AGENDA
BRADENTON PLANNING COMMISSION MEETING

2:00 p.m. Wednesday, December 2, 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 October 21, 2026, Planning Commission Meeting
10-21-2026 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-FBA-26-0023 - PUBLIC HEARING
A FINAL ORDER OF THE PLANNING COMMISSION OF THE CITY OF BRADENTON, FLORIDA, APPROVING A FORM BASED CODE ADJUSTMENT TO ALLOW MORE THAN ONE GROUND SIGN ON A LOT, FOR PROPERTY LOCATED AT 1720 MANATEE AVENUE EAST, BRADENTON, FLORIDA (PARCEL ID 1269500109), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.
Final Order: PLN-FBA-26-0023
Staff Report
Application Materials

b) Planning & Community Development: ORDINANCE 4088 - PUBLIC HEARING AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, VACATING AN 8-FOOT BY 85-FOOT STRIP OF LAND AS SHOWN ON THE PLAT OF BLACK BEAR PARK SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 283, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN, LYING GENERALLY 170 FEET TO THE EAST OF THE INTERSECTION OF 8TH AVENUE WEST AND 3RD STREET WEST; PROVIDING FOR RECORDATION IN THE OFFICIAL RECORDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance: 4088
Staff Report
Application Materials

c) Planning & Community Development: ORDINANCE 4087 - PUBLIC HEARING AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON'S LAND USE REGULATIONS, CHAPTER 3, DISTRICT REGULATIONS, SECTION 3.2, STANDARD LAND USE ATLAS DISTRICT REGULATIONS, SCHEDULE 3.2.1.1 RESIDENTIAL DISTRICTS PERMITTED USES AND SPECIAL USES, SCHEDULE 3.2.1.2 PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS, SCHEDULE 3.2.2.1. DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS, AND SCHEDULE 3.2.2.2 DIMENSIONS AND AREA STANDARDS FOR MIXED USE AND NON-RESIDENTIAL DISTRICTS, TO ADD RESIDENTIAL USES AS PERMITTED USES IN THE PROFESSIONAL (P) ZONING DISTRICT, TO ADD HOME OCCUPATION AS A PERMITTED USE IN MOBILE HOME (R-4) AND PROFESSIONAL (P) ZONING DISTRICTS, TO PROVIDE STANDARDS FOR RESIDENTIAL CONSTRUCTION IN MIXED USE AND NON-RESIDENTIAL ZONING DISTRICTS, AND TO CORRECT TYPOS AND CREATE BETTER CONSISTENCY OF LANGUAGE; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance: 4087
Staff Report

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 | ***Approved, vote 5-0***
- Ord. 4081 | PLN-AXR-26-0004 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Annexation | ***Approved, vote 5-0***
- 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 | ***Approved, vote 5-0***
- Ord. 4082 | PLN-CPS-26-0005 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Comp. Plan Amendment | ***Approved, vote 5-0***
- Ord. 4070 | PLN-ZON-26-0002 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Zoning Map Amendment | ***Approved, vote 5-0***
- Ord. 4083 | PLN-ZON-26-0003 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Zoning Map Amendment | ***Approved, vote 5-0***
- Ord. 4084 | PLN-ZON-26-0004 | 2520 13th St. W. | Humane Society | Zoning Map Amendment | 1st Reading

City Council Meeting | December 9, 2026:

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

City Council Meeting | January 13, 2027:

- PLN-EVA-26-0002 | 214 8th Avenue Drive West | Right-of-Way Vacation | 1st Reading (Tentative)
- PLN-TXT-26-0001 | Professional Zoning District Amendments | 1st Reading (Tentative)

City Council Meeting | January 27, 2027:

- PLN-EVA-26-0002 | 214 8th Avenue Drive West | Right-of-Way Vacation | 2nd Reading (Tentative)
- PLN-TXT-26-0001 | Professional Zoning District Amendments | 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 lenguage no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 932-9470 o enviar correo electronico a ADACoordinator@cityofbradenton.com

AGENDA ITEM NO. 4.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: December 2, 2026

SUBMITTED BY: Jamie Griffith, Clerk

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Minutes from the October 21, 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 October 21, 2026, Planning Commission meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the minutes from the October 21, 2026, Planning Commission meeting.

ATTACHMENTS:
10-21-2026 Planning Commission Meeting Minutes

CITY OF BRADENTON
PLANNING COMMISSION MEETING MINUTES
October 21, 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, October 21, 2026

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

Commissioners Richard Whetstone and Keith Green were excused.

City Staff: Scott Rudacille, City Attorney; Robin Singer, Planning and Community Development Director; Greg DeLong, Planning and Community Development Assistant Director; Brandon Wink, City Planner; Jake Arjona, 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 September 16, 2026, Planning Commission Meeting

MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 16, 2026, PLANNING COMMISSION MEETING was made by Commissioner Autrey and seconded by Commissioner Bakker. The motion passed unanimously.

PUBLIC COMMENTS: None.

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 PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Jake Arjona, City Planner, explained that the applicant requested a reduction in the rear setback of the property at 1310 29th Street West. He provided details about the property that included a future land use map, zoning map, and the criteria for the variance.

Staff Report:

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

Dave Manny, agent for the applicant, explained the circumstances for the variance request. He said the owner wanted to create a living space for his caretaker while keeping the existing parking space on the property.

Chair Neal asked for clarification about non-conforming structures and approved variances in proximity to the property.

The commission had a discussion about Accessory Dwelling Units (ADUs) and related State of Florida legislation.

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

MOTION TO DENY PLN-VAR-26-0008 was made by Commissioner Taylor and seconded by Commissioner Autrey. The motion failed 2-3 with Vice Chair Bakker, Commissioner Jones, and Chair Neal voting no.

MOTION TO APPROVE PLN-VAR-26-0008 was made by Vice Chair Bakker and seconded by Commissioner Jones. The motion passed 3-2 with Commissioner Taylor and Commissioner Autrey voting no.

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.

Brandon Wink, City Planner, gave a presentation that summarized the application of Ordinance 4084. He stated that the applicant was seeking a uniformed classification for the site. His presentation included a zoning map, future land use map and the criteria for land use atlas rezoning amendments.

Staff Report:

> *"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."*

Katie LaBarr, agent for the applicant, stated the main purpose for the rezone application was to unify the site zoning classification to T4-0 so that when the form-based code was reviewed the site would be reviewed in a unified manner.

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

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

The first reading was scheduled for the November 18, 2026, City Council meeting and the second reading and public hearing were scheduled for the December 9, 2026, City Council meeting.

DISCUSSION ITEMS: None.

DIRECTOR'S REPORT: None

ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES:

a) Planning & Community Development:

<u>City Council Meeting - October 14, 2026:</u>

- 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

<u>City Council Meeting - November 18, 2026:</u>

- 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)

<u>City Council Meeting - December 9, 2026:</u>

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

Greg DeLong, Planning and Community Development Assistant Director summarized the City Council items related to recent Planning Commission decisions.

Dawn Joni, Engineer Plans Reviewer, announced her retirement and introduced her replacement, Priscilla Seleska, to the Commission.

Chair Neal requested that City staff provide a repaving schedule for the City to the Planning Commissioners.

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

The meeting adjourned at 2:50 p.m.

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

AGENDA ITEM NO. 6.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE:	December 2, 2026
SUBMITTED BY:	Jamie Schindewolf, Planning & Community Development
ITEM TYPE:	Resolution
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Quasi-Judicial:** FINAL ORDER PLN-FBA-26-0023 - PUBLIC HEARING A FINAL ORDER OF THE PLANNING COMMISSION OF THE CITY OF BRADENTON, FLORIDA, APPROVING A FORM BASED CODE ADJUSTMENT TO ALLOW MORE THAN ONE GROUND SIGN ON A LOT, FOR PROPERTY LOCATED AT 1720 MANATEE AVENUE EAST, BRADENTON, FLORIDA (PARCEL ID 1269500109), 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-FBA-26-0023.

Is this item Quasi-Judicial?
Yes

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant is seeking a Form Based Code Adjustment to permit a second monument sign on the property. The subject sign is 36 sq. ft. in size and 3 ft. in height.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to either approve or deny Final Order PLN-FBA-26-0023.

ATTACHMENTS:
Final Order: PLN-FBA-26-0023
Staff Report
Application Materials

FINAL ORDER PLN-FBA-26-0023

A FINAL ORDER OF THE PLANNING COMMISSION OF THE CITY OF BRADENTON, FLORIDA, APPROVING A FORM BASED CODE ADJUSTMENT TO ALLOW MORE THAN ONE GROUND SIGN ON A LOT, FOR PROPERTY LOCATED AT 1720 MANATEE AVENUE EAST, BRADENTON, FLORIDA (PARCEL ID 1269500109), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Seol Asset Investments, Inc. (the "Property Owner"), owns property located at 1720 Manatee Ave E, Bradenton, Florida (Parcel ID 1269500109), as more particularly described in Exhibit "A" attached hereto (the "Property); and

WHEREAS, Justin Brian McAllister, the authorized agent of the Property Owner, submitted an adjustment application to allow more than one ground sign on the Property as shown on Exhibit "B" attached hereto (the "Adjustment"); and

WHEREAS, the City of Bradenton Comprehensive Plan's Future Land Use Map designates the Property as Urban Commercial Corridor; and

WHEREAS, the City of Bradenton Official Zoning Map classifies the Property under the General Urban Open (T4-O) designation; and

WHEREAS, the City of Bradenton Form Based Code Regulations, Section 4.12.5 identifies permitted sign types in the T4-O zoning district; and

WHEREAS, Schedule 4.12.5(d) specifically prohibits a secondary ground sign on a property; and

WHEREAS, the City of Bradenton Form Based Code Regulations, Section 1.10 allows for adjustments to be granted by the Director of Planning and Community Development, Planning Commission and/or the Architectural Review Board, depending on the level of the request; and

WHEREAS, the Property currently contains an existing medical practice with wall signage on the building and a traditional monument sign at the entrance to the Property on Manatee Avenue E; and

WHEREAS, the Property currently contains an existing, legally permitted concrete block barrier wall along the northeast corner of the Property (the "Barrier Wall"); and

WHEREAS, the Property Owner wishes to utilize the surface of the Barrier Wall to add a secondary ground sign, measuring 36 feet in sign area and 3 feet high, while maintaining the existing monument sign on the Property to aid the public in navigating on the site; and

WHEREAS, the Planning Commission held a noticed public hearing on December 2, 2026, at which the Board received testimony and evidence from the applicant and City Planning staff; and

WHEREAS, the record of the public hearing, including the staff report and applicant submittal materials, 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. Approval Criteria. After considering the evidence on the record and that presented at public hearing, including the staff report, applicant presentation and comments from the public, the Planning Commission hereby makes the following findings of fact and conclusions of law:

a. The Whereas clauses contained herein are hereby adopted as Adjustment Appeal Criteria.

b. The Property Owner is requesting approval of an adjustment application to allow more than one ground sign on the Property.

c. The City's professional staff provided information to the Planning Commission detailing the proposed project's relationship with the City's Form Based Code, Comprehensive Plan, and Land Use Regulations.

d. The Planning Commission, which is designated as one of the local reviewing agencies for adjustments to the Form Based Code, determined that the project as proposed is consistent with the Form Based Code, Comprehensive Plan, and Land Use Regulations and meets the criteria for approval under the Land Use Regulations.

The proposed signage, meets Section 1.10.6 of the Form Based Code, as further described below.

I. Granting the Adjustment will promote the same general level of land use compatibility as the otherwise applicable standards; and

II. Granting the Adjustment will not materially affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate buffering, screening, setback, and other land use considerations; and

III. Granting the Adjustment will be generally consistent with the purpose and intent of the Form-Based Code and the existing LURs, where applicable.

Section 2. Order. Based upon the foregoing, the Adjustment is hereby approved and issued for the Property, to allow an additional ground sign on the Property measuring a maximum of 36 square feet in sign area, as described on Exhibit "B" attached hereto, with the following conditions applied:

I. The Adjustment is for the subject sign only.
II. If the sign is removed, it cannot be replaced.
III. Any new or replacement signage will be subject to applicable City regulations at the time of such removal or replacement.

Section 3. State and Federal Permits. Issuance of this 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 Adjustment Permit which shall remain in full force and effect.

Section 5. Effective Date. This Order shall be effective upon its adoption.

ORDERED ON BEHALF OF THE CITY OF BRADENTON THIS 2nd DAY OF DECEMBER, 2026.

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

ATTEST:

Tamara Melton City Clerk	Michael Neal Chair, Planning Commission

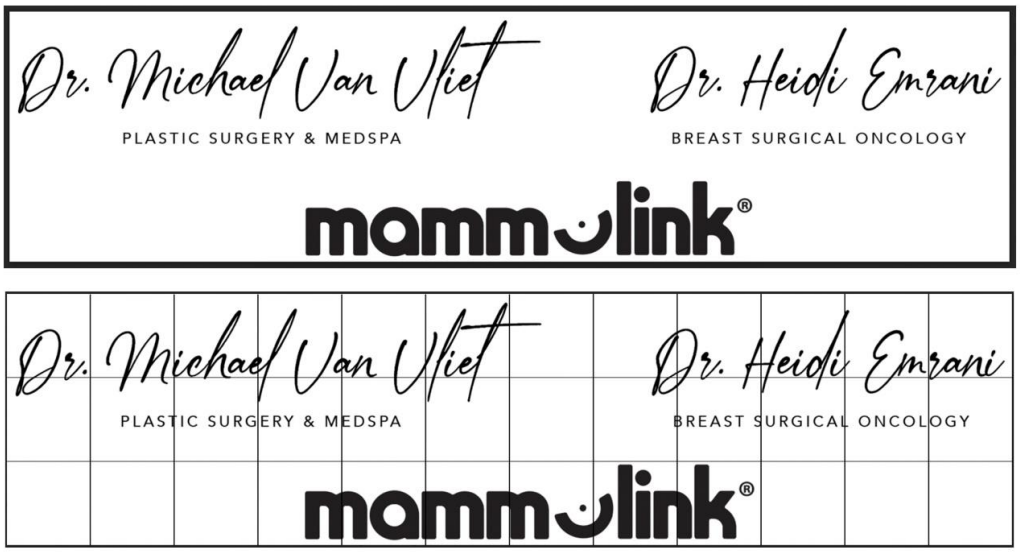
EXHIBIT A

LEGAL DESCRIPTION:
LOT 8, OF E. J. PETTIGREW SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 112, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA TOGETHER WITH THOSE LANDS LYING DIRECTLY NORTH OF SAID LOT 8 MORE PARTICULARLY DESCRIBED AS BEING DEFINED ON THE WEST BY A NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 8, ON THE EAST BY A NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 8 (ALSO BEING THE WESTERLY RIGHT-OF-WAY OF MARKET STREET), AND ON THE NORTH BY THE SOUTHERLY RIGHT-OF WAY OF ACADEMY AVENUE; LESS AND EXCEPT THAT CERTAIN RIGHT-OF-WAY IN FAVOR OF STATE OF FLORIDA AS DESCRIBED IN O.R. BOOK 1121, PAGE 2217, ALL IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

EXHIBIT B

1720 Manatee Ave E
Bradenton, FL 34208

T4-O



Sign: 12′ x 3′
36 ft²



Wall: 113′ x 5′

Parcel ID: 1269500109

City of Bradenton
Planning and Community Development
Planning Commission
December 2, 2026

Staff Report

Case Number:	PLN-FBA-26-0023
Applicant:	Justin Brian McAllister, Agent for Seol Asset Investments, Inc.
Address:	1720 Manatee Ave E (PID: 1269500109)
Ward:	5
Current Zoning:	T-4O, General Urban Open
Future Land Use:	UCC, Urban Commercial Corridor
Flood Zone:	X
Surrounding Property:	
Zoning:	North, West, East: T-4O South: T4-R (General Urban Restricted)
Future Land Use:	North, West, East: UCC South: RESMED (Medium Density Residential)

SUMMARY OF REQUEST

The applicant is seeking a Form Based Code Adjustment to permit a second monument sign on the property.

ANALYSIS

The subject request is for an adjustment from the Form Based Code (FBC) Section 4.12, more specifically to Sections 4.12.1 and 4.12.6 (Signage Standards). The subsections state:

4.12.1 General to zones T3, T4-R, T4-O, T5, T6

a. There shall be no signage permitted additional to that specified in this section.

4.12.5 Specific to zones T4-O, T5

d. Ground Signs (Monument or Pylon), maximum 1 per lot that exceeds

30 feet in width. Ground Signs may not exceed 50 square feet and 10 feet in height.

A 113-foot wall runs along the northern edge of the property. The applicant is requesting permission to paint a 36 square foot sign on the wall.

This is a rendering provided by the applicant:

1720 Manatee Ave E
Bradenton, FL 34208

T4-O



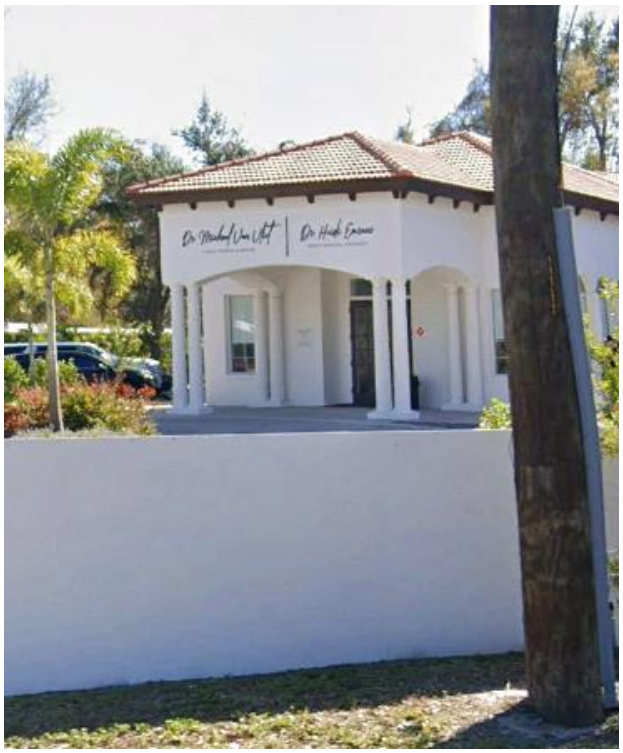
Sign: 12′ x 3′
36 ft²



Wall: 113′ x 5′

Parcel ID: 1269500109

The property currently supports wall signage on the building and a traditional monument sign at the entrance to the property on Manatee Ave E. These signs are shown below:





Because this is a request for a greater number of signs than the code allows, the request is not administrative and must be decided by the Planning Commission.

The Form Based Code states the following criteria for review of adjustments for non-governmental uses:

1.10.6.b Approval Criteria for "Non-Government" Uses

b. Adjustment requests for uses that are not uniquely governmental such as apartments/condominiums, hotels/motels, retail/service shops, or office buildings (regardless of ownership) will be approved with changes, or approved with conditions if the PCD Director or applicable review body finds that the applicant has shown that approval criteria "i" through "iii" have been met. Adjustment requests will be denied if the applicant has not demonstrated to the satisfaction of the PCD Director or applicable review body that the criteria have been met.

   i. Granting the Adjustment will promote the same general level of land use compatibility as the otherwise applicable standards; and
   ii. Granting the Adjustment will not materially affect adjacent land uses and the physical character of uses in the immediate vicinity

of the proposed development because of inadequate buffering, screening, setback and other land use considerations; and

iii. Granting the Adjustment will be generally consistent with the purpose and intent of the Form-Based Code and the existing LURs, where applicable.

Staff finds that this request does not interfere with general land use compatibility, will not materially affect adjacent land uses and the physical character of the surrounding area, and is generally consistent with the purpose and intent of the Form Based Code and existing Land Use Regulations.

While the applicant is asking for deviations from the signage regulations, the proposal appears to meet the overall intent of the Form Based Code. The proposed signage does not create excessive clutter. The applicant asserts that allowing the additional signage will aid in navigation to the office by patients who are accessing the clinic from Manatee Ave. The additional signage is meant to help prevent potentially dangerous maneuvers by motorists if they miss the office. The request meets the criteria stated in 1.10.6.b of the Form Based Code. Staff encourages the Board to take all of the information from this report along with any presentations by the applicant and community feedback to render its decision on the subject request.

Respectfully submitted,

Jamie Schindewolf
Senior Planner
City of Bradenton Planning and Community Development

EXHIBITS

EXHIBIT A: Sign Request from Applicant
EXHIBIT B: Location Map
EXHIBIT C: Zoning Map
EXHIBIT D: Future Land Use Map
EXHIBIT E: Legal Description

EXHIBIT A

LETTER OF REQUEST

Date: October 21, 2026
To: City of Bradenton Planning and Community Development Department
Subject Property (Situs Address): 1720 Manatee Ave E, Bradenton, FL 34208
Parcel ID: 1269500109
Applicant/Owner: Seol Asset Investments LLC
Mailing Address: 1001 3rd Ave W #352, Bradenton, FL 34205
Subject: Formal Letter of Request for a Form-Based Code Adjustment

To Whom It May Concern,

Please accept this Letter of Request on behalf of Seol Asset Investments LLC to formally apply for a Form-Based Code Adjustment. We are seeking administrative approval for an additional sign to allow for a surface-applied, hand-painted identification sign to be placed on the existing concrete block barrier wall located on the northeast corner lot of the subject property.

The purpose of this adjustment is to provide critical, non-illuminated identification signage for the medical practices operating on-site: Dr. Michael Van Vliet, Dr. Heidi Emrani, and their newly acquired clinical diagnostic partner, Mammolink.

As detailed in the accompanying application materials, the property directly borders a major six-lane arterial corridor (three lanes eastbound, three lanes westbound) with a posted speed limit of 35 mph. Due to the high volume of traffic and the physical layout of the corridor, the original ground sing is routinely obscured by vehicles in the outer lanes. This lack of visibility causes arriving patients to regularly overshoot the facility, creating unnecessary traffic friction, abrupt lane changes, and safety hazards on the roadway.

Utilizing the existing perimeter barrier wall for a flat, hand-painted sign solves this operational hazard by providing westbound traffic with safe, timely wayfinding capability. This cosmetic addition requires no modifications to structural footprints, building heights, or setbacks, ensuring complete architectural compatibility with the surrounding urban corridor.

We look forward to working with the Planning and Community Development staff on this matter. Should you require any additional information or have questions regarding the application, please do not hesitate to contact us.
Thank you for your time and consideration.

Sincerely,
Brian McAllister
Authorized Agent
727-902-3228
jbmcallis@gmail.com
www.jbmstudios.com

1720 Manatee Ave E
Bradenton, FL 34208

T4-O





Sign: 12′ x 3′
36 ft²



Wall: 113′ x 5′

Parcel ID: 1269500109

EXHIBIT B

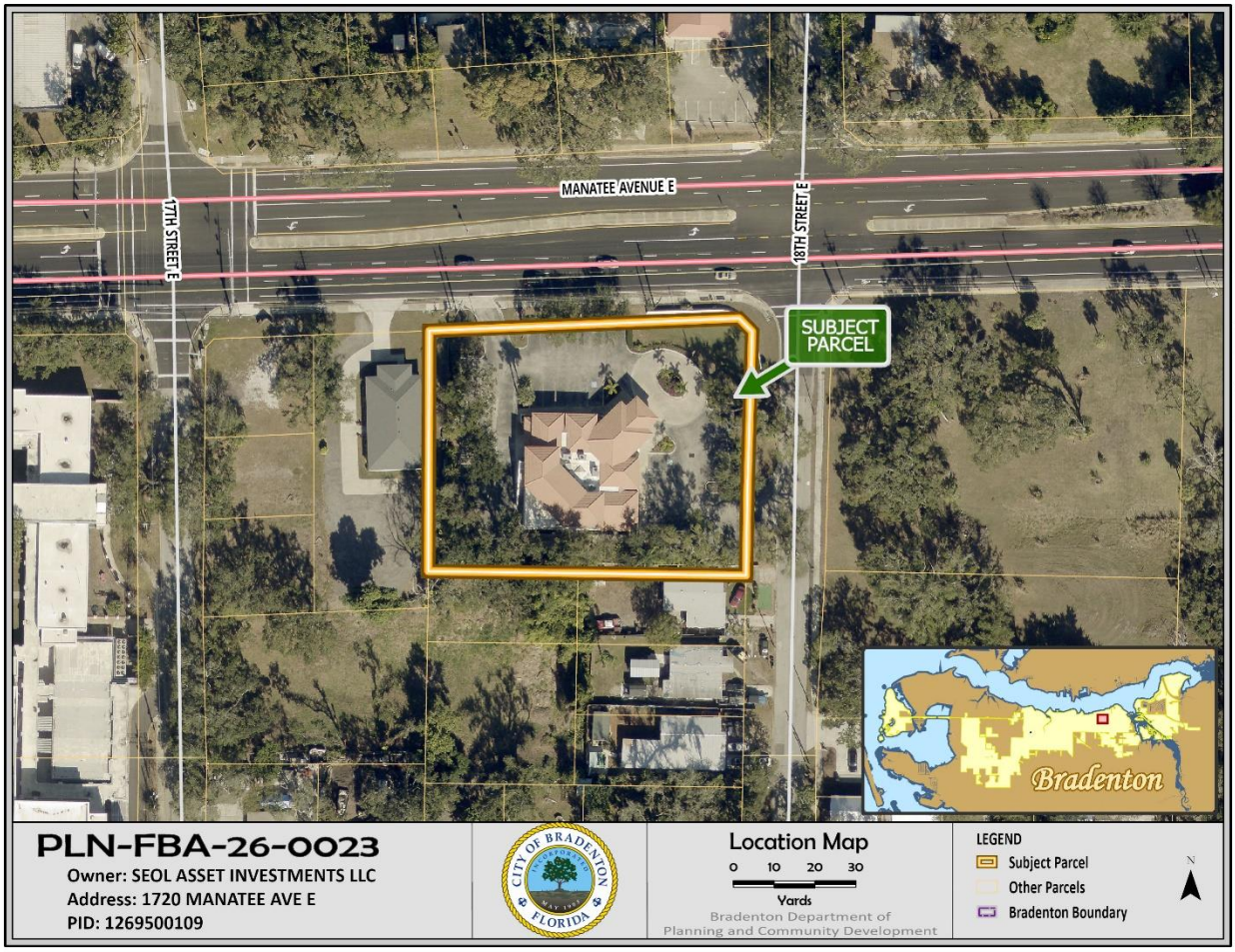

MANATEE AVENUE E
17TH STREET E
18TH STREET E
SUBJECT PARCEL
Bradenton
PLN-FBA-26-0023
Owner: SEOL ASSET INVESTMENTS LLC
Address: 1720 MANATEE AVE E
PID: 1269500109
CITY OF BRADENTON FLORIDA
Location Map
0 10 20 30
Yards
Bradenton Department of Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary
N

EXHIBIT C

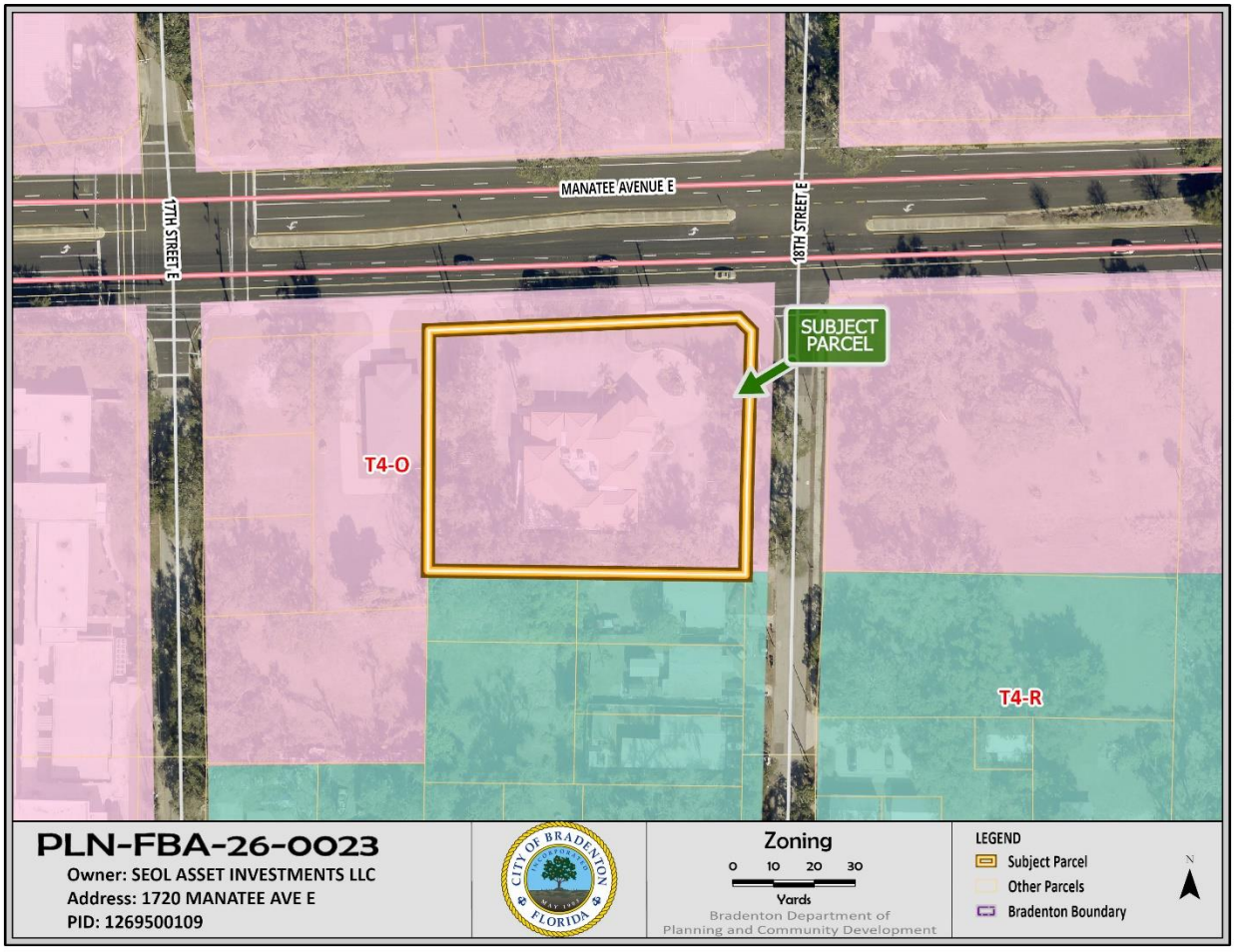

MANATEE AVENUE E
17TH STREET E
18TH STREET E
SUBJECT PARCEL
T4-O
T4-R
PLN-FBA-26-0023
Owner: SEOL ASSET INVESTMENTS LLC
Address: 1720 MANATEE AVE E
PID: 1269500109
CITY OF BRADENTON
INCORPORATED
MAY 1903
FLORIDA
Zoning
0 10 20 30
Yards
Bradenton Department of
Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary
N

EXHIBIT D

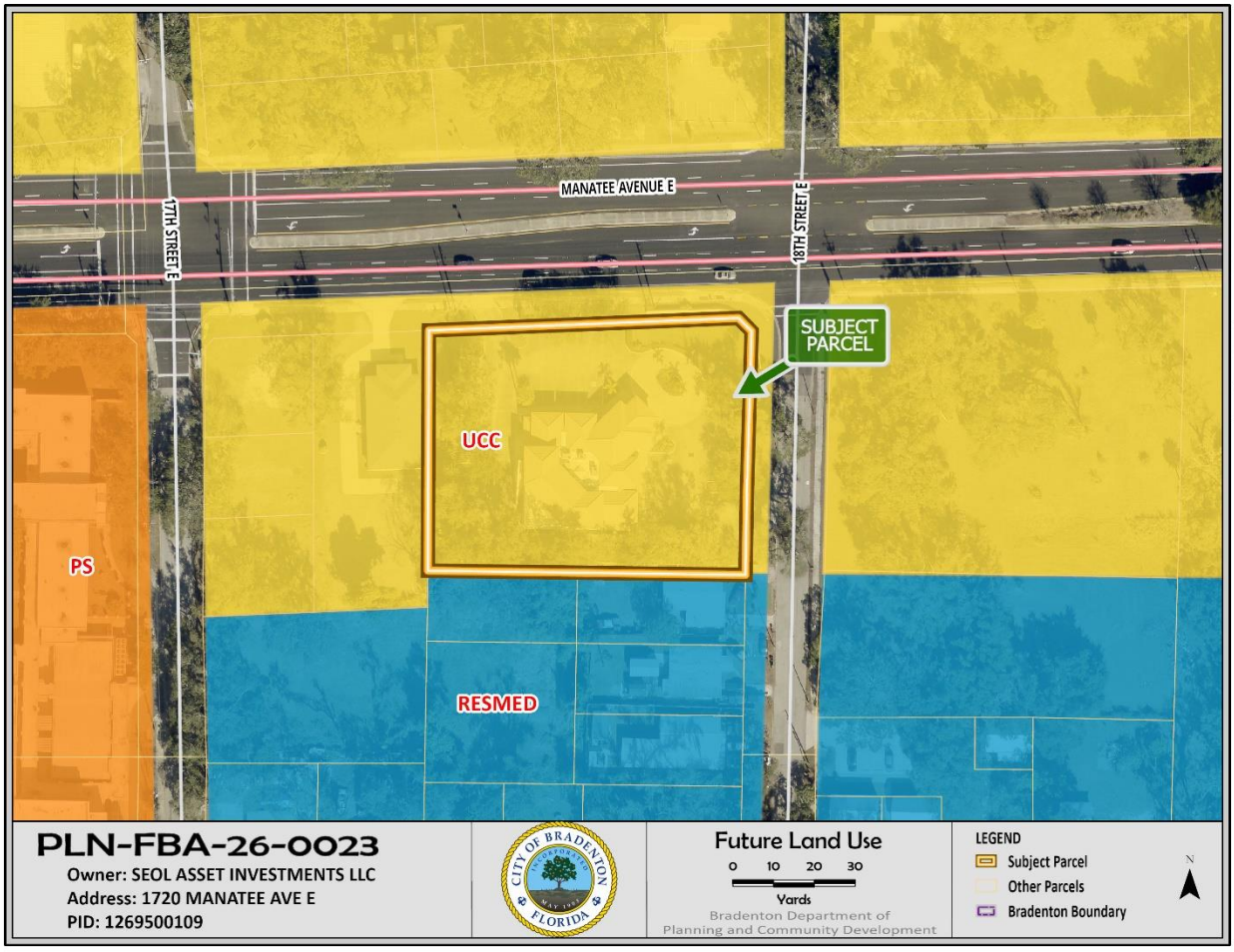

MANATEE AVENUE E
17TH STREET E
18TH STREET E
SUBJECT PARCEL
UCC
PS
RESMED
PLN-FBA-26-0023
Owner: SEOL ASSET INVESTMENTS LLC
Address: 1720 MANATEE AVE E
PID: 1269500109
CITY OF BRADENTON
INCORPORATED
MAY 1903
FLORIDA
Future Land Use
0 10 20 30
Yards
Bradenton Department of
Planning and Community Development
LEGEND
Subject Parcel
Other Parcels
Bradenton Boundary
N

EXHIBIT E

LEGAL DESCRIPTION:
LOT 8, OF E. J. PETTIGREW SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 112, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA TOGETHER WITH THOSE LANDS LYING DIRECTLY NORTH OF SAID LOT 8 MORE PARTICULARLY DESCRIBED AS BEING DEFINED ON THE WEST BY A NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 8, ON THE EAST BY A NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 8 (ALSO BEING THE WESTERLY RIGHT-OF-WAY OF MARKET STREET), AND ON THE NORTH BY THE SOUTHERLY RIGHT-OF WAY OF ACADEMY AVENUE; LESS AND EXCEPT THAT CERTAIN RIGHT-OF-WAY IN FAVOR OF STATE OF FLORIDA AS DESCRIBED IN O.R. BOOK 1121, PAGE 2217, ALL IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LETTER OF REQUEST

Date: October 21, 2026
To: City of Bradenton Planning and Community Development Department
Subject Property (Situs Address): 1720 Manatee Ave E, Bradenton, FL 34208
Parcel ID: 1269500109
Applicant/Owner: Seol Asset Investments LLC
Mailing Address: [redacted]
Subject: Formal Letter of Request for a Form-Based Code Adjustment

To Whom It May Concern,

Please accept this Letter of Request on behalf of Seol Asset Investments LLC to formally apply for a Form-Based Code Adjustment. We are seeking administrative approval for an additional sign to allow for a surface-applied, hand-painted identification sign to be placed on the existing concrete block barrier wall located on the northeast corner lot of the subject property.

