

AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, September 16, 2026
101 OLD MAIN STREET, BRADENTON, FL 34205

REVISED AGENDA

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MEETING MINUTES

- a) [Clerk](#): Minutes from the August 19, 2026, Planning Commission Meeting
[8-19-2026 Planning Commission Meeting Minutes](#)

5. PUBLIC COMMENTS

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

6. AGENDA ITEMS

- a) [Planning & Community Development](#): **ORDINANCE 4068 - PUBLIC HEARING**
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED APPROXIMATELY 1,200 FEET EAST OF THE INTERSECTION OF 59TH ST WEST AND 33RD AVENUE DRIVE WEST, IDENTIFIED AS PARCEL "A" IN A FEE SIMPLE DEED OF THE MANATEE COUNTY OFFICIAL RECORDS BOOK 1043, PAGE 1914, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.62 ACRES AND OWNED BY CITY OF BRADENTON, TO THE RECREATIONAL / OPEN SPACE (R/OS) FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
[Revised Ordinance 4068](#)
[Staff Report](#)
[Application Materials](#)

- b) [Planning & Community Development](#): **ORDINANCE 4082 - PUBLIC HEARING**
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED APPROXIMATELY 160 FEET SOUTH OF THE INTERSECTION OF 59TH STREET EAST AND 33RD AVENUE DRIVE WEST, IDENTIFIED AS PARCEL "B" IN A FEE SIMPLE DEED OF THE MANATEE COUNTY OFFICIAL RECORDS BOOK 1043, PAGE 1914, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.42 ACRES AND OWNED BY CITY OF BRADENTON, TO THE RECREATIONAL / OPEN SPACE (R/OS) FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Revised Ordinance 4082](#)

[Staff Report](#)

[Application Materials](#)

- c) [Planning & Community Development](#): ORDINANCE 4070 - PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED APPROXIMATELY 1,200 FEET EAST OF THE INTERSECTION OF 59TH ST WEST AND 33RD AVENUE DRIVE WEST, IDENTIFIED AS PARCEL "A" IN A FEE SIMPLE DEED OF THE MANATEE COUNTY OFFICIAL RECORDS BOOK 1043, PAGE 1914, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.62 ACRES AND OWNED BY CITY OF BRADENTON, TO THE RECREATIONAL / OPEN SPACE (R/OS) FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Ordinance 4070](#)

[Staff Report](#)

[Application Materials](#)

- d) [Planning & Community Development](#): ORDINANCE 4084 - PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON ZONING ATLAS; TO DESIGNATE CERTAIN LAND GENERALLY LOCATED APPROXIMATELY 160 FEET SOUTH OF THE INTERSECTION OF 59TH STREET EAST AND 33RD AVENUE DRIVE WEST, IDENTIFIED AS PARCEL "B" IN A FEE SIMPLE DEED OF THE MANATEE COUNTY OFFICIAL RECORDS BOOK 1043, PAGE 1914, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING 0.42 ACRES TOTAL AND OWNED BY THE CITY OF BRADENTON, UNDER THE PLANNED DEVELOPMENT PROJECT ZONING CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Ordinance 4084](#)

[Staff Report](#)

[Application Materials](#)

7. DISCUSSION ITEMS

8. DIRECTOR'S REPORT

9. ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES

a) [Planning & Community Development](#): **City Council Meeting: August 12, 2026**

- Res. 26-56 | PLN-SUP-26-0010 | 312 12th Street West | Sidewalk Cafe with Alcoholic Beverages | Approved (vote 5-0)

City Council Meeting: August 26, 2026

- Ord. 4080 | PLN-EVA-26-0001 | 1511 9th Street West | Right-of-Way Vacation | Approved (vote 5-0)

City Council Meeting: September 9, 2026

- Ord. 4064 | PLN-EVA-26-0003 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Annexation | 1st Reading
- Ord. 4081 | PLN-EVA-26-0004 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Annexation | 1st Reading

City Council Meeting: October 14, 2026 (Tentative)

- Ord. 4064 | PLN-EVA-26-0003 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Annexation | 2nd Reading
- Ord. 4081 | PLN-EVA-26-0004 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Annexation | 2nd Reading
- Ord. 4068 | PLN-CPS-26-0004 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Comp Plan Amendment | 1st Reading
- Ord. 4082 | PLN-CPS-26-0005 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Comp Plan Amendment | 1st Reading
- Ord. 4070 | PLN-ZON-26-0002 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Zoning Atlas Amendment | 1st Reading
- Ord. 4083 | PLN-ZON-26-0003 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Zoning Atlas Amendment | 1st Reading

City Council Meeting: November 18, 2026 (Tentative)

- Ord. 4068 | PLN-CPS-26-0004 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Comp Plan Amendment | 2nd Reading
- Ord. 4082 | PLN-CPS-26-0005 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Comp Plan Amendment | 2nd Reading
- Ord. 4070 | PLN-ZON-26-0002 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Zoning Atlas Amendment | 2nd Reading
- Ord. 4083 | PLN-ZON-26-0003 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Zoning Atlas Amendment | 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 language no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 932-9470 o enviar correo electronico a ADACoordinator@cityofbradenton.com

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: September 16, 2026

SUBMITTED BY: Tamara Melton, Clerk

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Minutes from the August 19, 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 August 19, 2026, Planning Commission meeting.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

N/A

SUGGESTED MOTION:

Motion to approve the minutes from the August 19, 2026, Planning Commission meeting.

ATTACHMENTS:

[8-19-2026 Planning Commission Meeting Minutes](#)

**CITY OF BRADENTON
PLANNING COMMISSION MEETING MINUTES
August 19, 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, August 19, 2026

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

Commissioner Keith Green and Commissioner Michael Jones were excused.

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

The meeting was called to order at 2:01 p.m.

APPROVAL OF MEETING MINUTES:

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

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

AGENDA ITEMS:

- a) Planning & Community Development: **Quasi-Judicial:** FINAL ORDER PLN-VAR-26-0007 - PUBLIC HEARING

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-26-0007 TO ALLOW FOR REPLACEMENT OF AN EXISTING PERMANENT OFF-SITE STATIC MESSAGING GROUND SIGN WITH A PERMANENT OFF-SITE DIGITAL MESSAGING GROUND SIGN, MEASURING 38 FEET 4 INCHES IN OVERALL HEIGHT, A TOTAL SIGN FACE AREA MEASURING 11 FEET 4 INCHES HIGH BY 41 FEET 4 INCHES WIDE (468.44 SQ FT), A LIVE AREA DISPLAY MEASURING 10 FEET HIGH BY 40 FEET WIDE (400 SQ FT.), AND 100 PERCENT CHANGEABLE COPY; FOR PROPERTY LOCATED AT 2115 9TH STREET EAST (PARCEL ID 4687900059), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Jake Arjona, City Planner, explained that the applicant requested a variance to add digital capabilities to a current static message sign. He provided details about the proposed digital sign and the property which included photographs, a zoning map, and the criteria for the variance.

Staff Report:

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

- 1. Sign shall be double sided and shall not exceed 38'-4" in height, with sign panels being 11'- 4" x 41'-4" in size, and the live area being 10' x 40' in size.*
- 2. Transition between advertisements shall occur no more frequently than once every 15 seconds to ensure minimal visual distraction.*
- 3. Messaging shall not contain any video or animation.*
- 4. Illumination and flashing shall meet current city regulations or FDOT regulations, whichever is more stringent.*
- 5. Applicant shall obtain all city permits prior to conversion of the sign.*
- 6. Applicant shall obtain all required FDOT permits prior to conversion of the sign, if applicable.*

Robin Singer, Planning and Community Development Director, added that the current sign was a non-conformity and the applicant requested continuing the non-conformity with digital capabilities. She explained that staff provided a list of applicable criteria.

Commissioner Bakker requested that sign needed to have daytime and night time settings.

Sam Negrin, agent for the applicant, explained that the size of the sign would remain the same and the only change requested was to modernize the sign with digital capabilities.

Ms. Singer requested that the Commission clarified the sign's day and night settings of the sign, since they were not mentioned in the code.

Scott Rudacille, City Attorney, asked for clarification on the determination of acceptable illumination levels to assist with verifying compliance.

Mr. Perry explained that FDOT standards and approval would address the illumination requirements for day and night on the digital sign.

Commissioner Bakker removed his request for the day and night setting stipulations on the variance.

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

MOTION TO APPROVE FINAL ORDER PLN-VAR-26-0007 AS PRESENTED was made by Vice Chair Bakker and seconded by Commissioner Whetstone. The motion passed unanimously.

DISCUSSION ITEMS: None.

DIRECTOR'S REPORT: None.

ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES:

a) Planning & Community Development:

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 | Denied (vote 5-0)

City Council Meeting: August 12, 2026

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 with Alcoholic Beverages

City Council Meeting: September 9, 2026 (Tentative)

Ord. 4064 | PLN-AXR-26- 0003 | 5210 33rd Avenue Drive West (Parcel A) | Annexation | 1st Reading

Ord. 4081 | PLN-AXR-26- 0004 | 5210 33rd Avenue Drive West (Parcel B) | Annexation | 1st Reading

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

The meeting was adjourned at 2:23 p.m.

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: September 16, 2026

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **ORDINANCE 4068 - PUBLIC HEARING**
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED APPROXIMATELY 1,200 FEET EAST OF THE INTERSECTION OF 59TH ST WEST AND 33RD AVENUE DRIVE WEST, IDENTIFIED AS PARCEL "A" IN A FEE SIMPLE DEED OF THE MANATEE COUNTY OFFICIAL RECORDS BOOK 1043, PAGE 1914, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.62 ACRES AND OWNED BY CITY OF BRADENTON, TO THE RECREATIONAL / OPEN SPACE (R/OS) FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Ordinance 4068.

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

Yes

EXPLANATION:

The City of Bradenton is pursuing a voluntary annexation of the subject property. As part of the annexation process, the property must be assigned a future land use designation (separate application) and a zoning classification under the City of Bradenton regulations.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to recommend to City Council either approval or denial of Ordinance 4068.

ATTACHMENTS:

[Revised Ordinance 4068](#)

[Staff Report](#)

[Application Materials](#)

ORDINANCE NO. 4068

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED APPROXIMATELY 1,200 FEET EAST OF THE INTERSECTION OF 59TH ST WEST AND 33RD AVENUE DRIVE WEST, IDENTIFIED AS PARCEL "A" IN A FEE SIMPLE DEED OF THE MANATEE COUNTY OFFICIAL RECORDS BOOK 1043, PAGE 1914, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.62 ACRES AND OWNED BY CITY OF BRADENTON, TO THE RECREATIONAL / OPEN SPACE (R/OS) FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the City has adopted a Future Land Use Map in order to implement the goals, objectives, and policies of the City's Comprehensive

Plan; and

WHEREAS, the City amends such Comprehensive Plan and Future Land Use Map from time to time, and has adopted procedures by which to amend these documents, requiring a public hearing before the Planning Commission and City Council; and

WHEREAS, the City of Bradenton is the owner of approximately 0.62 acres of real property located at 5210 33rd Avenue Drive West, Bradenton, Florida 34209 (PID#5110200002), and legally described in **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

WHEREAS, on [REDACTED], 2026, the City Council of the City of Bradenton passed and adopted Ordinance No. 4064, annexing the Property (Parcel A) into the municipal boundaries of the City of Bradenton; and

WHEREAS, the City of Bradenton, submitted a Future Land Use Map amendment application to designate the Property, consisting of approximately 0.62 acres, as Recreational / Open Space (R/OS) (the "Amendment"); and

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

WHEREAS, the City of Bradenton's LPA held a public hearing on September 16, 2026, to consider the proposed Amendment; and

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

WHEREAS, the City Council held a public hearing October 14, 2026, to consider the proposed Amendment; and

WHEREAS, based on the matters of record received by the City Council at the required public hearing held on October 14, 2026, after proper notice, including comments received from applicable reviewing agencies, and finding the proposed Amendment meets the requirements of Chapter 163, Florida Statutes, and is consistent with the goals, objectives and policies of the City's Comprehensive Plan, the City Council, in the exercise of its home rule and statutory authority, has determined it

necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment to the Comprehensive Plan.

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

- 1. The recitals set forth above are true and correct and are hereby adopted as findings by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Comprehensive Plan should be amended as described in Sections 2 below.
- 2. The Future Land Use Map of the City of Bradenton is hereby amended, classifying the Property as Recreational / Open Space (R/OS).
- 3. The applicability and effect of the City of Bradenton Comprehensive Plan shall be as provided by the Chapter 163, Florida Statutes, and this Ordinance. Except to the extent amended hereby, the Comprehensive Plan is hereby ratified, confirmed and remains in full force and effect.
- 4. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.
- 5. This Ordinance adopting the Amendment shall become effective as provided by Florida law.

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING, THIS 18th DAY OF NOVEMBER, 2026.

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

ATTEST:

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

APPROVED AS TO FORM:

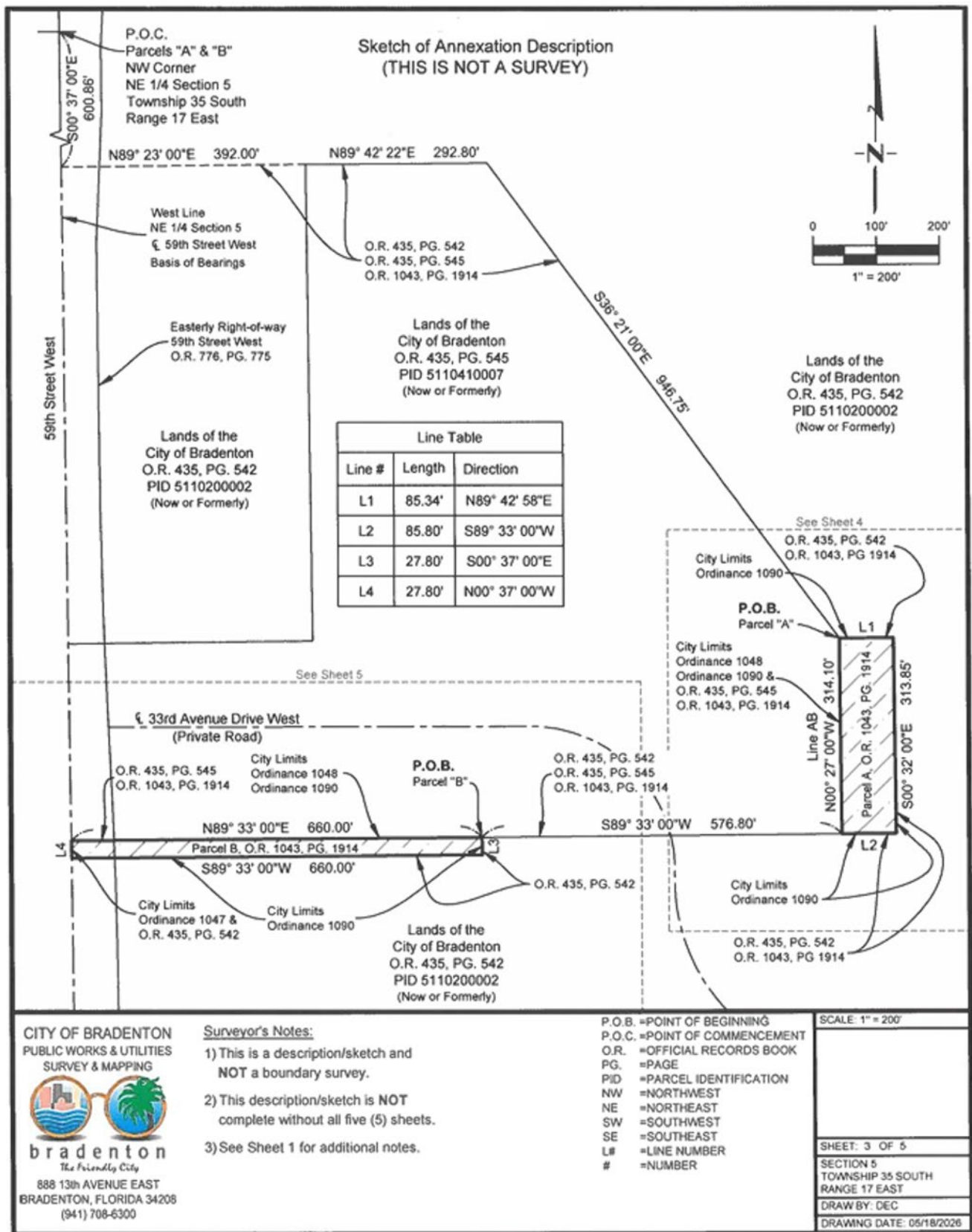
Scott Rudacille
CITY ATTORNEY

Planning Commission
City Council 1st Reading
City Council 2nd Reading and Public Hearing

September 16, 2026
October 14, 2026

Local Planning Agency ad published
City Council hearing ad published

EXHIBIT A



City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
September 16, 2026

Staff Report

Case Number: PLN-CPS-26-0004 – ORD 4068
Applicant: City of Bradenton
Owner: City of Bradenton
Address: 5210 33rd Avenue Drive West
Parcel ID No: 5110200002
Current Zoning: Bradenton PDP
Future Land Use: Bradenton Recreational / Open Space
Flood Zone: AE and X

Surrounding Property - Zoning and Future Land Use:

Current Zoning:

North: City of Bradenton - PDP
South: City of Bradenton - PDP
East: City of Bradenton - PDP
West: City of Bradenton - PDP

Future Land Use:

North: City of Bradenton – Recreational / Open Space
South: City of Bradenton – Recreational / Open Space
East: City of Bradenton - Recreational / Open Space
West: City of Bradenton - Recreational / Open Space

SUMMARY OF REQUEST

The City of Bradenton is pursuing an annexation of the subject property, henceforth “Parcel A”. As part of the annexation process, the property must be assigned a future land use designation and a zoning classification under the City of Bradenton regulations. The map below shows the area of the request along with surrounding Future Land Use designations for the parcel located approximately 1,200 feet east of the intersection of 59th Street West and 33rd Avenue Drive West and totaling approximately .62 acres total.

The Planned Development District zoning classification allows uses that align with those mentioned in the description of the Recreational / Open Space Future Land Use classification. Due to the nature of the Parcel "A" being entirely inside the surrounding PDP zoning and Recreational / Open Space future land use, it is for the sake of consistency that the Parcel "A" match.

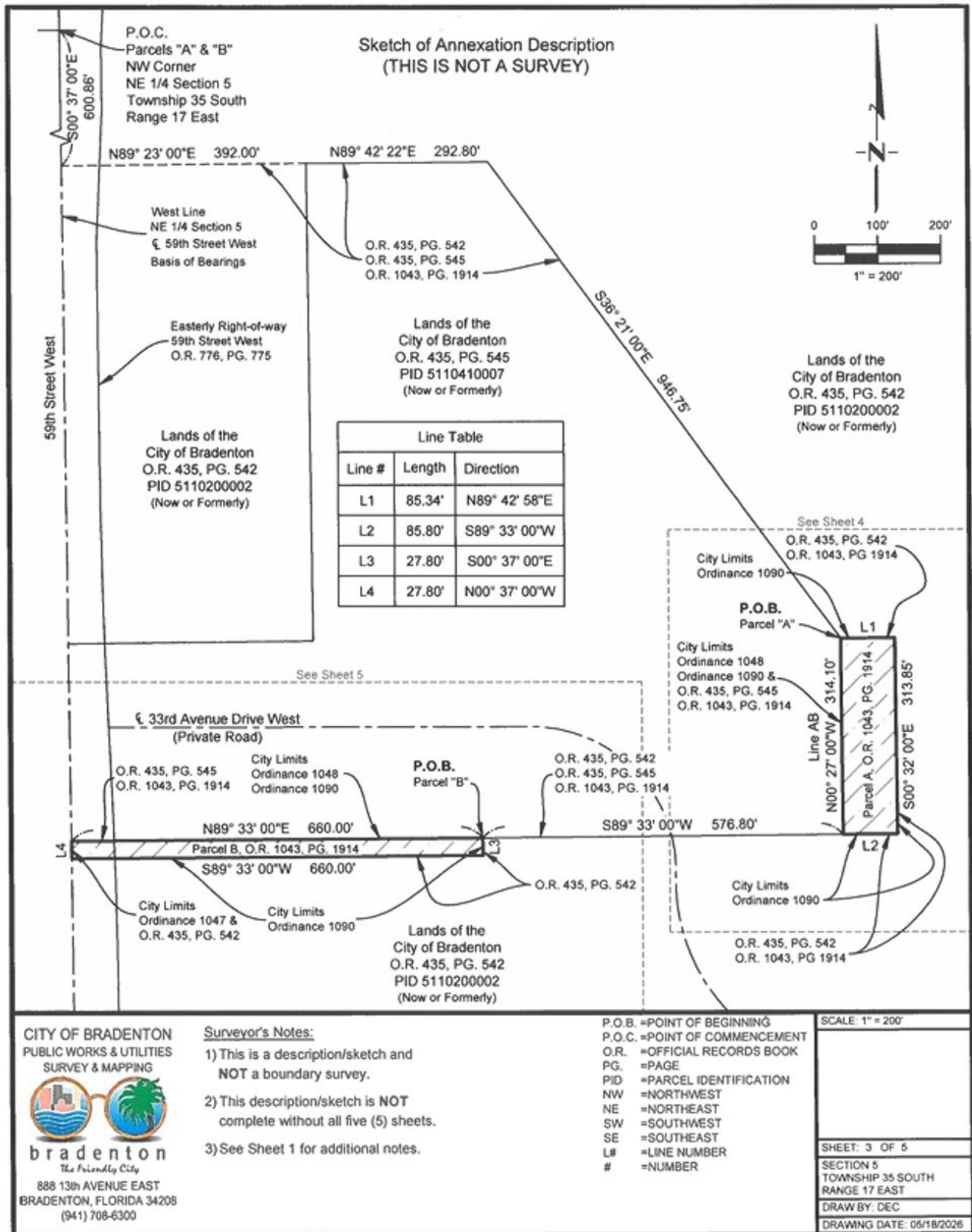
Respectfully submitted,

Brandon Wink

Brandon Wink
Planner

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

EXHIBIT A



Annexation Description
(THIS IS NOT A SURVEY)

Description:

Those parcels conveyed from City National Bank of Miami to the City of Bradenton by a fee simple deed recorded in Official Records Book 1043, Page 1914 of the Public Records of Manatee County, Florida and being more partially described as follows:

Parcel "A"

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 35 South, Range 17 East, thence S 00°37' 00" E, along the West line of said Northeast 1/4, a distance of 600.86 feet to a point on the center line of 59th Street West (60 feet wide); thence N 89°23' 00" E, a distance of 392.00 feet; thence N 89°42'22" E, a distance of 292.80 feet; thence S 36°21'00" E, a distance of 946.75 feet to the **POINT OF BEGINNING**; thence N 89°42'58" E, along a line described in Official Records Book 435, Page 542 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line, described in City of Bradenton, Florida, Ordinance 1090, adopted May 13, 1970, a distance of 85.34 feet; thence S 00°32'00" E, along a line described in the said Official Records Books and the said Municipal Corporate limit line, a distance of 313.85 feet; thence S 89°33'00" W, along a line described in the said Official Records Books and the said Municipal Corporate limit line, a distance of 85.80 feet; thence N 00°27'00" W, along a line described in Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 314.10 feet, more or less, to the **POINT OF BEGINNING**.

Containing 0.62 acres or 26,866 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 all five (5) sheets.
- 3) Bearing are based on the West line of the Northeast 1/4 of Section 5, Township 35 South, Range 17 East, being assumed as S00° 37' 00"E, and derived from Official Records Book 435, Page 542, Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914, all recorded in the Public Records of Manatee County Florida and the City of Bradenton, Florida Ordinances 1048 and 1090.
- 4) This description was created using Official Records Book 435, Page 542, Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914, all recorded in the Public Records of Manatee County Florida and the City of Bradenton Ordinances 1048 and 1090. There are several scrivener's error contained within the descriptions of each of these documents giving the appearance of a hiatus, gap or gore. These parcels are contiguous without any hiatus, gap or gore.
- 5) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.
- 6) Subject to easements, dedications and restrictions of record. No title commitment was provided to this Surveyor.
- 7) This description/sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to descriptions/sketch to accompany description.
- 8) Any additions or deletions to this description/sketch by others than the signing party without written consent of the signing party is prohibited.
- 9) Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.



