City of Palmetto Agenda

City of Palmetto City Hall Commission Chambers

Meeting Date:
10-5-2026

Presenter/Department: Marisa J. Powers, Esq./Mark P. Barnebey, Esq., City Attorneys
Title: Ordinance 2026-15 (Smoke Shop Moratorium)

Background:
At a recent City Commission meeting, City Commission inquired as to whether the City could impose a moratorium on smoke shops to allow the City Planning Staff to evaluate what, if any, regulations should be added to the City's Code of Ordinance and Comprehensive Plan. As of the date of this meeting, the City has 3 smoke shops within the City limits. At a subsequent City Commission meeting, legal advised that the City could impose a temporary moratorium on smoke shops to allow City Planning Staff the opportunity to evaluate the City's current regulations and consider additional regulations, if any.

Moratorium:
The proposed ordinance establishes definitions and imposes a moratorium on Retail Smoke Shops, as defined, within the City limits. The moratorium period will allow City Planning Staff the necessary time to evaluate the City's current regulations relating to smoke shops and determine whether any additional regulations are necessary and in the City's best interest. Currently, no permit application is required by the City to operate a smoke shop and, unless, a modification is proposed to the premises, City Planning would not be on notice of an incoming smoke shop. The City would only be aware when an applicant applied for a local business tax or business tax receipt.

Alternatives:
When discussing the types of smoke shops to be subject to the moratorium, as well as, the locations within the City subject to the moratorium, City Commission requested alternative language to consider. The alternatives are as follows:

1. Definition of Types of Shops Subject to the Moratorium:
    a. As drafted version applies to Retail Smoke Shops, which is a broad definition.
        i. Alternative application:
            1. Definition applies to only vaping retail shops, vaping product, and vapor-generating electronic devices.
            2. Definition applies to only those vaping retail shops whose sales of vaping products exceed 20 percent of their total monthly retail sales.
2. Location of Retail Shops Subject to the Moratorium:

a. As drafted version places a moratorium on Retail Smoke Shops within the City limits.
    i. Alternative application:
        1. Limit the moratorium to defined types of shops within a certain amount of feet of any public or private elementary, middle and secondary schools.
            a. The City currently requires a conditional use permit for any facility with consumption of alcohol on premises, located in the appropriate zoning districts, if located within two hundred (200 hundred) feet of a residentially zoned or used property or school.
            b. The City currently prohibits a licensed medical marijuana treatment center cultivating or processing facility from being located within five hundred (500) feet of the real property that comprises a public or private elementary school, middle school, or secondary school. (Section 6.26, City Zoning Code).
        2. Limit the moratorium to defined types of shops within a certain amount of feet of any church.

Update:

At the September 14, 2026 workshop, Commission suggested that the Ordinance be revised to include CBD accessories and products. The Ordinance is redlined to include the same.

Budgeted Amount:	**Available Amount:**	**Expenditure Amount:**
0.00	0.00	0.00

Is this expensed from Operating Budget? **Is this part of the CIP: Y/N**

☐Capital Expense
☐Non Capital Expense

Cost and Funds Source Account Number and Name:

City Attorney Review: Y/N

Direction Requested/Potential Motion: I move to approve the First Reading of Ordinance 2026-15 and direct Staff to schedule the appropriate public hearings.

Staff Contact: Marisa J. Powers, Esquire/Mark P. Barnebey, Esq.
Attachments: Ordinance No. 2026-15

ORDINANCE NUMBER 2026 - 15

AN ORDINANCE OF THE CITY COMMISSION FOR THE CITY OF PALMETTO, FLORIDA IMPOSING A MORATORIUM ON THE ESTABLISHMENT OF RETAIL SMOKE SHOPS, SMOKING PRODUCTS, VAPING ACCESSORIES AND PRODUCTS, VAPOR-GENERATING ELECTRONIC DEVICES, AND PRODUCTS AND ACCESSORIES RELATED TO CBD PRODUCTS FROM EVERY ZONING DISTRICT IN THE CITY FOR A PERIOD OF 365 DAYS, UNLESS EXTENDED OR REPEALED; PROVIDING FOR FINDINGS OF FACT; PROVIDING PURPOSE; PROVIDING NOTICE OF PENDING ORDINANCE; PROVIDING DEFINITIONS; PROVIDING FOR BOUNDARIES SUBJECT TO THE MORATORIUM; IMPOSING TEMPORARY MORATORIUM; PROVIDING FOR SUBMISSION OF APPLICATION; PROVIDING PROCESS FOR EXTENSION; PROVIDING FOR ENFORCEMENT, PENALTY, AND INJUNCTIVE RELIEF; REPEALING LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions and render municipal services; and,

WHEREAS, Chapter 166, Florida Statutes, the "Municipal Home Rule Powers Act," reinforces the authority granted under the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact ordinances in furtherance thereof; and,

WHEREAS, the City Commission for the City of Palmetto, Florida (the "City Commission") determines that it is in the best interest of its residents, businesses and visitor to enact sufficient zoning regulations to ensure their health, safety and welfare; and

WHEREAS, the U.S. Food and Drug Administration (the "FDA") provides that tobacco and e-cigarettes deliver harmful chemicals and contain nicotine, which is highly addictive; and

WHEREAS, the FDA monitors the national usage rates for all tobacco products, including an annual youth survey, has seen a drastic increase in youth use of e-cigarette products in recent years and due to what has been called an "epidemic" of youth use of these products, FDA has prioritized prevention efforts; and

WHEREAS, retail smoke shops which primarily sell vaping products and vapor-generating electronic devices are a newer and unique use which is not currently addressed by the City's Zoning Code; and

WHEREAS, the City currently has three (3) retail smoke shops within City limits;

WHEREAS, there appears to be a rapid proliferation of retail smoke shops within Manatee County;

WHEREAS, the City Commission desires to enact a temporary moratorium on the establishment of retail smoke shops which will allow time to review, study, hold public hearings, and prepare and adopt an amendment or amendments to the City's Zoning Code to address the impact on neighborhoods, youth access, and public spaces, including exploring whether retail smoke shops should be prohibited within a certain distance from schools and/or churches and whether such shops should be limited to certain zoning districts; and

WHEREAS, the City Commission of the City of Palmetto finds that adoption of this ordinance will further the health, safety and welfare of the citizens of the City of Palmetto.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, AS FOLLOWS:

1. Findings of Fact. The foregoing whereas clauses are hereby adopted as findings of fact.

2. Purpose. The purpose of this ordinance is to preserve the status quo and enable sufficient time to review, study, hold public hearings, and prepare and adopt amendments to the City's Zoning Code, relating to the location of retail smoke shops, as defined in this ordinance. During the moratorium time period, the establishment of retail smoke shops shall not be permitted within any zoning district within the City limits. It is not the purpose of this ordinance to permanently deny development orders and permits for other uses that are permitted and that otherwise comply with all applicable codes, ordinances, regulations and policies.

3. Pending Ordinance. The City Commission recognizes that City staff intend to study and prepare amendments to the City's Zoning Code that would result in the regulation of the location of retail smoke shops. These regulations, if adopted, will amend the City's Zoning Code. All affected property and business owners are placed on notice with respect to these pending regulations and the action being taken by the appropriate departments within the City.

4. Definitions. The following definitions apply to the terms used in this ordinance:

a. "Retail Smoke Shop" shall mean any place of business or commercial establishment which has more than 200 square feet of space dedicated to retail that specializes in products and accessories relating to smoking. Retail Smoke Shops refer to, but are not limited to, the sale of tobacco or different smokable herbs, vapor products, vapor-generating electronic devices, vaping fluids, tobacco products, products and accessories related to CBD products, water bongs, pipes, collectible glass smoking devices, herb grinders, rolling papers, dab rigs, vaporizers and vaping accessories, stash jars, humidors, and storage necessities and lighters, and matches. This term shall exclude medical marijuana treatment center dispensing facility as defined in Section 3.2 of the City's Zoning Code.
b. "Vaping Product" means a vapor-generating electronic device or any product used, or intended to be used, in a vapor-generating electronic device capable of producing vapor or aerosol containing nicotine, CBD, or any other substance. This term shall also include components, parts, and accessories for a vapor-generating electronic device. This term shall be inclusive of the term "nicotine product" as used in Section 569.31(4), as it may be amended.
c. "Vapor-Generating Electronic Device" means any product that employs an electronic, a chemical, or a mechanical means capable of producing vapor or aerosol from a vapor product containing nicotine, CBD, or any other substance, including, but not limited to, an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or other similar device or product, any replacement cartridge for such device, and any other container of a solution or other substance intended to be used with or within an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or other similar device or product. This term shall be inclusive of the term "nicotine dispensing device" as used in F.S. § 569.31(3), as it may be amended. This term specifically does not apply to any vapor producing device manufactured and intended for use as a medical device for the treatment of pulmonary or respiratory conditions or ailments.

5. Boundaries Subject to the Moratorium. This ordinance shall be applicable to all properties located within the boundaries of the City of Palmetto.

6. Temporary Moratorium Imposed. The City of Palmetto hereby imposes a temporary moratorium on the establishment of retail smoke shops in any zoning district within the City for a period of 365 days following the effective date of this ordinance or as extended pursuant to Section 8, or until the effective date of the ordinance adopting a Zoning Code amendment which provides for regulations of the location of retail smoke shops in any zoning district within the City, whichever occurs first.

7. Submittal of Applications. Beginning upon the effective date of this ordinance, an applicant for a local business tax or business tax receipt and/or an applicant for any development permit, development order or any other official City action which would facilitate the establishment of a retail smoke shop shall be required to disclose its

intention to establish a retail smoke shop in connection with its application. In the event that it is determined by the City that an applicant has failed to disclose its intent to establish a retail smoke shop, the City shall be authorized to enforce this ordinance by the methods set forth in Section 9.

8. Process for Extension. The moratorium period established by this ordinance may be extended upon approval by City Commission of the extension in accordance with applicable Florida Statutes.

9. Enforcement, Penalties, and Injunctive Relief. The City's code enforcement officers, law enforcement, or any other person authorized to enforce City ordinances in the City of Palmetto may enforce the provisions of this ordinance. Any enforcement action or legal remedy available under controlling state law including, but not limited to, prosecution as a misdemeanor with a fine not exceeding Five-Hundred Dollars ($500.00) or by imprisonment for a term not exceeding sixty (60) days or by both fine and imprisonment, may be imposed as a penalty. Nothing contained herein shall prevent the City from taking such other lawful action in law and equity as may be necessary to remedy any violation of, or refusal to comply with, any part of this ordinance, including but not limited to:

a. Code Enforcement action pursuant to City of Palmetto Code of Ordinances;
b. Pursuit of injunctive and/or declaratory relief in a court of competent jurisdiction;
c. Initiating an action to recover any and all damages that may result from a violation of, or a refusal to comply with, any part of this ordinance; or
d. Utilizing any other action or enforcement method allowable by law.

If a permit is submitted that is subject to this ordinance, the City will not process any such permit during the pendency of the moratorium.

10. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

11. Severability. If any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not be construed to render the remaining provisions of this ordinance invalid or unconstitutional.

12. Effective Date. This ordinance shall take effect as provided for by law and by City Charter, Section 14, upon execution by the Mayor or, if disapproval occurs, upon reconsideration by the City Commission and passing of the Ordinance by at least four (4) votes.

PASSED AND DULY ADOPTED, BY THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, with a quorum present and voting, in regular session assembled, this ____ day of _____, 2026.

