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COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: July 23, 2025

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Contract

AGENDA SECTION: **CENTRAL CRA**

SUBJECT: Vacant Land Purchase Contract with Manfull Land Development Services, LLC., for multiple vacant parcels located on 8th St. E and 11th Ave. E.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

CRA staff proposes the acquisition of 8 vacant land parcels located on 11th Avenue E and 8th Street E in Bradenton, Florida. The purchases will be a significant step forward in our revitalization efforts within the Central CRA District. The total purchase price for these properties is \$480,000, with an initial deposit of \$15,000.

The properties proposed for acquisition are the following:

- 804-806 11th Ave E, Bradenton, FL 34208: PID 4582000008
- 808 11th Ave E, Bradenton, FL 34208: PID 4581900000
- 1111 8th St E, Bradenton, FL 34208: PID 4582100006
- 1113 8th St E, Bradenton, FL 34208: PID 4582400000
- 1117 8th St E, Bradenton, FL 34208: PID 4582500007
- 1209 8th St E, Bradenton, FL 34208: PID 4582900009

- 1213 8th St E, Bradenton, FL 34208: PID 4583300001
- 1215 8th St E, Bradenton, FL 34208: PID 4583000007

The Seller is currently under contract with the current owner. The sale of the property to the CRA is contingent upon the Seller's successful closing with the current owner.

The combined acreage of the parcels is approximately 1.29 acres and is all designated as vacant residential land (T4-R). The acquisition of the properties provides the CRA with valuable land for future redevelopment projects aimed at enhancing the community and providing affordable housing in the area.

FINANCIAL IMPACT:

Purchase Price to be \$480,000 (Central). Additional closing fees to be determined.

ATTORNEY REVIEW/RECOMMENDATION:

Yes, CRA Attorney drafted the contract.

SUGGESTED MOTION:

Move to approve the Vacant Land Purchase Contract with Manfull Land Development Services, LLC., for the 8 vacant parcels located on 8th St. E and 11th Ave. E., as presented.

ATTACHMENTS:

[CRA-Manfull Vacant Land Contract 8th St.pdf](#)

[Location Map 11th Ave E and 8th St E Properties.pdf](#)