq. ft. or 0.189 acres in size. It should be noted that the subject alley has been inactive and closed to public use for more than sixty years. It also does not have any utility services within it as it runs under a storage building located in the City

of Bradenton's Public Works & Utilities existing campus, which is also in the process of relocation.

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 4080.

ATTACHMENTS:
Ordinance 4080
Staff Report
Application Materials

ORDINANCE 4080

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, VACATING A PLATTED 20-FOOT ALLEY AS SHOWN ON THE PLAT OF HINES ADDITION TO BRADENTOWN, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 215A, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN, LYING GENERALLY EAST OF 9TH STREET WEST AND SOUTH OF 13TH AVENUE WEST; PROVIDING FOR RECORDATION IN THE OFFICIAL RECORDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions, and render municipal services; and

WHEREAS, Chapter 166, Florida Statutes, the "Municipal Home Rule Powers Act," implements the applicable provisions of the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes; except when expressly prohibited by law and to enact ordinances in furtherance thereof; and

WHEREAS, the City of Bradenton (the "Applicant" or "Property Owner"), owns property located 1511 9th Street West, Bradenton, FL 34205, and more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, the Applicant filed an application to vacate a platted 20 foot wide alley, as legally described in Exhibit B attached hereto (the "Alley"); and

WHEREAS, the Applicant owns all of the property adjacent to the Alley proposed for vacation; and

WHEREAS, all things necessary and required by law have occurred for the vacation of the Alley; and

WHEREAS, the City Council has reviewed the request for vacation of the Alley and finds that it meets the criteria established in Section 2.2.7 of the City's Land Use Regulations; and

WHEREAS, the City Council finds that the vacation of the Alley is consistent with the City of Bradenton Comprehensive Plan, that it will not

compromise the public interest nor will it prevent any property from having access to a public right-of-way, and that it will not substantially reduce the market value of abutting property; and

WHEREAS, the City Council has determined said Alley is no longer necessary for public purposes and that vacation thereof is deemed to be in the best interest of the public.

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

Section 1. Findings of Fact. The foregoing whereas clauses are hereby adopted as findings of fact.

Section 2. Vacated Alley. The City Council for the City of Bradenton, Florida, pursuant to due and proper petition and application and other procedures as required by law and the rules and regulations of this Council for vacating the following described Alley having been accomplished, does hereby vacate, close and abandon that Alley which is described and illustrated on Exhibit "B" attached hereto and incorporated herein by reference.

Section 3. Recordation. Upon adoption, the City Clerk shall ensure that this Ordinance is recorded in the Official Records of Manatee County, Florida.

Section 4. Repeal of Ordinances in Conflict. This Ordinance hereby repeals all ordinances, or parts thereof, in conflict herewith to the extent of such conflict.

Section 5. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 6. Effective Date. This Ordinance shall take effect as provided by law.

FIRST READING	August 12, 2026
PUBLICATION DATE	August 16, 2026
SECOND READING	August 26, 2026

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, with a quorum present and voting, this 26th day of August, 2026.

CITY OF BRADENTON, FLORIDA

ATTEST:

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

APPROVED AS TO FORM:

Scott Rudacille
CITY ATTORNEY

EXHIBIT "A"

PID #4341600007 (Now or formerly)
Lots 12, HINE ADDTION TO BRADENTOWN, FLA, recorded in Plat Book 1, Page 215A, of the Public Records of Manatee County, Florida.

PID #4341700005 (Now or formerly)
Lots 13 and 14, HINE ADDTION TO BRADENTOWN, FLA, recorded in Plat Book 1, Page 215A, of the Public Records of Manatee County, Florida.

PID #4342300003 (Now or formerly)
Lots 27, 28, 29, 30 and 31, HINE ADDTION TO BRADENTOWN, FLA, recorded in Plat Book 1, Page 215A, of the Public Records of Manatee County, Florida.

PID #4342800002 (Now or formerly)
BEGIN 30 feet East and 208 feet South of the Southwest Corner of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 34 South, Range 17 East; thence South, a distance of 195 feet; thence East, a distance of 385 feet; thence North, a distance of 195 feet; thence West, a distance of 385 feet to the POINT OF BEGINNING.

PID #4342500079 (Now or formerly)
The South 1/2 of Northeast 1/4 of Section 35, Township 34 South, Range 17 East.

LESS 2 acres in Northwest Corner, 69-1/3 yards North and South by 138-2/3 yards East and West.

LESS a tract BEGINNING 15 feet East and 402 feet South of the Northwest corner of Southwest 1/4 of the Northeast 1/4 of Section 35, Township 34 South, Range 17 East; 190 feet North and South by 400 feet East and West and

LESS a tract across the South end of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 34 South, Range 17 East, 69 2/3 yards wide and

LESS 1.1 acres to the South of the railroad and ALSO, land described in Deed Book 289, Page 497, of the Public Records of Manatee County, Florida.

LESS Deed Book 391, Page 399, of the Public Records of Manatee County, Florida.

LESS road right-of-way for U.S. Highway 301 described in Official Records Book 948, Page 12, of the Public Records of Manatee County, Florida also

LESS Deed Book 158, Page 506 of the Public Records of Manatee County, Florida, described as follows: BEGIN 30 feet East and 208 feet South of the Southwest corner of Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 34 South, Range 17 East; thence South, a distance of 195 feet; thence East, a distance of 385 feet; thence North, a distance of 195 feet; thence west, a distance of 385 feet to the POINT OF BEGINNING;

TOGETHER WITH Deed Book 396, Page 387 of the Public Records of Manatee County, Florida, described as follows: BEGIN at a point found by measuring from the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 34 South, Range 17 East; thence go S 89° 50' 20" W, a distance of

165.09 feet; thence S 00° 14' 20" W, a distance of 58.1 feet; thence East along the North line of existing low rent housing project Fla. 23-1 and such line extended a distance of 695.22 feet to the above mentioned POINT OF BEGINNING; thence continue East along said North line extended a distance of 89.22 feet to the southerly right-of-way line of Atlantic Coast Line Railroad; thence S 53° 18' 20" E, along the said southerly right-of-way line, a distance of 56.40 feet; thence S 00° 14' 20" W, a distance of 72.73 feet; thence N 51° 37' 30" W, a distance of 173.69 feet to the aforementioned POINT OF BEGINNING.

LESS Official Records Book 1626, Page 3684, of the Public Records of Manatee County, Florida, described as follows: BEGIN at the intersection of the Southwesterly right-of-way line of the Atlantic Coast Line Railroad and the westerly right-of-way line of State Road 683 (U.S. Highway 301 Section 13120-2506); thence along said westerly right-of-way line the following three (3) courses: (1) S 02° 11' 47" W, a distance of 26.79 feet to the point of curve of a curve to the right, having a radius of 5717.58 feet; (2) thence along the arc of said curve in a Southerly direction a distance of 317.71 feet, through a central angle of 03° 11' 01" to the point of tangent of said curve; (3) thence S 05° 22' 49" W, a distance of 78.09 feet to an intersection with the North line of that certain parcel of land leased by the City of Bradenton to the Department of Public Safety of the State of Florida; thence along the North and West outline of said parcel the following two (2) courses; (1) N 89° 13' 18" W, a distance of 257.77 feet; (2) S 00° 17' 15" W, a distance of 303.68 feet to an intersection with the North right-of-way line of 17th Avenue West; thence along the said North right-of-way line the following two (2) courses: (1) N 89° 11' 34" W, a distance of 207.53 feet to a point of curve of a curve to the left having a radius of 2897.79 feet; (2) along the arc of said curve to the left in a westerly direction, a distance of 250.96 feet, through a central angle of 04° 57' 43" to an intersection with the East right-of-way line of 3rd Street West; thence along said East right-of-way line, N 00° 34' 13" E a distance of 1209.47 feet to an intersection with the North line of that certain of land as described in Official Records Book 391, Page 399, of the Public Records of Manatee County, Florida; thence along the said North line, S 89° 29' 19" E, a distance of 87.42 feet to an intersection with said Southwesterly right-of-way line; thence S 53° 17' 46" E, along said Southwesterly right-of-way line a distance of 807.56 feet to the POINT OF BEGINNING.

TOGETHER WITH: (Parcel A) BEGIN at the intersection of the North line of said parcel and the Southwesterly right-of-way line of the Atlantic Coast Line Railroad; thence S 53° 17' 46" E, along said Southwesterly right-of-way line, a distance of 40.34 feet; thence S 00° 34' 13" W, along the East line of said parcel, a distance of 931.92 feet; thence N 89° 29' 19" W, along the South line of said parcel, a distance of 120 feet; thence N 00° 34' 13" E, along the East right-of-way line of 3rd Street West a distance of 955.74 feet to an intersection with the said North line; thence S 89° 29' 19" E, a distance of 87.42 feet to the POINT OF BEGINNING.

LESS that part of Parcel "A" lying South of Deed Book 396, Page 387, of the Public Records of Manatee County, Florida, described as follows: BEGIN at a point found by measuring from the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 34 South, Range 17 East; thence go S 89° 50' 20" W, a distance of 165.09 feet; thence S 00° 14' 20" W, a distance of 58.1 feet; thence East along the North line of the existing low rent housing project Fla. 23-1 and such line extended a distance of 695.22 feet to the above mentioned POINT OF BEGINNING; thence continue East along said North line extended, a distance of 89.22 feet to the Southerly right-of-way line of Atlantic Coast Line Railroad;

thence S 53° 18' 20" E, along said Southerly right-of-way line, a distance of 56.40 feet; thence S 00° 14' 20" W, a distance of 72.73 feet; thence N 51° 37' 30" W, a distance of 173.69 feet to the aforementioned POINT OF BEGINNING.; also

LESS the following described parcel: COMMENCE at the point of intersection of the Southerly extension of the East right-of-way line of 9th Street West & the South line of the Southwest 1/4 of the Northeast 1/4 of Section 35 Township 34 South, Range 17 East, thence N 00° 15' 46" W, along said Southerly extension of the East right-of-way line, a distance of 13.33 feet to the point of intersection of said East right-of-way line & the North right-of-way line of 17th Avenue West; thence continue N 00° 15' 46" W, along said East right-of-way line, a distance of 109 feet for a POINT OF BEGINNING; thence continue N 00° 15' 46" W, along said East line, a distance of 548.37 feet; thence S 89° 50' 14" E, a distance of 310.04 feet; thence S 73° 38' 53" E, a distance of 96.88 feet; thence S 45° 24' 27" E, a distance of 50.13 feet; thence S 15° 49' 15" E, a distance of 110.81 feet; thence S 00° 04' 49" W, a distance of 211.94 feet; thence S 67° 13' 40" E, a distance of 81.82 feet; thence S 05° 37' 10" E, a distance of 136.18 feet; thence N 89° 55' 25" W, parallel to and 109 feet North of the aforementioned North right-of-way line of 17th Avenue West, a distance of 554.87 feet to the POINT OF BEGINNING; also

LESS the following described parcel: COMMENCE at the Southeast corner of the Northeast 1/4 of Section 35, Township 34 South, Range 17 East; thence N 00° 10' 26" E, a distance of 66 feet; thence N 89° 55' 30" W, a distance of 25 feet to the POINT OF BEGINNING; thence N 89° 55' 30" W, a distance of 300 feet; thence N 00° 10' 26" E, a distance of 300 feet; thence S 89° 55' 30" E, a distance of 300 feet; thence S 00° 10' 26" W to the above mentioned POINT OF BEGINNING;

LESS right-of-way for State Road 55 (1st Street West), tract lying & being contiguous to the right-of-way line of 17th Avenue West; also

LESS the following described parcel: BEGIN at the Southeast corner of the Northeast 1/4 of Section 35, Township 34 South, Range 17 East and run N 00° 25' 41" E along the East line of the Northeast 1/4 of said Section 35, a distance of 1330.19 to a railroad spike marking the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 35, thence N 89° 25' 19" W, a distance of 25 feet; thence S 00° 25' 41" W, a distance of 18.56 feet to a point of intersection with a line 25 feet West of and parallel to the East line of the Northeast 1/4 of said Section 35, said line also being the existing right-of-way line of U.S. Highway 301 and U.S. Highway 41, State Road 55, and the South right-of-way line of 13th Avenue West, as described in that instrument recorded in Official Records Book 948, Pages 12,13 and 14 of the Public Records of Manatee County, Florida, said point being the POINT OF BEGINNING of the description, from this POINT OF BEGINNING run S 00° 25' 41" W, along the West right-of-way line of U.S. Highway 301 and U.S. Highway 41, State Road 55, a distance of 73.99 feet; thence S 02° 20' 14" W, along the West right-of-way line, as described in that instrument recorded in Official Records Book 948, Pages 12,13 and14, of the Public Records of Manatee Country, Florida, a distance of 385.13 feet, to a point of intersection with the Northeast right-of-way line of the Seaboard Coastline Railroad as shown on the maps of Tampa and Southern Railroad, sheets 10 & 11 of V-19, thence N 53° 10' 21" W, along said Northeast Railroad line of Seaboard Coastline Railroad (Tampa and Southern Railroad), a distance of 790.93 feet to a point of intersection with the South right-of-way line of 13th Avenue West as located by occupation, thence S 89° 55' 02" E, along said right-of-way line, a distance of 313.15 feet, thence S 89°

EXHIBIT "A"

25' 19" E, along said South right-of-way line by occupation, a distance of 189.31 feet, to a point of intersection with a line described in that instrument recorded in Official Records Book 948, Pages 12,13 and 14 of the Public Records of Manatee County, Florida; thence S 00° 25' 41" W, along said line, a distance of 12.45 feet; thence S 89° 48' 49" E, along the South right-of-way line of 13th Avenue West as described in that instrument recorded in Official Records Book 948, Pages 12,13 and 14, of the Public Records of Manatee County, Florida, a distance of 147 feet to the POINT OF BEGINNING; also

LESS Official Records Book 2266, Page 6466, of the Public Records of Manatee County, Florida (3 parcels) described as follows: Lot A-1: COMMENCE at the Southwest corner of the Northeast 1/4 of Section 35, Township 34 South, Range 17 East; thence S 89° 55' 30" E, along the South line of said Northeast 1/4, a distance of 986.878 feet; thence N 00° 04' 30" E, perpendicular with said South line, a distance of 13.33 feet to the westerly right-of-way of 6th Street West; thence run the following three (3) courses along said westerly right-of-way; run N 00° 18' 39" W, a distance of 569.20 feet; thence S 89° 54' 56" E, a distance of 2.52 feet; thence N 00° 03' 03" W, a distance of 41.33 feet for a POINT OF BEGINNING; thence N 89° 54' 56" W, a distance of 38.00 feet; thence N 00° 03' 03" W, parallel with said westerly right-of-way of 6th Street West and 38.00 feet westerly therefrom, a distance of 680.63 feet to the intersection with the Southerly right-of-way of 13th Avenue West; thence N 89° 59' 15" E, along said Southerly right-of-way, a distance of 38.00 feet; thence S 00° 03' 03" E, along said Southerly right-of-way, a distance of 40.00 feet to aforesaid westerly right-of-way of 6th Street West; thence S 00° 03' 03" E, along said westerly right-of-way, a distance of 640.69 feet to the POINT OF BEGINNING; also