CITY OF PALMETTO, FLORIDA,
BY AND THROUGH THE CITY
COMMISSION OF THE CITY OF
PALMETTO

By: _____
Daniel West
Mayor

ATTEST:

By: _____
James R. Freeman, City Clerk

City of Palmetto Agenda

City of Palmetto City Hall Commission Chambers

Meeting Date: October 5, 2026

Presenter/Department: Jeff Bowman / City Planner – Code Enforcement Administrator
Title: Vacation of Easement – Jerry Reid - 1302 28th Ave Dr W

PROJECT SUMMARY	
PROJECT NUMBER	VAC-2026-01 / Ordinance 2026-16
APPLICATION DATE	July 28, 2026
PARCEL ID#	2956600007
PROPERTY OWNER	Jerry Reid
APPLICANT/AGENT	Jerry Reid
PROPERTY ADDRESS	1302 28th Ave Dr W
EXISTING USE	Single Family – Mobile Home
PROPOSED USE	Single Family – Mobile Home
DESCRIPTION OF AREA TO BE VACATED	See attached survey showing 15'ft plated easement.
APPLICABLE CODE SECTION	Appendix B - Zoning Code /Article XI Section 11.1 through 11.7
REASON FOR REQUEST	Request is for the city to vacate an easement that runs through the east side of this lot to allow for a garage.
STAFF RECOMMENDATION	Approval
FIRST READING	October 05, 2026
SECOND READING	October 19, 2026

NARRATIVE / GENERAL ANALYSIS

Request

Jerry Reid, property owner of 1302 28th Ave Dr W, has submitted an application request to vacate an easement that runs through the east portion of his property. The easement is located on the attached survey and plat, which is generally located on east side of Lot 2 Block 8 of "Tropic Isles Mobile Home Estates Unit Three" plat, and within the boundaries of this lot.

The applicant has indicated that he desires to place a new mobile home with a garage on this lot as the existing home was damaged by Hurricane Milton in October of last year. Additionally, the applicant indicated that this easement is not and has not been used by utility providers.

Staff Analysis

Staff along with our utility providers have reviewed the application. There are no utilities (sewer, cable, water, FPL, etc.) that run through the easement requesting to be vacated. The easement was created by an approved plat ("Tropic Isles Mobile Home Estates Unit Three") on September 7, 1965 (Plat Book 15 Page 7), which is a part of the back-up material for this agenda item. The platted easement is 15'ft in width and runs north to south along the entire east end of the lot.

Notice of the vacation request went out to the following providers for comment:

FPL	- TBD / No current objection
Spectrum	- No objection
Frontier	- No objection.
Teco Energy	- No objection
North River Fire Department	- No objection
City Utility Divisions	- No objection

Authority

The city commission through Florida Statutes (166) and guided by the city Comprehensive Plan (Objective 2.10, Policy 2.10.1 & 2.10.2) has the authority to vacate certain ROWs. When the city receives such a request it should determine if the ROW/s is/are not required for future mobility, utility infrastructure, or stormwater needs.

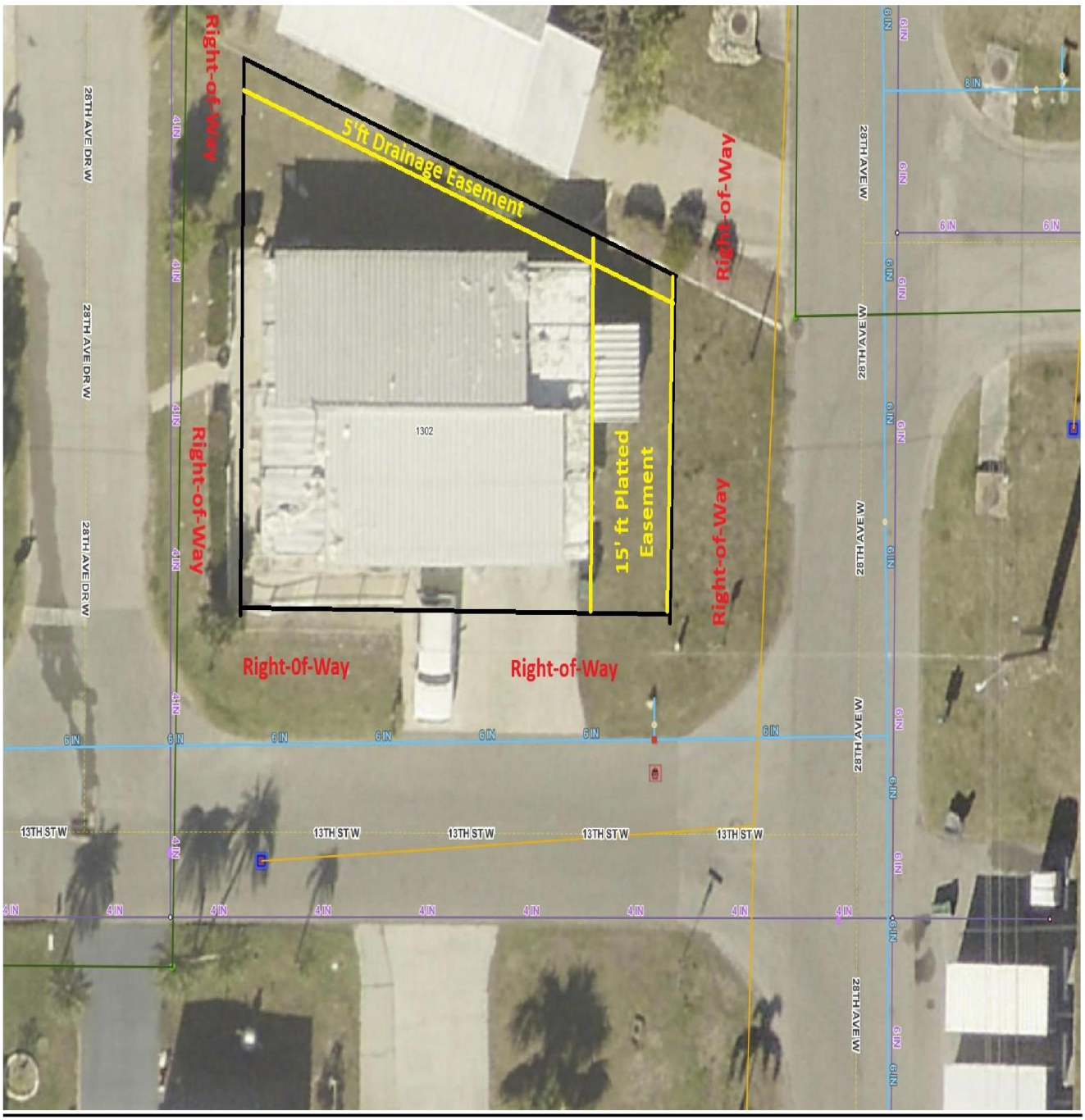
City of Palmetto Comprehensive Plan Objective 2.10
Florida State Statutes 166 (Municipal Home Rule Power Act)

Conclusion

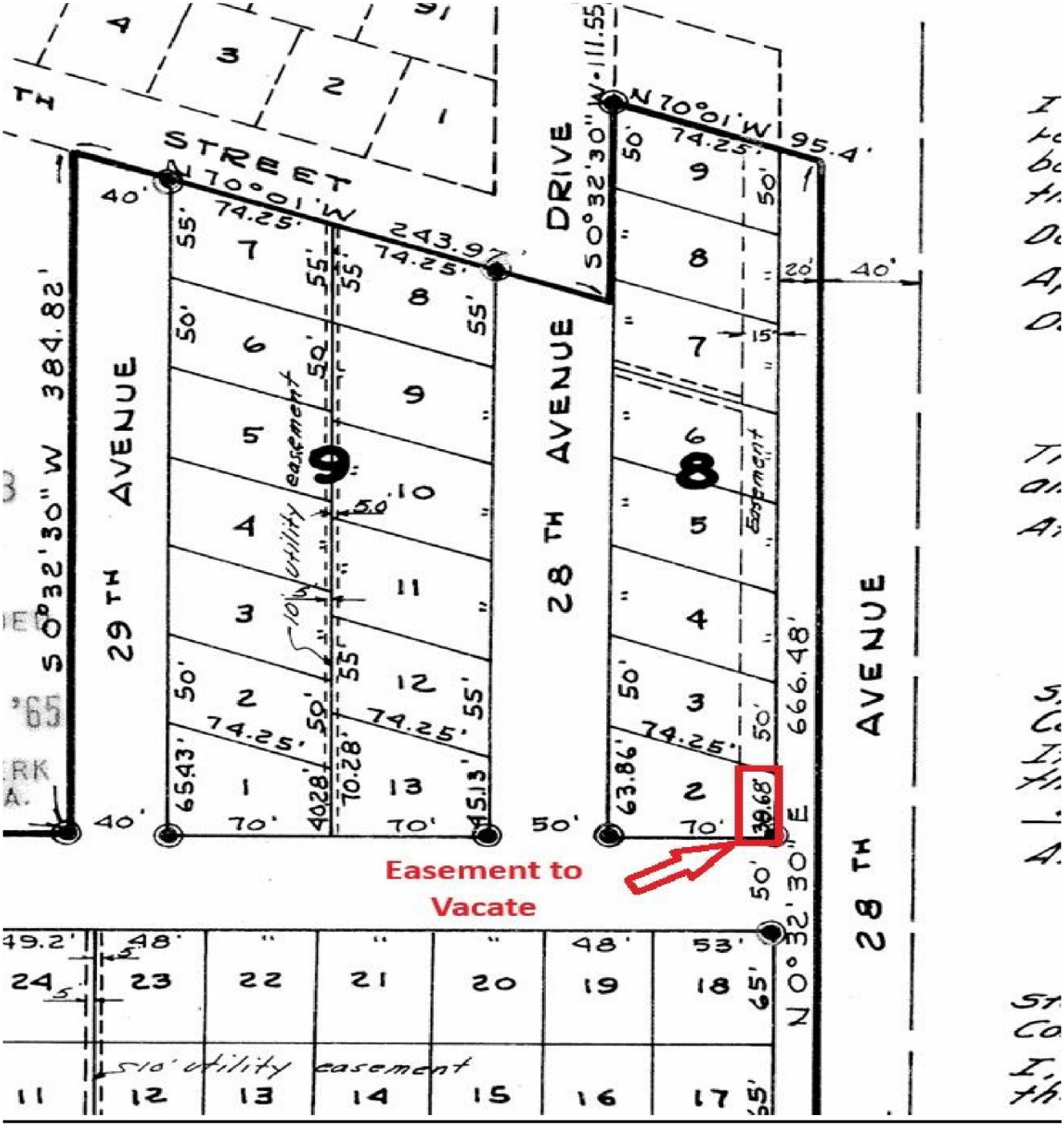
Staff do not find this request to vacate the unimproved platted ROWs will impact mobility, utility infrastructure, or stormwater needs so long as easements are reserved. Staff recommend approval with the condition that the vacated ROWs be reserved over and across as utility easements.

