

AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, October 21, 2026
101 OLD MAIN STREET, BRADENTON, FL 34205

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MEETING MINUTES

- a) [Clerk](#): Minutes from the September 16, 2026, Planning Commission Meeting
[9-16-2026 Planning Commission Meeting Minutes](#)

5. PUBLIC COMMENTS

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

6. AGENDA ITEMS

- a) [Planning & Community Development](#): **Quasi-Judicial**: FINAL ORDER PLN-VAR-26-0008 - PUBLIC HEARING
FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-26-0008 TO ALLOW A REDUCTION IN THE MINIMUM REAR YARD SETBACK ALONG THE WESTERN PROPERTY LINE FROM 20 FEET TO 10 FEET, TO ACCOMMODATE CONSTRUCTION OF A 22-FOOT BY 40-FOOT ADDITION TO THE PRINCIPAL RESIDENCE, FOR PROPERTY LOCATED AT 1310 29TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID 4166900003), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.
[Final Order: PLN-VAR-26-0008](#)
[Staff Report](#)
[Application Materials](#)

- b) [Planning & Community Development](#): **Quasi-Judicial:** ORDINANCE 4084 - PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON LAND USE ATLAS; TO AMEND THE ZONING DESIGNATION FROM GENERAL URBAN RESTRICTED (T4-R) TO GENERAL URBAN OPEN (T4-O), FOR THE PROPERTIES LOCATED AT 2520 13TH STREET WEST AND 2524 13TH STREET WEST (PARCEL ID NOS. 4486300009 AND 4486200001), CONTAINING 0.41 ACRES TOTAL AND OWNED BY THE HUMANE SOCIETY OF MANATEE COUNTY, INC., AND MORE PARTICULARLY DESCRIBED HEREIN; 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 - October 14, 2026:**

- Ord. 4064 | PLN-AXR-26-0003 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Annexation | 2nd Reading
- Ord. 4081 | PLN-AXR-26-0004 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Annexation | 2nd Reading
- Ord. 4068 | PLN-CPS-26-0004 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Comp. Plan Amendment | 1st Reading
- Ord. 4082 | PLN-CPS-26-0005 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Comp. Plan Amendment | 1st Reading
- Ord. 4070 | PLN-ZON-26-0002 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Zoning Map Amendment | 1st Reading
- Ord. 4083 | PLN-ZON-26-0003 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Zoning Map Amendment | 1st Reading

City Council Meeting - November 18, 2026:

- Ord. 4068 | PLN-CPS-26-0004 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Comp. Plan Amendment | 2nd Reading
- Ord. 4082 | PLN-CPS-26-0005 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Comp. Plan Amendment | 2nd Reading
- Ord. 4070 | PLN-ZON-26-0002 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Zoning Map Amendment | 2nd Reading
- Ord. 4083 | PLN-ZON-26-0003 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Zoning Map Amendment | 2nd Reading
- Ord. 4084 | PLN-ZON-26-0004 | 2520 13th St. W. | Humane Society | Zoning Map Amendment | 1st Reading (Tentative)

City Council Meeting - December 9, 2026:

- Ord. 4084 | PLN-ZON-26-0004 | 2520 13th St. W. | Humane Society | Zoning Map Amendment | 2nd Reading (Tentative)

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: October 21, 2026

SUBMITTED BY: Jamie Griffith, Clerk

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Minutes from the September 16, 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 September 16, 2026, Planning Commission meeting.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

N/A

SUGGESTED MOTION:

Motion to approve the minutes from the September 16, 2026, Planning Commission meeting.

ATTACHMENTS:

[9-16-2026 Planning Commission Meeting Minutes](#)

**CITY OF BRADENTON
PLANNING COMMISSION MEETING MINUTES
September 16, 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, September 16, 2026

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

Commissioner Keith Green was excused.

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

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

APPROVAL OF MEETING MINUTES:

- a) Clerk: Minutes from the August 19, 2026, Planning Commission Meeting

MOTION TO APPROVE THE MINUTES FROM THE AUGUST 19, 2026, PLANNING COMMISSION MEETING was made by Commissioner Taylor and seconded by Commissioner Whetstone. The motion passed unanimously.

PUBLIC COMMENTS: None.

Chair Neal opened the public hearing for all agenda items.

Robin Singer, Planning and Community Development Director, noted the address errors in the titles for Ordinances 4068, 4082, 4070, and 4084. She stated that the errors would be corrected before being presented to City Council.

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.

- 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 EAST OF 59TH ST WEST AND APPROXIMATELY 160 FEET SOUTH OF THE INTERSECTION OF 59TH STREET EAST AND 33RD AVENUE DRIVE WEST, IDENTIFIED AS PARCEL ID 5110200002, 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.
- 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.
- 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.

Brandon Wink, City Planner, gave a presentation that summarized the applications of Ordinances 4068, 4082, 4070, and 4084. He stated that the purpose of the amendments was to create a fully complete and consistent parcel for GT Bray Park within the City boundary and that staff recommended approval from the Planning Commission to present the ordinances to the City Council.

Staff Report:

"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.

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

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."

The public hearing was closed.

MOTION TO APPROVE ORDINANCE 4068 WITH THE CORRECTION THAT THE ORDINANCE SHOULD READ "59TH STREET WEST" was made by Commissioner Taylor and seconded by Commissioner Whetstone. The motion passed unanimously.

MOTION TO APPROVE ORDINANCE 4082 WITH THE CORRECTION THAT THE ORDINANCE SHOULD READ "59TH STREET WEST" was made by Commissioner Taylor and seconded by Commissioner Whetstone. The motion passed unanimously.

MOTION TO APPROVE ORDINANCE 4070 was made by Commissioner Taylor and seconded by Commissioner Whetstone. The motion passed unanimously.

MOTION TO APPROVE ORDINANCE 4084 was made by Commissioner Taylor and seconded by Commissioner Whetstone. The motion passed unanimously

DISCUSSION ITEMS: None.

DIRECTOR'S REPORT:

Ms. Singer announced that there were applications for the October 21, 2026, Planning Commission Meeting.

ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES:

- a) Planning & Community Development: City Council Meetings:

August 12, 2026

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

August 26, 2026

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

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

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

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

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

The meeting adjourned at 2:12 p.m.

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

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: October 21, 2026

SUBMITTED BY: Jake Arjona, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Quasi-Judicial:** FINAL ORDER PLN-VAR-26-0008 - PUBLIC HEARING
FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-26-0008 TO ALLOW A REDUCTION IN THE MINIMUM REAR YARD SETBACK ALONG THE WESTERN PROPERTY LINE FROM 20 FEET TO 10 FEET, TO ACCOMMODATE CONSTRUCTION OF A 22-FOOT BY 40-FOOT ADDITION TO THE PRINCIPAL RESIDENCE, FOR PROPERTY LOCATED AT 1310 29TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID 4166900003), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to either approve or deny Final Order PLN-VAR-26-0008.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant has submitted a variance application requesting a reduction in the required rear yard setback from 20-ft. to 10 ft. to accommodate a proposed addition to the principal structure.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by the City Attorney Rudacille.

SUGGESTED MOTION:

Motion to either approve or deny Final Order PLN-VAR-26-0008.

ATTACHMENTS:

[Final Order: PLN-VAR-26-0008](#)

[Staff Report](#)

[Application Materials](#)

**FINAL ORDER
VARIANCE NO. PLN-VAR-26-0008**

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-26-0008 TO ALLOW A REDUCTION IN THE MINIMUM REAR YARD SETBACK ALONG THE WESTERN PROPERTY LINE FROM 20 FEET TO 10 FEET, TO ACCOMMODATE CONSTRUCTION OF A 22-FOOT BY 40-FOOT ADDITION TO THE PRINCIPAL RESIDENCE, FOR PROPERTY LOCATED AT 1310 29TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID 4166900003), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, James Vatter and Dara Vatter, Trustees of the James P. Vatter and Dara K. Vatter Joint Revocable Living Trust dated October 7, 2009 (the "Property Owners" or "Applicant"), own the property located at 1310 29th Street West, Bradenton, Florida 34208 (Parcel ID 4166900003), more particularly described in Exhibit "A" (the "Property"); and

WHEREAS, David Manny of Manny Construction of Central Florida, Inc., the authorized agent of the Property Owners, submitted an application requesting a variance to allow a reduction in the minimum rear yard setback along the western property line from 20 feet to 10 feet, to accommodate construction of a 22 foot by 40 foot addition to the principal residence; and

WHEREAS, a 20-foot unimproved alley is located directly adjacent to the western boundary line at the rear of the Property; and

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

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

WHEREAS, the City of Bradenton Land Use Regulations, Schedule 3.2.2.1, provides for Dimensional and Area Standards for Residential Districts which requires a minimum rear yard setback of 20 feet for principal buildings located within R-1 zoning districts; and

WHEREAS, the Planning Commission held a noticed public hearing on October 21, 2026, at which the Planning Commission received testimony and evidence from the Applicant, City Planning staff, and members of the public in attendance; and

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

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

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

- a. The Whereas clauses contained herein are hereby adopted as Findings of Fact.
- b. The Property Owners are requesting approval of a variance to allow a reduction in the minimum rear yard setback along the western property line from 20 feet to 10 feet, to accommodate construction of a 22-foot by 40-foot addition to the principal residence, as shown on the Site Plan attached hereto as Exhibit "B".
- c. The proposed variance meets all noted requirements within Section 2.2.8.1 of the Land Use Regulations, as further described below.
 1. The need for the dimensional variance was not created by the Applicant's or previous owner's action, such as improper lot division, in violation of these LURs or previously effective land use regulations; and
 2. Strict application of the provisions of these LURs would deprive the Applicant of a reasonable use of his property, cause him unnecessary hardship, or deprive him or her of rights commonly enjoyed by other property owners in the same Land Use Atlas district; and
 3. The granting of the dimensional variance would not confer on the Applicant any special privilege denied to other property owners in the same Land Use Atlas district; and
 4. The application is for a dimensional variance and would not authorize a use otherwise prohibited by these LURs; and
 5. The dimensional variance is the minimum variance that will allow reasonable use of the Property.

Section 2. Order. Based upon the foregoing, a variance is hereby approved and issued for the Property to allow a 10-foot reduction in the rear yard setback along the western property line from 20 feet to 10 feet, to accommodate construction of a 22-foot by 40-foot addition to the principal residence, as shown on the Site Plan attached hereto as Exhibit "B."

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

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

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

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 21st DAY OF OCTOBER, 2026.

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

ATTEST:

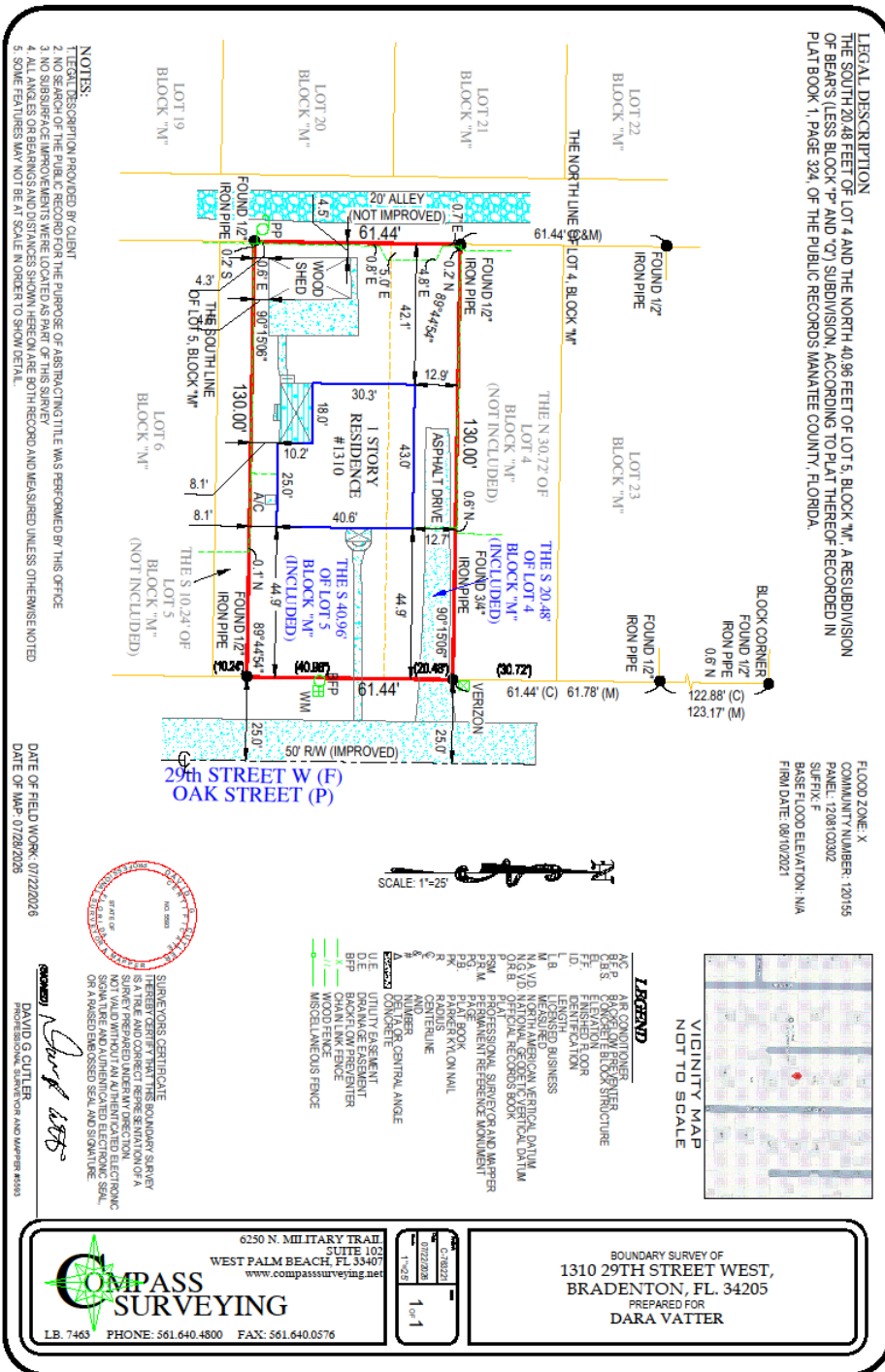
Tamara Melton
CLERK

Michael Neal
CHAIR

EXHIBIT "A"

S 20.48 FT OF LOT 4, NLY 40.96 FT OF LOT 5 BLK M, A RESUB OF BEARS SUB
PI#41669.0000/3

EXHIBIT "B"



City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
October 21, 2026

Staff Report

Case Number: PLN-VAR-26-0008
Final Order No: PLN-VAR-26-0008
Applicant: David Manny (agent)
Owner: James Vatter (owner)
Address: 1310 29th Street West
Parcel ID No: 4166900003
Current Zoning: R-1 (Low Density – Single Family)
Future Land Use: RESLOW (Low Density Residential)
Flood Zone: X

Surrounding Property Zoning & Future Land Use:

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

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

Request:

David Manny (agent) for James Vatter (owner) has submitted a variance application requesting a reduction in the required rear yard setback from 20-ft. to 10 ft.; to accommodate a proposed addition to the principal structure.