LESS Lot A-2: COMMENCE at the Southwest corner of the Northeast 1/4 of Section 35, Township 34 South, Range 17 East; thence S 89° 55' 30" E, along the South line of said Northeast 1/4, a distance of 986.87 feet; thence N 00° 04' 30" E, perpendicular with said South line, a distance of 13.33 feet to the Westerly right-of-way of 6th Street West; thence run the following courses along said Westerly right-of-way; run N 00° 18' 39" W, a distance of 569.20 feet; thence S 89° 54' 56" E, a distance of 2.52 feet; thence N 00° 03' 03" W, a distance of 41.33 feet for a POINT OF BEGINNING; thence continue N 00° 03' 03" W, a distance of 640.69 feet to the intersection with the Southerly right-of-way of 13th Avenue West; thence N 89° 59' 15" E, along said Southerly right-of-way, a distance of 40.39 feet to the intersection with the Easterly right-of-way of said 6th Street West; thence S 00° 18' 39" E, along said Easterly right-of-way, a distance of 681.82 feet to a point on the arc of a curve, whose radius point lies S 89° 41' 21" W, a distance of 41.33 feet; thence run Northwesterly along the arc of said curve, through a central angle of 89° 36' 17", a distance of 64.64 feet to the point of tangent of said curve; thence N 89° 54' 56" W, a distance of 2.25 feet to the POINT OF BEGINNING; also

LESS Lot E: COMMENCE at the Southwest corner of the Northeast 1/4 of Section 35, Township 34 South, Range 17 East; thence S 89° 55' 30" E, along the South line of said Northeast 1/4, a distance of 1332.88 feet; thence N 00° 04' 30" E, perpendicular with said line, a distance of 13.33 feet for a POINT OF BEGINNING; said point being the intersection of the Northerly right-of-way of 17th Avenue West and the Easterly line of that certain parcel of land as described and recorded in Official Records Book 1807, Page 7386, of the Public Records of Manatee County, Florida; thence N 00° 18' 39" W, along said Easterly line, a distance of 109.00 feet; thence continue N 00° 18' 39" W, along the Northerly extension thereof, a distance of 143.14 feet to the intersection with the Southerly line of that certain right-of-way as vacated

in Official Records Book 1672, Page1637, of the Public Records of Manatee County, Florida; thence N 89° 33' 27" E, along said Southerly line, a distance of 272.66 feet; thence S 00° 14' 07" E, a distance of 233.10 feet to the intersection with said Northerly right-of-way of 17th Avenue West; thence S 85° 33' 35" W, along said Northerly right-of-way, a distance of 273.06 feet to the POINT OF BEGINNING; also

LESS Official Records Book 2266, Page 6532, of the Public Records of Manatee County, Florida, described as follows: Lot F: COMMENCE at the Southwest corner of the Northeast 1/4 of Section 35, Township 34 South, Range 17 East; thence S 89° 55' 30" E, along the South line of said Northeast 1/4, a distance of 1605.09 feet; thence N 00° 04' 30" E, perpendicular with said South line, a distance of 34.83 feet for a POINT OF BEGINNING; said point lying on the Northerly right-of-way of 17th Avenue West; thence N 00° 14' 07" W, a distance of 233.10 feet to the intersection with the Southerly line of that certain right-of-way as vacated in Official Records Book 1672, Page1637, of the Public Records of Manatee County, Florida; thence N 89° 33' 27" E, along said Southerly line, a distance of 228.08 feet; thence S 00° 14' 07" E, along the westerly line of said vacated right-of-way, a distance of 217.16 feet to the intersection with the Northerly right-of-way of said 17th Avenue West; thence S 85° 33' 35" W, along said Northerly right-of-way, a distance of 228.70 feet to the POINT OF BEGINNING.

EXHIBIT "B"

EXHIBIT "B"
DESCRIPTION OF ALLEY VACATION
(THIS IS NOT A SURVEY)

Description:

A 20-foot wide platted alley lying between of Lots 12 through 14 on the West and Lot 27 on the East, and South of Lots 27 through 31 on the North, HINES ADDITION TO BRADENTOWN, FLA, according to the Plat thereof as recorded in Plat Book 1, Page 215A, of the Public Records of Manatee County, Florida, and being more particularly described as:

BEGIN at the at the northeast corner of Lot 12 of said HINES ADDITION TO BRADENTOWN, FLA; thence S 88° 55' 26" E, along the south right-of-way line of 13th Avenue West, a distance of 20.00 feet to the northwest corner of Lot 27; thence S 0° 33' 34" W, along the west line of said Lot 27 and the east right-of-way line of the said alley, a distance of 152.60 feet to the southwest corner of said Lot 27; thence S 88° 55' 26" E, along the south line of Lots 27 through 31 and the north right-of-way line of the said alley, a distance of 235.00 feet to the southeast corner of said Lot 31; thence S 0° 33' 34" W, a distance of 20.00 feet to the southeast corner of the said alley; thence N 88° 55' 26" W, along the south right-of-way line of the said alley, a distance of 255.00 feet to the southeast corner of Lot 14; thence N 0° 33' 34" E, along the east line of Lots 12 through 14 and the west right-of-way line of the said alley, a distance of 177.60 feet to the northeast corner of said Lot 12 and the POINT OF BEGINNING. Being in Section 35, Township 34 South, Range 17 East.

Containing 8,252 Square Feet, more or less.

Surveyor's Notes:

1) This is a description/sketch and **NOT** a boundary survey.
2) This description/sketch is **NOT** complete without Sheet 2 of 2.
3) Bearing are based on the West line of Lot 27 being N0° 33' 54"E, referenced to the State Plane Coordinate System, Florida West Zone, North American Datum of 1983 (NAD83), Adjustment of 2011(epoch 2010.00).
4) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.
5) Subject to easements, dedications and restrictions of record. No title commitment was provided to this Surveyor.
6) This description/sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to descriptions/sketch to accompany description.
7) Any additions or deletions to this description/sketch by others than the signing party without written consent of the signing party is prohibited.
8) Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

07/01/2026	Revise Exhibit designation	DEC
DATE	REVISIONS	BY

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

Digitally signed by David E Cronkhite, PSM
Date: 2026.07.01 08:34:23 -04'00'

07/01/2026

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

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

SCALE: 1" = 60'
SHEET: 1 OF 2
SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 07/01/2026

EXHIBIT "B"

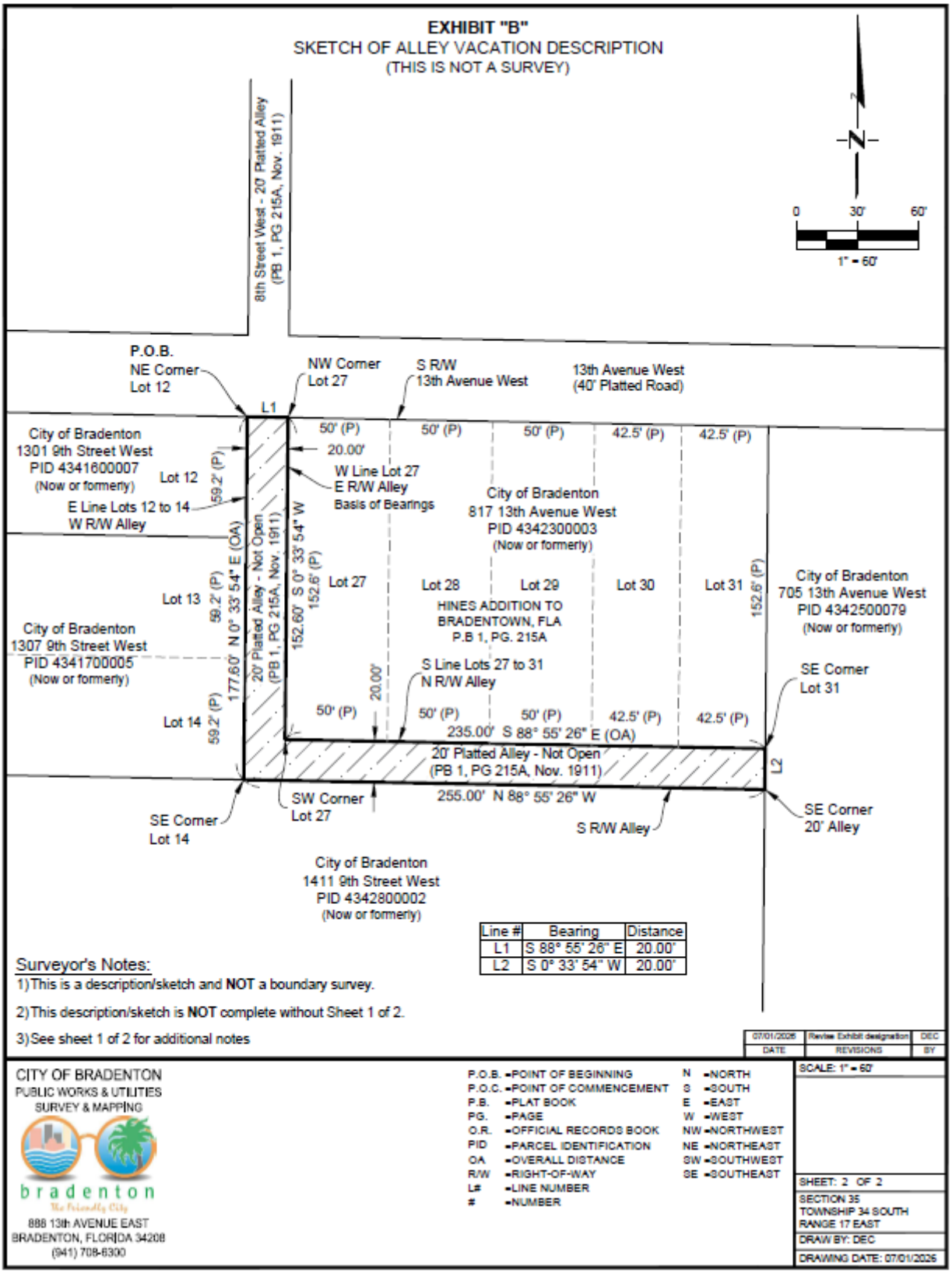
EXHIBIT "B"
SKETCH OF ALLEY VACATION DESCRIPTION
(THIS IS NOT A SURVEY)
8th Street West - 20' Platted Alley
(PB 1, PG 215A, Nov. 1911)
N
0
30'
60'
1" = 60'
P.O.B.
NE Corner
Lot 12
NW Corner
Lot 27
S R/W
13th Avenue West
13th Avenue West
(40' Platted Road)
L1
City of Bradenton
1301 9th Street West
PID 4341600007
(Now or formerly)
Lot 12
59.2' (P)
E Line Lots 12 to 14
W R/W Alley
50' (P)
20.00'
W Line Lot 27
E R/W Alley
Basis of Bearings
50' (P)
50' (P)
42.5' (P)
42.5' (P)
City of Bradenton
817 13th Avenue West
PID 4342300003
(Now or formerly)
Lot 13
59.2' (P)
177.60' N 0° 33' 54" E (OA)
20' Platted Alley - Not Open
(PB 1, PG 215A, Nov. 1911)
152.60' S 0° 33' 54" W
152.6' (P)
Lot 27
Lot 28
Lot 29
Lot 30
Lot 31
HINES ADDITION TO
BRADENTOWN, FLA
P.B 1, PG. 215A
152.6' (P)
City of Bradenton
705 13th Avenue West
PID 4342500079
(Now or formerly)
City of Bradenton
1307 9th Street West
PID 4341700005
(Now or formerly)
S Line Lots 27 to 31
N R/W Alley
20.00'
SE Corner
Lot 31
Lot 14
59.2' (P)
50' (P)
50' (P)
50' (P)
42.5' (P)
42.5' (P)
235.00' S 88° 55' 26" E (OA)
20' Platted Alley - Not Open
(PB 1, PG 215A, Nov. 1911)
L2
255.00' N 88° 55' 26" W
SW Corner
Lot 27
SE Corner
Lot 14
S R/W Alley
SE Corner
20' Alley
City of Bradenton
1411 9th Street West
PID 4342800002
(Now or formerly)
Line # | Bearing | Distance
L1 | S 88° 55' 26" E | 20.00'
L2 | S 0° 33' 54" W | 20.00'
Surveyor's Notes:
1) This is a description/sketch and NOT a boundary survey.
2) This description/sketch is NOT complete without Sheet 1 of 2.
3) See sheet 1 of 2 for additional notes
07/01/2026 | Revise Exhibit designation | DEC
DATE | REVISIONS | BY
CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
P.B. =PLAT BOOK
PG. =PAGE
O.R. =OFFICIAL RECORDS BOOK
PID =PARCEL IDENTIFICATION
OA =OVERALL DISTANCE
R/W =RIGHT-OF-WAY
L# =LINE NUMBER
# =NUMBER
N =NORTH
S =SOUTH
E =EAST
W =WEST
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
SCALE: 1" = 60'
SHEET: 2 OF 2
SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 07/01/2026

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

Staff Report

Ordinance Number: 4080
Case Number: PLN-EVA-26-0001
Applicant: City of Bradenton
Address: 1511 9th Street West
Parcel ID: 4342800002
Current Zoning: T4-O (General Urban Open)
Future Land Use: UV (Urban Village)
Flood Zone: X

Surrounding Property Zoning:

Current Zoning: North: T4-O (General Urban Open)
South: T4-O (General Urban Open)
East: T4-O (General Urban Open)
West: T4-O (General Urban Open)

Future Land Use: North: UV (Urban Village)
South: UV (Urban Village)
East: UV (Urban Village)
West: UV (Urban Village)

Request:

The applicant submitted an application to vacate a 20-foot platted alley generally located southeast of the intersection of 9th Street West and 13th Avenue West (see Exhibit "E"). The proposed vacation is approximately 8,252 sq. ft. or 0.189 acres in size. It should be noted that the subject alley has been inactive and closed to public use for more than sixty years. It also does not have any utility services within it as it runs under a storage building located in the City of Bradenton's Public Works & Utilities existing campus, which is also in the process of relocation.