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Thank you for your time and consideration.
Sincerely,

Brian McAllister
Authorized Agent
[redacted]

Parcel ID:	1269500109
Ownership:	SEOL ASSET INVESTMENTS LLC
Owner Type:	CORPORATION
Mailing Address:	SEOL ASSET INVESTMENTS LLC, 417 8TH ST W, BRADENTON FL 34205-8623
Situs Address:	1720 MANATEE AVE E, BRADENTON, FL 34208-1452
Jurisdiction:	CITY OF BRADENTON
Tax District:	0021; CITY OF BRADENTON
CRA/TIF District:	C; CENTRAL CRA
Sec/Twp/Rge:	30-34S-18E
Neighborhood:	7003; BRADENTON-SOUTH OF RIVER, WEST OF I-75
Subdivision:	1268000; E J PETTIGREW; LOT 8; PB 4/112
Parcel Type:	REAL PROPERTY
Parcel Created:	09/05/1987
Split/Combine:	COMBINE
Parent Parcel ID:	MULTIPLE
Map Number:	4C30
FEMA Value:	$1,297,958 as of January 1, 2025
Land Use:	1900; PROFESSIONAL SERVICE & MEDICAL
Land Size:	1.0086 Acres or 43,935 Square Feet
Building Area:	9,122 SqFt Under Roof / 8,463 SqFt Living or Business Area
Living Units:	1
Businesses:	2
Commercial Bldgs:	1



DESCRIPTION

LOT 8, E J PETTIGREW SUB; TOG WITH THOSE LANDS LYING DIRECTLY NORTH OF SD LOT 8 MORE PARTICULARLY DESC AS BEING DEFINED ON THE WEST BY A NLY PROLONGATION OF THE WEST LN OF SD LOT 8, ON THE EAST BY A NLY PROLONGNATION OF THE EAST LN OF SD LOT 8 (ALSO BEING THE WLY R/W OF MARKET ST (18TH ST E)), AND ON THE NORTH BY THE SLY R/W OF ACADEMY AVE (MANATEE AVE); LESS AND EXCEPT CERTAIN R/W IN OR 1121/2217. (OR 2722/3406), PI#12695.0010/9

2025 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	351,569	351,569	351,569	351,569
Improvement Value:	1,133,984	1,133,984	1,133,984	1,133,984
Total Market Value:	1,485,553	1,485,553	1,485,553	1,485,553
Land Classified Agricultural:	0	0	0	0
Classified Use Value:	0	0	0	0
Classified Use Savings:	0	0	0	0
Ineligible for 10% Cap:	0	1,485,553	0	0
Eligible for 10% Cap Next Year:	0	0	0	0
Eligible for 10% Cap This Year:	1,485,553	0	1,485,553	1,485,553
10% Cap Savings:	0	0	0	0
Ineligible for SOH Cap:	1,485,553	1,485,553	1,485,553	1,485,553
Eligible for SOH Cap Next Year:	0	0	0	0
Eligible for SOH Cap This Year:	0	0	0	0
SOH Cap Savings:	0	0	0	0
Assessed Value:	1,485,553	1,485,553	1,485,553	1,485,553
Exempt Value:	0	0	0	0
Taxable Value:	1,485,553	1,485,553	1,485,553	1,485,553

BUSINESS OPERATING ON THE PROPERTY

90001242769 621111 Offices of Physicians (except Mental Hea
90001394039 621493 Freestanding Ambulatory Surgical and Eme

ADDRESSES ASSIGNED TO THE PROPERTY

1720 MANATEE AVE E, BRADENTON, FL 34208-1452
1730 MANATEE AVE E, BRADENTON, FL 34208

PROPERTY APPRAISER INSPECTIONS

11/25/2025	D.G	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
07/12/2023	D.G	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
02/08/2019	MBH	INSPECTION BY IMAGE TECHNOLOGY	SALES REVIEW
03/30/2017	PPA	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

LAND INFORMATION

											Frontage	Depth				
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	S	120	No	0%	43,935	1.01	12	351,569	159.0	159	130	2	1.0			BR_T4-O

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2487571	12/18/2024	202441138021	WARRANTY DEED	I	01	$1,600,000	SEOL ASSET INVESTMENTS LLC	1720 MANATEE LLC
2233143	4/4/2018	2722 / 3406	WARRANTY DEED	I	01	$1,400,000	1720 MANATEE LLC	ESCALAR L L C

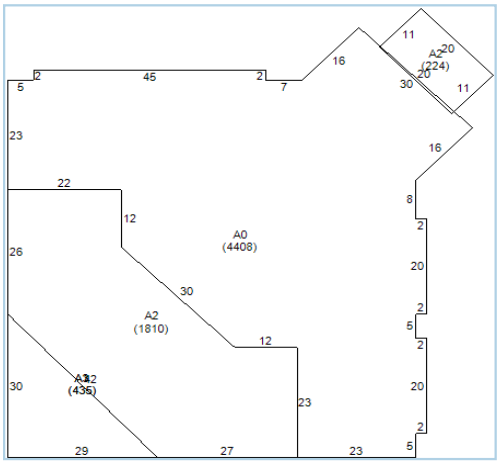
BUILDING PERMITS

Permit	Issued	Purpose	Description	Applicant / Contractor	Amount	Bldg Dept Status	Final Date	Cert Occ Date
BROTH-SGN-25-0086	09/10/2025	SIGN	FABRICATE & INSTALL NON ILLUMINATED 1/8" ALUMINUM L...	William Runyan	$2,300	CLOSED	10/23/2025	10/27/2025
BROTH-SGN-25-0083	08/04/2025	SIGN	FABRICATE & INSTALL NON ILLUMINATED ALUMINUM LETTER...	William Runyan	$2,300	CLOSED	10/23/2025	10/27/2025
BRCOM-ALT-25-0052	05/22/2025	COMMERCIAL ALT ADD	Replace all floors with luxury vinal flooring excep...	David Krotenko	$550,000	CLOSED	08/06/2025	08/19/2025
BR234636	12/29/2023	FENCE COMMERCIAL	REMOVE AND REPLACE 356' OF 6' HIGH STOCKADE WOOD FE...	B&B FENCING SOLUTIONS INC.	$8,000	CLOSED	12/13/2024	12/29/2023
BR234156	10/10/2023	MECHANICAL COMMERCIAL	AC CHANGE OUT SIZE FOR SIZE SAME LOCATION 5 TON 14 ...	GATOR AIR CONDITIONING	$12,000	CLOSED	12/11/2023	10/10/2023
BR233209	08/04/2023	MECHANICAL COMMERCIAL	MECHANICAL CHANGEOUT SIZIE FOR SIZE SAME LOCATION S...	GATOR AIR CONDITIONING	$11,000	CLOSED	01/24/2024	08/04/2023
BR180499	02/05/2018	ROOF COMMERICIAL	RECOVER OVER EXISTING MODIFIED BITUMED ROOF W/ 1/2'...	CHARLES A ROY ROOFING INC	$4,900	CLOSED	03/08/2018	02/05/2018
BR172311	05/22/2017	MECHANICAL COMMERCIAL	INSTALL NEW 14 SEER, 3.5T, STARIGHT COOL CONDENSER ...	AIR DONE RITE INC	$3,054	CLOSED	03/08/2018	05/22/2017
BR171961	05/01/2017	MECHANICAL COMMERCIAL	C/O 5T, 14 SEER, 10 KW, ON ROOFTOP, ON CURB AHRI#75...	OCEAN-AIRE CONDITIONING	$4,385	CLOSED	06/12/2017	05/01/2017
BR171744	04/20/2017	ROOF COMMERICIAL	RECOVER OVER EXISTING MODIFIED BITAMEN ROOF WITH 1/...	CHARLES A ROY ROOFING INC	$15,900	CLOSED	06/27/2017	04/20/2017

COMMERCIAL BUILDING #1

name: VAN VLIET PLASTIC SURGERY AND MED SPA
type: OFFICE BUILDING
class: 1900
year built: 2003
effective year: 2018
stories: 02
exterior wall: BS
roof material: CT
roof type: WT
units:
identical units:
covered parking:
uncovered parking:
other buildings:
note1:
note2:
investment rating:
grade factor:
c&d: 1.0000
area under roof: 9122
business area: 8463
ms area: 6653
ms perimeter: 347
base rcn: 2107885
base rcn/sf: 249.0707
market adjustment:
depreciation: 7.00%
rcnld: 1939253
override rcnld:
adjustment factor: 0.85000
building value: 1648365
building value/sf: 194.7731
eligible for exem: 0.00%





INTERIOR & EXTERIOR DETAILS

Marshall Swift ---------- Values ----------

#	Floors	Ext Wall	Wall Ht	Const	Yrblt	Effyr	Area	Perim	Sec	Tbl	Occ	Class	Qual	Heat	Total Adj	Total Rcn	Dep	Mkt Adj	Comp	Fdep	Edep	Value	Ex %
1	01-01		13				4,408	334	15		341	C	2.0	611	234.04	999,746	7%	100%	100%	100%	100%	919,766	100%
2	01-02		13				3,620	194	15		341	C	2.0	611	255.61	881,044	7%	100%	100%	100%	100%	810,560	100%
3	01-01		13				435	101	15		341	C	2.0	611	537.78	227,095	7%	100%	100%	100%	100%	208,927	100%

INTERIOR & EXTERIOR FEATURES

#	Intext	Code	Description	Dimensions	Identunits	Elevstops	Notes	Value
1	3	PR5	PORCH COVERED	435x0	1			4,350
2	1	CP6	CANOPY ROOF/SLAB	224x0	1			2,677
3	1	SS1	SPRINKLER SYS WET	8,463x1	1			14,810
4	1	EL2	ELEVATOR ELECTRIC PSNGR	0x0	1	2		93,093
5	2	EL2	ELEVATOR ELECTRIC PSNGR	0x0	1	2		93,093
6	3	EL2	ELEVATOR ELECTRIC PSNGR	0x0	1	2		93,093

COMMERCIAL BUILDING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Cuft	Units	Rate	Gra	Cond	Fun	Mktadj	Fundep	Ecndep	Basercn	Dep	Locmlt	Adjfact	Value	Ex %

1	ASP	ASPHALT PAVING	2003	2014	14,700	0	1	3	C	V	A	0%	0%	0%	44,100	69%	1	.85	13,872	0%
2	CON	CONCRETE PAVING	2003	2014	3,465	0	1	1.6	C	V	A	0%	0%	0%	5,548	19%	1	.85	3,910	0%
3	FNC	FENCE-COMMERCIAL	2003	2014	1	0	1	15	C	V	A	0%	0%	0%	15	26%	1	.85	9	0%
4	CBF	CONC. BLOCK FENCE	2003	2014	440	0	1	15	C	V	A	0%	0%	0%	6,600	14%	1	.85	4,879	0%
5	DPB	DUMPSTER ENCLOSURE BLOCK	2003	2014	1	0	1	8920				0%	0%	0%	8,920	14%	1	.85	6,596	0%
6	LPA	LIGHTING-PARKING LOT-AVG	2003	2014	1	0	1	2250				0%	0%	0%	2,250	26%	1	.85	1,454	0%

LANDTEC SURVEYING and Lien

This Survey has been prepared for:

SEOL ASSET INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY



PROPERTY ADDRESS:

1720 MANATEE AVENUE EAST
BRADENTON, FL 34208

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.

DHR LAW
Real Estate Attorneys

PAGE 2 OF 4

N
W E
S
SCALE:1"=40'

TYPE OF SURVEY:

- ■ BOUNDARY
- ☐ ALTA/NSPS
- ☐ CONSTRUCTION
- ☐ TOPOGRAPHIC
- ☐ CONDOMINIUM
- ☐ SPECIAL PURPOSE

PRINTING INSTRUCTIONS

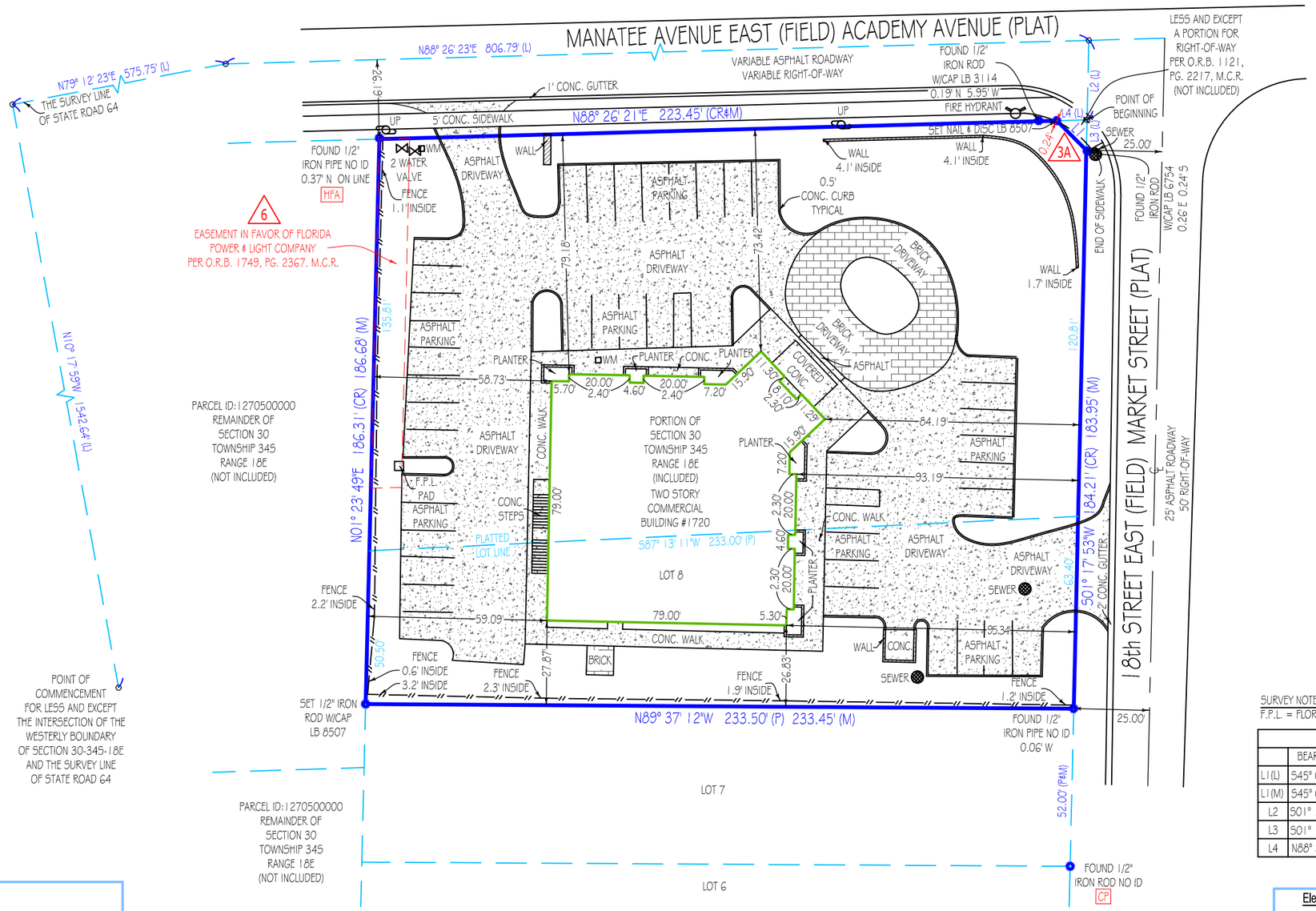
WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

ABBREVIATION LEGEND
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	PCC = POINT OF COMPOUND CURVATURE
C/O = CLEANOUT	PH = POOL HEATER
CA = CENTRAL ANGLE	PI = POINT OF INTERSECTION
CATV = CABLE TV RISER	PK = PARKER KAELON
CF = CALCULATED FROM FIELD	POB = POINT OF BEGINNING
CH = CHORD DISTANCE	POC = POINT OF COMMENCEMENT
CONC. = CONCRETE	PP = POOL PUMP
CR = CALCULATED FROM RECORD	PRC = POINT OF REVERSE CURVATURE
DE = DRAINAGE EASEMENT	PT = POINT OF TANGENCY
EL OR ELEV = ELEVATION	QTR = QUARTER
EM = ELECTRIC METER	R = RADIUS
F.F.E. = FINISHED FLOOR ELEV.	RNG = RANGE
FIR = FOUND IRON ROD	ROW = RIGHT OF WAY
FN = FOUND NAIL	SEC = SECTION
FND = FOUND	TR = TELEPHONE RISER
G.F.E. = GARAGE FINISHED FLOOR	TWP = TOWNSHIP
L= LEGAL DESCRIPTION	UE = UTILITY EASEMENT
M = MEASURED	UP = UTILITY POLE
OHC = OVERHEAD CABLE	WM = WATER METER
P = PLAT	WV = WATER VALVE
PC = POINT OF CURVATURE	

SYMBOLS - NOT-TO-SCALE
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

= UTILITY POLE	(W) = WELL
= LIGHT POLE	℄ = CENTER LINE
= CATCH BASIN	ℙ = PARTY WALL
= FIRE HYDRANT	A/C = AIR CONDITIONER
= MANHOLE	(S) = SEPTIC LID
= WATER VALVE	x = ELEV. SHOT
WM = WATER METER	= SEC. QTR. CORNER
= HANDICAP PARKING SPACE	
= SECTION CORNER	



SURVEY NOTES:
F.P.L. = FLORIDA POWER AND LIGHT

LINE TABLE

	BEARING	DISTANCE
L1(L)	S45° 07' 53"E	13.78'
L1(M)	S45° 09' 23"E	14.14'
L2	S01° 17' 53"W	26.22'
L3	S01° 17' 53"W	10.00'
L4	N88° 26' 21"E	10.00'

Aerial Photograph
May not show latest improvements. Not-to-scale.



GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

BEARING REFERENCE:
NORTHERLY LINE OF SUBJECT LOT AS N 88°26'21" E
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Job Number :230166-CW	Field:
Drawn By :D.C.	Date of Field Work :11/30/2024

PURPOSE OF SURVEY: BOUNDARY SURVEY.

REVISIONS	

LINETYPES:

BOUNDARY	BUILDING
EASEMENT	CHAIN LINK FENCE
WOOD FENCE	PLASTIC FENCE
OVERHEAD CABLE	

Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- CONCRETE SIDEWALK CROSSES THE BOUNDARY LINE ON NORTHEASTERLY SIDE OF LOT AS SHOWN. 3A
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY PER O.R.B. 1749, PG. 2367, M.C.R. 6

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

This survey has been issued by the following Landtec Surveying office:

[redacted]

LANDTEC

LICENSED BUSINESS No. 8507

SCHEDULE B-II TITLE COMMITMENT REVIEW FINDINGS
PER TITLE COMMITMENT ISSUED BY
CHICAGO TITLE INSURANCE COMPANY
DATED: NOVEMBER 6, 2024 AT 8:00 AM
ISSUING OFFICE FILE NO. 24-0478

ITEM NO.	COMMENTS
1	DEFECTS, LIENS, ENCROACHMENTS, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUIBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM. - (NOT A SURVEY MATTER HEREON)
2	TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. - (NOT A SURVEY MATTER HEREON)
3	STANDARD EXCEPTIONS:
A. (3A)	ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. - (AFFECTS AS SHOWN - IF ANY)
B.	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. - (NOT A SURVEY MATTER HEREON)
C.	ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. - (NOT A SURVEY MATTER HEREON)
D.	TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. - (NOT A SURVEY MATTER HEREON)
4	RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. - (NOT A SURVEY MATTER HEREON)
5	RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF E. J. PETTIGREW SUBDIVISION, RECORDED IN PLAT BOOK 4, PAGE 112, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. - (AFFECTS AS SHOWN - IF ANY)
6 (6)	EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1749, PAGE 2367. - (AFFECTS AS SHOWN)
7	TERMS, PROVISIONS AND CONDITIONS OF THAT UNRECORDED LEASE DATED JUNE 1, 2016, BY AND BETWEEN ESCALAR, LLC, AND MANATEE PHYSICAL ALLIANCE, LLC, AS EVIDENCED BY THAT SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2722, PAGE 3408 - (NOT A SURVEY MATTER HEREON)

LEGEND

#	DENOTES EXCEPTION NUMBER. IF IT EFFECTS AND IS PLOTTABLE.

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- CONCRETE SIDEWALK CROSSES THE BOUNDARY LINE ON NORTHEASTERLY SIDE OF LOT AS SHOWN.
- EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY PER O.R.B. 1749, PG. 2367, M.C.R.

This survey has been issued by the following Landtec Surveying office:

[redacted]

Elevations, if shown:

Benchmark: _____

Benchmark Elev.: _____

Benchmark Datum: _____

Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:	Job Nr: 230166-CW	Date of Field Work: 11/30/2024	Drawn by: D. C.

LANDTEC

LICENSED BUSINESS No. 8507

TYPE OF SURVEY:

☒ BOUNDARY ☒ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:
LOT 8, OF E. J. PETTIGREW SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 112, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA TOGETHER WITH THOSE LANDS LYING DIRECTLY NORTH OF SAID LOT 8 MORE PARTICULARLY DESCRIBED AS BEING DEFINED ON THE WEST BY A NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 8, ON THE EAST BY A NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 8 (ALSO BEING THE WESTERLY RIGHT-OF-WAY OF MARKET STREET), AND ON THE NORTH BY THE SOUTHERLY RIGHT-OF WAY OF ACADEMY AVENUE; LESS AND EXCEPT THAT CERTAIN RIGHT-OF-WAY IN FAVOR OF STATE OF FLORIDA AS DESCRIBED IN O.R. BOOK 1121, PAGE 2217, ALL IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

PROPERTY ADDRESS:
1720 MANATEE AVENUE EAST
BRADENTON, FL 34208

INVOICE NUMBER: 230166-CW
DATE OF FIELD WORK: 11/30/2024

CERTIFIED TO
DHR LAW
CHICAGO TITLE INSURANCE COMPANY
THE BANK OF TAMPA
SEOL ASSET INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY

FLOOD ZONE: X
FLOOD MAP: 12115C
PANEL: 0306
SUFFIX: F
PANEL DATE: 08/10/2021

This survey has been issued by the following Landtec Surveying office:

[redacted]

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.E = GARAGE FINISHED FLOOR ELEV.
L= LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KAELON
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RNG = RANGE
ROW = RIGHT OF WAY
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE
= LIGHT POLE
= CATCH BASIN
= FIRE HYDRANT
= MANHOLE
= WATER VALVE
WM = WATER METER
= WELL
= CENTER LINE
= PARTY WALL
A/C = AIR CONDITIONER
SL = SEPTIC LID
X = ELEV. SHOT
= HANDICAP PARKING SPACE
= SEC. QTR. CORNER
= SECTION CORNER

LINETYPES:

BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE _____ DATE: 12/06/2024

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:

Benchmark: XXX
Benchmark Elev.: X'
Benchmark Datum: XXX

Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:	

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".

LANDTEC SURVEYING and Lien
LICENSED BUSINESS No. 8507

bradenton
The Friendly City

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: 1720 manatee avenue east, Bradenton FL, 34208

I, Heidi Emrani (Print Name of Owner) Seal LLC (Company Name (if applicable)) the registered property owner(s) of the above noted property, do hereby authorize

Brian McCallister
Print Name of Agent

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

AGENT AUTHORIZATION — REQUIRED

Signature of Owner(s) — Owner(s) Address (if different than property above)

Signature of Agent — Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 20th day of October, 2026, produced Drivers License respectively, as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Shauna P. Francis
Signature

Shauna P. Francis, Notary Public
Print Name

SHAUNA P. FRANCIS
Notary Public - State of Florida
Commission # HH 786268
My Comm. Expires May 16, 2030
Bonded through National Notary Assn.

State of Florida
My Commission Expires: May 16th, 2026

AGENDA ITEM NO. 6.b

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: December 2, 2026

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: ORDINANCE 4088 - PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, VACATING AN 8-FOOT BY 85-FOOT STRIP OF LAND AS SHOWN ON THE PLAT OF BLACK BEAR PARK SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 283, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN, LYING GENERALLY 170 FEET TO THE EAST OF THE INTERSECTION OF 8TH AVENUE WEST AND 3RD STREET WEST; PROVIDING FOR RECORDATION IN THE OFFICIAL RECORDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Ordinance 4088.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant, Anthony Hendrickson on behalf of Three J Group LLC and Cashflow Property Management INC, is requesting a vacation of an 8-foot by 85-foot portion of the public right-of-way along the southern end of 8th Avenue West, adjacent to the new Police Headquarters.

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 4088.

ATTACHMENTS:
Ordinance: 4088
Staff Report
Application Materials

ORDINANCE 4088

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, VACATING AN 8-FOOT BY 85-FOOT STRIP OF LAND AS SHOWN ON THE PLAT OF BLACK BEAR PARK SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 283, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN, LYING GENERALLY 170 FEET TO THE EAST OF THE INTERSECTION OF 8TH AVENUE WEST AND 3RD STREET WEST; PROVIDING FOR RECORDATION IN THE OFFICIAL RECORDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, Three J Group LLC, and Cashflow Property Management Inc, as tenants in common (collectively, the "Applicant" or "Property Owner"), own those certain parcels located at 225 8th Avenue West, Bradenton, FL 34205 (Parcel ID 3256100159), 221 8th Avenue West, Bradenton, FL 34205 (Parcel ID 3256100109), and 217 8th Avenue West, Bradenton, FL 34205 (Parcel ID 3256100059), as more particularly described in Exhibit "A" attached hereto (collectively, the "Properties"); and

WHEREAS, the Applicant filed an application for the City to vacate an 8 foot by 85 foot strip of land on the southern end of 8th Avenue West, as legally described in Exhibit "B" attached hereto (the "Subject ROW"); and

WHEREAS, the Properties adjoin the Subject ROW proposed for vacation; and

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

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

WHEREAS, the City Council finds that the vacation of the Subject ROW is consistent with the City of Bradenton Comprehensive Plan, that it will not compromise the public interest nor will it prevent any property from having access to a public right-of-way, and that it will not substantially reduce the market value of abutting property; and

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

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

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

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

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

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

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

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

FIRST READING	January 13, 2027
PUBLICATION DATE	, 2027
SECOND READING	, 2027

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, with a quorum present and voting, this __th day of _____, 2027.

CITY OF BRADENTON, FLORIDA

ATTEST:

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

APPROVED AS TO FORM:

Scott Rudacille
CITY ATTORNEY

EXHIBIT "A"

PID #3256100159

LOT 7, BLK A, BLACK BEAR PARK, recorded in Plat Book 1, Page 283, of the Public Records of Manatee County, Florida.

PID #3256100109

LOT 6, BLK A, BLACK BEAR PARK, recorded in Plat Book 1, Page 283, of the Public Records of Manatee County, Florida.

PID #3256100059

LOT 5, BLK A, BLACK BEAR PARK, recorded in Plat Book 1, Page 283, of the Public Records of Manatee County, Florida.

EXHIBIT "B"

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

LICENSED BUSINESS NO. 8455 620 8th AVENUE WEST, PALMETTO, FL. 34221 PHONE: (941)722-2460

VB&F

DESCRIPTION (SHEET 1 OF 2)

FOR: Three J Group, LLC **DATE:** 7/29/2026

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

This Legal Description and Sketch is Certified to;
Three J Group, LLC;
Cashflow Property Management, Inc.;
City of Bradenton, a Florida Municipal Corporation

SURVEYOR'S CERTIFICATE:

This item has been digitally signed and sealed by Robert J Breedlove, PSM on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Third party verification can be performed through the identrust certificate attached as part of the electronic copy.

ROBERT J. BREEDLOVE License Number 7040 STATE OF FLORIDA Professional Surveyor and Mapper

BY: 8/03/2026

Robert J. Breedlove.
Registered State of Florida
Professional Surveyor and Mapper No. 7040
Date of Survey:
Not valid without the Original Signature and Seal, or the Digital Equivalent, of a Florida Licensed Surveyor and Mapper.

Right-of-Way Vacation Description

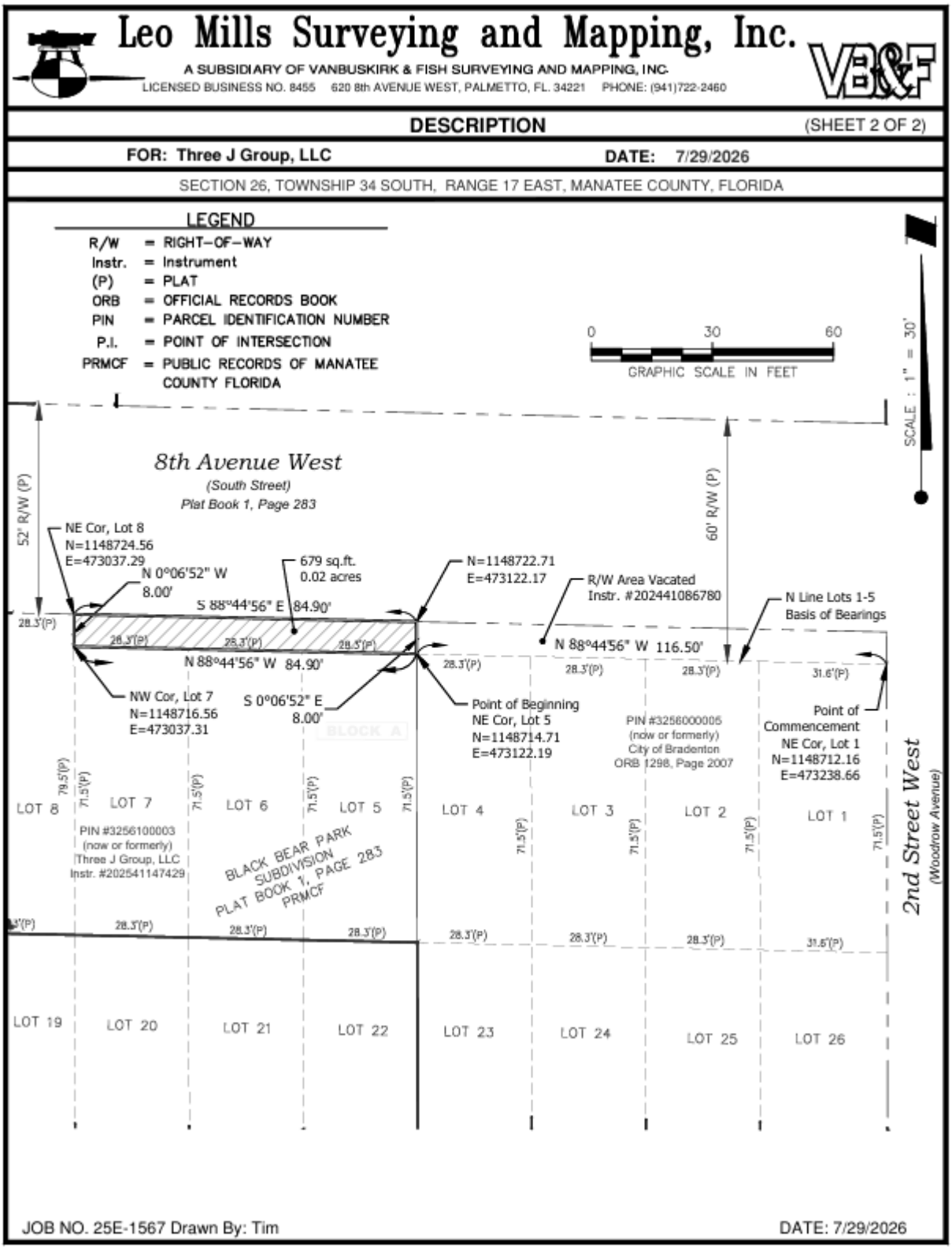
Part of Black Bear Park Subdivision recorded in Plat Book 1, Page 283 of the Public Records of Manatee County, Florida, being more particularly described as follows:

Commencing at the NE corner of Lot 1 of said Black Bear Park Subdivision; thence N89°44'56"W along the north line thereof and the south right-of-way line of 8th Avenue West 116.50 feet to the NE corner of Lot 5, being the Point of Beginning; thence continuing along the south right-of-way line of 8th Avenue West N88°44'56"W 84.90 feet to NW corner of Lot 7 and a point on the east line of Lot 8; thence along the East Line thereof, N00°06'52"W 8.00 feet to the NE corner of said Lot 8; thence S88°44'56"E 84.90 feet to the NW corner of the previously vacated right-of-way, recorded in Official Records Instrument 2024410086780 of the Public Records of Manatee County, Florida; thence along the west line thereof, S00°06'52"E 8.00 feet to the point of beginning, containing 0.02 Acres (679 sq.ft.).