The subject property is approximately 0.182 acres and is currently developed with a single-family residence and an existing shed. The applicant proposes to remove the shed and construct an 880-square-foot addition measuring 22 feet by 40 feet. The addition is proposed to include two bedrooms, two bathrooms, and a wet bar, and would be connected to the principal residence via a breezeway. Upon completion of the proposed improvements, the property will remain under the 50% maximum impervious surface coverage permitted within the R-1 zoning district.

The R-1 zoning district does not permit Accessory Dwelling Units (ADUs); therefore, the addition is to remain integrated with the principal single-family residence and shall not contain an oven or cooking surface

According to Section 3.2.2.1 of the City of Bradenton Land Use Regulations, principal buildings within the R-1 zoning designation must have a minimum 20-foot rear yard setback.

The applicant is proposing for the rear yard setback to be reduced by 10-feet to make it easier to build the addition to the principal structure.

Land Use Regulations:

SCHEDULE 3.2.2.1. DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS					
MINIMUM SETBACKS (1) IN FEET	R-1	R-2	R-3	UV	R-4
Principal building					
front (2) (8)	20	20	20	10	5
side	8	8	8	5	5
rear	20	20	20	5	5

Comprehensive Plan Elements:

Goals, Objectives, and Policies

Policy 1.1.2 – Traditional/Urban Neighborhood Principles

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

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

6. Neighborhood organization for communication and conflict resolution; and
7. Training and technical assistance for neighborhood-based planning initiatives.

Private Property Rights Element

Policy 1 Statement of Rights

The following rights shall be considered in local decision making:

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

Requirements for Permits and Approvals:

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

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

- a. The application meets all of the following criteria:

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

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

Staff Response: It appears that the property is functioning as intended and the need to request a variance is solely created by the applicant to be exempt from the setback requirement.

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

Staff Response: It appears that strict application of the setback standards in the Land Use Regulations would not deprive the applicant of reasonable use of the subject property as intended. There is currently approximately 41-1/2 ft. of distance from the rear of the existing principal structure to the rear property line, so there appears to be ample room to accommodate the addition without needing a variance.

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

Staff Response: All properties in the R-1 zoning district are beholden to the same setback standards and as such, residents can make the same request for a deviation from the standards.

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

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

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

Staff Response: Staff find that reasonable use of the property is already achieved and there is ample room to fit an addition on the rear of the principal structure without requiring variance approval.

2.2.8.4 Review and action. The planning commission shall hold a public hearing on the application. If the eligibility criteria above are met, the planning commission may grant the variance as requested or a modification if more appropriate. Latent changes to an application made by the

applicant whereby insufficient review has been allowed for staff, board, or city council, as determined by the PCD director, may require a delay in the processing of the application, and shall result in additional review and public notice costs at the applicant's expense. If the application is for a variance of a flood requirement (subsection 3.4.3.2) must be complied with. In granting a variance, the planning commission may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties. A variance is granted to the property and not to the applicant.

**** Reminder ****

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

Planning and Community Development Analysis:

According to Section 3.2.2.1 of the City of Bradenton Land Use Regulations, all principal structures in the R-1 zoning district shall have a minimum 20-ft. rear yard setback. No construction of the principal structure can be within this setback. The Comprehensive Plan encourages the City to preserve and enhance existing neighborhoods and foster development which are sensitive to the development pattern of surrounding properties. Compatibility is critical to maintaining the character and integrity of an established neighborhood. As the Commission reviews the subject request, the Commission should take into consideration the intent of the Comprehensive Plan and whether the proposed request alters the character of the neighborhood.

Staff Comments:

1. Planning Commission is encouraged to evaluate the request based on the criteria provided, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be not consistent with the intent of Section 2.2.8.1 of the Land Use Regulations and the Goals, Objectives, and Policies of the Comprehensive Plan.

Respectfully submitted,



Jake Arjona
City Planner

EXHIBITS:

EXHIBIT "A": Location Map

EXHIBIT "B": Future Land Use Map

EXHIBIT "C": Zoning Map

EXHIBIT "D": Boundary Survey

EXHIBIT "A" Location Map

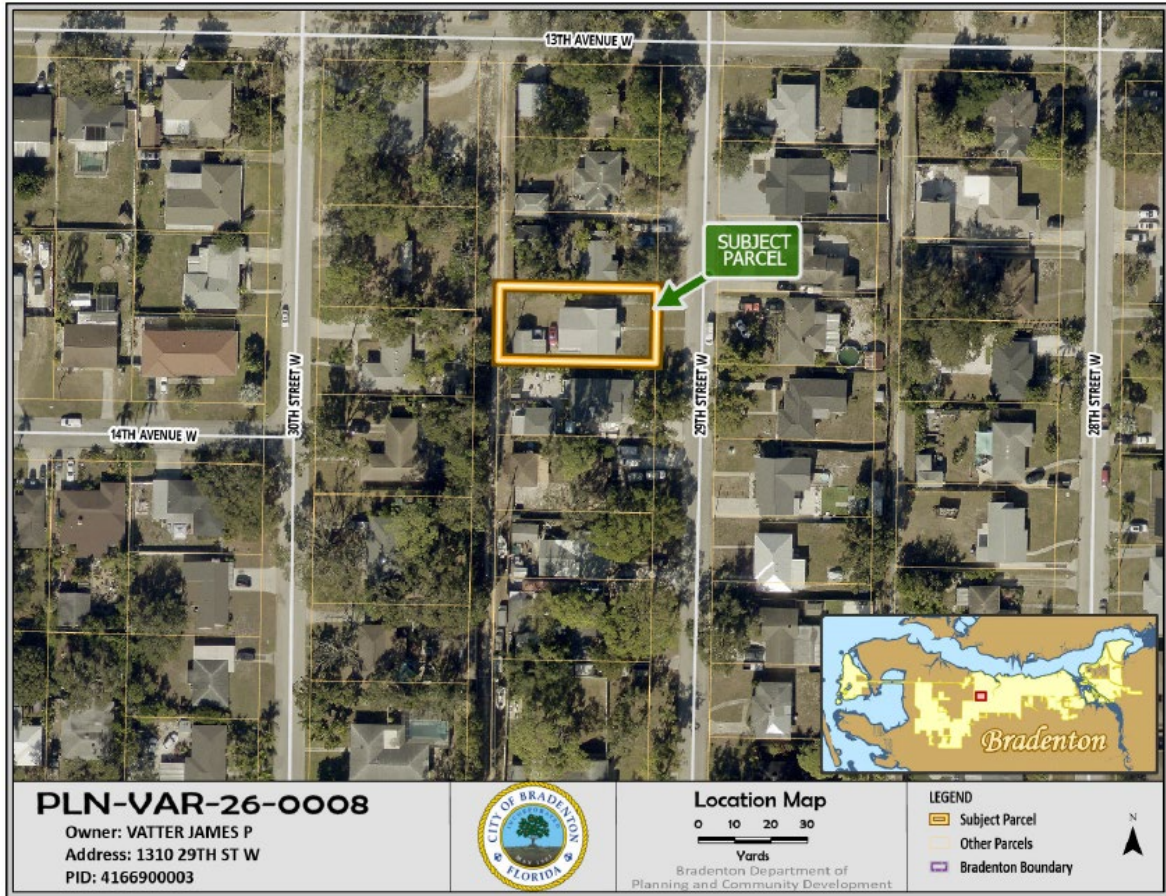


EXHIBIT "B"
Future Land Use Map

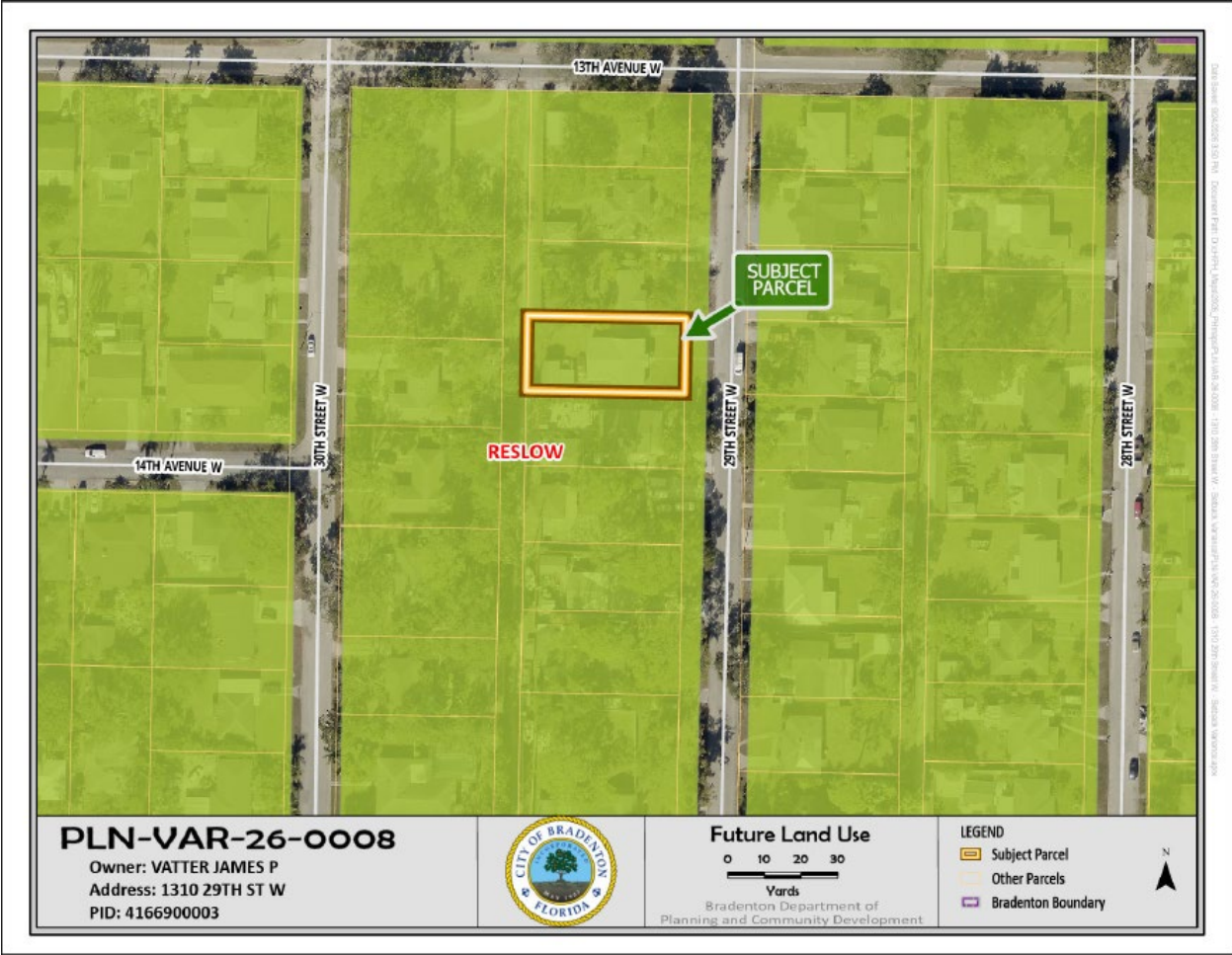
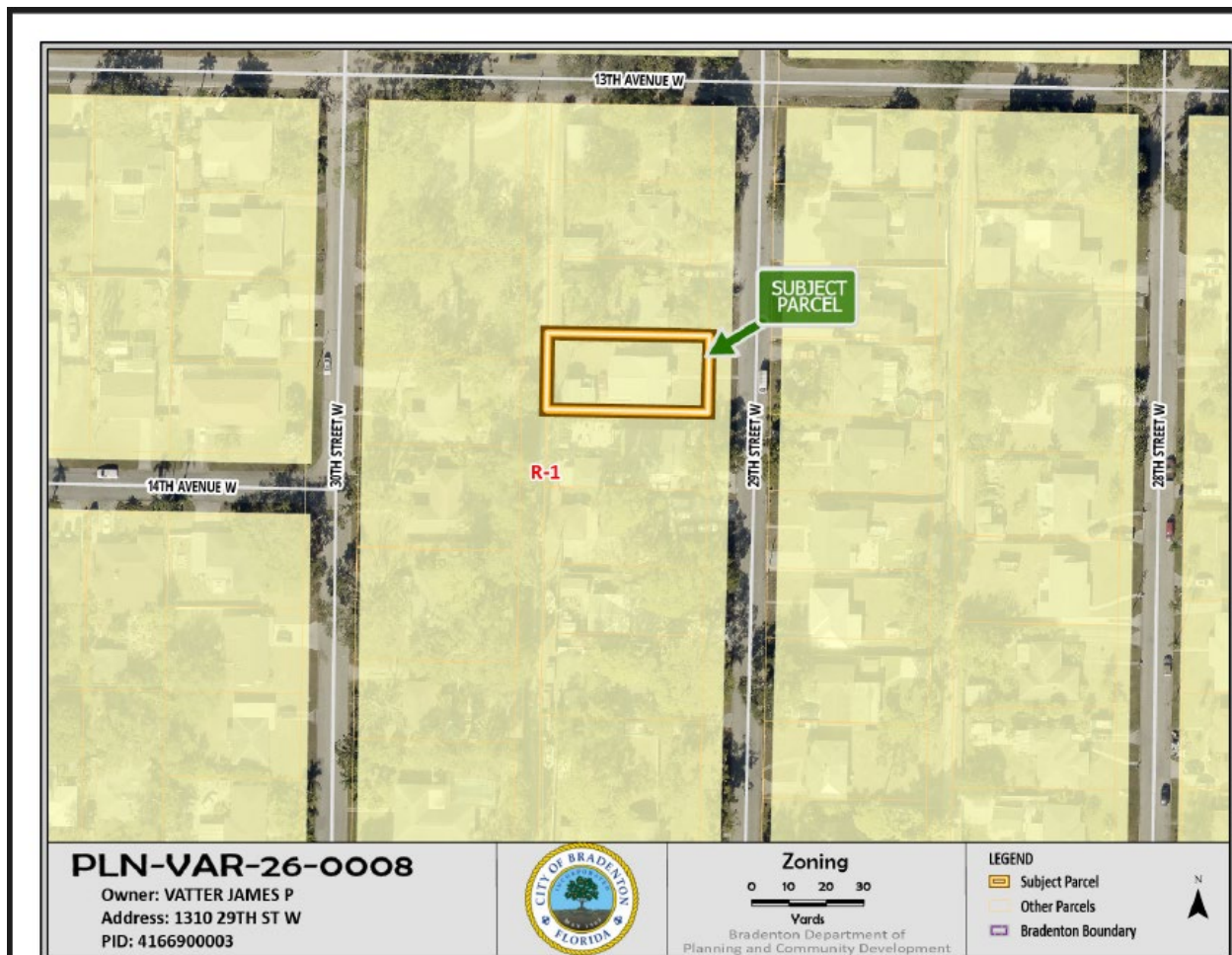