Digitally signed by
David E Cronkhite, PSM
Date: 2026.05.18
10:27:46 -04'00'

05/18/2026

DAVID E. CRONKHITE, PSM
FLORIDA CERTIFICATE NO. 6078

DATE



SCALE: NONE
SHEET: 1 OF 5
SECTION 5 TOWNSHIP 35 SOUTH RANGE 17 EAST
DRAWN BY: DEC
DRAWING DATE: 05/18/2026

EXHIBIT B

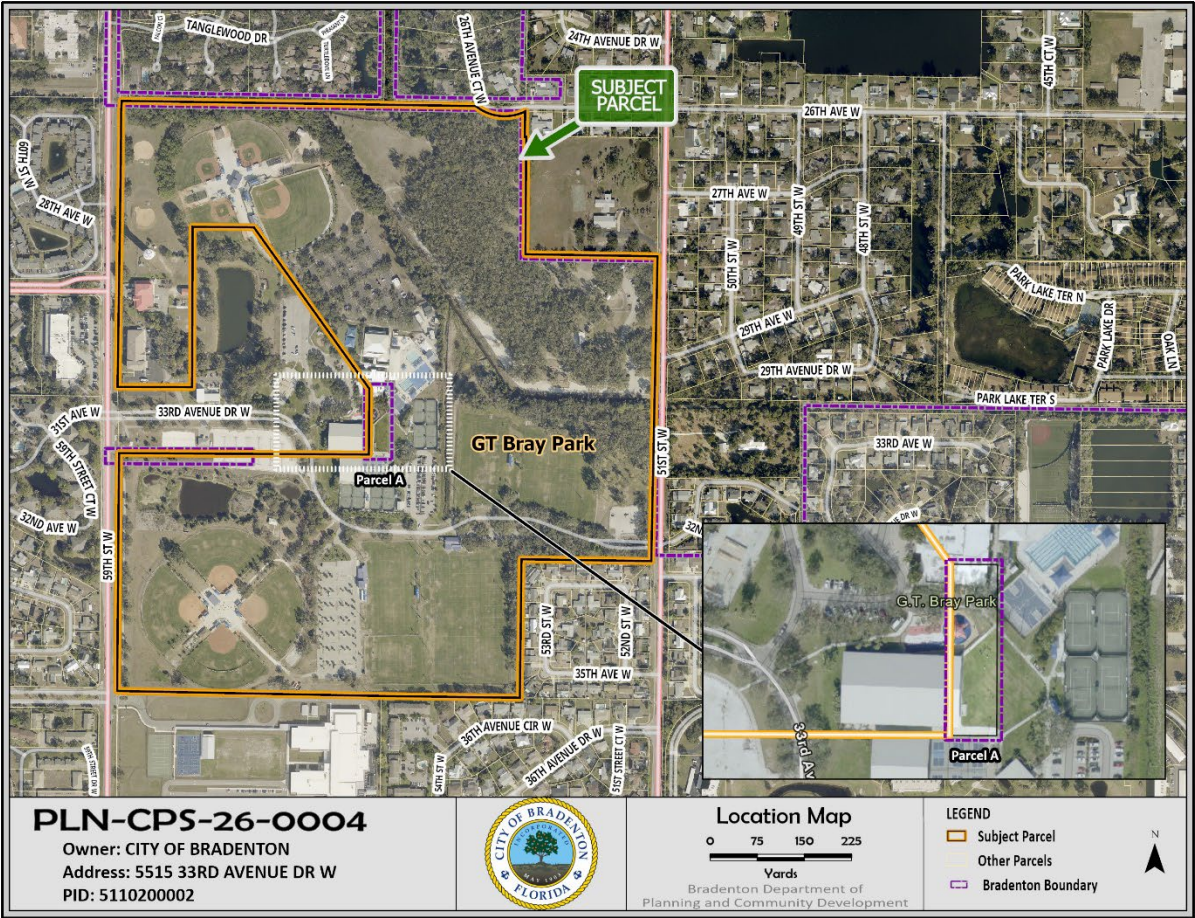


EXHIBIT C

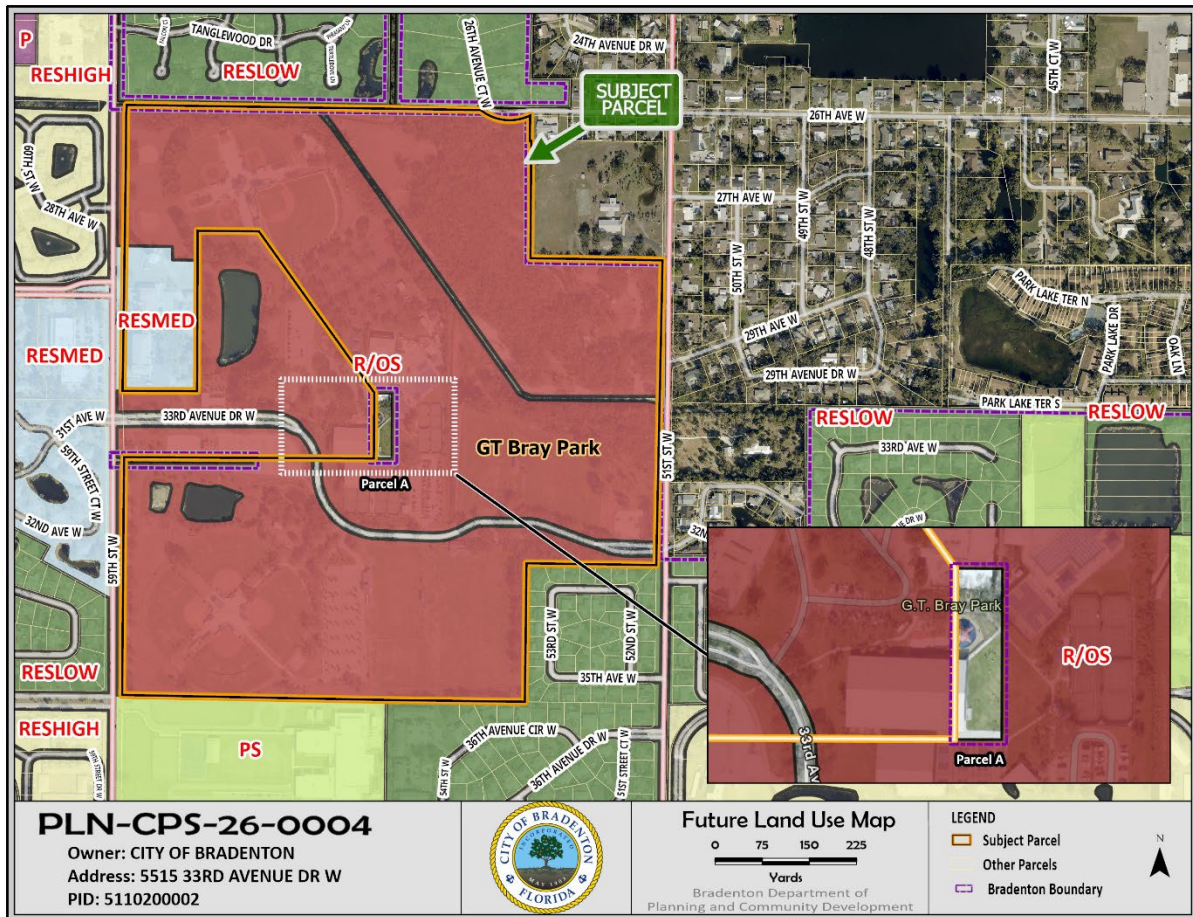
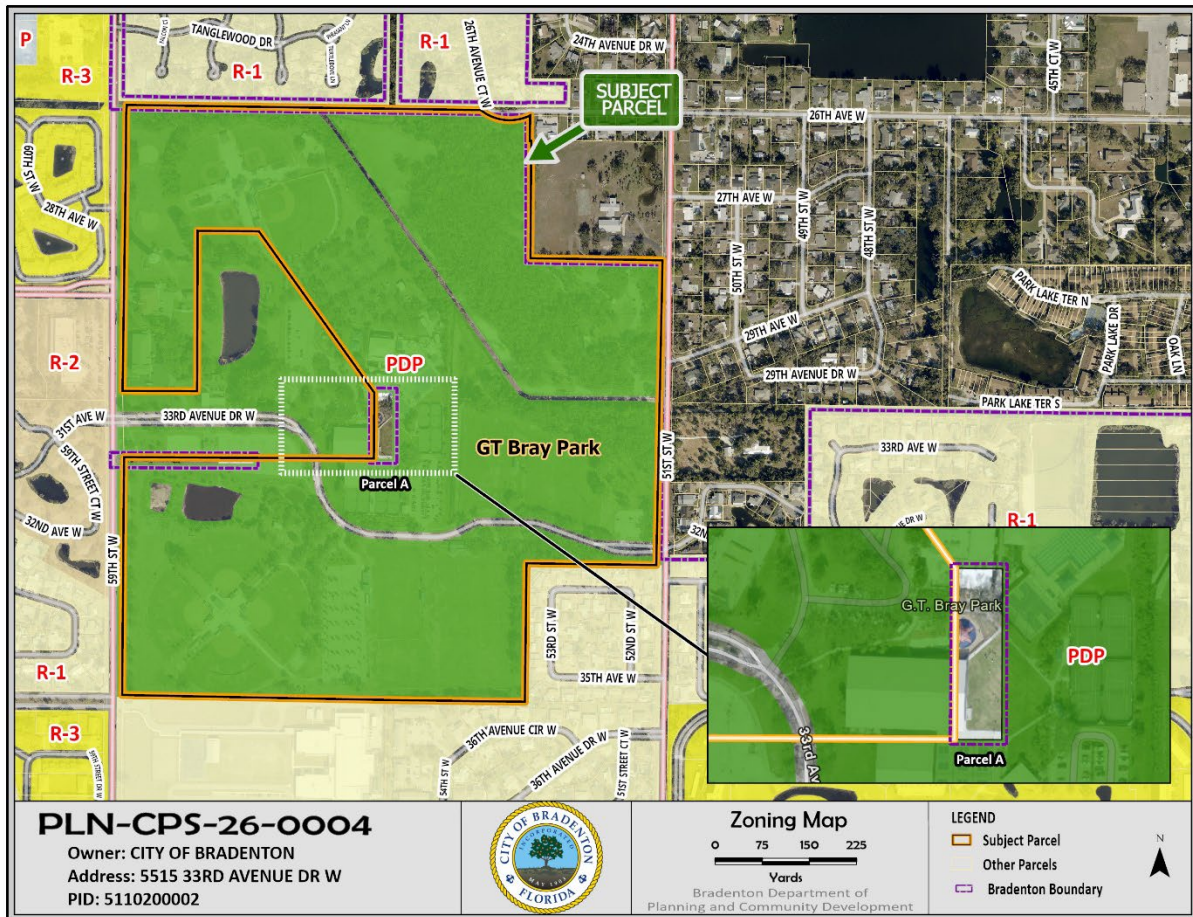


EXHIBIT D





ROB PERRY, CITY ADMINISTRATOR

City Hall | 101 Old Main Street | Bradenton, Florida 34205
 941.932.9442 | rob.perry@bradentonfl.gov
www.cityofbradenton.com

August 4, 2026

City of Bradenton City Council
 City of Bradenton Planning Commission
 City of Bradenton Planning Division
 101 Old Main Street
 Bradenton, FL 34205

RE: GT Bray Park Annexation, Comp Plan, and Zoning Atlas Map Amendments

Dear City Council, Planning Commission, and Planning staff,

City of Bradenton Administration is requesting annexation of two small parcels located within GT Bray Park that currently are in unincorporated Manatee County. The parcels (one being vacant and the other built upon) were part of a Fee Simple Deed dated January 31, 1983, between City National Bank of Miami and the City of Bradenton. The annexations will bring all city owned land within GT Bray Park into the city's jurisdiction.

Along with this request, the city is requesting the zoning of the two parcels be Planned Development Project (PDP) and that they are given a Future Land Use Classification of Recreation/Open Space (R/OS), which is consistent with the current zoning and Future Land Use Classification of GT Bray Park.

Attached to this letter is required documentation to support the requests.

Respectfully submitted,

Rob Perry
 City Administrator

#OneCityOneTeam

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

EXHIBIT "A"
Annexation Description
(THIS IS NOT A SURVEY)

Description:

Those parcels conveyed from City National Bank of Miami to the City of Bradenton by a fee simple deed recorded in Official Records Book 1043, Page 1914 of the Public Records of Manatee County, Florida and being more partially described as follows:

Parcel "A"

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 35 South, Range 17 East, thence S 00°37' 00" E, along the West line of said Northeast 1/4, a distance of 600.86 feet to a point on the center line of 59th Street West (60 feet wide); thence N 89°23' 00" E, a distance of 392.00 feet; thence N 89°42'22" E, a distance of 292.80 feet; thence S 36°21'00" E, a distance of 946.75 feet to the **POINT OF BEGINNING**; thence N 89°42'58" E, along a line described in Official Records Book 435, Page 542 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line, described in City of Bradenton, Florida, Ordinance 1090, adopted May 13, 1970, a distance of 85.34 feet; thence S 00°32'00" E, along a line described in the said Official Records Books and the said Municipal Corporate limit line, a distance of 313.85 feet; thence S 89°33'00" W, along a line described in the said Official Records Books and the said Municipal Corporate limit line, a distance of 85.80 feet; thence N 00°27'00" W, along a line described in Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 314.10 feet, more or less, to the **POINT OF BEGINNING**.

Containing 0.62 acres or 26,866 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 all five (5) sheets.
- 3) Bearing are based on the West line of the Northeast 1/4 of Section 5, Township 35 South, Range 17 East, being assumed as S00° 37' 00"E, and derived from Official Records Book 435, Page 542, Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914, all recorded in the Public Records of Manatee County Florida and the City of Bradenton, Florida Ordinances 1048 and 1090.
- 4) This description was created using Official Records Book 435, Page 542, Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914, all recorded in the Public Records of Manatee County Florida and the City of Bradenton Ordinances 1048 and 1090. There are several scrivener's error contained within the descriptions of each of these documents giving the appearance of a hiatus, gap or gore. These parcels are contiguous without any hiatus, gap or gore.
- 5) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.
- 6) Subject to easements, dedications and restrictions of record. No title commitment was provided to this Surveyor.
- 7) This description/sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to descriptions/sketch to accompany description.
- 8) Any additions or deletions to this description/sketch by others than the signing party without written consent of the signing party is prohibited.
- 9) Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

CITY OF BRADENTON
 PUBLIC WORKS & UTILITIES
 SURVEY & MAPPING



bradenton
 The Friendly City

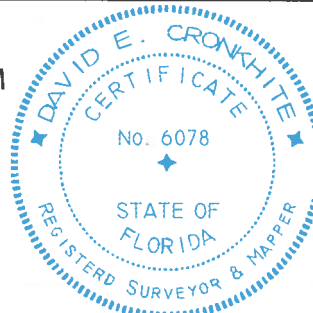
888 13th AVENUE EAST
 BRADENTON, FLORIDA 34208
 (941) 708-6300

*Digitally signed by
 David E Cronkhite, PSM
 Date: 2026.05.18
 10:27:46 -04'00'*

05/18/2026

DAVID E. CRONKHITE, PSM
 FLORIDA CERTIFICATE NO. 6078

DATE



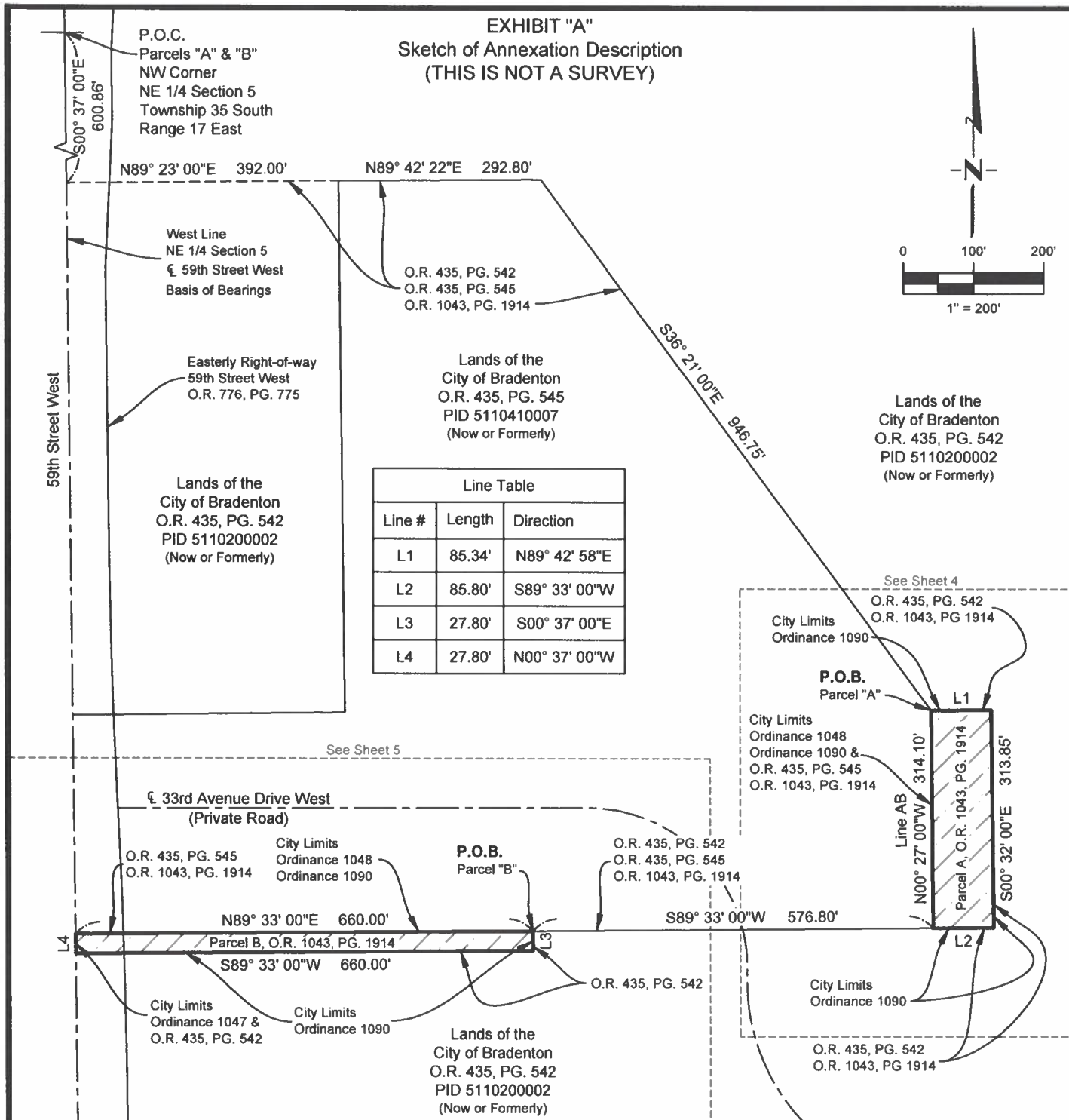
SCALE: NONE

SHEET: 1 OF 5

SECTION 5
 TOWNSHIP 35 SOUTH
 RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/18/2026



CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING



bradenton

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

Surveyor's Notes:

- 1) This is a description/sketch and **NOT** a boundary survey.
- 2) This description/sketch is **NOT** complete without all five (5) sheets.
- 3) See Sheet 1 for additional notes.

P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
L# =LINE NUMBER
=NUMBER

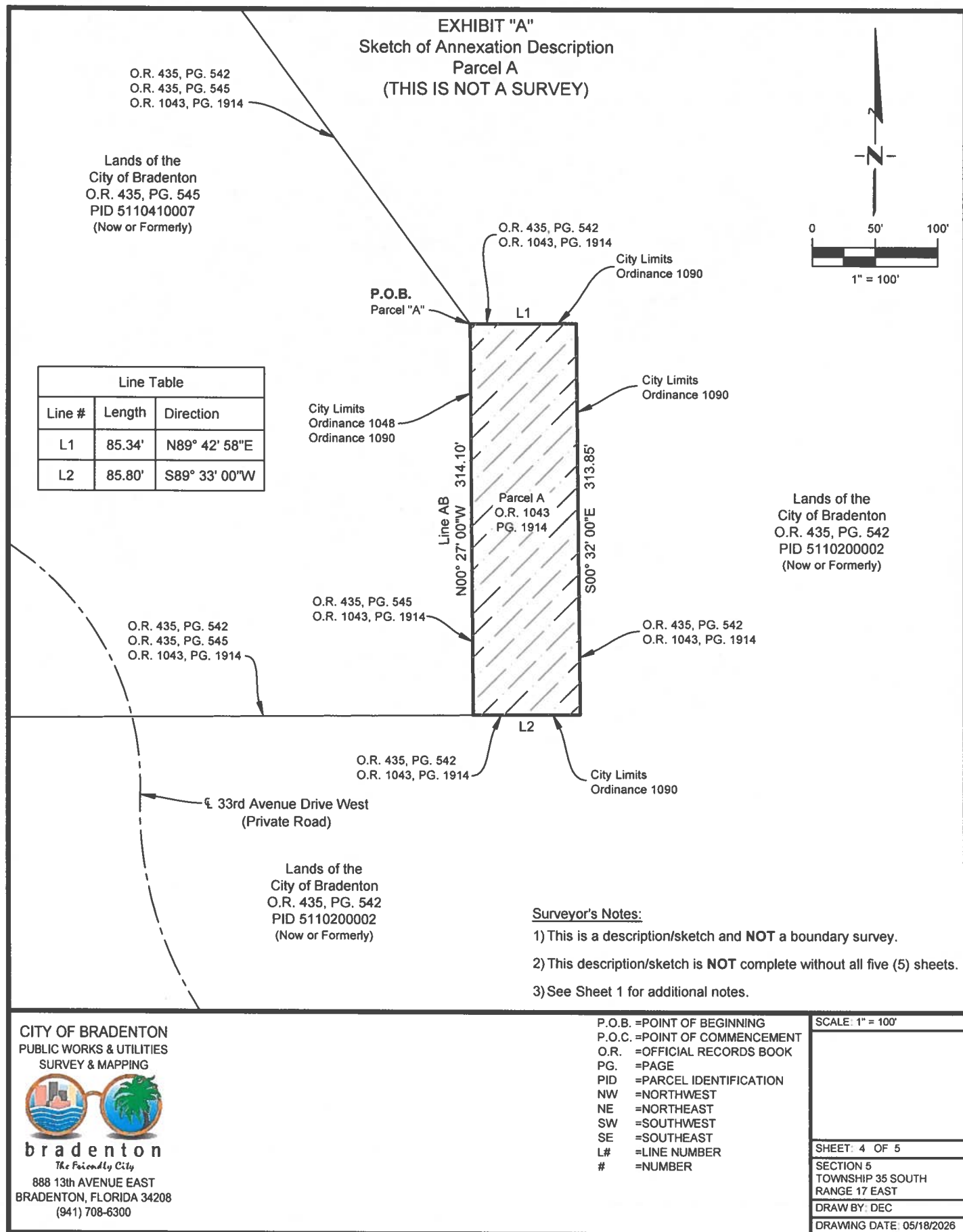
SCALE: 1" = 200'

SHEET: 3 OF 5

SECTION 5
TOWNSHIP 35 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/18/2026



FEE SIMPLE DEED

THIS INDENTURE, Made this 31st day of January, 1983, between CITY NATIONAL BANK OF MIAMI, as Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded), party of the first part, and the CITY OF BRADENTON, a municipal corporation, whose mailing address is Bradenton, Florida, party of the second part,

W I T N E S S E T H

That party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the party of the second part, its successors and assigns, that certain land lying and being in the County of Manatee and State of Florida, more particularly described as follows:

PARCEL "A"

From the NW corner of the NE $\frac{1}{4}$ of Section 5, Township 35 South, Range 17 East, run South 0°37' East along the West line of said NE $\frac{1}{4}$ a distance of 600.86 feet to a point on the center line of 59th Street West (60 feet wide), thence run North 89°23' East a distance of 392 feet to a point, thence run North 89°42'22" East 292.80 feet, thence run South 36°21'00" East 946.75 feet to a point, said point being hereinafter referred to as Point A, thence run South 0°27'00" East 314.03 feet to a point, said point being hereinafter referred to as Point B and said line last run being hereinafter referred to as the Line AB, said Point B being the Point of Beginning, run thence North 0°27'00" West 314.03 feet along the Line AB to said Point A, thence run North 89°43'58" East 85.34 feet, thence run South 0°32'00" East 313.85 feet, thence run South 89°33'00" West 85.70 feet, more or less to the Point of Beginning

PARCEL "B"

Commence at Point B referred to in the description just above, run thence South 89°33'00" West 1236.80 feet to a point on the center line of 59th Street West, said point being hereinafter referred to as Point C and the line last run being hereinafter referred to as the Line BC, said Point C being also the Point of Beginning,

Documentary Stamps in the amount of \$22.50
 have been paid this 8 day of Feb 19 83
 R. B. Shore, Clerk of the Circuit Court, Manatee County Florida
 by D. Earnest Deputy Clerk.