Notes:

1. This Plat is a "Sketch of Description" only and is not intended to be used as a Boundary Survey.
2. This Sketch of Description consists or 2 sheets, each sheet is intended to be used in conjunction with the other sheet. This Sketch and Description is not complete without both sheets.
3. Bearings and Coordinates shown hereon refer to the north line of Lots 1 through 5 of Black Bear Park of being N 88°44'56" W as derived using the Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment as taken from RTK/GPS Readings from the Florida Permanent Reference Network operated by the Florida Department of Transportation.
4. This Survey has been prepared without the benefit of a current Title Report and therefore may not necessarily indicate all encumbrances on the property.
5. The description shown hereon was created by this firm
6. This Sketch of Description is intended for the exclusive use of those Certified Parties appearing hereon and is warranted for a period of one (1) year beyond the date shown.
7. Subject to Easements, Dedications and Restrictions of Record.
8. The Subject Land as surveyed contains 679 square feet or 0.02 acres, more or less. DATE: 7/29/2026

EXHIBIT "B"


Leo Mills Surveying and Mapping, Inc.
A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.
LICENSED BUSINESS NO. 8455 620 8th AVENUE WEST, PALMETTO, FL. 34221 PHONE: (941)722-2460
VB&F
DESCRIPTION
(SHEET 2 OF 2)
FOR: Three J Group, LLC
DATE: 7/29/2026
SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA
LEGEND
R/W = RIGHT-OF-WAY
Instr. = Instrument
(P) = PLAT
ORB = OFFICIAL RECORDS BOOK
PIN = PARCEL IDENTIFICATION NUMBER
P.I. = POINT OF INTERSECTION
PRMCF = PUBLIC RECORDS OF MANATEE COUNTY FLORIDA
0 30 60
GRAPHIC SCALE IN FEET
SCALE : 1" = 30'
8th Avenue West
(South Street)
Plat Book 1, Page 283
52' R/W (P)
60' R/W (P)
NE Cor, Lot 8
N=1148724.56
E=473037.29
N 0°06'52" W
8.00'
679 sq.ft.
0.02 acres
S 88°44'56" E 84.90'
N=1148722.71
E=473122.17
R/W Area Vacated
Instr. #202441086780
N Line Lots 1-5
Basis of Bearings
N 88°44'56" W 116.50'
N 88°44'56" W 84.90'
NW Cor, Lot 7
N=1148716.56
E=473037.31
S 0°06'52" E
8.00'
Point of Beginning
NE Cor, Lot 5
N=1148714.71
E=473122.19
PIN #3256000005
(now or formerly)
City of Bradenton
ORB 1298, Page 2007
Point of Commencement
NE Cor, Lot 1
N=1148712.16
E=473238.66
2nd Street West
(Woodrow Avenue)
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
PIN #3256100003
(now or formerly)
Three J Group, LLC
Instr. #202541147429
BLACK BEAR PARK SUBDIVISION
PLAT BOOK 1, PAGE 283
PRMCF
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
JOB NO. 25E-1567 Drawn By: Tim
DATE: 7/29/2026

City of Bradenton
Planning and Community Development Department
Planning Commission Public Hearing
December 2, 2026

Staff Report

Ordinance Number: 4088
Case Number: PLN-EVA-26-0002
Applicant: Three J Group LLC & Cashflow Property Management Inc.
Address: 8th Avenue West
Parcel IDs: 3256100159, 3256100109, 3256100059
Current Zoning: T5 (Urban Center)
Future Land Use: UCBD (Urban Central Business District)
Flood Zone: X

Surrounding Property Zoning:

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

Future Land Use: North: UCBD (Urban Central Business District)
South: UCBD (Urban Central Business District)
East: UCBD (Urban Central Business District)
West: UCBD (Urban Central Business District)

Request:

The applicant Anthony Hendrickson, on behalf of Three J Group LLC and Cashflow Property Management Inc, submitted an application for the city to vacate an 8 foot by 85 foot strip of land on the southern end of 8th Avenue West, as legally described in Exhibit A attached hereto (the "Subject ROW"). The proposed vacation is approximately 680 square feet in size and runs along a currently undeveloped roadway that is near the newly constructed Police Station.

The applicant is requesting the vacation in order to create a more uniform property line distribution across his already owned parcels along 8th Avenue West, as seen in Exhibit B. Along 8th Avenue West, the first 6 lots, counting from West to East, have a different front property line than the following 3, specifically Lots 5, 6, 7.

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

No objection letters were received. The letters sent stated that if no response was received within 60 days, the applicant will proceed with the understanding that no conflicts exist regarding the proposed vacation.

Section 2.2.7 of the City of Bradenton Land Use Restrictions (shown below) details the process for vacation of public right-of-way. The section calls for the consideration of "whether [the] vacation would be detrimental to the public health, safety, welfare or convenience". In this case, the subject portion of right-of-way appears to not be needed by any public or public-serving agencies, but this cannot be confirmed without receiving letters from all agencies.

If approved by City Council, the City Clerk shall record the vacation of the portion of right-of-way, with the property owners (the applicant) assuming ownership.

LAND USE REGULATIONS:

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

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

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

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

2.2.7.4 *Approval/Denial.*

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

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

COMPREHENSIVE PLAN:

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

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

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

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

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

Staff Comments:

1. Planning Commission is encouraged to evaluate the request based on the criteria provided, as well as input from staff, the applicant, and the public.
2. It is in staff's opinion that the request is found to be consistent with the intent of Section 2.2.7 of the Land Use Regulations and the Transportation Element of the Comprehensive Plan.

Respectfully submitted,

Brandon Wink

Brandon Wink
City Planner

EXHIBITS:

EXHIBIT A: Legal Descriptions of Owned Parcels

EXHIBIT B: Black Bear Plat Map

EXHIBIT C: Zoning Map

EXHIBIT D: Description of Alley Vacation

EXHIBIT E: Sketch of Alley Vacation Description

EXHIBIT "A"
Legal Description of Owned Parcels

PID #3256100159

LOT 7, BLK A, BLACK BEAR PARK, recorded in Plat Book 1, Page 283, of the Public Records of Manatee County, Florida.

PID #3256100109

LOT 6, BLK A, BLACK BEAR PARK, recorded in Plat Book 1, Page 283, of the Public Records of Manatee County, Florida.

PID #3256100059

LOT 5, BLK A, BLACK BEAR PARK, recorded in Plat Book 1, Page 283, of the Public Records of Manatee County, Florida.

EXHIBIT "B"
Black Bear Plat Map

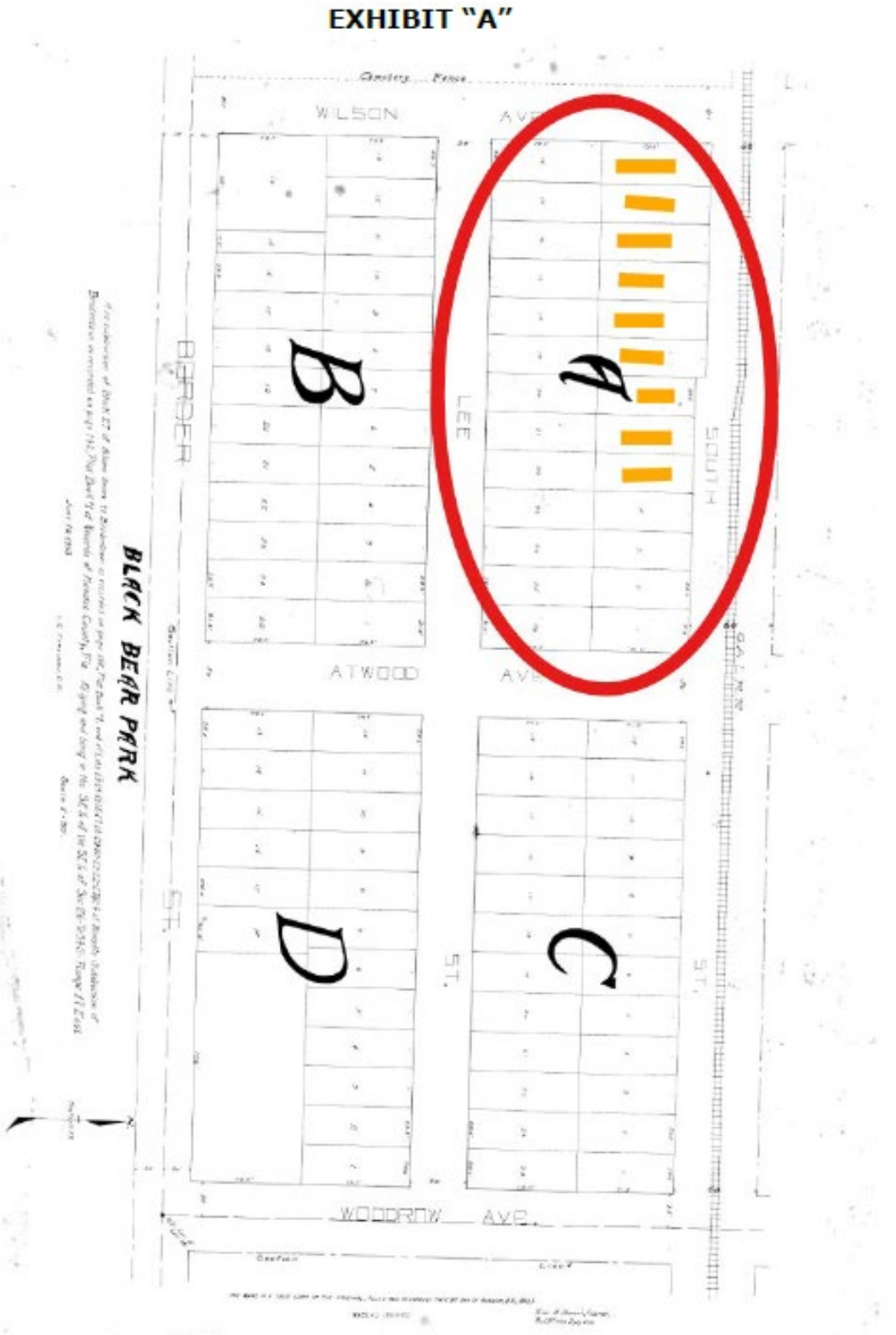


EXHIBIT "C"
Zoning Map

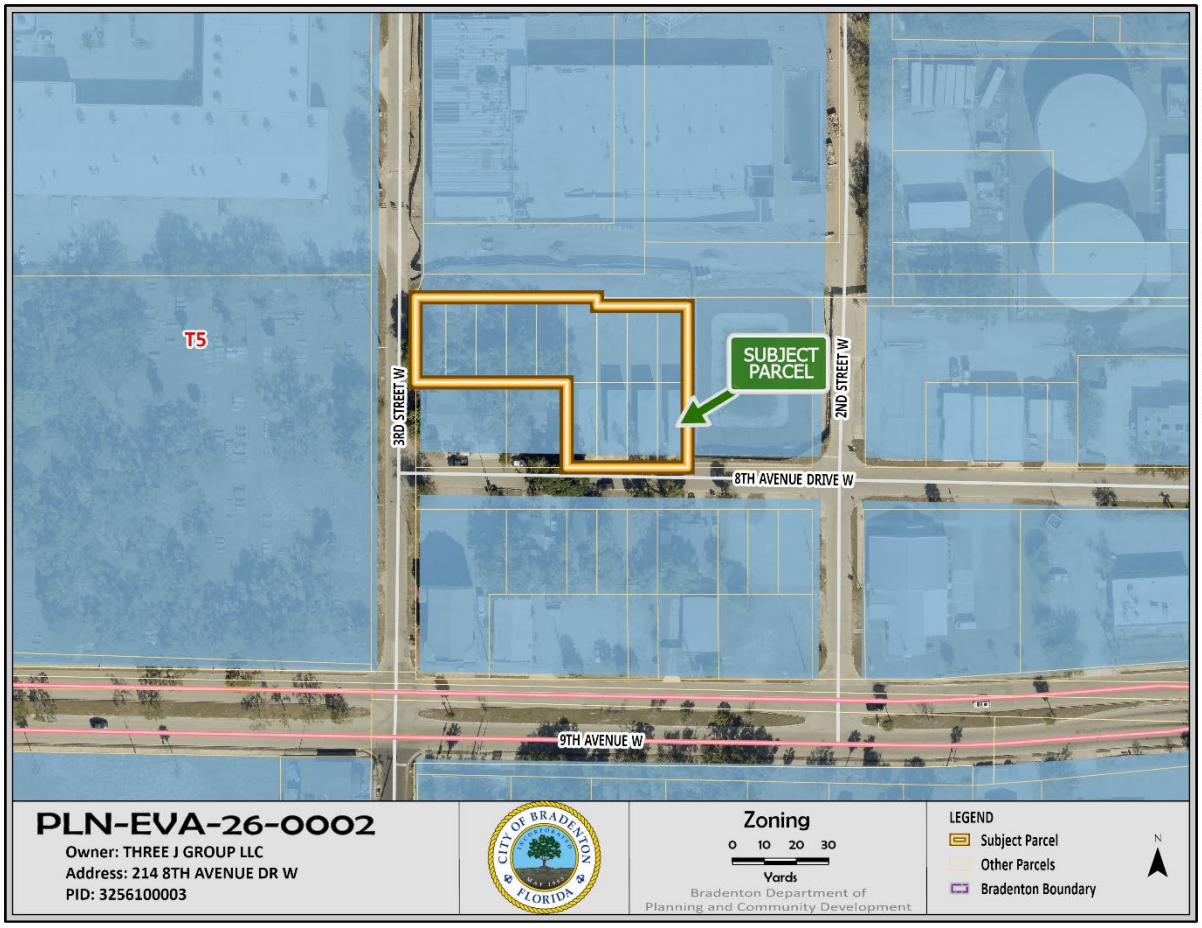


EXHIBIT "D"
Description of Alley Vacation

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

LICENSED BUSINESS NO. 8455 620 8th AVENUE WEST, PALMETTO, FL. 34221 PHONE: (941)722-2460

VB&F

DESCRIPTION (SHEET 1 OF 2)

FOR: Three J Group, LLC **DATE:** 7/29/2026

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

This Legal Description and Sketch is Certified to;
Three J Group, LLC;
Cashflow Property Management, Inc.;
City of Bradenton, a Florida Municipal Corporation

SURVEYOR'S CERTIFICATE:

This item has been digitally signed and sealed by Robert J Breedlove, PSM on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Third party verification can be performed through the Ideintrust certificate attached as part of the electronic copy.

ROBERT J. BREEDLOVE License Number 7040 STATE OF FLORIDA Professional Surveyor and Mapper

BY: 8/03/2026

Robert J. Breedlove.
Registered State of Florida
Professional Surveyor and Mapper No. 7040
Date of Survey:
Not valid without the Original Signature and Seal, or the Digital Equivalent, of a Florida Licensed Surveyor and Mapper.

Right-of-Way Vacation Description

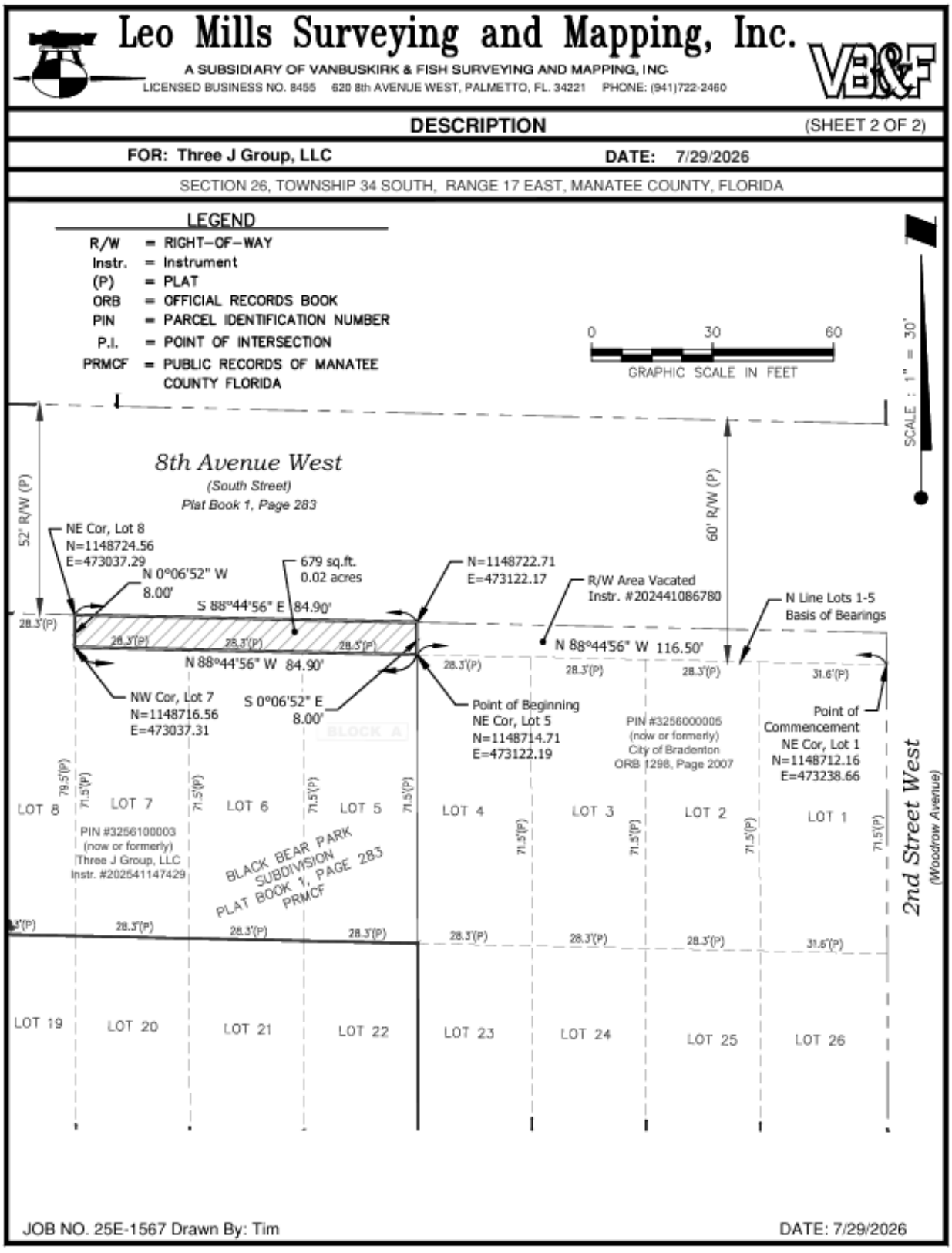
Part of Black Bear Park Subdivision recorded in Plat Book 1, Page 283 of the Public Records of Manatee County, Florida, being more particularly described as follows:

Commencing at the NE corner of Lot 1 of said Black Bear Park Subdivision; thence N89°44'56"W along the north line thereof and the south right-of-way line of 8th Avenue West 116.50 feet to the NE corner of Lot 5, being the Point of Beginning; thence continuing along the south right-of-way line of 8th Avenue West N88°44'56"W 84.90 feet to NW corner of Lot 7 and a point on the east line of Lot 8; thence along the East Line thereof, N00°06'52"W 8.00 feet to the NE corner of said Lot 8; thence S88°44'56"E 84.90 feet to the NW corner of the previously vacated right-of-way, recorded in Official Records Instrument 2024410086780 of the Public Records of Manatee County, Florida; thence along the west line thereof, S00°06'52"E 8.00 feet to the point of beginning, containing 0.02 Acres (679 sq.ft.).

Notes:

1. This Plat is a "Sketch of Description" only and is not intended to be used as a Boundary Survey.
2. This Sketch of Description consists or 2 sheets, each sheet is intended to be used in conjunction with the other sheet. This Sketch and Description is not complete without both sheets.
3. Bearings and Coordinates shown hereon refer to the north line of Lots 1 through 5 of Black Bear Park of being N 88°44'56" W as derived using the Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment as taken from RTK/GPS Readings from the Florida Permanent Reference Network operated by the Florida Department of Transportation.
4. This Survey has been prepared without the benefit of a current Title Report and therefore may not necessarily indicate all encumbrances on the property.
5. The description shown hereon was created by this firm
6. This Sketch of Description is intended for the exclusive use of those Certified Parties appearing hereon and is warranted for a period of one (1) year beyond the date shown.
7. Subject to Easements, Dedications and Restrictions of Record.
8. The Subject Land as surveyed contains 679 square feet or 0.02 acres, more or less. DATE: 7/29/2026

EXHIBIT "E"
Sketch of Alley Vacation Description



Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

VB&F

DESCRIPTION

(SHEET 1 OF 2)

FOR: Three J Group, LLC **DATE: 7/29/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

This Legal Description and Sketch is Certified to;
Three J Group, LLC;
Cashflow Property Management, Inc.;
City of Bradenton, a Florida Municipal Corporation

SURVEYOR'S CERTIFICATE:

This item has been digitally signed and sealed by Robert J Breedlove, PSM on the date adjacent to the seal.

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ROBERT J. BREEDLOVE License Number 7040 STATE OF FLORIDA Professional Surveyor and Mapper

BY: _____ 8/03/2026

Robert J. Breedlove.
Registered State of Florida
Professional Surveyor and Mapper No. 7040
Date of Survey:
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Right-of-Way Vacation Description

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3. Bearings and Coordinates shown hereon refer to the north line of Lots 1 through 5 of Black Bear Park of being N 88°44'56" W as derived using the Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment as taken from RTK/GPS Readings from the Florida Permanent Reference Network operated by the Florida Department of Transportation.
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7. Subject to Easements, Dedications and Restrictions of Record.
8. The Subject Land as surveyed contains 679 square feet or 0.02 acres, more or less. DATE: 7/29/2026

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

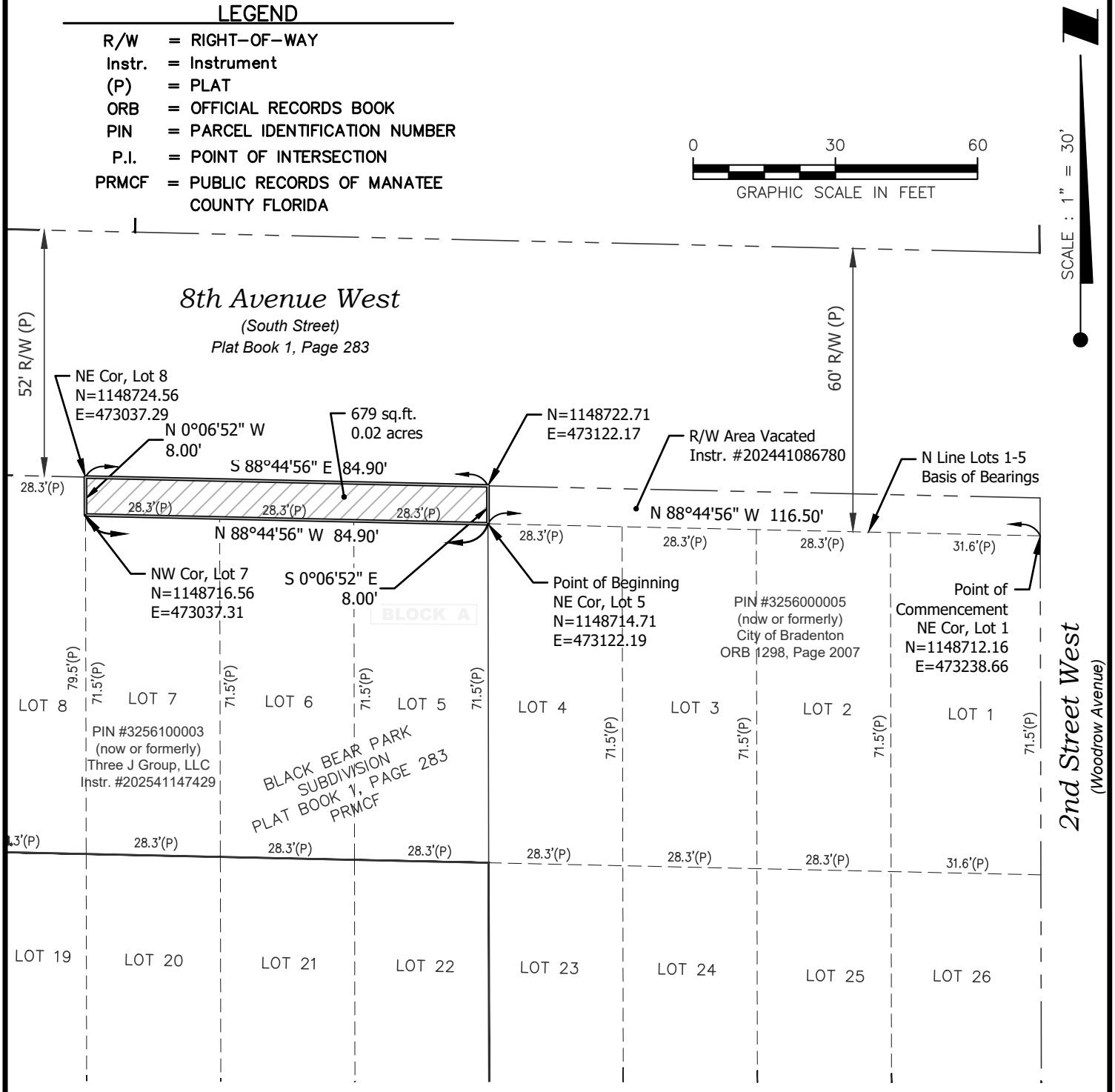
VB&F

DESCRIPTION

(SHEET 2 OF 2)

FOR: Three J Group, LLC **DATE: 7/29/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA



JOB NO. 25E-1567 Drawn By: Tim DATE: 7/29/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

June 24th, 2026

PROJECT NARRATIVE

Subdivision Lot Adjustment & Partial Right-of-Way Vacation Project Location:

Black Bear Park Subdivision, Lots 5–7 and 8th Avenue West

This application requests a partial vacation of the existing public right-of-way (ROW) along 8th Avenue West, specifically adjacent to Lots 5, 6, and 7 of the Black Bear Park Subdivision. The primary objective of this vacation is to establish uniform, consistent lot depths and street frontages along this block. By absorbing this underutilized portion of the right-of-way, Lots 5 through 7 will be brought into alignment with the existing front property lines of the adjacent Lots 8 through 13. This adjustment eliminates an irregular indentation in the property layout, resulting in a cohesive, orderly block face that enhances the local streetscape and maximizes usable private property.

Prior to this submission, all relevant utility providers with potential jurisdiction or infrastructure in the area were formally contacted to review the proposed vacation area. The feedback and utility maps provided by these entities conclusively show that **there are no existing public or private utilities within the target right-of-way area** that will interfere with or be impacted by this vacation. Because the land is free of conflict with critical water, sewer, electric, gas, or telecommunications infrastructure, the vacation will not compromise local service delivery or network integrity.

The proposed right-of-way vacation meets the standard statutory criteria for public street vacations:

- **Public Benefit & Necessity:** The portion of the ROW requested for vacation is surplus to the municipality's needs for traffic circulation, pedestrian facilities, or utility corridors.
- **Orderly Development:** Bringing Lots 5–7 into alignment with Lots 8–13 creates a logical, predictable, and visually consistent pattern of development along 8th Avenue West.
- **No Right-of-Access Damage:** The vacation does not landlock or deny access to any surrounding parcels, nor does it disrupt the broader public transportation network.

Best regards,

Tim Najjar, Project Manager
Shroyer Drapala Engineering, LLC

CC: Steve Shroyer, PE

Shroyer Drapala Engineering, LLC
[redacted]

May 11, 2026

Electronic Delivery:
[redacted]

Michael Decroix
James Fleming
Thomas Mumea
Charter Communications

Dear Michael Decroix, James Fleming and/or Thomas Mumea

The City of Bradenton is advancing plans to vacate a portion of the southern right-of-way along 8th Ave. W., as illustrated in the attached maps and exhibits.

This vacation initiative is essential to allow for the uniform depth of the lots along 8th Ave, W. and ultimately for the future construction of 9 single family homes. Once the vacation is completed, a 10' private utility will be available to use for servicing these 9 lots.

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

If we do not receive a letter of objection within thirty (30) calendar days from the date of this notice, we will proceed with the understanding that no conflicts exist regarding the planned vacation. We greatly appreciate your assistance with this project. Should you have any questions at any point during your review or upon its completion, please do not hesitate to contact our office at [redacted] or via email at [redacted]

Best regards,

Tim Najjar, Project Manager
Shroyer Drapala Engineering, LLC

CC: Steve Shroyer, PE

NOTE:

1. UTILITY AND ROADWAY CONSTRUCTION TO BE COORDINATED WITH THE ADJACENT CITY PROJECT.
2. ROADWAY MILLING AND RESURFACING AREAS MAY NEED TO BE ADJUSTED IF NEW ROADWAY/UTILITIES PROPOSED BY OTHERS ARE ALREADY IN PLACE.

PHASE 2 LIMITS

8TH AVE W
(ROADWAY UNDER CONSTRUCTION)

EXISTING 4" GAS LINE

EXISTING 4" GAS LINE

EXISTING 24" FORCEMAIN

16"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

EX. SANITARY MH
RIM EL = 15.70
N INV = 8.15 (16" PVC)
W INV = 6.30 (24" PVC)
S INV = 6.40 (8" PVC)
E INV = 10.69 (8" PVC)

(PROPOSED BY OTHERS)
DOGHOUSE SMH
RIM EL = 15.72
INV EL = 6.22± (24" PVC)
INV = 7.00± (6" SAN SVC)
E INV = 8.15

EX. FIRE HYD ASSEMBLY
G.V. LID = 15.96
NUT = 15.03

EXISTING 8" PVC SAN. MAIN CROSSING UNDER 4" GAS LINE & 16" WATER MAIN W/ 12" MIN. SEPARATION

EXISTING 18" SAN LINE

(PROPOSED BY OTHERS)
6" PVC SAN CLEAN OUT
RIM EL = 15.85
INV EL = 9.50

(PROPOSED BY OTHERS)
46LF 6" SAN. SVC. LINE @ 1.0%

CONTRACTOR TO CORE INTO EX. MAN HOLE @ E INV = 9.50

(PROPOSED BY OTHERS)
91LF 8" SDR 26 @ 0.42%

(PROPOSED BY OTHERS)
SAN MANHOLE
RIM EL = 15.80
W INV EL = 8.53
N INV EL = 9.00 - 6" PVC

407LF 8" DR-18 WATER MAIN

11.0' SEPARATION

SINGLE WATER SERVICE (TYP.)

DOUBLE SEWER SERVICE (TYP.)

DOUBLE WATER SERVICE (TYP.)

CUT-IN 8"x6" SAN. SVC. WYE @ INV = 8.37

180LF 8" SDR-26 @ 0.50%

LIMITS OF PROPOSED RIGHT-OF-WAY VACATION 679.00 SQ FT (0.02 ACRES)

EXISTING FIRE HYD ASSEMBLY

SAN MAN HOLE #3
RIM EL = 15.90
W INV = 10.40

RIGHT OF WAY AREA VACATED INSTR. #202441086780

10"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

SINGLE SEWER SERVICE (TYP.)

PHASE 2 LIMITS

EXISTING 10" CAST IRON WATERLINE

PIN #3256000005
CITY OF BRADENTON
ORB 1298, PAGE 2007

3RD ST W

LOT 13 (VACANT)
LOT 12 (VACANT)
LOT 11 (VACANT)
LOT 10 (VACANT)
LOT 9 (VACANT)
LOT 8 (VACANT)
LOT 7 (VACANT)
LOT 6 (VACANT)
LOT 5 (VACANT)

PHASE II

PIN #3256100003
THREE J GROUP, LLC
INSTR. #202541147429

EXISTING 16" CAST IRON WATERLINE

EXISTING 24" DUCTILE IRON WATERLINE

LOT 19
LOT 20
LOT 21
LOT 22

226 8TH AVE DRIVE WEST
222 8TH AVE DRIVE WEST
218 8TH AVE DRIVE WEST
214 8TH AVE DRIVE WEST

PHASE I

2ND ST W

EXISTING 16" CAST IRON WATERLINE

PIN #3258200009
801 2ND ST W

LOT 14 (NOT INCLUDED)
LOT 15 (NOT INCLUDED)
LOT 16 (NOT INCLUDED)
LOT 17 (NOT INCLUDED)
LOT 18 (NOT INCLUDED)

PHASE 1 LIMITS

CONTRACTOR TO CORE INTO EX. MH @ S. INV = 8.30
RIM EL = 15.06
E. INV = 6.36
N. INV = 6.24
S. INV = 8.32

11 LF 8" SDR-26 @ 0.50%

SAN MH #1
RIM = MATCH EXISTING
N. INV = 8.37
E. INV = 8.47

ABANDONED SMH
RIM = MATCH EXISTING

16"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

SINGLE SEWER SERVICE (TYP.)

SINGLE WATER SERVICE (TYP.)

EX. FIRE HYDRANT ASSEMBLY

EXISTING SAN MANHOLE
RIM EL = 16.36

SAN MANHOLE #2
RIM EL = 16.83
INV = 10.58

ABANDONED SAN MH TO BE REMOVED AND REPLACED

10"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

EXISTING 18" SAN LINE

8TH AVE DR W

CONTRACTOR TO REPLACE EX. 2" WATER LINE w/ 8" DR-18 PVC WATER MAIN

406LF 8" DR-18 PVC WATER MAIN

400 LF 8" SDR-26 @ 0.50%

PHASE 1 LIMITS

PIN #3257400006
236 9TH AVE W

PIN #3257300008
219 8TH AVENUE DR W

PIN #3257200109
213 8TH AVENUE DR W

PIN #3257200059
215 8TH AVENUE DR W

PIN #3257100002
211 8TH AVENUE DR W

PIN #3257000004
207 8TH AVENUE DR W

PIN #3256900006
205 8TH AVENUE DR W

PIN #3256800008
203 8TH AVENUE DR W

PIN #3256700000
201 8TH AVENUE DR W

PIN #3259600059
116 9TH AVE W

FIRE FLOW DATA

FIRE DISTRICT: NORTH RIVER FIRE DISTRICT
EXISTING FIRE HYDRANT #1-211
STATIC: 49 PSI
RESIDUAL: 44 PSI
FLOW: 20, GPM: 2843
TEST DATE:

SW CORNER OF 8TH AVENUE WEST & 3RD STREET WEST

EASEMENT VACTION DESCRIPTION (PER SURVEY)

PART OF BLACK BEAR PARK SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF SAID BLACK BEAR PARK SUBDIVISION; THENCE N89°44'56"W ALONG THE NORTH LINE THEREOF AND THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE WEST 116.50 FEET TO THE NORTHEAST CORNER OF LOT 5, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, N88°44'56"W 84.90 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE ALONG THE EAST LINE THEREOF, N00°06'42"W 8.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE PARALLEL WITH THE NORTH LINE OF LOTS 5-7, S88°44'56"E 84.90 FEET; THENCE S00°06'52"E 8.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES (679 SQ. FT.)

