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PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: May 20, 2026

SUBMITTED BY: Hannah Gordon, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Quasi-Judicial:** RESOLUTION 26-41 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-26-0008 APPROVING CONSTRUCTION OF A PRIVATE DOCK EXTENDING 426 FEET IN TOTAL LENGTH AND 162 LINEAR FEET FROM THE SHORELINE OF PROPERTY LOCATED AT 1215 50TH STREET COURT EAST, BRADENTON, FLORIDA (PARCEL ID NO. 1127249751), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. APPLICATION FILED BY MARK PARSONS OF DUNCAN SEAWALL, DOCK AND BOAT LIFT, LLC (AGENT) FOR DON BARRY JACKSON JR. AND CATHERINE FREELEY (OWNERS).

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Resolution 26-41. If the action is to recommend approval, staff recommends the following stipulations to 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 all City of Bradenton ordinances.
2. 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, as well as proper maintenance of mangrove growth and removal of invasive species required leading up to and after construction.
3. The proper erosion and sediment control practices that minimize the amount of pollutants entering the Braden River will be taken during and after construction in compliance with the Erosion and Sedimentation Control Standards enforced by the City's Public Works and Utilities department.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant is requesting a special use permit to construct a new private dock that extends 162 linear feet from the shoreline of the subject property. The subject dock, if approved, will be 426 feet in length and 1,800 square feet in total size. From the shoreline, the dock will be extending 162 feet in length with a total size of 744 square feet over mangroves. There will be 106 total pilings, and all deck boards will be pressure treated wood. A Special Use Permit is required because the length of the dock exceeds the limit of 80 linear feet and encroaches into the required 10-foot side setbacks at the rear property line.

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 26-41, with the stipulations recommended by staff.

ATTACHMENTS:

[Resolution 26-41](#)

[Staff Report](#)

[Application](#)

[DEP Permit](#)