O. R. 1043 PG 1914

run thence South 0°37'00" East along the West line of said NE¼ a distance of 27.80 feet to a point on the center line of said 59th Street West, run thence North 89°33'00" East parallel to the Line BC a distance of 660 feet to a point, run thence North 0°37'00" West a distance of 27.80 feet, more or less, to a point on the Line BC, run thence South 89°23'00" West along the Line BC a distance of 660 feet, more or less, to the Point of Beginning.

Said two tracts just above described containing in the aggregate approximately one acre.

PARCEL "C" (1)

Any lands, if any there should be, lying between Parcel "A" and any other lands now owned of record by the City of Bradenton which virtually surround said lands.

PARCEL "C" (2)

Any lands, if any there should be, lying between Parcel "B" and any other lands now owned of record by the City of Bradenton which virtually surround said lands.

together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower, reversion, remainder and easment thereto belonging or in anywise appertaining.

SUBJECT TO THE FOLLOWING:

1. County and city taxes if any there should be.
2. Any valid and legally enforceable roads and road rights-of-way, streets, outfall ditches, drainage and irrigation canals and ditches, if any, and easements for utilities, rights-of-way, drainage and irrigation, all whether by reservation, dedication, order of taking or grant of record or whether by prescription.
3. Any matter of fact which an accurate survey or inspection of the premises will disclose.
4. Any applicable zoning, building, flood control or other rules, ordinances or regulations by any governmental agency which restrict, limit or prohibit the use of the described property or any part thereof.

TO HAVE AND TO HOLD the same in fee simple forever.

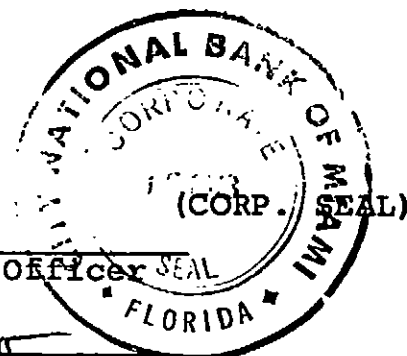
This Deed is the act and deed of CITY NATIONAL BANK OF MIAMI in its capacity as Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded), and not in its individual capacity.

IN WITNESS WHEREOF, the said CITY NATIONAL BANK OF MIAMI has caused these presents to be executed in its name by its officers thereunto duly authorized, and its corporate seal to be affixed, in its capacity as Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded), the day and year first above written.

CITY NATIONAL BANK OF MIAMI

BY: B. Kleckner
Vice President & Trust Officer

Attest: David E. Dando
Title: Notary Public



Signed, sealed and delivered in the presence of:

Beatrice Peters
Joyce W. Tucci

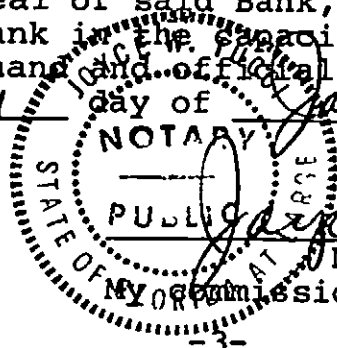
STATE OF FLORIDA
COUNTY OF DADE

As Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded)

FILED AND RECORDED
R.B. SIORE, CLERK
MANATEE CITY, FLA
883318
FEB 8 2 19 PM '83

I hereby certify that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared B. KLECKNER and DAVID E. DANDO, well known to me to be the Vice President and Trust Officer and the TRUST OFFICER, respectively of CITY NATIONAL BANK OF MIAMI, to me known and known to me to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said Bank, and the said instrument is the act and deed of said Bank in the capacity therein set forth.

WITNESS, my hand and official seal in the county and state last aforesaid this 31 day of January, 1983.



NOTARY PUBLIC

Notary Public, State of Florida at Large
My Commission Expires March 11, 1983

O.R. 1043 PG 1916



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

Facilities Report

Annexation from Manatee County to City of Bradenton

Parcels “A” & “B”

The City of Bradenton intends to annex two parcels contiguous to city property from unincorporated Manatee County into the City of Bradenton’s jurisdiction. The real property was conveyed to the City of Bradenton from City National Bank of Miami by a fee simple deed recorded in Official Records Book 1043 page 1914 of the Public Records of Manatee County, FL. The intended use of these parcels is for recreational purposes.

Parcel “A” contains 0.62 acres or 26,866 square feet, more or less and Parcel “B” contains 0.42 acres or 18,348 square feet.

- **Potable Water** – City owned potable water is available. There is a 16” ductile iron main in the area.
- **Sanitary Sewer** – City owned sanitary sewer services are available. A 24” gravity sewer is in the area.
- **Stormwater** – Parcel A currently drains a City pond to the north on the City of Bradenton Fire Station parcel and Parcel B drains into Manatee County Right of Way along 59th St W
- **Police and Fire Protection** – An interlocal agreement will allow Manatee County Sheriff’s Office and Manatee County Fire Rescue or City Police and Fire to cover the needs of the properties
- **Roadway maintenance** - Private road maintenance by primary user will continue
- **Parks and Recreation** – This is the intended use of the properties



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

The subject property is not expected to cause adverse issues to the current level of services provided to City residents.

Irvin B. Lee, P.E.

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: September 16, 2026

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **ORDINANCE 4082 - PUBLIC HEARING**
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED APPROXIMATELY 160 FEET SOUTH OF THE INTERSECTION OF 59TH STREET EAST AND 33RD AVENUE DRIVE WEST, IDENTIFIED AS PARCEL "B" IN A FEE SIMPLE DEED OF THE MANATEE COUNTY OFFICIAL RECORDS BOOK 1043, PAGE 1914, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.42 ACRES AND OWNED BY CITY OF BRADENTON, TO THE RECREATIONAL / OPEN SPACE (R/OS) FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Ordinance 4082.

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

Yes

EXPLANATION:

The City of Bradenton is pursuing a voluntary annexation of the subject property. As part of the annexation process, the property must be assigned a future land use designation (separate application) and a zoning classification under the City of

Bradenton regulations.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to recommend to City Council either approval or denial of Ordinance 4082.

ATTACHMENTS:

[Revised Ordinance 4082](#)

[Staff Report](#)

[Application Materials](#)

ORDINANCE NO. 4082

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP TO DESIGNATE CERTAIN LAND GENERALLY LOCATED APPROXIMATELY 160 FEET SOUTH OF THE INTERSECTION OF 59TH STREET EAST AND 33RD AVENUE DRIVE WEST, IDENTIFIED AS PARCEL "B" IN A FEE SIMPLE DEED OF THE MANATEE COUNTY OFFICIAL RECORDS BOOK 1043, PAGE 1914, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.42 ACRES AND OWNED BY CITY OF BRADENTON, TO THE RECREATIONAL / OPEN SPACE (R/OS) FUTURE LAND USE CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the City has adopted a Future Land Use Map in order to implement the goals, objectives, and policies of the City's Comprehensive

Plan; and

WHEREAS, the City amends such Comprehensive Plan and Future Land Use Maps from time to time, and has adopted procedures by which to amend these documents, requiring a public hearing before the Planning Commission and City Council; and

WHEREAS, the City of Bradenton is the owner of approximately 0.42 acres of real property located at 5210 33rd Avenue Drive West, Bradenton, Florida 34209 (PID#5110200002), and legally described in **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

WHEREAS, on [REDACTED], 2026, the City Council of the City of Bradenton passed and adopted Ordinance No. 4081, annexing the Property (Parcel B) into the municipal boundaries of the City of Bradenton; and

WHEREAS, the City of Bradenton, submitted a Future Land Use Map amendment application to designate the Property, consisting of approximately 0.42 acres, as Recreational / Open Space (R/OS) (the "Amendment"); and

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

WHEREAS, the City of Bradenton's LPA held a public hearing on September 16, 2026, to consider the proposed Amendment; and

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

WHEREAS, the City Council held a public hearing October 14, 2026, to consider the proposed Amendment; and

WHEREAS, based on the matters of record received by the City Council at the required public hearing held on October 14, 2026, after proper notice, including comments received from applicable reviewing agencies, and finding the proposed Amendment meets the requirements of Chapter 163, Florida Statutes, and is consistent with the goals, objectives and policies of the City's Comprehensive Plan, the City Council, in the exercise of its home rule and statutory authority, has determined it

necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment to the Comprehensive Plan.

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

- 1. The recitals set forth above are true and correct and are hereby adopted as findings by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Comprehensive Plan should be amended as described in Sections 2 below.
- 2. The Future Land Use Map of the City of Bradenton is hereby amended, classifying the Property as Recreational / Open Space (R/OS).
- 3. The applicability and effect of the City of Bradenton Comprehensive Plan shall be as provided by the Chapter 163, Florida Statutes, and this Ordinance. Except to the extent amended hereby, the Comprehensive Plan is hereby ratified, confirmed and remains in full force and effect.
- 4. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.
- 5. This Ordinance adopting the Amendment shall become effective as provided by Florida law.

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING, THIS 18th DAY OF NOVEMBER, 2026.

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

ATTEST:

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

APPROVED AS TO FORM:

Scott Rudacille
CITY ATTORNEY

Planning Commission
City Council 1st Reading
City Council 2nd Reading and Public Hearing

September 16, 2026
October 14, 2026

Local Planning Agency ad published
City Council hearing ad published

EXHIBIT A

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
September 16th, 2026

Staff Report

Case Number: PLN-CPS-26-0005 – ORD 4082
Applicant: City of Bradenton
Owner: City of Bradenton
Address: 5210 33rd Avenue Drive West
Parcel ID No: 5110200002
Current Zoning: Bradenton PDP
Future Land Use: Bradenton Recreational / Open Space
Flood Zone: AE and X

Surrounding Property - Zoning and Future Land Use:

Current Zoning:

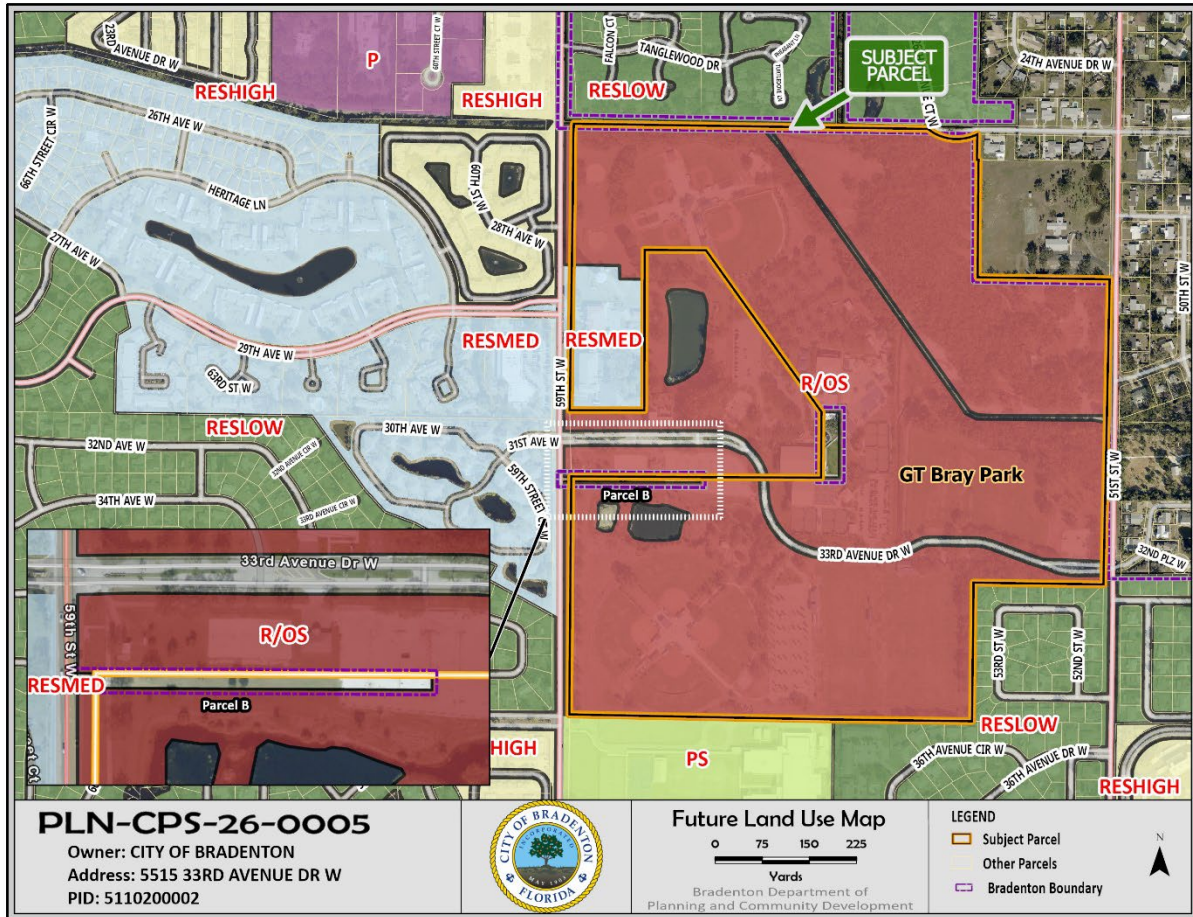
North: City of Bradenton - PDP
South: City of Bradenton - PDP
East: City of Bradenton - PDP
West: City of Bradenton - PDP

Future Land Use:

North: City of Bradenton – Recreational / Open Space
South: City of Bradenton – Recreational / Open Space
East: City of Bradenton - Recreational / Open Space
West: City of Bradenton - Recreational / Open Space

SUMMARY OF REQUEST

The City of Bradenton is pursuing an annexation of the subject property, henceforth “Parcel B”. As part of the annexation process, the property must be assigned a future land use designation and a zoning classification under the City of Bradenton regulations. The map below shows the area of the request along with surrounding Future Land Use designations for the parcel located East of 59th Street West and approximately 160 feet South of the intersection of 59th Street East and 33rd Avenue Drive West, containing 0.42 acres of total land.



Recreational/Open Space (*Proposed Future Land Use Classification*):

The Comprehensive Plan describes the Recreational/Open Space Future Land Use category as a designation for:

Parks and designated open areas. Maximum floor area ratio: N/A.

Recreational / Open Space (R/OS) is the future land use designation along GT Bray park, which Parcel "A" abuts in City of Bradenton jurisdiction.

ANALYSIS

This application was submitted with a concurrent application to designate the property with the Planned Development District zoning classification.

Respectfully submitted,

Brandon Wink

Brandon Wink
Planner

EXHIBIT A: Legal Description and Survey

EXHIBIT B: Location Map

EXHIBIT C: Future Land Use Map (Current)

EXHIBIT D: Zoning Map

EXHIBIT A

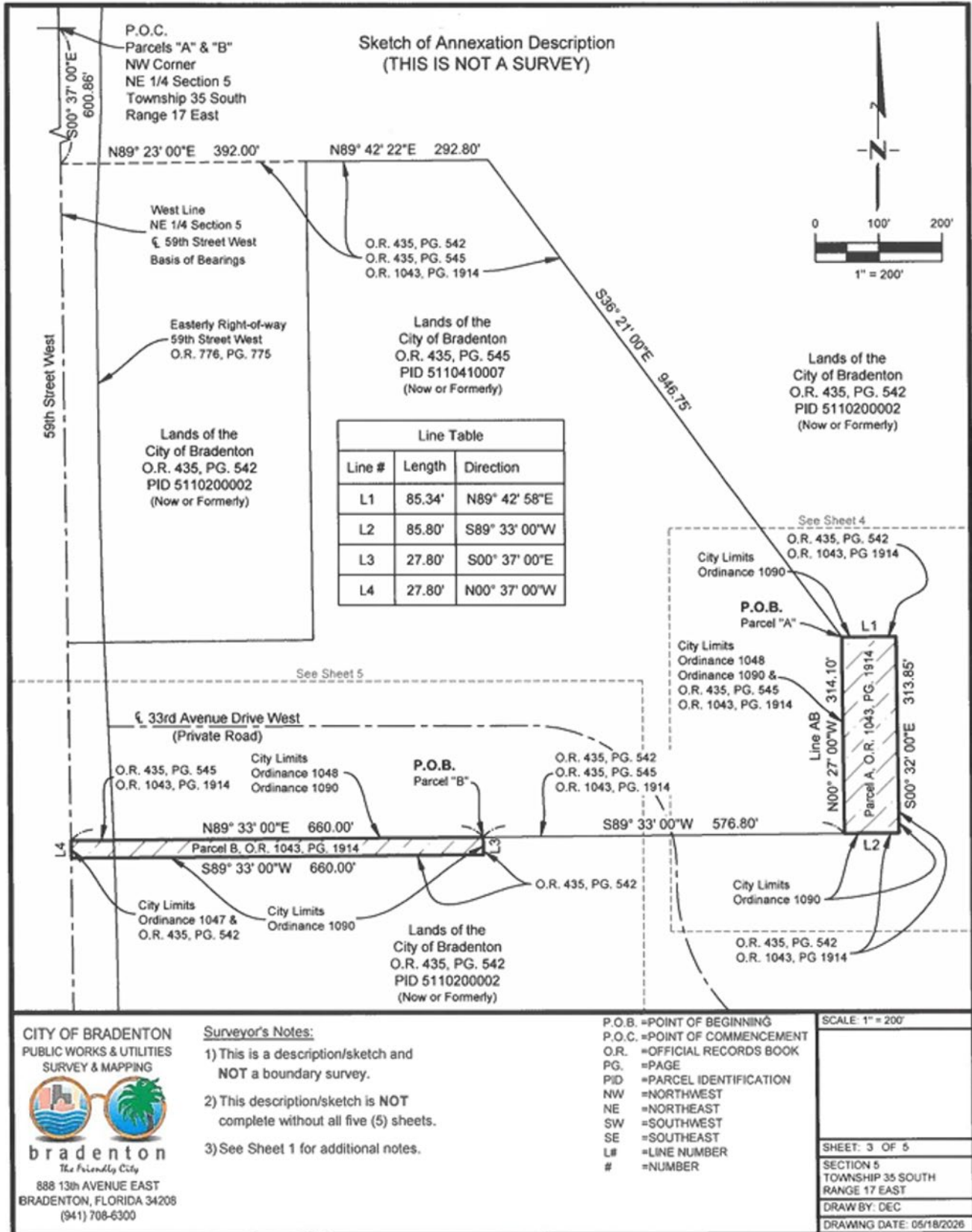


EXHIBIT "A"
Annexation Description
(THIS IS NOT A SURVEY)

Parcel "B"

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 35 South, Range 17 East, thence S 00°37' 00" E, along the West line of said Northeast 1/4, a distance of 600.86 feet to a point on the center line of 59th Street West (60 feet wide); thence N 89°23' 00" E, a distance of 392.00 feet; thence N 89°42'22" E, a distance of 292.80 feet; thence S 36°21'00" E, a distance of 946.75 feet; thence S 00°27'00" E, along the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 314.10 feet; thence S 89°33'00" W, along the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 576.80 feet the **POINT OF BEGINNING**; thence S 00°37'00" E, along a line described in Official Records Book 435, Page 542 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1090, adopted May 13, 1970, a distance of 27.80 feet; thence S 89°33'00" W, along a line described in the said Official Records Books and the said Municipal Corporate limit line, a distance of 660.00 feet to a point on the center line of 59th Street West, thence N 00°37'00" W, along the center line of 59th Street West, also being the West line of said Northeast 1/4, a line described in the said Official Records Books and the City of Bradenton, Florida, Municipal Corporate limit line described in City of Bradenton, Florida, Ordinance 1047, adopted November 13, 1968, a distance of 27.80 feet to a point on the centerline of said 59th Street West; thence N 89°33'00" E, along a line described in Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line, described in City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 660.00 feet; to the **POINT OF BEGINNING**.

Containing 0.42 acres or 18,348 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 all five (5) sheets.
- 3) See Sheet 1 for additional notes.

CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING



bradenton
The Friendly City
888 13th AVENUE EAST
BRADENTON, FLORIDA 34208
(941) 709-6300

SCALE: NONE

SHEET: 2 OF 5

SECTION 5
TOWNSHIP 35 SOUTH
RANGE 17 EAST

DRAWN BY: DEC

DRAWING DATE: 05/18/2020

EXHIBIT B

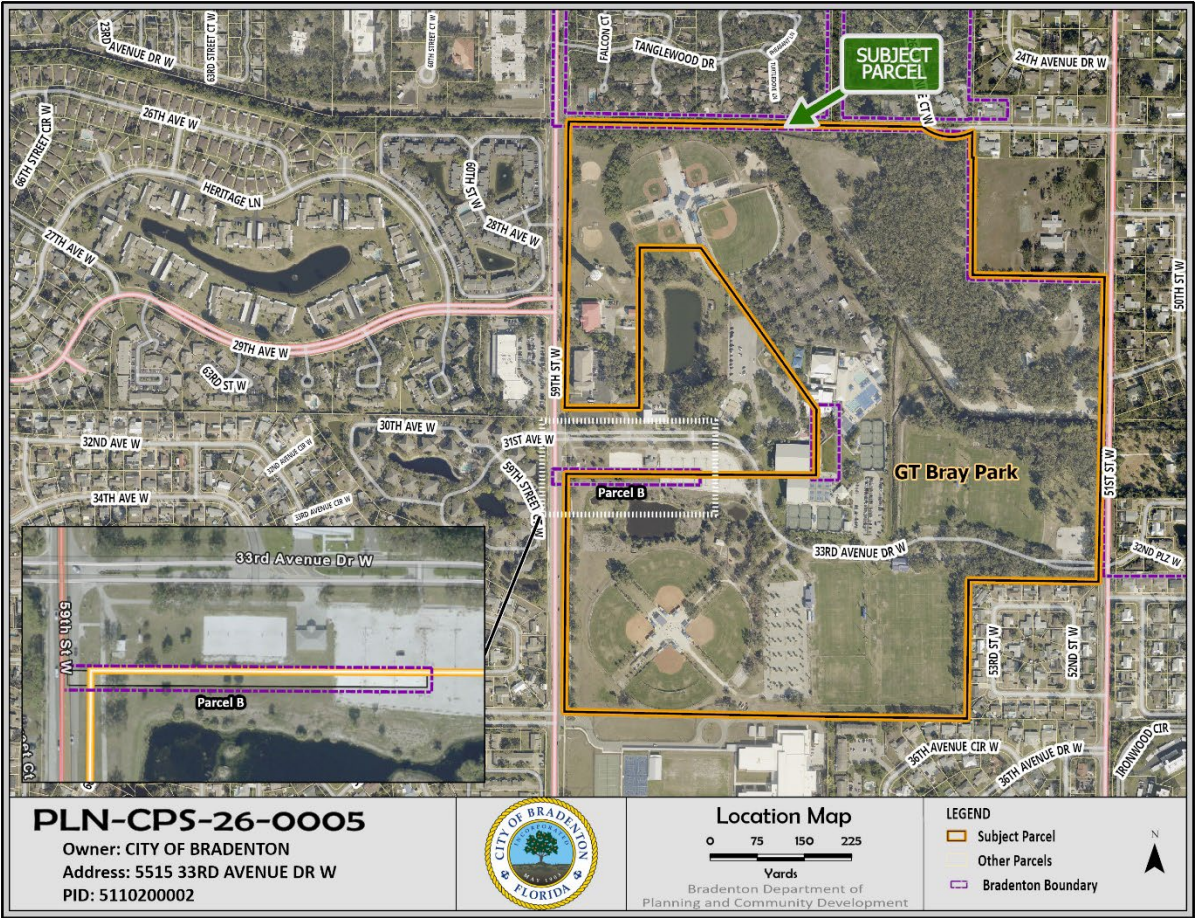


EXHIBIT C

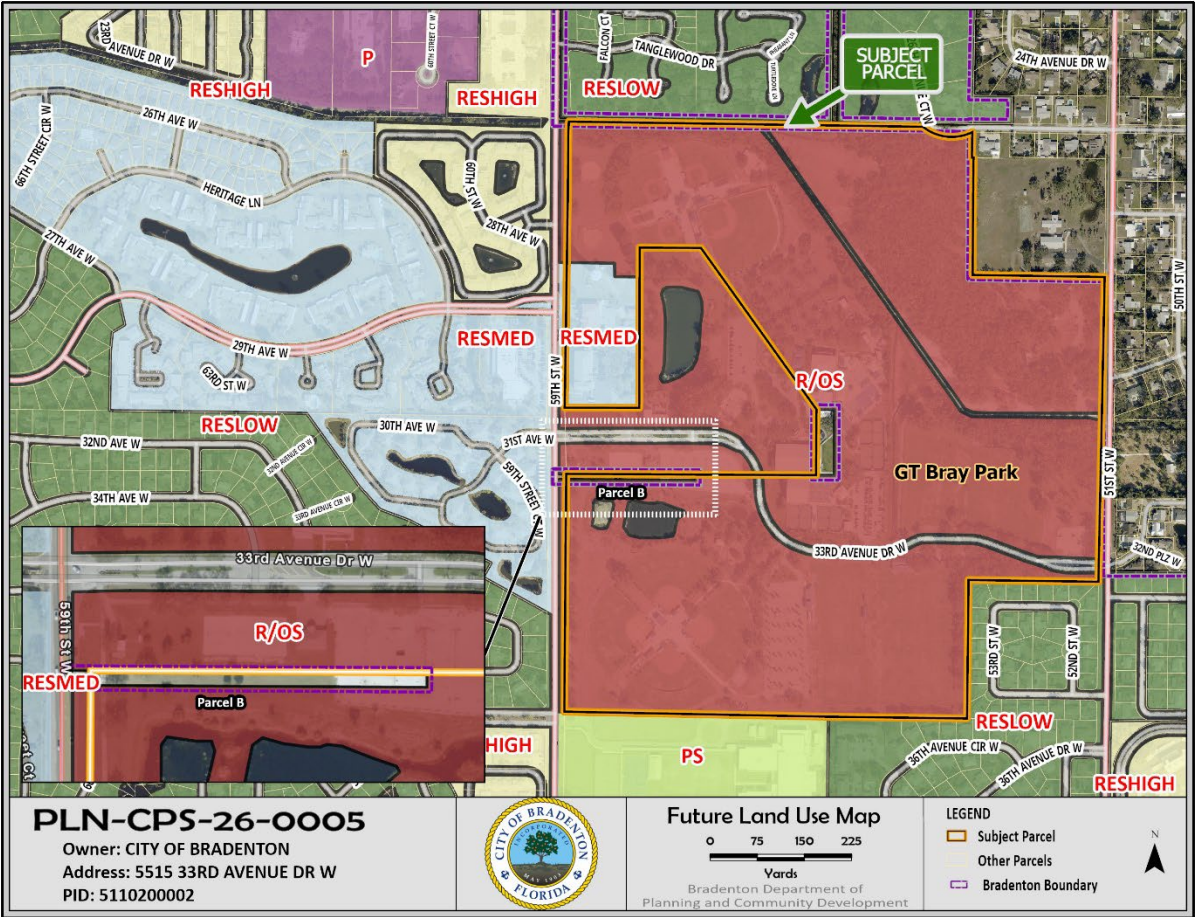
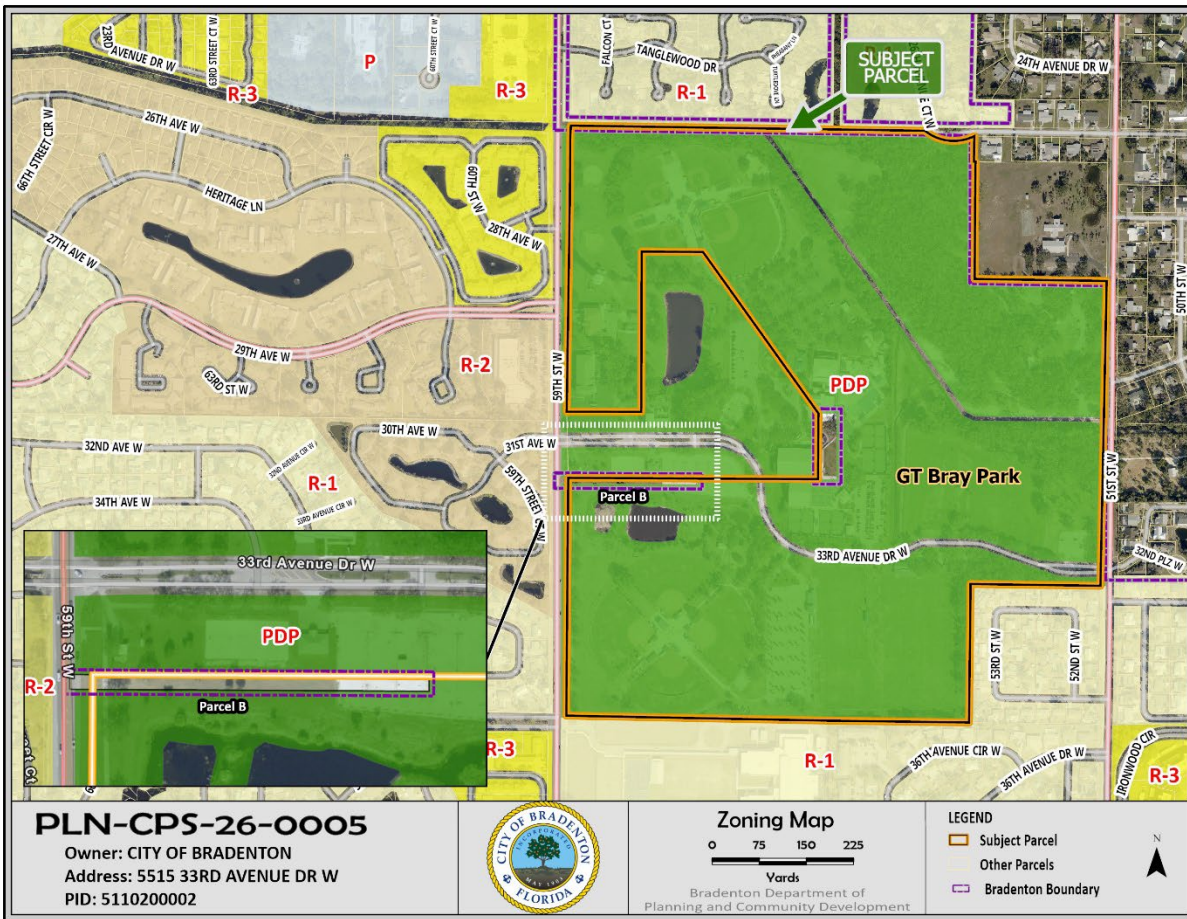


EXHIBIT D





ROB PERRY, CITY ADMINISTRATOR

City Hall | 101 Old Main Street | Bradenton, Florida 34205
 941.932.9442 | rob.perry@bradentonfl.gov
www.cityofbradenton.com

August 4, 2026

City of Bradenton City Council
 City of Bradenton Planning Commission
 City of Bradenton Planning Division
 101 Old Main Street
 Bradenton, FL 34205

RE: GT Bray Park Annexation, Comp Plan, and Zoning Atlas Map Amendments

Dear City Council, Planning Commission, and Planning staff,

City of Bradenton Administration is requesting annexation of two small parcels located within GT Bray Park that currently are in unincorporated Manatee County. The parcels (one being vacant and the other built upon) were part of a Fee Simple Deed dated January 31, 1983, between City National Bank of Miami and the City of Bradenton. The annexations will bring all city owned land within GT Bray Park into the city's jurisdiction.

Along with this request, the city is requesting the zoning of the two parcels be Planned Development Project (PDP) and that they are given a Future Land Use Classification of Recreation/Open Space (R/OS), which is consistent with the current zoning and Future Land Use Classification of GT Bray Park.

Attached to this letter is required documentation to support the requests.

Respectfully submitted,

Rob Perry
 City Administrator

#OneCityOneTeam

Gene Brown Mayor	Jayne Kocher Ward 1	Marianne Barnebey Ward 2	Kemp Schuessler Ward 3	Lisa Gonzalez Moore Ward 4	Pam Coachman Ward 5
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EXHIBIT "A"
Annexation Description
(THIS IS NOT A SURVEY)

Parcel "B"

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 35 South, Range 17 East, thence S 00°37' 00" E, along the West line of said Northeast 1/4, a distance of 600.86 feet to a point on the center line of 59th Street West (60 feet wide); thence N 89°23' 00" E, a distance of 392.00 feet; thence N 89°42'22" E, a distance of 292.80 feet; thence S 36°21'00" E, a distance of 946.75 feet; thence S 00°27'00" E, along the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 314.10 feet; thence S 89°33'00" W, along the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 576.80 feet the **POINT OF BEGINNING**; thence S 00°37'00" E, along a line described in Official Records Book 435, Page 542 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1090, adopted May 13, 1970, a distance of 27.80 feet; thence S 89°33'00" W, along a line described in the said Official Records Books and the said Municipal Corporate limit line, a distance of 660.00 feet to a point on the center line of 59th Street West, thence N 00°37'00" W, along the center line of 59th Street West, also being the West line of said Northeast 1/4, a line described in the said Official Records Books and the City of Bradenton, Florida, Municipal Corporate limit line described in City of Bradenton, Florida, Ordinance 1047, adopted November 13, 1968, a distance of 27.80 feet to a point on the centerline of said 59th Street West; thence N 89°33'00" E, along a line described in Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line, described in City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 660.00 feet; to the **POINT OF BEGINNING**.

Containing 0.42 acres or 18,348 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 all five (5) sheets.
- 3) See Sheet 1 for additional notes.

CITY OF BRADENTON
 PUBLIC WORKS & UTILITIES
 SURVEY & MAPPING



bradenton
The Friendly City

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

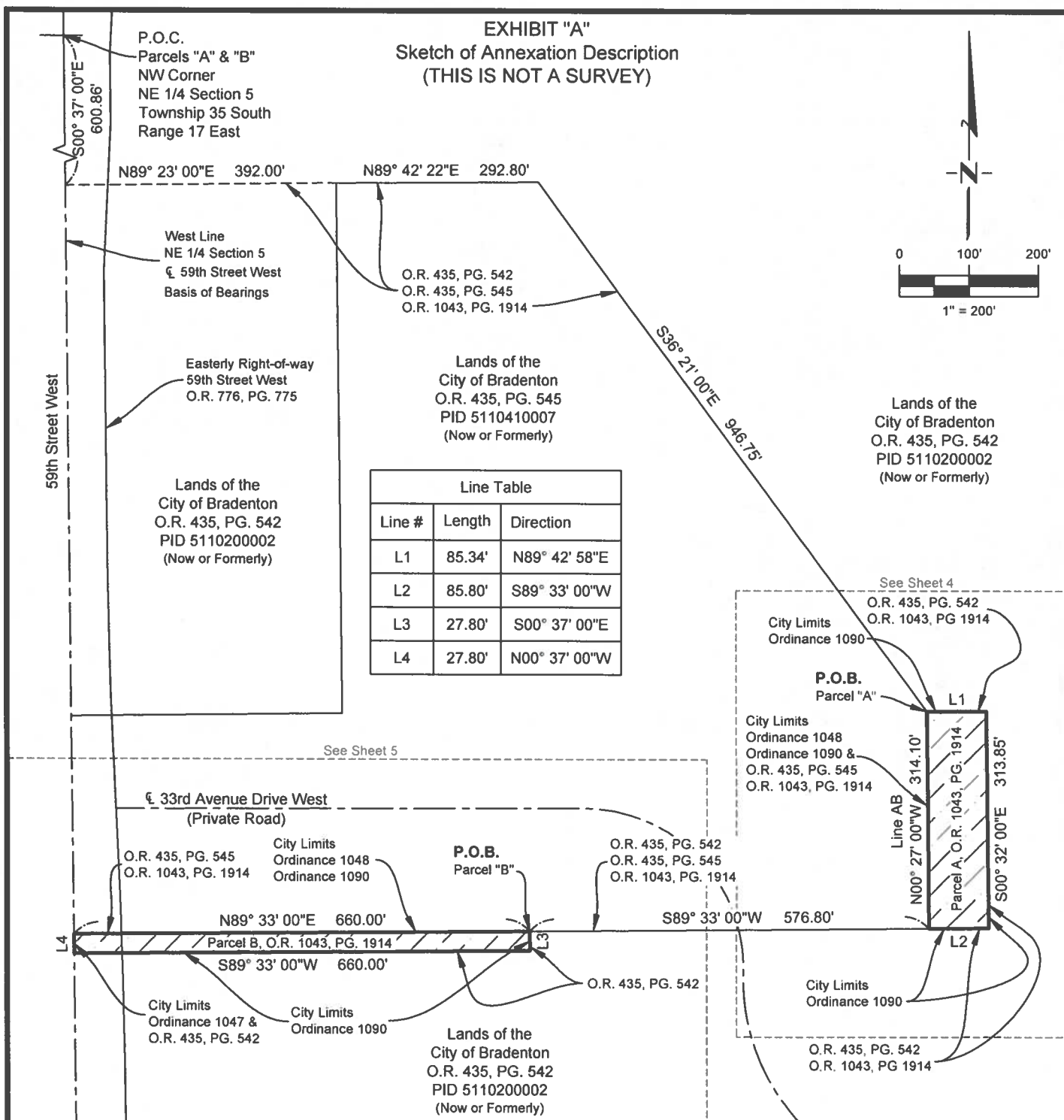
SCALE: NONE

SHEET: 2 OF 5

SECTION 5
 TOWNSHIP 35 SOUTH
 RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/18/2026



**CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING**



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Surveyor's Notes:

- 1) This is a description/sketch and **NOT** a boundary survey.
- 2) This description/sketch is **NOT** complete without all five (5) sheets.
- 3) See Sheet 1 for additional notes.

P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
L# =LINE NUMBER
=NUMBER

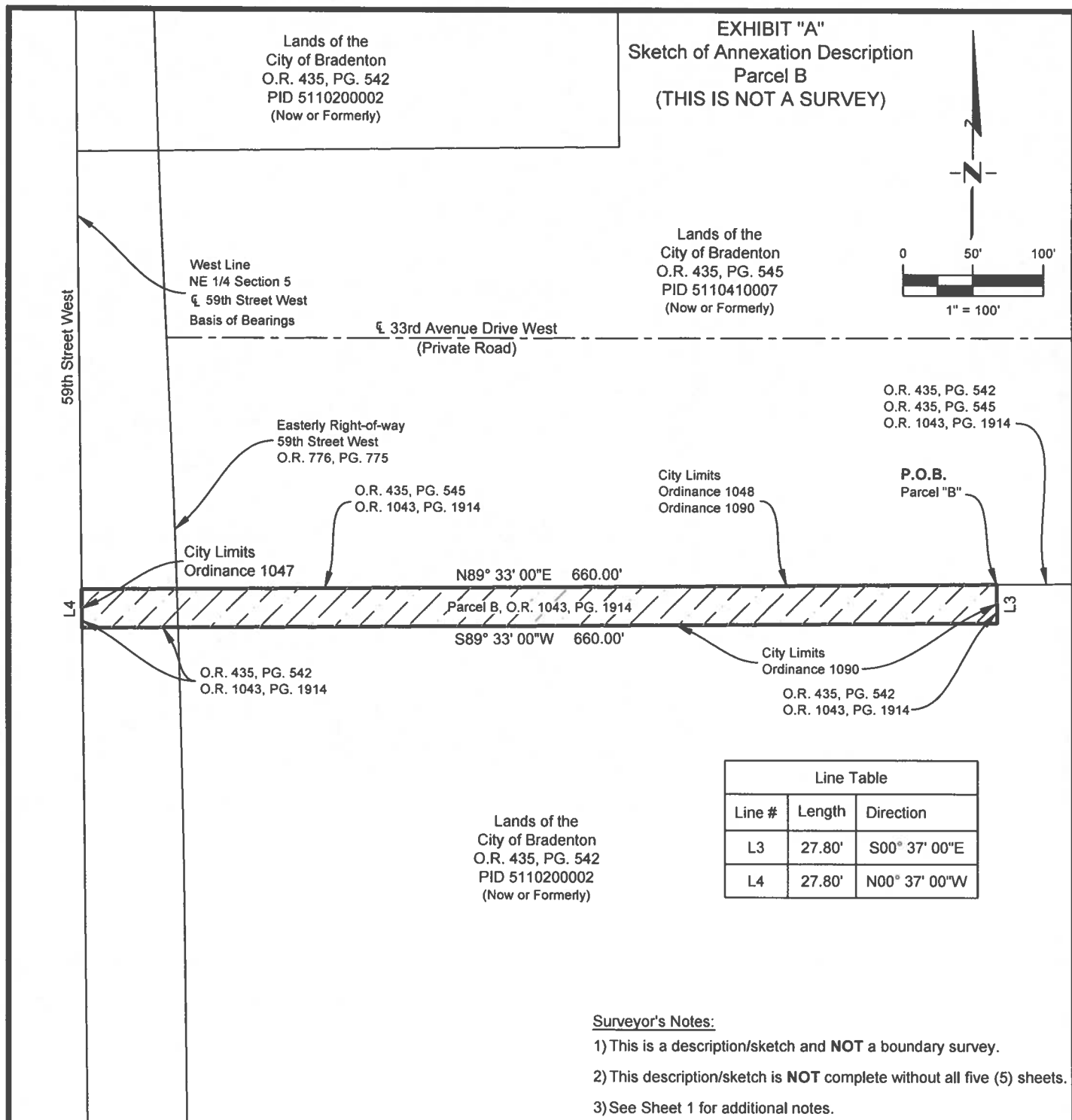
SCALE: 1" = 200'

SHEET: 3 OF 5

SECTION 5
TOWNSHIP 35 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/18/2026



CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING



bradenton
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888 13th AVENUE EAST
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P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
PID = PARCEL IDENTIFICATION
NW = NORTHWEST
NE = NORTHEAST
SW = SOUTHWEST
SE = SOUTHEAST
L# = LINE NUMBER
= NUMBER

SCALE: 1" = 100'

SHEET: 5 OF 5

SECTION 5
TOWNSHIP 35 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/18/2026

FEE SIMPLE DEED

THIS INDENTURE, Made this 31st day of January, 1983, between CITY NATIONAL BANK OF MIAMI, as Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded), party of the first part, and the CITY OF BRADENTON, a municipal corporation, whose mailing address is Bradenton, Florida, party of the second part,

W I T N E S S E T H

That party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the party of the second part, its successors and assigns, that certain land lying and being in the County of Manatee and State of Florida, more particularly described as follows:

PARCEL "A"

From the NW corner of the NE $\frac{1}{4}$ of Section 5, Township 35 South, Range 17 East, run South 0°37' East along the West line of said NE $\frac{1}{4}$ a distance of 600.86 feet to a point on the center line of 59th Street West (60 feet wide), thence run North 89°23' East a distance of 392 feet to a point, thence run North 89°42'22" East 292.80 feet, thence run South 36°21'00" East 946.75 feet to a point, said point being hereinafter referred to as Point A, thence run South 0°27'00" East 314.03 feet to a point, said point being hereinafter referred to as Point B and said line last run being hereinafter referred to as the Line AB, said Point B being the Point of Beginning, run thence North 0°27'00" West 314.03 feet along the Line AB to said Point A, thence run North 89°43'58" East 85.34 feet, thence run South 0°32'00" East 313.85 feet, thence run South 89°33'00" West 85.70 feet, more or less to the Point of Beginning

PARCEL "B"

Commence at Point B referred to in the description just above, run thence South 89°33'00" West 1236.80 feet to a point on the center line of 59th Street West, said point being hereinafter referred to as Point C and the line last run being hereinafter referred to as the Line BC, said Point C being also the Point of Beginning,

Documentary Stamps in the amount of \$22.50
 have been paid this 8 day of Feb 19 83
 R. B. Shore, Clerk of the Circuit Court, Manatee County Florida
 by D. Earnest Deputy Clerk.

O. R. 1043 PG 1914

run thence South 0°37'00" East along the West line of said NE¼ a distance of 27.80 feet to a point on the center line of said 59th Street West, run thence North 89°33'00" East parallel to the Line BC a distance of 660 feet to a point, run thence North 0°37'00" West a distance of 27.80 feet, more or less, to a point on the Line BC, run thence South 89°23'00" West along the Line BC a distance of 660 feet, more or less, to the Point of Beginning.

Said two tracts just above described containing in the aggregate approximately one acre.

PARCEL "C" (1)

Any lands, if any there should be, lying between Parcel "A" and any other lands now owned of record by the City of Bradenton which virtually surround said lands.

PARCEL "C" (2)

Any lands, if any there should be, lying between Parcel "B" and any other lands now owned of record by the City of Bradenton which virtually surround said lands.

together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower, reversion, remainder and easment thereto belonging or in anywise appertaining.

SUBJECT TO THE FOLLOWING:

1. County and city taxes if any there should be.
2. Any valid and legally enforceable roads and road rights-of-way, streets, outfall ditches, drainage and irrigation canals and ditches, if any, and easements for utilities, rights-of-way, drainage and irrigation, all whether by reservation, dedication, order of taking or grant of record or whether by prescription.
3. Any matter of fact which an accurate survey or inspection of the premises will disclose.
4. Any applicable zoning, building, flood control or other rules, ordinances or regulations by any governmental agency which restrict, limit or prohibit the use of the described property or any part thereof.

TO HAVE AND TO HOLD the same in fee simple forever.

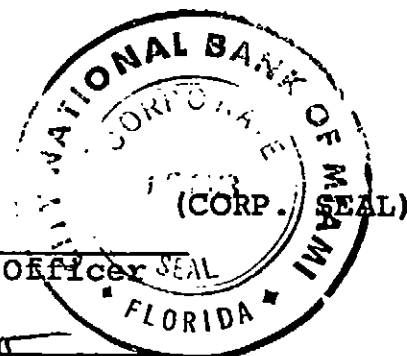
This Deed is the act and deed of CITY NATIONAL BANK OF MIAMI in its capacity as Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded), and not in its individual capacity.

IN WITNESS WHEREOF, the said CITY NATIONAL BANK OF MIAMI has caused these presents to be executed in its name by its officers thereunto duly authorized, and its corporate seal to be affixed, in its capacity as Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded), the day and year first above written.

CITY NATIONAL BANK OF MIAMI

BY: B. Kleckner
Vice President & Trust Officer

Attest: David E. Dando
Title: Notary Public



Signed, sealed and delivered in the presence of:

Beatrice Peters
Joyce W. Tucci

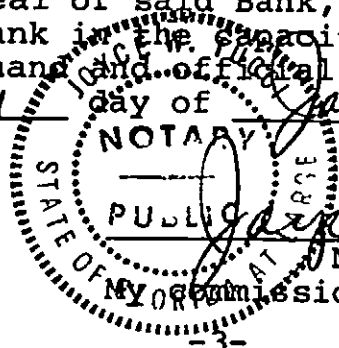
STATE OF FLORIDA
COUNTY OF DADE

As Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded)

FILED AND RECORDED
R.B. SIORE, CLERK
MANATEE COUNTY, FLA
883318
FEB 8 2 19 PM '83

I hereby certify that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared B. KLECKNER and DAVID E. DANDO, well known to me to be the Vice President and Trust Officer and the TRUST OFFICER, respectively of CITY NATIONAL BANK OF MIAMI, to me known and known to me to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said Bank, and the said instrument is the act and deed of said Bank in the capacity therein set forth.

WITNESS, my hand and official seal in the county and state last aforesaid this 31 day of January, 1983.



NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires March 11, 1983

O.R. 1043 PG 1916



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

Facilities Report

Annexation from Manatee County to City of Bradenton

Parcels “A” & “B”

The City of Bradenton intends to annex two parcels contiguous to city property from unincorporated Manatee County into the City of Bradenton’s jurisdiction. The real property was conveyed to the City of Bradenton from City National Bank of Miami by a fee simple deed recorded in Official Records Book 1043 page 1914 of the Public Records of Manatee County, FL. The intended use of these parcels is for recreational purposes.

Parcel “A” contains 0.62 acres or 26,866 square feet, more or less and Parcel “B” contains 0.42 acres or 18,348 square feet.

- **Potable Water** – City owned potable water is available. There is a 16” ductile iron main in the area.
- **Sanitary Sewer** – City owned sanitary sewer services are available. A 24” gravity sewer is in the area.
- **Stormwater** – Parcel A currently drains a City pond to the north on the City of Bradenton Fire Station parcel and Parcel B drains into Manatee County Right of Way along 59th St W
- **Police and Fire Protection** – An interlocal agreement will allow Manatee County Sheriff’s Office and Manatee County Fire Rescue or City Police and Fire to cover the needs of the properties
- **Roadway maintenance** - Private road maintenance by primary user will continue
- **Parks and Recreation** – This is the intended use of the properties



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

The subject property is not expected to cause adverse issues to the current level of services provided to City residents.

Irvin B. Lee, P.E.

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: September 16, 2026

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: ORDINANCE 4070 - PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON,
FLORIDA, AMENDING THE CITY OF BRADENTON
COMPREHENSIVE PLAN FUTURE LAND USE MAP TO
DESIGNATE CERTAIN LAND GENERALLY LOCATED
APPROXIMATELY 1,200 FEET EAST OF THE
INTERSECTION OF 59TH ST WEST AND 33RD AVENUE
DRIVE WEST, IDENTIFIED AS PARCEL "A" IN A FEE
SIMPLE DEED OF THE MANATEE COUNTY OFFICIAL
RECORDS BOOK 1043, PAGE 1914, AND MORE
PARTICULARLY DESCRIBED HEREIN, CONTAINING
APPROXIMATELY 0.62 ACRES AND OWNED BY CITY OF
BRADENTON, TO THE RECREATIONAL / OPEN SPACE
(R/OS) FUTURE LAND USE CATEGORY; PROVIDING
FOR APPLICABILITY; PROVIDING FOR SEVERABILITY;
AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval
or denial of Ordinance 4070.

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

Yes

EXPLANATION:

The City of Bradenton is pursuing a voluntary annexation of the subject property. As part of the annexation process, the property must be assigned a zoning classification designation (separate application) and a land use designation under the City of Bradenton regulations.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to recommend to City Council either approval or denial of Ordinance 4070.

ATTACHMENTS:

[Ordinance 4070](#)

[Staff Report](#)

[Application Materials](#)

ORDINANCE NO. 4070

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON ZONING ATLAS; TO DESIGNATE CERTAIN LAND GENERALLY LOCATED APPROXIMATELY 1,200 FEET EAST OF THE INTERSECTION OF 59TH STREET WEST AND 33RD AVENUE DRIVE WEST, IDENTIFIED AS PARCEL "A" IN A FEE SIMPLE DEED OF THE MANATEE COUNTY OFFICIAL RECORDS BOOK 1043, PAGE 1914, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING 0.62 ACRES TOTAL AND OWNED BY THE CITY OF BRADENTON, UNDER THE PLANNED DEVELOPMENT PROJECT ZONING CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the City has adopted land use regulations and a land use atlas ("Zoning Atlas") in order to implement the goals, objectives, and policies of the City's Comprehensive Plan; and

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

WHEREAS, the City of Bradenton is the owner of approximately 0.62 acres of real property located at 5210 33rd Avenue Drive West, Bradenton, Florida 34209 (PID#5110200002), and legally described in **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

WHEREAS, on [REDACTED], 2026, the City Council of the City of Bradenton passed and adopted Ordinance No. 4064, annexing the Property into the municipal boundaries of the City of Bradenton; and

WHEREAS, on [REDACTED], 2026, the City Council of the City of Bradenton passed and adopted Ordinance No. 4068, amending the City of Bradenton's Future Land Use Map to designate the Property as Recreational / Open Space (R/OS); and

WHEREAS, the City of Bradenton submitted a Zoning Atlas amendment application to designate the Property, consisting of approximately 0.62 acres, as Recreational / Open Space (R/OS) (the "Amendment"); and

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

WHEREAS, the City of Bradenton's LPA held a public hearing on September 16, 2026, to consider the proposed Amendment; and

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

WHEREAS, based on the matters of record received by the City Council at the required public hearing pursuant to Section 166.041 Florida Statutes,

held on September 9, 2026, after proper notice, and finding the proposed Amendment to be consistent with the goals, objectives and policies of the City's Comprehensive Plan, as well as the requirements of Section 3.1.5 of the City's Land Use Regulations, the City Council, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment.

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

1. The recitals set forth above are true and correct and are hereby adopted as findings of fact by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Zoning Atlas should be amended as described in Section 2 below.
2. The Zoning Atlas of the City of Bradenton is hereby amended, classifying the Property as Recreational / Open Space (R/OS).
3. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional, or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.
4. This Ordinance shall be contingent upon Ordinance 4070 becoming effective and shall otherwise become effective as provided by Florida law.

PASSED AND DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS 16th DAY OF SEPTEMBER, 2026.

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

ATTEST:

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

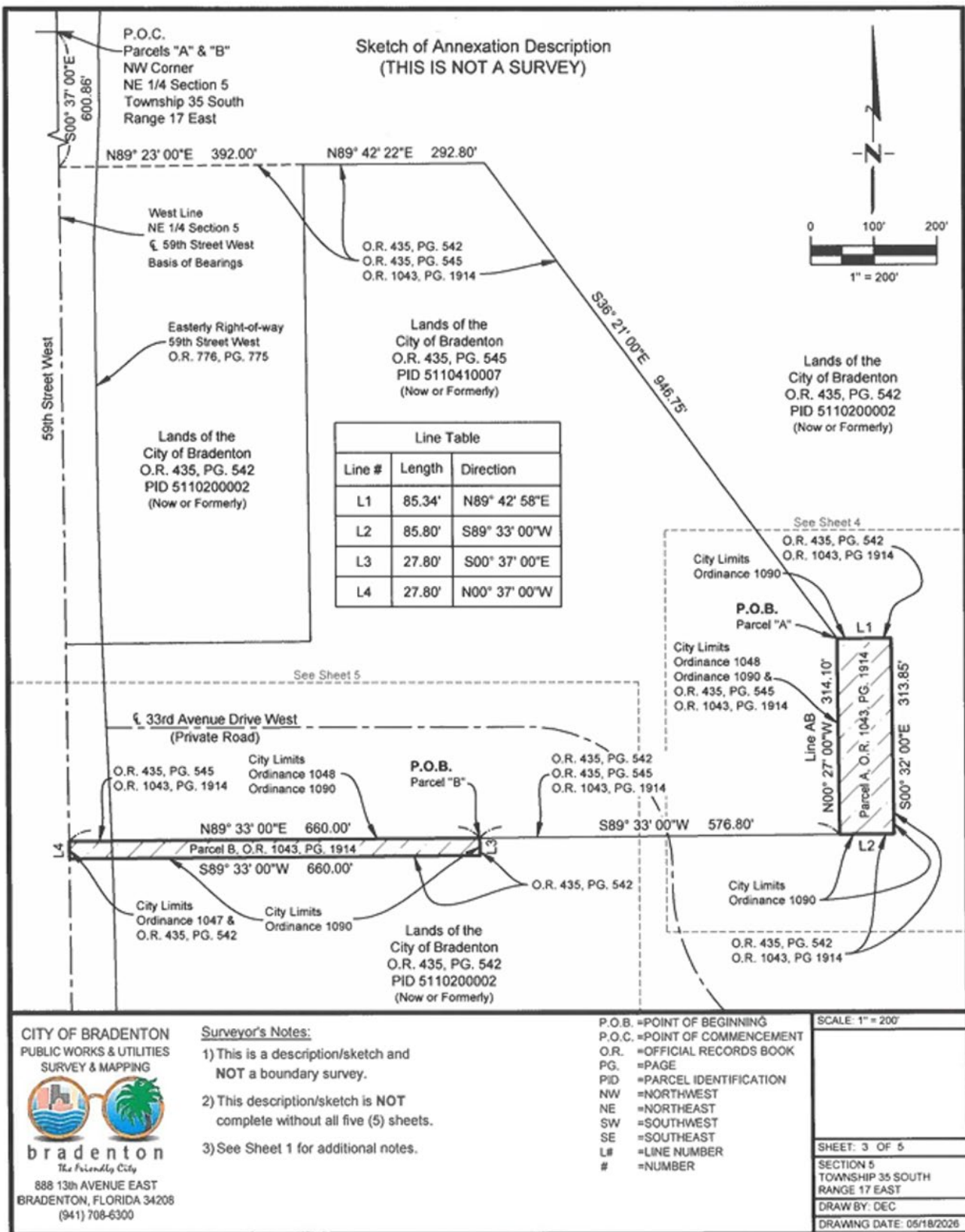
APPROVED AS TO FORM:

Scott Rudacille
CITY ATTORNEY
Planning Commission
City Council 1st Reading
City Council 2nd Reading and Public Hearing

September 16, 2026
September 9, 2026

Local Planning Agency ad published
City Council hearing ad published

EXHIBIT A



City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
September 16th, 2026

Staff Report

Case Number: PLN-ZON-26-0002 – ORD 4070
Applicant: City of Bradenton
Owner: City of Bradenton
Address: 5210 33rd Avenue Drive West
Parcel ID No: 5110200002
Current Zoning: Bradenton PDP
Future Land Use: Bradenton Recreational / Open Space
Flood Zone: AE and X

Surrounding Property - Zoning and Future Land Use:

Current Zoning:

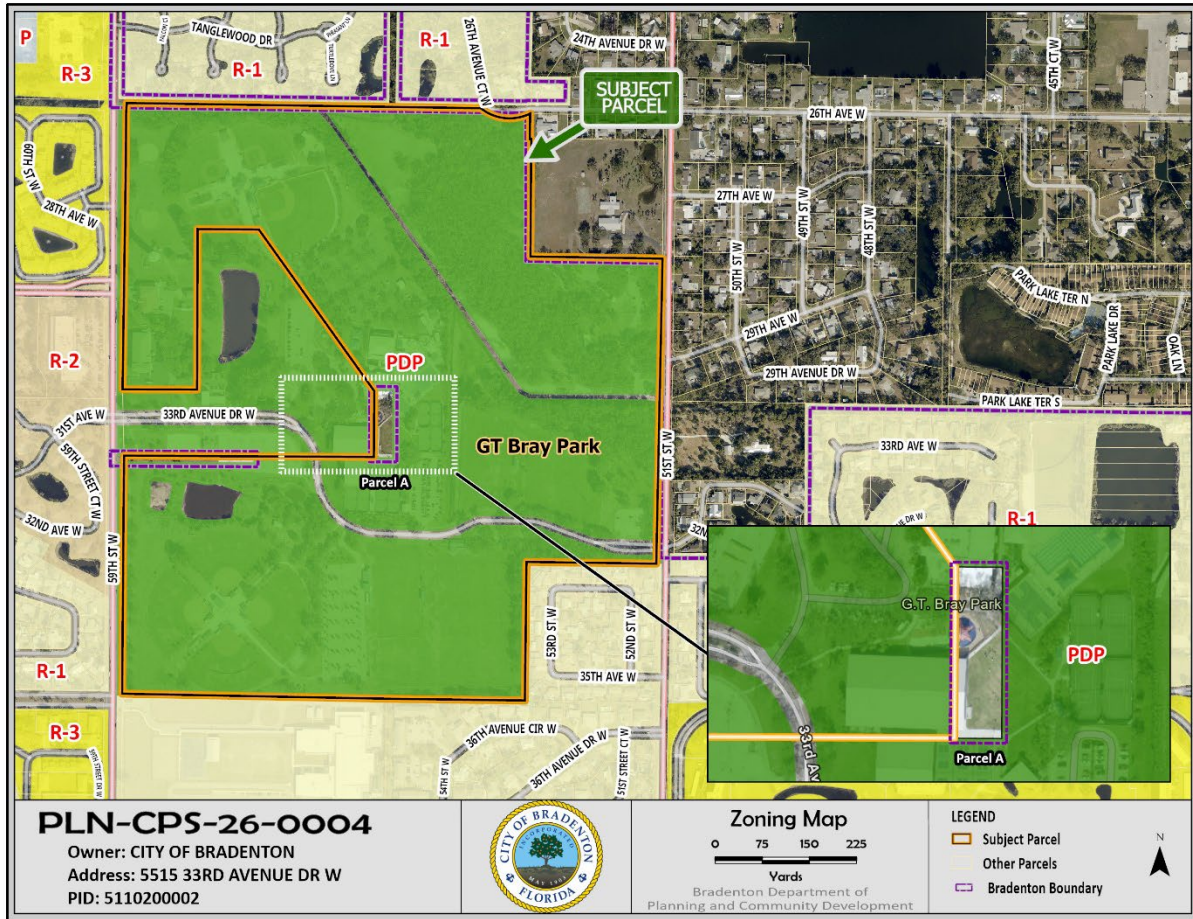
North: City of Bradenton - PDP
South: City of Bradenton - PDP
East: City of Bradenton - PDP
West: City of Bradenton - PDP

Future Land Use:

North: City of Bradenton – Recreational / Open Space
South: City of Bradenton – Recreational / Open Space
East: City of Bradenton - Recreational / Open Space
West: City of Bradenton - Recreational / Open Space

SUMMARY OF REQUEST

The City of Bradenton is pursuing an annexation of the subject property, henceforth "Parcel A". As part of the annexation process, the property must be assigned a future land use designation and a zoning classification under the City of Bradenton regulations. The map below shows the area of the request along with surrounding Land Use designations for the parcel located approximately 1,200 feet east of the intersection of 59th Street West and 33rd Avenue Drive West and totaling approximately .62 acres total.



Planned Development District (*Proposed Zoning Classification*):

The Bradenton Land Use Regulations describe the Planned Development District zoning designation as:

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

The zoning classification is most often used in special cases such as large scale projects and neighborhood projects, but in this instance is the existing land use regulation for all of the land inside GT Bray park, leading to this classification to be chosen for consistency.

FUTURE LAND USE

This application was submitted with a concurrent application to designate the property with the Recreational / Open Space Future Land Use Classification. Planned Development Project zoning and Recreational / Open Space future land use are compatible in this instance.

ANALYSIS

Land Use Regulations:

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

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

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

The proposed zoning land use category and future land use category are consistent with the intent of the surrounding property and the comprehensive plan.

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

Designating these properties as Planned Development District is consistent with the designation of adjacent property that is already under the City's jurisdiction. Granting this designation would allow for all the property within GT Bray park to be the same zoning and future land use classification.

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

The property is already receiving the same benefits, utilities, and public usage that the surrounding property is receiving.

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

Designating these lands under the Planned Development District zoning category does not conflict with the public interest. The property is in a park and will remain a park.

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

The parcel being annexed is in full compatibility with the surrounding properties in both usage and future usage.

Overall, it appears that PDP is a reasonable zoning classification given the adjacent City classification. PDP zoning is compatible with R/OS Future Land Use in this instance, which was requested in tandem.

On September 16, 2026, the Planning Commission voted unanimously to recommend approval.

Respectfully submitted,

Brandon Wink

Brandon Wink
Planner

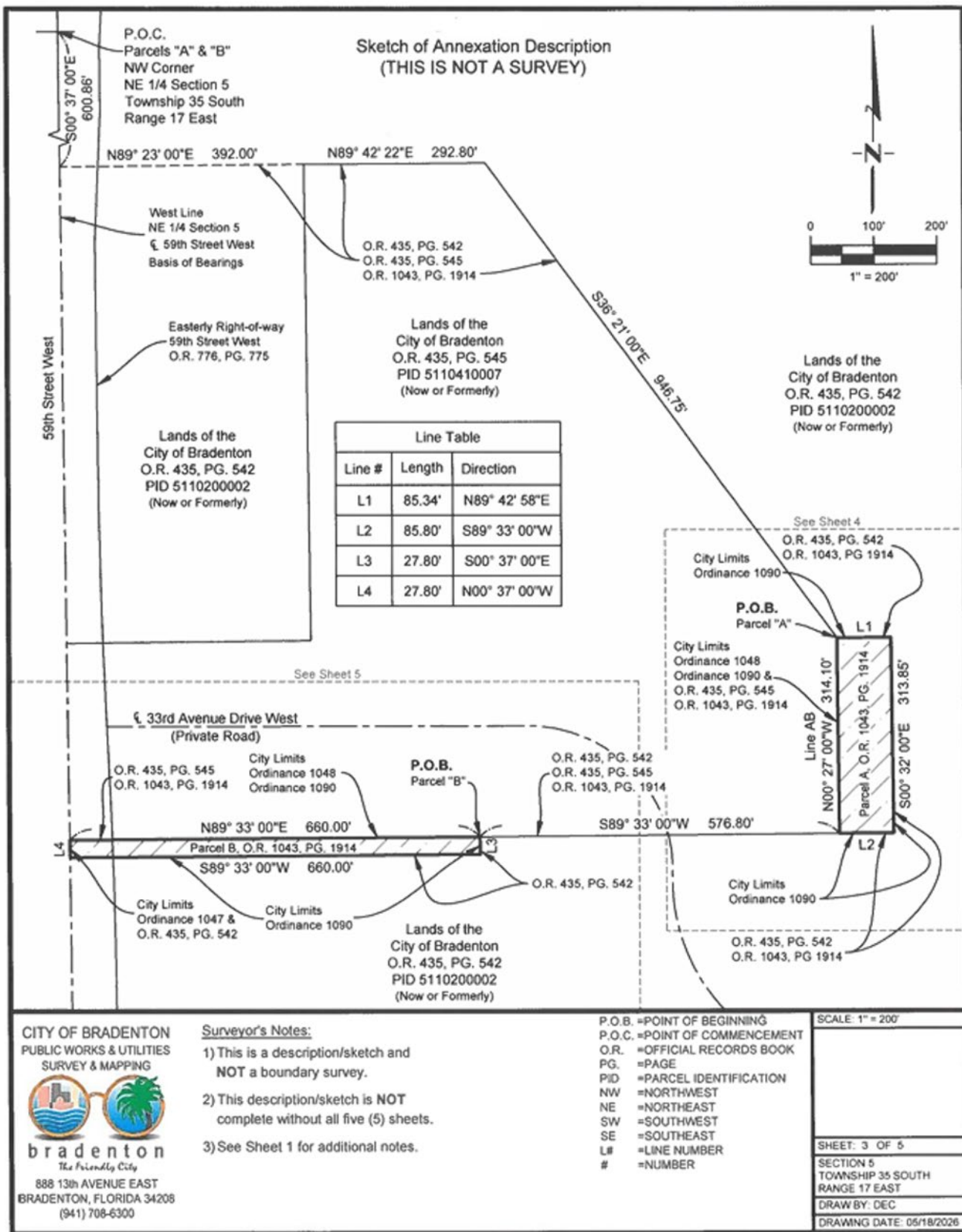
EXHIBIT A: Legal Description

EXHIBIT B: Location Map

EXHIBIT C: Future Land Use Map (Current)

EXHIBIT D: Zoning Map

EXHIBIT A



Annexation Description
(THIS IS NOT A SURVEY)

Description:

Those parcels conveyed from City National Bank of Miami to the City of Bradenton by a fee simple deed recorded in Official Records Book 1043, Page 1914 of the Public Records of Manatee County, Florida and being more partially described as follows:

Parcel "A"

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 35 South, Range 17 East, thence S 00°37' 00" E, along the West line of said Northeast 1/4, a distance of 600.86 feet to a point on the center line of 59th Street West (60 feet wide); thence N 89°23' 00" E, a distance of 392.00 feet; thence N 89°42'22" E, a distance of 292.80 feet; thence S 36°21'00" E, a distance of 946.75 feet to the **POINT OF BEGINNING**; thence N 89°42'58" E, along a line described in Official Records Book 435, Page 542 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line, described in City of Bradenton, Florida, Ordinance 1090, adopted May 13, 1970, a distance of 85.34 feet; thence S 00°32'00" E, along a line described in the said Official Records Books and the said Municipal Corporate limit line, a distance of 313.85 feet; thence S 89°33'00" W, along a line described in the said Official Records Books and the said Municipal Corporate limit line, a distance of 85.80 feet; thence N 00°27'00" W, along a line described in Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 314.10 feet, more or less, to the **POINT OF BEGINNING**.

Containing 0.62 acres or 26,866 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 all five (5) sheets.
- 3) Bearing are based on the West line of the Northeast 1/4 of Section 5, Township 35 South, Range 17 East, being assumed as S00° 37' 00"E, and derived from Official Records Book 435, Page 542, Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914, all recorded in the Public Records of Manatee County Florida and the City of Bradenton, Florida Ordinances 1048 and 1090.
- 4) This description was created using Official Records Book 435, Page 542, Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914, all recorded in the Public Records of Manatee County Florida and the City of Bradenton Ordinances 1048 and 1090. There are several scrivener's error contained within the descriptions of each of these documents giving the appearance of a hiatus, gap or gore. These parcels are contiguous without any hiatus, gap or gore.
- 5) Distances are in U.S. Survey Feet and expressed in feet and decimal parts thereof.
- 6) Subject to easements, dedications and restrictions of record. No title commitment was provided to this Surveyor.
- 7) This description/sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to descriptions/sketch to accompany description.
- 8) Any additions or deletions to this description/sketch by others than the signing party without written consent of the signing party is prohibited.
- 9) Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING



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

Digitally signed by
David E Cronkhite, PSM
Date: 2026.05.18
10:27:46 -04'00'

05/18/2026

DAVID E. CRONKHITE, PSM
FLORIDA CERTIFICATE NO. 6078

DATE



SCALE: NONE

SHEET: 1 OF 5

SECTION 5
TOWNSHIP 35 SOUTH
RANGE 17 EAST

DRAWN BY: DEC

DRAWING DATE: 05/18/2026

EXHIBIT B

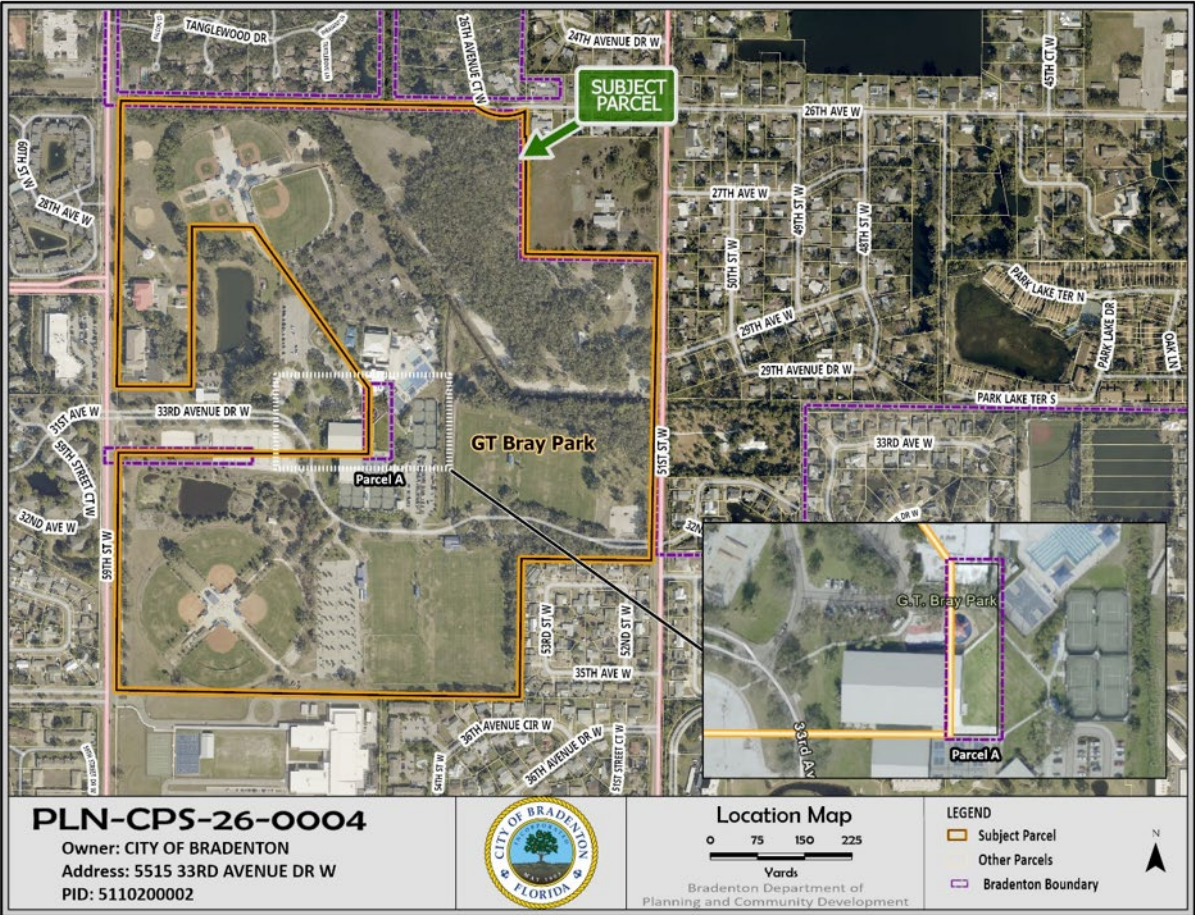


EXHIBIT C

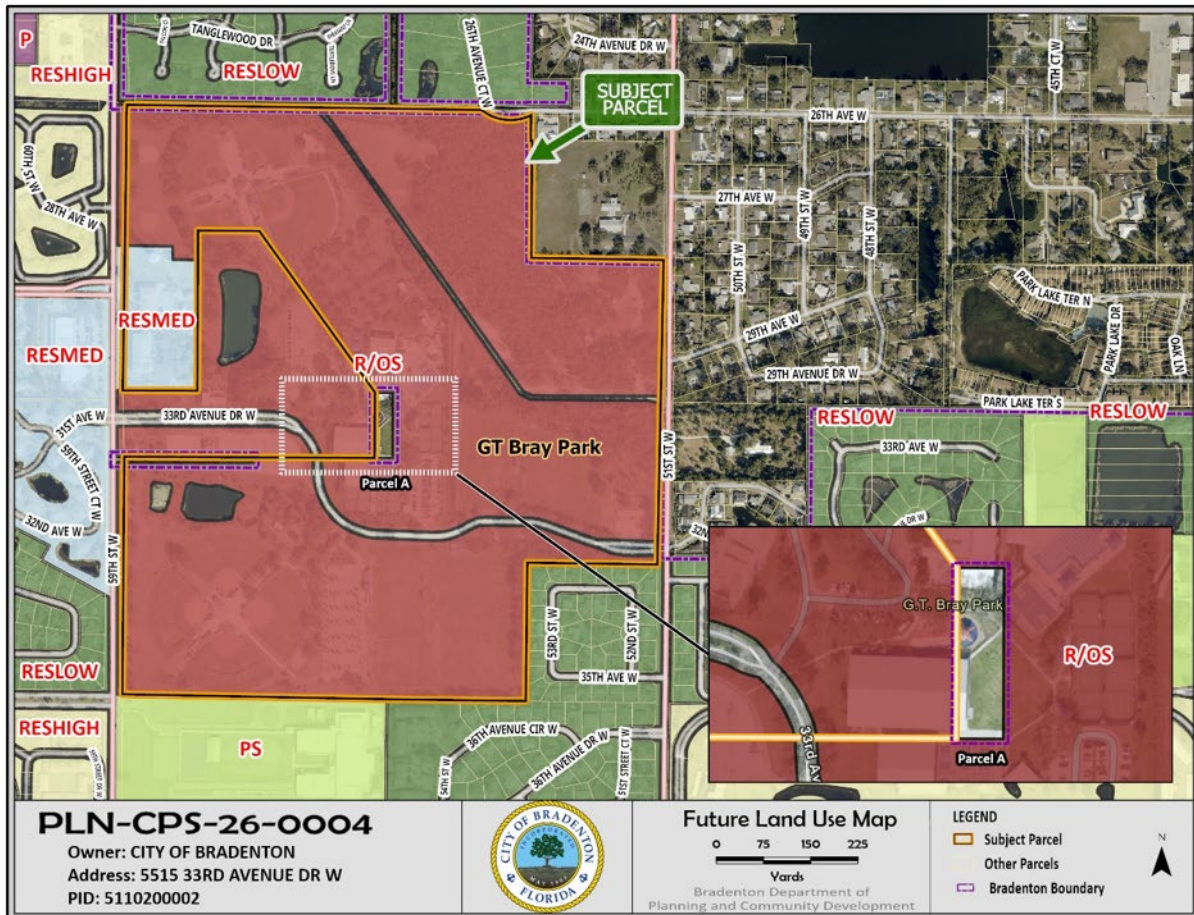
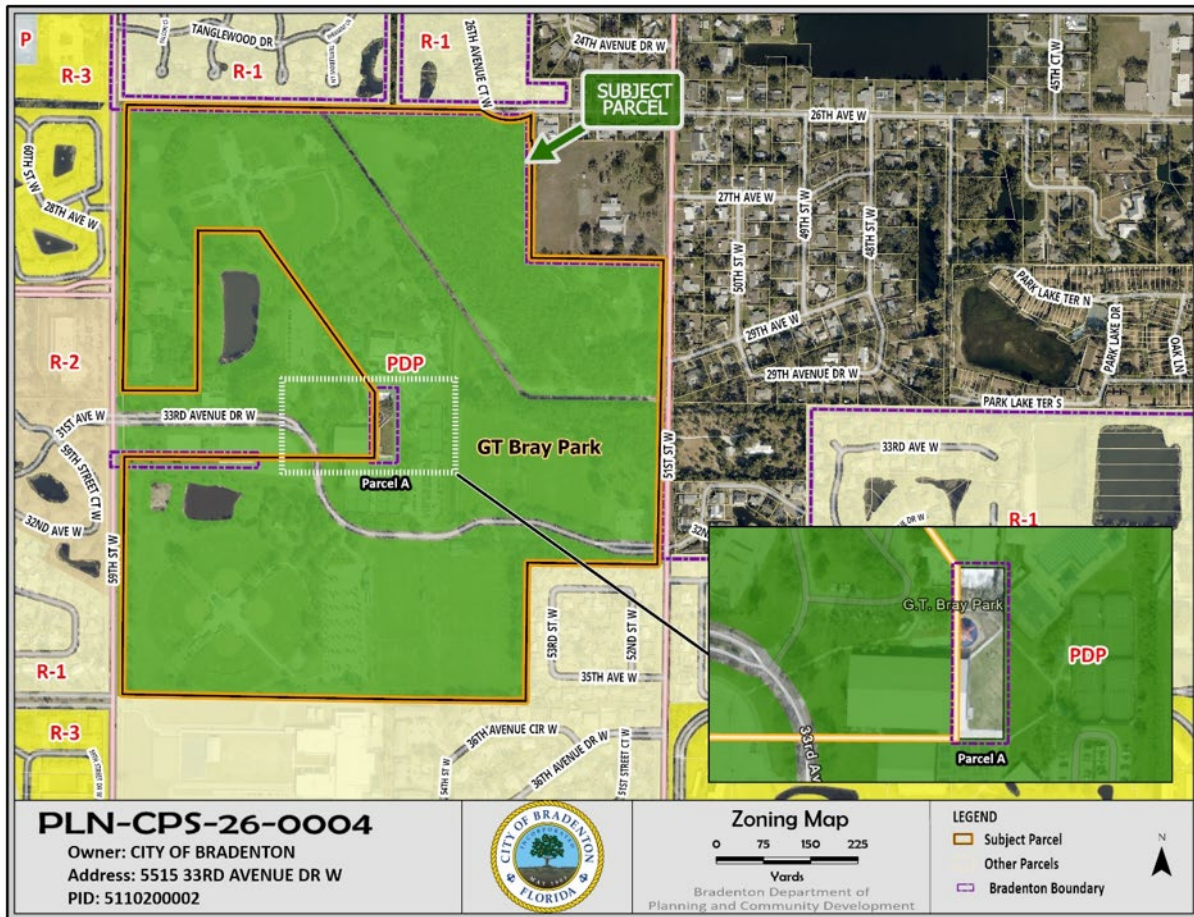


EXHIBIT D





ROB PERRY, CITY ADMINISTRATOR

City Hall | 101 Old Main Street | Bradenton, Florida 34205
 941.932.9442 | rob.perry@bradentonfl.gov
www.cityofbradenton.com

August 4, 2026

City of Bradenton City Council
 City of Bradenton Planning Commission
 City of Bradenton Planning Division
 101 Old Main Street
 Bradenton, FL 34205

RE: GT Bray Park Annexation, Comp Plan, and Zoning Atlas Map Amendments

Dear City Council, Planning Commission, and Planning staff,

City of Bradenton Administration is requesting annexation of two small parcels located within GT Bray Park that currently are in unincorporated Manatee County. The parcels (one being vacant and the other built upon) were part of a Fee Simple Deed dated January 31, 1983, between City National Bank of Miami and the City of Bradenton. The annexations will bring all city owned land within GT Bray Park into the city's jurisdiction.

Along with this request, the city is requesting the zoning of the two parcels be Planned Development Project (PDP) and that they are given a Future Land Use Classification of Recreation/Open Space (R/OS), which is consistent with the current zoning and Future Land Use Classification of GT Bray Park.

Attached to this letter is required documentation to support the requests.

Respectfully submitted,

Rob Perry
 City Administrator

#OneCityOneTeam

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

EXHIBIT "A"
Annexation Description
(THIS IS NOT A SURVEY)

Description:

Those parcels conveyed from City National Bank of Miami to the City of Bradenton by a fee simple deed recorded in Official Records Book 1043, Page 1914 of the Public Records of Manatee County, Florida and being more partially described as follows:

Parcel "A"

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 35 South, Range 17 East, thence S 00°37' 00" E, along the West line of said Northeast 1/4, a distance of 600.86 feet to a point on the center line of 59th Street West (60 feet wide); thence N 89°23' 00" E, a distance of 392.00 feet; thence N 89°42'22" E, a distance of 292.80 feet; thence S 36°21'00" E, a distance of 946.75 feet to the **POINT OF BEGINNING**; thence N 89°42'58" E, along a line described in Official Records Book 435, Page 542 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line, described in City of Bradenton, Florida, Ordinance 1090, adopted May 13, 1970, a distance of 85.34 feet; thence S 00°32'00" E, along a line described in the said Official Records Books and the said Municipal Corporate limit line, a distance of 313.85 feet; thence S 89°33'00" W, along a line described in the said Official Records Books and the said Municipal Corporate limit line, a distance of 85.80 feet; thence N 00°27'00" W, along a line described in Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 314.10 feet, more or less, to the **POINT OF BEGINNING**.

Containing 0.62 acres or 26,866 square feet, more or less.

Surveyor's Notes:

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- 2) This description/sketch is **NOT** complete without all five (5) sheets.
- 3) Bearing are based on the West line of the Northeast 1/4 of Section 5, Township 35 South, Range 17 East, being assumed as S00° 37' 00"E, and derived from Official Records Book 435, Page 542, Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914, all recorded in the Public Records of Manatee County Florida and the City of Bradenton, Florida Ordinances 1048 and 1090.
- 4) This description was created using Official Records Book 435, Page 542, Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914, all recorded in the Public Records of Manatee County Florida and the City of Bradenton Ordinances 1048 and 1090. There are several scrivener's error contained within the descriptions of each of these documents giving the appearance of a hiatus, gap or gore. These parcels are contiguous without any hiatus, gap or gore.
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- 6) Subject to easements, dedications and restrictions of record. No title commitment was provided to this Surveyor.
- 7) This description/sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to descriptions/sketch to accompany description.
- 8) Any additions or deletions to this description/sketch by others than the signing party without written consent of the signing party is prohibited.
- 9) Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

CITY OF BRADENTON
 PUBLIC WORKS & UTILITIES
 SURVEY & MAPPING



bradenton
 The Friendly City

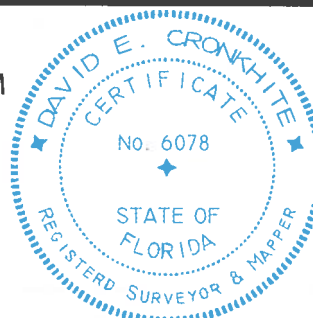
888 13th AVENUE EAST
 BRADENTON, FLORIDA 34208
 (941) 708-6300

*Digitally signed by
 David E Cronkhite, PSM
 Date: 2026.05.18
 10:27:46 -04'00'*

05/18/2026

DAVID E. CRONKHITE, PSM
 FLORIDA CERTIFICATE NO. 6078

DATE



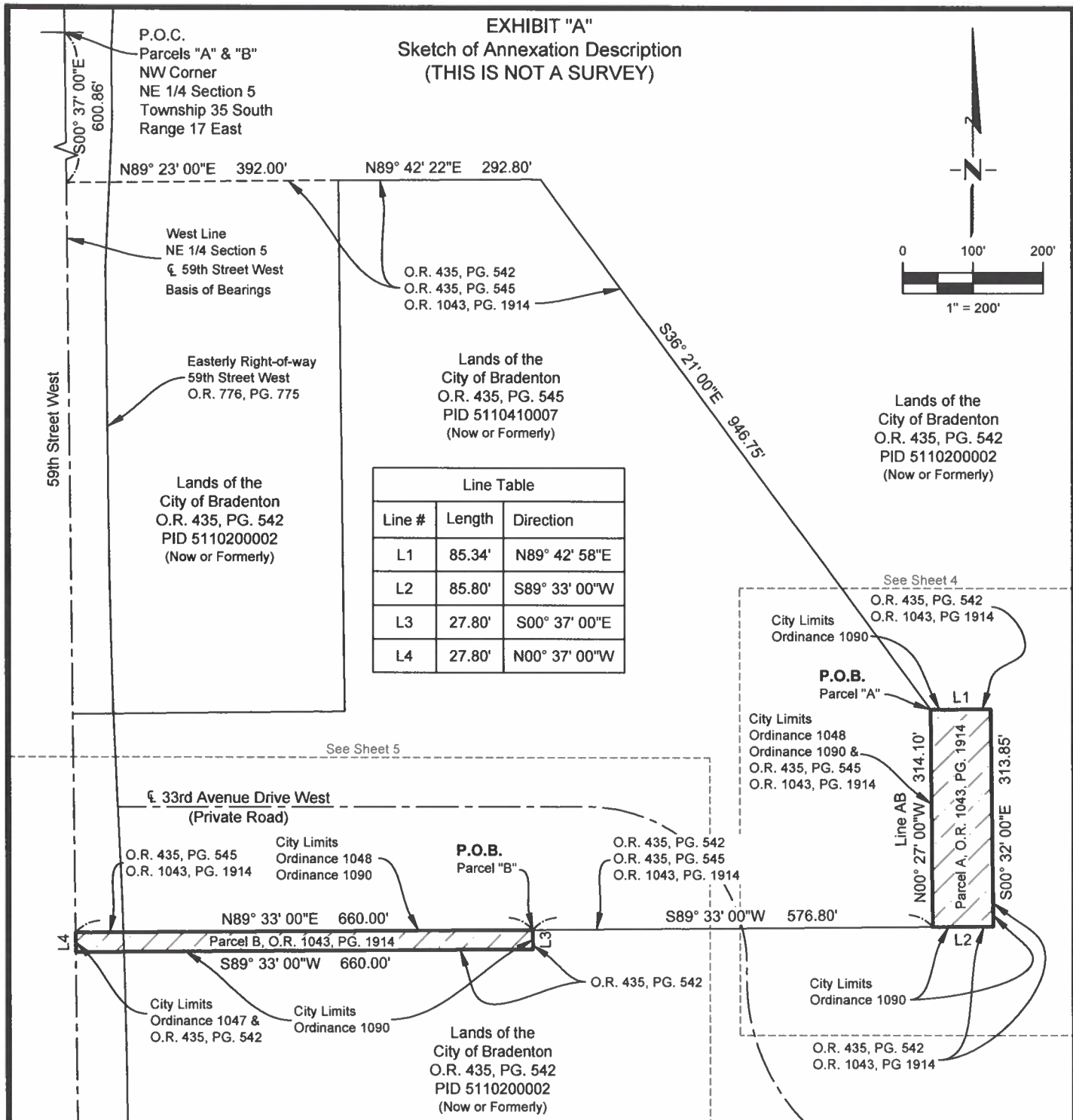
SCALE: NONE

SHEET: 1 OF 5

SECTION 5
 TOWNSHIP 35 SOUTH
 RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/18/2026



CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING



bradenton
The Friendly City

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

Surveyor's Notes:

- 1) This is a description/sketch and **NOT** a boundary survey.
- 2) This description/sketch is **NOT** complete without all five (5) sheets.
- 3) See Sheet 1 for additional notes.

P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
L# =LINE NUMBER
=NUMBER

SCALE: 1" = 200'

SHEET: 3 OF 5

SECTION 5
TOWNSHIP 35 SOUTH
RANGE 17 EAST

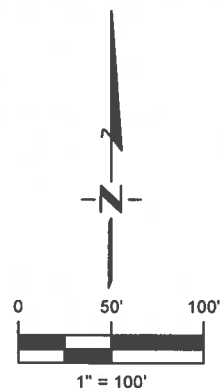
DRAW BY: DEC

DRAWING DATE: 05/18/2026

EXHIBIT "A"
Sketch of Annexation Description
Parcel A
(THIS IS NOT A SURVEY)

O.R. 435, PG. 542
O.R. 435, PG. 545
O.R. 1043, PG. 1914

Lands of the
City of Bradenton
O.R. 435, PG. 545
PID 5110410007
(Now or Formerly)



Line Table		
Line #	Length	Direction
L1	85.34'	N89° 42' 58"E
L2	85.80'	S89° 33' 00"W

P.O.B.
Parcel "A"

O.R. 435, PG. 542
O.R. 1043, PG. 1914

City Limits
Ordinance 1090

City Limits
Ordinance 1048
Ordinance 1090

City Limits
Ordinance 1090

Line AB
N00° 27' 00"W 314.10'

Parcel A
O.R. 1043
PG. 1914

S00° 32' 00"E 313.85'

O.R. 435, PG. 545
O.R. 1043, PG. 1914

O.R. 435, PG. 542
O.R. 1043, PG. 1914

O.R. 435, PG. 542
O.R. 435, PG. 545
O.R. 1043, PG. 1914

O.R. 435, PG. 542
O.R. 1043, PG. 1914

City Limits
Ordinance 1090

33rd Avenue Drive West
(Private Road)

Lands of the
City of Bradenton
O.R. 435, PG. 542
PID 5110200002
(Now or Formerly)

Surveyor's Notes:

- 1) This is a description/sketch and **NOT** a boundary survey.
- 2) This description/sketch is **NOT** complete without all five (5) sheets.
- 3) See Sheet 1 for additional notes.

CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING



bradenton
The Friendly City

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

P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
L# =LINE NUMBER
=NUMBER

SCALE: 1" = 100'

SHEET: 4 OF 5

SECTION 5
TOWNSHIP 35 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/18/2026

FEE SIMPLE DEED

THIS INDENTURE, Made this 31st day of January, 1983, between CITY NATIONAL BANK OF MIAMI, as Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded), party of the first part, and the CITY OF BRADENTON, a municipal corporation, whose mailing address is Bradenton, Florida, party of the second part,

W I T N E S S E T H

That party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the party of the second part, its successors and assigns, that certain land lying and being in the County of Manatee and State of Florida, more particularly described as follows:

PARCEL "A"

From the NW corner of the NE $\frac{1}{4}$ of Section 5, Township 35 South, Range 17 East, run South 0°37' East along the West line of said NE $\frac{1}{4}$ a distance of 600.86 feet to a point on the center line of 59th Street West (60 feet wide), thence run North 89°23' East a distance of 392 feet to a point, thence run North 89°42'22" East 292.80 feet, thence run South 36°21'00" East 946.75 feet to a point, said point being hereinafter referred to as Point A, thence run South 0°27'00" East 314.03 feet to a point, said point being hereinafter referred to as Point B and said line last run being hereinafter referred to as the Line AB, said Point B being the Point of Beginning, run thence North 0°27'00" West 314.03 feet along the Line AB to said Point A, thence run North 89°43'58" East 85.34 feet, thence run South 0°32'00" East 313.85 feet, thence run South 89°33'00" West 85.70 feet, more or less to the Point of Beginning

PARCEL "B"

Commence at Point B referred to in the description just above, run thence South 89°33'00" West 1236.80 feet to a point on the center line of 59th Street West, said point being hereinafter referred to as Point C and the line last run being hereinafter referred to as the Line BC, said Point C being also the Point of Beginning,

Documentary Stamps in the amount of \$22.50
 have been paid this 8 day of Feb 19 83
 R. B. Shore, Clerk of the Circuit Court, Manatee County Florida
 by D. Earnest Deputy Clerk.

O. R. 1043 PG 1914

run thence South 0°37'00" East along the West line of said NE¼ a distance of 27.80 feet to a point on the center line of said 59th Street West, run thence North 89°33'00" East parallel to the Line BC a distance of 660 feet to a point, run thence North 0°37'00" West a distance of 27.80 feet, more or less, to a point on the Line BC, run thence South 89°23'00" West along the Line BC a distance of 660 feet, more or less, to the Point of Beginning.

Said two tracts just above described containing in the aggregate approximately one acre.

PARCEL "C" (1)

Any lands, if any there should be, lying between Parcel "A" and any other lands now owned of record by the City of Bradenton which virtually surround said lands.

PARCEL "C" (2)

Any lands, if any there should be, lying between Parcel "B" and any other lands now owned of record by the City of Bradenton which virtually surround said lands.

together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower, reversion, remainder and easment thereto belonging or in anywise appertaining.

SUBJECT TO THE FOLLOWING:

1. County and city taxes if any there should be.
2. Any valid and legally enforceable roads and road rights-of-way, streets, outfall ditches, drainage and irrigation canals and ditches, if any, and easements for utilities, rights-of-way, drainage and irrigation, all whether by reservation, dedication, order of taking or grant of record or whether by prescription.
3. Any matter of fact which an accurate survey or inspection of the premises will disclose.
4. Any applicable zoning, building, flood control or other rules, ordinances or regulations by any governmental agency which restrict, limit or prohibit the use of the described property or any part thereof.

TO HAVE AND TO HOLD the same in fee simple forever.

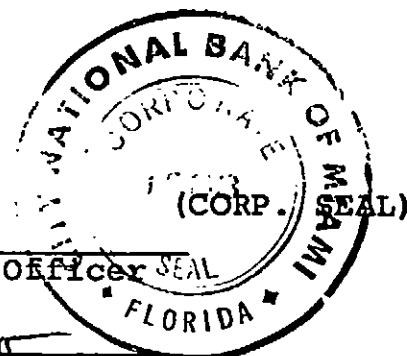
This Deed is the act and deed of CITY NATIONAL BANK OF MIAMI in its capacity as Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded), and not in its individual capacity.

IN WITNESS WHEREOF, the said CITY NATIONAL BANK OF MIAMI has caused these presents to be executed in its name by its officers thereunto duly authorized, and its corporate seal to be affixed, in its capacity as Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded), the day and year first above written.

CITY NATIONAL BANK OF MIAMI

BY: B. Kleckner
Vice President & Trust Officer

Attest: David E. Dando
Title: Notary Public



Signed, sealed and delivered in the presence of:

Beatrice Peters
Joyce W. Tucci

STATE OF FLORIDA
COUNTY OF DADE

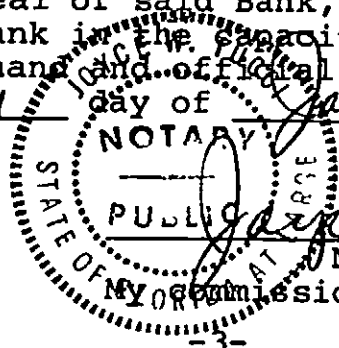
As Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded)

FILED AND RECORDED
R.B. SIORE, CLERK
MANATEE COUNTY, FLA
JAN 8 2 19 PM '83

883318

I hereby certify that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared B. KLECKNER and DAVID E. DANDO, well known to me to be the Vice President and Trust Officer and the TRUST OFFICER, respectively of CITY NATIONAL BANK OF MIAMI, to me known and known to me to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said Bank, and the said instrument is the act and deed of said Bank in the capacity therein set forth.

WITNESS, my hand and official seal in the county and state last aforesaid this 31 day of January, 1983.



NOTARY PUBLIC

Notary Public, State of Florida at Large
My Commission Expires March 11, 1983

O.R. 1043 PG 1916

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: September 16, 2026

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: ORDINANCE 4084 - PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON,
FLORIDA, PROVIDING FOR AN AMENDMENT TO THE
CITY OF BRADENTON ZONING ATLAS; TO DESIGNATE
CERTAIN LAND GENERALLY LOCATED APPROXIMATELY
160 FEET SOUTH OF THE INTERSECTION OF 59TH
STREET EAST AND 33RD AVENUE DRIVE WEST,
IDENTIFIED AS PARCEL "B" IN A FEE SIMPLE DEED OF
THE MANATEE COUNTY OFFICIAL RECORDS BOOK
1043, PAGE 1914, AND MORE PARTICULARLY
DESCRIBED HEREIN, CONTAINING 0.42 ACRES TOTAL
AND OWNED BY THE CITY OF BRADENTON, UNDER
THE PLANNED DEVELOPMENT PROJECT ZONING
CATEGORY; PROVIDING FOR APPLICABILITY;
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR
AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval
or denial of Ordinance 4084.

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

Yes

EXPLANATION:

The City of Bradenton is pursuing a voluntary annexation of the subject property. As part of the annexation process, the property must be assigned a zoning classification designation (separate application) and a land use designation under the City of Bradenton regulations.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to recommend to City Council either approval or denial of Ordinance 4084.

ATTACHMENTS:

[Ordinance 4084](#)

[Staff Report](#)

[Application Materials](#)

ORDINANCE NO. 4084

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON ZONING ATLAS; TO DESIGNATE CERTAIN LAND GENERALLY LOCATED APPROXIMATELY 160 FEET SOUTH OF THE INTERSECTION OF 59TH STREET EAST AND 33RD AVENUE DRIVE WEST, IDENTIFIED AS PARCEL "B" IN A FEE SIMPLE DEED OF THE MANATEE COUNTY OFFICIAL RECORDS BOOK 1043, PAGE 1914, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING 0.42 ACRES TOTAL AND OWNED BY THE CITY OF BRADENTON, UNDER THE PLANNED DEVELOPMENT PROJECT ZONING CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the City has adopted land use regulations and a land use atlas ("Zoning Atlas") in order to implement the goals, objectives, and policies of the City's Comprehensive Plan; and

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

WHEREAS, the City of Bradenton is the owner of approximately 0.42 acres of real property located at 5210 33rd Avenue Drive West, Bradenton, Florida 34209 (PID#5110200002), and legally described in **Exhibit A**, attached hereto and incorporated herein (the "Property"); and

WHEREAS, on [REDACTED], 2026, the City Council of the City of Bradenton passed and adopted Ordinance No. 4081, annexing the Property into the municipal boundaries of the City of Bradenton; and

WHEREAS, on [REDACTED], 2026, the City Council of the City of Bradenton passed and adopted Ordinance No. 4082, amending the City of Bradenton's Future Land Use Map to designate the Property as Recreational / Open Space (R/OS); and

WHEREAS, the City of Bradenton submitted a Zoning Atlas amendment application to designate the Property, consisting of approximately 0.42 acres, as Recreational / Open Space (R/OS) (the "Amendment"); and

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

WHEREAS, the City of Bradenton's LPA held a public hearing on September 16, 2026, to consider the proposed Amendment; and

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

WHEREAS, based on the matters of record received by the City Council at the required public hearing pursuant to Section 166.041 Florida Statutes,

held on September 9, 2026 after proper notice, and finding the proposed Amendment to be consistent with the goals, objectives and policies of the City's Comprehensive Plan, as well as the requirements of Section 3.1.5 of the City's Land Use Regulations, the City Council, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment.

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

1. The recitals set forth above are true and correct and are hereby adopted as findings of fact by the City Council for the adoption of this Ordinance. Based on such findings the City Council determines that the City of Bradenton Zoning Atlas should be amended as described in Section 2 below.
2. The Zoning Atlas of the City of Bradenton is hereby amended, classifying the Property as Recreational / Open Space (R/OS).
3. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional, or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.
4. This Ordinance shall be contingent upon Ordinance 4084 becoming effective and shall otherwise become effective as provided by Florida law.

PASSED AND DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS 16th DAY OF SEPTEMBER, 2026.

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

ATTEST:

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

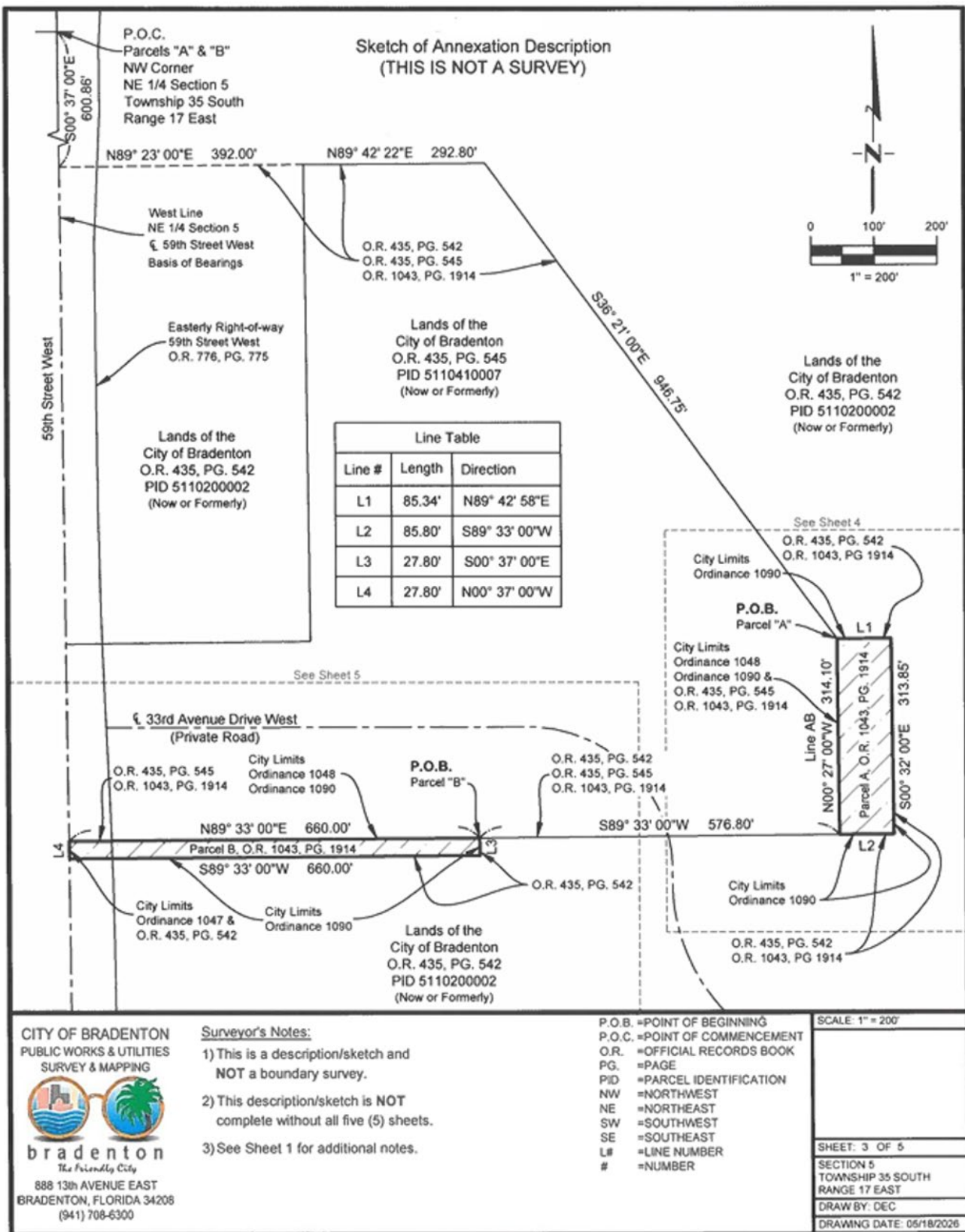
APPROVED AS TO FORM:

Scott Rudacille
CITY ATTORNEY
Planning Commission
City Council 1st Reading
City Council 2nd Reading and Public Hearing

September 16, 2026
September 9, 2026

Local Planning Agency ad published
City Council hearing ad published

EXHIBIT A



City of Bradenton
Planning and Community Development Department
City Council Public Hearing
September 16th, 2026

Staff Report

Case Number: PLN-ZON-26-0003 – ORD 4084
Applicant: City of Bradenton
Owner: City of Bradenton
Address: 5210 33rd Avenue Drive West
Parcel ID No: 5110200002
Current Zoning: Bradenton PDP
Future Land Use: Bradenton Recreational / Open Space
Flood Zone: AE and X

Surrounding Property - Zoning and Future Land Use:

Current Zoning:

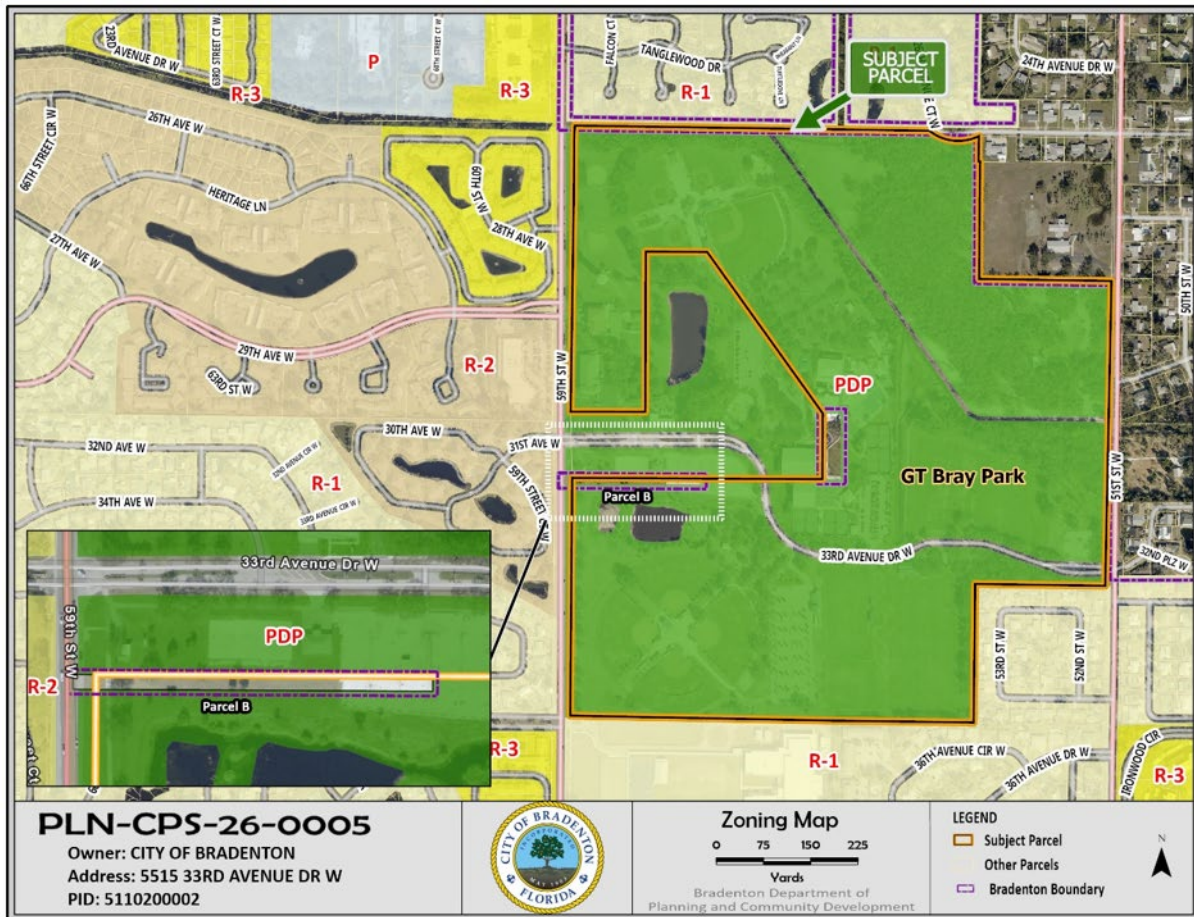
North: City of Bradenton - PDP
South: City of Bradenton - PDP
East: City of Bradenton - PDP
West: City of Bradenton - PDP

Future Land Use:

North: City of Bradenton – Recreational / Open Space
South: City of Bradenton – Recreational / Open Space
East: City of Bradenton - Recreational / Open Space
West: City of Bradenton - Recreational / Open Space

SUMMARY OF REQUEST

The City of Bradenton is pursuing an annexation of the subject property, henceforth "Parcel B". As part of the annexation process, the property must be assigned a future land use designation and a zoning classification under the City of Bradenton regulations. The map below shows the area of the request along with surrounding Future Land Use designations for the parcel located East of 59th Street West and approximately 160 feet South of the intersection of 59th Street East and 33rd Avenue Drive West, containing 0.42 acres of total land



Planned Development District (*Proposed Zoning Classification*):

The Bradenton Land Use Regulations describe the Planned Development District zoning designation as:

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

The zoning classification is most often used in special cases such as large scale projects and neighborhood projects, but in this instance is the existing land use regulation for all of the land inside GT Bray park, leading to this classification to be chosen for consistency.

FUTURE LAND USE

This application was submitted with a concurrent application to designate the property with the Recreational / Open Space Future Land Use Classification. Planned Development Project zoning and Recreational / Open Space future land use are compatible in this instance.

ANALYSIS

Land Use Regulations:

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

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

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

The proposed zoning land use category and future land use category are consistent with the intent of the surrounding property and the comprehensive plan.

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

Designating these properties as Planned Development District is consistent with the designation of adjacent property that is already under the City's jurisdiction. Granting this designation would allow for all the property within GT Bray park to be the same zoning and future land use classification.

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

The property is already receiving the same benefits, utilities, and public usage that the surrounding property is receiving.

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

Designating these lands under the Planned Development District zoning category does not conflict with the public interest. The property is in a park and will remain a park.

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

The parcel being annexed is in full compatibility with the surrounding properties in both usage and future usage.

Overall, it appears that PDP is a reasonable zoning classification given the adjacent City classification. PDP zoning is compatible with R/OS Future Land Use in this instance, which was requested in tandem.

On September 16, 2026, the Planning Commission voted unanimously to recommend approval.

Respectfully submitted,

Brandon Wink

Brandon Wink
Planner

EXHIBIT A: Legal Description

EXHIBIT B: Location Map

EXHIBIT C: Future Land Use Map (Current)

EXHIBIT D: Zoning Map

EXHIBIT A

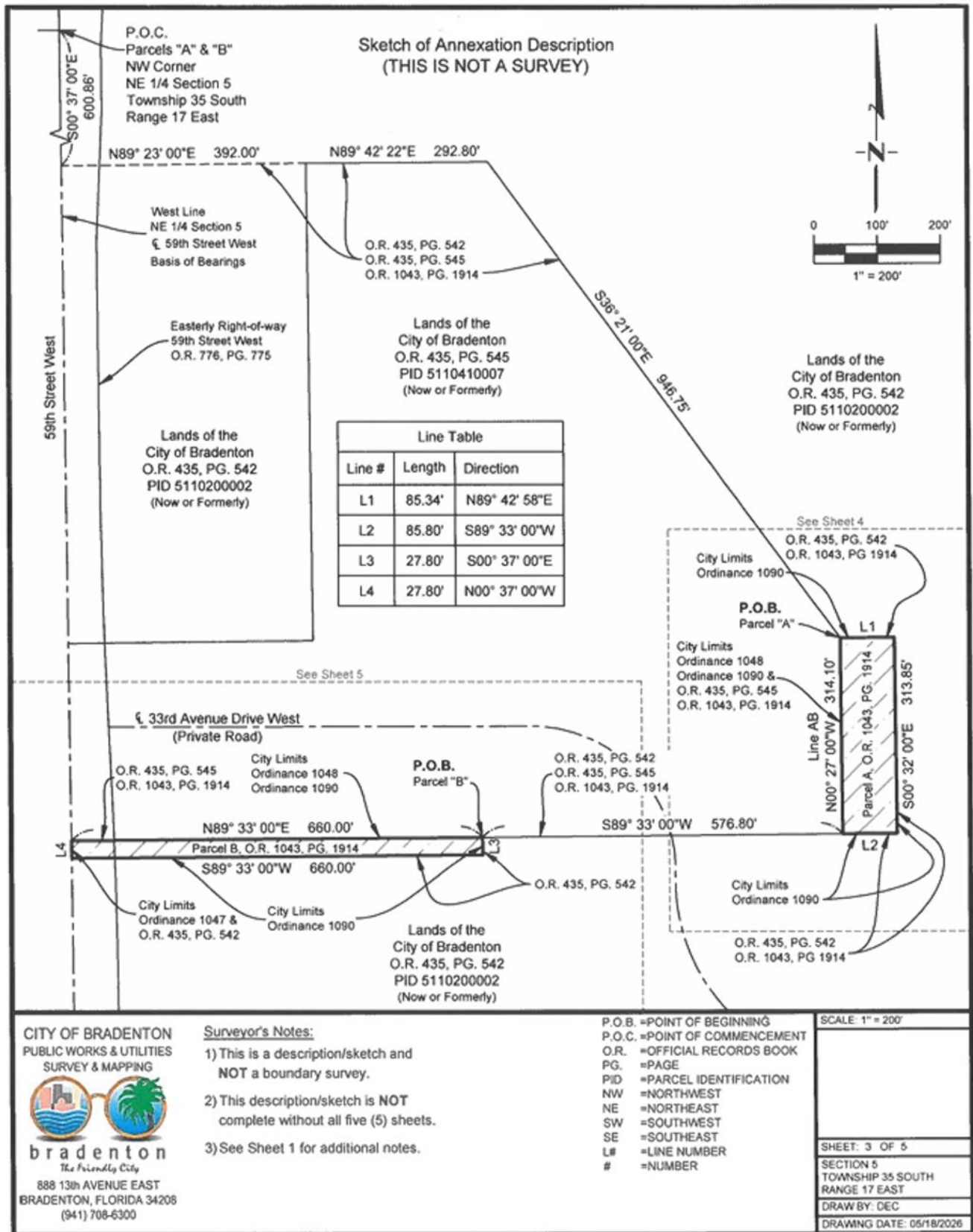


EXHIBIT "A"
Annexation Description
(THIS IS NOT A SURVEY)

Parcel "B"

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 35 South, Range 17 East, thence S 00°37' 00" E, along the West line of said Northeast 1/4, a distance of 600.86 feet to a point on the center line of 59th Street West (60 feet wide); thence N 89°23' 00" E, a distance of 392.00 feet; thence N 89°42'22" E, a distance of 292.80 feet; thence S 36°21'00" E, a distance of 946.75 feet; thence S 00°27'00" E, along the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 314.10 feet; thence S 89°33'00" W, along the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 576.80 feet the **POINT OF BEGINNING**; thence S 00°37'00" E, along a line described in Official Records Book 435, Page 542 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line described in the City of Bradenton, Florida, Ordinance 1090, adopted May 13, 1970, a distance of 27.80 feet; thence S 89°33'00" W, along a line described in the said Official Records Books and the said Municipal Corporate limit line, a distance of 660.00 feet to a point on the center line of 59th Street West, thence N 00°37'00" W, along the center line of 59th Street West, also being the West line of said Northeast 1/4, a line described in the said Official Records Books and the City of Bradenton, Florida, Municipal Corporate limit line described in City of Bradenton, Florida, Ordinance 1047, adopted November 13, 1968, a distance of 27.80 feet to a point on the centerline of said 59th Street West; thence N 89°33'00" E, along a line described in Official Records Book 435, Page 545 and Official Records Book 1043, Page 1914 of the said public records and the City of Bradenton, Florida, Municipal Corporate limit line, described in City of Bradenton, Florida, Ordinance 1048, adopted November 13, 1968 and Ordinance 1090, adopted May 13, 1970, a distance of 660.00 feet; to the **POINT OF BEGINNING**.

Containing 0.42 acres or 18,348 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 all five (5) sheets.
- 3) See Sheet 1 for additional notes.