EXHIBIT "C" Zoning Map



LEGAL DESCRIPTION
 THE SOUTH 20.48 FEET OF LOT 4 AND THE NORTH 40.66 FEET OF LOT 5, BLOCK "M", A RESUBDIVISION OF BEARS, LESS BLOCK "P", AND "O", SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 324, OF THE PUBLIC RECORDS (MANATEE COUNTY, FLORIDA).

NOTES:
 1. THIS SURVEY IS CONDUCTED FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
 3. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED.
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

LEGEND
 A.C. AIR CONDITIONER
 B.S. BOUNDARY SURVEY
 C. CENTER
 E. ELEVATION
 F. FOUND
 I.D. IDENTIFICATION
 L.B. LICENSED BUSINESS
 M. MEASURED
 N.V.B. NATIONAL VERTICAL DATUM
 N.G.S. NATIONAL GEODESIC SURVEY
 P.B. PLAT BOOK
 P.F. PRESENT REUSE OF FUNDAMENTAL
 P.R. PUBLIC RECORDS
 P.W. PRIVATE WYOMING
 R. ROAD
 S. SURFACE
 T. TOWN
 U. UTILITY
 W. WOOD
 Y. YARD
 Z. ZONE

BOUNDARY SURVEY OF
 1310 29TH STREET WEST,
 BRADENTON, FL. 34205
 PREPARED FOR
 DARA VATTER

COMPASS SURVEYING
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33411
 www.compassurveying.net
 LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

DATE OF FIELD WORK: 07/22/2025
DATE OF MAP: 07/22/2025

PROF. David L. Vatter
 PROFESSIONAL SURVEYOR AND MAPPER #6550

LEGEND
 A.C. AIR CONDITIONER
 B.S. BOUNDARY SURVEY
 C. CENTER
 E. ELEVATION
 F. FOUND
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DATE OF FIELD WORK: 07/22/2025
DATE OF MAP: 07/22/2025

PROF. David L. Vatter
 PROFESSIONAL SURVEYOR AND MAPPER #6550



Agent Authorization Form

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

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address Sara Vatter 1310 29th W. Bradenton, FL 34205
I, DARA VATER the registered property owner(s) of the above noted property, do hereby, authorize

Print Name of Agent

Company Name (if applicable)

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

Sara Vatter

Signature of Owner(s)

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

Darf Murray

Signature of Agent

6550 Riverview Blvd Bradenton 34209

Agent Address and Phone 941-915-5525

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of September 2026 produced

personally known respectively as

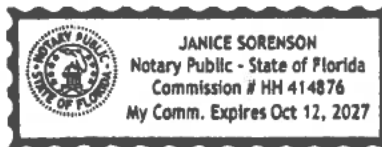
identification and who did (did not) take an oath.

[Signature]

Signature

Notary Public

Print Name



State of Florida

My Commission Expires: _____

Manny Construction of Central Florida, Inc

August 27, 2027

Request for Variance - Property 1310 29th St W, Bradenton FL 34205

To Whom it May Concern:

Request is being made to approve modification to setback requirements. Details are as follows:

Removal of current woodshed structure, replacing with a 22' x 40' addition, connecting structure to primary home with a covered walkway. Addition is for two bedrooms, two bathrooms, and a wet bar.

Request to allow 10-foot setbacks on all sides of new structure.

Thank you for your consideration.

David Manny

David Manny
Manny Construction of Central Florida, Inc.
6550 Riverview Blvd., Bradenton, FL 34209
941-915-5525
State License: #CRC 1328390

Manny Construction of Central Florida, Inc

September 7, 2026

Findings of Fact / Review Criteria

Property: 1310 29th St. W., Bradenton FL 34205

Variance Review Criteria

1. The need for the Dimensional Variance was not created by the applicant's or previous owner's action, such as improper lot division, in violation of the Land Use Regulations or previously effective land use regulations:
 - a. Request being made is not due to owner's actions or any violation. Request of setback to 10 feet on all sides of new structure will accommodate a connecting 22' x 40' structure addition to primary home with a connecting walkway. Addition is for two bedrooms, two bathrooms and a wet bar.
2. Strict application of the provision of the Land Use Regulations would deprive the applicant of reasonable use of property, cause unnecessary hardship, or deprive them of rights commonly enjoyed by other property owners in the same Land Use district:
 - a. Request being made would deprive applicant of reasonable use of property and deprive rights commonly enjoyed by other property owners in the same Land Use district. Neighbors on same street, same neighborhood have enjoyed setback adjustments less than 10 feet on the required easement.
3. The granting of the Dimensional Variance would not confer on the applicant any special privilege denied to other property owners in the same Land Use district:
 - a. Granting of the Dimensional Variance would not confer on the applicant any special privilege denied to other property owners in the same Land Use district. In fact, granting of the Dimensional Variance would support adjustments to the setback that other property owners in the same Land Use district currently enjoy.
4. The application is for a Dimension Variance and would not authorize a use otherwise prohibited by the Land Use Regulations:
 - a. The requested 10-foot setback would not authorize a use otherwise prohibited by the Land Use Regulations.
5. The Dimensional Variance is the minimum variance that will allow reasonable use of the property:
 - a. The Dimensional Variance requested of a 10-foot setback on all sides of the 22' x 40' addition to the primary home, attached by a walkway, is the minimum variance that will allow reasonable use of the property.

Thank you for your consideration.

David Manny

David Manny

Manny Construction of Central Florida, Inc.

6550 Riverview Blvd., Bradenton, FL 34209

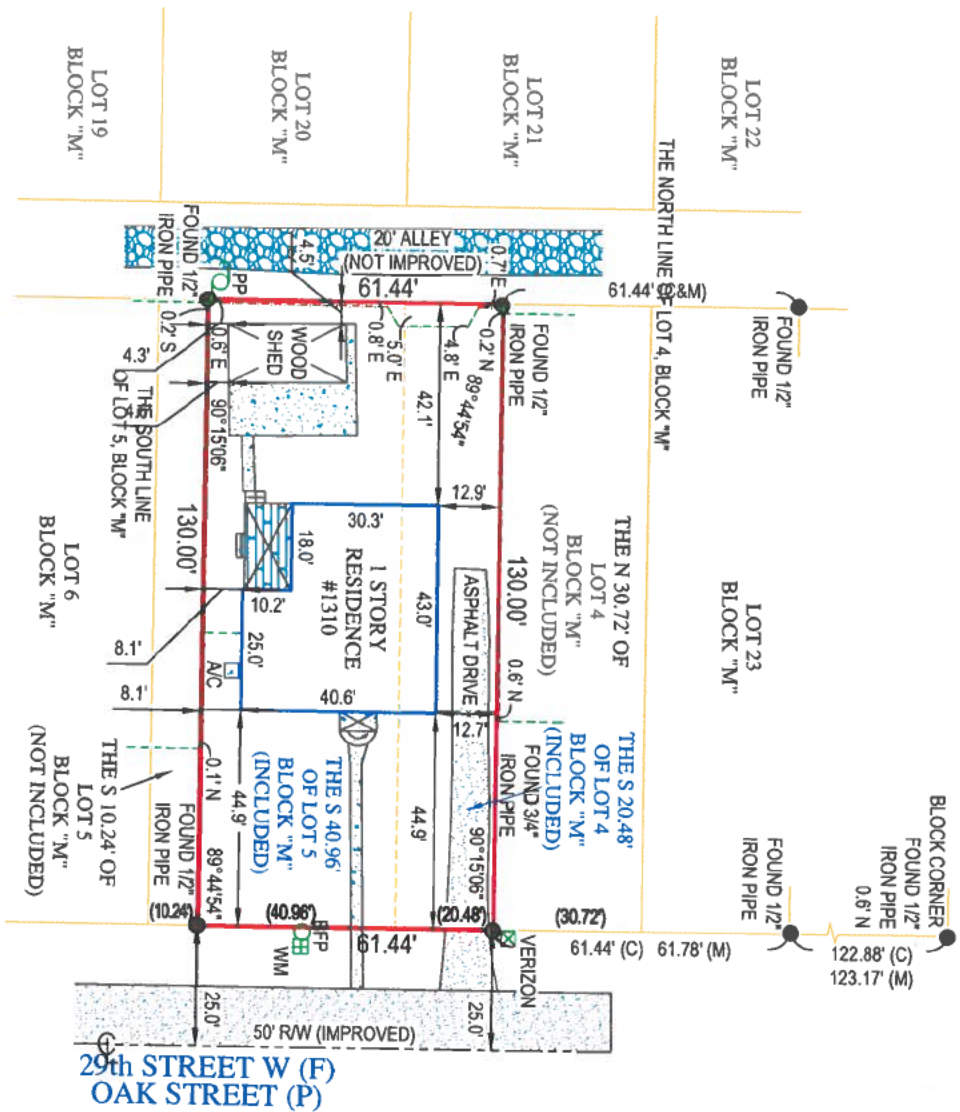
941-915-5525

State License: #CRC 1328390

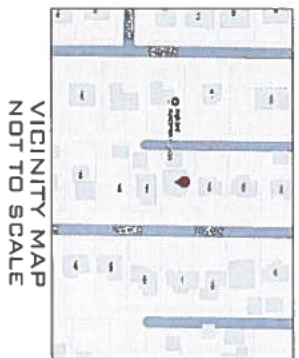
LEGAL DESCRIPTION

THE SOUTH 20.48 FEET OF LOT 4 AND THE NORTH 40.96 FEET OF LOT 5, BLOCK "M", A RESUBDIVISION OF BEARS (LESS BLOCK "P" AND "Q") SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 324, OF THE PUBLIC RECORDS MANATEE COUNTY, FLORIDA.