LEGEND	
	PROJECT PHASE LINE
—S—S—	EXISTING SEWER LINE
—S—S—	PROPOSED SEWER LINE
	PROPOSED SAN. SVC. LINE (SINGLE & DOUBLE)
—W—W—	EXISTING WATER MAIN
—W—W—	PROPOSED WATER LINE
	PROPOSED WATER SVC. LINE (SINGLE & DOUBLE)
—GAS—GAS—	EXISTING GAS LINE
	EXISTING BUILDING (INSIDE PROJECT AREA)
	LIMITS OF RIGHT OF WAY VACATION
	EXISTING PAVER DRIVE OR STEP (AS LABELED)

Shroyer Drapala Engineering, LLC
[redacted]

N

0 20 40 Feet

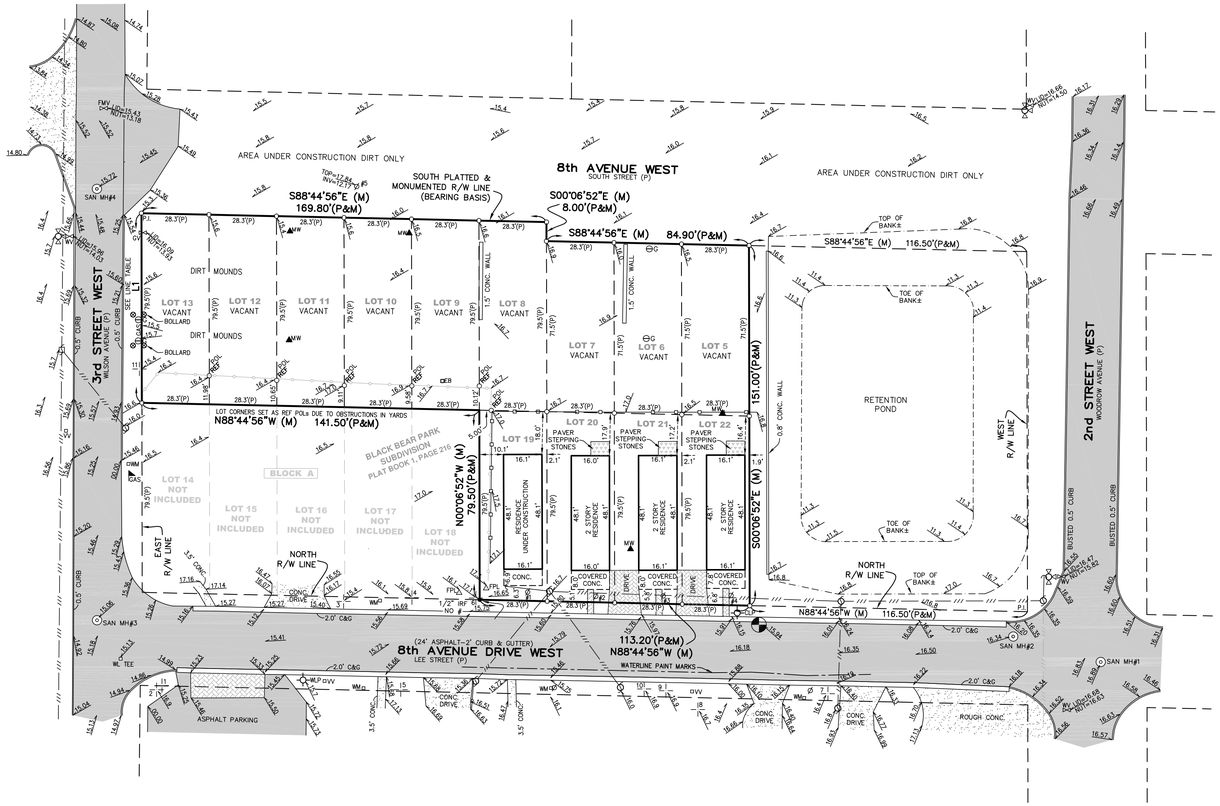
Design By:	Drawn By:	Checked By:
TLN	KLN	TLN
Drawing Scale:	Drawing Date:	
1" = 20'	03-16-2026	

Engineering Plan
For
Black Bear Park

Section 26, Township 34 S, Range 17 E
City of Bradenton, Florida

6

C:\Users\KyleNolan\Shroyer Drapala\Projects - Documents\32450 Black Bear Park\CAD\PLAN SET\006-32450 ENGINEERING PLAN.dwg May 07, 2026 - 8:39am



LEGEND

○	= 1/2" IRON ROD SET – LB 613
○	= 1/2" IRON ROD SET – REF LB 613
●	= 1/2" IRON ROD FOUND (IRF) NO #
REF	= REFERENCE
P.I.	= POINT OF INTERSECTION
POL	= POINT ON–LINE
LB	= LICENSED BUSINESS
R/W	= RIGHT–OF–WAY
(P)	= PLAT
(M)	= MEASURED
L#	= LINE (SEE LINE TABLE)
—o—	= VINYL FENCE
—o—	= CHAIN–LINK FENCE
←———	= DOWN GUY
—///—	= OVERHEAD UTILITY LINES
⌀	= WOOD UTILITY POLE
⌀	= CONC. UTILITY POLE
WLP	= WOOD LIGHT POLE
CLP	= CONC. LIGHT POLE
□EB	= ELECTRIC BOX
□WM	= WATER METER
	= FIRE HYDRANT
GV ⋈	= GAS VALVE
WV ⋈	= WATER VALVE
FMV ⋈	= FORCE MAIN VALVE
VV □	= VERIZON VAULT
MW▲	= MONITORING WELL
SAN MH Ⓢ	= SANITARY MANHOLE
⌀	= CLEAN–OUT
PVC	= POLY VINYL CHLORIDE PIPE
DIP	= DUCTILE IRON PIPE
C&G	= CURB & GUTTER
GAS	= GAS MARKER FLAG
⊖G	= GAS PIPELINE
FPL △	= FLORIDA POWER & LIGHT LATHE
⊗	= BOLLARD
00.0	= SPOT ELEVATIONS
#.	= MISCELLANEOUS TREE
	= ASPHALT
	= CONC. = CONCRETE
	= PAVERS
	= BENCHMARK: NAIL & TAB FOUND REF LB 613 ELEVATION = 15.94 N.A.V.D. 1988

SCALE : 1" = 30'

0 30 60

GRAPHIC SCALE IN FEET

DESCRIPTION:

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, AND LOTS 19 THROUGH 22, BLOCK A, BLACK BEAR PARK SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF 8TH AVENUE W. BEING S88°44'56"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (1999 ADJUSTMENT), FLORIDA WEST ZONE.
2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
3. THE SUBJECT LAND LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12081C0302F (EFFECTIVE DATE 8/10/2021). SUBJECT TO VERIFICATION.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FIRM.
6. THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. THE SUBJECT LAND AS SURVEYED CONTAINS 28,561 SQUARE FEET OR 0.66 ACRES, MORE OR LESS.
9. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS NOW OR FORMERLY 325600003.
10. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND ARE UNDERLINED.
11. LOCATION OF FENCES SHOWN HEREON ARE LIMITED TO ONLY THOSE POINTS NOTED.

⌀ 4" CLEAN–OUTS (C/O)

C/O #1 TOP=17.58 INVERT=16.11
C/O #2 TOP=17.35 INVERT=16.20
C/O #3 TOP=17.05 INVERT=16.16
C/O #4 TOP=17.18 INVERT=15.72
C/O #5 TOP=17.84 INVERT=12.17

SAN MH Ⓢ SANITARY SEWER MANHOLES (MH)

MANHOLE #1
TOP RIM=16.89
FILLED WITH CONCRETE

MANHOLE #2
TOP RIM=16.34
W. INVERT 18" DIP=7.59
E. INVERT 18" DIP=7.86

MANHOLE #3
TOP RIM=15.06
E. INVERT 18" DIP=6.36
N. INVERT 18" DIP=6.24

MANHOLE #4
TOP RIM=15.72
S. INVERT 18" DIP=6.44
W. INVERT 18" DIP=6.29
NE'LY INVERT 18" PVC=8.12
E. INVERT 18" PVC=10.57

LINE TABLE

L1	N00°06'52"W (M)	79.50'(P&M)

TREE TABULATION

TREE#	TYPE	SIZE	HEIGHT	SPAN
1	OAK	28"	30'	30'
2	CABBAGE PALM	14"	18'	12'
3	CABBAGE PALM	15"	23'	12'
4	NOR FORK ALLAN PINE	27"	45'	20'
5	OAK	30"	40'	36'
6	CUBAN PALM/LURAL	50"	40'	80'
7	CABBAGE PALM/TIG	24"	20'	20'
8	OAK	36"	45'	50'
9	NOR FORK ALLAN PINE	19"	70'	16'
10	NOR FORK ALLAN PINE	27"	60'	16'
10	BANYON CLUSTER	48" BASE	45'	36'

BOUNDARY SURVEY

LYING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

FOR: THREE J GROUP

ADDRESS: 214, 218, 222 & 226 8TH AVENUE DRIVE W., BRADENTON FLORIDA

BY: 3/23/2026

ROBERT J. BREEDLOVE. REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 7040

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL EQUIVALENT, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

03-17-26
DATE OF SURVEY

Leo Mills Surveying and Mapping, Inc.
VB&F
A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

CERTIFIED TO & FOR THE EXCLUSIVE USE OF:
THREE J GROUP LLC;
CASHFLOW PROPERTY MANAGEMENT INC

JOB NO.	25E-1567		REVISION	DATE	BY
DRAWN BY:	TIM	CHECKED BY: RJB			
FILE:	25E-1567-UPDATE.DWG	TIM			
COGO FILE:	25E1567X.CGO				
SCALE:	1" = 30'	(SEE GRAPHIC SCALE)			
REVISION	DATE	BY			

Dr. XX # XXX

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

VB&F

DESCRIPTION

(SHEET 1 OF 2)

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

This Legal Description and Sketch is Certified to;
Three J Group, LLC;
Cashflow Property Management, Inc.;
Manatee County

SURVEYOR'S CERTIFICATE:

BY: _____

Robert J. Breedlove.
Registered State of Florida
Professional Surveyor and Mapper No. 7040
Date of Survey:
Not valid without the Original Signature and Seal, or the Digital Equivalent, of a Florida Licensed Surveyor and Mapper.

Easement Vacation Description

Part of Black Bear Park Subdivision recorded in Plat Book 1, Page 283 of the Public Records of Manatee County, Florida, being more particularly described as follows:

Commence at the NE corner of Lot 1 of said Black Bear Park Subdivision; thence N89°44'56"W along then north line thereof and the south right-of-way line of 8th Avenue West 116.50 feet to the NE corner of Lot 5, being the Point of Beginning; thence continuing along said south right-of-way line, N88°44'56"W 84.90 feet to the NW corner of lot 7; thence along the East Line thereof, N00°06'42"W 8.00 feet to the NE corner of said Lot 8; thence parallel with the north line of Lots 5-7, S88°44'56"E 84.90 feet; thence S00°06'52"E 8.00 feet to the point of beginning, containing 0.02 Acres (679 sq.ft.).

Notes:

1. This Plat is a "Sketch of Description" only and is not intended to be used as a Boundary Survey.
2. This Sketch of Description consists or 2 sheets, each sheet is intended to be used in conjunction with the other sheet. This Sketch and Description is not complete without both sheets.
3. Bearings and Coordinates shown are based on the Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment as taken from RTK/GPS Readings from the Florida Permanent Reference Network operated by the Florida Department of Transportation.
4. This Survey has been prepared without the benefit of a current Title Report and therefore may not necessarily indicate all encumbrances on the property.
5. The description shown hereon was created by this firm
6. This Sketch of Description is intended for the exclusive use of those Certified Parties appearing hereon and is warranted for a period of one (1) year beyond the date shown.
7. Subject to Easements, Dedications and Restrictions of Record.
8. The Subject Land as surveyed contains 679 square feet or 0.02 acres, more or less.

JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

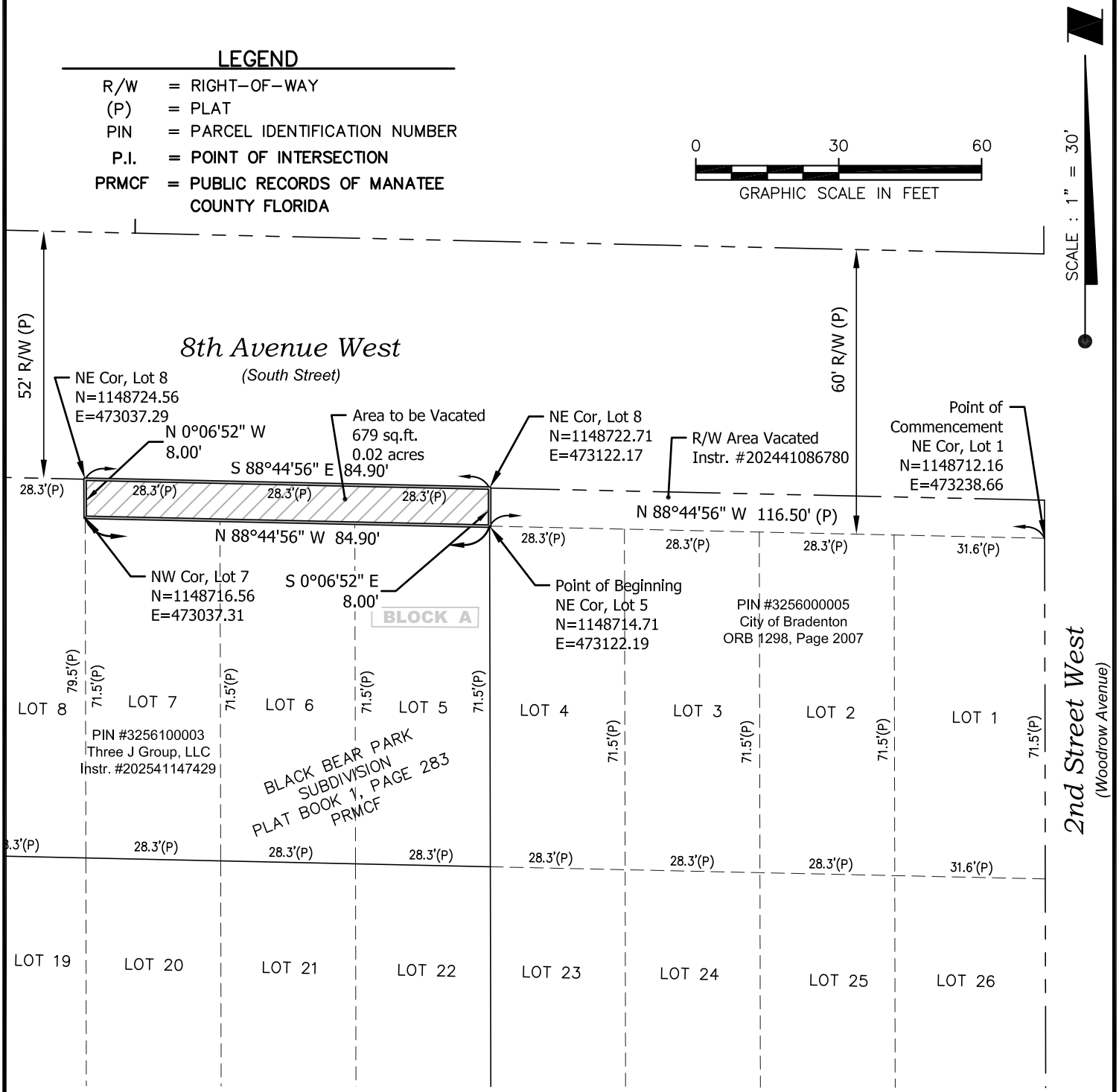
VB&F

DESCRIPTION

(SHEET 2 OF 2)

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA



JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

VB&F

CLOSURE REPORT

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

25E-1567 Vacation Closure Report

---------- Closure----------
Total Traverse Length = 185.8000
Error in Closure = 0.000
Closure is one part in = Infinite
Error in North(Y) = 0.0000
Error in East(X) = 0.0000
Direction of Error = S

---------- Traverse Control----------
Point of Beginning:
Point Name =
Northing = 1148714.7074
Easting = 473122.1892
Point of Closure:
Point Name =
Northing = 1148714.7074
Easting = 473122.1892

---------- Input Data----------

Side	Angle/Direction	Distance	Radius	Delta Angle	Description
1	N88° 44' 56.00"W	84.9000			
2	N0° 06' 52.00"W	8.0000			
3	S88° 44' 56.00"E	84.9000			
4	S0° 06' 52.00"E	8.0000			

---------- Traverse Data----------

Side	Direction	Angle	Distance	Northing (Y)	Easting (X)
1	N 88°44'56" W	0°00'00"	84.900	1148716.5611	473037.3095
2	N 00°06'52" W	268°38'04"	8.000	1148724.5611	473037.2935
3	S 88°44'56" E	271°21'56"	84.900	1148722.7074	473122.1732
4	S 00°06'52" E	268°38'04"	8.000	1148714.7074	473122.1892

JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Shroyer Drapala Engineering, LLC
[redacted]

May 11, 2026

Electronic Delivery:
[redacted]

Kevin Murphy

Dear Kevin,

The City of Bradenton is advancing plans to vacate a portion of the southern right-of-way along 8th Ave. W., as illustrated in the attached maps and exhibits.

This vacation initiative is essential to allow for the uniform depth of the lots along 8th Ave, W. and ultimately for the future construction of 9 single family homes. Once the vacation is completed, a 10' private utility will be available to use for servicing these 9 lots.

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

If we do not receive a letter of objection within thirty (30) calendar days from the date of this notice, we will proceed with the understanding that no conflicts exist regarding the planned vacation. We greatly appreciate your assistance with this project. Should you have any questions at any point during your review or upon its completion, please do not hesitate to contact our office at [redacted] or via email at [redacted].

Best regards,

Tim Najjar, Project Manager
Shroyer Drapala Engineering, LLC

CC: Steve Shroyer, PE

NOTE:

1. UTILITY AND ROADWAY CONSTRUCTION TO BE COORDINATED WITH THE ADJACENT CITY PROJECT.
2. ROADWAY MILLING AND RESURFACING AREAS MAY NEED TO BE ADJUSTED IF NEW ROADWAY/UTILITIES PROPOSED BY OTHERS ARE ALREADY IN PLACE.

PHASE 2 LIMITS

PHASE 1 LIMITS

8TH AVE W
(ROADWAY UNDER CONSTRUCTION)

8TH AVE DR W

3RD ST W

2ND ST W

PHASE II

PHASE I

EXISTING 4" GAS LINE

EXISTING 4" GAS LINE

EXISTING 24" FORCEMAIN

16"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

EX. SANITARY MH
RIM EL = 15.70
N INV = 8.15 (16" PVC)
W INV = 6.30 (24" PVC)
S INV = 6.40 (8" PVC)
E INV = 10.69 (8" PVC)

(PROPOSED BY OTHERS)
DOGHOUSE SMH
RIM EL = 15.72
INV EL = 6.22± (24" PVC)
INV = 7.00± (6" SAN SVC)
E INV = 8.15

EX. FIRE HYD ASSEMBLY
G.V. LID = 15.96
NUT = 15.03

EXISTING 8" PVC SAN. MAIN CROSSING UNDER 4" GAS LINE & 16" WATER MAIN W/ 12" MIN. SEPARATION

EXISTING 18" SAN LINE

EXISTING 24" DUCTILE IRON WATERLINE

(PROPOSED BY OTHERS)
6" PVC SAN CLEAN OUT
RIM EL = 15.85
INV EL = 9.50

(PROPOSED BY OTHERS)
46LF 6" SAN. SVC. LINE @ 1.0%

CONTRACTOR TO CORE INTO EX. MAN HOLE @ E INV = 9.50

(PROPOSED BY OTHERS)
91LF 8" SDR 26 @ 0.42%

(PROPOSED BY OTHERS)
SAN MANHOLE
RIM EL = 15.80
W INV EL = 6.53
N INV EL = 9.00 - 6" PVC

407LF 8" DR-18 WATER MAIN

11.0' SEPARATION

SINGLE WATER SERVICE (TYP.)

DOUBLE SEWER SERVICE (TYP.)

DOUBLE WATER SERVICE (TYP.)

CUT-IN 8"x6" SAN. SVC. WYE @ INV = 8.37

180LF 8" SDR-26 @ 0.50%

LIMITS OF PROPOSED RIGHT-OF-WAY VACATION 679.00 SQ FT (0.02 ACRES)

SAN MAN HOLE #3
RIM EL = 15.90
W INV = 10.40

RIGHT OF WAY AREA VACATED
INSTR. #202441086780

SINGLE SEWER SERVICE (TYP.)

EXISTING FIRE HYD ASSEMBLY

10"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

EXISTING 10" CAST IRON WATERLINE

EXISTING 16" CAST IRON WATERLINE

LOT 13 (VACANT)
LOT 12 (VACANT)
LOT 11 (VACANT)
LOT 10 (VACANT)
LOT 9 (VACANT)
LOT 8 (VACANT)
LOT 7 (VACANT)
LOT 6 (VACANT)
LOT 5 (VACANT)

LOT 14 (NOT INCLUDED)
LOT 15 (NOT INCLUDED)
LOT 16 (NOT INCLUDED)
LOT 17 (NOT INCLUDED)
LOT 18 (NOT INCLUDED)

LOT 19
LOT 20
LOT 21
LOT 22

226 8TH AVE DRIVE WEST
222 8TH AVE DRIVE WEST
218 8TH AVE DRIVE WEST
214 8TH AVE DRIVE WEST

PIN #3256100003
THREE J GROUP, LLC
INSTR. #202541147429

PIN #3256000005
CITY OF BRADENTON
ORB 1298, PAGE 2007

PIN #3258200009
801 2ND ST W

PIN #3257400006
236 9TH AVE W

PIN #3257300008
219 8TH AVENUE DR W

PIN #3257200109
213 8TH AVENUE DR W

PIN #3257200059
215 8TH AVENUE DR W

PIN #3257100002
211 8TH AVENUE DR W

PIN #3257000004
207 8TH AVENUE DR W

PIN #3256900006
205 8TH AVENUE DR W

PIN #3256800008
203 8TH AVENUE DR W

PIN #3256700000
201 8TH AVENUE DR W

PIN #3259600059
116 9TH AVE W

CONTRACTOR TO CORE INTO EX. MH @ S. INV = 8.30
RIM EL = 15.06
E. INV = 6.36
N. INV = 6.24
S. INV = 8.32

11 LF 8" SDR-26 @ 0.50%

SAN MH #1
RIM = MATCH EXISTING
N. INV = 8.37
E. INV = 8.47

ABANDONED SMH
RIM = MATCH EXISTING

16"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

CONTRACTOR TO REPLACE EX. 2" WATER LINE w/ 8" DR-18 PVC WATER MAIN

406LF 8" DR-18 PVC WATER MAIN

400 LF 8" SDR-26 @ 0.50%

EXISTING 18" SAN LINE

SINGLE SEWER SERVICE (TYP.)

SINGLE WATER SERVICE (TYP.)

EX. FIRE HYDRANT ASSEMBLY

EXISTING SAN MANHOLE
RIM EL = 16.36

SAN MANHOLE #2
RIM EL = 16.83
INV = 10.58

ABANDONED SAN MH TO BE REMOVED AND REPLACED

10"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

EXISTING 16" CAST IRON WATERLINE

FIRE FLOW DATA

FIRE DISTRICT: NORTH RIVER FIRE DISTRICT
EXISTING FIRE HYDRANT #1-211
STATIC: 49 PSI
RESIDUAL: 44 PSI
FLOW: 20, GPM: 2843
TEST DATE:

SW CORNER OF 8TH AVENUE WEST & 3RD STREET WEST

EASEMENT VACTION DESCRIPTION (PER SURVEY)

PART OF BLACK BEAR PARK SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF SAID BLACK BEAR PARK SUBDIVISION; THENCE N89°44'56"W ALONG THE NORTH LINE THEREOF AND THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE WEST 116.50 FEET TO THE NORTHEAST CORNER OF LOT 5, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, N88°44'56"W 84.90 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE ALONG THE EAST LINE THEREOF, N00°06'42"W 8.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE PARALLEL WITH THE NORTH LINE OF LOTS 5-7, S88°44'56"E 84.90 FEET; THENCE S00°06'52"E 8.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES (679 SQ. FT.)

LEGEND	
	PROJECT PHASE LINE
—S—S—	EXISTING SEWER LINE
—S—S—	PROPOSED SEWER LINE
	PROPOSED SAN. SVC. LINE (SINGLE & DOUBLE)
—W—W—	EXISTING WATER MAIN
—W—W—	PROPOSED WATER LINE
	PROPOSED WATER SVC. LINE (SINGLE & DOUBLE)
—GAS—GAS—	EXISTING GAS LINE
	EXISTING BUILDING (INSIDE PROJECT AREA)
	LIMITS OF RIGHT OF WAY VACATION
	EXISTING PAVER DRIVE OR STEP (AS LABELED)

Shroyer Drapala Engineering, LLC
[redacted]

N

0 20 40 Feet

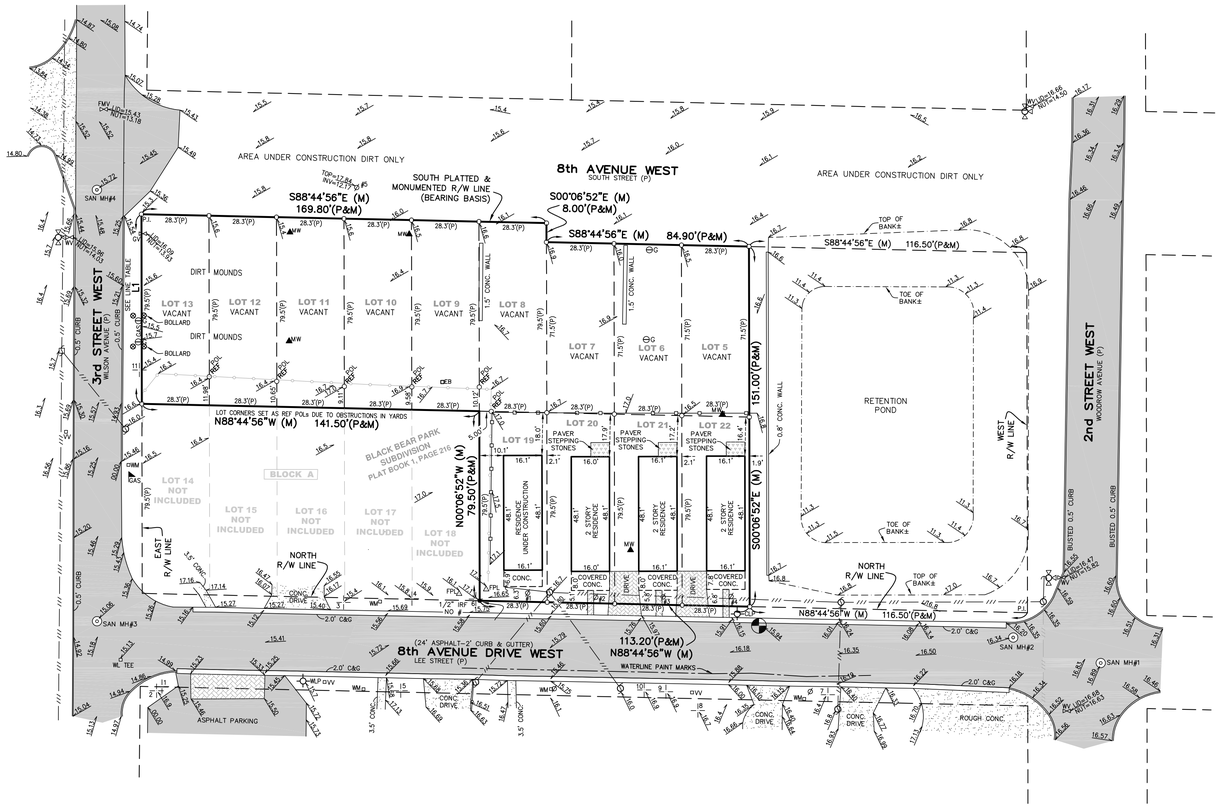
Design By:	Drawn By:	Checked By:
TLN	KLN	TLN
Drawing Scale:	Drawing Date:	
1" = 20'	03-16-2026	

Engineering Plan
For
Black Bear Park

Section 26, Township 34 S, Range 17 E
City of Bradenton, Florida

6

C:\Users\KyleNo\Jar\Shroyer Drapala\Projects - Documents\32450 Black Bear Park\CADD\PLAN SET\006-32450 ENGINEERING PLAN.dwg May 07, 2026 - 8:39am


8th AVENUE WEST
SOUTH STREET (P)
S88°44'56"E (M)
169.80'(P&M)
S00°06'52"E (M)
8.00'(P&M)
S88°44'56"E (M) 84.90'(P&M)
S88°44'56"E (M) 116.50'(P&M)
SOUTH PLATTED & MONUMENTED R/W LINE (BEARING BASIS)
AREA UNDER CONSTRUCTION DIRT ONLY
AREA UNDER CONSTRUCTION DIRT ONLY
3rd STREET WEST
WILSON AVENUE (P)
2nd STREET WEST
WOODROW AVENUE (P)
LOT 13 VACANT
LOT 12 VACANT
LOT 11 VACANT
LOT 10 VACANT
LOT 9 VACANT
LOT 8 VACANT
LOT 7 VACANT
LOT 6 VACANT
LOT 5 VACANT
DIRT MOUNDS
BOLLARD
1.5' CONC. WALL
151.00'(P&M)
0.5' CONC. WALL
RETENTION POND
TOP OF BANK
TOE OF BANK
LOT CORNERS SET AS REF POIs DUE TO OBSTRUCTIONS IN YARDS
N88°44'56"W (M) 141.50'(P&M)
BLACK BEAR PARK SUBDIVISION PLAT BOOK 1, PAGE 219
BLOCK A
LOT 14 NOT INCLUDED
LOT 15 NOT INCLUDED
LOT 16 NOT INCLUDED
LOT 17 NOT INCLUDED
LOT 18 NOT INCLUDED
LOT 19
LOT 20
LOT 21
LOT 22
PAVER STEPPING STONES
N00°06'52"W (M) 79.50'(P&M)
S00°06'52"E (M)
2 STORY RESIDENCE UNDER CONSTRUCTION
2 STORY RESIDENCE
COVERED W/ CONC.
CONC. DRIVE
EAST R/W LINE
NORTH R/W LINE
WEST R/W LINE
NORTH R/W LINE
N88°44'56"W (M) 116.50'(P&M)
113.20'(P&M)
N88°44'56"W (M)
WATERLINE PAINT MARKS
8th AVENUE DRIVE WEST
(24' ASPHALT-2' CURB & GUTTER)
LEE STREET (P)
ASPHALT PARKING
ROUGH CONC.
BUSTED 0.5' CURB
SAN MH#1
SAN MH#2
SAN MH#3
SAN MH#4
FMV LID=14.43
INV=13.19
TOP=17.84 INV=12.17 #5
TOP=17.58 INV=16.11 #1
TOP=17.35 INV=16.20 #2
TOP=17.05 INV=16.16 #3
TOP=17.18 INV=15.72 #4
TOP=17.84 INV=12.17 #5
SEE LINE TABLE
NO #
NO #
NO #

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

VB&F

DESCRIPTION

(SHEET 1 OF 2)

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

This Legal Description and Sketch is Certified to;
Three J Group, LLC;
Cashflow Property Management, Inc.;
Manatee County

SURVEYOR'S CERTIFICATE:

BY: _____

Robert J. Breedlove.
Registered State of Florida
Professional Surveyor and Mapper No. 7040
Date of Survey:
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JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

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Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

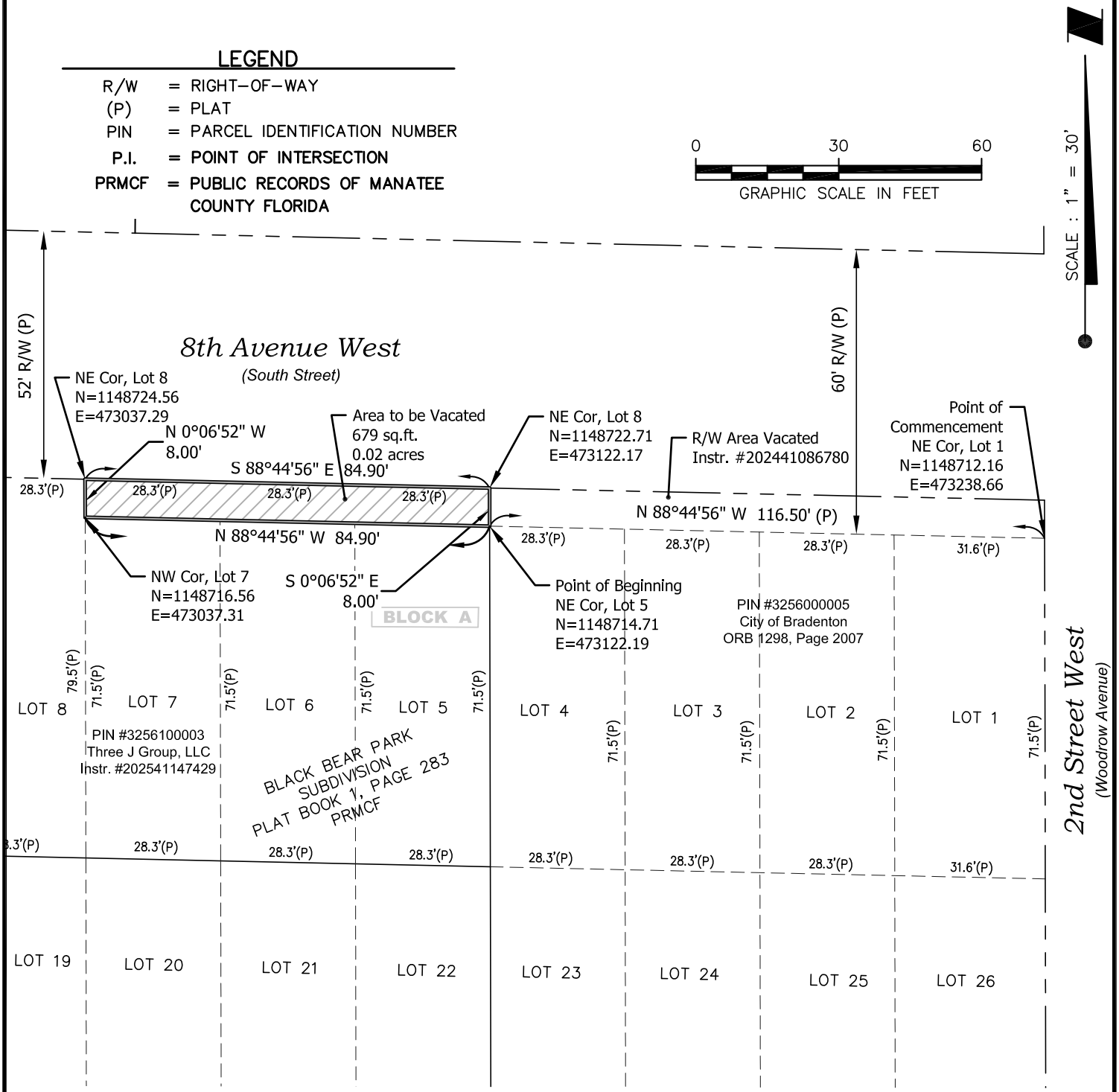
VB&F

DESCRIPTION

(SHEET 2 OF 2)

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA



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JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Shroyer Drapala Engineering, LLC
[redacted]

May 11, 2026

Electronic Delivery:
[redacted]

Bradley Brenner

Dear Bradley,

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Best regards,

Tim Najjar, Project Manager
Shroyer Drapala Engineering, LLC

CC: Steve Shroyer, PE

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PHASE 2 LIMITS

PHASE 1 LIMITS

8TH AVE W
(ROADWAY UNDER CONSTRUCTION)

8TH AVE DR W

3RD ST W

2ND ST W

PHASE II

PHASE I

EXISTING 4" GAS LINE

EXISTING 4" GAS LINE

EXISTING 24" FORCEMAIN

16"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

EX. SANITARY MH
RIM EL = 15.70
N INV = 8.15 (16" PVC)
W INV = 6.30 (24" PVC)
S INV = 6.40 (8" PVC)
E INV = 10.69 (8" PVC)

(PROPOSED BY OTHERS)
DOGHOUSE SMH
RIM EL = 15.72
INV EL = 6.22± (24" PVC)
INV = 7.00± (6" SAN SVC)
E INV = 8.15

EX. FIRE HYD ASSEMBLY
G.V. LID = 15.96
NUT = 15.03

EXISTING 8" PVC SAN. MAIN CROSSING UNDER 4" GAS LINE & 16" WATER MAIN W/ 12" MIN. SEPARATION

EXISTING 18" SAN LINE

EXISTING 24" DUCTILE IRON WATERLINE

(PROPOSED BY OTHERS)
6" PVC SAN CLEAN OUT
RIM EL = 15.85
INV EL = 9.50

(PROPOSED BY OTHERS)
46LF 6" SAN. SVC. LINE @ 1.0%

CONTRACTOR TO CORE INTO EX. MAN HOLE @ E INV = 9.50

(PROPOSED BY OTHERS)
91LF 8" SDR 26 @ 0.42%

(PROPOSED BY OTHERS)
SAN MANHOLE
RIM EL = 15.80
W INV EL = 6.53
N INV EL = 9.00 - 6" PVC

407LF 8" DR-18 WATER MAIN

11.0' SEPARATION

SINGLE WATER SERVICE (TYP.)

