

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: November 19, 2025

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: AGENDA ITEMS

SUBJECT: **Resolution 25-101, Case PLN-SUP-25-0018:**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0018 AUTHORIZING A DOCK FOR PROPERTY SEPARATED FROM A BODY OF WATER BY A PUBLIC RIGHT-OF-WAY OR PUBLIC PROPERTY AT 2435 RIVERVIEW BLVD, BRADENTON, FLORIDA (PARCEL ID NO. 3398610000), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Resolution 25-101.

If the action is to recommend approval, staff recommends the following stipulations be applied to the approval:

1. The dock shall be kept in good working order and condition, to not degrade from the value of nearby properties. Dock design, including amenities, shall meet the requirements of the City of Bradenton Code of Ordinances.
2. Lighting must be according to FDEP requirements.
3. Any extension of utilities, staging of equipment and material, or access in or across the public right-of-way shall require appropriate City ROW permitting.
4. All other applicable state or federal permits be obtained before commencement of the

development. Any conditions associated with the required FDEP permit will be met at time of construction.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant has submitted for a Special Use Permit application to authorize the construction of a dock.

City Land Use Regulations (LUR) 3.3.3.1 specify that properties separated by a public right of way are required to get a special use permit to be able to construct a dock for their personal use.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to recommend to City Council either approval or denial of Resolution 25-101, with the stipulations recommended by staff.

ATTACHMENTS:

[Resolution: 25-101 \(DRAFT\).pdf](#)

[Application.pdf](#)

[Staff Report.pdf](#)