AGENDA ITEM NO. 6.n

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CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: August 12, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution 26-28 - Denial for the Application PLN-MAJ26-0001 for a Major Amendment to the Jordan Creek East Planned Development Plan

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
On July 22, 2026, the City Council voted (5-0) to deny the request for a Major PDP Amendment for Jordan Creek East based on failure of the property owner to meet its burden of demonstrating that the Amendment was supported by the criteria of Section 3.4.1.3.a.i. of the City of Bradenton Land Use Regulations, as further described below:

1. The Property Owner failed to demonstrate innovative or higher quality of design to support the increased density request. The site plan was largely unchanged from the existing, approved plan, which provided for significantly less density. The Amendment also sought to reduce the required perimeter landscaped buffer below the Code required 25’.
2. The Property Owner failed to address contributions to public facilities.
3. The limited open space and recreation area proposed did not support the requested increase in density.
4. The proposed density of the Amendment significantly exceeds that of adjoining

single-family detached residential lots, and compatibility is further compromised by the request for a reduced landscaped buffer.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve Resolution 26-28.

ATTACHMENTS:
Resolution 26-28