The applicant is requesting the vacation in order to clean up property records as the site is within Phase I of the City Park Project. The City Park Project is an enhanced vision for LECOM Park as a hub for recreation, education, and community activity. While the Project is designed to enhance the economy through sports tourism, its services will go beyond sports fields

as partnerships with local organizations will provide essential services and support to underserved schools and neighborhoods within the community.

As part of the application submittal, the applicant provided copies of letters sent to utility companies and other parties of interest. The list of recipients included: Charter Communications, Comcast, Florida Power & Light, Frontier, Peace River Electric Cooperative, and TECO.

No objection letters were received from all except for Peace River Electric Cooperative and TECO. The letters sent stated that if no response was received within 60 days, the applicant will proceed with the understanding that no conflicts exist regarding the proposed vacation.

Section 2.2.7 of the City of Bradenton Land Use Restrictions (shown below) details the process for vacation of public right-of-way. The section calls for the consideration of "whether [the] vacation would be detrimental to the public health, safety, welfare or convenience". In this case, the subject right-of-way appears to be no longer needed by any public or public-serving agencies, but this cannot be confirmed without receiving letters from all agencies. As previously stated, FPL has requested that an easement be recorded to protect their existing facilities.

If approved by City Council, the City Clerk shall record the reversion of the subject of right-of-way to adjacent property owners (the applicant).

LAND USE REGULATIONS:

2.2.7 *Vacation of public rights-of-way or public easements.* The City Council may, upon its own motion or upon a recommendation by Planning Commission, order the vacation of streets, easements, or other parcels of land dedicated for public purpose.

2.2.7.1 *Application.* Owners of property adjacent to right-of-way or owners of property with public easements may request their vacation by applying on forms or electronic media in a PDF format provided by the PCD Director and submitting the fee as required by Appendix A. The PCD Director may request additional information including a legal description of the property as necessary to process the application.

2.2.7.2 *Public Notice.* shall be made as required by Section 2.3. A legal description of the applicant property shall be on file with the PCD Director. City Council approval shall be required for the vacation of an easement. For the vacation of a right-of-way or other dedicated property, a public hearing before the Planning Commission and

recommendation from that body are also required as well as a public hearing before City Council.

2.2.7.3 *Review of Application.* The PCD Director shall report to the Planning Commission and Director of Public Works all known non-City uses of such easement, right-of-way or property. The Planning Commission shall evaluate any request for vacation of right-of- way or other dedicated property to determine whether vacation would be detrimental to the public health, safety, welfare or convenience. Information presented at the public hearing regarding use of the property for access to other properties or other public purpose shall be considered by the Planning Commission in making its recommendation. In cases where the right-of-way is used only for utilities, the Planning Commission may recommend the vacation provided that an easement is provided for such utilities. The recommendation shall be given to City Council in writing. City Council shall review a request for public easement vacation to determine whether the requested vacation would be detrimental to public health, safety, welfare or convenience.

2.2.7.4 *Approval/Denial.*

a. *Easement*. City council may approve the vacation of an easement only with a favorable recommendation from the director of public works. Such approval may be conditioned upon the relocation at the applicant's expense of the easement and the utilities therein if so recommended.
b. *Right-of-way or other dedicated parcel.* Upon receipt of the Planning Commission's recommendation, the City Council shall hold a public hearing on the request. The City Council shall make its determination, in light of the recommendation, their review (See Subsection 2.2.7.3 above), and public comments, whether the vacation is in the public interest. If a positive determination is made, City Council may pass a resolution vacating the requested property.

2.2.7.5 *Public Recording.* The City Clerk shall correct the records of the Clerk of the Circuit Court as necessary to revert the easement or right-of-way to the appropriate owner(s). In the case of right-of-way, the vacation customarily reverts the right-of-way to all adjacent property owners in equal portions.

COMPREHENSIVE PLAN:

Transportation Element:

Objective 1.5 Right-of-Way Preservation
Where transportation improvement projects are consistent with the goals and vision of the City as stated in the Comprehensive Plan, the City shall ensure that any needed right of way is protected and preserved.

Policy 1.5.1 Right-of-Way Contributions
The City shall seek donations or dedications of needed right-of-way by developers, where feasible.

Policy 1.5.2 Impact of Right-of-Way on Natural Systems
The City shall coordinate with landowners and governmental entities to ensure the location and design or roadway and public transit rights-of-way, and improvements therein, shall minimize direct and indirect impacts to jurisdictional wetland areas, rivers, lakes, and streams, as well as listed species.

Policy 1.5.3 Transit System Right-of-Way
The City shall consider, and include as necessary, transit and alternative mode corridor protection and reservation through the inclusion of appropriate bus and rail transit corridors, and alternative mode corridors on the Transportation Map series.

Policy 1.5.4 Provision of Adequate Access to Land Use Activities
To provide adequate access to land use activities, the City shall enforce policies, standards and regulations that relate the design, function and balance of the transportation facilities to the type, size and location of the land uses that they serve.

Staff Comments:

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 consistent with the intent of Section 2.2.7 of the Land Use Regulations and the Transportation Element of the Comprehensive Plan.

Respectfully submitted,

Jake Arjona

Jake Arjona
City Planner

EXHIBITS:

EXHIBIT A: Location Map

EXHIBIT B: Future Land Use Map

EXHIBIT C: Zoning Map

EXHIBIT D: Description of Alley Vacation

EXHIBIT E: Sketch of Alley Vacation Description

EXHIBIT "A"
Location Map

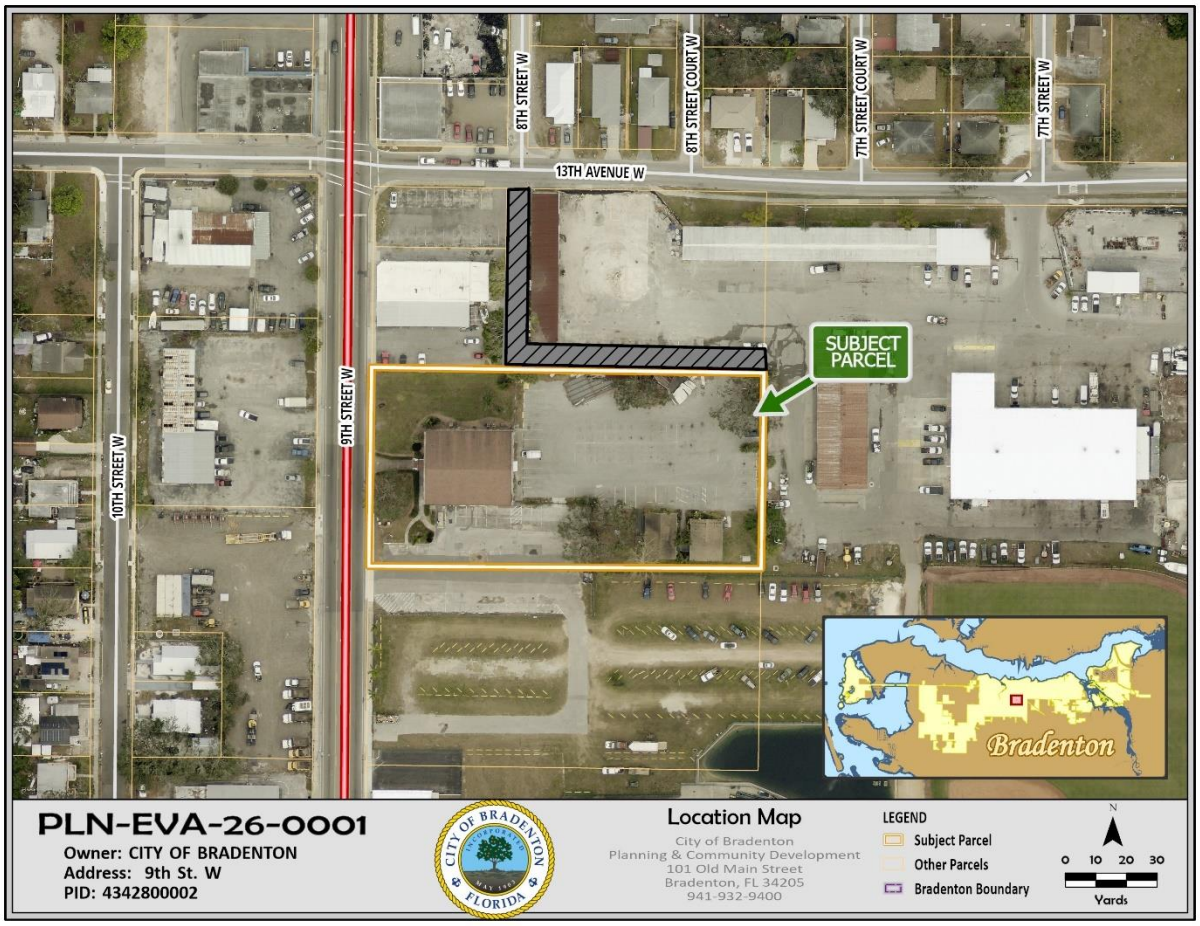

EXHIBIT "B"
Future Land Use Map



EXHIBIT "C"
Zoning Map

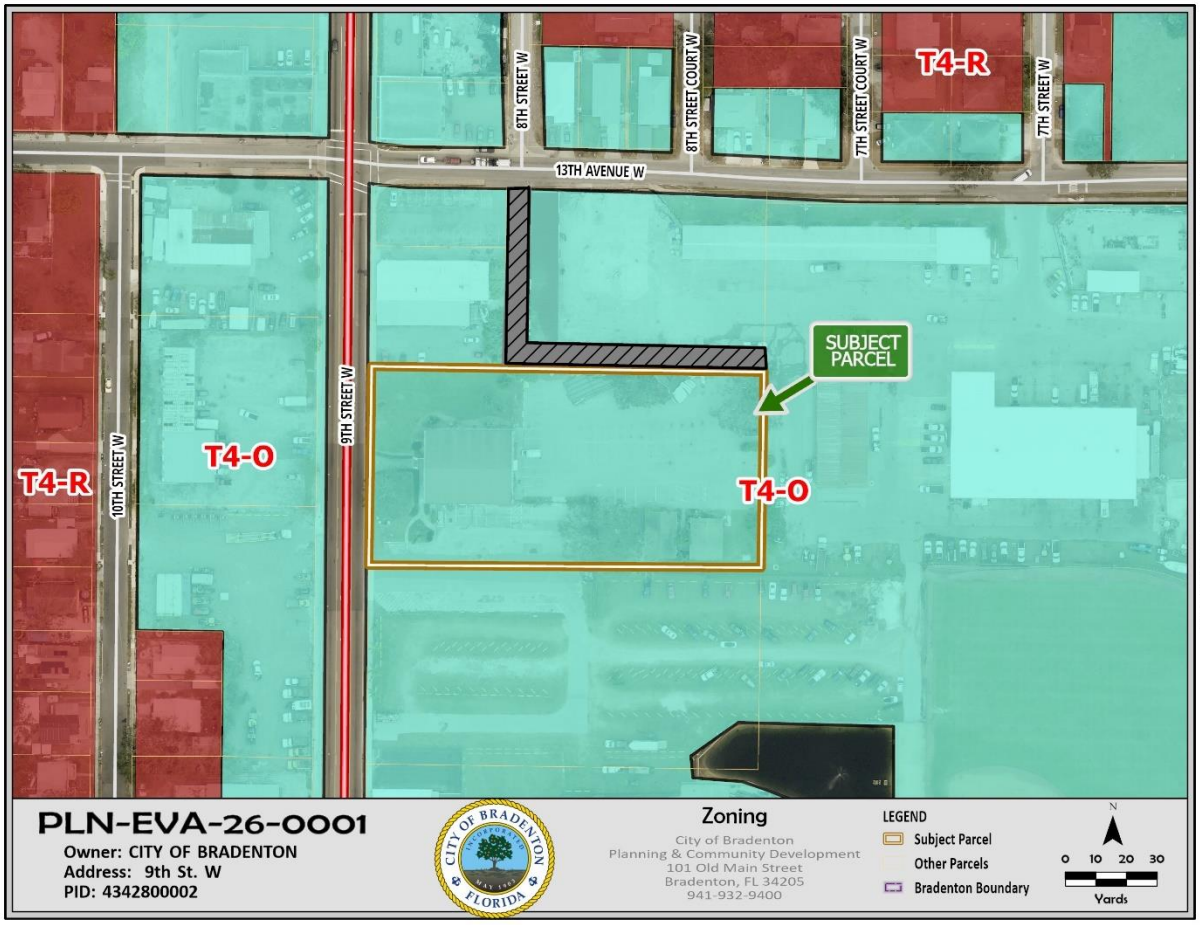

EXHIBIT "D"
Description of Alley Vacation

EXHIBIT "B"
DESCRIPTION OF ALLEY VACATION
(THIS IS NOT A SURVEY)

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BEGIN at the at the northeast corner of Lot 12 of said HINES ADDITION TO BRADENTOWN, FLA; thence S 88° 55' 26" E, along the south right-of-way line of 13th Avenue West, a distance of 20.00 feet to the northwest corner of Lot 27; thence S 0° 33' 34" W, along the west line of said Lot 27 and the east right-of-way line of the said alley, a distance of 152.60 feet to the southwest corner of said Lot 27; thence S 88° 55' 26" E, along the south line of Lots 27 through 31 and the north right-of-way line of the said alley, a distance of 235.00 feet to the southeast corner of said Lot 31; thence S 0° 33' 34" W, a distance of 20.00 feet to the southeast corner of the said alley; thence N 88° 55' 26" W, along the south right-of-way line of the said alley, a distance of 255.00 feet to the southeast corner of Lot 14; thence N 0° 33' 34" E, along the east line of Lots 12 through 14 and the west right-of-way line of the said alley, a distance of 177.60 feet to the northeast corner of said Lot 12 and the POINT OF BEGINNING. Being in Section 35, Township 34 South, Range 17 East.

Containing 8,252 Square Feet, more or less.