FLOOD ZONE: X
COMMUNITY NUMBER: 120155
PANEL: 12081C0302
SUFFIX: F
BASE FLOOD ELEVATION: N/A
FRM DATE: 08/10/2021



SCALE: 1"=25'



LEGEND

AC	AIR CONDITIONER
B.E.P.	BACKFLOW PREVENTER
B.S.	CONCRETE BLOCK STRUCTURE
E.F.	ELEVATION
F.F.	FINISHED FLOOR
L.D.	IDENTIFICATION
L.B.	LEASED BUSINESS
M.	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.	OFFICIAL RECORDS BOOK
PLAT	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
P.B.	PAGE BOOK
P.R.	PAINTER R/TION MAIL
R.	RAILROAD
C.	CENTERLINE
N.	NUMBER
A	DELTA OR CENTRAL ANGLE
CONCRETE	CONCRETE
UT	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.P.	BACKFLOW PREVENTER
X	CHAIN LINK FENCE
W	WOOD FENCE
M	MISCELLANEOUS FENCE

- NOTES:
1. LEGAL DESCRIPTION PROVIDED BY CLIENT
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 3. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL

DATE OF FIELD WORK: 07/22/2026
DATE OF MAP: 07/28/2026



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

(SIGNED) *David G. Cutler*
DAVID G. CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #55583



LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

C-753221
07/22/2026
1"=25'
1"=1'

BOUNDARY SURVEY OF
1310 29TH STREET WEST,
BRADENTON, FL. 34205
PREPARED FOR
DARA VATTER

MONVILLE ENGINEERING, LLC

312 E Venice Ave (OFFICE) 941-408-5244
 Venice Fl 34285
 PE 79431

DRAFTING AND ENGINEERING AGREEMENT

DATE 9/3/2026
 BETWEEN Dave Manny (OWNER) and Monville Engineering, LLC (ME)
 Ph # 941-915-5525 / Email [REDACTED]
 PROJECT: 29th St. Addition
 PROJECT ADDRESS: 1310 29th St. W, Bradenton, FL
 SCOPE:

Our scope is to provide custom Site Plan for building an addition to the home at the address listed above. We will provide a signed/sealed ENGINEERED plan.

TIMELINE

We will have proposed site plan within 2-days of signing the contract

PROJECT FEES

The Fee for services described in the Scope of Work is **\$500.00.** Fee is payable as follows:

\$ 500.00 Due at the completion(deliverance of SITE PLAN to OWNER)

**This price does not include printing fees. Digitally signed plans are also available.

AGREED

CLIENT signature and date (PLEASE READ TERMS AND CONDITIONS ON FOLLOWING PAGE)

ME signature and date

MONVILLE ENGINEERING, LLC

312 E Venice Ave (OFFICE) 941-408-5244
 Venice FL 34285
 PE 79431

TERMS AND CONDITIONS

The firm shall perform the services outlined in this agreement for the stated fee arrangement.

Required Information

The Client shall furnish at his or her own expense any information, surveys, reports that may be required for the completion of the Project, the accuracy and completeness of which ME shall be entitled to rely upon. This information includes but is not limited to certified land surveys, real property reports, building inspection reports, soil tests, Homeowner Association documents, and environmental surveys.

Copyright, Authorship, and Use of Documents Drawings, physical models, computer models, graphic representation and specifications as instruments of service are and shall remain the property of ME whether the Project for which they were made is executed or not. The Client shall be permitted to retain copies, including electronic and reproducible copies in connection with the Client's building use and occupancy of the Project by the Client.

ME retains the right to publish any and all documentation produced during the Project including photographs of the completed Project. The Client shall be consulted before any publishing can occur.

ME shall be entitled at their expense to erect a sign identifying ME on the Project site during construction and until substantial completion of the Project.

Billing/Payments

Invoices for the Firm's services shall be submitted, at the Firm's option, either upon completion of such services or on a monthly basis. Invoices shall be payable within 30 days after the invoice date. If the invoice is not paid within 30 days, the Firm may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice.

Indemnification

The Client shall, to the fullest extent permitted by law, indemnify and hold harmless the Firm, his or her officers, directors, employees, agents and subconsultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above named of the services under this agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of the Firm.

Arbitration

Any matter in dispute between Client and ME that arises out of this agreement, if not settled or agreed between them, is to be determined by arbitration, the same shall be decided by a single arbitrator to the provisions of "Arbitration Code, Chapter 682 of the 2018 Florida Statutes". The award of the arbitrator shall be final and binding upon both parties.

Suspension or Termination

If the Project is terminated or if the Project is suspended or abandoned in whole or in part for more than a total of 60 days whether consecutive or not, ME shall be compensated within 30 days of the date that an invoice is rendered for all services performed to that date together with reimbursable expenses. If the Project is resumed after being suspended or abandoned in whole or in part for more than a total of 60 days whether consecutive or not, the Fee shall be equitably adjusted.

Unless otherwise stated in this Agreement, ME's services terminate one year after certification of substantial performance. Any other termination of this Agreement must be made in writing. This agreement may be terminated by either party upon seven days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination. This agreement may be terminated by the Client upon at least seven days written notice to ME in the event that the Project is permanently abandoned. Termination of this agreement must be made in writing.

Limitation of Liability

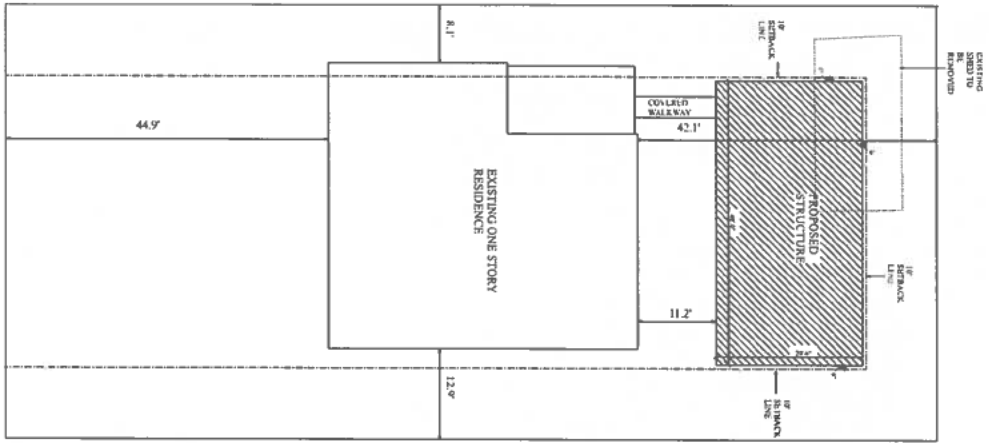
In recognition of the relative risks, rewards and benefits of the project to both the Client and the Firm, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Firm's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed \$250,000. Such causes include, but are not limited to, the Firm's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

558.0035 Design professionals; contractual limitation on liability.

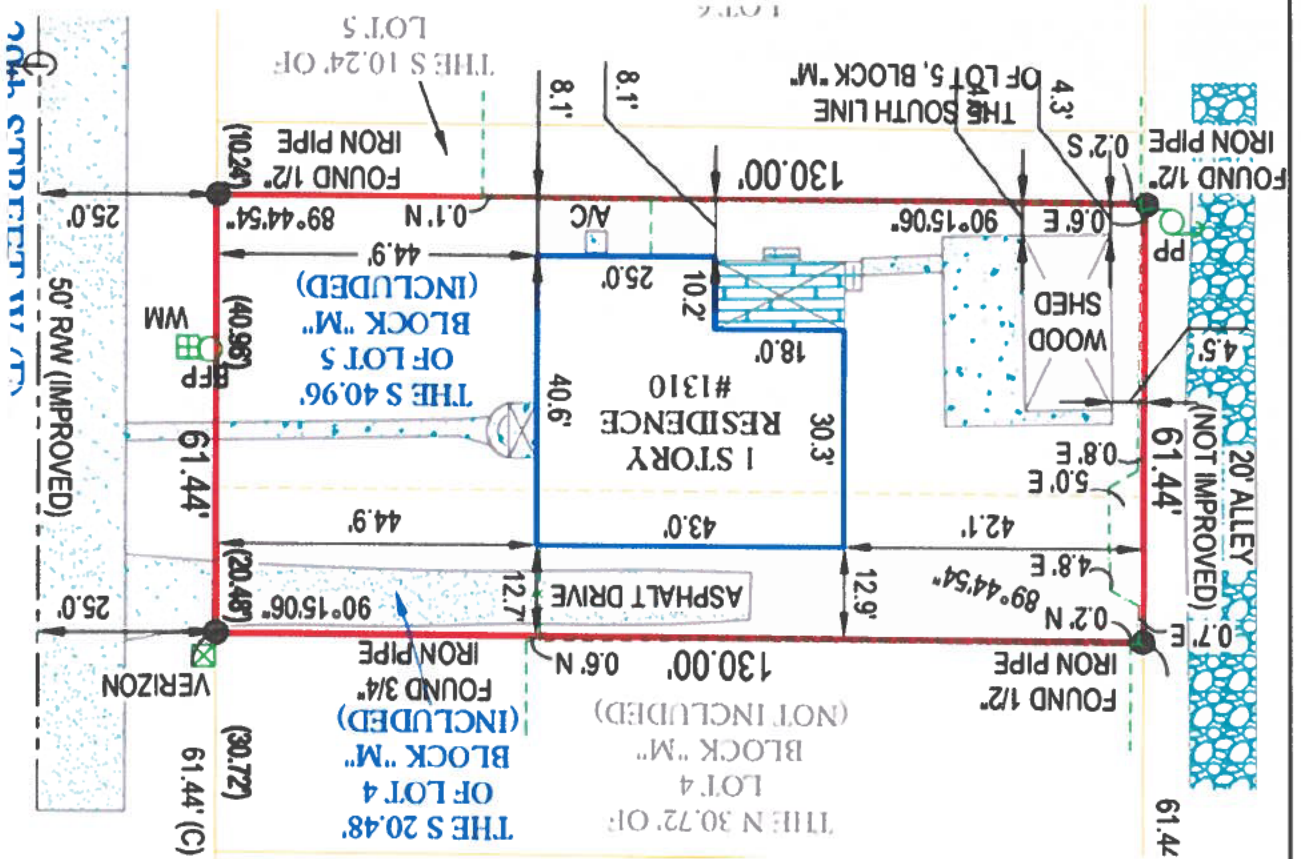
(1) A design professional employed by a business entity or an agent of the business entity is not individually liable for damages resulting from negligence occurring within the course and scope of a professional services contract if: (a) The contract is made between the business entity and a claimant or with another entity for the provision of professional services to the claimant; (b) The contract does not name as a party to the contract the individual employee or agent who will perform the professional services; (c) The contract includes a prominent statement, in uppercase font that is at least 5 point sizes larger than the rest of the text, that, pursuant to this section, an individual employee or agent may not be held individually liable for negligence; (d) The business entity maintains any professional liability insurance required under the contract; and (e) Any damages are solely economic in nature and the damages do not extend to personal injuries or property not subject to the contract. (2) As used in this section, the term "business entity" means any corporation, limited liability company, partnership, limited partnership, proprietorship, firm, enterprise, franchise, association, self-employed individual, or trust, whether fictitiously named or not, doing business in this state.

CLIENT signature and date

David Manny 9/4/26



MAIN FLOOR
SCALE: 1/8" = 1'-0"



29th Street Addition

Monville Engineering is licensed to provide Engineering services. This plan was prepared in accordance with the rules and regulations of the Florida Board of Professional Engineers.

MONVILLE ENGINEERING
812 Bayshore Rd
Jacksonville, FL 32205
904-408-6344
monvilleengineering.com

DRAWN BY: ERIC MONVILLE
DATE: Thursday, September 3, 2009

PAGE:
PROPOSED SITE PLAN

From: [Dave](#)
To: [Greg DeLong](#)
Cc: [Jamie Schindewolf](#)
Subject: [EXTERNAL] Re: Bradenton: 1310 29th Street West | Setback Variance Request | PLN-VAR-26-0008
Date: Tuesday, September 22, 2026 11:19:48 AM
Attachments: [image001.png](#)

Hi Greg:

The driveway is not completely paved, so averaged out the numbers:

- Walk up is 2'6" x 44.9
- Front walk up is 7'6" x 6'10"
- Driveway Partial paving 3'6" x 74'9"
- Back side walk from porch 2'6" x 12'6"
- Garage slab 23'3.5" x 27'

The back side walk and garage slab would be eliminated with construction.

Thank you - Dave Manny

On Thursday, September 17, 2026 at 10:17:17 AM EDT, Greg DeLong <[REDACTED]> wrote:

Dave –

I hope this email finds you doing well.

I am going through the submitted variance setback application, and I have a couple of questions.

- What is the width and length of the covered walkway?
- What is the length and width of the asphalt driveway?
- What is the length and width of the front walk?
- Any other area that qualifies as impervious (impervious surface means any surface such as roads, rooftops, patios, or parking lots that does not allow water to soak into the ground) – See attached.

Without knowing those above listed dimensions, the property is already at 30% impervious, and it cannot exceed 50%. If they are over, we can add that to the variance request.

I don't want to go through all of this and then we come across an additional issue afterwards.

Thank you.