MAPS / SURVEY

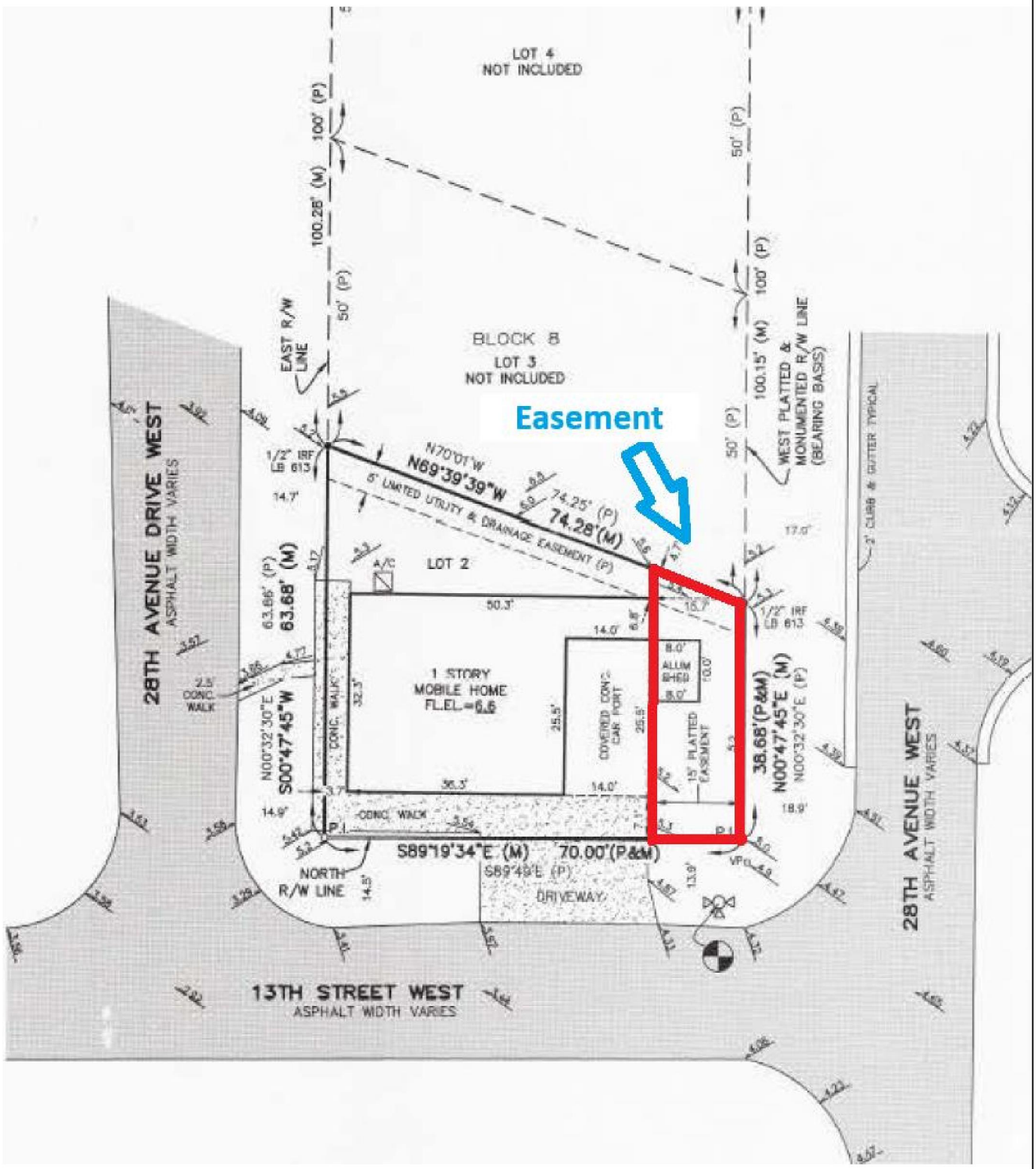
Aerial Map



Plat / Highlighted Areas to be Vacated



Survey


LOT 4
NOT INCLUDED
100' (P)
100.28' (M)
50' (P)
50' (P)
100' (P)
100.15' (M)
50' (P)
EAST R/W LINE
BLOCK 8
LOT 3
NOT INCLUDED
WEST PLATTED & MONUMENTED R/W LINE (BEARING BASIS)
Easement
28TH AVENUE DRIVE WEST
ASPHALT WIDTH VARIES
1/2" IRF LB 613
N70°01'W
N69°39'39"W
74.25' (P)
74.28'(M)
5' LIMITED UTILITY & DRAINAGE EASEMENT (P)
LOT 2
A/C
63.68' (P)
63.68' (M)
S00°47'45"W
N00°32'30"E
2.5' CONC. WALK
50.3'
14.0'
8.0' ALUM SHED
10.0'
8.0'
1 STORY MOBILE HOME
FLEL=6.6
32.3'
CONC. WALK
25.5'
COVERED CONC. CAR PORT
25.5'
15' PLATTED EASEMENT
38.68'(P&M)
N00°47'45"E (M)
N00°32'30"E (P)
36.3'
14.0'
14.9'
CONC. WALK
P1
S89°19'34"E (M) 70.00'(P&M)
S89°49'E (P)
NORTH R/W LINE
DRIVEWAY
VPO
13TH STREET WEST
ASPHALT WIDTH VARIES
28TH AVENUE WEST
ASPHALT WIDTH VARIES
2' CURB & GUTTER TYPICAL

Budgeted Amount:	Available Amount:	Expenditure Amount:
N/A	N/A	N/A

Is this expensed from Operating Budget? No **Is this part of the CIP: No**

☐Capital Expense
☐Non Capital Expense

Cost and Funds Source Account Number and Name:

N/A

City Attorney Review: Y**es**

Direction Requested/Potential Motion:

ACTION REQUEST

Motion to approve the First Reading of Ordinance 2026-16 and authorize staff to advertise for the appropriate public hearings.

Staff Contact: Jeff Bowman – City Planner/Code Enforcement Administrator

Attachments:
Ordinance 2026-16
Vacation Application Request
Property Appraiser Property Card
"Tropic Isles Mobile Home Estates Unit Three" Plat

CITY OF PALMETTO
ORDINANCE NO. 2026-16

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, VACATING A 15 FOOT WIDE UTILITY EASEMENT GENERALLY DESCRIBED AS BEING LOCATED ON THE EASTERN 15 FEET OF LOT 2, BLOCK B, TROPIC ISLES MOBILE HOME ESTATES, UNIT THREE; AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions, and render municipal services; and

WHEREAS, Chapter 166, Florida Statutes, the "Municipal Home Rule Powers Act" implements the applicable provisions of the Florida Constitution, and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law, and to enact ordinances in furtherance thereof; and

WHEREAS, the City has received a complete vacation petition from Jerry D. Reid ("Property Owner"), who owns the real property and where the easement is located; and

WHEREAS, the City Commission of the City of Palmetto, Florida, at the request of the Property Owner, has heretofore caused a Notice of Hearing to be published giving notice that the Palmetto City Commission, at its meeting on October 19, 2026, to consider and determine whether or not the City will vacate the following described 15 foot wide utility easement included in the application more particularly described in Exhibit A hereto and illustrated in Exhibit "B" hereto and incorporated herein by reference (the "Easement");

WHEREAS, said meeting has been held in accordance with the Notice of Hearing; and

WHEREAS, the City Commission finds that no evidence has been presented to indicate that anyone will be prejudiced by said vacation and that no utilities exist or are planned within the easement; and

WHEREAS, the City Commission finds further that the subject vacation is in the best interest of the public and is not required for the public use and convenience.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Palmetto, Florida, as follows:

Section 1. Findings of Fact. The foregoing "whereas" clauses are adopted herein as findings of fact and are accepted as a basis for adoption of this Ordinance.

Section 2. Vacated Easement. The City Commission of the City of Palmetto, Florida, pursuant to due and proper petition and application and other procedures as required by law, and the rules and regulations of this Commission for vacation of the easement having been completed, does hereby vacate, close and abandon the Easement as described and graphically described on Exhibit "A" and depicted on Exhibit "B", both of which are attached hereto and incorporated by reference ("Vacated Easement").

Section 3. Severability. It is the intent of this Ordinance to comply with the requirements of all applicable law and constitutional requirements. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then such provisions or portions shall be deemed null and void, but all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. Effective Date. This Ordinance shall take effect upon the later of execution by the Mayor or, if disapproval occurs, upon reconsideration by the City Commission and passage of the Ordinance by at least four (4) votes.

PASSED AND DULY ADOPTED by the City Commission, in open session, with a quorum present and voting, this _____ day of October, 2026.

FIRST READING	
PUBLICATION DATE	
SECOND READING	

CITY OF PALMETTO, FLORIDA,
BY AND THROUGH THE CITY
COMMISSION OF THE CITY OF
PALMETTO

By: _____
Daniel W. West , Mayor

ATTEST: James R. Freeman, City Clerk

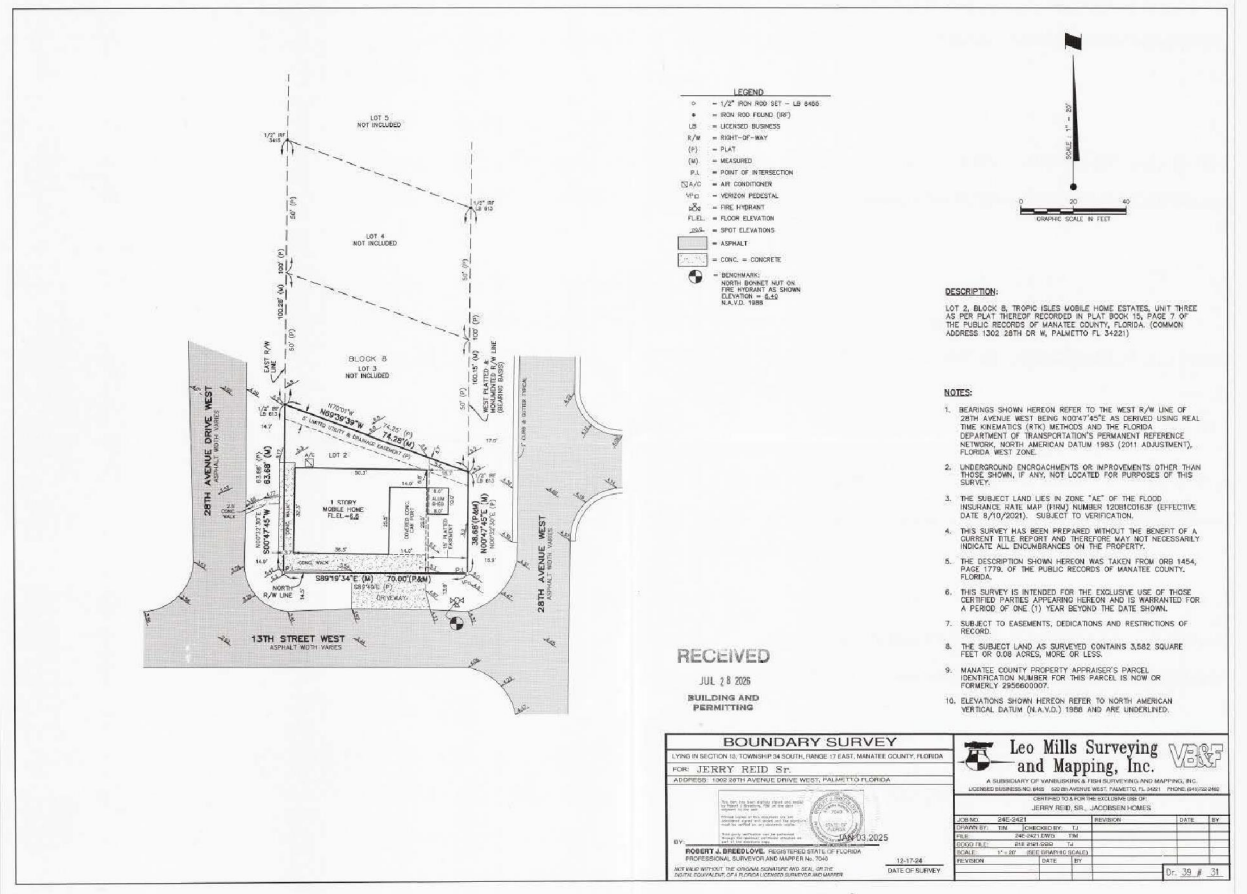
By: _____
City Clerk/Deputy Clerk

EXHIBIT “A”

“EASEMENT”