DOUBLE SEWER SERVICE (TYP.)

DOUBLE WATER SERVICE (TYP.)

CUT-IN 8"x6" SAN. SVC. WYE @ INV = 8.37

180LF 8" SDR-26 @ 0.50%

LIMITS OF PROPOSED RIGHT-OF-WAY VACATION
679.00 SQ FT (0.02 ACRES)

SAN MAN HOLE #3
RIM EL = 15.90
W INV = 10.40

RIGHT OF WAY AREA VACATED
INSTR. #202441086780

SINGLE SEWER SERVICE (TYP.)

EXISTING FIRE HYD ASSEMBLY

10"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

EXISTING 10" CAST IRON WATERLINE

EXISTING 16" CAST IRON WATERLINE

LOT 13 (VACANT)
LOT 12 (VACANT)
LOT 11 (VACANT)
LOT 10 (VACANT)
LOT 9 (VACANT)
LOT 8 (VACANT)
LOT 7 (VACANT)
LOT 6 (VACANT)
LOT 5 (VACANT)

LOT 14 (NOT INCLUDED)
LOT 15 (NOT INCLUDED)
LOT 16 (NOT INCLUDED)
LOT 17 (NOT INCLUDED)
LOT 18 (NOT INCLUDED)

LOT 19
LOT 20
LOT 21
LOT 22

226 8TH AVE DRIVE WEST
222 8TH AVE DRIVE WEST
218 8TH AVE DRIVE WEST
214 8TH AVE DRIVE WEST

PIN #3256100003
THREE J GROUP, LLC
INSTR. #202541147429

PIN #3256000005
CITY OF BRADENTON
ORB 1298, PAGE 2007

PIN #3258200009
801 2ND ST W

PIN #3257400006
236 9TH AVE W

PIN #3257300008
219 8TH AVENUE DR W

PIN #3257200109
213 8TH AVENUE DR W

PIN #3257200059
215 8TH AVENUE DR W

PIN #3257100002
211 8TH AVENUE DR W

PIN #3257000004
207 8TH AVENUE DR W

PIN #3256900006
205 8TH AVENUE DR W

PIN #3256800008
203 8TH AVENUE DR W

PIN #3256700000
201 8TH AVENUE DR W

PIN #3259600059
116 9TH AVE W

CONTRACTOR TO CORE INTO EX. MH @ S. INV = 8.30
RIM EL = 15.06
E. INV = 6.36
N. INV = 6.24
S. INV = 8.32

11 LF 8" SDR-26 @ 0.50%

SAN MH #1
RIM = MATCH EXISTING
N. INV = 8.37
E. INV = 8.47

ABANDONED SMH
RIM = MATCH EXISTING

16"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

CONTRACTOR TO REPLACE EX. 2" WATER LINE w/ 8" DR-18 PVC WATER MAIN

406LF 8" DR-18 PVC WATER MAIN

400 LF 8" SDR-26 @ 0.50%

EXISTING 18" SAN LINE

SINGLE SEWER SERVICE (TYP.)

SINGLE WATER SERVICE (TYP.)

EX. FIRE HYDRANT ASSEMBLY

EXISTING SAN MANHOLE
RIM EL = 16.36

SAN MANHOLE #2
RIM EL = 16.83
INV = 10.58

ABANDONED SAN MH TO BE REMOVED AND REPLACED

10"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

EXISTING 16" CAST IRON WATERLINE

FIRE FLOW DATA

FIRE DISTRICT: NORTH RIVER FIRE DISTRICT
EXISTING FIRE HYDRANT #1-211
STATIC: 49 PSI
RESIDUAL: 44 PSI
FLOW: 20, GPM: 2843
TEST DATE:

SW CORNER OF 8TH AVENUE WEST & 3RD STREET WEST

EASEMENT VACTION DESCRIPTION (PER SURVEY)

PART OF BLACK BEAR PARK SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF SAID BLACK BEAR PARK SUBDIVISION; THENCE N89°44'56"W ALONG THE NORTH LINE THEREOF AND THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE WEST 116.50 FEET TO THE NORTHEAST CORNER OF LOT 5, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, N88°44'56"W 84.90 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE ALONG THE EAST LINE THEREOF, N00°06'42"W 8.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE PARALLEL WITH THE NORTH LINE OF LOTS 5-7, S88°44'56"E 84.90 FEET; THENCE S00°06'52"E 8.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES (679 SQ. FT.)

LEGEND	
	PROJECT PHASE LINE
—S—S—	EXISTING SEWER LINE
—S—S—	PROPOSED SEWER LINE
	PROPOSED SAN. SVC. LINE (SINGLE & DOUBLE)
—W—W—	EXISTING WATER MAIN
—W—W—	PROPOSED WATER LINE
	PROPOSED WATER SVC. LINE (SINGLE & DOUBLE)
—GAS—GAS—	EXISTING GAS LINE
	EXISTING BUILDING (INSIDE PROJECT AREA)
	LIMITS OF RIGHT OF WAY VACATION
	EXISTING PAVER DRIVE OR STEP (AS LABELED)

Shroyer Drapala Engineering, LLC
[redacted]

N

0 20 40 Feet

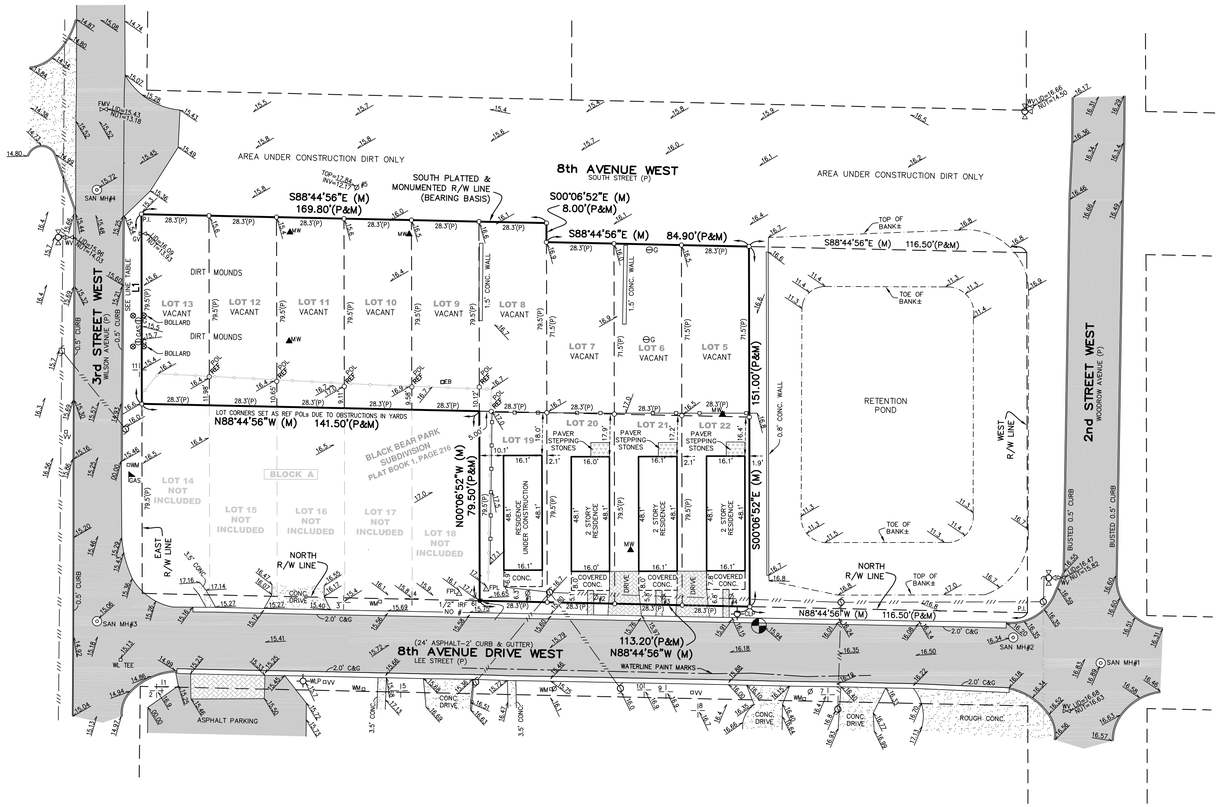
Design By:	Drawn By:	Checked By:
TLN	KLN	TLN
Drawing Scale:	Drawing Date:	
1" = 20'	03-16-2026	

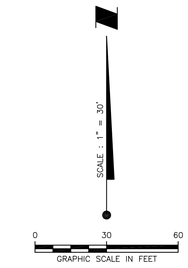
Engineering Plan
For
Black Bear Park

Section 26, Township 34 S, Range 17 E
City of Bradenton, Florida

6

C:\Users\KyleNo\Jar\Shroyer Drapala\Projects - Documents\32450 Black Bear Park\CAD\PLAN SET\006-32450 ENGINEERING PLAN.dwg May 07, 2026 - 8:39am





LEGEND

- ○ = 1/2" IRON ROD SET – LB 613
- ○ = 1/2" IRON ROD SET – REF LB 613
- ● = 1/2" IRON ROD FOUND (IRF) NO #
- REF = REFERENCE
- P.I. = POINT OF INTERSECTION
- POL = POINT ON–LINE
- LB = LICENSED BUSINESS
- R/W = RIGHT–OF–WAY
- (P) = PLAT
- (M) = MEASURED
- L# = LINE (SEE LINE TABLE)
- —o— = VINYL FENCE
- —o— = CHAIN–LINK FENCE
- ←——— = DOWN GUY
- —///— = OVERHEAD UTILITY LINES
- ⌀ = WOOD UTILITY POLE
- ⌀ = CONC. UTILITY POLE
- WLP = WOOD LIGHT POLE
- CLP = CONC. LIGHT POLE
- EB = ELECTRIC BOX
- WM = WATER METER
- = FIRE HYDRANT
- GV = GAS VALVE
- WV = WATER VALVE
- FMV = FORCE MAIN VALVE
- VV = VERIZON VAULT
- MW▲ = MONITORING WELL
- SAN MH Ⓢ = SANITARY MANHOLE
- ⌀ = CLEAN–OUT
- PVC = POLY VINYL CHLORIDE PIPE
- DIP = DUCTILE IRON PIPE
- C&G = CURB & GUTTER
- GAS = GAS MARKER FLAG
- G = GAS PIPELINE
- FPL = FLORIDA POWER & LIGHT LATHE
- ⊗ = BOLLARD
- 00.0 = SPOT ELEVATIONS
- # = MISCELLANEOUS TREE
- = ASPHALT
- CONC. = CONCRETE
- = PAVERS
- = BENCHMARK: NAIL & TAB FOUND REF LB 613 ELEVATION = 15.94 N.A.V.D. 1988

DESCRIPTION:

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, AND LOTS 19 THROUGH 22, BLOCK A, BLACK BEAR PARK SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF 8TH AVENUE W. BEING S88°44'56"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (1999 ADJUSTMENT), FLORIDA WEST ZONE.
2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
3. THE SUBJECT LAND LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12081C0302F (EFFECTIVE DATE 8/10/2021). SUBJECT TO VERIFICATION.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FIRM.
6. THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. THE SUBJECT LAND AS SURVEYED CONTAINS 28,561 SQUARE FEET OR 0.66 ACRES, MORE OR LESS.
9. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS NOW OR FORMERLY 3256100003.
10. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND ARE UNDERLINED.
11. LOCATION OF FENCES SHOWN HEREON ARE LIMITED TO ONLY THOSE POINTS NOTED.

⌀ 4" CLEAN–OUTS (C/O)

C/O #1 TOP=17.58 INVERT=16.11
C/O #2 TOP=17.35 INVERT=16.20
C/O #3 TOP=17.05 INVERT=16.16
C/O #4 TOP=17.18 INVERT=15.72
C/O #5 TOP=17.84 INVERT=12.17

SAN MH Ⓢ SANITARY SEWER MANHOLES (MH)

MANHOLE #1
TOP RIM=16.89
FILLED WITH CONCRETE

MANHOLE #2
TOP RIM=16.34
W. INVERT 18" DIP=7.59
E. INVERT 18" DIP=7.86

MANHOLE #3
TOP RIM=15.06
E. INVERT 18" DIP=6.36
N. INVERT 18" DIP=6.24

MANHOLE #4
TOP RIM=15.72
S. INVERT 18" DIP=6.44
W. INVERT 18" DIP=6.29
NE'LY INVERT 18" PVC=8.12
E. INVERT 18" PVC=10.57

LINE TABLE

L1	N00°06'52"W (M)	79.50'(P&M)

TREE TABULATION

TREE#	TYPE	SIZE	HEIGHT	SPAN
1	OAK	28"	30'	30'
2	CABBAGE PALM	14"	18'	12'
3	CABBAGE PALM	15"	23'	12'
4	NOR FORK ALLAN PINE	27"	45'	20'
5	OAK	30"	40'	36'
6	CUBAN PALM/LURAL	50"	40'	80'
7	CABBAGE PALM/TIG	24"	20'	20'
8	OAK	36"	45'	50'
9	NOR FORK ALLAN PINE	19"	70'	16'
10	NOR FORK ALLAN PINE	27"	60'	16'
10	BANYON CLUSTER	48" BASE	45'	36'

BOUNDARY SURVEY

LYING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

FOR: THREE J GROUP

ADDRESS: 214, 218, 222 & 226 8TH AVENUE DRIVE W., BRADENTON FLORIDA

BY: 3/23/2026

ROBERT J. BREEDLOVE. REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 7040

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL EQUIVALENT, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

03-17-26
DATE OF SURVEY

Leo Mills Surveying and Mapping, Inc. VB&F
A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

CERTIFIED TO & FOR THE EXCLUSIVE USE OF:
THREE J GROUP LLC;
CASHFLOW PROPERTY MANAGEMENT INC

JOB NO.	25E-1567		REVISION	DATE	BY
DRAWN BY:	TIM	CHECKED BY: RJB			
FILE:	25E-1567-UPDATE.DWG	TIM			
COGO FILE:	25E1567X.CGO				
SCALE:	1" = 30'	(SEE GRAPHIC SCALE)			
REVISION	DATE	BY			

Dr. XX # XXX

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

VB&F

DESCRIPTION

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

This Legal Description and Sketch is Certified to;
Three J Group, LLC;
Cashflow Property Management, Inc.;
Manatee County

SURVEYOR'S CERTIFICATE:

BY: _____

Robert J. Breedlove.
Registered State of Florida
Professional Surveyor and Mapper No. 7040
Date of Survey:
Not valid without the Original Signature and Seal, or the Digital Equivalent, of a Florida Licensed Surveyor and Mapper.

Easement Vacation Description

Part of Black Bear Park Subdivision recorded in Plat Book 1, Page 283 of the Public Records of Manatee County, Florida, being more particularly described as follows:

Commence at the NE corner of Lot 1 of said Black Bear Park Subdivision; thence N89°44'56"W along then north line thereof and the south right-of-way line of 8th Avenue West 116.50 feet to the NE corner of Lot 5, being the Point of Beginning; thence continuing along said south right-of-way line, N88°44'56"W 84.90 feet to the NW corner of lot 7; thence along the East Line thereof, N00°06'42"W 8.00 feet to the NE corner of said Lot 8; thence parallel with the north line of Lots 5-7, S88°44'56"E 84.90 feet; thence S00°06'52"E 8.00 feet to the point of beginning, containing 0.02 Acres (679 sq.ft.).

Notes:

1. This Plat is a "Sketch of Description" only and is not intended to be used as a Boundary Survey.
2. This Sketch of Description consists or 2 sheets, each sheet is intended to be used in conjunction with the other sheet. This Sketch and Description is not complete without both sheets.
3. Bearings and Coordinates shown are based on the Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment as taken from RTK/GPS Readings from the Florida Permanent Reference Network operated by the Florida Department of Transportation.
4. This Survey has been prepared without the benefit of a current Title Report and therefore may not necessarily indicate all encumbrances on the property.
5. The description shown hereon was created by this firm
6. This Sketch of Description is intended for the exclusive use of those Certified Parties appearing hereon and is warranted for a period of one (1) year beyond the date shown.
7. Subject to Easements, Dedications and Restrictions of Record.
8. The Subject Land as surveyed contains 679 square feet or 0.02 acres, more or less.

JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

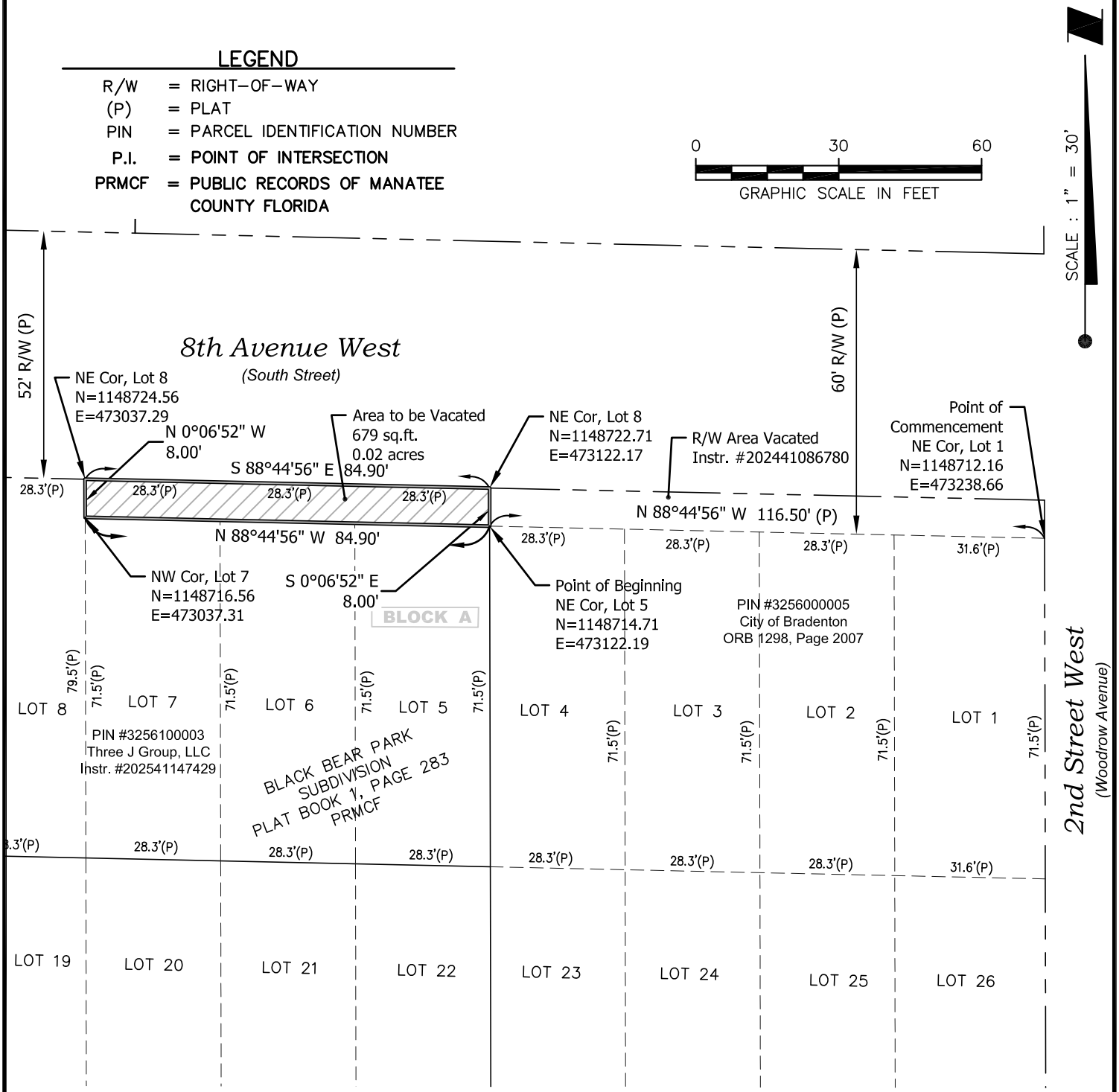
VB&F

DESCRIPTION

(SHEET 2 OF 2)

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA



JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

VB&F

CLOSURE REPORT

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

25E-1567 Vacation Closure Report

---------- Closure----------
Total Traverse Length = 185.8000
Error in Closure = 0.000
Closure is one part in = Infinite
Error in North(Y) = 0.0000
Error in East(X) = 0.0000
Direction of Error = S

---------- Traverse Control----------
Point of Beginning:
Point Name =
Northing = 1148714.7074
Easting = 473122.1892
Point of Closure:
Point Name =
Northing = 1148714.7074
Easting = 473122.1892

---------- Input Data----------

Side	Angle/Direction	Distance	Radius	Delta Angle	Description
1	N88° 44' 56.00"W	84.9000			
2	N0° 06' 52.00"W	8.0000			
3	S88° 44' 56.00"E	84.9000			
4	S0° 06' 52.00"E	8.0000			

---------- Traverse Data----------

Side	Direction	Angle	Distance	Northing (Y)	Easting (X)
1	N 88°44'56" W	0°00'00"	84.900	1148716.5611	473037.3095
2	N 00°06'52" W	268°38'04"	8.000	1148724.5611	473037.2935
3	S 88°44'56" E	271°21'56"	84.900	1148722.7074	473122.1732
4	S 00°06'52" E	268°38'04"	8.000	1148714.7074	473122.1892

JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Shroyer Drapala Engineering, LLC
[redacted]

May 11, 2026

Electronic Delivery:
[redacted]

Stephen Waidley

Dear Stephen,

The City of Bradenton is advancing plans to vacate a portion of the southern right-of-way along 8th Ave. W., as illustrated in the attached maps and exhibits.

This vacation initiative is essential to allow for the uniform depth of the lots along 8th Ave, W. and ultimately for the future construction of 9 single family homes. Once the vacation is completed, a 10' private utility will be available to use for servicing these 9 lots.

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

If we do not receive a letter of objection within thirty (30) calendar days from the date of this notice, we will proceed with the understanding that no conflicts exist regarding the planned vacation. We greatly appreciate your assistance with this project. Should you have any questions at any point during your review or upon its completion, please do not hesitate to contact our office at [redacted] or via email at [redacted]

Best regards,

Tim Najjar, Project Manager
Shroyer Drapala Engineering, LLC

CC: Steve Shroyer, PE

NOTE:

1. UTILITY AND ROADWAY CONSTRUCTION TO BE COORDINATED WITH THE ADJACENT CITY PROJECT.
2. ROADWAY MILLING AND RESURFACING AREAS MAY NEED TO BE ADJUSTED IF NEW ROADWAY/UTILITIES PROPOSED BY OTHERS ARE ALREADY IN PLACE.

PHASE 2 LIMITS

8TH AVE W
(ROADWAY UNDER CONSTRUCTION)

EXISTING 4" GAS LINE

EXISTING 4" GAS LINE

EXISTING 24" FORCEMAIN

16"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

EX. SANITARY MH
RIM EL = 15.70
N INV = 8.15 (16" PVC)
W INV = 6.30 (24" PVC)
S INV = 6.40 (8" PVC)
E INV = 10.69 (8" PVC)

(PROPOSED BY OTHERS)
DOGHOUSE SMH
RIM EL = 15.72
INV EL = 6.22± (24" PVC)
INV = 7.00± (6" SAN SVC)
E INV = 8.15

EX. FIRE HYD ASSEMBLY
G.V. LID = 15.96
NUT = 15.03

EXISTING 8" PVC SAN. MAIN CROSSING UNDER 4" GAS LINE & 16" WATER MAIN W/ 12" MIN. SEPARATION

EXISTING 18" SAN LINE

(PROPOSED BY OTHERS)
6" PVC SAN CLEAN OUT
RIM EL = 15.85
INV EL = 9.50

(PROPOSED BY OTHERS)
46LF 6" SAN. SVC. LINE @ 1.0%

CONTRACTOR TO CORE INTO EX. MAN HOLE @ E INV = 9.50

(PROPOSED BY OTHERS)
91LF 8" SDR 26 @ 0.42%

(PROPOSED BY OTHERS)
SAN MANHOLE
RIM EL = 15.80
W INV EL = 8.53
N INV EL = 9.00 - 6" PVC

407LF 8" DR-18 WATER MAIN

11.0' SEPARATION

SINGLE WATER SERVICE (TYP.)

DOUBLE SEWER SERVICE (TYP.)

DOUBLE WATER SERVICE (TYP.)

CUT-IN 8"x6" SAN. SVC. WYE @ INV = 8.37

180LF 8" SDR-26 @ 0.50%

LIMITS OF PROPOSED RIGHT-OF-WAY VACATION 679.00 SQ FT (0.02 ACRES)

EXISTING FIRE HYD ASSEMBLY

SAN MAN HOLE #3
RIM EL = 15.90
W INV = 10.40

RIGHT OF WAY AREA VACATED INSTR. #202441086780

10"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

SINGLE SEWER SERVICE (TYP.)

PHASE 2 LIMITS

EXISTING 10" CAST IRON WATERLINE

PIN #3256000005
CITY OF BRADENTON
ORB 1298, PAGE 2007

3RD ST W

LOT 13 (VACANT)
LOT 12 (VACANT)
LOT 11 (VACANT)
LOT 10 (VACANT)
LOT 9 (VACANT)
LOT 8 (VACANT)
LOT 7 (VACANT)
LOT 6 (VACANT)
LOT 5 (VACANT)

PHASE II

PIN #3256100003
THREE J GROUP, LLC
INSTR. #202541147429

EXISTING 16" CAST IRON WATERLINE

EXISTING 24" DUCTILE IRON WATERLINE

LOT 19
LOT 20
LOT 21
LOT 22

226 8TH AVE DRIVE WEST
222 8TH AVE DRIVE WEST
218 8TH AVE DRIVE WEST
214 8TH AVE DRIVE WEST

PHASE I

2ND ST W

EXISTING 16" CAST IRON WATERLINE

PIN #3258200009
801 2ND ST W

LOT 14 (NOT INCLUDED)
LOT 15 (NOT INCLUDED)
LOT 16 (NOT INCLUDED)
LOT 17 (NOT INCLUDED)
LOT 18 (NOT INCLUDED)

PHASE 1 LIMITS

CONTRACTOR TO CORE INTO EX. MH @ S. INV = 8.30
RIM EL = 15.06
E. INV = 6.36
N. INV = 6.24
S. INV = 8.32

11 LF 8" SDR-26 @ 0.50%

SAN MH #1
RIM = MATCH EXISTING
N. INV = 8.37
E. INV = 8.47

ABANDONED SMH
RIM = MATCH EXISTING

16"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

SINGLE SEWER SERVICE (TYP.)

SINGLE WATER SERVICE (TYP.)

EX. FIRE HYDRANT ASSEMBLY

EXISTING SAN MANHOLE
RIM EL = 16.36

SAN MANHOLE #2
RIM EL = 16.83
INV = 10.58

ABANDONED SAN MH TO BE REMOVED AND REPLACED

10"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

EXISTING 18" SAN LINE

8TH AVE DR W

CONTRACTOR TO REPLACE EX. 2" WATER LINE w/ 8" DR-18 PVC WATER MAIN

406LF 8" DR-18 PVC WATER MAIN

400 LF 8" SDR-26 @ 0.50%

PHASE 1 LIMITS

PIN #3257400006
236 9TH AVE W

PIN #3257300008
219 8TH AVENUE DR W

PIN #3257200109
213 8TH AVENUE DR W

PIN #3257200059
215 8TH AVENUE DR W

PIN #3257100002
211 8TH AVENUE DR W

PIN #3257000004
207 8TH AVENUE DR W

PIN #3256900006
205 8TH AVENUE DR W

PIN #3256800008
203 8TH AVENUE DR W

PIN #3256700000
201 8TH AVENUE DR W

PIN #3259600059
116 9TH AVE W

FIRE FLOW DATA

FIRE DISTRICT: NORTH RIVER FIRE DISTRICT
EXISTING FIRE HYDRANT #1-211
STATIC: 49 PSI
RESIDUAL: 44 PSI
FLOW: 20, GPM: 2843
TEST DATE:

SW CORNER OF 8TH AVENUE WEST & 3RD STREET WEST

EASEMENT VACTION DESCRIPTION (PER SURVEY)

PART OF BLACK BEAR PARK SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF SAID BLACK BEAR PARK SUBDIVISION; THENCE N89°44'56"W ALONG THE NORTH LINE THEREOF AND THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE WEST 116.50 FEET TO THE NORTHEAST CORNER OF LOT 5, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, N88°44'56"W 84.90 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE ALONG THE EAST LINE THEREOF, N00°06'42"W 8.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE PARALLEL WITH THE NORTH LINE OF LOTS 5-7, S88°44'56"E 84.90 FEET; THENCE S00°06'52"E 8.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES (679 SQ. FT.)

LEGEND	
	PROJECT PHASE LINE
—S—S—	EXISTING SEWER LINE
—S—S—	PROPOSED SEWER LINE
	PROPOSED SAN. SVC. LINE (SINGLE & DOUBLE)
—W—W—	EXISTING WATER MAIN
—W—W—	PROPOSED WATER LINE
	PROPOSED WATER SVC. LINE (SINGLE & DOUBLE)
—GAS—GAS—	EXISTING GAS LINE
	EXISTING BUILDING (INSIDE PROJECT AREA)
	LIMITS OF RIGHT OF WAY VACATION
	EXISTING PAVER DRIVE OR STEP (AS LABELED)

Shroyer Drapala Engineering, LLC
[redacted]

N

0 20 40 Feet

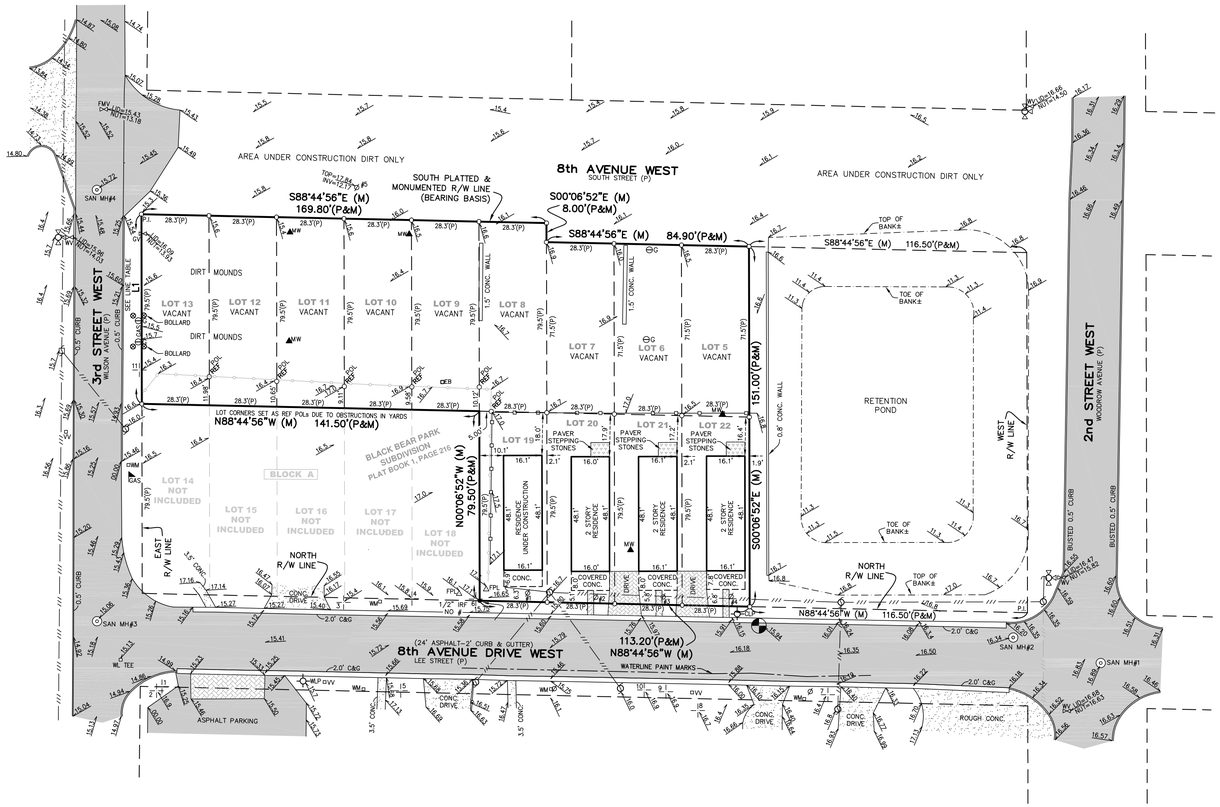
Design By:	Drawn By:	Checked By:
TLN	KLN	TLN
Drawing Scale:	Drawing Date:	
1" = 20'	03-16-2026	

Engineering Plan
For
Black Bear Park

Section 26, Township 34 S, Range 17 E
City of Bradenton, Florida

6

C:\Users\KyleNo\Jar\Shroyer Drapala\Projects - Documents\32450 Black Bear Park\CAD\PLAN SET\006-32450 ENGINEERING PLAN.dwg May 07, 2026 - 8:39am



LEGEND

○	= 1/2" IRON ROD SET – LB 613
○	= 1/2" IRON ROD SET – REF LB 613
●	= 1/2" IRON ROD FOUND (IRF) NO #
REF	= REFERENCE
P.I.	= POINT OF INTERSECTION
POL	= POINT ON–LINE
LB	= LICENSED BUSINESS
R/W	= RIGHT–OF–WAY
(P)	= PLAT
(M)	= MEASURED
L#	= LINE (SEE LINE TABLE)
—o—	= VINYL FENCE
—o—	= CHAIN–LINK FENCE
←———	= DOWN GUY
—///—	= OVERHEAD UTILITY LINES
⌀	= WOOD UTILITY POLE
⌀	= CONC. UTILITY POLE
WLP	= WOOD LIGHT POLE
CLP	= CONC. LIGHT POLE
□EB	= ELECTRIC BOX
□WM	= WATER METER
⋈	= FIRE HYDRANT
GV ⋈	= GAS VALVE
WV ⋈	= WATER VALVE
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VV □	= VERIZON VAULT
MW▲	= MONITORING WELL
SAN MH Ⓢ	= SANITARY MANHOLE
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PVC	= POLY VINYL CHLORIDE PIPE
DIP	= DUCTILE IRON PIPE
C&G	= CURB & GUTTER
GAS	= GAS MARKER FLAG
⊖G	= GAS PIPELINE
FPL △	= FLORIDA POWER & LIGHT LATHE
⊗	= BOLLARD
00.0	= SPOT ELEVATIONS
#.	= MISCELLANEOUS TREE
	= ASPHALT
	= CONC. = CONCRETE
	= PAVERS
	= BENCHMARK: NAIL & TAB FOUND REF LB 613 ELEVATION = 15.94 N.A.V.D. 1988

SCALE : 1" = 30'

0 30 60

GRAPHIC SCALE IN FEET

DESCRIPTION:

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, AND LOTS 19 THROUGH 22, BLOCK A, BLACK BEAR PARK SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF 8TH AVENUE W. BEING S88°44'56"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (1999 ADJUSTMENT), FLORIDA WEST ZONE.
2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
3. THE SUBJECT LAND LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12081C0302F (EFFECTIVE DATE 8/10/2021). SUBJECT TO VERIFICATION.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FIRM.
6. THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. THE SUBJECT LAND AS SURVEYED CONTAINS 28,561 SQUARE FEET OR 0.66 ACRES, MORE OR LESS.
9. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS NOW OR FORMERLY 3256100003.
10. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND ARE UNDERLINED.
11. LOCATION OF FENCES SHOWN HEREON ARE LIMITED TO ONLY THOSE POINTS NOTED.

⌀ 4" CLEAN–OUTS (C/O)

C/O #1 TOP=17.58 INVERT=16.11
C/O #2 TOP=17.35 INVERT=16.20
C/O #3 TOP=17.05 INVERT=16.16
C/O #4 TOP=17.18 INVERT=15.72
C/O #5 TOP=17.84 INVERT=12.17

SAN MH Ⓢ SANITARY SEWER MANHOLES (MH)

MANHOLE #1
TOP RIM=16.89
FILLED WITH CONCRETE

MANHOLE #2
TOP RIM=16.34
W. INVERT 18" DIP=7.59
E. INVERT 18" DIP=7.86

MANHOLE #3
TOP RIM=15.06
E. INVERT 18" DIP=6.36
N. INVERT 18" DIP=6.24

MANHOLE #4
TOP RIM=15.72
S. INVERT 18" DIP=6.44
W. INVERT 18" DIP=6.29
NE'LY INVERT 18" PVC=8.12
E. INVERT 18" PVC=10.57

LINE TABLE

L1	N00°06'52"W (M)	79.50'(P&M)

TREE TABULATION

TREE#	TYPE	SIZE	HEIGHT	SPAN
1	OAK	28"	30'	30'
2	CABBAGE PALM	14"	18'	12'
3	CABBAGE PALM	15"	23'	12'
4	NOR FORK ALLAN PINE	27"	45'	20'
5	OAK	30"	40'	36'
6	CUBAN PALM/LURAL	50"	40'	80'
7	CABBAGE PALM/TIG	24"	20'	20'
8	OAK	36"	45'	50'
9	NOR FORK ALLAN PINE	19"	70'	16'
10	NOR FORK ALLAN PINE	27"	60'	16'
10	BANYON CLUSTER	48" BASE	45'	36'

BOUNDARY SURVEY

LYING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

FOR: THREE J GROUP

ADDRESS: 214, 218, 222 & 226 8TH AVENUE DRIVE W., BRADENTON FLORIDA

BY: 3/23/2026

ROBERT J. BREEDLOVE. REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 7040

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR THE DIGITAL EQUIVALENT, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

03-17-26
DATE OF SURVEY

Leo Mills Surveying and Mapping, Inc.
VB&F
A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

CERTIFIED TO & FOR THE EXCLUSIVE USE OF:
THREE J GROUP LLC;
CASHFLOW PROPERTY MANAGEMENT INC

JOB NO.	25E-1567		REVISION	DATE	BY
DRAWN BY:	TIM	CHECKED BY: RJB			
FILE:	25E-1567-UPDATE.DWG	TIM			
COGO FILE:	25E1567X.CGO				
SCALE:	1" = 30' (SEE GRAPHIC SCALE)				
REVISION	DATE	BY			

Dr. XX # XXX

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

VB&F

DESCRIPTION

(SHEET 1 OF 2)

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

This Legal Description and Sketch is Certified to;
Three J Group, LLC;
Cashflow Property Management, Inc.;
Manatee County

SURVEYOR'S CERTIFICATE:

BY: _____

Robert J. Breedlove.
Registered State of Florida
Professional Surveyor and Mapper No. 7040
Date of Survey:
Not valid without the Original Signature and Seal, or the Digital Equivalent, of a Florida Licensed Surveyor and Mapper.

Easement Vacation Description

Part of Black Bear Park Subdivision recorded in Plat Book 1, Page 283 of the Public Records of Manatee County, Florida, being more particularly described as follows:

Commence at the NE corner of Lot 1 of said Black Bear Park Subdivision; thence N89°44'56"W along then north line thereof and the south right-of-way line of 8th Avenue West 116.50 feet to the NE corner of Lot 5, being the Point of Beginning; thence continuing along said south right-of-way line, N88°44'56"W 84.90 feet to the NW corner of lot 7; thence along the East Line thereof, N00°06'42"W 8.00 feet to the NE corner of said Lot 8; thence parallel with the north line of Lots 5-7, S88°44'56"E 84.90 feet; thence S00°06'52"E 8.00 feet to the point of beginning, containing 0.02 Acres (679 sq.ft.).

Notes:

1. This Plat is a "Sketch of Description" only and is not intended to be used as a Boundary Survey.
2. This Sketch of Description consists or 2 sheets, each sheet is intended to be used in conjunction with the other sheet. This Sketch and Description is not complete without both sheets.
3. Bearings and Coordinates shown are based on the Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment as taken from RTK/GPS Readings from the Florida Permanent Reference Network operated by the Florida Department of Transportation.
4. This Survey has been prepared without the benefit of a current Title Report and therefore may not necessarily indicate all encumbrances on the property.
5. The description shown hereon was created by this firm
6. This Sketch of Description is intended for the exclusive use of those Certified Parties appearing hereon and is warranted for a period of one (1) year beyond the date shown.
7. Subject to Easements, Dedications and Restrictions of Record.
8. The Subject Land as surveyed contains 679 square feet or 0.02 acres, more or less.

JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

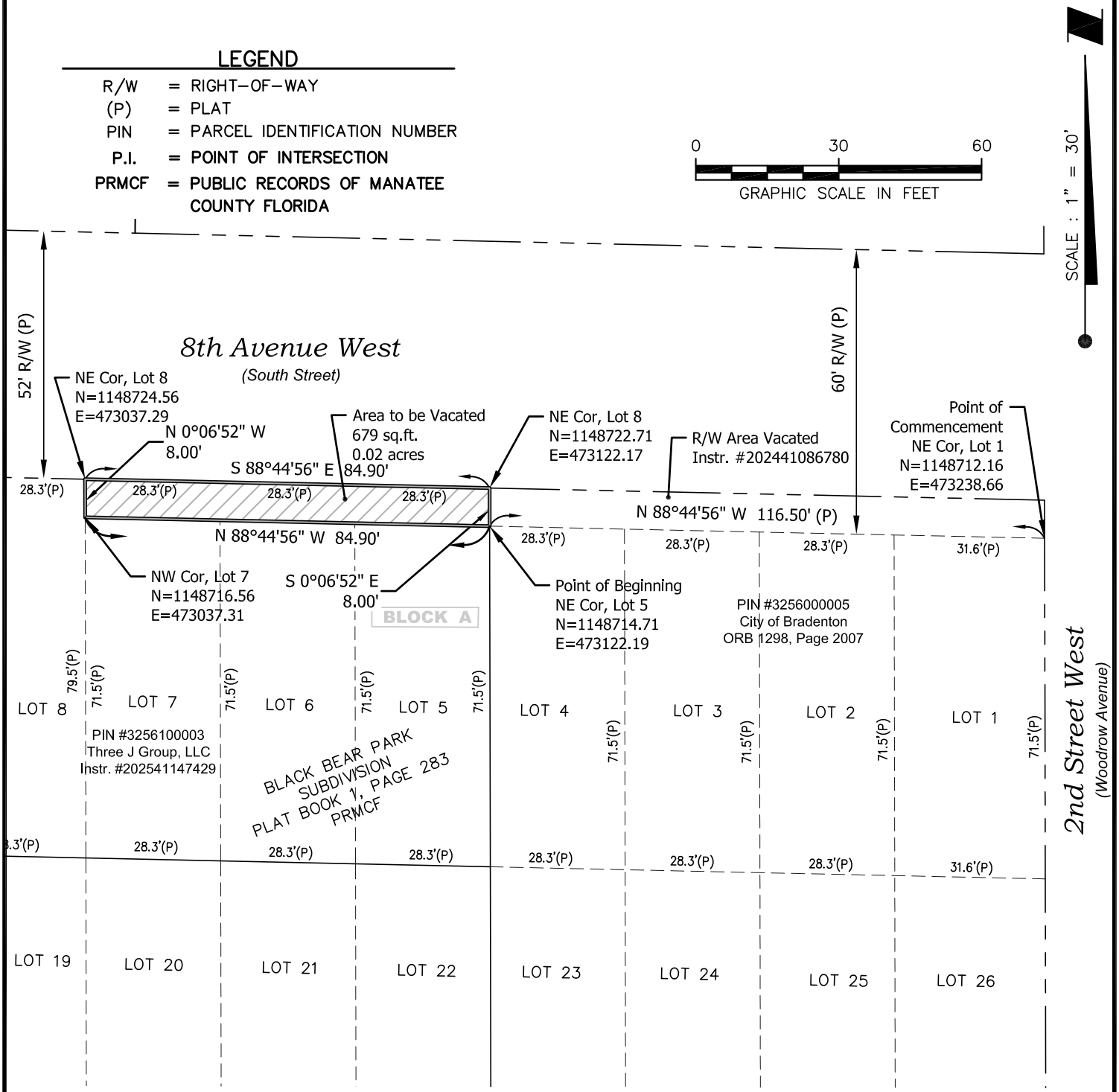
VB&F

DESCRIPTION

(SHEET 2 OF 2)

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA



JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

VB&F

CLOSURE REPORT

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

25E-1567 Vacation Closure Report

---------- Closure----------
Total Traverse Length = 185.8000
Error in Closure = 0.000
Closure is one part in = Infinite
Error in North(Y) = 0.0000
Error in East(X) = 0.0000
Direction of Error = S

---------- Traverse Control----------
Point of Beginning:
Point Name =
Northing = 1148714.7074
Easting = 473122.1892
Point of Closure:
Point Name =
Northing = 1148714.7074
Easting = 473122.1892

---------- Input Data----------

Side	Angle/Direction	Distance	Radius	Delta Angle	Description
1	N88° 44' 56.00"W	84.9000			
2	N0° 06' 52.00"W	8.0000			
3	S88° 44' 56.00"E	84.9000			
4	S0° 06' 52.00"E	8.0000			

---------- Traverse Data----------

Side	Direction	Angle	Distance	Northing (Y)	Easting (X)
1	N 88°44'56" W	0°00'00"	84.900	1148716.5611	473037.3095
2	N 00°06'52" W	268°38'04"	8.000	1148724.5611	473037.2935
3	S 88°44'56" E	271°21'56"	84.900	1148722.7074	473122.1732
4	S 00°06'52" E	268°38'04"	8.000	1148714.7074	473122.1892

JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Shroyer Drapala Engineering, LLC
[redacted]

May 11, 2026

Electronic Delivery:
[redacted]

Jonathan Sinkler

Dear Jonathan,

The City of Bradenton is advancing plans to vacate a portion of the southern right-of-way along 8th Ave. W., as illustrated in the attached maps and exhibits.

This vacation initiative is essential to allow for the uniform depth of the lots along 8th Ave, W. and ultimately for the future construction of 9 single family homes. Once the vacation is completed, a 10' private utility will be available to use for servicing these 9 lots.

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

If we do not receive a letter of objection within thirty (30) calendar days from the date of this notice, we will proceed with the understanding that no conflicts exist regarding the planned vacation. We greatly appreciate your assistance with this project. Should you have any questions at any point during your review or upon its completion, please do not hesitate to contact our office at [redacted] or via email at [redacted]

Best regards,

Tim Najjar, Project Manager
Shroyer Drapala Engineering, LLC

CC: Steve Shroyer, PE

NOTE:

1. UTILITY AND ROADWAY CONSTRUCTION TO BE COORDINATED WITH THE ADJACENT CITY PROJECT.
2. ROADWAY MILLING AND RESURFACING AREAS MAY NEED TO BE ADJUSTED IF NEW ROADWAY/UTILITIES PROPOSED BY OTHERS ARE ALREADY IN PLACE.

PHASE 2 LIMITS

8TH AVE W
(ROADWAY UNDER CONSTRUCTION)

EXISTING 4" GAS LINE

EXISTING 4" GAS LINE

EXISTING 24" FORCEMAIN

16"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

EX. SANITARY MH
RIM EL = 15.70
N INV = 8.15 (16" PVC)
W INV = 6.30 (24" PVC)
S INV = 6.40 (8" PVC)
E INV = 10.69 (8" PVC)

(PROPOSED BY OTHERS)
DOGHOUSE SMH
RIM EL = 15.72
INV EL = 6.22± (24" PVC)
INV = 7.00± (6" SAN SVC)
E INV = 8.15

EX. FIRE HYD ASSEMBLY
G.V. LID = 15.96
NUT = 15.03

EXISTING 8" PVC SAN. MAIN CROSSING UNDER 4" GAS LINE & 16" WATER MAIN W/ 12" MIN. SEPARATION

EXISTING 18" SAN LINE

(PROPOSED BY OTHERS)
6" PVC SAN CLEAN OUT
RIM EL = 15.85
INV EL = 9.50

(PROPOSED BY OTHERS)
46LF 6" SAN. SVC. LINE @ 1.0%

CONTRACTOR TO CORE INTO EX. MAN HOLE @ E INV = 9.50

(PROPOSED BY OTHERS)
91LF 8" SDR 26 @ 0.42%

(PROPOSED BY OTHERS)
SAN MANHOLE
RIM EL = 15.80
W INV EL = 8.53
N INV EL = 9.00 - 6" PVC

407LF 8" DR-18 WATER MAIN

11.0' SEPARATION

SINGLE WATER SERVICE (TYP.)

DOUBLE SEWER SERVICE (TYP.)

DOUBLE WATER SERVICE (TYP.)

CUT-IN 8"x6" SAN. SVC. WYE @ INV = 8.37

180LF 8" SDR-26 @ 0.50%

LIMITS OF PROPOSED RIGHT-OF-WAY VACATION 679.00 SQ FT (0.02 ACRES)

EXISTING FIRE HYD ASSEMBLY

SAN MAN HOLE #3
RIM EL = 15.90
W INV = 10.40

RIGHT OF WAY AREA VACATED INSTR. #202441086780

10"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

SINGLE SEWER SERVICE (TYP.)

PHASE 2 LIMITS

EXISTING 10" CAST IRON WATERLINE

PIN #3256000005
CITY OF BRADENTON
ORB 1298, PAGE 2007

3RD ST W

LOT 13 (VACANT)
LOT 12 (VACANT)
LOT 11 (VACANT)
LOT 10 (VACANT)
LOT 9 (VACANT)
LOT 8 (VACANT)
LOT 7 (VACANT)
LOT 6 (VACANT)
LOT 5 (VACANT)

PHASE II

PIN #3256100003
THREE J GROUP, LLC
INSTR. #202541147429

EXISTING 16" CAST IRON WATERLINE

EXISTING 24" DUCTILE IRON WATERLINE

LOT 19
LOT 20
LOT 21
LOT 22

226 8TH AVE DRIVE WEST
222 8TH AVE DRIVE WEST
218 8TH AVE DRIVE WEST
214 8TH AVE DRIVE WEST

PHASE I

2ND ST W

EXISTING 16" CAST IRON WATERLINE

PIN #3258200009
801 2ND ST W

LOT 14 (NOT INCLUDED)
LOT 15 (NOT INCLUDED)
LOT 16 (NOT INCLUDED)
LOT 17 (NOT INCLUDED)
LOT 18 (NOT INCLUDED)

PHASE 1 LIMITS

CONTRACTOR TO CORE INTO EX. MH @ S. INV = 8.30
RIM EL = 15.06
E. INV = 6.36
N. INV = 6.24
S. INV = 8.32

11 LF 8" SDR-26 @ 0.50%

SAN MH #1
RIM = MATCH EXISTING
N. INV = 8.37
E. INV = 8.47

ABANDONED SMH
RIM = MATCH EXISTING

16"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

SINGLE SEWER SERVICE (TYP.)

SINGLE WATER SERVICE (TYP.)

EX. FIRE HYDRANT ASSEMBLY

EXISTING SAN MANHOLE
RIM EL = 16.36

SAN MANHOLE #2
RIM EL = 16.83
INV = 10.58

ABANDONED SAN MH TO BE REMOVED AND REPLACED

EXISTING 18" SAN LINE

8TH AVE DR W

10"x8" TAPPING SLEEVE & SADDLE w/ 8" GATE VALVE

CONTRACTOR TO REPLACE EX. 2" WATER LINE w/ 8" DR-18 PVC WATER MAIN

406LF 8" DR-18 PVC WATER MAIN

400 LF 8" SDR-26 @ 0.50%

PHASE 1 LIMITS

PIN #3257400006
236 9TH AVE W

PIN #3257300008
219 8TH AVENUE DR W

PIN #3257200109
213 8TH AVENUE DR W

PIN #3257200059
215 8TH AVENUE DR W

PIN #3257100002
211 8TH AVENUE DR W

PIN #3257000004
207 8TH AVENUE DR W

PIN #3256900006
205 8TH AVENUE DR W

PIN #3256800008
203 8TH AVENUE DR W

PIN #3256700000
201 8TH AVENUE DR W

PIN #3259600059
116 9TH AVE W

FIRE FLOW DATA

FIRE DISTRICT: NORTH RIVER FIRE DISTRICT
EXISTING FIRE HYDRANT #1-211
STATIC: 49 PSI
RESIDUAL: 44 PSI
FLOW: 20, GPM: 2843
TEST DATE:

SW CORNER OF 8TH AVENUE WEST & 3RD STREET WEST

EASEMENT VACTION DESCRIPTION (PER SURVEY)

PART OF BLACK BEAR PARK SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF SAID BLACK BEAR PARK SUBDIVISION; THENCE N89°44'56"W ALONG THE NORTH LINE THEREOF AND THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE WEST 116.50 FEET TO THE NORTHEAST CORNER OF LOT 5, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, N88°44'56"W 84.90 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE ALONG THE EAST LINE THEREOF, N00°06'42"W 8.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE PARALLEL WITH THE NORTH LINE OF LOTS 5-7, S88°44'56"E 84.90 FEET; THENCE S00°06'52"E 8.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES (679 SQ. FT.)

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—GAS—GAS—	EXISTING GAS LINE
	EXISTING BUILDING (INSIDE PROJECT AREA)
	LIMITS OF RIGHT OF WAY VACATION
	EXISTING PAVER DRIVE OR STEP (AS LABELED)

Shroyer Drapala Engineering, LLC
[redacted]

N

0 20 40 Feet

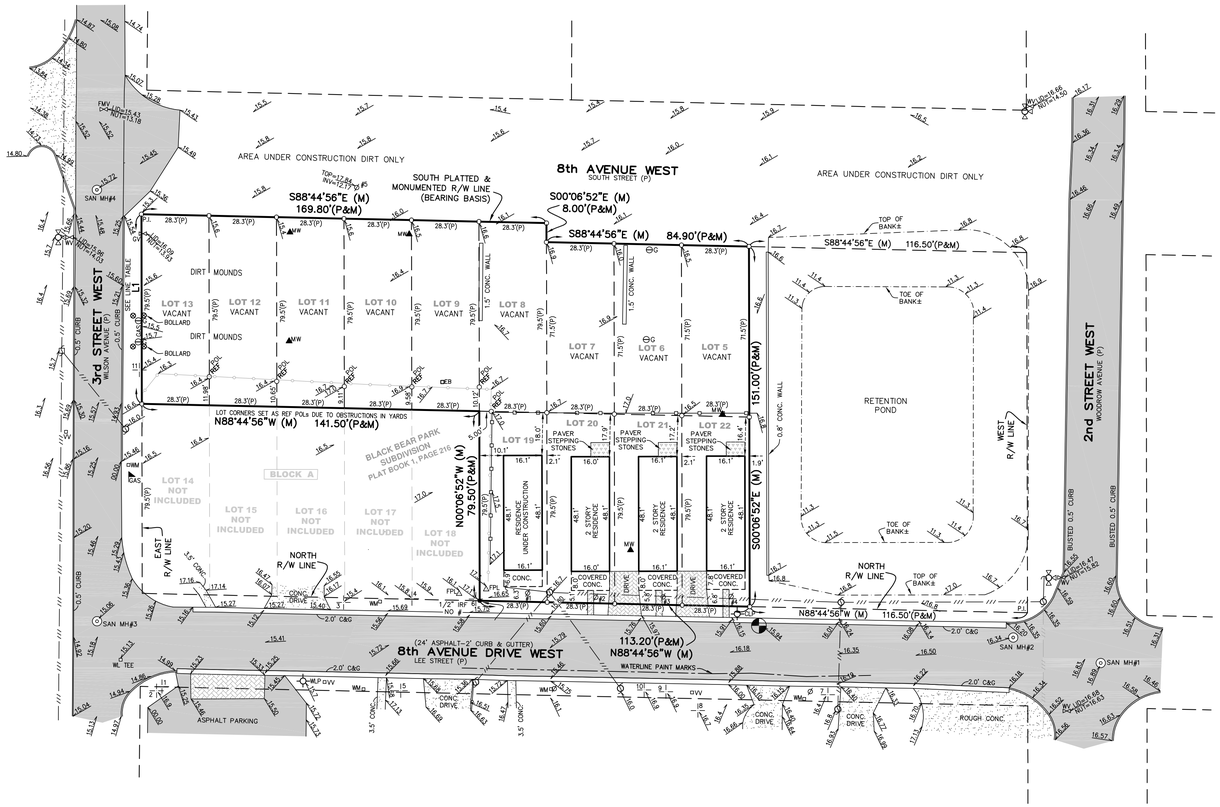
Design By:	Drawn By:	Checked By:
TLN	KLN	TLN
Drawing Scale:	Drawing Date:	
1" = 20'	03-16-2026	

Engineering Plan
For
Black Bear Park

Section 26, Township 34 S, Range 17 E
City of Bradenton, Florida

6

C:\Users\KyleNo\Jar\Shroyer Drapala\Projects - Documents\32450 Black Bear Park\CADD\PLAN SET\006-32450 ENGINEERING PLAN.dwg May 07, 2026 - 8:39am



LEGEND

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	= FIRE HYDRANT
GV	= GAS VALVE
WV	= WATER VALVE
FMV	= FORCE MAIN VALVE
VV	= VERIZON VAULT
MW▲	= MONITORING WELL
SAN MH Ⓢ	= SANITARY MANHOLE
⌀	= CLEAN–OUT
PVC	= POLY VINYL CHLORIDE PIPE
DIP	= DUCTILE IRON PIPE
C&G	= CURB & GUTTER
GAS	= GAS MARKER FLAG
G	= GAS PIPELINE
FPL △	= FLORIDA POWER & LIGHT LATHE
⊗	= BOLLARD
00.0	= SPOT ELEVATIONS
#.	= MISCELLANEOUS TREE
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	= CONC. = CONCRETE
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SCALE : 1" = 30'

0 30 60

GRAPHIC SCALE IN FEET

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NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF 8TH AVENUE W. BEING S88°44'56"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (1999 ADJUSTMENT), FLORIDA WEST ZONE.
2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
3. THE SUBJECT LAND LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12081C0302F (EFFECTIVE DATE 8/10/2021). SUBJECT TO VERIFICATION.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FIRM.
6. THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. THE SUBJECT LAND AS SURVEYED CONTAINS 28,561 SQUARE FEET OR 0.66 ACRES, MORE OR LESS.
9. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS NOW OR FORMERLY 3256100003.
10. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND ARE UNDERLINED.
11. LOCATION OF FENCES SHOWN HEREON ARE LIMITED TO ONLY THOSE POINTS NOTED.

⌀ 4" CLEAN–OUTS (C/O)

C/O #1 TOP=17.58 INVERT=16.11
C/O #2 TOP=17.35 INVERT=16.20
C/O #3 TOP=17.05 INVERT=16.16
C/O #4 TOP=17.18 INVERT=15.72
C/O #5 TOP=17.84 INVERT=12.17

SAN MH Ⓢ SANITARY SEWER MANHOLES (MH)

MANHOLE #1
TOP RIM=16.89
FILLED WITH CONCRETE

MANHOLE #2
TOP RIM=16.34
W. INVERT 18" DIP=7.59
E. INVERT 18" DIP=7.86

MANHOLE #3
TOP RIM=15.06
E. INVERT 18" DIP=6.36
N. INVERT 18" DIP=6.24

MANHOLE #4
TOP RIM=15.72
S. INVERT 18" DIP=6.44
W. INVERT 18" DIP=6.29
NE'LY INVERT 18" PVC=8.12
E. INVERT 18" PVC=10.57

LINE TABLE

L1	N00°06'52"W (M)	79.50'(P&M)

TREE TABULATION

TREE#	TYPE	SIZE	HEIGHT	SPAN
1	OAK	28"	30'	30'
2	CABBAGE PALM	14"	18'	12'
3	CABBAGE PALM	15"	23'	12'
4	NOR FORK ALLAN PINE	27"	45'	20'
5	OAK	30"	40'	36'
6	CUBAN PALM/LURAL	50"	40'	80'
7	CABBAGE PALM/TIG	24"	20'	20'
8	OAK	36"	45'	50'
9	NOR FORK ALLAN PINE	19"	70'	16'
10	NOR FORK ALLAN PINE	27"	60'	16'
10	BANYON CLUSTER	48" BASE	45'	36'

BOUNDARY SURVEY

LYING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

FOR: THREE J GROUP

ADDRESS: 214, 218, 222 & 226 8TH AVENUE DRIVE W., BRADENTON FLORIDA

BY: 3/23/2026

ROBERT J. BREEDLOVE. REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 7040

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR THE DIGITAL EQUIVALENT, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

03-17-26
DATE OF SURVEY

Leo Mills Surveying and Mapping, Inc. VB&F
A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

CERTIFIED TO & FOR THE EXCLUSIVE USE OF:
THREE J GROUP LLC;
CASHFLOW PROPERTY MANAGEMENT INC

JOB NO.	25E-1567		REVISION	DATE	BY
DRAWN BY:	TIM	CHECKED BY: RJB			
FILE:	25E-1567-UPDATE.DWG	TIM			
COGO FILE:	25E1567X.CGO				
SCALE:	1" = 30'	(SEE GRAPHIC SCALE)			
REVISION	DATE	BY			

Dr. XX # XXX

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

VB&F

DESCRIPTION

(SHEET 1 OF 2)

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

This Legal Description and Sketch is Certified to;
Three J Group, LLC;
Cashflow Property Management, Inc.;
Manatee County

SURVEYOR'S CERTIFICATE:

BY: _____

Robert J. Breedlove.
Registered State of Florida
Professional Surveyor and Mapper No. 7040
Date of Survey:
Not valid without the Original Signature and Seal, or the Digital Equivalent, of a Florida Licensed Surveyor and Mapper.

Easement Vacation Description

Part of Black Bear Park Subdivision recorded in Plat Book 1, Page 283 of the Public Records of Manatee County, Florida, being more particularly described as follows:

Commence at the NE corner of Lot 1 of said Black Bear Park Subdivision; thence N89°44'56"W along then north line thereof and the south right-of-way line of 8th Avenue West 116.50 feet to the NE corner of Lot 5, being the Point of Beginning; thence continuing along said south right-of-way line, N88°44'56"W 84.90 feet to the NW corner of lot 7; thence along the East Line thereof, N00°06'42"W 8.00 feet to the NE corner of said Lot 8; thence parallel with the north line of Lots 5-7, S88°44'56"E 84.90 feet; thence S00°06'52"E 8.00 feet to the point of beginning, containing 0.02 Acres (679 sq.ft.).

Notes:

1. This Plat is a "Sketch of Description" only and is not intended to be used as a Boundary Survey.
2. This Sketch of Description consists or 2 sheets, each sheet is intended to be used in conjunction with the other sheet. This Sketch and Description is not complete without both sheets.
3. Bearings and Coordinates shown are based on the Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment as taken from RTK/GPS Readings from the Florida Permanent Reference Network operated by the Florida Department of Transportation.
4. This Survey has been prepared without the benefit of a current Title Report and therefore may not necessarily indicate all encumbrances on the property.
5. The description shown hereon was created by this firm
6. This Sketch of Description is intended for the exclusive use of those Certified Parties appearing hereon and is warranted for a period of one (1) year beyond the date shown.
7. Subject to Easements, Dedications and Restrictions of Record.
8. The Subject Land as surveyed contains 679 square feet or 0.02 acres, more or less.

JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

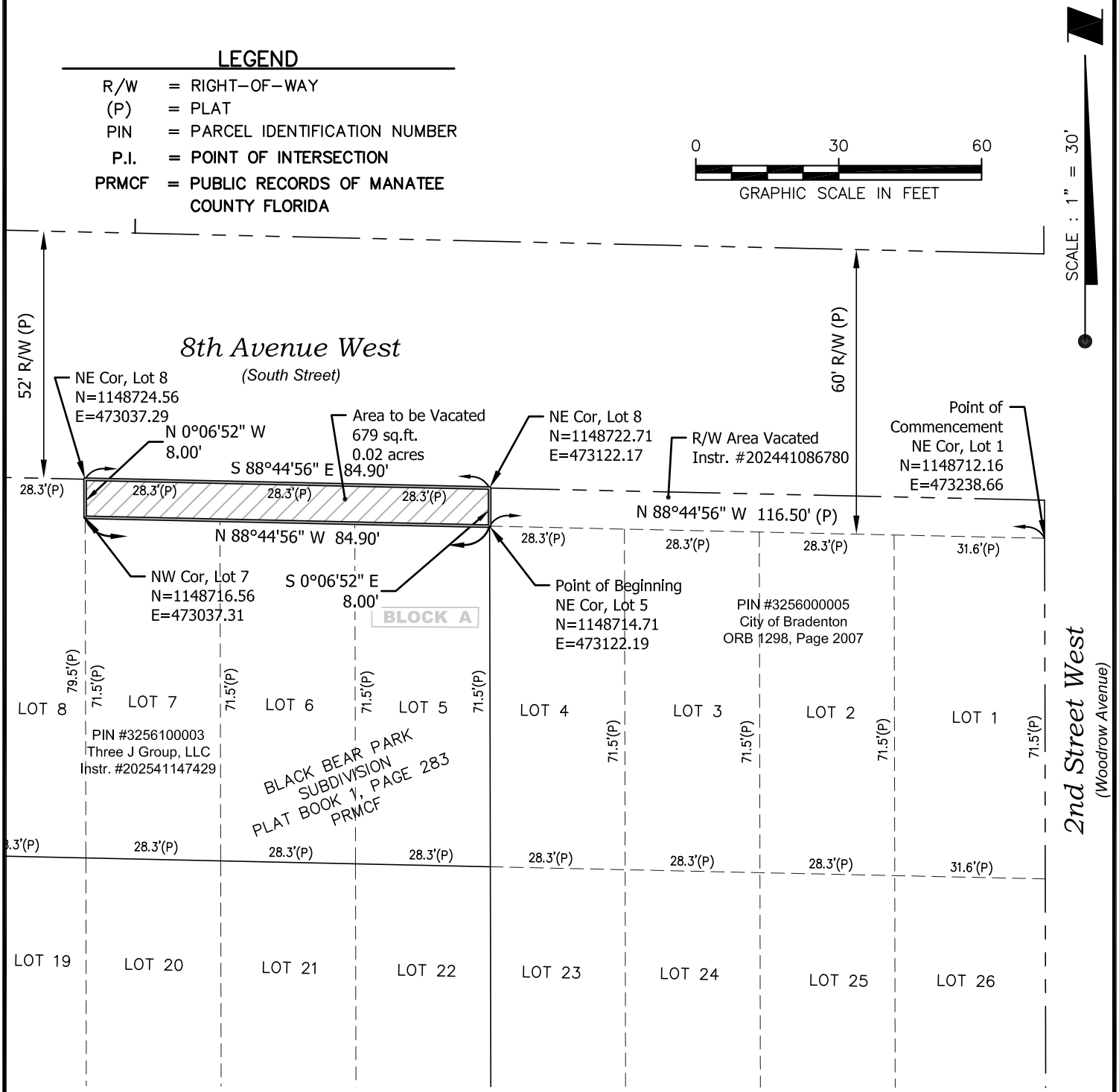
VB&F

DESCRIPTION

(SHEET 2 OF 2)

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA



JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

VB&F

CLOSURE REPORT

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

25E-1567 Vacation Closure Report

---------- Closure----------
Total Traverse Length = 185.8000
Error in Closure = 0.000
Closure is one part in = Infinite
Error in North(Y) = 0.0000
Error in East(X) = 0.0000
Direction of Error = S

---------- Traverse Control----------
Point of Beginning:
Point Name =
Northing = 1148714.7074
Easting = 473122.1892
Point of Closure:
Point Name =
Northing = 1148714.7074
Easting = 473122.1892

---------- Input Data----------

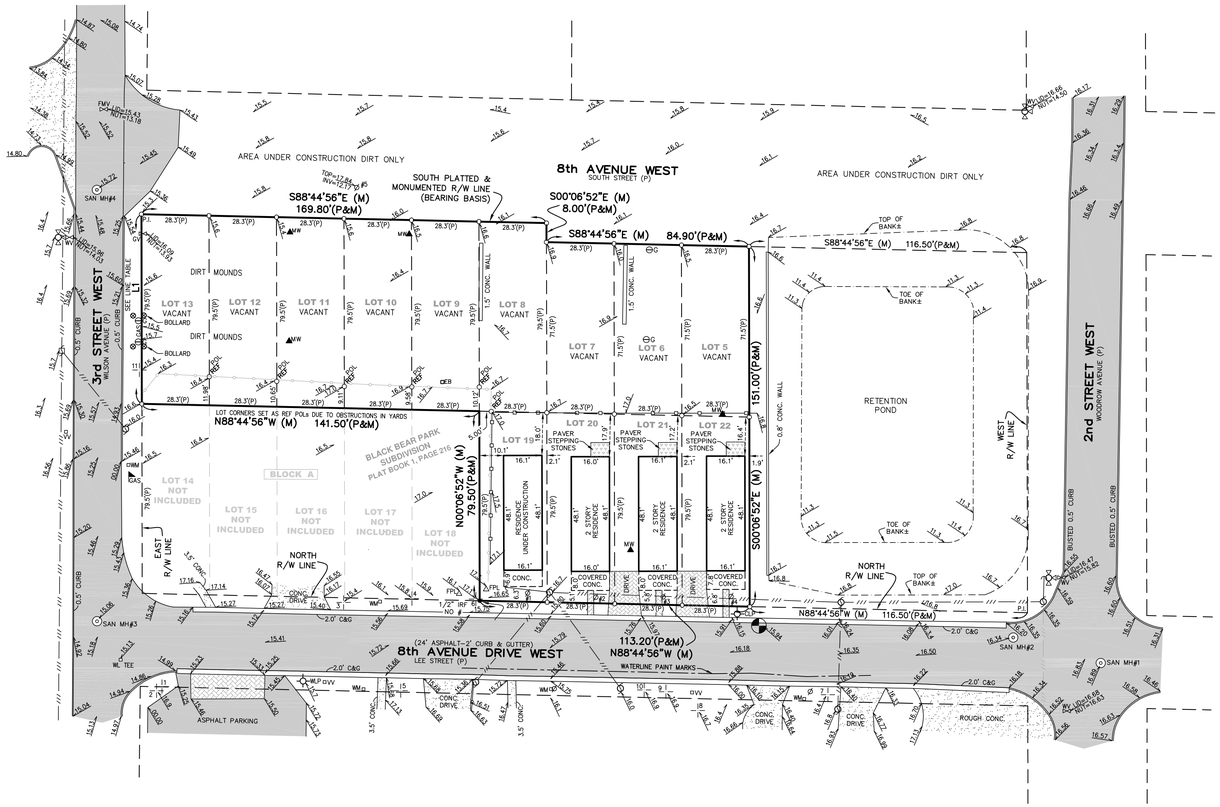
Side	Angle/Direction	Distance	Radius	Delta Angle	Description
1	N88° 44' 56.00"W	84.9000			
2	N0° 06' 52.00"W	8.0000			
3	S88° 44' 56.00"E	84.9000			
4	S0° 06' 52.00"E	8.0000			

---------- Traverse Data----------

Side	Direction	Angle	Distance	Northing (Y)	Easting (X)
1	N 88°44'56" W	0°00'00"	84.900	1148716.5611	473037.3095
2	N 00°06'52" W	268°38'04"	8.000	1148724.5611	473037.2935
3	S 88°44'56" E	271°21'56"	84.900	1148722.7074	473122.1732
4	S 00°06'52" E	268°38'04"	8.000	1148714.7074	473122.1892

JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**



LEGEND

○	= 1/2" IRON ROD SET – LB 613
○	= 1/2" IRON ROD SET – REF LB 613
●	= 1/2" IRON ROD FOUND (IRF) NO #
REF	= REFERENCE
P.I.	= POINT OF INTERSECTION
POL	= POINT ON–LINE
LB	= LICENSED BUSINESS
R/W	= RIGHT–OF–WAY
(P)	= PLAT
(M)	= MEASURED
L#	= LINE (SEE LINE TABLE)
—o—	= VINYL FENCE
—o—	= CHAIN–LINK FENCE
←———	= DOWN GUY
—///—	= OVERHEAD UTILITY LINES
⌀	= WOOD UTILITY POLE
⌀	= CONC. UTILITY POLE
WLP	= WOOD LIGHT POLE
CLP	= CONC. LIGHT POLE
□EB	= ELECTRIC BOX
□WM	= WATER METER
⋈	= FIRE HYDRANT
GV ⋈	= GAS VALVE
WV ⋈	= WATER VALVE
FMV ⋈	= FORCE MAIN VALVE
VV □	= VERIZON VAULT
MW▲	= MONITORING WELL
SAN MH Ⓢ	= SANITARY MANHOLE
⌀	= CLEAN–OUT
PVC	= POLY VINYL CHLORIDE PIPE
DIP	= DUCTILE IRON PIPE
C&G	= CURB & GUTTER
GAS	= GAS MARKER FLAG
⊖G	= GAS PIPELINE
FPL △	= FLORIDA POWER & LIGHT LATHE
⊗	= BOLLARD
00.0	= SPOT ELEVATIONS
#/	= MISCELLANEOUS TREE
	= ASPHALT
	= CONC. = CONCRETE
	= PAVERS
	= BENCHMARK: NAIL & TAB FOUND REF LB 613 ELEVATION = 15.94 N.A.V.D. 1988

SCALE - 1" = 30'

0 30 60

GRAPHIC SCALE IN FEET

DESCRIPTION:

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, AND LOTS 19 THROUGH 22, BLOCK A, BLACK BEAR PARK SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 283 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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LYING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

FOR: THREE J GROUP

ADDRESS: 214, 218, 222 & 226 8TH AVENUE DRIVE W., BRADENTON FLORIDA

BY: 3/23/2026

ROBERT J. BREEDLOVE. REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 7040

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL EQUIVALENT, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

03-17-26
DATE OF SURVEY

Leo Mills Surveying and Mapping, Inc. VB&F
A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

CERTIFIED TO & FOR THE EXCLUSIVE USE OF:
THREE J GROUP LLC;
CASHFLOW PROPERTY MANAGEMENT INC

JOB NO.	25E-1567		REVISION	DATE	BY
DRAWN BY:	TIM	CHECKED BY: RJB			
FILE:	25E-1567-UPDATE.DWG	TIM			
COGO FILE:	25E1567X.CGO				
SCALE:	1" = 30'	(SEE GRAPHIC SCALE)			
REVISION	DATE	BY			

Dr. XX # XXX

JURISDICTIONAL REVIEW RESPONSE FOR VACATION APPLICATION

Application to Vacate a *platted Right-of-Way located* Parcel ID: 3256100003

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

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

COMMENTS:

Spectrum has no UG utilities in the easement

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

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

Reviewer Name: _____ **Date Reviewed:** CombinePDF_0000013

Organization/Company: Spectrum

Department: Construction **Division:** West FL

Phone/Extension: [redacted] **Email:** [redacted]



Detail by Entity Name

Florida Limited Liability Company
THREE J GROUP LLC

Filing Information

Document Number	L25000505076
FEI/EIN Number	NONE
Date Filed	11/05/2025
Effective Date	11/01/2025
State	FL
Status	ACTIVE

Principal Address

[redacted]

Mailing Address

[redacted]

Registered Agent Name & Address

HENDRICKSON, ANTHONY

[redacted]

Authorized Person(s) Detail

Name & Address

Title AMBR

HENDRICKSON, ANTHONY

[redacted]

Annual Reports

No Annual Reports Filed

Document Images

Ticket : 127606783 Rev:000 Taken: 05/07/26 15:06ET

State: FL Cnty: MANATEE GeoPlace: BRADENTON
CallerPlace: BRADENTON
Subdivision: CITY OF BRADENTON NEW HEADQUARTERS

Address :
Street : 3RD ST W
Cross 1 : 8TH AVE DR W
Within 1/4 mile: Y

Locat: LOCATE ON THE EAST SIDE OF 3RD ST W HEADING NORTH FROM 8TH AVE DR W
APPROX 1000FT DIRECTLY BEHIND THE NEW POLICE HEAD QUARTERS
:
Remarks : *** LOOKUP BY MANUAL ***
*** Boundary: n 27.495651   s 27.491720   w -82.566043   e -82.564750
:
Grids   : 2729B8233A

Work date: 05/11/26 Time: 23:59ET Hrs notc: 056 Category: 3 Duration: 06 MONS
Due Date : 05/11/26 Time: 23:59ET Exp Date : 06/08/26 Time: 23:59ET
Work type: NEW CONSTRUCTION Boring: N White-lined: N
Ug/Oh/Both: U Machinery: Y Depth: 24 IN Permits: Y UNK
Done for : THREE J GROUP

Company : THREE J GROUP Type: CONT
Co addr : 214 8TH AVE DR W
City   : BRADENTON State: FL Zip: 34205
Caller : ANTHONY HENDRICKSON Phone: [redacted]
Contact : ANTHONY HENDRICKSON Phone: [redacted]
BestTime: ANYTIME
Mobile : [redacted]
Email   : [redacted]

Submitted: 05/07/26 15:06ET Oper: EVE
Mbrs : AT2497 CB2560 COBRAD CTV413 FLW941 FPLMAN GT1722 MCIU01 MCT589 MCTYPW
Mbrs : NN1882 PGSSAR TW1059 VW2324

There are 1 attachment(s) which can be viewed at:
https://exactix.sunshine811.com/viewticket/FL811/JHx9Xfr7RUrxEa5an7IM12Ep

* Responses are current as of 05/12/2026 09:00 AM

Ex. Circum	Service Area	Utility Type(s)	Contact	Alternate Contact	Emergency Contact	Positive Response
No	UNITI/WINDSTREAM AT2497	FIBER	CLEC LOCATE DESK (800) 941-3430	CRAIG HILGENBERG (800) 289-1901	CLEC LOCATE DESK (800) 941-3430	Clear No Facilities Date: 05/11/2026 03:11 PM
No	CITY OF BRADENTON - STREET LIGHTS AND TRAFFIC SIGNALS CB2560	STREET LIGHTS, TRAFFIC SIGNALS	MARLA RYDER (941) 782-0094 x289	CHRIS WALTERS (941) 708-6364 x252	CHRIS WALTERS (941) 708-6364 x252	Marked Date: 05/11/2026 11:31 AM Respondent: MARLA RYDER COMPLETED BY JESUS GONZALEZ
No	CITY OF BRADENTON COBRAD	SEWER, WATER	DAVID CRONKHITE (941) 708-6300 x229	STEVE SIBERT (941) 708-6300 x227	PHILLIP CAMPBELL (941) 708-6300 x243	Unmarked - Locate description is insufficient - white lining is required per 556.114(3), FS Please contact the utility when the white lining is completed. Date: 05/08/2026 10:34 AM Respondent: JESUS REYES
No	COMCAST CTV413	CATV	ITG DAMAGE PREVENTION (385) 977-0510		HFC HELP DESK (855) 962-8525	No Conflict - utility is outside of the requested work site Date: 05/07/2026 03:07 PM
No	ZAYO GROUP / FORMERLY LIGHTWAVE, LLC FLW941	FIBER	LOCATE CENTER / NEIL SCARBOROUGH (800) 961-6500	STAKE CENTER / LOUIS SIMONE (772) 579-8956	JON RAY (813) 417-2184	No Conflict - utility is outside of the requested work site Date: 05/11/2026 11:45 AM Respondent: THOMAS MILIEN
No	FLORIDA POWER & LIGHT--MANATEE FPLMAN	ELECTRIC	USIC DISPATCH CENTER (800) 778-9140		USIC DISPATCH CENTER (800) 778-9140	Marked Date: 05/11/2026 03:08 PM
No	FRONTIER COMMUNICATIONS GT1722	CATV, COMMUNICATION LINES	USIC DISPATCH (800) 778-9140	KYLE PERKINS (727) 313-6167	AFTER HOURS CRAIG ELLISON, USIC. (800) 575-5594	Marked Date: 05/11/2026 03:07 PM
No	MCI MCIU01	COMMUNICATION LINES, FIBER	FIELD CONTACTS (800) 624-9675	NATIONAL FIBER SECURITY DEPARTMENT (800) 624-9675	NATIONAL FIBER SECURITY DEPARTMENT (800) 624-9675	No Conflict - utility is outside of the requested work site Date: 05/11/2026 11:45 AM Respondent: THOMAS MILIEN

No	MANATEE COUNTY TRANSPORTATION DEPARTMENT MCT589	TRAFFIC LIGHTS, TRAFFIC SIGNALS	ANTHONY WILLIAMS (941) 792-8811 x5081	JAMES HILL (941) 348-7112	ANTHONY WILLIAMS (941) 792-8811 x5081	No Conflict - utility is outside of the requested work site Date: 05/08/2026 07:13 AM Respondent: BRANDON HAYES
No	MANATEE COUNTY UTILITY OPERATIONS MCTYPW	RECLAIMED WATER, SEWER, WATER	ANTHONY WILLIAMS (941) 792-8811 x5081	ROBERT FITZGERALD (941) 290-8682	ANTHONY WILLIAMS (941) 792-8811 x5081	Unmarked - Not service provider for this location Date: 05/08/2026 07:08 AM Respondent: AARON MCCRAY 3U MANATEE COUNTY IS NOT THE SERVICE PROVIDER FOR THIS AREA. CONTACT UTILITY OWNER FOR UTILITY INFORMATION. C.O.B. NO CONFLICT WITH MANATEE COUNTY OWNED UTILITIES IN THE DESCRIBED BORE PATH / WORK AREA.
No	CROWN CASTLE NG NN1882	FIBER	STAKE CENTER LOCATING DISPATCHER** (801) 364-1063		CROWN CASTLE FIBER NOC (855) 933-4237 x1	Clear No Facilities Date: 05/11/2026 11:49 AM Respondent: THOMAS MILIEN (STAKE CENTER)
No	TECO PEOPLES GAS-SARASOTA PGSSAR	GAS	AARON SZACSKA (813) 557-5971	JARED ELY (813) 743-7807	TECO-PEOPLES GAS CUSTOMER SERVICE (877) 832-6747	Unmarked - Member does not have accurate information to perform the requested locate - please contact the utility for further details per 556.105 (7)(a), F.S. Date: 05/11/2026 03:49 PM Respondent: ANTHONY INOA UNDETECTABLE
No	CHARTER COMMUNICATIONS TW1059	CATV	ITG LOCATES (407) 557-8832	ITG LOCATES (407) 557-8832	FLORIDA REGIONAL OPERATIONS CENTER (844) 220-2369	Marked Date: 05/08/2026 10:14 AM Respondent: ITG (WESTFL)

No	VERIZON WIRELESS VW2324	FIBER	VICTOR WOOD (919) 377-4328	STAKE CENTER LOCATING DISPATCHER** (801) 364-1063	NATIONAL FACILITY LOCATE CENTER (800) 624-9675	No Conflict - utility is outside of the requested work site Date: 05/11/2026 11:45 AM Respondent: THOMAS MILIEN

Irvin B. Lee P.E., Director

Public Works & Utilities | [redacted]
[redacted] | [redacted]
www.cityofbradenton.com

October 2, 2026

Timothy Najjar
Shroyer Drapala Engineering, LLC
[redacted]

Sent Via Email
[redacted]

Re: Right-of-Way Vacation Application for Black Bear Park Subdivision

Dear Mr. Najjar,

The City's Public Works and Utilities Department has received and reviewed a request for a right-of-way vacation for a portion of an undeveloped right-of-way between 2nd Street West and 3rd Street West. The right-of-way to be vacated is identified in the following description provided:

Right-of-Way Vacation Description

Part of Black Bear Park Subdivision recorded in Plat Book 1, Page 283 of the Public Records of Manatee County, Florida, being more particularly described as follows:

Commencing at the NE corner of Lot 1 of said Black Bear Park Subdivision; thence N89°44'56"W along the north line thereof and the south right-of-way line of 8th Avenue West 116.50 feet to the NE corner of Lot 5, being the Point of Beginning; thence continuing along the south right-of-way line of 8th Avenue West N88°44'56"W 84.90 feet to NW corner of Lot 7 and a point on the east line of Lot 8; thence along the East Line thereof, N00°06'52"W 8.00 feet to the NE corner of said Lot 8; thence S88°44'56"E 84.90 feet to the NW corner of the previously vacated right-of-way, recorded in Official Records Instrument 2024410086780 of the Public Records of Manatee County, Florida; thence along the west line thereof, S00°06'52"E 8.00 feet to the point of beginning, containing 0.02 Acres (679 sq.ft.).

A survey sketch is attached to this document which supports this information.

Public Works has no objection to the right-of-way vacation as described above. The vacated right-of-way is intended to become part of the adjacent single family residential lots, known as Lots 5-A, 6-A, and 7-A. The recorded descriptions of each lot will need to be adjusted to include the area vacated by the City.

Sincerely,

Irvin B. Lee, P.E.
IL/dj

CC: VIA EMAIL
Kim Clayback
David Cronkhite DEC

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

3/4" Margin, both sheets

Exhibit "A" (both sheets)

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

VB&F

DESCRIPTION

(SHEET 1 OF 2)

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

This Legal Description and Sketch is Certified to;
Three J Group, LLC;
Cashflow Property Management, Inc.;
~~Manatee County~~ City of Bradenton, a Florida municipal corporation

SURVEYOR'S CERTIFICATE:

This item has been digitally signed and sealed by Robert J Breedlove, PSM on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Third party verification can be performed through the Identrust certificate attached as part of the electronic copy.

ROBERT J. BREEDLOVE License Number 7040 STATE OF FLORIDA Professional Surveyor and Mapper

BY: _____

Robert J. Breedlove.
Registered State of Florida
Professional Surveyor and Mapper No. 7040
Date of Survey:
Not valid without the Original Signature and Seal, or the Digital Equivalent, of a Florida Licensed Surveyor and Mapper.

along the west line of the said vacated right-of-way

to the Northwest corner of the previously vacated right-of-way, recorded in Official Records Instrument 202441086780, of the Public Records of Manatee County, Florida

Right-of-way

~~Easement~~ **Vacation Description**

Part of Black Bear Park Subdivision recorded in Plat Book 1, Page 283 of the Public Records of Manatee County, Florida, being more particularly described as follows:

Commence at the NE corner of Lot 1 of said Black Bear Park Subdivision; thence N89°44'56"W along then north line thereof and the south right-of-way line of 8th Avenue West 116.50 feet to the NE corner of Lot 5, being the Point of Beginning; thence continuing along said south right-of-way line, N88°44'56"W 84.90 feet to the NW corner of Lot 7; thence along the East Line thereof, N00°06'42"W 8.00 feet to the NE corner of said Lot 8; thence parallel with the north line of Lots 5-7 S88°44'56"E 84.90 feet; thence S00°06'52"E 8.00 feet to the point of beginning, containing 0.02 Acres (679 sq.ft.).

This would be the east line of Lot 8?

Notes:

1. This Plat is a "Sketch of Description" only and is not intended to be used as a Boundary Survey.
2. This Sketch of Description consists or 2 sheets, each sheet is intended to be used in conjunction with the other sheet. This Sketch and Description is not complete without both sheets.
3. Bearings and Coordinates shown are based on the Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment as taken from RTK/GPS Readings from the Florida Permanent Reference Network operated by the Florida Department of Transportation. Which line is the basis of bearings?
4. This Survey has been prepared without the benefit of a current Title Report and therefore may not necessarily indicate all encumbrances on the property.
5. The description shown hereon was created by this firm
6. This Sketch of Description is intended for the exclusive use of those Certified Parties appearing hereon and is warranted for a period of one (1) year beyond the date shown.
7. Subject to Easements, Dedications and Restrictions of Record.
8. The Subject Land as surveyed contains 679 square feet or 0.02 acres, more or less.

JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

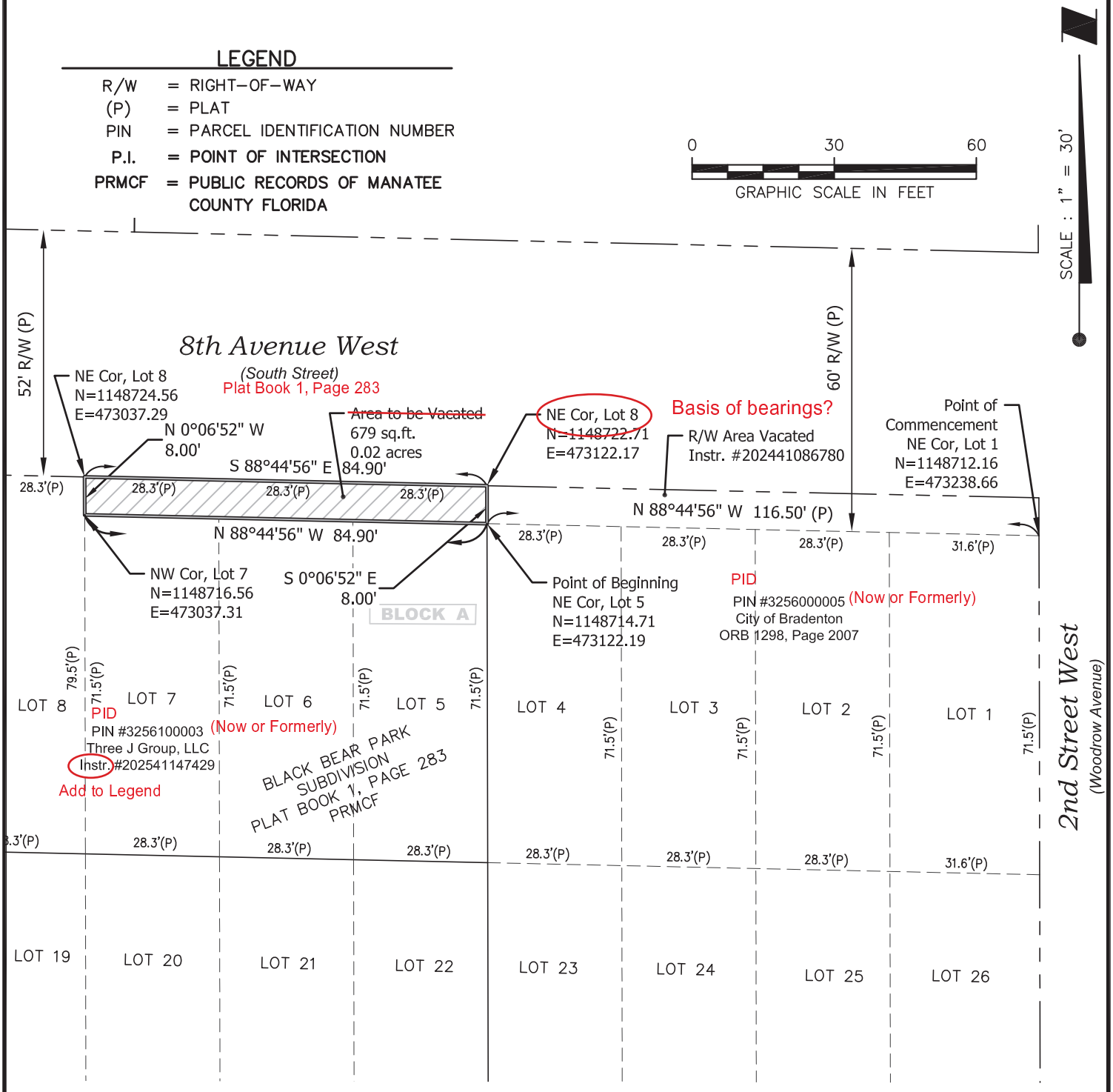
VB&F

DESCRIPTION

(SHEET 2 OF 2)

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA



JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.

VB&F

CLOSURE REPORT

FOR: Three J Group, LLC **DATE: 3/23/2026**

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

25E-1567 Vacation Closure Report

Remove this sheet from the PDF file. It can be in a separate file.
Thank you for providing the information.

---------- Closure----------
Total Traverse Length = 185.8000
Error in Closure = 0.000
Closure is one part in = Infinite
Error in North(Y) = 0.0000
Error in East(X) = 0.0000
Direction of Error = S

---------- Traverse Control----------
Point of Beginning:
Point Name =
Northing = 1148714.7074
Easting = 473122.1892
Point of Closure:
Point Name =
Northing = 1148714.7074
Easting = 473122.1892

---------- Input Data----------

Side	Angle/Direction	Distance	Radius	Delta Angle	Description
1	N88° 44' 56.00"W	84.9000			
2	N0° 06' 52.00"W	8.0000			
3	S88° 44' 56.00"E	84.9000			
4	S0° 06' 52.00"E	8.0000			

---------- Traverse Data----------

Side	Direction	Angle	Distance	Northing (Y)	Easting (X)
1	N 88°44'56" W	0°00'00"	84.900	1148716.5611	473037.3095
2	N 00°06'52" W	268°38'04"	8.000	1148724.5611	473037.2935
3	S 88°44'56" E	271°21'56"	84.900	1148722.7074	473122.1732
4	S 00°06'52" E	268°38'04"	8.000	1148714.7074	473122.1892

JOB NO. 25E-1567 Drawn By: Tim DATE: 3/23/2026

FILE_DWG **25E-1567-SKETCH-DESCRIPTION**

From: Tim Najjar
To: Greg DeLong
Subject: [EXTERNAL] Fw: Black Bear Park
Date: Wednesday, September 30, 2026 11:29:24 AM
Attachments: image001.png
image003.png
image004.png
image.png

Greg,

I followed up with FPL and TECO again yesterday asking for a response and Bradley sent me the below. I asked if he would put this in a letter but I highly doubt he will. Haven't heard a response back yet from TECO but it's been way more than 30 days since I originally sent the request.

Any thoughts ?

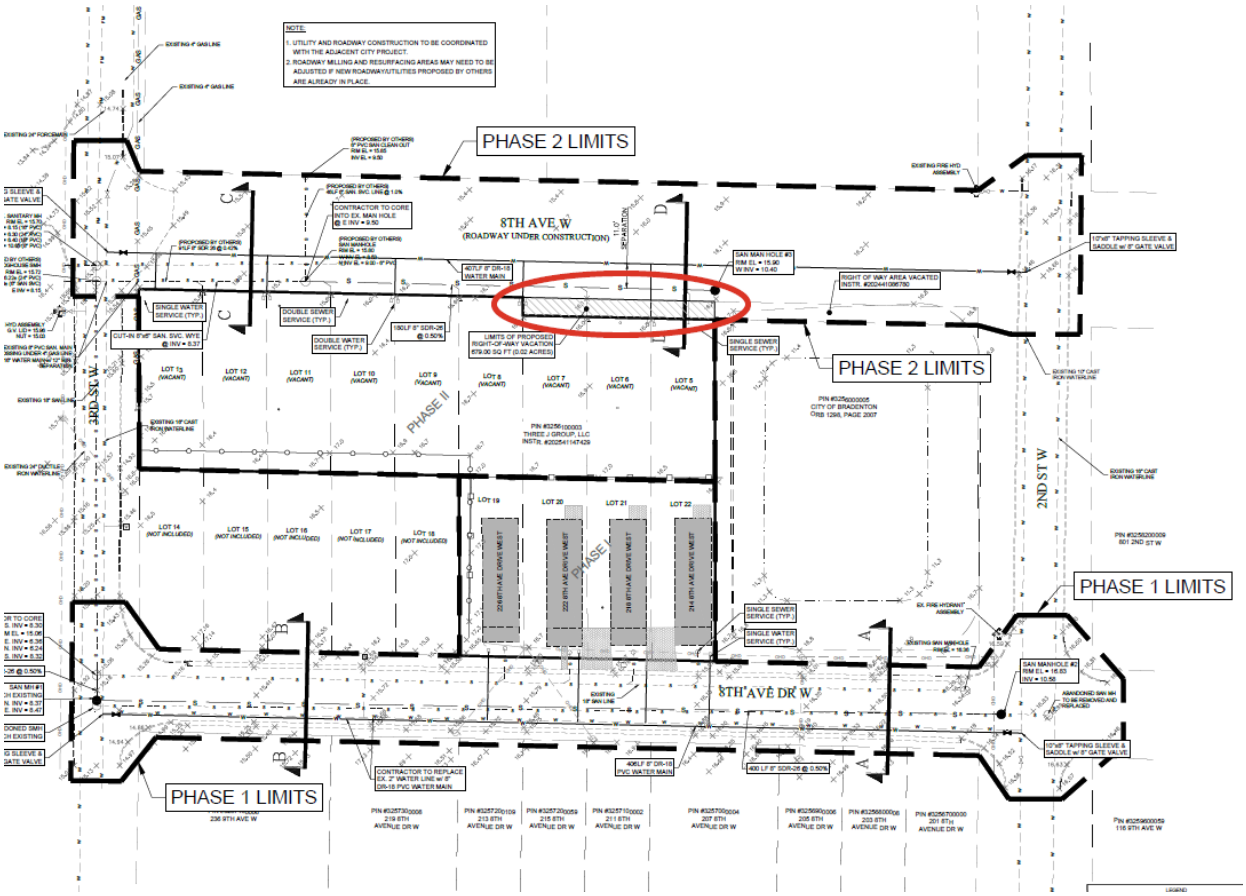
Thank You,

Tim Najjar

Shroyer Drapala Engineering, LLC
[redacted]
Cell: 941.704.8915
Ph: [redacted]
www.ShroyerDrapala.com

From: Brenner, Bradley <[redacted]
Sent: Tuesday, September 29, 2026 2:43 PM
To: Tim Najjar [redacted]
Subject: RE: Black Bear Park

If its just the red circled area, then we don't have anything there.





Bradley Brenner
Engineer I
Cell [redacted]
Email [redacted]
Please contact me with any questions or concerns.
Visit the ***FPL Project Portal*** to manage your FPL Residential and Commercial construction projects and appointments, access information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.

Need additional assistance? | **Reach out to my leader: Scott Overbaugh | P[redacted] | E:[redacted]**

From: Tim Najjar [redacted]
Sent: Tuesday, September 29, 2026 9:42 AM
To: Brenner, Bradley [redacted]
Subject: Black Bear Park

Good morning,

Attached is a letter showing and explaining the Vacation of a portion of the Right-Of-Way along 8th Ave. W. In Bradenton, FL. I ask that you verify whether you have any issues with proceeding with the Vacation. I humbly ask that you respond within 30 days. Please don't hesitate to contact me with any questions or concerns.

Thank You,

Tim Najjar

Shroyer Drapala Engineering, LLC
[redacted]

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.

AGENDA ITEM NO. 6.c

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: December 2, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: ORDINANCE 4087 - PUBLIC HEARING
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON'S LAND USE REGULATIONS, CHAPTER 3, DISTRICT REGULATIONS, SECTION 3.2, STANDARD LAND USE ATLAS DISTRICT REGULATIONS, SCHEDULE 3.2.1.1 RESIDENTIAL DISTRICTS PERMITTED USES AND SPECIAL USES, SCHEDULE 3.2.1.2 PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS, SCHEDULE 3.2.2.1. DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS, AND SCHEDULE 3.2.2.2 DIMENSIONS AND AREA STANDARDS FOR MIXED USE AND NON-RESIDENTIAL DISTRICTS, TO ADD RESIDENTIAL USES AS PERMITTED USES IN THE PROFESSIONAL (P) ZONING DISTRICT, TO ADD HOME OCCUPATION AS A PERMITTED USE IN MOBILE HOME (R-4) AND PROFESSIONAL (P) ZONING DISTRICTS, TO PROVIDE STANDARDS FOR RESIDENTIAL CONSTRUCTION IN MIXED USE AND NON-RESIDENTIAL ZONING DISTRICTS, AND TO CORRECT TYPOS AND CREATE BETTER CONSISTENCY OF LANGUAGE; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Ordinance 4087.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:

The Department of Planning and Community Development is requesting to make a modification to the Land Use Regulations related to the Professional Zoning District, particularly regarding residential uses. Additionally, the department is suggesting changes to the use table to clean up typos and provide clarity and consistency.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Scott Rudacille.

SUGGESTED MOTION:
Motion to recommend to City Council either approval or denial of Ordinance 4087.

ATTACHMENTS:
Ordinance: 4087
Staff Report

ORDINANCE 4087

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON'S LAND USE REGULATIONS, CHAPTER 3, DISTRICT REGULATIONS, SECTION 3.2, STANDARD LAND USE ATLAS DISTRICT REGULATIONS, SCHEDULE 3.2.1.1 RESIDENTIAL DISTRICTS PERMITTED USES AND SPECIAL USES, SCHEDULE 3.2.1.2 PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS, SCHEDULE 3.2.2.1. DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS, AND SCHEDULE 3.2.2.2 DIMENSIONS AND AREA STANDARDS FOR MIXED USE AND NON-RESIDENTIAL DISTRICTS, TO ADD RESIDENTIAL USES AS PERMITTED USES IN THE PROFESSIONAL (P) ZONING DISTRICT, TO ADD HOME OCCUPATION AS A PERMITTED USE IN MOBILE HOME (R-4) AND PROFESSIONAL (P) ZONING DISTRICTS, TO PROVIDE STANDARDS FOR RESIDENTIAL CONSTRUCTION IN MIXED USE AND NON-RESIDENTIAL ZONING DISTRICTS, AND TO CORRECT TYPOS AND CREATE BETTER CONSISTENCY OF LANGUAGE; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3167(1)(c), Florida Statutes, authorizes the City to adopt and amend land development regulations to guide the growth and development of the City; and

WHEREAS, the City wishes to amend Schedule 3.2.1.1 of the City's Land Use Regulations to add home occupation as a permitted use in the Mobile Home (R-4) zoning district and to correct typos and create consistency of language; and

WHEREAS, the City wishes to amend Schedule 3.2.1.2 of the City's Land Use Regulations to add single-family dwellings, two-family dwellings, multi-family dwellings, and mixed use/home occupation as permitted residential uses in the Professional (P) zoning district, and to correct typos and create consistency of language; and

WHEREAS, the City wishes to amend Schedule 3.2.2.1 of the City's Land Use Regulations to remove dimensional and area standards related to maximum density for residential districts, and to remove outdated language related to affordable housing bonuses; and

WHEREAS, the City wishes to amend Schedule 3.2.2.2 of the City's Land Use Regulations to add dimensional and area standards for residential buildings in mixed use and non-residential districts; and

WHEREAS, in accordance with Section 166.041(3)(c), Florida Statutes, the City has held two duly noticed public hearings on January 13, 2027, and January 27, 2027, to obtain public comment related to the amendment set forth herein;

WHEREAS, having considered written and oral comments received during the public hearings, the City finds that the proposed text amendment to its Land Use Regulations is in the best interests of the health, safety, and welfare of the general public and the City's residents, furthers the purposes of, and is consistent with the City's Land Use Regulations, and is consistent and compliant with State law, including but not limited to Chapter 163, Part II, Florida Statutes.

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

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

Section 2. Land Development Regulations Amendment. Schedule 3.2.1.1 of the Land Use Regulations is hereby amended to read as follows (underline indicates additions).

SCHEDULE 3.2.1.1 RESIDENTIAL DISTRICTS ~~/~~ PERMITTED USES AND SPECIAL USES																		
USE	SINGLE-FAMILY R-1			TWO FAMILY R-2			MULTI-FAMILY R-3			MOBILE HOME R-4			VILLAGE OF THE ARTS OVERLAY[4]			ANTIQUES OVERLAY[4]		
	P	SU	SCC	P	SU	SCC	P	SU	SCC	P	SU	SCC	P	SU	SCC	P	SU	SCC
Single-Family Dwelling	X			X			X			X			X			X		
Two-Family Dwelling	[5]			X			X							X				
Multi-Family Dwelling	[5]						X							X				

Garage/Accessory Unit	(5)			X			X						X			X	
Boarding House *								X									
Bed and Breakfast								X					X			X	
Home Occupation[(6)]	X			X			X			X			X			X	
Home Business													X			X	
Educational/Cultural/ Religious Facilities Mortuary/Crematory		X			X			X			X			X			X	
Public Facility, Park[(1)]		X			X			X			X			X				
Nursing Home					X			X						X				
Group Care Home ** Congregate Living Home and Emergency Shelter					X			X			X			X			X	
Group Care Facility ** ~~Inc.~~ Including Congregate Living ~~Fac.~~Facility, Recovery Home, Emergency Shelter, ~~Res.~~ Residential Treatment ~~Fac.~~Facility								X						X			X	
Hospital								X			X			X				
Day Care Center *[(2)]		X			X			X						X			X	
Public Event			X			X			X			X			X			X
Dock/Pier[(3)]	X			X			X			X								
P = Permitted Use SU = Special Use Permit SCC = Special City Council Approval																		

* See Specific Use Regulations, Section 4.3.2

** See Specific Use Regulations, Section 4.3.6. An exception may apply for a Community Residential Home defined by F.S. § 419.001

[(1)] Neighborhood parks required in subdivisions or planned development projects shall be permitted uses.

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

[(3)] Docks and piers ~~not meeting~~ that do not meet the criteria in subsection 5.1.2.14, and those proposed on public waterfronts shall require special use permit approval.

[(4)] See sections 3.4.5 and 3.4.6, Special district regulations.

[5] See section 4.1.3 Wares Creek exemption schedule 3.2.2.1.

[6] Regulated by F.S. § 599.955

Section 3. Land Development Regulations Amendment. Schedule 3.2.1.2 of the Land Use Regulations is hereby amended to read as follows (underline indicates additions).

SCHEDULE 3.2.1.2 - continued PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS												
USE[(1)(5)]	UV[(6)]		UC/UCBD[(3)]		UCC		SCC		P		I	
	P	SU	P	SU	P	SU	P	SU	P	SU	P	SU
AUTOMOTIVE USES												
Service Station/Repair		X				X		X			X	
Car Wash						X		X			X	
Auto Sales/Rental						X	X				X	
Parking Lot/Garage	X		X		X		X		X		X	
Automotive Specialty				X		X	X				X	
AMUSEMENT ESTABLISHMENTS												
Adult Entertainment *				X		X		X				
Indoor		X		X		X		X				
Outdoor		X				X		X				
Parks	X		X			X		X		X		X
Clubs		X		X		X		X		X		
TRANSPORTATION USES												
Public Transportation Terminal		X		X		X	X				X	
Marinas				X		X					X	
Motor Freight Terminals												X
Marine Establishments				X		X	X				X	
Heliports[(11)]				X		X		X		X		X
Docks and Piers *[(4)]			X		X		X		X		X	
SERVICE AND EQUIPMENT ESTABLISHMENTS												
Testing Laboratories				X		X	X			X	X	
Heating and Fuel								X			X	
Ice Plant				X		X		X			X	
Building Materials				X		X		X			X	
Construction Service				X		X	X				X	
Farm/Marine Supplies				X		X		X			X	
Laundry/Dry Cleaning Plant								X			X	
Wholesale								X			X	
Storage Establishments				X	X		X				X	
Plant Nurseries						X	X				X	
Communication Towers *				X		X		X		X		X
MANUFACTURING												
Light						X		X			X	

DRAFT

Heavy												X
RESIDENTIAL USES												
Single-Family Dwelling	X		X		X				X			
Two-Family Dwelling									X			
Multi-Family	X		X						X			
Mixed Use/Home Occupation[13]	X		X		X				X			
Dwelling Unit ~~w/I~~ Within Principal bldg	X		X		X		X		X			
Garage Apartment	X											
PUBLIC FACILITIES		X		X		X		X		X		X
Seasonal Sales[2]			X		X		X					
PRIVATE EVENTS	X		X		X		X		X		X	
PUBLIC EVENTS REQUIRE CITY COUNCIL APPROVAL												
Convenience, Grocery, Drugs		X		X		X		X				X
Comparison Goods	X		X		X		X					
Secondhand Stores			X		X		X					
Auction Houses*		X		X		X		X				
P = Permitted Use S = Special Use Blank = Not Permitted												
Continued												

SCHEDULE 3.2.1.2 - continued
PERMITTED AND SPECIAL USES
MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS

USE[1][5]	UV[6]		UC/UCBD[3		UCC		SCC		P				I	
	P	SU	P	SU	P	SU	P	SU	P	SU			P	SU
EATING/DRINKING ESTABLISHMENTS[7]														
Restaurants - over 20 seats	X		X			X		X						
Shopping Center ~~Restautants~~ Restaurants			X		X		X							
Lounges		X		X		X		X						
Catering			X		X		X							X
Take Out/Delivery/Drive Through		X		X	X		X							
Café/Sidewalk Café < 20 seats[7]	X		X		X		X		X					
NEWSRACKS, MODULAR *	X		X		X		X		X				X	
SERVICE ESTABLISHMENTS														
Personal Service	X		X		X		X		X					
Business/Domestic Service	X		X		X		X							
Kennels, Animal Boarding						X		X						X
Freestanding Ice Vending Machine								X						
EDUCATIONAL AND RELIGIOUS														
Schools, Public and Private[9]		X				X		X		X				

Business, Training Schools	X		X		X		X		X					
Educational		X		X		X		X		X				
Cultural	X			X		X		X		X				
Dormitories				X		X	X							
Religious Establishments[9]					X		X							
Cemeteries						X		X						
Mortuaries, Funeral Homes, Crematories		X		X	X		X							
Day Care Centers *[8] [9]		X		X		X		X	X					
OFFICES - NON-MEDICAL	X		X		X		X		X				X	
LODGING														
Hotels		X		X		X		X						
Motels						X		X						
Bed and Breakfast	X		X			X		X						
Boarding Houses*						X		X						
HEALTH CARE & SOCIAL SERVICE FACILITIES														
Hospitals[11]				X		X		X		X				
Nursing Homes *				X		X		X	X					
Health Services	X		X		X		X		X					
Group Care Homes[12]				X		X		X	X					
Group Care Facilities *[12]				X		X		X	X				X	
Social Services Establishment						X		X		X				
Veterinarian/Animal Hospital				X	X		X		X				X	
P = Permitted Use SU = Special Use Permit Blank = Not Permitted														

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

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

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

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

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

[5] Retail establishments providing modeling services require 1,000 square feet per room.

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

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

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

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

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

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

(12) Shall be a state licensed facility.

(13) Regulated by F.S. § 599.955

DRAFT

Section 4. Land Development Regulations Amendment. Schedule 3.2.2.1 of the Land Use Regulations is hereby amended to read as follows (underline indicates additions).

SCHEDULE 3.2.2.1. DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS					
STANDARD	RESIDENTIAL DISTRICTS				
	R-1	R-2	R-3	UV	R-4
MINIMUM LOT AREA IN SQUARE FEET					
One dwelling unit	7,200	6,500	5,000	5,000	3,000
Two dwelling units[9]		8,500	6,000	6,000	
Three dwelling units			7,500	7,000	
Additional area required per unit above 3 units			3,000	1,600	
~~Maximum density (units/acre)~~	~~6~~	~~10~~	~~15~~	~~25*~~	~~15~~
MINIMUM STREET FRONTAGE IN FEET	50	50	50	50	35
Cul-de-sac	25	25	30	30	35
MINIMUM WIDTH AT BUILDING LINE IN FEET[6][8]					
One dwelling unit	75	60	50	50	35
Two dwelling units[9]		70	60	50	
Three dwelling units			70	60	
MINIMUM SETBACKS[1] IN FEET					
Principal building					
front[2] [8]	20	20	20	10	5
side	8	8	8	5	5
rear	20	20	20	5	5
Accessory building & structures, except fences[7]					
side and rear	5	5	5	5	5
MAXIMUM BUILDING HEIGHT[3] IN FEET	35	35	45	45	
MINIMUM DWELLING UNIT SIZE IN SQUARE FEET[4]					
Single-family unit	1,500	800	800	800	400
Duplex unit		1,500	1,200	1,000	
Multi-family unit			700	700	
MAXIMUM % IMPERVIOUS SURFACE[5]	50%	60%	70%	70%	70%

~~* A five-unit density bonus is permitted with the provision of affordable housing~~

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

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

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

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

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

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

(7) With the exception of fences, accessory buildings or accessory structures shall not be placed on easements.

DRAFT

[8] Cul-de-sac lots may reduce lot width at building line by 25 feet

[9] See section 3.4.5.6 for Village of the Arts Overlay District.

DRAFT

Section 5. Land Development Regulations Amendment. Schedule 3.2.2.2 of the Land Use Regulations is hereby amended to read as follows (underline indicates additions).

SCHEDULE 3.2.2.2 DIMENSIONS~~S~~AL AND AREA STANDARDS FOR MIXED USE AND NON-RESIDENTIAL DISTRICTS								
STANDARD	MIXED-USE				COMMERCIAL		PROFESSIONAL	INDUSTRIAL
	UV				UCC	SCC	P	I
NON-RESIDENTIAL BUILDINGS (Building Setbacks in Feet)~~(9)~~(7)	Arterial(1)	Non-Arterial(2)	UC	UCBD				
Front	5(3)	10	none	none	20	35	35	25
Side	0	5	none	none	10	10	10	20
Rear	0	15	none	none	15	25	25	25
Side or rear adjacent to residential district~~(10)~~(8)	n/a	n/a	35	35	35	35	35	35
Accessory building/structure setback in feet, side or rear~~(11)~~(9)	none	none	none	none	10	10	10	10
Maximum floor area ratio~~(12)~~(10)	0.7	0.7	5	5	0.5	0.5	0.35	1
Maximum building height (in feet)~~(13)~~(11)	60(4)	35(5)	95	95	35	35	45	45
Maximum building height (in stories)	5	3	8	8	2	2	3	4
RESIDENTIAL BUILDINGS (Where Permitted)~~(7)~~(6)	See "DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS", R-3 Standards.							
~~MAXIMUM RESIDENTIAL DENSITY IN DWELLINGS UNITS PER ACRE (where permitted)~~	~~25(6)(7)~~		~~60(6)(8)~~	~~40(6)(8)~~	~~10(6)(8)~~			

(1) Standards apply to buildings fronting arterial roadways listed in Section 4.1.3.

(2) Standards apply to buildings fronting local or collector streets listed in section 4.1.3.

(3) Maximum building setback of 15 feet.

(4) Within 125 feet of parcel boundary fronting arterial roadway. Within 125 feet of parcel boundary fronting arterial roadway and local or minor collector street (corner parcel), height may be increased to 85 feet.

(5) Within 85 feet of parcel boundary fronting local street or minor collector.

~~(6) A density bonus of up to ten dwelling units per acre may be granted for planned development project applications subject to architectural review board (ARB) design and compatibility review if such unit(s) meet the following conditions: (1) remains owner occupied with homestead tax exemption status; (2) the initial sales price does not exceed the purchase price limit set forth in the adopted City of Bradenton Local Housing Agency Plan, as may be amended from time to time; and (3) said unit does not exceed said purchase price limit for a time period of not less than five years from date of first occupancy.~~

(6)~~(7)~~ See schedule 3.2.2.1 for urban village residential standards.

~~(8) Areas inside the coastal high hazard area being the category 1 storm surge line as established by a sea, lake, and overland surges from hurricanes (SLOSH) computerized storm model are limited to dimensional and area standards and density limitations set forth in the R-3C district.~~

(7)~~(9)~~ An overhang of up to three feet is permitted to extend into the required setback unless the overhang would extend into a public facilities easement or right-of-way. No footings or structural supports shall be located in a public facilities easement, drainage easement or right-of-way.

(8)~~(10)~~ A five-foot separation strip shall be provided along all property lines abutting a residential zone. Within the strip, a permanent buffer, such as a wall or evergreen hedge, with a minimum height of six feet shall be provided.

(9)~~(11)~~ Pervious wood decks for outdoor seating may extend to side and rear property lines at the discretion of the PCD director. No deck or structure pursuant to this allowance may extend over any water body or wetland. Additional standards may apply for such approval.

(10)~~(12)~~ Floor area ratio is defined as the total building area divided by the total land area of the site and is limited to non-residential uses not including parking, public atriums, and/or indoor plazas and courtyards.

(11)~~(13)~~ The maximum building height permitted, except in the UV, UC or UCBD zone, may be increased provided one additional foot is added to each required setback for each additional foot to building height. In UV, UC or UCBD districts, increased height may be permitted with the approval of the city council upon the recommendation of the ARB, provided adjoining properties would not be adversely affected based on visual impact and design and compatibility analysis and consistency with the Tamiami Trail Revitalization Strategy.

(12)~~(14)~~ Gasoline pumps and propane tanks shall meet a 25-foot front setback and shall be landscaped.

DRAFT

Section 6. Codification. The City Clerk shall ensure that this Ordinance shall be submitted for codification of the language in Section 2 through Section 5 herein upon taking effect.

Section 7. Repeal of Inconsistent Ordinances. This Ordinance hereby repeals all Ordinances, or parts thereof, in conflict herewith to the extent of such conflict.

Section 8. Severability. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the validity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 9. Effective Date. This Ordinance shall take effect as provided by law.

PUBLICATION DATE	
FIRST READING AND HEARING	January 13, 2027
PUBLICATION DATE	
SECOND READING AND HEARING	January 27, 2027

PASSED AND DULY ADOPTED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING THIS 27th DAY OF JANUARY, 2027.

CITY OF BRADENTON, FLORIDA

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

APPROVED AS TO FORM:

_____
Scott Rudacille
CITY ATTORNEY

DRAFT

City of Bradenton
Department of Planning & Community Development
Planning Commission
December 2, 2026

Ordinance 4087 | PLN-TXT-26-0001
Staff Report

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON'S LAND USE REGULATIONS, CHAPTER 3, DISTRICT REGULATIONS, SECTION 3.2, STANDARD LAND USE ATLAS DISTRICT REGULATIONS, SCHEDULE 3.2.1.1 RESIDENTIAL DISTRICTS PERMITTED USES AND SPECIAL USES, SCHEDULE 3.2.1.2 PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS, SCHEDULE 3.2.2.1. DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS, SCHEDULE 3.2.2.2 DIMENSIONS AND AREA STANDARDS FOR MIXED USE AND NON-RESIDENTIAL DISTRICTS, TO ADD REGULATIONS FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS IN THE PROFESSIONAL (P) DISTRICT, AND TO CORRECT TYPOS AND CREATE BETTER CONSISTENCY OF LANGUAGE; PROVIDING FOR CODIFICATION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The Department of Planning and Community Development is requesting to make a modification to the Land Use Regulations related to the Professional zoning district, particularly regarding residential uses. Additionally, the Department is suggesting changes to the use table to clean up typos and provide clarity and consistency.

The proposed modifications should clarify code interpretation and allow staff to permit residential uses that are already present within the P district, currently as legal nonconformities. Most parcels (69% of the total) with P zoning are single family residential, but this use is currently not allowed in the district. The nonconforming status also has created difficulties related to dimensional requirements and has hindered the abilities of residents to add extensions to their homes or add accessory structures that are common for single family dwellings (e.g. sheds).

The following is a summary of the changes:

- Add footnote regarding Florida statute on home occupations
- Replace abbreviations with full words
- Consistency of language between the tables regarding dwellings
- Add single-family dwellings, two-family dwellings, and multifamily to permitted uses in P district
- Correct misspellings
- Remove maximum density from dimensional and area standards (this is governed by the Comprehensive Plan) and remove outdated affordable housing bonus language
- Add dimensional standards for residential buildings in mixed use and non-residential districts. R-3 was chosen as the reference after review of previous codes.
- Removal of footnotes regarding outdated density bonuses
- Removal of footnote regarding Coastal High Hazard Area as regulations have changed

It appears that at one time, the City may have been attempting to transition areas zoned P away from residential uses. However, this has not come to fruition, and the restrictions are creating challenges for homeowners in renovating and utilizing their property. The proposed changes are consistent with State limitations on the modification of land use regulations and will generally make the regulations less restrictive.

Sincerely,



Jamie Schindewolf
Senior Planner
Planning & Community Development

3.2 Standard land use atlas district regulations.

This section sets forth regulations on the types of uses allowed in the standard land use atlas districts as defined in section 3.1 and also establishes dimensional requirements including lot sizes and building setbacks, for those districts. The types of uses allowed in the various land use atlas districts shall be as set forth on schedules 3.2.1.1 and 3.2.1.2. Permitted uses may be approved by the PCD director per section 2.2.1, Zoning permits. Special use uses may be approved per the procedure in section 2.2.4 Special use permit. Uses and use permissions not indicated are generally prohibited. Dimensional requirements for the use of land in the various land use atlas districts shall be as set forth in schedules 3.2.2.1. and 3.2.2.2.

SCHEDULE 3.2.1.1 RESIDENTIAL DISTRICTS ~~/~~ PERMITTED USES AND SPECIAL USES																		
USE	SINGLE-FAMILY R-1			TWO FAMILY R-2			MULTI-FAMILY R-3			MOBILE HOME R-4			VILLAGE OF THE ARTS OVERLAY[4]			ANTIQUES OVERLAY[4]		
	P	SU	SCC	P	SU	SCC	P	SU	SCC	P	SU	SCC	P	SU	SCC	P	SU	SCC
Single-Family Dwelling	X			X			X			X			X			X		
Two-Family Dwelling	[5]			X			X							X				
Multi-Family Dwelling	[5]						X							X				
Garage/Accessory Unit	[5]			X			X						X				X	
Boarding House *								X										
Bed and Breakfast								X					X			X		
Home Occupation[6]	X			X			X			X			X			X		
Home Business													X			X		
Educational/Cultural/ Religious Facilities Mortuary/Crematory		X			X			X			X			X			X	
Public Facility, Park[1]		X			X			X			X			X				
Nursing Home					X			X						X				
Group Care Home ** Congregate Living Home and Emergency Shelter					X			X			X			X			X	
Group Care Facility ** ~~Inc.~~ Including Congregate Living ~~Fac.~~Facility, Recovery Home, Emergency Shelter, ~~Res.~~ Residential Treatment ~~Fac.~~Facility								X						X			X	
Hospital								X			X			X				
Day Care Center *[2]		X			X			X						X			X	
Public Event			X			X			X			X			X			X	
Dock/Pier[3]	X			X			X			X								

P = Permitted Use SU = Special Use Permit SCC = Special City Council Approval

* See Specific Use Regulations, Section 4.3.2

** See Specific Use Regulations, Section 4.3.6. An exception may apply for a Community Residential Home defined by F.S. § 419.001

(1) Neighborhood parks required in subdivisions or planned development projects shall be permitted uses.

(2) Adult and child day care centers with six or less clients and "family day care homes" as defined and licensed by the Florida Department of Children and Families are exempt from zoning requirements.

(3) Docks and piers ~~not meeting~~ that do not meet the criteria in subsection 5.1.2.14, and those proposed on public waterfronts shall require special use permit approval.

(4) See sections 3.4.5 and 3.4.6, Special district regulations.

(5) See section 4.1.3 Wares Creek exemption schedule 3.2.2.1.

(6) Regulated by F.S. § 599.955

SCHEDULE 3.2.1.2 - continued PERMITTED AND SPECIAL USES MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS												
USE[(1)(5)]	UV[(6)]		UC/UCBD[(3)]		UCC		SCC		P		I	
	P	SU	P	SU	P	SU	P	SU	P	SU	P	SU
AUTOMOTIVE USES												
Service Station/Repair		X				X		X			X	
Car Wash						X		X			X	
Auto Sales/Rental						X	X				X	
Parking Lot/Garage	X		X		X		X		X		X	
Automotive Specialty				X		X	X				X	
AMUSEMENT ESTABLISHMENTS												
Adult Entertainment *				X		X		X				
Indoor		X		X		X		X				
Outdoor		X				X		X				
Parks	X		X			X		X		X		X
Clubs		X		X		X		X		X		
TRANSPORTATION USES												
Public Transportation Terminal		X		X		X	X				X	
Marinas				X		X					X	
Motor Freight Terminals												X
Marine Establishments				X		X	X				X	
Heliports[(11)]				X		X		X		X		X
Docks and Piers *[(4)]			X		X		X		X		X	
SERVICE AND EQUIPMENT ESTABLISHMENTS												
Testing Laboratories				X		X	X			X	X	
Heating and Fuel								X			X	
Ice Plant				X		X		X			X	
Building Materials				X		X		X			X	
Construction Service				X		X	X				X	
Farm/Marine Supplies				X		X		X			X	
Laundry/Dry Cleaning Plant								X			X	
Wholesale								X			X	
Storage Establishments				X	X		X				X	
Plant Nurseries						X	X				X	
Communication Towers *				X		X		X		X		X
MANUFACTURING												
Light						X		X			X	
Heavy												X
RESIDENTIAL USES												
Single-Family Dwelling	X		X		X				X			
Two-Family Dwelling									X			
Multi-Family	X		X						X			

Mixed Use/Home Occupation[13]	X		X		X				X			
Dwelling Unit ~~w/l~~ Within Principal bldg	X		X		X		X		X			
Garage Apartment	X											
PUBLIC FACILITIES		X		X		X		X		X		X
Seasonal Sales[2]			X		X		X					
PRIVATE EVENTS	X		X		X		X		X		X	
PUBLIC EVENTS REQUIRE CITY COUNCIL APPROVAL												
Convenience, Grocery, Drugs		X		X		X		X				X
Comparison Goods	X		X		X		X					
Secondhand Stores			X		X		X					
Auction Houses*		X		X		X		X				
P = Permitted Use S = Special Use Blank = Not Permitted												
Continued												

SCHEDULE 3.2.1.2 - continued
PERMITTED AND SPECIAL USES
MIXED-USE AND NON-RESIDENTIAL LAND USE ATLAS DISTRICTS

USE[1][5]	UV[6]		UC/UCBD[3		UCC		SCC		P				I	
	P	SU	P	SU	P	SU	P	SU	P	SU			P	SU
EATING/DRINKING ESTABLISHMENTS[7]														
Restaurants - over 20 seats	X		X			X		X						
Shopping Center ~~Restautants~~ Restaurants			X		X		X							
Lounges		X		X		X		X						
Catering			X		X		X							X
Take Out/Delivery/Drive Through		X		X	X		X							
Café/Sidewalk Café < 20 seats[7]	X		X		X		X		X					
NEWSRACKS, MODULAR *	X		X		X		X		X				X	
SERVICE ESTABLISHMENTS														
Personal Service	X		X		X		X		X					
Business/Domestic Service	X		X		X		X							
Kennels, Animal Boarding						X		X						X
Freestanding Ice Vending Machine								X						
EDUCATIONAL AND RELIGIOUS														
Schools, Public and Private[9]		X				X		X		X				
Business, Training Schools	X		X		X		X		X					
Educational		X		X		X		X		X				
Cultural	X			X		X		X		X				
Dormitories				X		X	X							

Religious Establishments[9]					X		X							
Cemeteries						X		X						
Mortuaries, Funeral Homes, Crematories		X		X	X		X							
Day Care Centers *[8] [9]		X		X		X		X	X					
OFFICES - NON-MEDICAL	X		X		X		X		X				X	
LODGING														
Hotels		X		X		X		X						
Motels						X		X						
Bed and Breakfast	X		X			X		X						
Boarding Houses*						X		X						
HEALTH CARE & SOCIAL SERVICE FACILITIES														
Hospitals[11]				X		X		X		X				
Nursing Homes *				X		X		X	X					
Health Services	X		X		X		X		X					
Group Care Homes[12]				X		X		X	X					
Group Care Facilities *[12]				X		X		X	X				X	
Social Services Establishment						X		X		X				
Veterinarian/Animal Hospital				X	X		X		X				X	
P = Permitted Use SU = Special Use Permit Blank = Not Permitted														

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

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

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

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

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

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

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

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

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

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

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

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

(12) Shall be a state licensed facility.

(13) Regulated by F.S. § 599.95

SCHEDULE 3.2.2.1. DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS					
STANDARD	RESIDENTIAL DISTRICTS				
	R-1	R-2	R-3	UV	R-4
MINIMUM LOT AREA IN SQUARE FEET					
One dwelling unit	7,200	6,500	5,000	5,000	3,000
Two dwelling units[9]		8,500	6,000	6,000	
Three dwelling units			7,500	7,000	
Additional area required per unit above 3 units			3,000	1,600	
~~Maximum density (units/acre)~~	~~6~~	~~10~~	~~15~~	~~25*~~	~~15~~
MINIMUM STREET FRONTAGE IN FEET	50	50	50	50	35
Cul-de-sac	25	25	30	30	35
MINIMUM WIDTH AT BUILDING LINE IN FEET[6][8]					
One dwelling unit	75	60	50	50	35
Two dwelling units[9]		70	60	50	
Three dwelling units			70	60	
MINIMUM SETBACKS[1] IN FEET					
Principal building					
front[2] [8]	20	20	20	10	5
side	8	8	8	5	5
rear	20	20	20	5	5
Accessory building & structures, except fences[7]					
side and rear	5	5	5	5	5
MAXIMUM BUILDING HEIGHT[3] IN FEET	35	35	45	45	
MINIMUM DWELLING UNIT SIZE IN SQUARE FEET[4]					
Single-family unit	1,500	800	800	800	400
Duplex unit		1,500	1,200	1,000	
Multi-family unit			700	700	
MAXIMUM % IMPERVIOUS SURFACE[5]	50%	60%	70%	70%	70%

~~* A five-unit density bonus is permitted with the provision of affordable housing~~

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

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

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

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

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

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

(7) With the exception of fences, accessory buildings or accessory structures shall not be placed on easements.

(8) Cul-de-sac lots may reduce lot width at building line by 25 feet

(9) See section 3.4.5.6 for Village of the Arts Overlay District.

SCHEDULE 3.2.2.2 DIMENSIONS~~S~~AL AND AREA STANDARDS FOR MIXED USE AND NON-RESIDENTIAL DISTRICTS								
STANDARD	MIXED-USE				COMMERCIAL		PROFESSIONAL	INDUSTRIAL
	UV				UCC	SCC	P	I
NON-RESIDENTIAL BUILDINGS (Building Setbacks in Feet)[9]	Arterial[1]	Non-Arterial[2]	~~UC~~	UCBD				
Front	5[3]	10	~~none~~	none	20	35	35	25
Side	0	5	~~none~~	none	10	10	10	20
Rear	0	15	~~none~~	none	15	25	25	25
Side or rear adjacent to residential district[10]	n/a	n/a	~~35~~	35	35	35	35	35
Accessory building/structure setback in feet, side or rear[11]	none	none	~~none~~	none	10	10	10	10
Maximum floor area ratio[12]	0.7	0.7	~~5~~	5	0.5	0.5	0.35	1
Maximum building height (in feet)[13]	60[4]	35[5]	~~95~~	95	35	35	45	45
Maximum building height (in stories)	5	3	~~8~~	8	2	2	3	4
RESIDENTIAL BUILDINGS	See "DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS", R-3 Standards.							

(Where Permitted)[7]					
~~MAXIMUM RESIDENTIAL DENSITY IN DWELLINGS UNITS PER ACRE (where permitted)~~	~~25[6][7]~~	~~60[6][8]~~	~~40[6][8]~~	~~10[6][8]~~	

[1] Standards apply to buildings fronting arterial roadways listed in Section 4.1.3.

[2] Standards apply to buildings fronting local or collector streets listed in section 4.1.3.

[3] Maximum building setback of 15 feet.

[4] Within 125 feet of parcel boundary fronting arterial roadway. Within 125 feet of parcel boundary fronting arterial roadway and local or minor collector street (corner parcel), height may be increased to 85 feet.

[5] Within 85 feet of parcel boundary fronting local street or minor collector.

~~[6] A density bonus of up to ten dwelling units per acre may be granted for planned development project applications subject to architectural review board (ARB) design and compatibility review if such unit(s) meet the following conditions: (1) remains owner occupied with homestead tax exemption status; (2) the initial sales price does not exceed the purchase price limit set forth in the adopted City of Bradenton Local Housing Agency Plan, as may be amended from time to time; and (3) said unit does not exceed said purchase price limit for a time period of not less than five years from date of first occupancy.~~

[7] See schedule 3.2.2.1 for urban village residential standards.

~~[8] Areas inside the coastal high hazard area being the category 1 storm surge line as established by a sea, lake, and overland surges from hurricanes (SLOSH) computerized storm model are limited to dimensional and area standards and density limitations set forth in the R-3C district.~~

[9] An overhang of up to three feet is permitted to extend into the required setback unless the overhang would extend into a public facilities easement or right-of-way. No footings or structural supports shall be located in a public facilities easement, drainage easement or right-of-way.

[10] A five-foot separation strip shall be provided along all property lines abutting a residential zone. Within the strip, a permanent buffer, such as a wall or evergreen hedge, with a minimum height of six feet shall be provided.

[11] Pervious wood decks for outdoor seating may extend to side and rear property lines at the discretion of the PCD director. No deck or structure pursuant to this allowance may extend over any water body or wetland. Additional standards may apply for such approval.

[12] Floor area ratio is defined as the total building area divided by the total land area of the site and is limited to non-residential uses not including parking, public atriums, and/or indoor plazas and courtyards.

(13) The maximum building height permitted, except in the UV, UC or UCBD zone, may be increased provided one additional foot is added to each required setback for each additional foot to building height. In UV, UC or UCBD districts, increased height may be permitted with the approval of the city council upon the recommendation of the ARB, provided adjoining properties would not be adversely affected based on visual impact and design and compatibility analysis and consistency with the Tamiami Trail Revitalization Strategy.

(14) Gasoline pumps and propane tanks shall meet a 25-foot front setback and shall be landscaped.

AGENDA ITEM NO. 9.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: December 2, 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 | ***Approved, vote 5-0***
- Ord. 4081 | PLN-AXR-26-0004 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Annexation | ***Approved, vote 5-0***
- 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 | ***Approved, vote 5-0***
- Ord. 4082 | PLN-CPS-26-0005 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Comp. Plan Amendment | ***Approved, vote 5-0***
- Ord. 4070 | PLN-ZON-26-0002 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Zoning Map

Amendment | ***Approved, vote 5-0***
- Ord. 4083 | PLN-ZON-26-0003 | 5210 33rd Ave. Dr. W. | GT Bray Park | Parcel Zoning Map Amendment | ***Approved, vote 5-0***
- Ord. 4084 | PLN-ZON-26-0004 | 2520 13th St. W. | Humane Society | Zoning Map Amendment | 1st Reading

City Council Meeting | December 9, 2026:
- Ord. 4084 | PLN-ZON-26-0004 | 2520 13th St. W. | Humane Society | Zoning Map Amendment | 2nd Reading

City Council Meeting | January 13, 2027:
- PLN-EVA-26-0002 | 214 8th Avenue Drive West | Right-of-Way Vacation | 1st Reading (Tentative)
- PLN-TXT-26-0001 | Professional Zoning District Amendments | 1st Reading (Tentative)

City Council Meeting | January 27, 2027:
- PLN-EVA-26-0002 | 214 8th Avenue Drive West | Right-of-Way Vacation | 2nd Reading (Tentative)
- PLN-TXT-26-0001 | Professional Zoning District Amendments | 2nd Reading (Tentative)

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

ATTACHMENTS: