

Item Cover Page

CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: July 22, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: **Quasi-Judicial:** Resolution 26-28 - PUBLIC HEARING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON APPROVING APPLICATION PLN-MAJ-26-0001 FOR A MAJOR AMENDMENT TO THE JORDAN CREEK EAST PLANNED DEVELOPMENT PLAN (PDP-23-4841) TO APPROVE AN ADDITIONAL DEVELOPMENT OPTION FOR THE PROPERTY LOCATED AT 1201 27TH STREET EAST AND 2906 11TH AVENUE EAST (PARCEL ID NUMBERS 1387000050 AND 1387200007), MORE PARTICULARLY DESCRIBED HEREIN; OPTION A IS A PDP SITE PLAN FOR 66 SEMIDETACHED RESIDENTIAL UNITS AS APPROVED WITH ORDINANCE 4027; OPTION B IS A PDP SITE PLAN FOR 98 TOWNHOME UNITS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to either approve or deny of Resolution 26-28.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

On May 13, 2026, City Council heard Resolution 26-28, a request for approval of PLN-MAJ-26-0001. This request was to approve a second option (Option B) for development at 1201 27th Street East and 2906 11th Avenue East. Option A was

previously approved with PDP-23-4841 for 33 single family attached buildings, with each dwelling unit (total of 66) on its own individual lot.

At the May 13, 2026 hearing, City Council voted to deny the application for Option B. Staff placed a Resolution for denial on the May 27, 2026 City Council consent agenda. At this hearing, a legal representative for the applicant requested a continuance of the case to allow the applicant to redesign the project and return before Council.

The applicant has submitted a revised site plan for Option B. The revision proposes 98 residential units arranged in a mixture of four and six-unit single family attached structures. The total land size is approximately 12.19 acres.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to either approve or deny Resolution 26-28.

ATTACHMENTS:

[Resolution 26-28 - Approval](#)

[Resolution 26-28 - Denial](#)

[Application Materials](#)

[Staff Report](#)