Gregory J. DeLong

*Assistant Director of
Planning & Community Development*

☎ Office Phone (941) 932-9403

📱 Mobile Phone (941) 290-9347

📍 101 Old Main Street, Bradenton, FL 34205

🌐 BradentonFL.gov

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

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

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: October 21, 2026

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Quasi-Judicial:** ORDINANCE 4084 - PUBLIC HEARING AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON LAND USE ATLAS; TO AMEND THE ZONING DESIGNATION FROM GENERAL URBAN RESTRICTED (T4-R) TO GENERAL URBAN OPEN (T4-O), FOR THE PROPERTIES LOCATED AT 2520 13TH STREET WEST AND 2524 13TH STREET WEST (PARCEL ID NOS. 4486300009 AND 4486200001), CONTAINING 0.41 ACRES TOTAL AND OWNED BY THE HUMANE SOCIETY OF MANATEE COUNTY, INC., AND MORE PARTICULARLY DESCRIBED HEREIN; 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?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The Humane Society of Manatee County is requesting that part of their commercial property, which does not share the same zoning type as the rest of the property, be brought into alignment with the rest of the property by adopting T4-O Zoning.

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 LAND USE ATLAS; TO AMEND THE ZONING DESIGNATION FROM GENERAL URBAN RESTRICTED (T4-R) TO GENERAL URBAN OPEN (T4-O), FOR THE PROPERTIES LOCATED AT 2520 13TH STREET WEST AND 2524 13TH STREET WEST (PARCEL ID NOS. 4486300009 AND 4486200001), CONTAINING 0.41 ACRES TOTAL AND OWNED BY THE HUMANE SOCIETY OF MANATEE COUNTY, INC., AND MORE PARTICULARLY DESCRIBED HEREIN; 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 Humane Society of Manatee County, Inc. (the "Property Owner"), is the owner of approximately 0.41 acres of real property located at 2520 13th Street West and 2524 13th Street West, Bradenton, Florida 34205 (PID#4486300009 & 4486200001), and legally described in **Exhibit "A,"** attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Property is located in a zoning district currently designated as General Urban Restricted (T4-R); and

WHEREAS, the Property Owner submitted a Zoning Atlas amendment application to change the zoning district designation of the Property, consisting of approximately 0.41 acres, to General Urban Open (T4-O) (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 October 21, 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 December 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 General Urban Open (T4-O).
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 9th DAY OF DECEMBER 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

October 21, 2026
November 18, 2026
December 9, 2026

Local Planning Agency ad published
City Council hearing ad published

September , 2026
November 8, 2026

EXHIBIT A



City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
October 21st , 2026

Staff Report

Case Number: PLN-ZON-26-0004 – ORD 4084
Applicant: Katie LaBarr, AICP
Owner: Humane Society of Manatee County
Address: 2520 & 2524 13th Street West
Parcel ID No: 4486300009 & 4486200001
Current Zoning: T4-R General Urban Restricted
Future Land Use: UV Urban Village
Flood Zone: X

Surrounding Property - Zoning & Future Land Use:

Current Zoning:

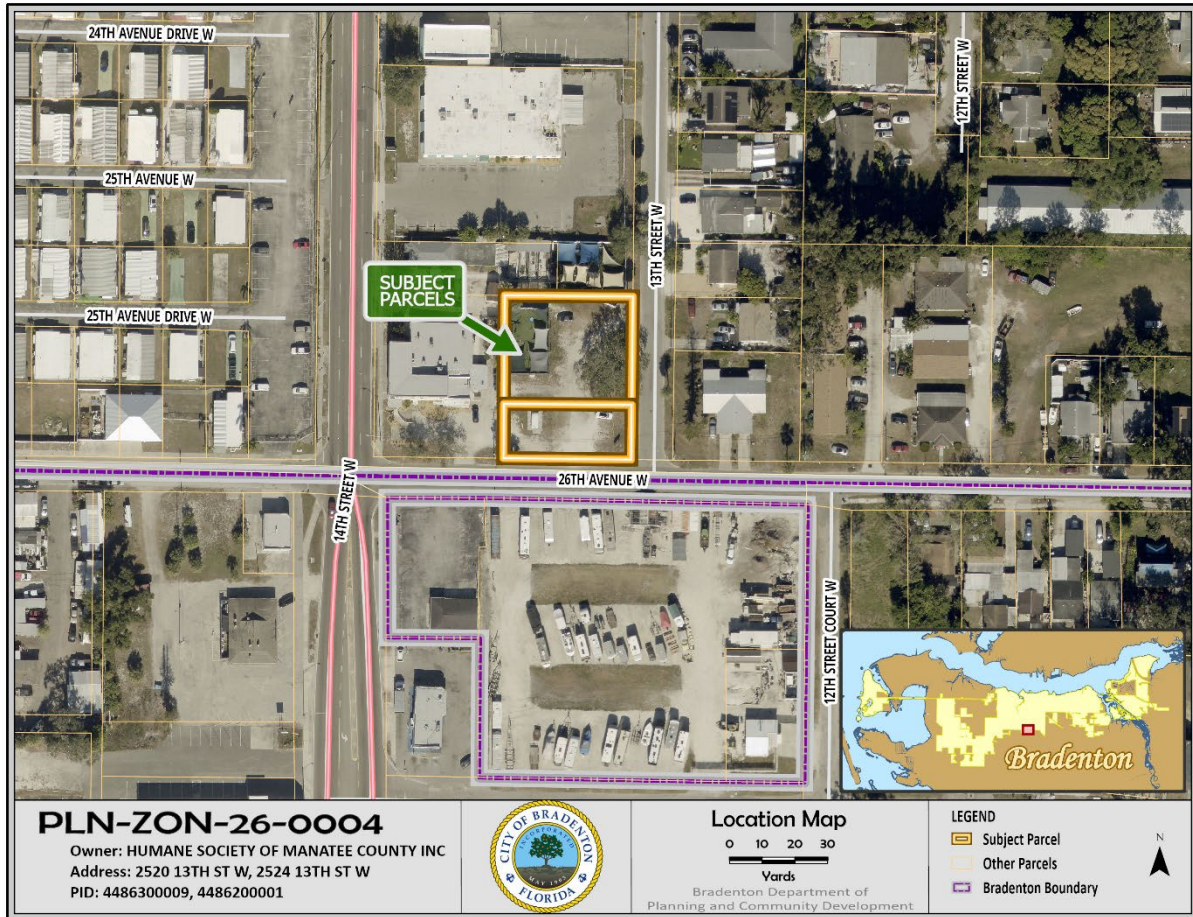
North: T4-O (General Urban Open)
South: T4-R (General Urban Restricted)
East: T4-R (General Urban Restricted)
West: (T4-O General Urban Open)

Future Land Use:

North: UV (Urban Village)
South: UV (Urban Village)
East: UV (Urban Village)
West: UV (Urban Village)

SUMMARY OF REQUEST

The Humane Society of Manatee County is seeking an amendment to the Form Based Code Official Zoning Atlas for two subject properties henceforth known as "Exhibit A". This request, taking place at 2520 and 2524 13th Street West, is comprised of two parcels that together total approximately .41 acres and are connected to a larger commercial subject property entirely owned by the Humane Society. The majority of the Humane Society facility, which is in the process of undergoing site renovations, uses the T4-O designation, so the applicant Katie LaBarr, on behalf of Rick Yocum at the Humane Society, would like for "Exhibit A" to be made T4-O to create a homogenous commercial site.



T4-O General Urban Open (*Proposed Zoning Classification*):

The Bradenton Form Based Zoning section defines the General Urban zoning designation as:

T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

The zoning classification is most often used in commercial spaces that are located near residential ones, including mixed use and varying degrees of commercialization. The differences between T4-R, General Urban Restricted, and T4-O, General Urban Open, are that T4-O has significantly more

commercial potential within its zoning classification. The proposed usage of Veterinary Clinic is one that is supported by both zoning classifications.

TABLE 4.7 Specific Function & Use. This table delegates specific functions and uses within Transect Zones. See Article 12 for definitions and limitations of uses.

	T3 T4-S	T4-R	T4-O	T5	T6	SD		T3 T4-S	T4-R	T4-O	T5	T6	SD
a. RESIDENTIAL							f. OTHER: URBAN FARMING						
Multi-Family		P	P	P	P		Grain/Food Storage						P
Single Family Attached		P	P	P	P		Greenhouse <200 SF	P	P	P			P
Single Family Semi-Detached		P	P	P			Veterinary Clinic	P		P			P
Single Family Detached	P	P	P	P									
Accessory Unit	P	P	P	P			g. OTHER: AUTOMOTIVE						
b. LODGING							Service Station/Repair			SU	SU		SU
Hotel (no room limit)				P	P	SU	Car Wash						P
Inn (up to 10 rooms)		SU	SU	P	P		Auto Sales/Rental				SU		P
Bed and Breakfast (up to 6 rooms)	SU	P	P	P			Drive-Through Facility			SU	SU	SU	P
Boarding House		SU	SU	SU	SU	SU	Parking Lot/Garage			P	P	P	SU
School Dormitory	SU	P	P	P	P	P	Automotive Specialty			SU	SU		SU
							Shopping Center						SU
c. OFFICE							Shopping Mall						SU
Office Building			P	P	P	SU	h. OTHER: CIVIL SUPPORT						
Live-Work Unit		P	P	P	P	SU	Fire Station	SU	SU	P	P	P	P
d. RETAIL AND SERVICE							Police Station	SU	SU	P	P	P	P
Special Events		SU	SU	SU	SU	P	Cemetery	SU	SU	SU	SU	SU	P
Retail Building			P	P	P	SU	Funeral Home			SU	P	P	P
Display Gallery			P	P	P	SU	Hospital				SU	SU	P
Restaurant			P	P	P	SU	Medical Clinic		P SU	P SU	P SU	P SU	P SU
Kiosk			P	P	P	SU	Marina		SU	SU	SU	SU	SU
Café/Sidewalk Café<20 seats (1)			P	P	P	P							
Push Cart				SU	SU	SU							
Lounge			SU	SU	SU	SU	i. OTHER: EDUCATION						
Secondhand Store			P	P	P	SU	College			SU	SU	SU	P
Pawnshop						SU	Schools, Public & Private (3)	SU	SU	SU	SU	SU	P
e. CIVIC							Business Training Schools			P	P	P	P
Convention Center				SU	SU	P	Educational	SU	SU	SU	SU	SU	SU
Conference Center				SU	P	P	Cultural			SU	SU	SU	SU
Exhibition Center			SU	SU	SU	P	Other – Child Care Center (2)(3)	SU	SU	SU	SU	SU	SU
Fountain or Public Art	P	P	P	P	P	P	j. OTHER: INDUSTRIAL						
Library		P	P	P	P	P	Heavy Industrial Facility						P
Live Theater			P	P	P	P	Light Industrial Facility			SU	SU		P
Movie Theater			P	P	P	P	Laboratory Facility			SU	SU		P
Museum			SU	P	P	P	Water Supply Facility						P
Indoor Amusement Center			SU	SU	SU	SU	Sewer Waste Facility						P
Outdoor Amusement Center			SU	SU	SU	SU	Electric Substation	SU	SU	SU	SU	SU	P
Outdoor Auditorium			SU	P	P	P	Wireless Transmitter			SU	SU	SU	SU
Passenger Terminal			SU	SU	SU	P	Cremation Facility						P
Playground	P	P	P	P	P	P	Warehouse			SU	SU		P
Sports Stadium			SU	SU	SU	P	Produce Storage						P
Surface Parking Lot		P	P	P	P	P	Heating & Fuel Storage						P
Club		SU	SU			SU	Ice Plant				SU		SU
Religious Assembly (3)	SU	P	P	P	P	P	Mini-Storage (4)			SU			P

P = PERMITTED

SU = SPECIAL USE

BLANK = NOT ALLOWED

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 parcels as T4-O will bring the zoning more in line with the surrounding land in that commercial property.

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 T4-O General Urban Open will not conflict with public health, safety, and/or welfare.

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

The commercial property is majority T4-O and is being utilized in a way that is consistent with the purpose and intent of the Form Based Code.

Overall, it appears that T4-O is a reasonable zoning classification given the adjacent City classification.

Respectfully submitted,

Brandon Wink

Brandon Wink
City Planner

EXHIBIT A: Legal Description

EXHIBIT B: Location Map

EXHIBIT C: Future Land Use Map (Current)

EXHIBIT D: Zoning Map

EXHIBIT A

Legal Description per Manatee County Property Appraiser

Parcel: 4486300009

LOTS 188,189 GILLEY & PATTEN'S KNOWN AS THE THIRD ADD TO EDGEWOOD PI#44863.0000/9

Parcel: 4486200001

LOT 187 GILLEY & PATTEN'S KNOWN AS THE THIRD ADD TO EDGEWOOD PI#44862.0000/1

EXHIBIT B

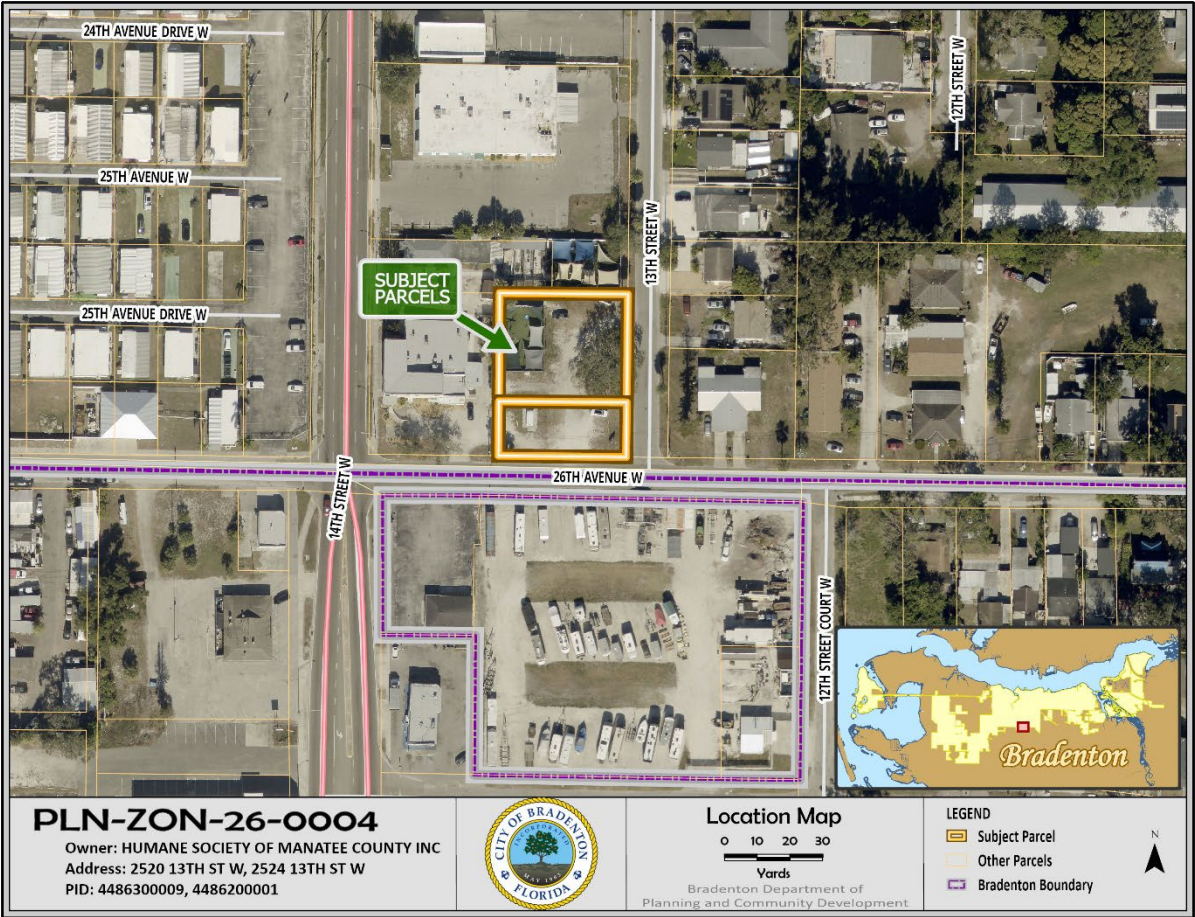


EXHIBIT C

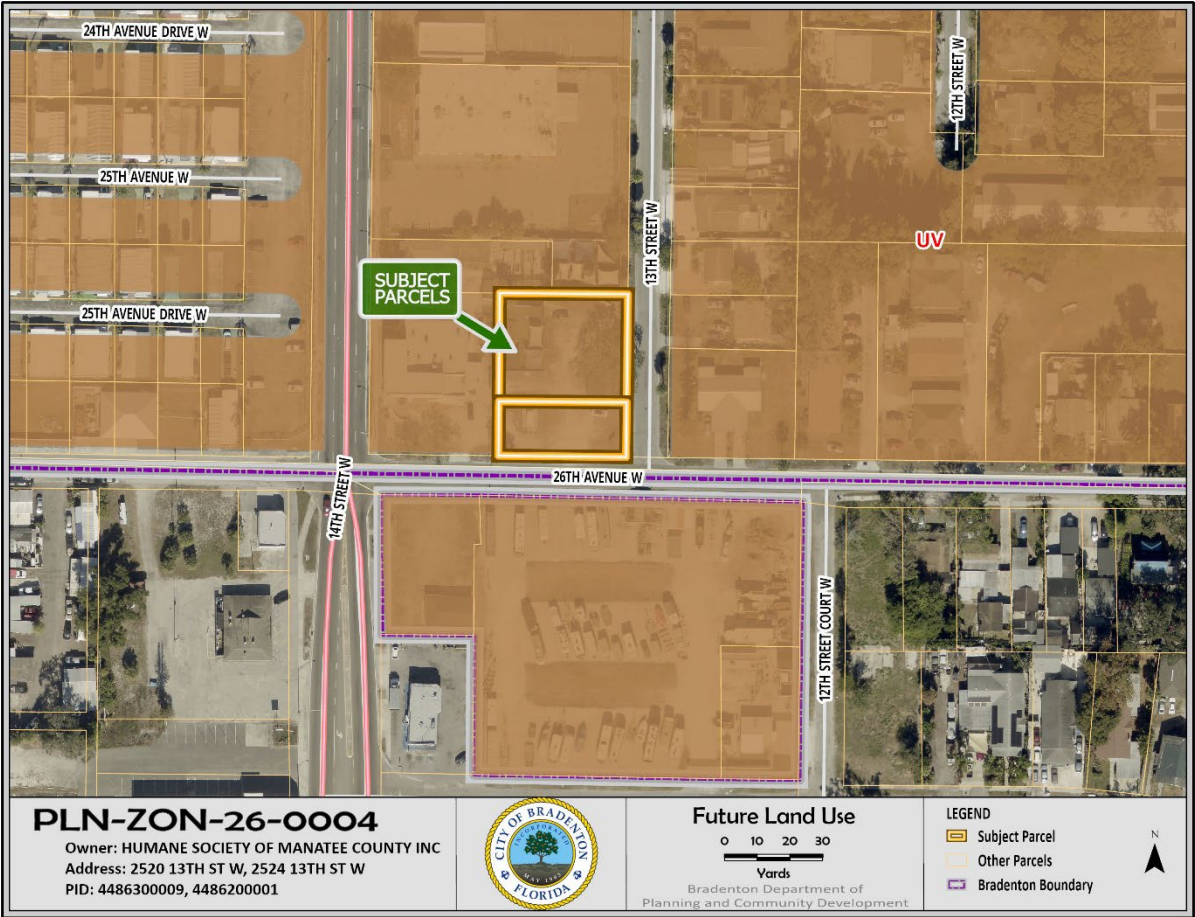
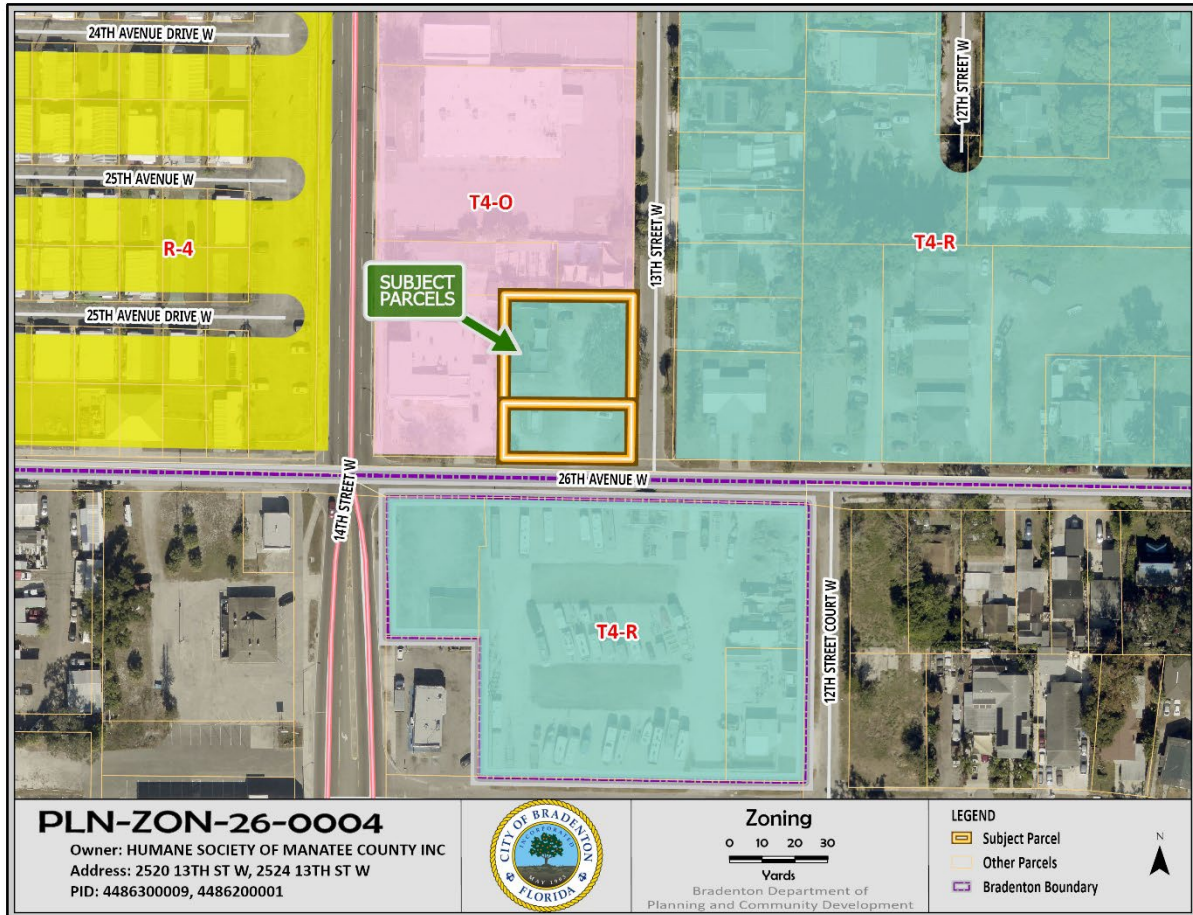


EXHIBIT D



Legal Description per Manatee County Property Appraiser

Parcel: 4486300009

LOTS 188,189 GILLEY & PATTEN'S KNOWN AS THE THIRD ADD TO EDGEWOOD PI#44863.0000/9

Parcel: 4486200001

LOT 187 GILLEY & PATTEN'S KNOWN AS THE THIRD ADD TO EDGEWOOD PI#44862.0000/1

Legal Description per Manatee County Property Appraiser

Parcel: 4486300009

LOTS 188,189 GILLEY & PATTEN'S KNOWN AS THE THIRD ADD TO EDGEWOOD PI#44863.0000/9

Parcel: 4486200001

LOT 187 GILLEY & PATTEN'S KNOWN AS THE THIRD ADD TO EDGEWOOD PI#44862.0000/1



Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota, Florida 34240
Tel: 941-907-6900

September 9, 2026

Via: Accela

City of Bradenton
101 Old Main Street
Bradenton, Florida 34205

**Reference: Humane Society of Manatee County
Zoning Map Amendment - Letter of Request**

On behalf of the Applicant, Rick Yocum, CNE Executive Director of the Humane Society of Manatee County, we submit this request for a zoning map amendment. The subject of this zoning map amendment is two (2) parcels at the southeastern corner of the existing Humane Society of Manatee County facility, located at 2515 14th Street West in Bradenton (See Aerial Map).

The subject site is comprised of two parcels (Parcel Identification Numbers 4486300009 and 4486200001), totaling approximately 0.41 acres. These parcels, along with the remaining parcels that make up the Humane Society of Manatee County facility, are under the unified control of the Humane Society of Manatee County, Inc. The majority of the Humane Society facility is zoned T4-O (General Urban Open); however, the two subject parcels are currently zoned T4-R (General Urban Restricted) (See Current Zoning Map). The Applicant proposes to rezone the T4-R parcels to T4-O to establish consistent zoning across the campus. This zoning consistency will support the Humane Society's modernization and reconfiguration of its campus facilities, which is intended to improve access, circulation, and safety for vehicles, staff, volunteers, visitors, and animals.

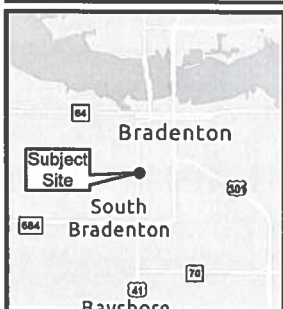
In support of this zoning map amendment, the following documents have been submitted:

- Notarized Property Disclosure of Interest Affidavit
- Notarized Agent Authorization Form
- Findings of Fact/Review Criteria
- Legal Description of Property
- Maps

We look forward to working with the members of the DRC. Please contact our office should you have any questions or require any additional information.

Sincerely,
Stantec Consulting Services Inc.

Katie LaBarr, AICP
Principal
Phone: 941-907-6900
Email: [REDACTED]



Legend

- Subject Site
- Humane Society of Manatee County
- Subject Site Parcels

Notes

1. Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
2. Data Sources: City of Bradenton, Stantec
3. Background: Esri



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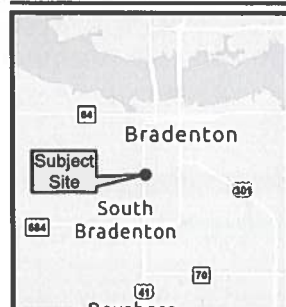
Humane Society of Manatee County Zoning Map Amendment

Aerial

City of Bradenton
August 2026



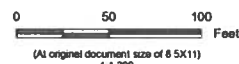
Stantec Consulting Services Inc.
777 S. Harbour Island Blvd, Suite 500
Tampa, FL 33602
Tel: 813.223.9500
Fax: 813.223.0800



Legend

- Subject Site
- Humane Society of Manatee County
- Subject Site Parcels
- Future Land Use
- UV - Urban Village

Notes
 1. Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
 2. Data Sources: City of Bradenton, Stantec
 3. Background: Esri

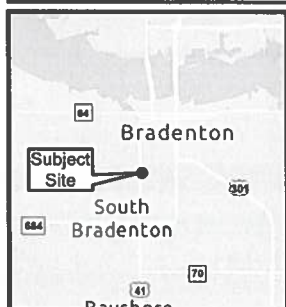
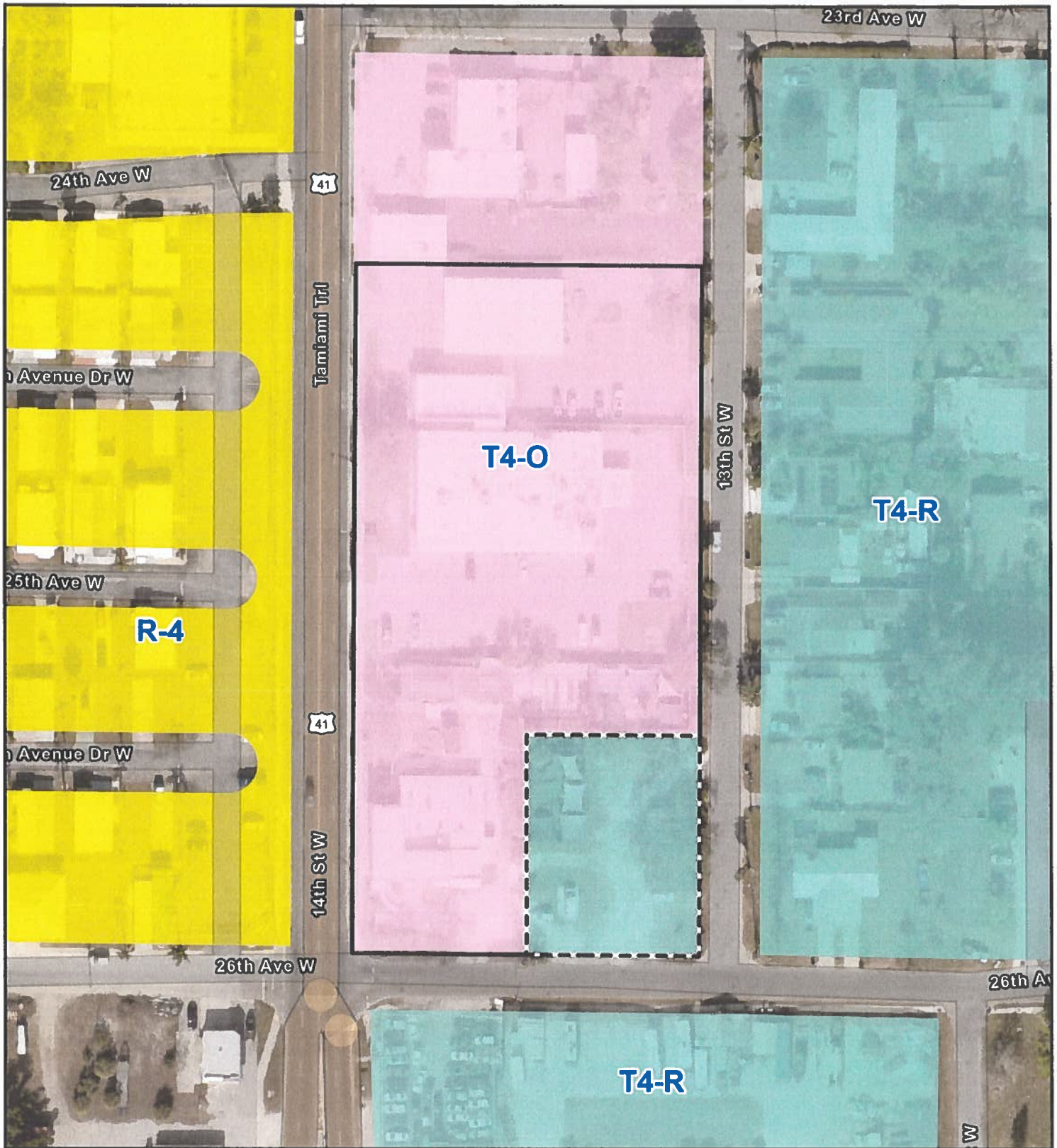


Humane Society of Manatee County Zoning Map Amendment

Future Land Use
 City of Bradenton
 August 2026



Stantec Consulting Services Inc.
 777 S. Harbour Island Blvd., Suite 600
 Tampa, FL 33602
 Tel: 813.223.9500
 Fax: 813.223.0009



Legend

Subject Site

Humane Society of Manatee County

Zoning

R-4 (Residential-Mobile Home)

T4-O (General Urban Open)

T4-R (General Urban Restricted)

Notes

1. Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

2. Data Sources: City of Bradenton, Stantec

3. Background: Esri



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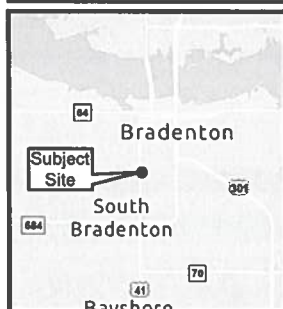
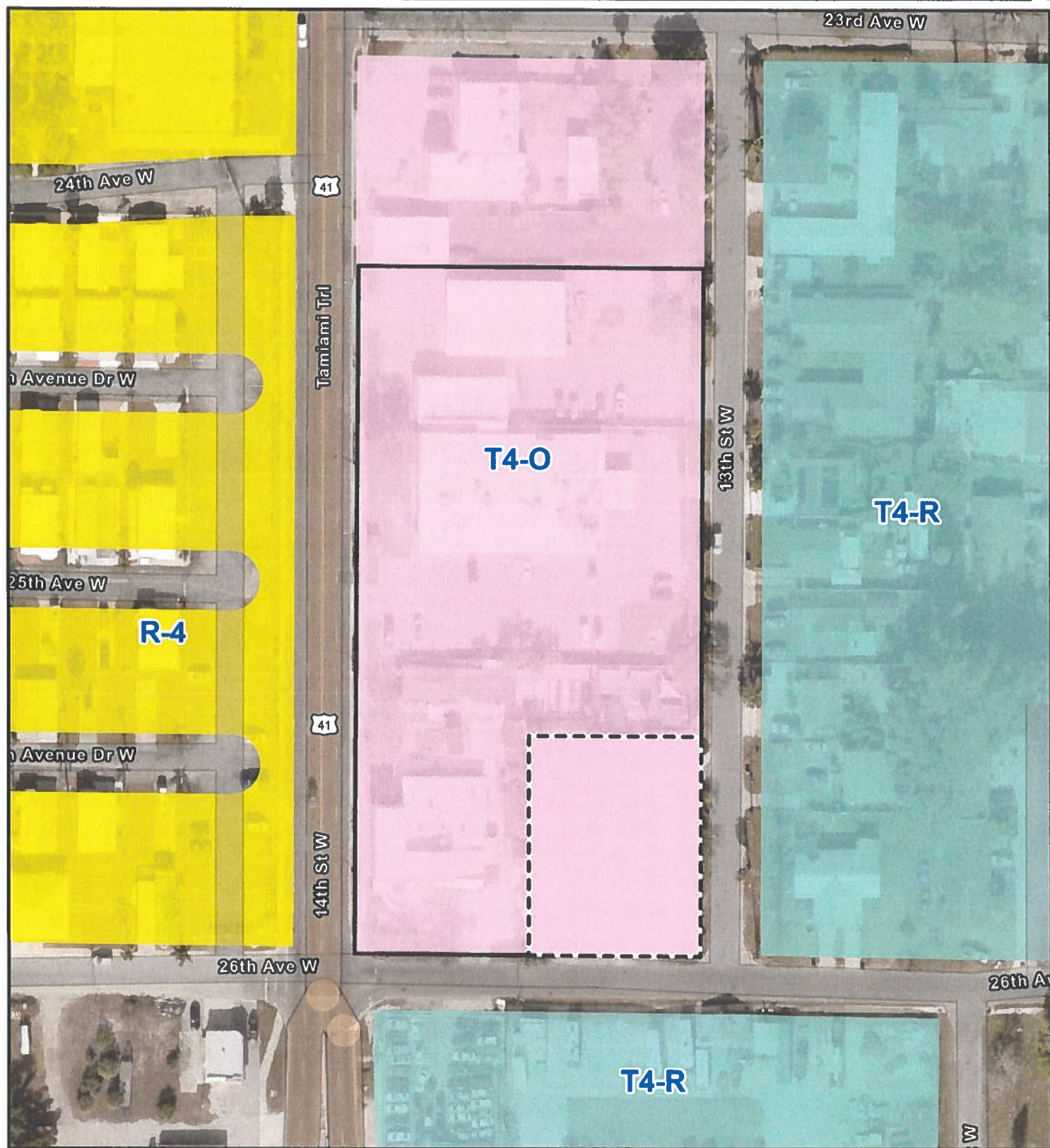
Humane Society of Manatee County Zoning Map Amendment

Current Zoning

City of Bradenton
August 2026



Stantec Consulting Services Inc.
177 S. Harbor Island Blvd., Suite 600
Tampa, FL 33602
tel 813.223.9500
fax 813.223.9509



Legend

- Subject Site
- Humane Society of Manatee County
- Zoning**
 - R-4 (Residential-Mobile Home)
 - T4-O (General Urban Open)
 - T4-R (General Urban Restricted)

Notes

1. Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
2. Data Sources: City of Bradenton, Stantec
3. Background: Esri



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(At original document size of 8.5X11)
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Humane Society of Manatee County Zoning Map Amendment

Proposed Zoning

City of Bradenton
August 2026



Stantec Consulting Services Inc.
777 S. Harbour Island Blvd., Suite 500
Tampa, FL 33602
tel: 813.223.9500
fax: 813.223.0029



Humane Society of Manatee County Zoning Map Amendment – Findings of Fact and Review Criteria

With this application, we propose a zoning map amendment for an approximately 0.41-acre site located within the existing Humane Society of Manatee County campus. The purpose of the amendment is to change the site's existing zoning designation of T4-R (General Urban Restricted) to T4-O (General Urban Open), consistent with the existing zoning designation of the remainder of the Humane Society's campus.

The requested Land Use Regulation Zoning Map Amendment complies with the following criteria, as follows.

A. Consistency with Comprehensive Plan

All Land Use Regulation Zoning 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 Regulation Zoning District assigned shall be consistent with the land use category of the Future Land Use Map.

The proposed T4-O zoning district is consistent with the Comprehensive Plan, including the Future Land Use Map and the goals, objectives, and policies of the Future Land Use Element. The T4-O district is also consistent with the subject site's Urban Village (UV) Future Land Use designation, which supports a mix of compatible community-serving, civic, and neighborhood-oriented uses. The following analysis provides additional support for this finding.

Policy 1.3.2 Requests for Rezoning

The city shall deny requests for re-zoning that are inconsistent with the Comprehensive Plan. The City shall evaluate the following criteria for requests for rezoning:

- *The area is small compared to the districts surrounding the parcel in question.*

The subject area proposed for rezoning represents a small portion of the larger 2.52+-acre Humane Society of Manatee County campus. Because the remainder of the campus and much of the surrounding 14th Street West corridor are already designated T4-O, the proposed rezoning would align the subject parcels with the established zoning pattern in the area and provide a consistent regulatory framework for the campus.

- *The new district allows land uses inconsistent with those allowed in the vicinity.*

The proposed T4-O district does not allow land uses that are inconsistent with those existing in the vicinity of the subject property. The subject parcels are part of the existing Humane Society of Manatee County campus, an established veterinary clinic and adoption center that will remain with this request. The proposed rezoning from T4-R to T4-O is intended to create a consistent zoning framework across the

campus and facilitate uniform implementation of the Form Based Code, in support of future site improvements associated with modernization efforts.

The surrounding area includes a variety of land uses and zoning designations that are compatible with the proposed T4-O district. Properties immediately north and west of the subject site are part of the Humane Society campus and are already zoned T4-O. To the east, across 13th Street West, are residentially developed properties zoned T4-R. South of the site, past 26th Avenue West, commercial and industrial-type uses exist and are zoned T4-R. The proposed rezoning therefore represents a logical extension of the existing T4-O zoning district and will not introduce a land use pattern that is inconsistent with the surrounding area.

The proposed rezoning will facilitate the continued modernization and enhancement of the Humane Society campus through coordinated campus planning and the implementation of updated facilities that better serve the organization's operational needs. Planned improvements are intended to improve campus functionality, circulation, wayfinding, and overall aesthetics, resulting in a more cohesive and visually appealing development pattern. Both the existing and proposed development intensity remain substantially below the maximum intensity permitted by the UV Future Land Use designation. The proposed rezoning will support reinvestment in an established community asset while ensuring ongoing compatibility with surrounding residential development.