Surveyor's Notes:

1) This is a description/sketch and **NOT** a boundary survey.
2) This description/sketch is **NOT** complete without Sheet 2 of 2.
3) Bearing are based on the West line of Lot 27 being N0° 33' 54"E, referenced to the State Plane Coordinate System, Florida West Zone, North American Datum of 1983 (NAD83), Adjustment of 2011(epoch 2010.00).
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DATE	REVISIONS	BY
07/01/2026	Revise Exhibit designation	DEC

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

Digitally signed by David E Cronkhite, PSM
Date: 2026.07.01 08:34:23 -04'00'

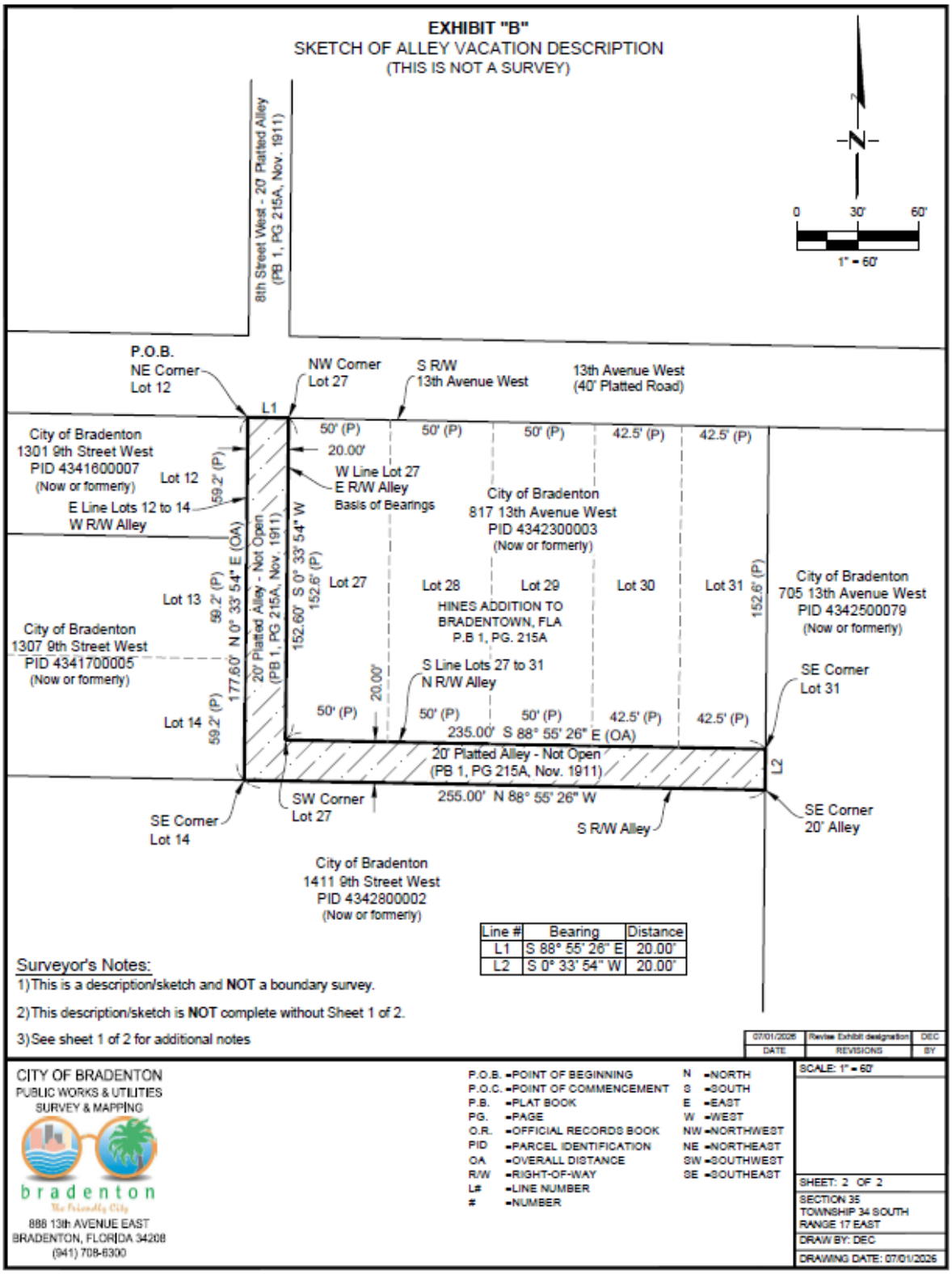
07/01/2026

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

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

SCALE: 1" = 60'
SHEET: 1 OF 2
SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 07/01/2026

EXHIBIT "E"
Sketch of Alley Vacation Description



PLN-EVA-26-0001

Menu Reports Help

File Date: 05/29/2026

Application Status: Scheduled-Planning Commission

Assigned To:

Application Name:

Application Detail: Detail

Scope of Work: The City of Bradenton is advancing plans to vacate a 20-foot-wide platted alley within the former City of Bradenton Public Works and Utilities complex.

Application Type: Easement Vacation

Documents:

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

Show all

Address: 1511 9TH St W, BRADENTON, FL 34205

Owner Name: BRADENTON CITY OF

Owner Address: CALLER SERVICE 25015, BRADENTON, FL 34206

Parcel No: 4342800002

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Contact Info:

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

Job Value: $0.00

Total Fee Assessed: $0.00

Total Fee Invoiced: $0.00

Balance: $0.00

Custom Fields:

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Intake	Jake Arjona	Ready for Pr...	06/09/2026	Greg DeLong
Building Review				
Public Works Review				
Fire Review				
Other Reviews				
Planning Review	Jake Arjona	Pass	06/09/2026	Greg DeLong
Review Consolidation	Jake Arjona	Scheduled fo...	06/09/2026	Greg DeLong
DRC				
Case Manager	Jake Arjona	Ready for Re...	06/09/2026	Greg DeLong
Planning Commission	Jake Arjona			
City Council #1				
City Council #2				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

EXHIBIT "A"
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(THIS IS NOT A SURVEY)

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Containing 8,252 Square Feet, more or less.

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04/25/2025

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

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

SCALE: 1" = 60'

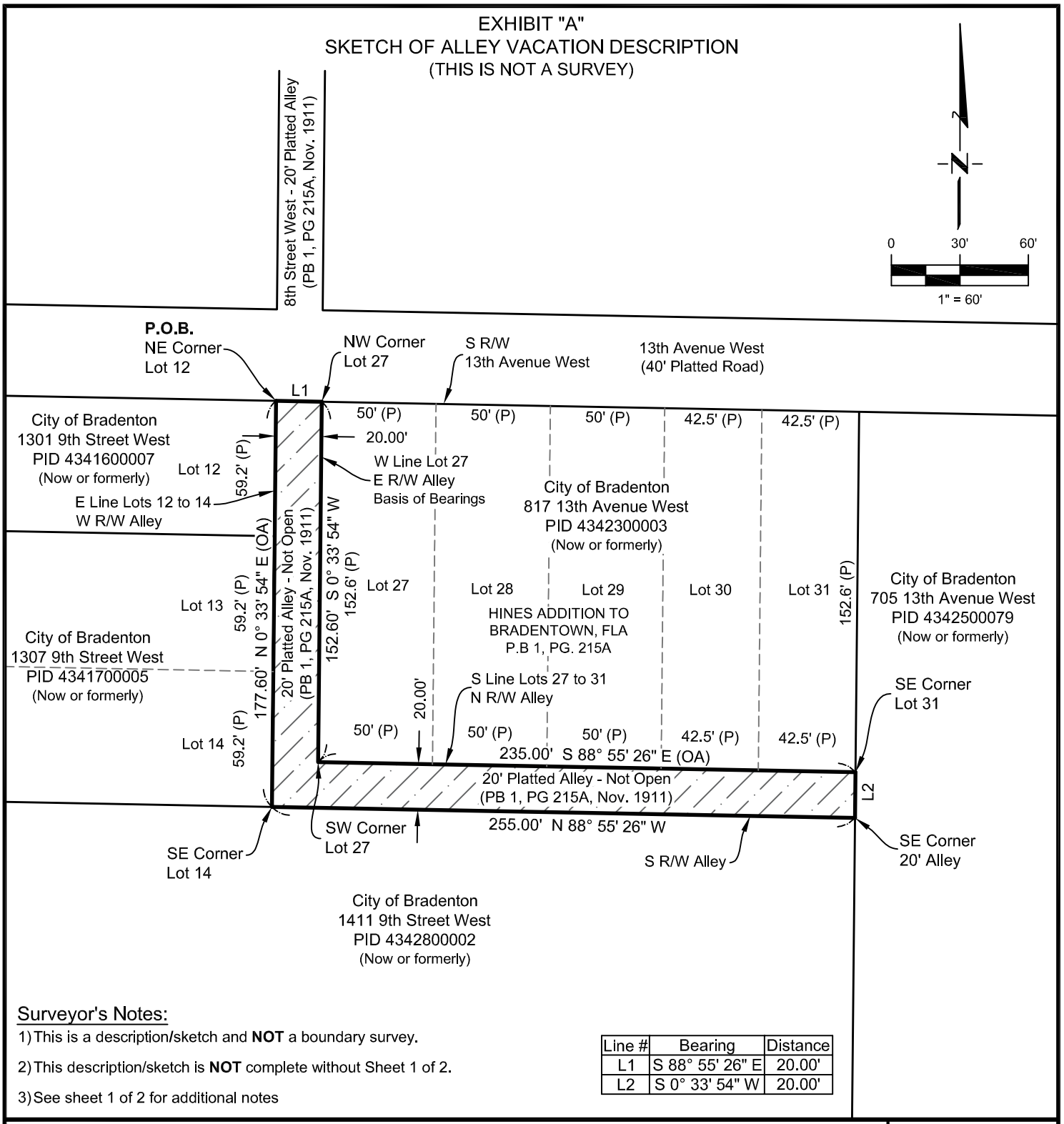
SHEET: 1 OF 2

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

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



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P.O.C.	=POINT OF COMMENCEMENT	S	=SOUTH
P.B.	=PLAT BOOK	E	=EAST
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O.R.	=OFFICIAL RECORDS BOOK	NW	=NORTHWEST
PID	=PARCEL IDENTIFICATION	NE	=NORTHEAST
OA	=OVERALL DISTANCE	SW	=SOUTHWEST
R/W	=RIGHT-OF-WAY	SE	=SOUTHEAST
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SCALE: 1" = 60'

SHEET: 2 OF 2

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

Manatee County Map



User Notes:

This map was developed using the Manatee County Geographic Information System. It is provided for general reference, is subject to change, and is not warranted for any particular use or purpose. The information contained within is derived from several sources of varying quality and accuracy. Errors from non-coincidence of features from different sources may be present. The Manatee County Geographic Information Systems and the Manatee County BOCC do not warrant and are not liable for inappropiate or unintended uses of the information.

SKETCH OF ALLEY WITH AERIAL
(THIS IS NOT A SURVEY)



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CITY OF BRADENTON

Public Works & Utilities
888 13th Ave E
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www.cityofbradenton.com

April 25, 2025

Michael Decroix
James Fleming
Thomas Mumea
Charter Communications

Electronic Delivery:
Michael.Decroix@charter.com
James.Fleming1@charter.com
Thomas.Mumea@charter.com
DL-WCEN-FL-FDE-Markup@charter.com

Dear Michael Decroix, James Fleming and/or Thomas Mumea

The City of Bradenton is advancing plans to vacate a 20-foot-wide platted alley within the former City of Bradenton Public Works and Utilities complex, as illustrated in the attached maps and exhibits. This alley has been inactive and closed to public use for more than sixty years.

This vacation initiative is essential to our broader vision for community enhancement. By clearing the existing right-of-way, we can proceed with transforming the surrounding area into a vibrant new City Park complex at 1411 9th Street West in Bradenton.

We respectfully request your confirmation that this proposed vacation will not adversely impact your company's facilities or operations. Given our project timeline constraints, we would deeply appreciate your prompt response to this inquiry.

If we do not receive a letter of objection within sixty (60) calendar days from the date of this notice, we will proceed with the understanding that no conflicts exist regarding the planned vacation. Please direct any questions or correspondence to Corey Fortin, Policy, Planning, Procedures and Real Estate Administrator at corey.fortin@bradentonFL.gov, 941-932-9451.

Thank you for your valuable assistance and cooperation in this community development matter.

Best regards,

David E. Cronkhite, PSM
City Surveyor

Gene Brown *Mayor* | **Jayne Kocher** *Ward 1* | **Marianne Barnebey** *Ward 2* | **Josh Cramer** *Ward 3* | **Lisa Gonzalez Moore** *Ward 4* | **Pam Coachman** *Ward 5*

9 ST W
10 ST W
17 AVE W
6 ST W
7 ST W
7 ST CT W
8 ST CT W
8 ST W
14 AVE DR W
15 AVE W
3 ST W
13 AV
16 A

SKETCH OF ALLEY WITH AERIAL
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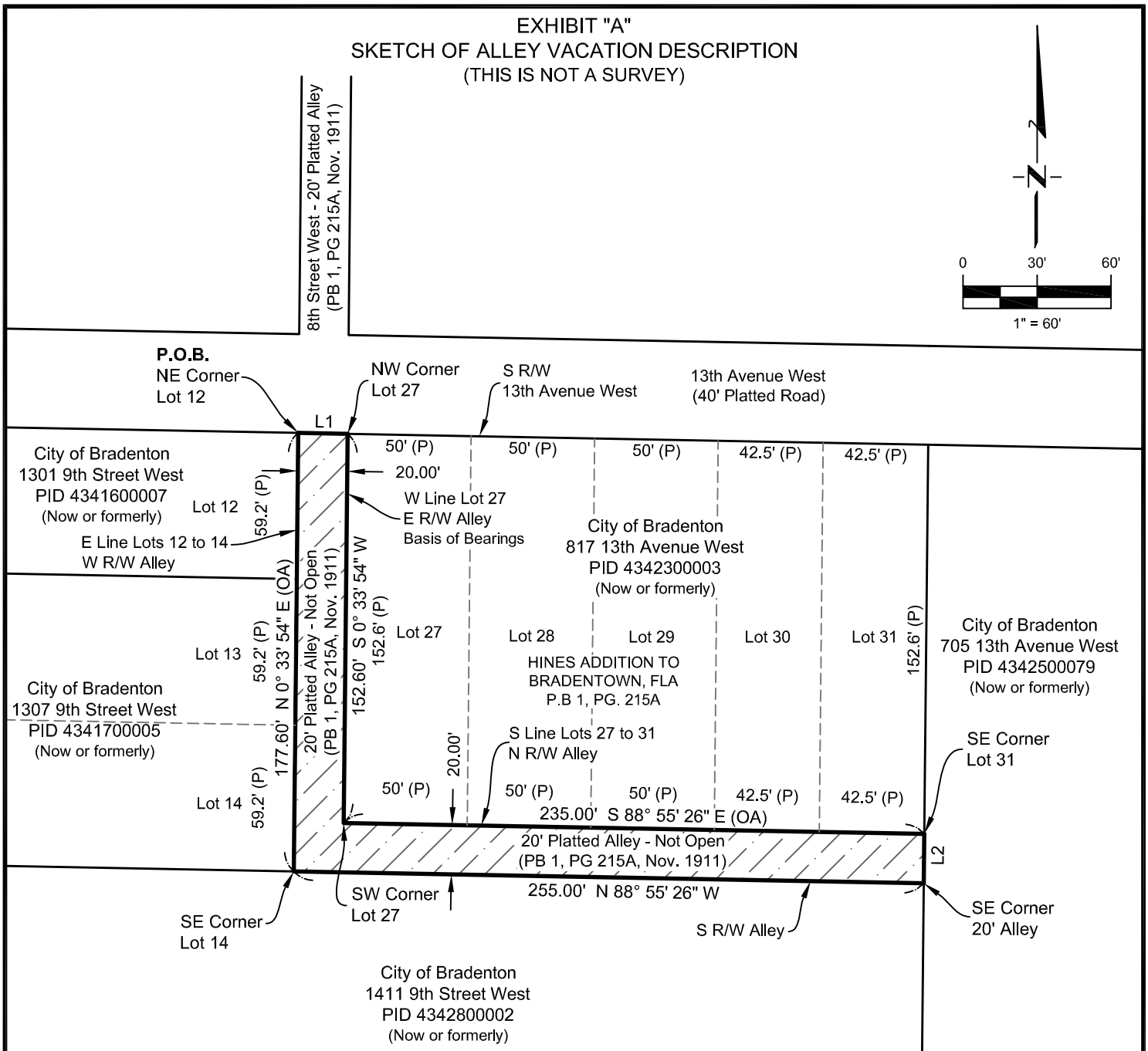