THAT 15 FOOT WIDE UTILITY EASEMENT DESCRIBED AS BEING LOCATED IN THE EASTERN 15 FEET OF LOT 2, BLOCK B, TROPIC ISLES MOBILE HOME ESTATES, UNIT THREE, IN THE CITY OF PALMETTO, FLORIDA

EXHIBIT “B”


LOT 5
NOT INCLUDED
LOT 4
NOT INCLUDED
BLOCK B
LOT 3
NOT INCLUDED
LOT 2
28TH AVENUE DRIVE WEST
ASPHALT WIDTH VARIES
28TH AVENUE WEST
ASPHALT WIDTH VARIES
13TH STREET WEST
ASPHALT WIDTH VARIES
1 STORY MOBILE HOME FLEE=6.8
DRIVEWAY
N00°47'45"E (M) 74.39'(M)
S89°19'34"E (M) 70.00'(RAM)
S00°47'45"W (M) 61.68'(M)
N00°47'45"E (M) 38.68'(RAM)
LEGEND
= 1/2" IRON ROD SET – LB 6466
= IRON ROD FOUND (IRF)
= LICENSED BUSINESS
= RIGHT-OF-WAY
= PLAT
= MEASURED
= POINT OF INTERSECTION
= AIR CONDITIONER
= VERIZON PEDESTAL
= FIRE HYDRANT
= FLOOR ELEVATION
= SPOT ELEVATIONS
= ASPHALT
= CONC. = CONCRETE
= BENCHMARK: NORTH BONNET NUT ON FIRE HYDRANT AS SHOWN ELEVATION = 8.63 N.A.V.D. 1988
SCALE: 1" = 20'
GRAPHIC SCALE IN FEET
DESCRIPTION:
LOT 2, BLOCK B, TROPIC ISLES MOBILE HOME ESTATES, UNIT THREE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 7 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (COMMON ADDRESS 1302 28TH DR W, PALMETTO FL 34221)
NOTES:
1. BEARINGS SHOWN HEREON REFER TO THE WEST R/W LINE OF 28TH AVENUE WEST BEING N00°47'45"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE.
2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
3. THE SUBJECT LAND LIES IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12081C0163F (EFFECTIVE DATE 8/10/2021). SUBJECT TO VERIFICATION.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THE DESCRIPTION SHOWN HEREON WAS TAKEN FROM ORB 1454, PAGE 1779, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
6. THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. THE SUBJECT LAND AS SURVEYED CONTAINS 3,582 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.
9. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS NOW OR FORMERLY 2906600007.
10. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND ARE UNDERLINED.
RECEIVED
JUL 28 2025
BUILDING AND PERMITTING
BOUNDARY SURVEY
LYING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA
FOR: JERRY REID Sr.
ADDRESS: 1302 28TH AVENUE DRIVE WEST, PALMETTO FLORIDA
JAN 03 2025
ROBERT J. BREED LOVE, REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 7040
12-17-24
DATE OF SURVEY
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR THE DIGITAL EQUIVALENT OF A FLORIDA LICENSED SURVEYOR AND MAPPER
Leo Mills Surveying and Mapping, Inc.
A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.
LICENSED BUSINESS NO. 6466 · 520 8th AVENUE WEST, PALMETTO, FL 34221 · PHONE 941-722-2460
CERTIFIED TO & FOR THE EXCLUSIVE USE OF:
JERRY REID, SR., JACOBSEN HOMES
JOB NO. 24S-2421
DRAWN BY: TJM CHECKED BY: TJ
FILE: 24S-2421.DWG TJM
GOOD FILE: 24S-2421.GMS TJ
SCALE: 1" = 20' (SEE DRAWING SCALE)
REVISION DATE BY
Dr: 39 # 31

SCANNED

(DO NOT WRITE IN THIS SPACE, FOR OFFICE USE ONLY).

Petition No. PVAC 26-01

Date Complete Application Was Received: 7/28/2026

Fee Received: $1250

Fee Receipt No. RCPT-0000394472

Date Hearings Advertised: _____

Dates of Hearings: _____

RECEIVED

JUL 28 2026

BUILDING AND PERMITTING

VACATION APPLICATION

Vacation Fee:	$1,250

A. PROPERTY INFORMATION

1. Address of Subject Property: 1302 28th Ave Dr W
2. Parcel ID Number (s): 2956600007
3. Acreage: .083
4. Existing Use of the Property: Residential
5. Proposed Use of the Property: Residential
6. Future Land Use Map Category: _____
7. Existing Zoning District: MHP-1
8. Proposed Zoning District: MHP-1

B. CURRENT OWNER INFORMATION

1. Current Property Owner: Jerry D Reid
2. Mailing Address: 1302 28th Ave Dr W

3. Phone Number: 941-812-3130 Email Address: redfisher3@yahoo.com

C. APPLICANT

1. Applicant Status: ✓ Owner __Agent

2. Name of Applicant(s) or Contact Person(s):
Jerry Byrd

Company (if applicable):

Mailing Address: 1302 28th Ave Dr W

Phone Number: 941 812 3130 Email Address: redfisher3@yahoo.com

D. ATTACHMENTS

An application is not complete without all requirements submitted. Incomplete applications will not be scheduled for hearings. Other items may be required depending on the request. All data and exhibits submitted with the application or at a public hearing will become part of the public record.

1. Legal description of parent property attach as "Exhibit A".
2. Legal description of area to be vacated attach as "Exhibit B".
3. Letter of request attach as "Exhibit C".
4. Current survey attach as "Exhibit D".
5. List of contiguous property owners attach as "Exhibit E".
6. Proof of Ownership. (Example: Warranty deed, title)
7. Proof of payment of taxes.
8. Agent Authorization form (if applicable).
9. Fee. Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant.

Name of individual completing this application: Jerry D. Reid
(Please print)

I, Jerry D. Reid certify that I have checked the submittal application for the content of completeness, and that the information contained herein are correct to the best of my knowledge. I am aware that the non-refundable fees shall be paid upon filing the petition or request.

Signature

County of Manatee

State of Florida

The foregoing instrument was acknowledged before me, by means of (✓) physical presence or ( ) online notarization, this 28th day of July, 2026 by Jerry Reid who is either personally known or produced identification.

NOTARY PUBLIC

STATE OF FLORIDA AT LARGE

Notary Public State of Florida
Kera Hill
My Commission HH 788908
Expires 6/3/2030

City of Palmetto

Affidavit of Ownership/Agent Authorization

File Number: _____

To be filled out by the property Owner

Owner Name: Terry Reid

Mailing Address: 1302 28th Ave Dr W

Officer's Name: _____

Title: _____

Being first duly sworn, depose(s) and say(s):

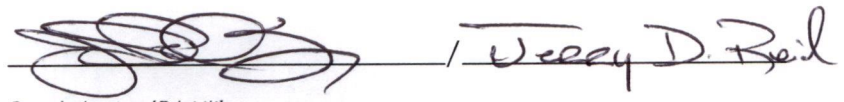
1. That I am (we are) the owner's and recorded title holders(s) of the following described property legal description, to whit:
   Lot 2 Block 18 Tropic Isles Mobile Home Estates 2nd ts
   PI # 29516.0000/7

   (If necessary attach the property's legal description as exhibit "A")

2. That this property constitutes the property for which a request for
   Vacation of 15' undescript easement
   Variance
   _____ is being applied for to the City of Palmetto, Florida
   (Type of application approval requested)

3. That the undersigned has (have) appointed and does (do) appoint
   N/A as agent(s) execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. This affidavit has been executed to induce The City of Palmetto, FL to consider and act on the forgoing request;

5. That I (we) the undersigned authority, herby certify the foregoing is true and correct



Owner's signature / Print title

_____/_____

Owner's signature / Print Title

To be filled out by a licensed Notary Republic

County of Manatee

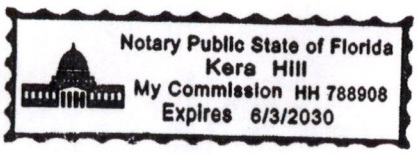
State of Florida

The foregoing instrument was acknowledged before me, by means of (✓) physical presence or ( ) online notarization, this 28th day of July, 2026 by Jerry Reid who is either personally known or produced identification.



NOTARY PUBLIC

STATE OF FLORIDA AT LARGE



THE CITY OF PALMETTO

516 8TH AVENUE WEST
PALMETTO, FL 34221

Print Date: 07/28/2026
PZE Number: PVAC26-01
PZE Type: Vacation
Location: 1302 28TH AVENUE DR W

Pay by Account in Full

REID, JERRY
1302 28TH AVENUE DR W
PALMETTO, FL 34221

Total Balance Due: $0.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00033267	07/28/26	08/27/26	$0.00	$1250.00	$0.00

Quantity	Category	Description	Billed
1.00	Standard Item	Right of Way Vacation	$1250.00

Total Balance Due: $0.00

PAID

Return to: (enclose self-addressed stamped envelope)

Name: ROBERT R REID
Address: 3407 61ST ST E
PALMETTO FL 34221

This Instrument Prepared by:

Name: ROBERT R REID
Address: 3407 61ST ST E
PALMETTO FL 34221

Property Appraisers Parcel Identification

Folio Number(s): 29566.0000/7

Grantee[s] S.S. # (s) [redacted]

QUIT CLAIM DEED

RAMCO FORM 8

BK 1454 PG 1779 DOC STAMPS $.70 INSTR 795630
FILED AND RECORDED 02/28/95 1:04PM 1 of 1
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, *Executed the* 27th *day of* FEBRUARY, 19 95, *by* ROBERT R REID,

first party, to ROBERT R REID and/or JERRY D REID as joint tenants,
whose post office address is 1302 28TH AVE DR W PALMETTO FL 34221,
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the first party, for and in consideration of the sum of $* 1 and other considerations *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* MANATEE, *State of* FL, *to-wit:*

LOT 2, BLOCK 8, TROPIC ISLES MOBILE HOME ESTATE, UNIT THREE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 7 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (COMMON ADDRESS 1302 28TH AVE DR W PALMETTO FL 34221)

To Have and to Hold *The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *the said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Edna M. Forbes
Witness Signature (as to first Grantor)
EDNA M FORBES
Printed Name

Lois Ann L Gift
Witness Signature (as to first Grantor)
LOIS ANN L GIFT
Printed Name

Witness Signature (as to Co-Grantor, if any)
Printed Name

Witness Signature (as to Co-Grantor, if any)
Printed Name

Robert R Reid L.S.
Grantor Signature
ROBERT R REID
Printed Name
3407 61ST ST E
Post Office Address
PALMETTO FL 34221

L.S.
Co-Grantor Signature, (if any)
Printed Name
Post Office Address

STATE OF FLORIDA)
COUNTY OF MANATEE)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert R Reid known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one.) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: _____

NOTARY RUBBER STAMP SEAL
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPTEMBER 09, 1995
BONDED THRU HUCKLEBERRY & ASSOCIATES

Witness my hand and official seal in the County and State last aforesaid this 28th day of February, A.D. 19 95

Sandra K Haas
Notary Signature
Sandra K Haas
Printed Name

CC140749

Chore-Duright, Seminole Paper & Printing Co., Inc., 1994
08 30 94

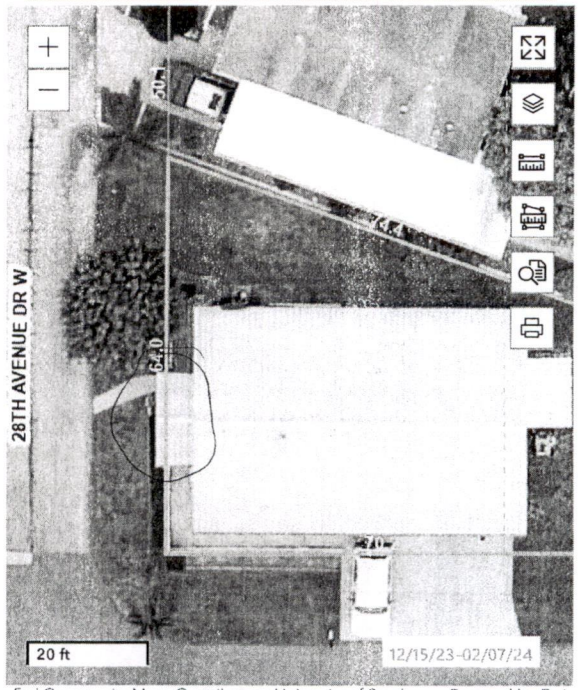
PRC | TRM | TXB

Parcel ID: 2956600007
Ownership: REID, JERRY D
Owner Type: INDIVIDUAL
Mailing Address: REID, JERRY D, 1302 28TH AVENUE DR W, PALMETTO FL 34221-3428

Situs Address: 1302 28TH AVENUE DR W, PALMETTO, FL 34221-3428
Jurisdiction: CITY OF PALMETTO
Tax District: 0019; CITY OF PALMETTO
Sec/Twp/Rge: 16-34S-17E
Neighborhood: 5010; TROPIC ISLES CO-OP AND RP
Subdivision: 2949200; TROPIC ISLES MOBILE HOME ESTATES UNIT 3; LOT 2; BLOCK 8; PB 15/7
Short Description: LOT 2 BLK 8 TROPIC ISLES MOBILE HOME ESTATES UNIT THREE PI#29566.0000/7

FEMA Value: $34,291 as of January 1, 2024
Zoning/Flood Info: View this parcel on Manatee County's website
Land Use: 0202; DOUBLE WIDE MOBILE HOME
Land Size: 0.0830 Acres or 3,615 Square Feet
Building Area: 1,663 SqFt Under Roof / 704 SqFt Living or Business Area / 704 SqFt Residential Impervious Area

MAP | OBL | EST



PIC | SKE | BEV | GSV

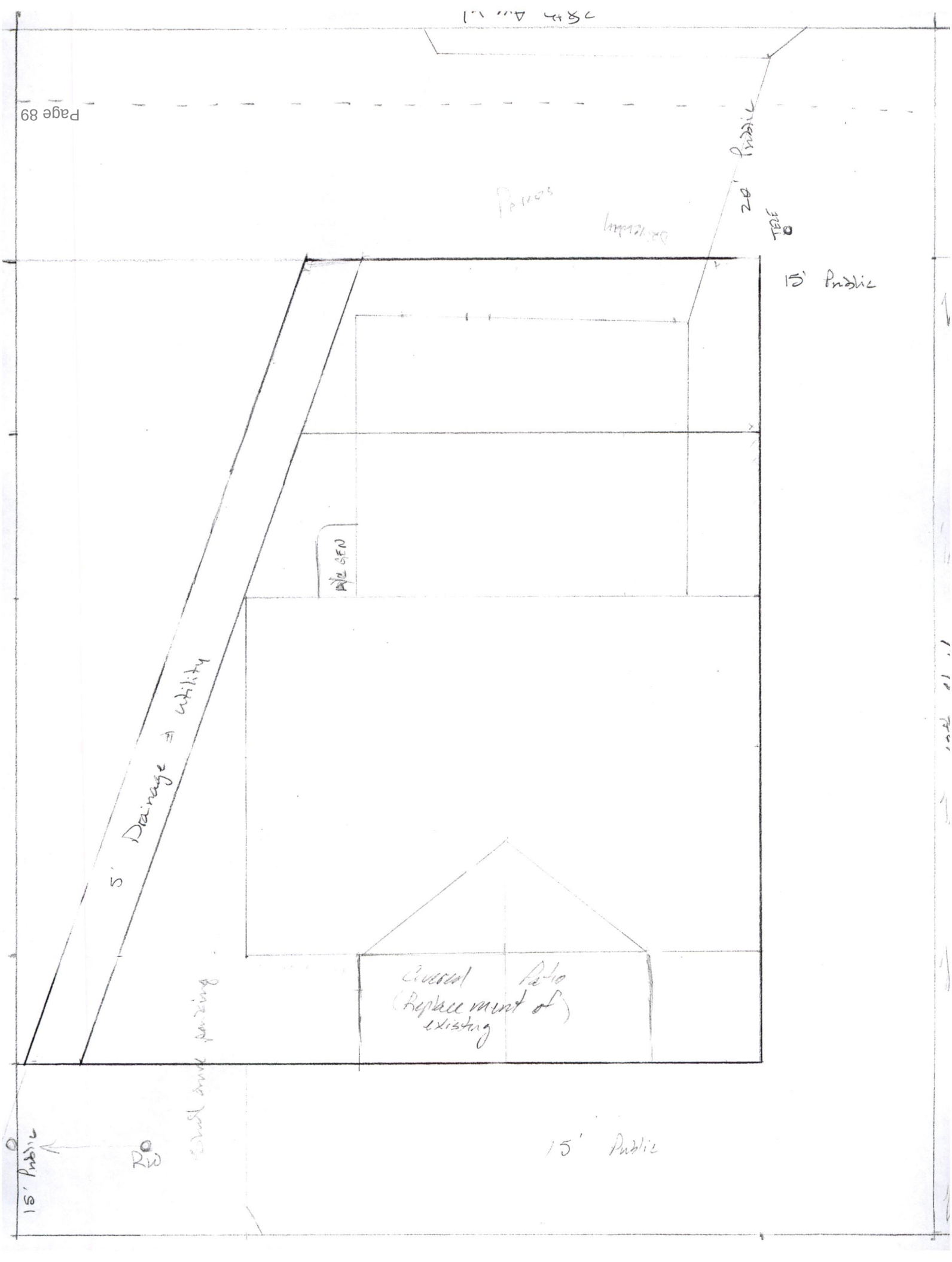
SLS | EXM | BUS | ADR | INS

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code		Sale Price
06/08/2020	UNRECORDED	DC	I	11	0	REID, JERRY D
02/28/1995	1454 / 1779	QC	I	37	1	REID, JERRY D
09/24/1993	1416 / 2895	QC	I	37	1	REID, ROBERT R
03/12/1992	1369 / 2789	QC	I	37	1	REID, ROBERT D AND/(
01/01/1921	UNRECORDED	UK	V	37		REID, ROBT D

VAL | LND | BLD | FEA | PER

Tax Year	Homestead Exemption	Land Value	Improvements Value	Just/Market Value	Non-School Assessed Value	School Assessed Value	County Taxable Value	School Taxable Value		Municipality Taxable Value
2024	Yes	42,500	30,286	72,786	49,430	49,430	19,430	19,430	19,430	19,430	363.88	245.97
2023	Yes	42,500	31,803	74,303	47,990	47,990	17,990	17,990	17,990	17,990	342.98	228.85
2022	Yes	42,000	24,726	66,726	46,592	46,592	21,092	21,092	21,092	21,092	404.69	214.48
2021	Yes	40,000	18,796	58,796	45,235	45,235	19,735	19,735	19,735	19,735	389.15	202.38
2020	Yes	40,000	18,204	58,204	44,610	44,610	19,110	19,110	19,110	19,110	379.11	192.60
2019	Yes	40,000	18,204	58,204	43,607	43,607	18,107	18,107	18,107	18,107	362.39	183.81
2018	Yes	40,000	16,333	56,333	42,794	42,794	17,294	17,294	17,294	17,294	349.79	175.49
2017	Yes	35,000	16,055	51,055	41,914	41,914	16,414	16,414	16,414	16,414	319.88	168.48
2016	Yes	28,000	14,393	42,393	41,052	41,052	15,552	15,552	15,552	15,552	308.33	161.91
2015	Yes	28,000	12,767	40,767	40,767	40,767	15,267	15,267	15,267	15,267	308.06	155.32
2014	Yes	28,050	13,691	41,741	41,741	41,741	16,241	16,241	16,241	16,241	325.67	149.32
2013	Yes	25,500	19,443	44,943	44,943	44,943	19,443	19,443	19,443	19,443	394.12	146.35

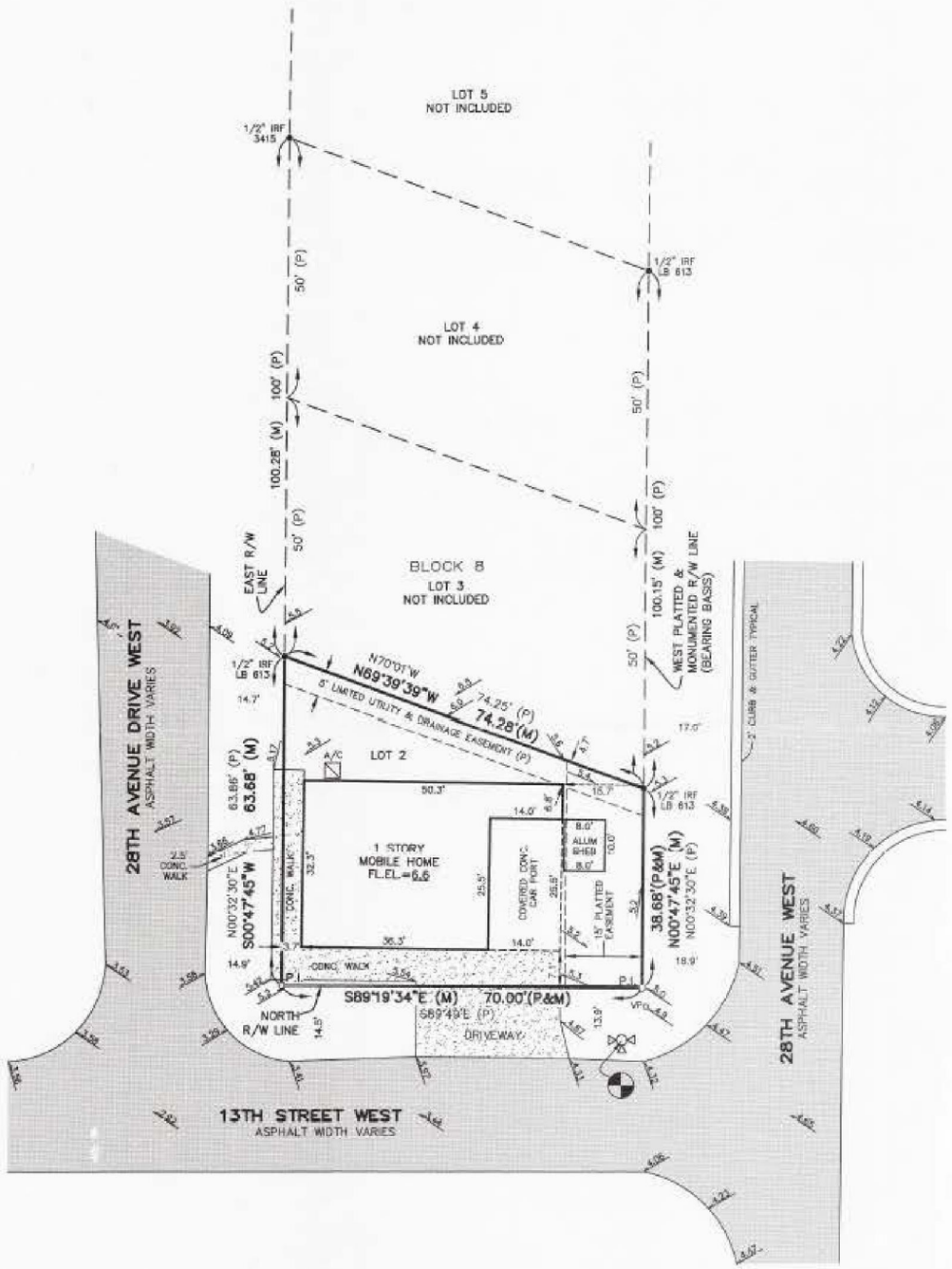
pool already exists expedy Dims.


20' Public
Patio
Driveway
15' Public
Pole Sign
5' Drainage & Utility
Covered Patio
(Replacement of existing
Curb cut parking
15' Public
RW
15' Public

74.5
55.2
74.5
45.3
70.2
28TH AVENUE DR W
13TH ST W
50.1
74.4
50.2
50.1
74.4
64.0
38.8
70.2
33.5
28TH AVE W
115.0
40.0
20.0
20.0
115.0







LEGEND

○	= 1/2" IRON ROD SET – LB 8455
●	= IRON ROD FOUND (IRF)
LB	= LICENSED BUSINESS
R/W	= RIGHT-OF-WAY
(P)	= PLAT
(M)	= MEASURED
P.I.	= POINT OF INTERSECTION
A/C	= AIR CONDITIONER
VP□	= VERIZON PEDESTAL
	= FIRE HYDRANT
FL.EL.	= FLOOR ELEVATION
	= SPOT ELEVATIONS
	= ASPHALT
CONC.	= CONC. = CONCRETE
	= BENCHMARK: NORTH BONNET NUT ON FIRE HYDRANT AS SHOWN ELEVATION = 6.40 N.A.V.D. 1988



DESCRIPTION:

LOT 2, BLOCK 8, TROPIC ISLES MOBILE HOME ESTATES, UNIT THREE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 7 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (COMMON ADDRESS 1302 28TH DR W, PALMETTO FL 34221)

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE WEST R/W LINE OF 28TH AVENUE WEST BEING N00°47'45"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE.
2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
3. THE SUBJECT LAND LIES IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12081C0163F (EFFECTIVE DATE 8/10/2021). SUBJECT TO VERIFICATION.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THE DESCRIPTION SHOWN HEREON WAS TAKEN FROM ORB 1454, PAGE 1779, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
6. THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. THE SUBJECT LAND AS SURVEYED CONTAINS 3,582 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.
9. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS NOW OR FORMERLY 2956600007.
10. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND ARE UNDERLINED.

RECEIVED
JUL 28 2026
BUILDING AND
PERMITTING

BOUNDARY SURVEY

LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

FOR: JERRY REID Sr.

ADDRESS: 1302 28TH AVENUE DRIVE WEST, PALMETTO FLORIDA

This item has been digitally signed and sealed by Robert J Breedlove, PSM on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Third party verification can be performed through the electronic certificate attached as part of the electronic copy.

ROBERT J. BREEDLOVE PSM 7040 STATE OF FLORIDA

BY: JAN 03 2025

ROBERT J. BREEDLOVE, REGISTERED STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. 7040

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR THE DIGITAL EQUIVALENT, OF A FLORIDA LICENSED SURVEYOR AND MAPPER

12-17-24
DATE OF SURVEY

Leo Mills Surveying and Mapping, Inc.
VB&F
A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.
LICENSED BUSINESS NO. 8455 620 8th AVENUE WEST, PALMETTO, FL 34221 PHONE: (941)722-2480

CERTIFIED TO & FOR THE EXCLUSIVE USE OF:
JERRY REID, SR., JACOBSEN HOMES

JOB NO.	24E-2421			REVISION	DATE	BY
DRAWN BY:	TIM	CHECKED BY:	TJ			
FILE:	24E-2421.DWG		TIM			
DOGD FILE:	24E-2421.DGD		TJ			
SCALE:	1" = 20'	(SEE GRAPHIC SCALE)				
REVISION		DATE	BY			

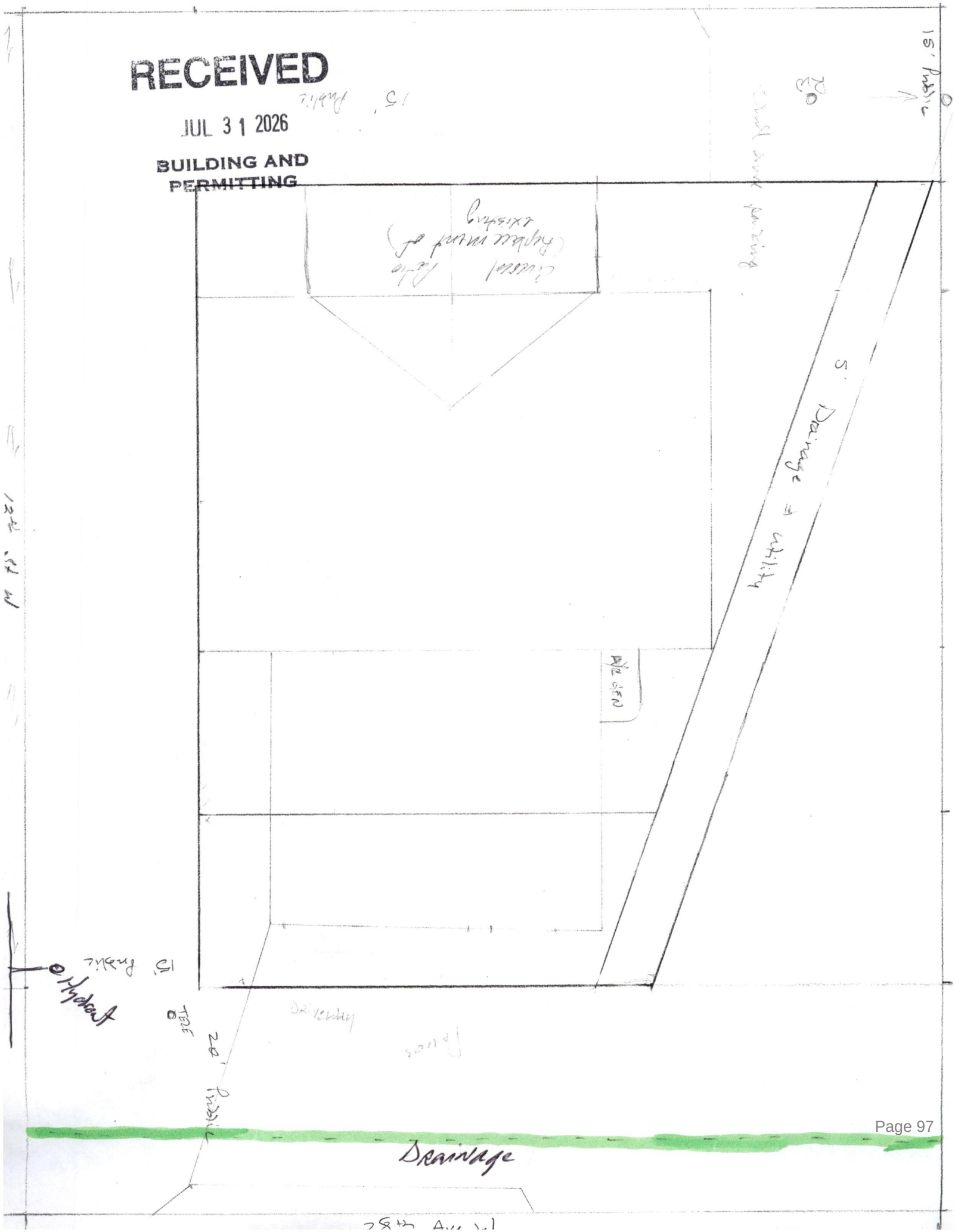
Dr. 39 # 31

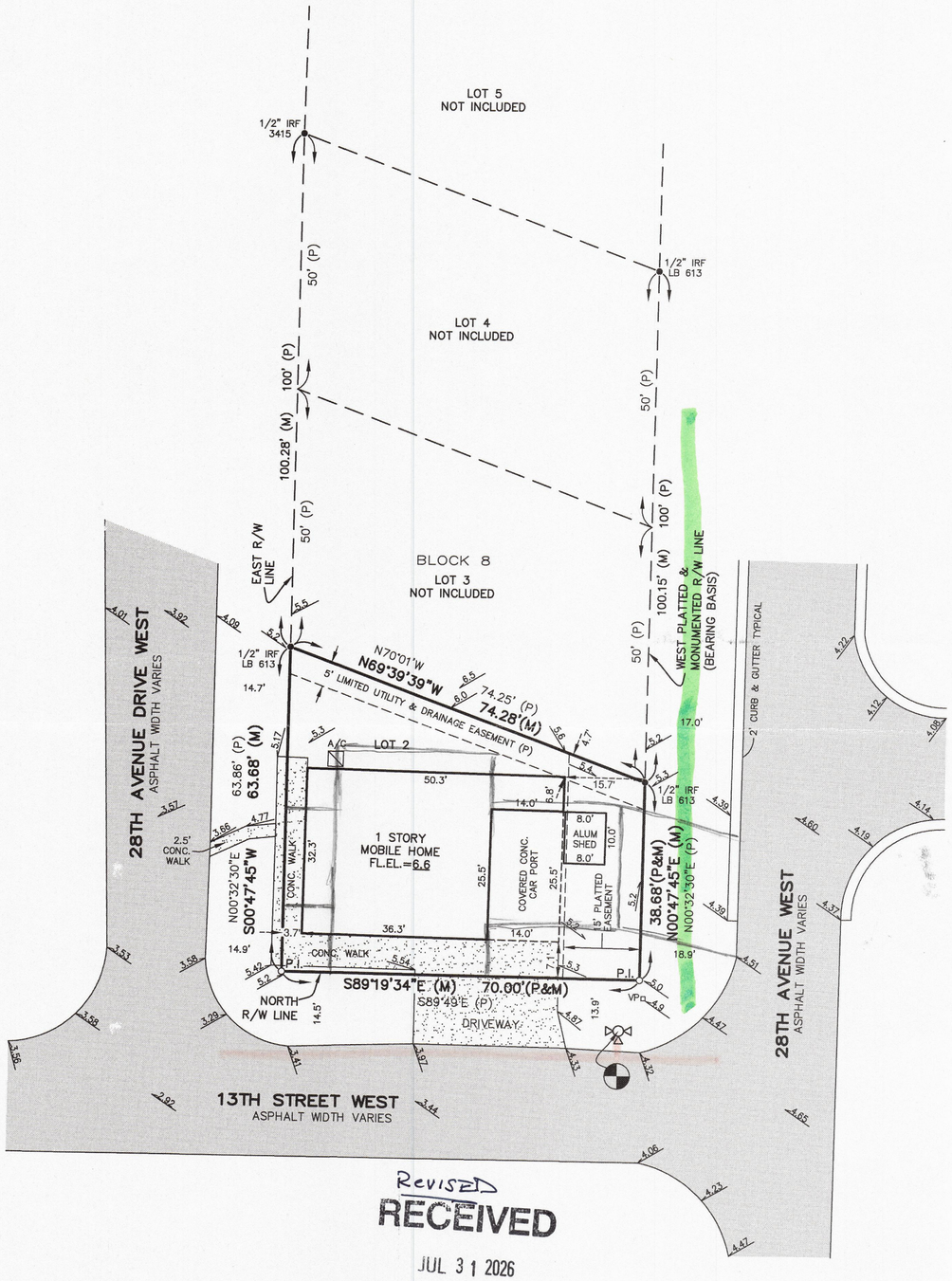

RECEIVED
JUL 31 2026
BUILDING AND
PERMITTING


RECEIVED
JUL 31 2026
BUILDING AND
PERMITTING

RECEIVED
JUL 31 2026
BUILDING AND PERMITTING
28TH AVE W
28TH AVENUE DR W
13TH ST W
Drainage
Water Hydrant
20.0
20.0
115.0
40.0
115.0
533.5
38.8
50.2
50.1
74.4
74.4
70.2
64.0
50.1
53.2
55.2
45.3
74.5
74.5
70.2

RECEIVED
JUL 31 2026
BUILDING AND
PERMITTING





Revised

RECEIVED

JUL 31 2026

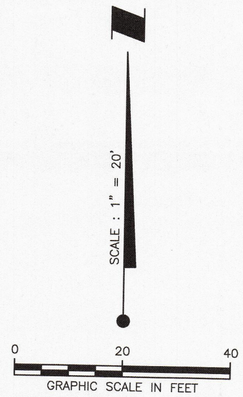
BUILDING AND PERMITTING

Current utility Location drainage

Current Location of Water / Hydrant

LEGEND

- ○ = 1/2" IRON ROD SET – LB 8455
- ● = IRON ROD FOUND (IRF)
- LB = LICENSED BUSINESS
- R/W = RIGHT-OF-WAY
- (P) = PLAT
- (M) = MEASURED
- P.I. = POINT OF INTERSECTION
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- 00.0 = SPOT ELEVATIONS
- = ASPHALT
- = CONC. = CONCRETE
- = BENCHMARK:
  NORTH BONNET NUT ON
  FIRE HYDRANT AS SHOWN
  ELEVATION = 6.40
  N.A.V.D. 1988



RECEIVED

JUL 28 2026

BUILDING AND PERMITTING

DESCRIPTION:

LOT 2, BLOCK 8, TROPIC ISLES MOBILE HOME ESTATES, UNIT THREE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 7 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (COMMON ADDRESS 1302 28TH DR W, PALMETTO FL 34221)

NOTES:

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10. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND ARE UNDERLINED.

BOUNDARY SURVEY

LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

FOR: JERRY REID Sr.

ADDRESS: 1302 28TH AVENUE DRIVE WEST, PALMETTO FLORIDA

This item has been digitally signed and sealed by Robert J Breedlove, PSM on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Third party verification can be performed through the Identrust certificate attached as part of the electronic copy.

ROBERT J. BREEDLOVE License Number 7040 STATE OF FLORIDA Professional Surveyor & Mapper

BY: JAN 03,2025

ROBERT J. BREEDLOVE. REGISTERED STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. 7040

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR THE DIGITAL EQUIVALENT, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

12-17-24
DATE OF SURVEY

Leo Mills Surveying and Mapping, Inc. VB&F

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CERTIFIED TO & FOR THE EXCLUSIVE USE OF:
JERRY REID, SR., JACOBSEN HOMES

JOB NO.	24E-2421			REVISION	DATE	BY
DRAWN BY:	TIM	CHECKED BY:	TJ			
FILE:	24E-2421.DWG		TIM			
COGO FILE:	24E-2421.CGO		TJ			
SCALE:	1" = 20'	(SEE GRAPHIC SCALE)				

Dr. 39 # 31

Property Record Card

Created at: https://www.manateepao.gov on September 18, 2026

Parcel ID:	2956600007
Ownership:	REID, JERRY D
Owner Type:	INDIVIDUAL
Mailing Address:	REID, JERRY D, 1302 28TH AVENUE DR W, PALMETTO FL 34221-3428
Situs Address:	1302 28TH AVENUE DR W, PALMETTO, FL 34221-3428
Jurisdiction:	CITY OF PALMETTO
Tax District:	0019; CITY OF PALMETTO
Sec/Twp/Rge:	16-34S-17E
Neighborhood:	5010; TROPIC ISLES CO-OP AND RP
Subdivision:	2949200; TROPIC ISLES MOBILE HOME ESTATES UNIT 3; LOT 2; BLOCK 8; PB 15/7
Parcel Type:	REAL PROPERTY
Parcel Created:	09/05/1987
Map Number:	4B16
FEMA Value:	$28,487 as of January 1, 2026
Land Use:	0202; DOUBLE WIDE MOBILE HOME
Land Size:	0.0830 Acres or 3,615 Square Feet
Building Area:	1,663 SqFt Under Roof / 1,152 SqFt Living or Business Area / 704 SqFt Residential Impervious Area
Living Units:	1
Residential Bldgs:	1



DESCRIPTION

LOT 2 BLK 8 TROPIC ISLES MOBILE HOME ESTATES UNIT THREE PI#29566.0000/7

2026 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	38,250	38,250	38,250	38,250
Improvement Value:	25,175	25,175	25,175	25,175
Total Market Value:	63,425	63,425	63,425	63,425
Land Classified Agricultural:	0	0	0	0
Classified Use Value:	0	0	0	0
Classified Use Savings:	0	0	0	0
Ineligible for 10% Cap:	0	63,425	0	0
Eligible for 10% Cap Next Year:	0	0	0	0
Eligible for 10% Cap This Year:	63,425	0	63,425	63,425
10% Cap Savings:	0	0	0	0
Ineligible for SOH Cap:	63,425	63,425	63,425	63,425
Eligible for SOH Cap Next Year:	0	0	0	0
Eligible for SOH Cap This Year:	0	0	0	0
SOH Cap Savings:	0	0	0	0
Assessed Value:	63,425	63,425	63,425	63,425
Exempt Value:	0	0	0	0
Taxable Value:	63,425	63,425	63,425	63,425

2026 SPECIAL ASSESSMENTS

Description	Amount
FD07 NORTH RIVER FIRE DISTRICT	285.62

PROPERTY APPRAISER INSPECTIONS

Inspection	Inspector	Type	Reason
05/25/2022	MLK	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
09/06/2016	JAH	ON SITE INSPECTION	5 YEAR STATUTORY REVIEW

ADDRESSES ASSIGNED TO THE PROPERTY

1302 28TH AVENUE DR W, PALMETTO, FL 34221-3428

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2298259	6/8/2020	000000000000	DEATH CERT	I	11	$	REID, JERRY D	REID, JERRY D
1487322	2/28/1995	1454 / 1779	QUIT CLAIM DEED	I	37	$1	REID, JERRY D	REID, ROBERT R
1487323	9/24/1993	1416 / 2895	QUIT CLAIM DEED	I	37	$1	REID, ROBERT R	REID, ROBERT R
1487324	3/12/1992	1369 / 2789	QUIT CLAIM DEED	I	37	$1	REID, ROBERT D AND/OR	REID, ROBERT D
1487325	1/1/1931	UNRECORDED	UNKNOWN	V	37		REID, ROBT D	

BUILDING PERMITS

Permit	Issued	Purpose	Description	Applicant / Contractor	Amount	Bldg Dept Status	Final Date	Cert Occ Date
PLP130170	03/22/2013	ELECTRICAL RES ALTERATI...	REPLACE DAMAGED OH SERVICE POLE	REESE ELECTRICAL, INC	$1,100	FINALED	03/25/2013	

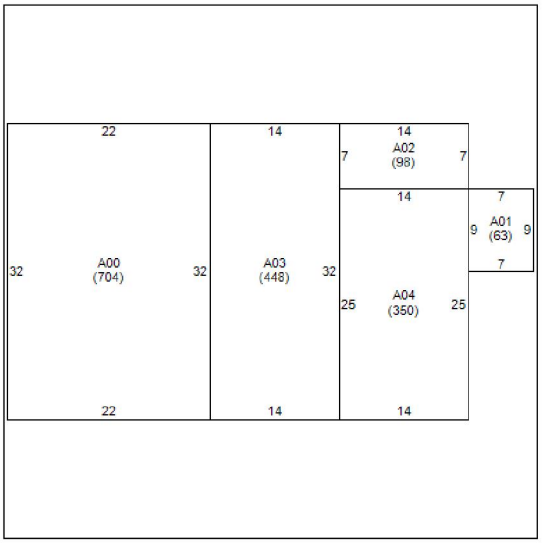
LAND INFORMATION

											---------- Frontage ----------		------ Depth ------			
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	U	100	No	0%	3,615	0.08	45,000	38,250					1.0			PL_MHP-1

RESIDENTIAL DWELLING #1

override model:		class:	MANUFACTURED HOMES
dwelling type:		grade:	
stories:	1	c&d:	
construction:	WOOD FRAME	c&d factor:	0%
building style:	H2	functional depr:	0%
year built:	1966	funct. depr. reason:	
effective year:	1992	economic depr:	0%
lower level:	NONE	econ. depr. reason:	
heating:	NONE	cost model:	5
attic:	NONE	area factor:	0.617
electric:	AVERAGE/TYPICAL	adjusted area:	704
exterior wall:	UNDETERMINED	story height factor:	1.000
floors:	AVERAGE/TYPICAL	construction factor:	2.000
interior:	AVERAGE/TYPICAL	grade factor:	0.90
plumbing:	AVERAGE/TYPICAL	percent good:	18%
roof material:		additional area:	448
roof type:		total living area:	1152
garage type:	1 CAR CARPORT	total under roof:	1663
condo complex:		adj. base value:	93290
condo floor:	1	plumbing value:	0
condo unit #:		lower level value:	0
condo view:		hvac value:	-5386
condo type:		attic value:	0
condo notes:		dwelling subtotal:	87904
add'l condo notes:		user factor:	1.000
condo extra value:	0	user amount:	0
bedrooms:		base rcn:	87904
full baths:	1	local multiplier:	1.000
half baths:		subtotal rcn:	87904
additional fixtures:	2	base rcnld:	15823
total fixtures:	5	additions rcnld:	7916
wood burn fp stacks:		total rcnld:	23739
wb fireplace openings:		override rcnld:	
wb fp add'l stories stack:		adjustment factor:	1.02000
prefabricated fireplaces:		dwelling value:	24214
prefab add'l stories stack:		eligible for exem:	0.00%
total fireplace value:	0		





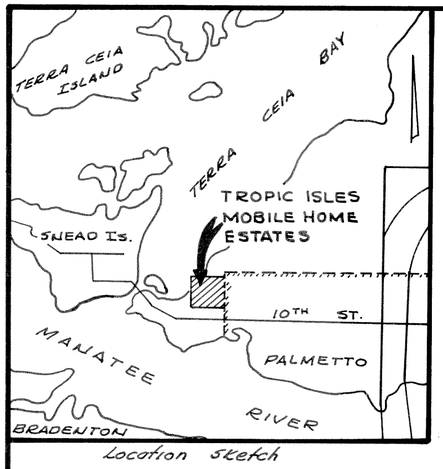
ROOMS, AREAS & ADDITIONS

A#	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
1	BASE	BASE					704	1	100%		82%	0	0%
1	UT	UTIL UTILITY	UT				63	1	100%	3,148	82%	567	0%
1	UT	UTIL UTILITY	UT				98	1	100%	4,897	82%	881	0%
1	CB	CABANA (MH ENCL.PORCH)	CB				448	1	100%	26,486	82%	4,767	0%
1	CP	CARPORT	CP				350	1	100%	9,450	82%	1,701	0%

RESIDENTIAL DWELLING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Cuft	Units	Rate	Basercn	Depr	Locmult	Adjfact	Value	Ex %
1	ROM	ROOFOVER-MOBILE HOMES	1966	1992	1,759	0	1	2.00	3,518	68%	1	1	961	100%

TROPIC ISLES
MOBILE HOME ESTATES
UNIT THREE



Location sketch

Yacht Basin

◉ = P.R.M. concrete monument

Scale: 1" = 100'

OWNER: SUNCOAST LANDS INC.

Description

Commence at the S.E. Corner of the N.E.¼, Section 16, Twp. 34S., Rge. 17E.; Thence N0°32'30"E along the East line of said Section 16, 796.65 feet to the point of beginning; Thence continue N0°32'30"E, along said East line of said Section 16, 666.48 feet to the Southeasterly Corner of Tropic Isles Mobile Home Estates, Unit One, as recorded in Plat Book 13, Page 72, of the Public Records of Manatee County, Florida; Thence N70°01'W, along the Southerly line of said Unit One, 95.4 feet to the Easterly line of Tropic Mobile Home Estates - Unit Two, as recorded in Plat Book 15, Page 3, of the Public Records of Manatee County, Florida; Thence S0°32'30"W along the East line of 28th Avenue Drive, and the East line of said Unit Two, 111.55 feet to the Southeast Corner of said Unit Two; Thence N70°01'W along the Southerly line of said Unit Two, 243.97 feet to the Point of Intersection of said line and the West line of 29th Avenue, said point of intersection being the Northeasterly Corner of Lot 1, Block 1, Said Tropic Isles Mobile Home Estates, Unit Two; Thence S0°32'30"W, along the West line of said 29th Avenue, and the East line of said Lot 1, Block 1, 384.82 feet to the Southeast Corner of said Lot 1, Block 1; Thence N89°49'W along the South line of said Lot 1, Block 1, 247.25 feet to the Southwest Corner thereof; Thence N1°49'W along the Westerly line of said Lot 1, Block 1, 129 feet to a point of intersection of said line and the arc of a curve concave to the North and having a radius of 250 feet; Thence Westerly along the arc of said curve, and thru a central angle of 72°08'58", 314.75 feet to a point of reverse curve; the chord bearing and Distance of the last described line being S87°59'37"W, 294.42 feet; Thence Westerly and Southerly along the arc of said reverse curve, being concave to the South, and having a radius of 60.0 feet a distance of 130.51 feet to the point of tangencey of said curve, said line being thru a central angle of 124°38'50" and having a chord bearing and distance of S62°51'54"W, 106.27 feet; Thence S0°32'30"W, parallel to the East line of said Section 16, 324.74 feet; Thence S69°27'30"E, 96.18 feet; Thence S89°49'E, 50.0 feet; Thence N0°32'30"E, parallel to said East line of Section 16, a distance of 12.0 feet; Thence S89°49'E, 860.0 feet to the point of beginning. Lying and being in Section 16, Twp. 34S., Rge. 17E., Manatee County, Florida.

Easement Dedication

There are hereby expressly reserved, easements of 5 feet along the rear lines of all lots for underground and overhead utilities, surface and underground drainage, and easements of 5 feet along each side lot line for the same purposes, but limited, if used, to one side of any one lot. Where more than one lot is intended as a building site, the outside boundaries of said building site shall carry said easements. All other easements shown on this plat are hereby reserved in perpetuity for the purposes noted.

Surveyors Certificate

I the undersigned Registered Land Surveyor hereby certify that this plat is a true representation of the lands described and shown, to the best of my knowledge and belief, and that permanent boundary monuments have been placed as required by those regulations, and the Statutes of the State of Florida thereunto appertaining.

Date of Survey: Sept. 1965

Approved: Roy L. Parker & Watson & Co. PE & LS

Date: Sept. 13, 1965 City Engineer

Signature: Morris Leo Mills
Morris Leo Mills
Registered Surveyor
Florida Cert. No. 1735

Certificate of City of Palmetto, Florida

The attached Plat of Tropic Isles Mobile Home Estates-Unit Three, has been recieved and approved by the City Council of Palmetto, Florida, this ___ day of ___ A.D. 1965.

Attest: James E. Anderson, City Clerk

Signed: J. G. Alderman, Mayor

Certificate of Approval of County Commission

State of Florida } S.S.
County of Manatee }

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Manatee, Florida this 4th day of October A.D. 1965.

Attest: ___, Deputy Clerk

Signed: Dan P. McClure, Chairman, Board of County Commissioners

Certificate of Approval of the Clerk of Circuit Court

State of Florida } S.S.
County of Manatee }

I, M.T. McINNIS, Clerk of the Circuit Court of Manatee County, Florida, hereby certify that this plat has been examined, and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 15, Page 7 of the Public Records of Manatee County, Florida, this 7 day of Oct. A.D. 1965.

M. T. McInnis
Clerk of Circuit Court of
Manatee County, Florida

Certificate of Ownership and Dedication

State of Florida } S.S.
County of Manatee }

Suncoast Lands Incorporated, a Florida Corporation, by its duly elected President, W.D. Bradshaw, and by its duly elected Secretary-Treasurer, Mary Bradshaw, acting by and with authority of its Board of Directors, certifies ownership by said Corporation of the property described herein, and Robert T. Brown, and his wife, Etta Brown, as Mortgagees of the property described hereon, and REALTY FINANCE COMPANY, a Florida corporation, by its duly elected President, C. Frank Carrieri, and by its duly elected Secretary-Treasurer, Paul H. Ammann, as Mortgagees of the property described hereon, do hereby dedicate all of the streets, alleys, thoroughfares, parks and other open spaces, canals and drainage or other easements shown on this plat to the use of the general public forever. In witness whereof, the undersigned Corporation has caused these presents to be executed by its President and attested by its Secretary-Treasurer.

Attest: Mary Bradshaw, Secretary-Treasurer
By: W.D. Bradshaw, President

Robert T. Brown
Etta Brown
Mortgagees

Paul H. Ammann, Secretary-Treasurer (Realty Finance Co.)
C. Frank Carrieri, President (Realty Finance Co.)

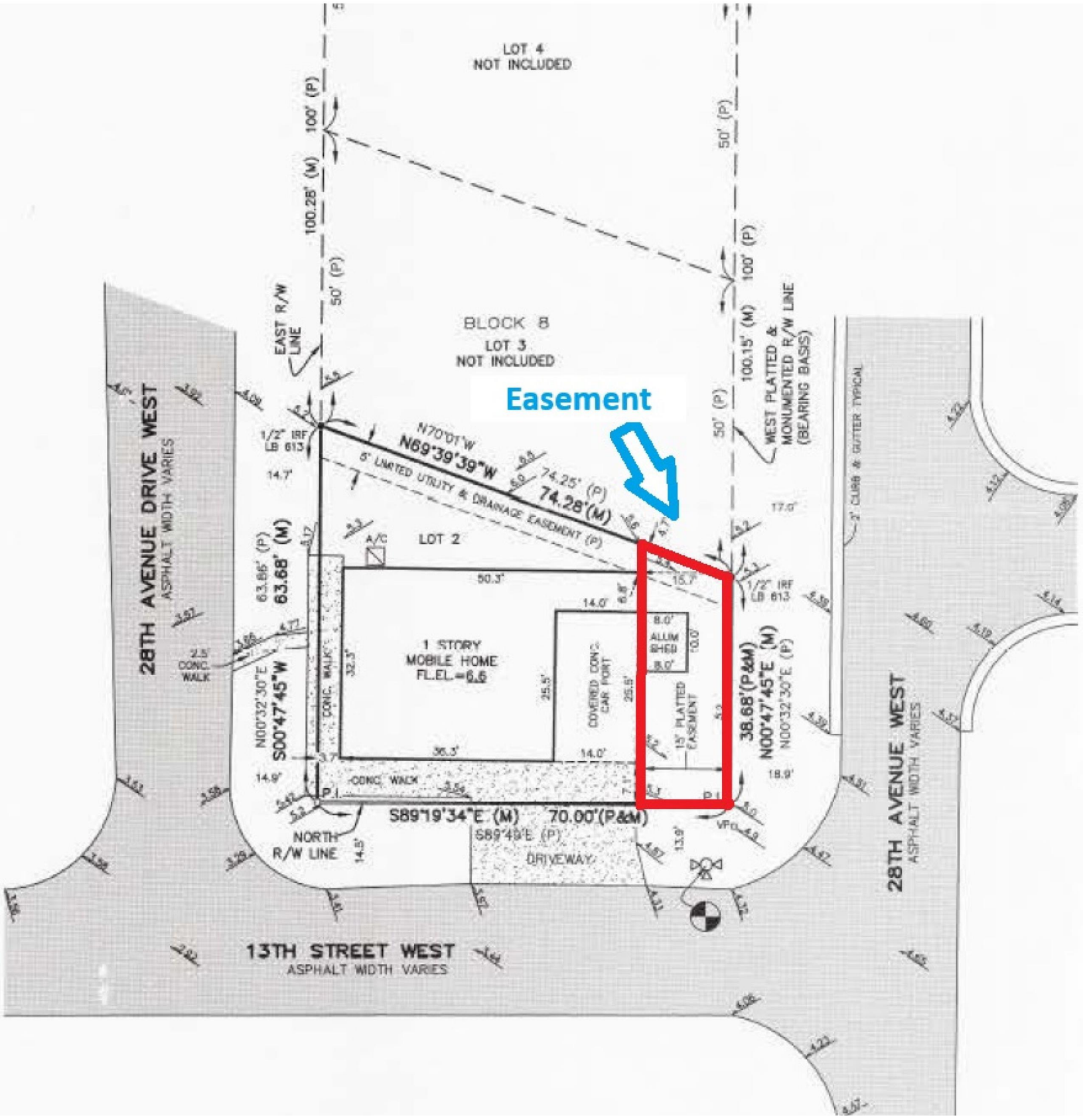
State of Florida } S.S.
County of Manatee }

Before me, the undersigned Notary Public, personally appeared W.D. Bradshaw, President, and Mary Bradshaw, Secretary-Treasurer of Suncoast Lands, Incorporated, a Florida Corporation, as owners, and Robert T. Brown, and his wife Etta Brown, as Mortgagees, and C. FRANK CARRIERI, President, and Paul H. AMMANN, Secretary-Treasurer of Realty Finance Company, as Mortgagees, to me known to be the individuals who executed the foregoing instrument, and certificate of dedication, and W.D. Bradshaw, President, and Mary Bradshaw, Secretary-Treasurer, of Suncoast Lands, Inc., and C. Frank Carrieri, Vice President, and Paul H. Ammann, Secretary-Treasurer of Realty Finance Co. each duly acknowledge before me that they executed the same as such officers for and in behalf of said Corporations.

Witness my hand and official Seal at Manatee County, Florida, this 7th day of Sept. A.D. 1965.

My Commission Expires: 9-30-66

Evelyn M. Rhodes
Notary Public, State of Florida at large.


LOT 4
NOT INCLUDED
100' (P)
100.28' (M)
50' (P)
50' (P)
100' (P)
100.15' (M)
WEST PLATTED & MONUMENTED R/W LINE (BEARING BASIS)
EAST R/W LINE
BLOCK 8
LOT 3
NOT INCLUDED
Easement
28TH AVENUE DRIVE WEST
ASPHALT WIDTH VARIES
1/2" IRF LB 613
N70°01'W
N69°39'39"W
74.25' (P)
74.28'(M)
5' LIMITED UTILITY & DRAINAGE EASEMENT (P)
LOT 2
A/C
63.66' (P)
63.68' (M)
50.3'
1 STORY
MOBILE HOME
FL.EL.=6.6
COVERED CONC. CAR PORT
8.0'
ALUM SHED
8.0'
10.0'
15' PLATTED EASEMENT
38.68'(P&M)
N00°47'45"E (M)
N00°32'30"E (P)
S00°47'45"W
N00°32'30"E
2.5' CONC. WALK
CONC. WALK
32.3'
25.5'
36.3'
14.0'
14.9'
CONC. WALK
S89°19'34"E (M) 70.00'(P&M)
S89°49'E (P)
DRIVEWAY
NORTH R/W LINE
VPC
2' CURB & GUTTER TYPICAL
28TH AVENUE WEST
ASPHALT WIDTH VARIES
13TH STREET WEST
ASPHALT WIDTH VARIES