- *The new district would confer a special benefit on the individual property owner not commonly enjoyed by the owners of surrounding properties.*

The proposed rezoning would not confer a special benefit on the property owner that is not commonly available to surrounding properties. Both the T4-R and T4-O districts are mixed-use transect zones that share similar standards. The primary distinction is that the T4-O district permits a broader range of office and neighborhood-serving commercial uses, whereas the T4-R district is intended to emphasize residential character. Because the subject parcels are already part of the existing Humane Society campus and are not used for residential purposes, the residential focus of the T4-R district is not particularly applicable to the site. Rather than creating a unique advantage, the proposed rezoning would align the parcels with the remainder of the Humane Society campus and the prevailing T4-O zoning pattern established along 14th Street West. This would create a more cohesive regulatory framework for a unified campus, support reinvestment in an important community-serving institution, and facilitate modernization efforts that improve campus functionality and public access.

- *The proposed zoning is not consistent with the goals, objectives, and policies in the text of the comprehensive plan and the future land use map.*

Policy 1.2.1 Establish a Future Land Use Map
Urban Village

The Urban Village includes areas near the fringe of the Urban Core and is anticipated to develop with the character, lifestyle, and friendliness of a village based on the concepts of new urbanism.

Permitted uses within the Urban Village encourage the development of a district with a distinct sense of place, walkable environment that supports and enhances abutting neighborhood areas. Desired uses in

the Urban Village include: small lot single-family dwellings, multiple-family rowhouses and midrise housing types, flex houses, providing live-work opportunities, professional and medical offices, retail stores, artisanal uses, restaurants, personal services and professional services, civic and recreation uses, greenspace. Climate controlled storage facilities that are vertically mixed with other permitted uses can be considered with a special use permit if located on an arterial roadway; they are prohibited as a stand-alone use. Auto-oriented uses such as gas stations, car washes, vehicles sales, auto repair, vehicle storage, outdoor storage, and drive thru's are prohibited. Outdoor storage is prohibited.

Maximum floor area ratio:

0.70

2.0 for properties with frontage along an Arterial

Maximum base density: 25 dwelling units per acre

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

The proposed rezoning map amendment from T4-R to T4-O is intended to establish a consistent zoning framework across the Humane Society of Manatee County campus as the organization works to combine parcels and implement long-term campus improvements. The request does not introduce a new land use but rather supports the modernization of an existing use that serves the community. The campus currently experiences operational challenges related to aging and undersized facilities, as well as a lack of clear circulation and wayfinding for visitors, staff, volunteers, and other service providers. The proposed rezoning will facilitate efforts to create efficiencies and consistency in future planning efforts and the implementation of the Form Based Code, allowing the Humane Society to modernize and reconfigure its facilities in a manner that improves campus functionality, safety, and user experience.

Consistent with the intent of the UV Future Land Use designation, the Humane Society campus meets an important community need. The proposed rezoning will facilitate future site improvements that result in a more cohesive and functional campus environment while maintaining compatibility with surrounding development. The maximum potential Floor Area Ratio (FAR) in the UV Future Land Use designation is 0.70. At time of buildout, development intensity will remain substantially below the maximum potential FAR. As no residential development is proposed, the density provisions of the UV designation are not applicable. Therefore, the proposed rezoning is consistent with the Urban Village Future Land Use designation and supports the continued enhancement of a valuable community-serving facility.

Objective 1.4 Adequate Public Facilities

There are adequate public facilities existing to facilitate the proposed plans for the entire Humane Society campus. Section D below contains more information.

Objective 1.5 Protection of Wetlands, Floodplain, and Natural Hazard Areas

The proposed rezone to T4-O is consistent with Objective 1.5. Future redevelopment of the Humane Society campus will be required to address stormwater management, floodplain protection, and natural

hazard planning in accordance with applicable regulatory requirements. New stormwater retention and treatment systems are planned as part of future site improvements, and a stormwater management system will be required to collect, treat, and attenuate runoff consistent with City of Bradenton standards and SWFWMD Environmental Resource Permit criteria.

The site is located within FEMA Flood Hazard Zone AE and Evacuation Level D. These conditions will be addressed through applicable redevelopment review and permitting requirements. In addition, the Humane Society of Manatee County maintains an Emergency Management and Evacuation Plan to protect the animals housed in the facility, including those in the Second Chance Adoption Program. The site also has access to an established evacuation route, S. Tamiami Trail, about ¾ of a mile east of the site.

No wetlands are present on the site; therefore, wetland protection and mitigation requirements are not anticipated to be triggered by the proposed rezoning. Overall, the request supports continued use and redevelopment of an existing urban campus while ensuring future improvements remain subject to applicable stormwater, floodplain, and natural hazard protection standards.

Policy 1.12.1 Encourage Infill Development

Bradenton will encourage infill development within the City by maintaining a high level of urban services, by cooperating with the private sector in promoting the City to traditional retiree populations, by promoting other forms of economic growth, and by maintaining land development regulations that facilitate the sensitive integration of new development in older urban areas.

This zoning map amendment supports infill development by facilitating reinvestment in an existing community-serving use within the City. The Humane Society campus currently includes aging and undersized facilities, inefficient site organization, and circulation and wayfinding challenges. Rezoning the subject parcels to T4-O will establish a consistent regulatory framework across the campus and support future improvements that make more efficient, functional, and visually cohesive use of the site.

B. Consistency with Land Use Regulations

Land Use Atlas District designations shall be consistent with the purpose and intent of the Land Use Regulations.

The proposed T4-O district is appropriate for the subject site and is consistent with the purpose and intent of the City's Land Use Regulations. The T4-O district allows mixed-use and neighborhood-serving uses, including veterinary services, like the Humane Society. Rezoning the two parcels to T4-O will also ensure alignment with the remainder of the Humane Society campus, creating a more consistent regulatory framework for future site planning and redevelopment. All future improvements will be required to comply with applicable development standards in the Form Based Code.

C. Land Use Compatibility

The assigning of Land Use Regulation Zoning Districts shall promote the compatibility of adjacent land uses.

The proposed T4-O zoning district promotes compatibility with adjacent land uses by aligning the subject parcels with the existing zoning designation of the Humane Society campus and along the surrounding 14th Street West corridor. The parcels are part of an established veterinary clinic and adoption facility that is permitted and will continue with this request. Rezoning the site from T4-R to T4-O will create a consistent regulatory framework across the campus, support coordinated site planning, and facilitate future modernization improvements. The proposed district is compatible with the existing Humane Society campus to the north and west, nearby residential uses to the east, and the mixed-use character of the corridor. The request will not introduce an incompatible land use pattern and will support continued reinvestment in an established community-serving facility.

D. Provision of Adequate Public Facilities

The assigning of Land Use Regulation Zoning 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 Land Use Regulations Section 4.1.1.5 shall be considered in assigning Land Use Regulation Zoning Districts and there shall be reasonable assurance that the demand for services allowed in the proposed Land Use Regulation Zoning District can be met.

The subject site is part of the existing Humane Society of Manatee County campus, which will remain in operation following the proposed rezoning. The Humane Society intends to redevelop and modernize portions of the campus over time. Future development plans and permit applications will provide detailed information regarding public facility demand and will demonstrate compliance with applicable public facility and concurrency requirements. At this stage, the rezoning request confirms, at a planning-level scale, that the site has access to the public facilities necessary to support continued use and future redevelopment.

Land Use Regulations Section 4.1.1.5

Concurrency. No structure or alteration to a structure shall be permitted unless the PCD director determines that adequate capacity in the following areas is available to serve the development or will be available at the time of issuance of the certificate of use (as per subsection 2.2.2): roadways, sanitary sewer, potable water, drainage, solid waste, schools and recreation. A traffic study or other technical studies including the applicant's interpretation of the project's standing in regard to concurrency may be required by the PCD director as necessary to determine the impact of proposed development on these facilities. The following level of service standards shall be used by the PCD director to determine if adequate capacity is available.

a. Roadways

This zoning map amendment will not result in the generation of new trips and does not propose a change in use for the site. The Humane Society will continue its existing veterinary and adoption operations on the campus. It is also important to note that the entire City of Bradenton is a Transportation Concurrency Exception Area.

b. Sanitary sewer...

c. Potable water...

The site has access to sanitary sewer and potable water via existing utilities surrounding the site.



d. *Drainage.*

A stormwater management system will be required for the redevelopment of this site to collect, treat, and attenuate runoff in accordance with the City of Bradenton and SWFWMD ERP criteria.

e. *Solid waste.*

Solid waste collection is available through the City of Bradenton Solid Waste Division. Future, detailed site plans of the proposed Humane Society campus will identify the location of on-site trash collection.

f. *Recreation.*

Not applicable; the rezone site is a part of an existing non-residential facility, the Humane Society of Manatee County.

g. *Schools.*

Not applicable; the rezone site is a part of an existing non-residential facility, the Humane Society of Manatee County.

E. Public Interest

Land Use Regulation Zoning District designations shall not conflict with the public interest and shall promote the public health, safety, and welfare.

The proposed T4-O zoning designation will not conflict with the public interest. Rather, the request supports the continued use and modernization of an established veterinary clinic and adoption center that serves the community. The Humane Society of Manatee County provides important animal welfare services, including adoption services, feral animal intake, clinical care, and animal training. The proposed rezoning will facilitate long-term campus improvements, including reconfigured and updated facilities, improved stormwater management, clearer internal circulation, enhanced wayfinding, and a more cohesive and attractive campus design. Future site improvements will also include appropriate buffers and landscaping adjacent to nearby residential areas to reduce potential impacts and support continued compatibility with surrounding uses.



Agent Authorization Form

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

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 2520 & 2524 13TH ST W, BRADENTON, FL 34205

I, Rick Yocum, CNE Humane Society of Manatee County the registered property owner(s) of the
Print Name of Owner Company Name (if applicable) above noted property, do hereby authorize

Katie LaBarr; Scott Buttari Stantec Consulting Services Inc.

Print Name of Agent

Company Name (if applicable)

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

Rick W. Yocum
Signature of Owner(s)

Office 2515 14th St. W, Bradenton
Owner(s) Address (if different than property above)

6920 Professional Parkway, Sarasota FL 34240; (941) 907-6900

Katie LaBarr
Signature of Agent

Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 28 day of August, 2020, produced drivers

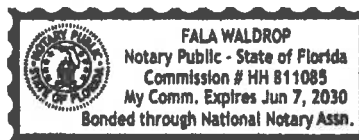
[Redacted] respectively, as

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

Fala Waldrop
Signature

Fala Waldrop, Notary Public
Print Name

State of Florida
My Commission Expires: June 7, 2030





Zoning Atlas Amendment Application

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

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

If the subject property is owned by:

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

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

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

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

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

NAME, ADDRESS, TITLE

Humane Society of Manatee County, Inc.

(owner ☒ contract purchaser ☐)

(owner ☐ contract purchaser ☐)

(owner ☐ contract purchaser ☐)

PERCENTAGE INTEREST, STOCK, OR OWNERSHIP

N/A (Non-Profit)

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

Signature: Rh W. Y (Applicant): Rick Yocum, CNE

STATE OF FLORIDA

COUNTY OF Charlotte

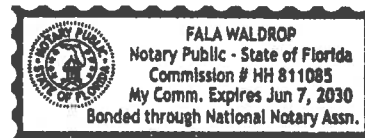
The foregoing instrument was sworn to (or affirmed) and subscribed before me this 28 day of August

2020, by Richard Yocum, who is personally known to me or who has produced

drivers license as identification.

Signature: Fala Waldrop

Fala Waldrop, Notary Public
Print Name



State of Florida - My Commission Expires: June 7, 2030

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: October 21, 2026

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

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

SUBJECT: **City Council Meeting - October 14, 2026:**

- Ord. 4064 | PLN-AXR-26-0003 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Annexation | 2nd Reading
- Ord. 4081 | PLN-AXR-26-0004 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Annexation | 2nd Reading
- Ord. 4068 | PLN-CPS-26-0004 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Comp. Plan Amendment | 1st Reading
- Ord. 4082 | PLN-CPS-26-0005 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Comp. Plan Amendment | 1st Reading
- Ord. 4070 | PLN-ZON-26-0002 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Zoning Map Amendment | 1st Reading
- Ord. 4083 | PLN-ZON-26-0003 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Zoning Map Amendment | 1st Reading

City Council Meeting - November 18, 2026:

- Ord. 4068 | PLN-CPS-26-0004 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Comp. Plan Amendment | 2nd Reading
- Ord. 4082 | PLN-CPS-26-0005 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Comp. Plan Amendment | 2nd Reading
- Ord. 4070 | PLN-ZON-26-0002 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Zoning Map

- Amendment | 2nd Reading
- Ord. 4083 | PLN-ZON-26-0003 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Zoning Map Amendment | 2nd Reading
- Ord. 4084 | PLN-ZON-26-0004 | 2520 13th St. W. | Humane Society | Zoning Map Amendment | 1st Reading (Tentative)

City Council Meeting - December 9, 2026:

- Ord. 4084 | PLN-ZON-26-0004 | 2520 13th St. W. | Humane Society | Zoning Map Amendment | 2nd Reading (Tentative)

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: