

## Item Cover Page

### CITY COUNCIL AGENDA ITEM REPORT

**DATE:** October 11, 2023  
**SUBMITTED BY:** Greg DeLong, Planning & Community Development  
**ITEM TYPE:** Resolution  
**AGENDA SECTION:** BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

**SUBJECT:** **Quasi-Judicial:** Resolution 23-77 - PUBLIC HEARING

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT NO. SU.23.3543 TO EXPAND A LIGHT INDUSTRIAL USE LOCATED AT 1410 8TH AVENUE EAST AND 1415 9TH AVENUE EAST, BRADENTON, FLORIDA (PARCEL IDS 3247400059, 3247200003, AND 3247000007) IN THE T4-O ZONING DISTRICT AND MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**SUGGESTED ACTION:** Approval of Resolution 23-77 with stipulations.

Planning Commission recommended approval of Resolution 23-77 with stipulations (vote 6-0).

**Is this item Quasijudicial?**

No

**Does this item require a public hearing?**

Yes

**EXPLANATION:**

The applicant is requesting approval of a Special Use Permit to expand an existing "Light Industrial Facility" use. The property currently operates as General Propeller, who is a leader in the marine industry since 1945.

The subject property currently contains existing buildings and an asphalt area. The applicant is proposing to remove one of the buildings and construct a new 20,000 square foot, 2-story building, and a 24-space off-street parking lot.

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

Reviewed by City Attorney Rudacille.

**SUGGESTED MOTION:**

Motion to approve Resolution 23-77 with the following stipulations:

1. The site plan shall be reviewed through the Site Improvement Permit (SIP) process and the standard building and zoning review process. Any deviations from the Form Based Code are subject to administrative adjustments as outlined in Section 1.10 of the Form Based Code.
2. Off-street parking must be screened per the Form Based Code, unless an administrative adjustment is granted.
3. Building must meet the design requirements of the Form Based Code, unless an administrative adjustment is granted.

**ATTACHMENTS:**

[Resolution 23-77](#)

[SU.23.3543 Application](#)

[SU.23.3543 Staff Report](#)

[SU.23.3543 Presentation](#)

[9-20-2023 Planning Commission Draft Minutes](#)