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CITY OF BRADENTON

Public Works & Utilities
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www.cityofbradenton.com

April 25, 2025

Kevin Murphy
Comcast

Electronic Delivery:
kevin_murphy4@comcast.com

Dear Kevin Murphy

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David E. Cronkhite, PSM
City Surveyor

Gene Brown *Mayor* | **Jayne Kocher** *Ward 1* | **Marianne Barnebey** *Ward 2* | **Josh Cramer** *Ward 3* | **Lisa Gonzalez Moore** *Ward 4* | **Pam Coachman** *Ward 5*

9 ST W
10 ST W
17 AVE W
6 ST W
7 ST W
7 ST CT W
8 ST CT W
8 ST W
14 AVE DR W
15 AVE W
3 ST W
13 AV
16 A

SKETCH OF ALLEY WITH AERIAL
(THIS IS NOT A SURVEY)



CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING

bradenton
The Friendly City

888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300

SCALE: 1" = 60'

SHEET: 1 OF 1

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

EXHIBIT "A"
DESCRIPTION OF ALLEY VACATION
(THIS IS NOT A SURVEY)

Description:

A 20-foot wide platted alley lying between of Lots 12 through 14 on the West and Lot 27 on the East, and South of Lots 27 through 31 on the North, HINES ADDITION TO BRADENTOWN, FLA, according to the Plat thereof as recorded in Plat Book 1, Page 215A, of the Public Records of Manatee County, Florida, and being more particularly described as:

BEGIN at the at the northeast corner of Lot 12 of said HINES ADDITION TO BRADENTOWN, FLA; thence S 88° 55' 26" E, along the south right-of-way line of 13th Avenue West, a distance of 20.00 feet to the northwest corner of Lot 27; thence S 0° 33' 34" W, along the west line of said Lot 27 and the east right-of-way line of the said alley, a distance of 152.60 feet to the southwest corner of said Lot 27; thence S 88° 55' 26" E, along the south line of Lots 27 through 31 and the north right-of-way line of the said alley, a distance of 235.00 feet to the southeast corner of said Lot 31; thence S 0° 33' 34" W, a distance of 20.00 feet to the southeast corner of the said alley; thence N 88° 55' 26" W, along the south right-of-way line of the said alley, a distance of 255.00 feet to the southeast corner of Lot 14; thence N 0° 33' 34" E, along the east line of Lots 12 through 14 and the west right-of-way line of the said alley, a distance of 177.60 feet to the northeast corner of said Lot 12 and the POINT OF BEGINNING. Being in Section 35, Township 34 South, Range 17 East.

Containing 8,252 Square Feet, more or less.

Surveyor's Notes:

1) This is a description/sketch and **NOT** a boundary survey.

2) This description/sketch is **NOT** complete without Sheet 2 of 2.

3) Bearing are based on the West line of Lot 27 being N0° 33' 54"E, referenced to the State Plane Coordinate System, Florida West Zone, North American Datum of 1983 (NAD83), Adjustment of 2011(epoch 2010.00).

4) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.

5) Subject to easements, dedications and restrictions of record. No title commitment was provided to this Surveyor.

6) This description/sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to descriptions/sketch to accompany description.

7) Any additions or deletions to this description/sketch by others than the signing party without written consent of the signing party is prohibited.

8) Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

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04/25/2025

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

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

SCALE: 1" = 60'

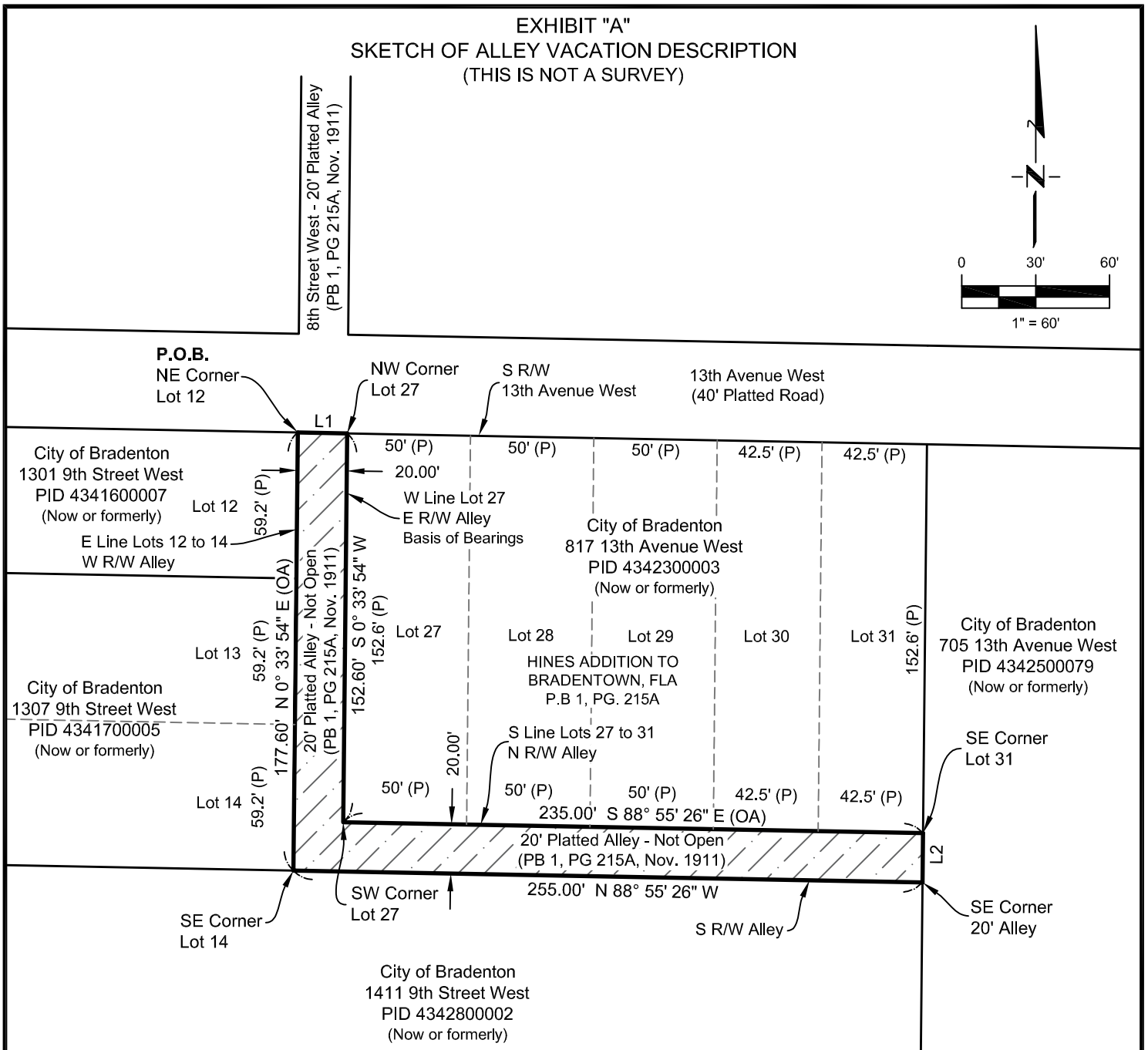
SHEET: 1 OF 2

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

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



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3) See sheet 1 of 2 for additional notes

Line #	Bearing	Distance
L1	S 88° 55' 26" E	20.00'
L2	S 0° 33' 54" W	20.00'

CITY OF BRADENTON
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O.R.	=OFFICIAL RECORDS BOOK	NW	=NORTHWEST
PID	=PARCEL IDENTIFICATION	NE	=NORTHEAST
OA	=OVERALL DISTANCE	SW	=SOUTHWEST
R/W	=RIGHT-OF-WAY	SE	=SOUTHEAST
L#	=LINE NUMBER		
#	=NUMBER		

SCALE: 1" = 60'

SHEET: 2 OF 2

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

CITY OF BRADENTON

Public Works & Utilities
888 13th Ave E
Bradenton, Florida 34208
(941) 708-6300
www.cityofbradenton.com

April 25, 2025

Ray Vargas
Brian Garver
FPL

Electronic Delivery:
ray.vargas@fpl.com
brian.garver@fpl.com

Dear Ray Vargas and/or Brian Garver

The City of Bradenton is advancing plans to vacate a 20-foot-wide platted alley within the former City of Bradenton Public Works and Utilities complex, as illustrated in the attached maps and exhibits. This alley has been inactive and closed to public use for more than sixty years.

This vacation initiative is essential to our broader vision for community enhancement. By clearing the existing right-of-way, we can proceed with transforming the surrounding area into a vibrant new City Park complex at 1411 9th Street West in Bradenton.

We respectfully request your confirmation that this proposed vacation will not adversely impact your company's facilities or operations. Given our project timeline constraints, we would deeply appreciate your prompt response to this inquiry.

If we do not receive a letter of objection within sixty (60) calendar days from the date of this notice, we will proceed with the understanding that no conflicts exist regarding the planned vacation. Please direct any questions or correspondence to Corey Fortin, Policy, Planning, Procedures and Real Estate Administrator at corey.fortin@bradentonFL.gov, 941-932-9451.

Thank you for your valuable assistance and cooperation in this community development matter.

Best regards,

David E. Cronkhite, PSM
City Surveyor

Gene Brown *Mayor* | **Jayne Kocher** *Ward 1* | **Marianne Barnebey** *Ward 2* | **Josh Cramer** *Ward 3* | **Lisa Gonzalez Moore** *Ward 4* | **Pam Coachman** *Ward 5*

9 ST W
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SKETCH OF ALLEY WITH AERIAL
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SHEET: 1 OF 1

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

EXHIBIT "A"
DESCRIPTION OF ALLEY VACATION
(THIS IS NOT A SURVEY)

Description:

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BEGIN at the at the northeast corner of Lot 12 of said HINES ADDITION TO BRADENTOWN, FLA; thence S 88° 55' 26" E, along the south right-of-way line of 13th Avenue West, a distance of 20.00 feet to the northwest corner of Lot 27; thence S 0° 33' 34" W, along the west line of said Lot 27 and the east right-of-way line of the said alley, a distance of 152.60 feet to the southwest corner of said Lot 27; thence S 88° 55' 26" E, along the south line of Lots 27 through 31 and the north right-of-way line of the said alley, a distance of 235.00 feet to the southeast corner of said Lot 31; thence S 0° 33' 34" W, a distance of 20.00 feet to the southeast corner of the said alley; thence N 88° 55' 26" W, along the south right-of-way line of the said alley, a distance of 255.00 feet to the southeast corner of Lot 14; thence N 0° 33' 34" E, along the east line of Lots 12 through 14 and the west right-of-way line of the said alley, a distance of 177.60 feet to the northeast corner of said Lot 12 and the POINT OF BEGINNING. Being in Section 35, Township 34 South, Range 17 East.

Containing 8,252 Square Feet, more or less.

Surveyor's Notes:

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2) This description/sketch is **NOT** complete without Sheet 2 of 2.
3) Bearing are based on the West line of Lot 27 being N0° 33' 54"E, referenced to the State Plane Coordinate System, Florida West Zone, North American Datum of 1983 (NAD83), Adjustment of 2011(epoch 2010.00).
4) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.
5) Subject to easements, dedications and restrictions of record. No title commitment was provided to this Surveyor.
6) This description/sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to descriptions/sketch to accompany description.
7) Any additions or deletions to this description/sketch by others than the signing party without written consent of the signing party is prohibited.
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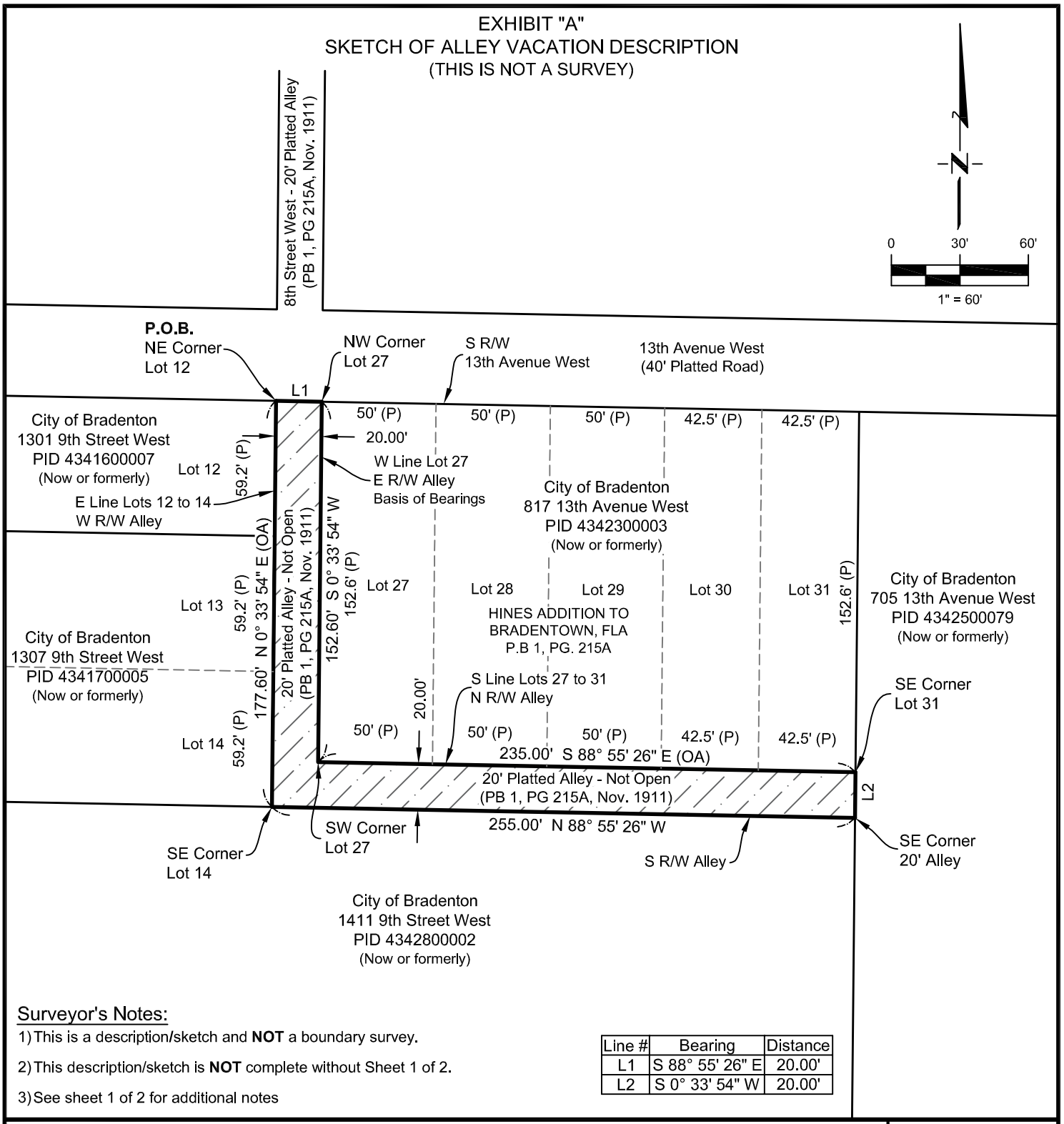
04/25/2025
DAVID E. CRONKHITE, PSM — DATE
FLORIDA CERTIFICATE NO. 6078

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

SCALE: 1" = 60'
SHEET: 1 OF 2
SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 04/25/202

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



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SCALE: 1" = 60'

SHEET: 2 OF 2

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

CITY OF BRADENTON

Public Works & Utilities
888 13th Ave E
Bradenton, Florida 34208
(941) 708-6300
www.cityofbradenton.com

April 25, 2025

Stephen Waidley
Frontier

Electronic Delivery:
stephen.waidley@ftr.com

Dear Stephen Waidley

The City of Bradenton is advancing plans to vacate a 20-foot-wide platted alley within the former City of Bradenton Public Works and Utilities complex, as illustrated in the attached maps and exhibits. This alley has been inactive and closed to public use for more than sixty years.

This vacation initiative is essential to our broader vision for community enhancement. By clearing the existing right-of-way, we can proceed with transforming the surrounding area into a vibrant new City Park complex at 1411 9th Street West in Bradenton.

We respectfully request your confirmation that this proposed vacation will not adversely impact your company's facilities or operations. Given our project timeline constraints, we would deeply appreciate your prompt response to this inquiry.

If we do not receive a letter of objection within sixty (60) calendar days from the date of this notice, we will proceed with the understanding that no conflicts exist regarding the planned vacation. Please direct any questions or correspondence to Corey Fortin, Policy, Planning, Procedures and Real Estate Administrator at corey.fortin@bradentonFL.gov, 941-932-9451.

Thank you for your valuable assistance and cooperation in this community development matter.

Best regards,

David E. Cronkhite, PSM
City Surveyor

Gene Brown *Mayor* | **Jayne Kocher** *Ward 1* | **Marianne Barnebey** *Ward 2* | **Josh Cramer** *Ward 3* | **Lisa Gonzalez Moore** *Ward 4* | **Pam Coachman** *Ward 5*

9 ST W
10 ST W
17 AVE W
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8 ST CT W
7 ST CT W
7 ST W
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14 AVE DR W
15 AVE W
3 ST W

SKETCH OF ALLEY WITH AERIAL
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CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
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BRADENTON, FLORIDA 34208
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SCALE: 1" = 60'

SHEET: 1 OF 1

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

EXHIBIT "A"
DESCRIPTION OF ALLEY VACATION
(THIS IS NOT A SURVEY)

Description:

A 20-foot wide platted alley lying between of Lots 12 through 14 on the West and Lot 27 on the East, and South of Lots 27 through 31 on the North, HINES ADDITION TO BRADENTOWN, FLA, according to the Plat thereof as recorded in Plat Book 1, Page 215A, of the Public Records of Manatee County, Florida, and being more particularly described as:

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Containing 8,252 Square Feet, more or less.

Surveyor's Notes:

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2) This description/sketch is **NOT** complete without Sheet 2 of 2.

3) Bearing are based on the West line of Lot 27 being N0° 33' 54"E, referenced to the State Plane Coordinate System, Florida West Zone, North American Datum of 1983 (NAD83), Adjustment of 2011(epoch 2010.00).

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

04/25/2025

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

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

SCALE: 1" = 60'

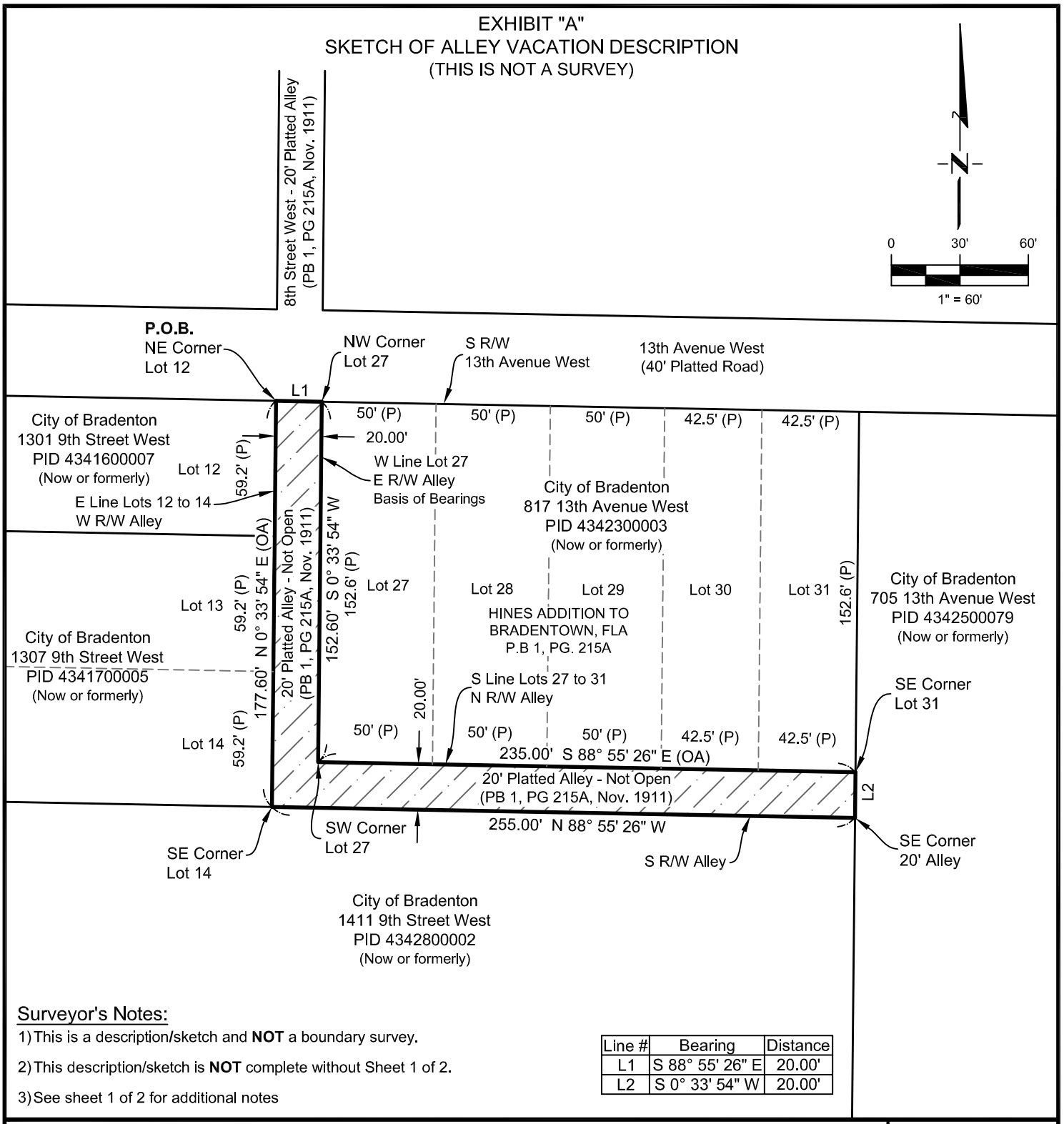
SHEET: 1 OF 2

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

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



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SHEET: 2 OF 2

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

CITY OF BRADENTON

Public Works & Utilities
888 13th Ave E
Bradenton, Florida 34208
(941) 708-6300
www.cityofbradenton.com

April 25, 2025

David McClintock
Jamie Fones
Peace River Electric Cooperative

Electronic Delivery:
david.mcclintock@preco.coop
jamie.fones@preco.coop

Dear David McClintock and/or Jamie Fones

The City of Bradenton is advancing plans to vacate a 20-foot-wide platted alley within the former City of Bradenton Public Works and Utilities complex, as illustrated in the attached maps and exhibits. This alley has been inactive and closed to public use for more than sixty years.

This vacation initiative is essential to our broader vision for community enhancement. By clearing the existing right-of-way, we can proceed with transforming the surrounding area into a vibrant new City Park complex at 1411 9th Street West in Bradenton.

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Thank you for your valuable assistance and cooperation in this community development matter.

Best regards,

David E. Cronkhite, PSM
City Surveyor

Gene Brown *Mayor* | **Jayne Kocher** *Ward 1* | **Marianne Barnebey** *Ward 2* | **Josh Cramer** *Ward 3* | **Lisa Gonzalez Moore** *Ward 4* | **Pam Coachman** *Ward 5*

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SKETCH OF ALLEY WITH AERIAL
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SCALE: 1" = 60'
SHEET: 1 OF 1
SECTION 35 TOWNSHIP 34 SOUTH RANGE 17 EAST
DRAW BY: DEC
DRAWING DATE: 04/25/202

EXHIBIT "A"
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Containing 8,252 Square Feet, more or less.

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04/25/2025

DAVID E. CRONKHITE, PSM — DATE
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CERTIFICATE
No. 6078
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SCALE: 1" = 60'

SHEET: 1 OF 2

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TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

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SKETCH OF ALLEY VACATION DESCRIPTION
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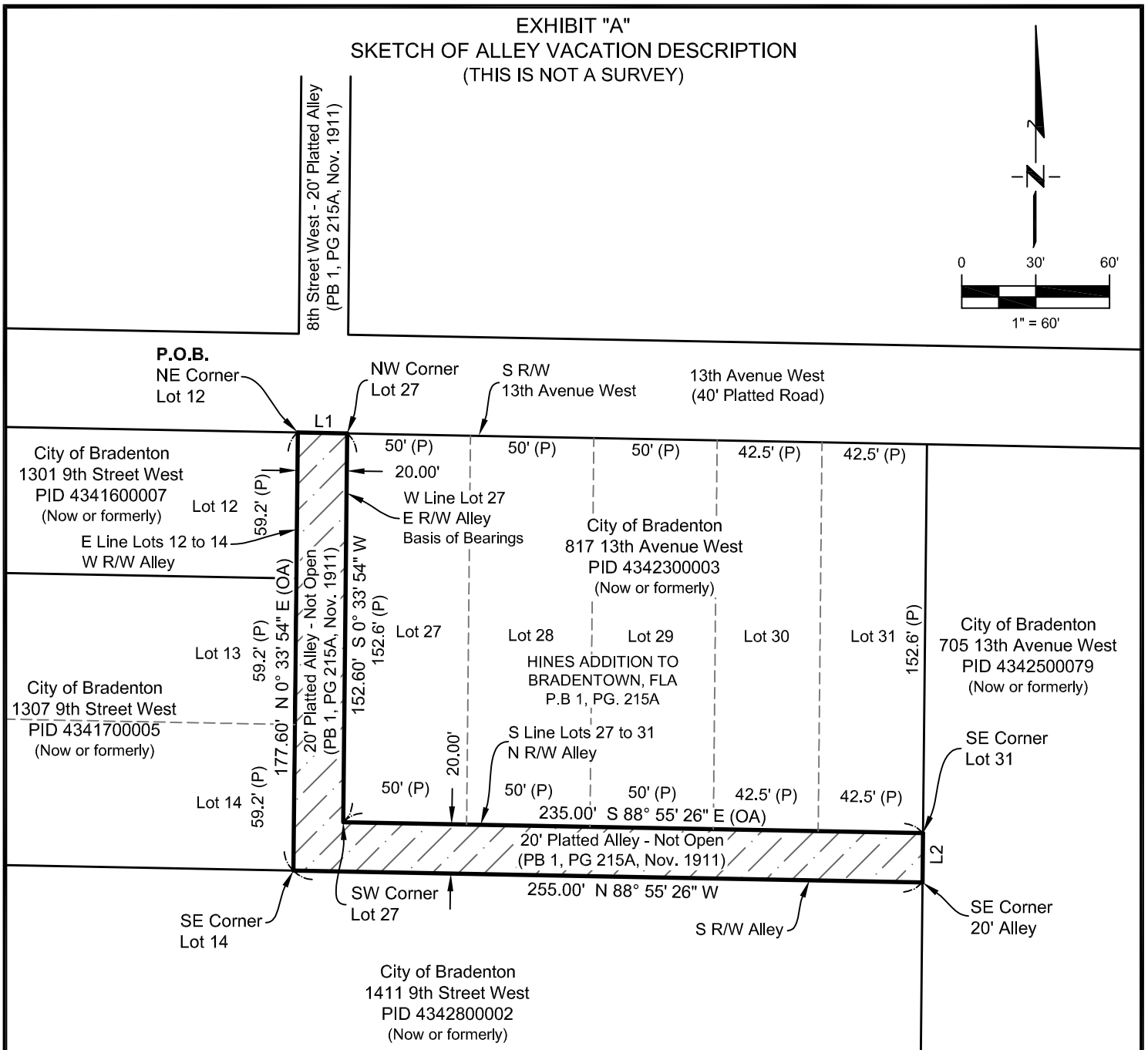

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L#	=LINE NUMBER		
#	=NUMBER		

SCALE: 1" = 60'

SHEET: 2 OF 2

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

CITY OF BRADENTON

Public Works & Utilities
888 13th Ave E
Bradenton, Florida 34208
(941) 708-6300
www.cityofbradenton.com

April 25, 2025

Alex McFarlane
TECO

Electronic Delivery:
amcfarlane@tecoenergy.com

Dear Alex McFarlane

The City of Bradenton is advancing plans to vacate a 20-foot-wide platted alley within the former City of Bradenton Public Works and Utilities complex, as illustrated in the attached maps and exhibits. This alley has been inactive and closed to public use for more than sixty years.

This vacation initiative is essential to our broader vision for community enhancement. By clearing the existing right-of-way, we can proceed with transforming the surrounding area into a vibrant new City Park complex at 1411 9th Street West in Bradenton.

We respectfully request your confirmation that this proposed vacation will not adversely impact your company's facilities or operations. Given our project timeline constraints, we would deeply appreciate your prompt response to this inquiry.

If we do not receive a letter of objection within sixty (60) calendar days from the date of this notice, we will proceed with the understanding that no conflicts exist regarding the planned vacation. Please direct any questions or correspondence to Corey Fortin, Policy, Planning, Procedures and Real Estate Administrator at corey.fortin@bradentonFL.gov, 941-932-9451.

Thank you for your valuable assistance and cooperation in this community development matter.

Best regards,

David E. Cronkhite, PSM
City Surveyor

Gene Brown *Mayor* | **Jayne Kocher** *Ward 1* | **Marianne Barnebey** *Ward 2* | **Josh Cramer** *Ward 3* | **Lisa Gonzalez Moore** *Ward 4* | **Pam Coachman** *Ward 5*

9 ST W
10 ST W
17 AVE W
6 ST W
7 ST W
7 ST CT W
8 ST CT W
8 ST W
14 AVE DR W
15 AVE W
3 ST W
13 AV
16 A

SKETCH OF ALLEY WITH AERIAL
(THIS IS NOT A SURVEY)



CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING

bradenton
The Friendly City

888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300

SCALE: 1" = 60'

SHEET: 1 OF 1

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

EXHIBIT "A"
DESCRIPTION OF ALLEY VACATION
(THIS IS NOT A SURVEY)

Description:

A 20-foot wide platted alley lying between of Lots 12 through 14 on the West and Lot 27 on the East, and South of Lots 27 through 31 on the North, HINES ADDITION TO BRADENTOWN, FLA, according to the Plat thereof as recorded in Plat Book 1, Page 215A, of the Public Records of Manatee County, Florida, and being more particularly described as:

BEGIN at the at the northeast corner of Lot 12 of said HINES ADDITION TO BRADENTOWN, FLA; thence S 88° 55' 26" E, along the south right-of-way line of 13th Avenue West, a distance of 20.00 feet to the northwest corner of Lot 27; thence S 0° 33' 34" W, along the west line of said Lot 27 and the east right-of-way line of the said alley, a distance of 152.60 feet to the southwest corner of said Lot 27; thence S 88° 55' 26" E, along the south line of Lots 27 through 31 and the north right-of-way line of the said alley, a distance of 235.00 feet to the southeast corner of said Lot 31; thence S 0° 33' 34" W, a distance of 20.00 feet to the southeast corner of the said alley; thence N 88° 55' 26" W, along the south right-of-way line of the said alley, a distance of 255.00 feet to the southeast corner of Lot 14; thence N 0° 33' 34" E, along the east line of Lots 12 through 14 and the west right-of-way line of the said alley, a distance of 177.60 feet to the northeast corner of said Lot 12 and the POINT OF BEGINNING. Being in Section 35, Township 34 South, Range 17 East.

Containing 8,252 Square Feet, more or less.

Surveyor's Notes:

1) This is a description/sketch and **NOT** a boundary survey.

2) This description/sketch is **NOT** complete without Sheet 2 of 2.

3) Bearing are based on the West line of Lot 27 being N0° 33' 54"E, referenced to the State Plane Coordinate System, Florida West Zone, North American Datum of 1983 (NAD83), Adjustment of 2011(epoch 2010.00).

4) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.

5) Subject to easements, dedications and restrictions of record. No title commitment was provided to this Surveyor.

6) This description/sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to descriptions/sketch to accompany description.

7) Any additions or deletions to this description/sketch by others than the signing party without written consent of the signing party is prohibited.

8) Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

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

04/25/2025

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

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

SCALE: 1" = 60'

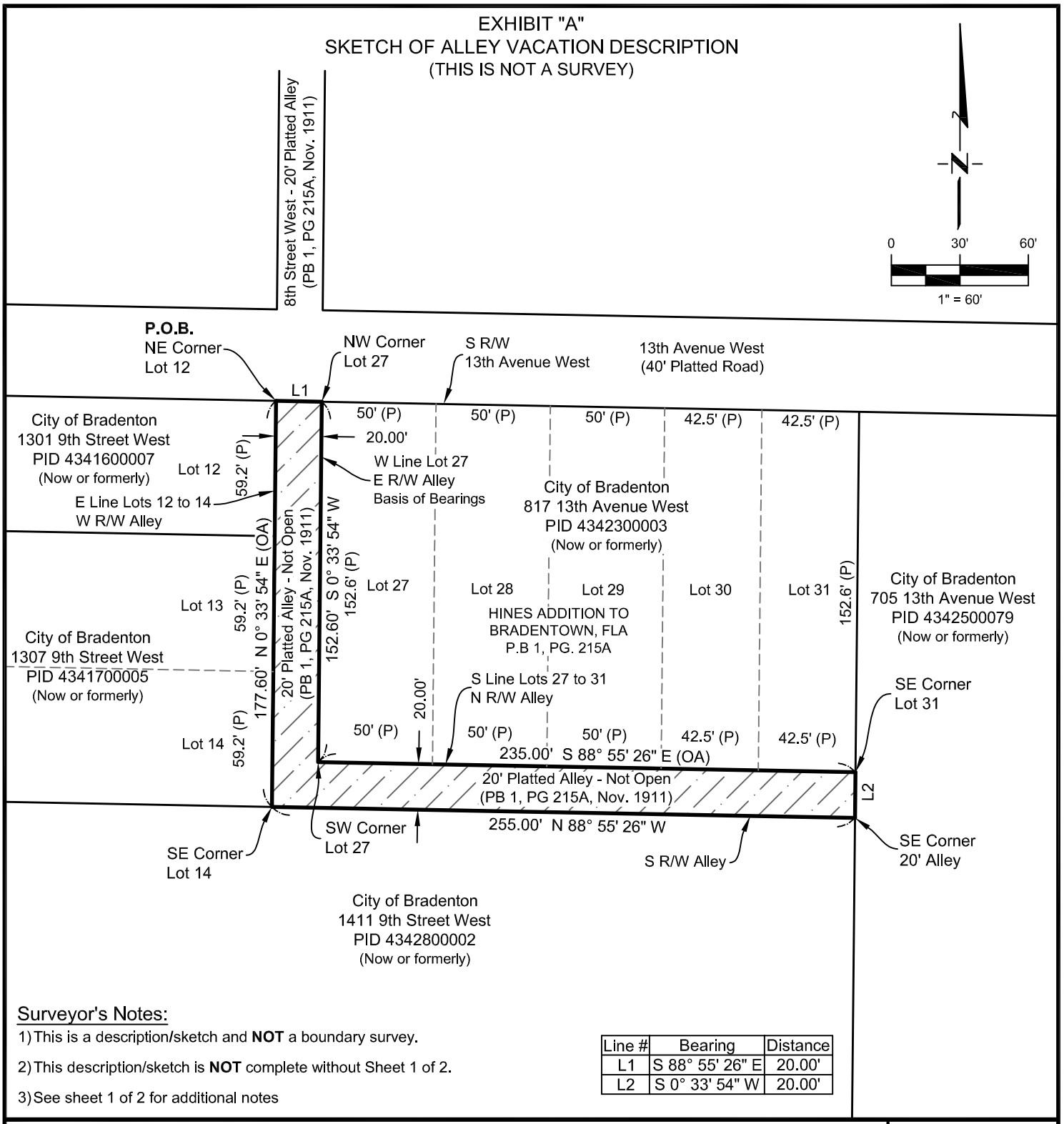
SHEET: 1 OF 2

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

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



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2) This description/sketch is **NOT** complete without Sheet 1 of 2.

3) See sheet 1 of 2 for additional notes

Line #	Bearing	Distance
L1	S 88° 55' 26" E	20.00'
L2	S 0° 33' 54" W	20.00'

CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
bradenton
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P.O.B.	=POINT OF BEGINNING	N	=NORTH
P.O.C.	=POINT OF COMMENCEMENT	S	=SOUTH
P.B.	=PLAT BOOK	E	=EAST
PG.	=PAGE	W	=WEST
O.R.	=OFFICIAL RECORDS BOOK	NW	=NORTHWEST
PID	=PARCEL IDENTIFICATION	NE	=NORTHEAST
OA	=OVERALL DISTANCE	SW	=SOUTHWEST
R/W	=RIGHT-OF-WAY	SE	=SOUTHEAST
L#	=LINE NUMBER		
#	=NUMBER		

SCALE: 1" = 60'

SHEET: 2 OF 2

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

Irvin B. Lee P.E., Director

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

4/15/2026

Corey Fortin
City of Bradenton
101 Old Main Street
Bradenton, FL 34205

RE: Request to Vacate
Alley for City Park
Letter of No Objection

Dear Ms. Fortin:

The City of Bradenton, Department of Public Works and Utilities, is in receipt of your Request to Vacate a 20-foot-wide alley located between properties located at 705 13th Avenue West, 817 13th Avenue West, 1301 9th Street West, 1307 9th Street West and 1411 9th Street West in Bradenton, parcel identification numbers (PID's) 4342500079, 4342300003, 4341600007, 4341700005, and 4342800002. The proposed vacation is approximately 8,252 sq. ft. or 0.1894 acres in size. The specific alley right-of-way (ROW) to be vacated is shown on the attached sketch, with corresponding survey/legal descriptions for the portion of the alley to be vacated.

We have reviewed our utility maps and other related records related to this area and found that the City of Bradenton does not have any current or proposed utilities within the existing easement. Accordingly, the City of Bradenton, Department of Public Works and Utilities, has no objection to the vacation and does hereby acknowledge the consent to vacate the alley ROW described.

Sincerely,

Irvin B. Lee, P.E

Cc: Rob Perry, City Administrator
Corey Fortin, Office of Policy, Procedure, and Real Property
Irvin Lee, PE, Director of Public Works and Utilities
Robin Singer, Director of Planning and Community Development

Gene Brown *Mayor* | **Jayne Kocher** *Ward 1* | **Marianne Barnebey** *Ward 2* | **Kemp Schuessler** *Ward 3* | **Lisa Gonzalez Moore** *Ward 4* | **Pam Coachman** *Ward 5*

outlook-icon Outlook

[EXTERNAL] RE: Request for Utility Review – Proposed Alley Vacation at Former City of Bradenton Public Works Site – 1411 9th Street West

From Murphy, Kevin <kevin_murphy4@comcast.com>
Date Tue 4/29/2025 8:14 AM
To David Cronkhite <David.Cronkhite@bradentonFL.gov>
Cc Corey Fortin <Corey.Fortin@bradentonFL.gov>; Kim Clayback <Kim.Clayback@bradentonFL.gov>

1 attachment (1 MB)
Letter Alley Vacation Old PW 1411 9th St W - Comcast.pdf;

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Good morning,

Comcast has no objection to the vacation of the 20-foot-wide platted alley within the former City of Bradenton Public Works and Utilities complex located at 1411 9th Street West in Bradenton.

Thank you.

Kevin Murphy
COMCAST
Construction & Relocations
Phone: 941.356.1489
Email: kevin_murphy4@comcast.com
5205 Fruitville Rd, Sarasota, FL 34232

From: David Cronkhite <David.Cronkhite@bradentonFL.gov>
Sent: Tuesday, April 29, 2025 7:53 AM
To: Murphy, Kevin <kevin_murphy4@comcast.com>
Cc: Corey Fortin <Corey.Fortin@bradentonFL.gov>; Kim Clayback <Kim.Clayback@bradentonFL.gov>
Subject: [EXTERNAL] Request for Utility Review – Proposed Alley Vacation at Former City of Bradenton Public Works Site – 1411 9th Street West

I hope this message finds you well.

Attached for your review is a letter requesting your input regarding utilities located within a platted alley at the former City of Bradenton Public Works site. This alley has not been open or maintained for public use for over 60 years and is proposed to be vacated.

For your reference, we have also included the following supporting documents:

- A neighborhood map
- A legal description with a corresponding sketch
- A sketch overlaid on an aerial image of the site

We kindly ask that you review the materials and provide any comments regarding existing or planned utilities within the alley area. Your feedback is important to ensure that all considerations are addressed prior to proceeding with the vacation process.

Please feel free to reach out if you have any questions or need additional information.

Thank you in advance for your time and assistance.



David E. Cronkhite, P.S.M.

City Surveyor

Florida Professional Surveyor & Mapper

941-462-1984

941-290-9281

888 13th Avenue East, Bradenton, FL 34208

BradentonFL.gov

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

outlook-icon Outlook

[EXTERNAL] RE: Request for Utility Review – Proposed Alley Vacation at Former City of Bradenton Public Works Site – 1411 9th Street West

From Vargas, Ray <Ray.Vargas@fpl.com>
Date Tue 4/29/2025 11:06 AM
To David Cronkhite <David.Cronkhite@bradentonFL.gov>; Garver, Brian <Brian.Garver@fpl.com>
Cc Corey Fortin <Corey.Fortin@bradentonFL.gov>; Kim Clayback <Kim.Clayback@bradentonFL.gov>

[EXTERNAL EMAIL] This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

FPL does not see any conflicts and provides no objection to this vacation.

