

## Item Cover Page

### CITY COUNCIL MEETING AGENDA ITEM REPORT

**DATE:** December 10, 2025

**SUBMITTED BY:** Jeff Burton, Community Redevelopment Agency

**ITEM TYPE:** Presentation

**AGENDA SECTION:** NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL

**SUBJECT:** Shuffleboard Court Land Update

**SUGGESTED ACTION:** None

**Is this item Quasi-Judicial?**

No

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

No

**EXPLANATION:**

The City Council authorized the Community Redevelopment Agency (CRA) to redevelop the City-owned Shuffleboard court and contiguous property located at 1403 Ballard Park Drive, 1525 Ballard Park Drive, and 907 15th Street West in accordance with Florida Statute 163.380 - Disposal of property in community redevelopment area. The City added the land to its surplus list in August 2025. The CRA received an unsolicited bid for the land and advertised the property on October 17, 2025. After 30 days, the Agency received no other offers.

The CRA is notifying the City that it will negotiate the redevelopment of the land into multifamily, mixed-income apartments, including sustainable redevelopment incentives. The sales price negotiated will require a future City Council approval.

The sale of the land will not affect the City's current shuffleboard contract on 1525 Ballard Park Drive, which is set to end on March 28, 2028. The current arrangement generates no value to the City's tax base and \$1 annually for the lease.

A current CRA economic development market analysis projects 54% population growth in Bradenton's Downtown by 2030. According to the study, this new

population will demand smaller living units, and 75% of downtown units will be rented. These renters will include a mix of younger professionals and retirees. Also, according to CRA estimates, for every \$10 million invested by the private sector at the site, the City and County will generate approximately \$100,000 in net value each by 2040. During the same time, the CRA will gain approximately \$2,800,000 in net value.

**FINANCIAL IMPACT:**

None

**ATTORNEY REVIEW/RECOMMENDATION:**

N/A

**SUGGESTED MOTION:**

None

**ATTACHMENTS:**

[Lease Modification and Extension Agreement - 2022 to 2028](#)

[Map](#)

[Financials](#)