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PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: April 15, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: AGENDA ITEMS

SUBJECT: ORDINANCE 4074 - PUBLIC HEARING AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON LAND USE ATLAS; TO DESIGNATE CERTAIN LAND GENERALLY LOCATED EAST OF 50TH STREET WEST AND 70 FEET SOUTH OF MANATEE AVE WEST, IDENTIFIED AS PARCEL ID 3629100003 AND 3629000005, AND MORE PARTICULARLY DESCRIBED HEREIN, CONTAINING APPROXIMATELY 0.397 ACRES AND OWNED BY SHIV OHM P L AND ZEEVA RE LLC, RESPECTIVELY, UNDER THE SUBURBAN COMMERCIAL CORRIDOR ZONING CATEGORY; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Ordinance 4074.

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

Yes

EXPLANATION:

Robert Gause, Agent for Shiv Ohm P I and Zeeva RE LCC is pursuing an annexation of the subject property. As part of the annexation process, the property must be assigned a future land use designation (separate application) and a zoning classification under the City of Bradenton regulations.

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 Ordinance 4074.

ATTACHMENTS:

[Ordinance 4074](#)

[Staff Report](#)

[Application Materials](#)