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CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Agreement

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: PLN-DVA-26-0001 LOCAL DEVELOPMENT AGREEMENT (LDA) - FIRST PUBLIC HEARING
Approval of a Development Agreement between the City of Bradenton and Amres Investments, LLC pursuant to Section 163.3227, Florida Statutes

SUGGESTED ACTION: No action is required at the first public hearing. The second public hearing is scheduled for May 27, 2026.

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

Yes

EXPLANATION:

The applicants, Manatee County and AMRES Investments, LLC intend to seek SIP approval of a mixed-use project. The land subject to the Local Development Agreement is located at 500 15th Street West, Bradenton, Florida 34205, east of Wares Creek, south of Manatee Avenue West, west of 15th Street West and north of 6th Avenue West. The density of the project is 345 residential development units together with 13,117 square feet of office / amenity space and 7,008 square feet commercial retail. The maximum height is 7 stories. The Local Development Agreement (LDA) requires two public hearings. The first public hearing is scheduled for May 13, 2026, and the second public hearing is scheduled for May 27, 2026.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by Conflict Counsel Erica Augello.

SUGGESTED MOTION:

No action is required at the first public hearing. The second public hearing is scheduled for May 27, 2026.

ATTACHMENTS:

[Local Development Agreement](#)