

## Item Cover Page

### CITY COUNCIL MEETING AGENDA ITEM REPORT

**DATE:** August 13, 2025

**SUBMITTED BY:** Robin Singer, Planning & Community Development

**ITEM TYPE:** Ordinance

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

**SUBJECT:** ORDINANCE 4035 - SECOND READING AND PUBLIC HEARING - **TIME CERTAIN AT 11:00 AM**  
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN RELATED TO COASTAL DEVELOPMENT; AMENDING THE FUTURE LAND USE ELEMENT, OBJECTIVE 1.5.2, HURRICANE EVACUATION ZONE; AMENDING THE COASTAL MANAGEMENT AND CONSERVATION ELEMENT, OBJECTIVE 5.3, COASTAL AREA DEVELOPMENT, POLICY 5.3.1, COASTAL HIGH HAZARD AREA AND POLICY 5.3.2, CONSERVATION ZONE; ADDING A NEW POLICY 5.3.1.1 AND POLICY 5.3.1.2 TO THE COASTAL MANAGEMENT AND CONSERVATION ELEMENT RELATED TO COMPREHENSIVE PLAN AMENDMENTS WITHIN THE COASTAL HIGH HAZARD AREA; AMENDING THE COASTAL MANAGEMENT AND CONSERVATION ELEMENT, POLICY 6.2.1, COASTAL DENSITY AND INTENSITY, AND POLICY 6.2.5, PRIORITY HURRICANE EVACUATION ZONES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**SUGGESTED ACTION:** Motion to approve Ordinance 4035, Case CP.24.0363.

**Is this item Quasi-Judicial?**

No

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

Yes

**EXPLANATION:**

The applicant has submitted a request for text amendments to the Comprehensive Plan. These requests are directly related to the regulation of properties within the Coastal High Hazard Area (CHHA) and will allow Comprehensive Plan amendments that will allow for the increase in density in the CHHA, consistent with State Statutes.

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

Reviewed by Attorney Scott Rudacille.

**SUGGESTED MOTION:**

Motion to approve Ordinance 4035.

**ATTACHMENTS:**

[Ordinance 4035](#)

[Staff Report](#)

[State Agency Response](#)

[Application](#)

[Examples of Coastal High Hazard Area Regulations from Applicant](#)

[Planning Commission Minutes](#)

[Letters of Opposition Prior to Second Reading](#)

[Letters of Objection Prior to First Reading](#)

[Letters of Support Prior to First Reading](#)