Ray Vargas
Engineering Lead
Clark / Whitfield / Venice Service Centers
5657 McIntosh Rd,
Sarasota, FL 34233
Office: 941-927-4262 Cell: 941-266-3118
Email: Ray.Vargas@FPL.com

*Visit the **FPL Project Portal** by visiting the link below to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.*



From: David Cronkhite <David.Cronkhite@bradentonFL.gov>
Sent: Tuesday, April 29, 2025 5:07 AM
To: Vargas, Ray <Ray.Vargas@fpl.com>; Garver, Brian <Brian.Garver@fpl.com>
Cc: Corey Fortin <Corey.Fortin@bradentonFL.gov>; Kim Clayback <Kim.Clayback@bradentonFL.gov>
Subject: Request for Utility Review – Proposed Alley Vacation at Former City of Bradenton Public Works Site – 1411 9th Street West

I hope this message finds you well.

Attached for your review is a letter requesting your input regarding utilities located within a platted alley at the former City of Bradenton Public Works site. This alley has not been open or maintained for public use for over 60 years and is proposed to be vacated.

For your reference, we have also included the following supporting documents:

- A neighborhood map
- A legal description with a corresponding sketch
- A sketch overlaid on an aerial image of the site

We kindly ask that you review the materials and provide any comments regarding existing or planned utilities within the alley area. Your feedback is important to ensure that all considerations are addressed prior to proceeding with the vacation process.

Please feel free to reach out if you have any questions or need additional information.

Thank you in advance for your time and assistance.

bradenton
The Friendly City

David E. Cronkhite, P.S.M.
City Surveyor
Florida Professional Surveyor & Mapper
941-462-1984
941-290-9281
888 13th Avenue East, Bradenton, FL 34208
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FRONTIER

2185 Range Rd
Clearwater, FL 33765
(941) 266-9218
stephen.waidley@ftr.com

4/29/2025

Attn: David E. Cronkhite, P.E.
City Surveyor
City of Bradenton
888 13th Ave E
Bradenton, FL 34208

RE: Vacation of 20' Wide Platted Alley – 1411 9th St W, Bradenton, FL

Dear Mr. Cronkhite,

☐ Our records do not indicate that there are Frontier facilities in the area of the Plat request as per the attachment provided.

☑ Frontier has no objection to the above referenced request as per the attachment.

☐ Frontier has facilities within the proposed vacate area. A recordable non-exclusive Easement in favor of Frontier will be required for Frontier facilities to remain in the proposed vacated R.O.W.

☐ Frontier has facilities in the area, which may be in conflict with your proposed construction plans. Please contact Sunshine 811 by dialing 811, 2 full business days prior to the start of your work to have these facilities located for you. Please take all necessary precautions to protect and avoid damage of these facilities during your construction.

☐ Frontier has facilities in the area, which may be in conflict with your proposed construction plans. Please send a set of construction plans and references to the Frontier Engineering Department with regards to the above project.

☐ Frontier has facilities in the area of your proposed construction. Prepayment is required to markup a set of construction plans in order to confirm and accurately depict Frontier facilities. There will also be a reimbursement of all costs required for relocation/adjustments of Frontier facilities needed to accommodate the proposed construction project.

Please call me if you have any questions or need any additional information at (941) 266-9218.

Sincerely,

Stephen Waidley

Stephen Waidley
Frontier Florida LLC
Regional Rights of Way & Municipal Affairs Manager

CITY OF BRADENTON

Public Works & Utilities
888 13th Ave E
Bradenton, Florida 34208
(941) 708-6300
www.cityofbradenton.com

April 25, 2025

Stephen Waidley
Frontier

Electronic Delivery:
stephen.waidley@ftr.com

Dear Stephen Waidley

The City of Bradenton is advancing plans to vacate a 20-foot-wide platted alley within the former City of Bradenton Public Works and Utilities complex, as illustrated in the attached maps and exhibits. This alley has been inactive and closed to public use for more than sixty years.

This vacation initiative is essential to our broader vision for community enhancement. By clearing the existing right-of-way, we can proceed with transforming the surrounding area into a vibrant new City Park complex at 1411 9th Street West in Bradenton.

We respectfully request your confirmation that this proposed vacation will not adversely impact your company's facilities or operations. Given our project timeline constraints, we would deeply appreciate your prompt response to this inquiry.

If we do not receive a letter of objection within sixty (60) calendar days from the date of this notice, we will proceed with the understanding that no conflicts exist regarding the planned vacation. Please direct any questions or correspondence to Corey Fortin, Policy, Planning, Procedures and Real Estate Administrator at corey.fortin@bradentonFL.gov, 941-932-9451.

Thank you for your valuable assistance and cooperation in this community development matter.

Best regards,

David E. Cronkhite, PSM
City Surveyor

Gene Brown *Mayor* | **Jayne Kocher** *Ward 1* | **Marianne Barnebey** *Ward 2* | **Josh Cramer** *Ward 3* | **Lisa Gonzalez Moore** *Ward 4* | **Pam Coachman** *Ward 5*

9 ST W
10 ST W
8 ST W
8 ST CT W
7 ST CT W
7 ST W
6 ST W
17 AVE W
14 AVE DR W
15 AVE W
3 ST W

SKETCH OF ALLEY WITH AERIAL
(THIS IS NOT A SURVEY)



CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING

bradenton
The Friendly City

888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 708-6300

SCALE: 1" = 60'

SHEET: 1 OF 1

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

EXHIBIT "A"
DESCRIPTION OF ALLEY VACATION
(THIS IS NOT A SURVEY)

Description:

A 20-foot wide platted alley lying between of Lots 12 through 14 on the West and Lot 27 on the East, and South of Lots 27 through 31 on the North, HINES ADDITION TO BRADENTOWN, FLA, according to the Plat thereof as recorded in Plat Book 1, Page 215A, of the Public Records of Manatee County, Florida, and being more particularly described as:

BEGIN at the at the northeast corner of Lot 12 of said HINES ADDITION TO BRADENTOWN, FLA; thence S 88° 55' 26" E, along the south right-of-way line of 13th Avenue West, a distance of 20.00 feet to the northwest corner of Lot 27; thence S 0° 33' 34" W, along the west line of said Lot 27 and the east right-of-way line of the said alley, a distance of 152.60 feet to the southwest corner of said Lot 27; thence S 88° 55' 26" E, along the south line of Lots 27 through 31 and the north right-of-way line of the said alley, a distance of 235.00 feet to the southeast corner of said Lot 31; thence S 0° 33' 34" W, a distance of 20.00 feet to the southeast corner of the said alley; thence N 88° 55' 26" W, along the south right-of-way line of the said alley, a distance of 255.00 feet to the southeast corner of Lot 14; thence N 0° 33' 34" E, along the east line of Lots 12 through 14 and the west right-of-way line of the said alley, a distance of 177.60 feet to the northeast corner of said Lot 12 and the POINT OF BEGINNING. Being in Section 35, Township 34 South, Range 17 East.

Containing 8,252 Square Feet, more or less.

Surveyor's Notes:

1) This is a description/sketch and **NOT** a boundary survey.

2) This description/sketch is **NOT** complete without Sheet 2 of 2.

3) Bearing are based on the West line of Lot 27 being N0° 33' 54"E, referenced to the State Plane Coordinate System, Florida West Zone, North American Datum of 1983 (NAD83), Adjustment of 2011(epoch 2010.00).

4) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.

5) Subject to easements, dedications and restrictions of record. No title commitment was provided to this Surveyor.

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CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
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BRADENTON, FLORIDA 34208
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04/25/2025

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

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

SCALE: 1" = 60'

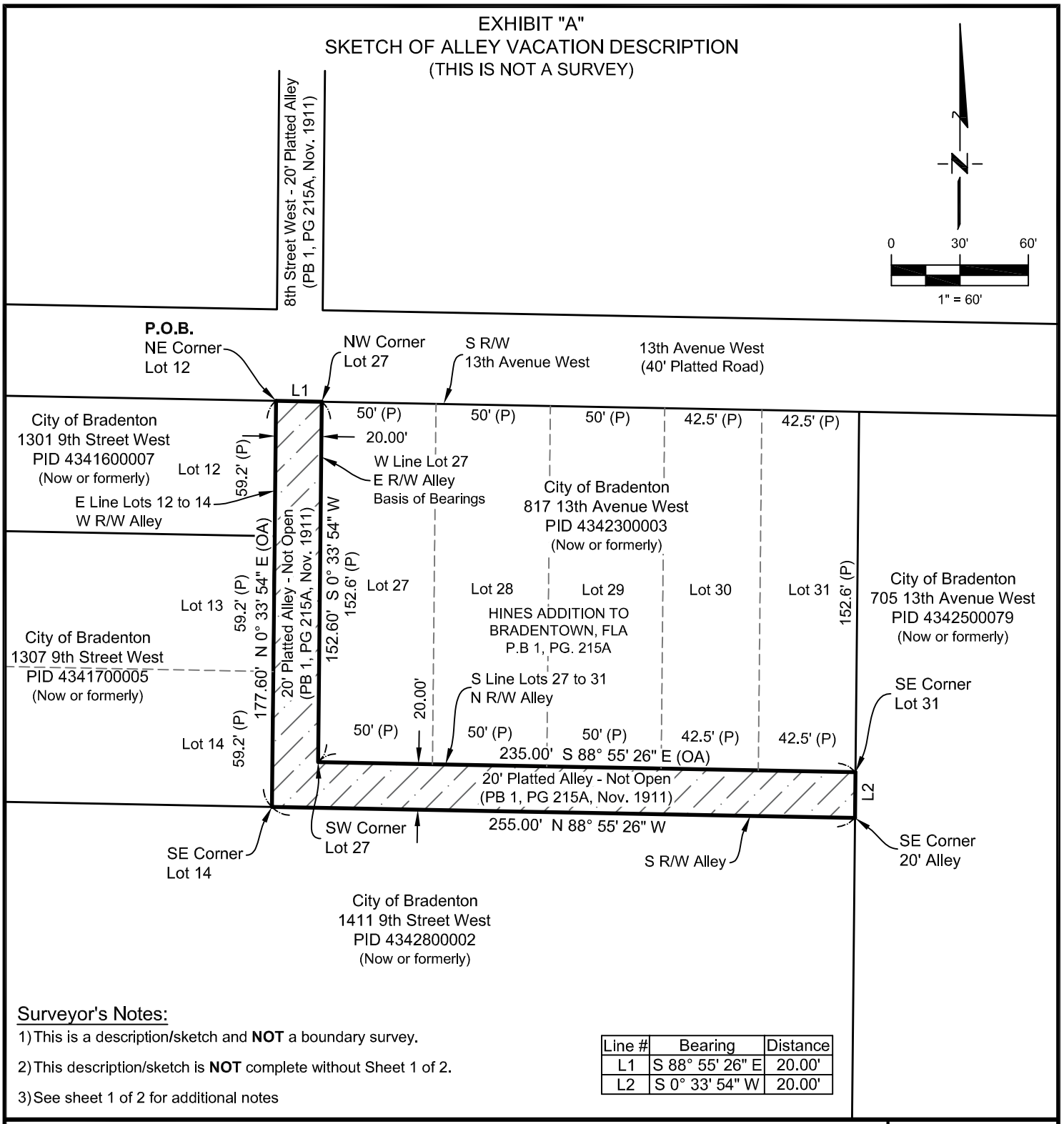
SHEET: 1 OF 2

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

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



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Line #	Bearing	Distance
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CITY OF BRADENTON
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L#	=LINE NUMBER		
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SCALE: 1" = 60'

SHEET: 2 OF 2

SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 04/25/202

JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application to Vacate a *platted Right-of-Way located* 1411 9TH ST

Please check your response below and add your comments (attach as many additional pages as necessary):

- (●) I have ***NO OBJECTION*** to the vacation application.
- ( ) I ***OBJECT*** to the vacation application.

COMMENTS:

Spectrum fiber that was servicing the old City of Bradenton Public Works is no longer in use. Buildings demolished.

If the following ***CONDITIONAL*** requirements (e.g., Comprehensive Plan objectives, Code issues, easements, etc.) are satisfied, I withdraw my objection:

Property was inspected in the course of completing the review. [✔] Yes [ ] No

Reviewer Name: _____ **Date Reviewed:** 05/13/2025

Organization/Company: Spectrum

Department: Construction **Division:** West Central FL

Phone/Extension: 9417375159 **Email:** patrick.pistner@charter.com



SKETCH OF ALLEY WITH AERIAL
(THIS IS NOT A SURVEY)



CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING
888 13th AVENUE EAST
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SECTION 35
TOWNSHIP 34 SOUTH
RANGE 17 EAST
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EXHIBIT "A"
SKETCH OF ALLEY VACATION DESCRIPTION
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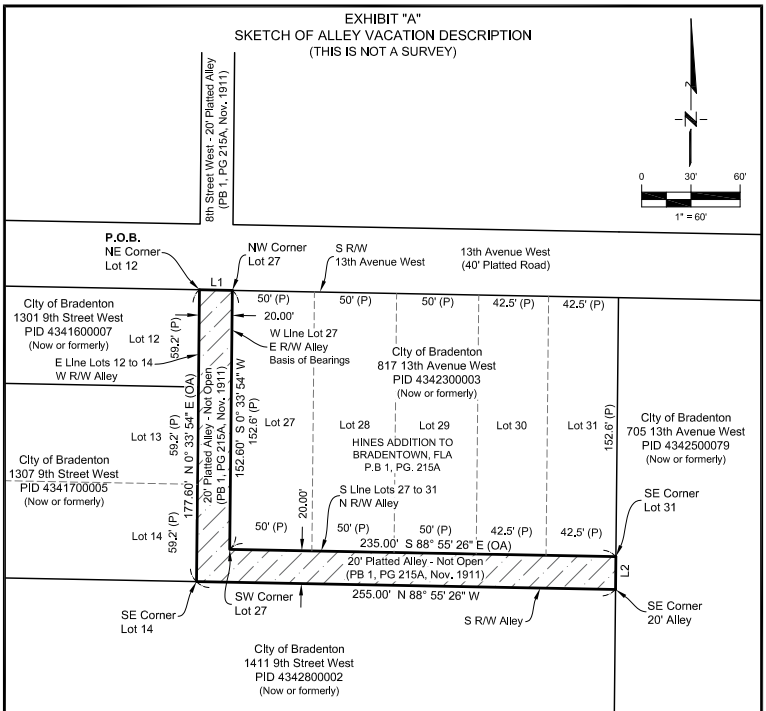

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SE =SOUTHEAST

SCALE: 1" = 60'
SHEET: 2 OF 2
SECTION 35
TOWNSHIP :
RANGE 17 E
DRAW BY: D
DRAWING DATE: 04/25/2025