CITY OF BRADENTON
PUBLIC WORKS & UTILITIES
SURVEY & MAPPING



bradenton

The Friendly City

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

SCALE: NONE

SHEET: 2 OF 5

SECTION 5
TOWNSHIP 35 SOUTH
RANGE 17 EAST

DRAWN BY: DEC

DRAWING DATE: 05/18/2026

EXHIBIT B

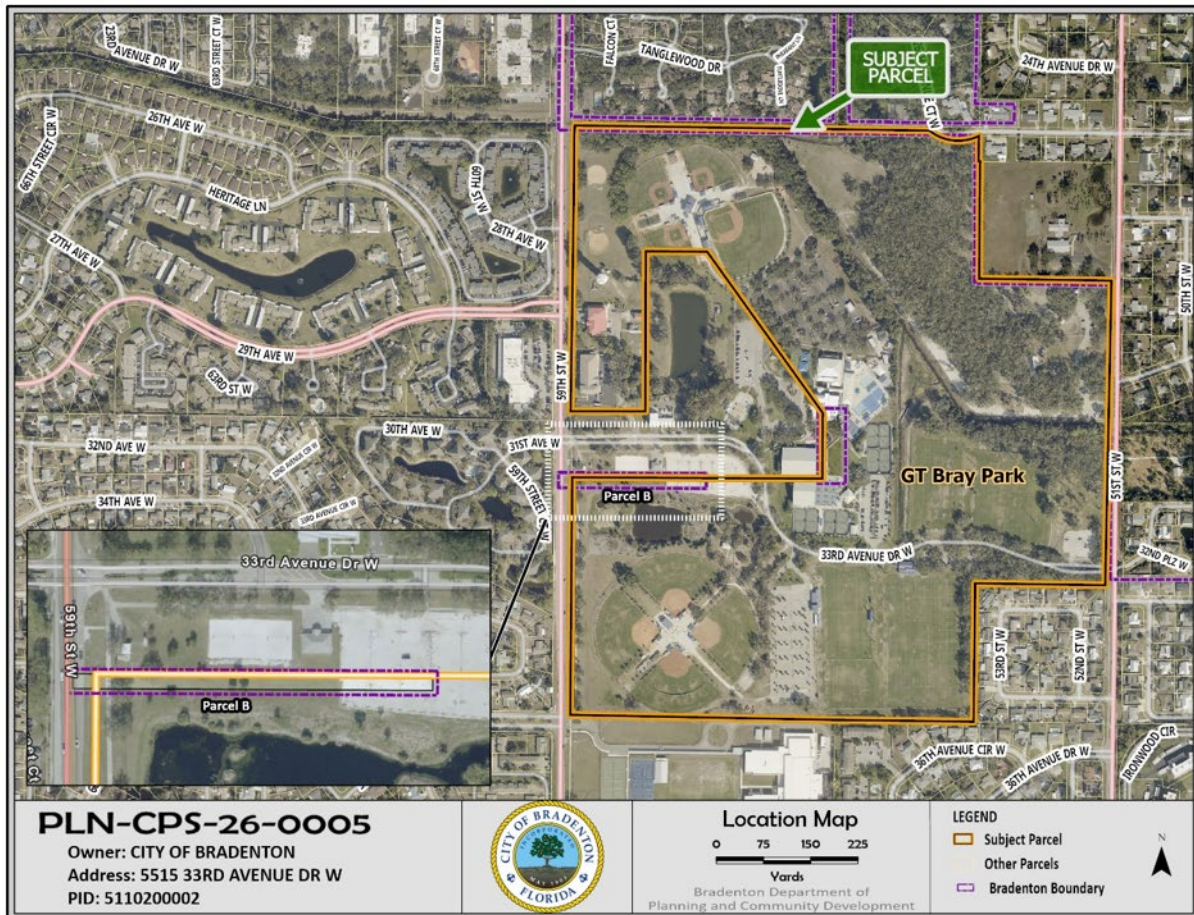


EXHIBIT C

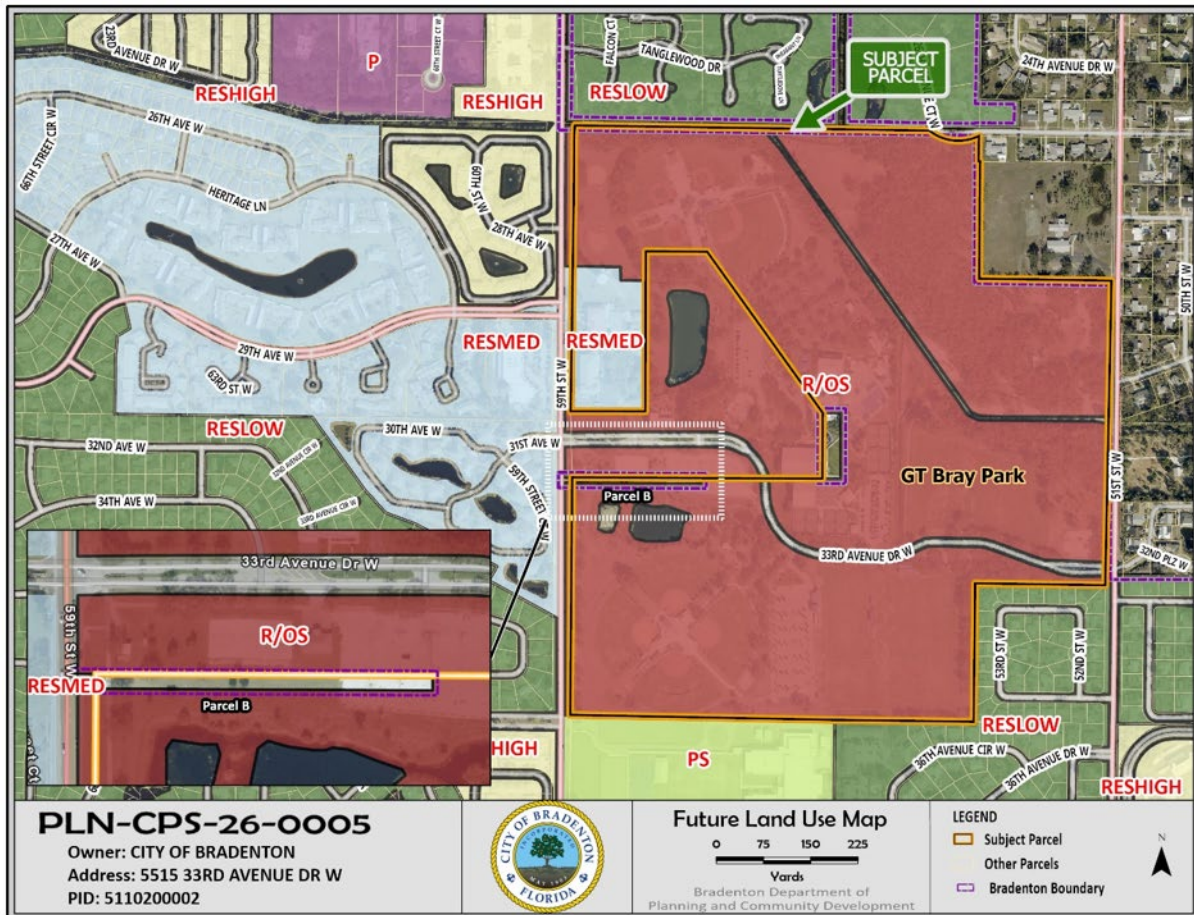
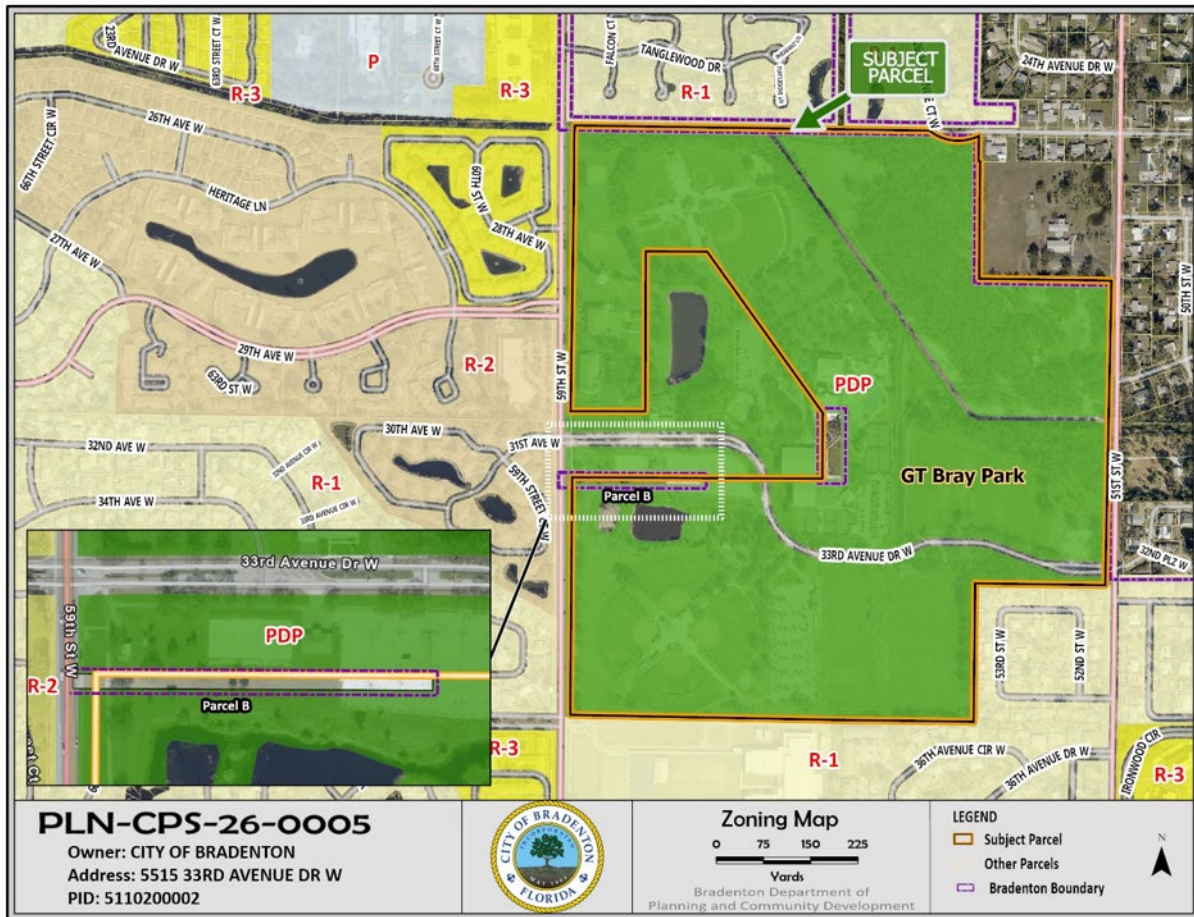


EXHIBIT D





City Hall | 101 Old Main Street | Bradenton, Florida 34205
941.932.9442 | rob.perry@bradentonfl.gov
www.cityofbradenton.com

August 4, 2026

City of Bradenton City Council
City of Bradenton Planning Commission
City of Bradenton Planning Division
101 Old Main Street
Bradenton, FL 34205

RE: GT Bray Park Annexation, Comp Plan, and Zoning Atlas Map Amendments

Dear City Council, Planning Commission, and Planning staff,

City of Bradenton Administration is requesting annexation of two small parcels located within GT Bray Park that currently are in unincorporated Manatee County. The parcels (one being vacant and the other built upon) were part of a Fee Simple Deed dated January 31, 1983, between City National Bank of Miami and the City of Bradenton. The annexations will bring all city owned land within GT Bray Park into the city's jurisdiction.

Along with this request, the city is requesting the zoning of the two parcels be Planned Development Project (PDP) and that they are given a Future Land Use Classification of Recreation/Open Space (R/OS), which is consistent with the current zoning and Future Land Use Classification of GT Bray Park.

Attached to this letter is required documentation to support the requests.

Respectfully submitted,

Rob Perry
City Administrator

#OneCityOneTeam

Gene Brown Mayor	Jayne Kocher Ward 1	Marianne Barnebey Ward 2	Kemp Schuessler Ward 3	Lisa Gonzalez Moore Ward 4	Pam Coachman Ward 5
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EXHIBIT "A"
Annexation Description
(THIS IS NOT A SURVEY)

Parcel "B"

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Containing 0.42 acres or 18,348 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 all five (5) sheets.
- 3) See Sheet 1 for additional notes.

CITY OF BRADENTON
 PUBLIC WORKS & UTILITIES
 SURVEY & MAPPING



bradenton
The Friendly City

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

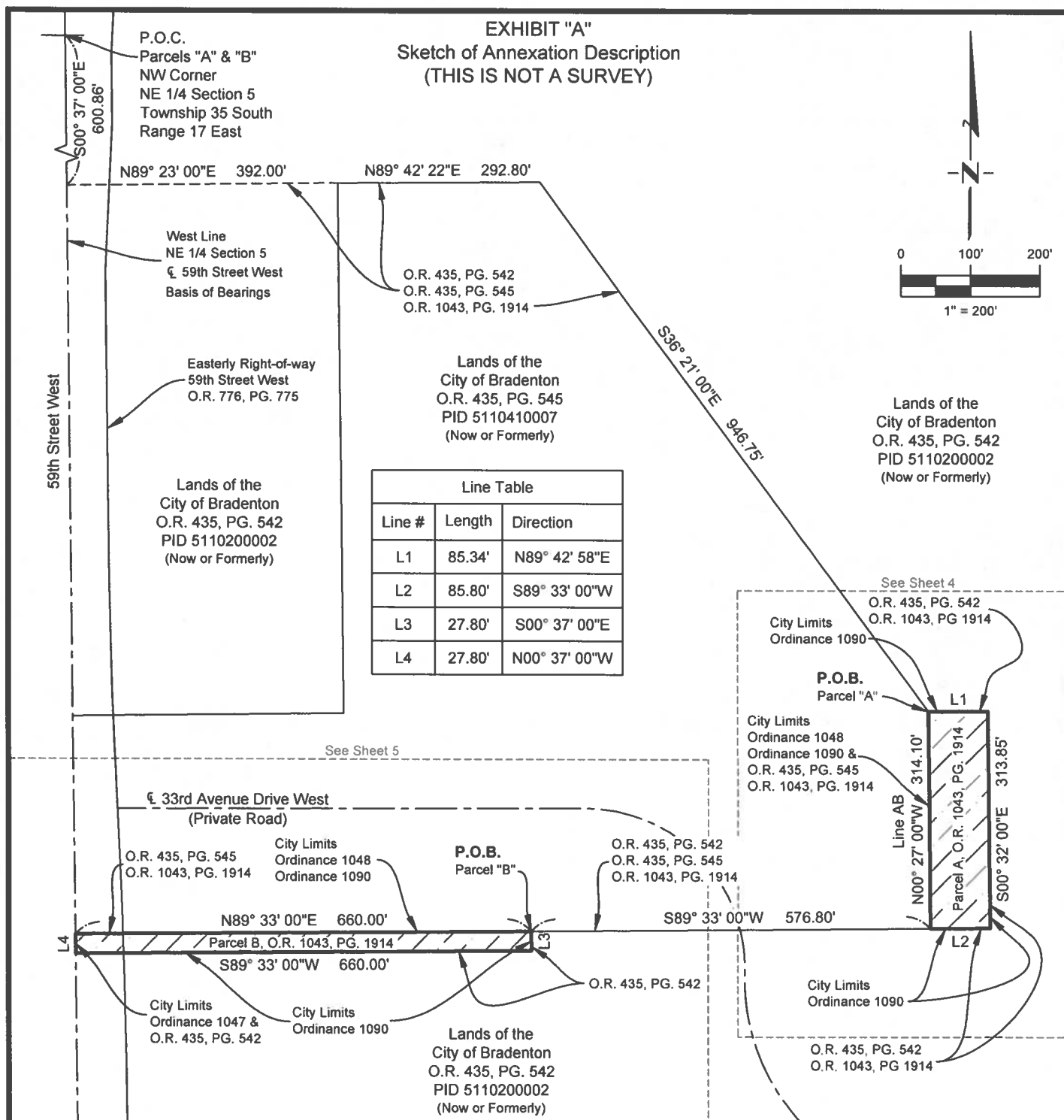
SCALE: NONE

SHEET: 2 OF 5

SECTION 5
 TOWNSHIP 35 SOUTH
 RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/18/2026



bradenton
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BRADENTON, FLORIDA 34208
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P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
O.R. =OFFICIAL RECORDS BOOK
PG. =PAGE
PID =PARCEL IDENTIFICATION
NW =NORTHWEST
NE =NORTHEAST
SW =SOUTHWEST
SE =SOUTHEAST
L# =LINE NUMBER
=NUMBER

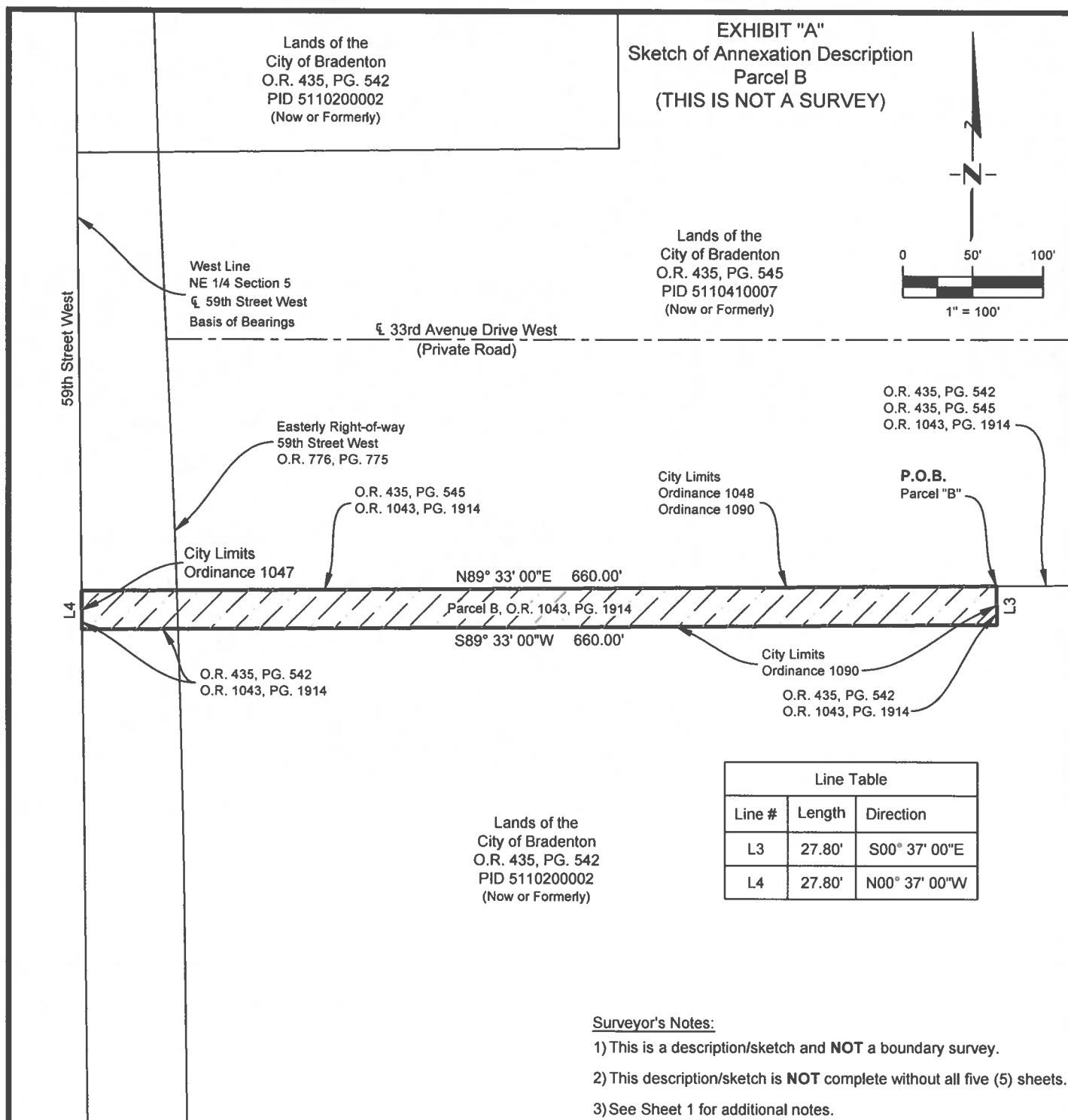
SCALE: 1" = 200'

SHEET: 3 OF 5

SECTION 5
TOWNSHIP 35 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/18/2026



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
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
PID = PARCEL IDENTIFICATION
NW = NORTHWEST
NE = NORTHEAST
SW = SOUTHWEST
SE = SOUTHEAST
L# = LINE NUMBER
= NUMBER

SCALE: 1" = 100'

SHEET: 5 OF 5

SECTION 5
TOWNSHIP 35 SOUTH
RANGE 17 EAST

DRAW BY: DEC

DRAWING DATE: 05/18/2026

FEE SIMPLE DEED

THIS INDENTURE, Made this 31st day of January, 1983, between CITY NATIONAL BANK OF MIAMI, as Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded), party of the first part, and the CITY OF BRADENTON, a municipal corporation, whose mailing address is Bradenton, Florida, party of the second part,

W I T N E S S E T H

That party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the party of the second part, its successors and assigns, that certain land lying and being in the County of Manatee and State of Florida, more particularly described as follows:

PARCEL "A"

From the NW corner of the NE $\frac{1}{4}$ of Section 5, Township 35 South, Range 17 East, run South 0°37' East along the West line of said NE $\frac{1}{4}$ a distance of 600.86 feet to a point on the center line of 59th Street West (60 feet wide), thence run North 89°23' East a distance of 392 feet to a point, thence run North 89°42'22" East 292.80 feet, thence run South 36°21'00" East 946.75 feet to a point, said point being hereinafter referred to as Point A, thence run South 0°27'00" East 314.03 feet to a point, said point being hereinafter referred to as Point B and said line last run being hereinafter referred to as the Line AB, said Point B being the Point of Beginning, run thence North 0°27'00" West 314.03 feet along the Line AB to said Point A, thence run North 89°43'58" East 85.34 feet, thence run South 0°32'00" East 313.85 feet, thence run South 89°33'00" West 85.70 feet, more or less to the Point of Beginning

PARCEL "B"

Commence at Point B referred to in the description just above, run thence South 89°33'00" West 1236.80 feet to a point on the center line of 59th Street West, said point being hereinafter referred to as Point C and the line last run being hereinafter referred to as the Line BC, said Point C being also the Point of Beginning,

Documentary Stamps in the amount of \$22.50
 have been paid this 8 day of Feb 19 83
 R. B. Shore, Clerk of the Circuit Court, Manatee County Florida
 by D. Earnest Deputy Clerk.

O. R. 1043 PG 1914

run thence South 0°37'00" East along the West line of said NE¼ a distance of 27.80 feet to a point on the center line of said 59th Street West, run thence North 89°33'00" East parallel to the Line BC a distance of 660 feet to a point, run thence North 0°37'00" West a distance of 27.80 feet, more or less, to a point on the Line BC, run thence South 89°23'00" West along the Line BC a distance of 660 feet, more or less, to the Point of Beginning.

Said two tracts just above described containing in the aggregate approximately one acre.

PARCEL "C" (1)

Any lands, if any there should be, lying between Parcel "A" and any other lands now owned of record by the City of Bradenton which virtually surround said lands.

PARCEL "C" (2)

Any lands, if any there should be, lying between Parcel "B" and any other lands now owned of record by the City of Bradenton which virtually surround said lands.

together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower, reversion, remainder and easment thereto belonging or in anywise appertaining.

SUBJECT TO THE FOLLOWING:

1. County and city taxes if any there should be.
2. Any valid and legally enforceable roads and road rights-of-way, streets, outfall ditches, drainage and irrigation canals and ditches, if any, and easements for utilities, rights-of-way, drainage and irrigation, all whether by reservation, dedication, order of taking or grant of record or whether by prescription.
3. Any matter of fact which an accurate survey or inspection of the premises will disclose.
4. Any applicable zoning, building, flood control or other rules, ordinances or regulations by any governmental agency which restrict, limit or prohibit the use of the described property or any part thereof.

TO HAVE AND TO HOLD the same in fee simple forever.

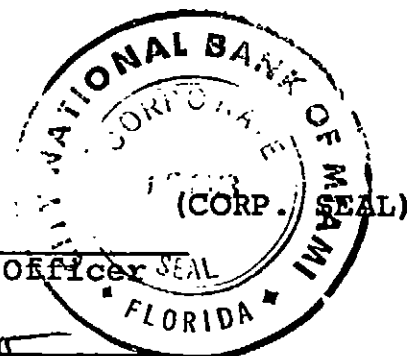
This Deed is the act and deed of CITY NATIONAL BANK OF MIAMI in its capacity as Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded), and not in its individual capacity.

IN WITNESS WHEREOF, the said CITY NATIONAL BANK OF MIAMI has caused these presents to be executed in its name by its officers thereunto duly authorized, and its corporate seal to be affixed, in its capacity as Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded), the day and year first above written.

CITY NATIONAL BANK OF MIAMI

BY: B. Kleckner
Vice President & Trust Officer

Attest: David E. Dando
Title: Notary Public



Signed, sealed and delivered in the presence of:

Beatrice Peters
Joyce W. Tucci

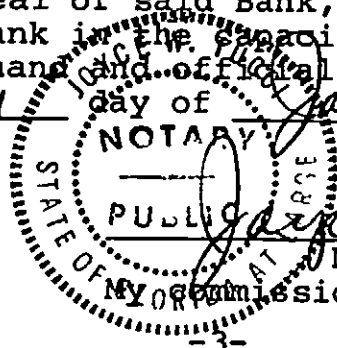
STATE OF FLORIDA
COUNTY OF DADE

As Trustee under separate collateral declarations or agreements designated in its records as Trust No. 2-535 (said declarations and agreements being unrecorded)

FILED AND RECORDED
R.B. SIORE, CLERK
MANATEE CITY, FLA
883318
FEB 8 2 19 PM '83

I hereby certify that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared B. KLECKNER and DAVID E. DANDO, well known to me to be the Vice President and Trust Officer and the TRUST OFFICER, respectively of CITY NATIONAL BANK OF MIAMI, to me known and known to me to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said Bank, and the said instrument is the act and deed of said Bank in the capacity therein set forth.

WITNESS, my hand and official seal in the county and state last aforesaid this 31 day of January, 1983.



NOTARY PUBLIC

Notary Public, State of Florida at Large
My Commission Expires March 11, 1983

O.R. 1043 PG 1916

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: September 16, 2026

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

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

SUBJECT:

City Council Meeting: August 12, 2026

- Res. 26-56 | PLN-SUP-26-0010 | 312 12th Street West | Sidewalk Cafe with Alcoholic Beverages | Approved (vote 5-0)

City Council Meeting: August 26, 2026

- Ord. 4080 | PLN-EVA-26-0001 | 1511 9th Street West | Right-of-Way Vacation | Approved (vote 5-0)

City Council Meeting: September 9, 2026

- Ord. 4064 | PLN-EVA-26-0003 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Annexation | 1st Reading
- Ord. 4081 | PLN-EVA-26-0004 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Annexation | 1st Reading

City Council Meeting: October 14, 2026 (Tentative)

- Ord. 4064 | PLN-EVA-26-0003 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Annexation | 2nd Reading
- Ord. 4081 | PLN-EVA-26-0004 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Annexation | 2nd Reading
- Ord. 4068 | PLN-CPS-26-0004 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Comp Plan Amendment | 1st Reading

- Ord. 4082 | PLN-CPS-26-0005 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Comp Plan Amendment | 1st Reading
- Ord. 4070 | PLN-ZON-26-0002 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Zoning Atlas Amendment | 1st Reading
- Ord. 4083 | PLN-ZON-26-0003 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Zoning Atlas Amendment | 1st Reading

**City Council Meeting: November 18, 2026
(Tentative)**

- Ord. 4068 | PLN-CPS-26-0004 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Comp Plan Amendment | 2nd Reading
- Ord. 4082 | PLN-CPS-26-0005 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Comp Plan Amendment | 2nd Reading
- Ord. 4070 | PLN-ZON-26-0002 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Zoning Atlas Amendment | 2nd Reading
- Ord. 4083 | PLN-ZON-26-0003 | 5213 33rd Avenue Drive West | GT Bray Park | Parcel Zoning Atlas Amendment | 2nd Reading

SUGGESTED ACTION: N/A

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

N/A

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

N/A

SUGGESTED MOTION:

N/A

ATTACHMENTS: