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CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 27, 2026

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Agreement

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

SUBJECT: PLN-DVA-26-0001 LOCAL DEVELOPMENT AGREEMENT (LDA) - SECOND PUBLIC HEARING
Approval of a Development Agreement between the City of Bradenton and Amres Investments, LLC pursuant to Section 163.3227, Florida Statutes and approval of a density increase in the Urban Core Future Land Use Category pursuant to Policy 1.2.1 of the Future Land Use Element of the City of Bradenton's Comprehensive Plan.

SUGGESTED ACTION: Approval of density bonus (QJ): Move to approve a density increase to 345 equivalent dwelling units in the Urban Core Land Use Category, finding the increase meets the criteria set forth in Policy 1.2.1 of the Future Land Use Element of the City of Bradenton's Comprehensive Plan, and conditioned on the approval of the Local Development Agreement between the City of Bradenton and Amres Investments, LLC.

LDA (Legislative): Move to approve the Local Development Agreement between the City of Bradenton and Amres Investments, LLC pursuant to Section 163.3227, Florida Statutes.

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

Yes

EXPLANATION:

The applicants, Manatee County and AMRES Investments, LLC are proposing a mixed-use project to be located at 500 15th Street West, Bradenton, Florida 34205, east of Wares Creek, south of Manatee Avenue West, west of 15th Street West and north of 6th Avenue West. They are requesting approval of an amendment to the future land use designation of the property under Ordinance 4067 from Urban Central Business District to Urban Core. The property is within the Coastal High Hazard Area, the increase in allowable density resulting from the map amendment requires a land development agreement and mitigation plan.

The Urban Core future land use designation also provides for an increase in density of up to 200 dwelling units per acre if approved by City Council subject to the criteria in Policy 1.2.1 of the Future Land Use Element of the Comprehensive Plan. The staff report for Ordinance 4067 provides an analysis of this request. Approval of this agreement will allow 345 residential development units together with 13,117 square feet of office / amenity space and 7,008 square feet commercial retail.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by Conflict Counsel Erica Augello.

SUGGESTED MOTION:

Move to approve a density increase to 345 equivalent dwelling units in the Urban Core Land Use Category, finding the increase meets the criteria set forth in Policy 1.2.1 of the Future Land Use Element of the City of Bradenton's Comprehensive Plan, and conditioned on the approval of the Local Development Agreement between the City of Bradenton and Amres Investments, LLC.

Move to approve the Local Development Agreement between the City of Bradenton and Amres Investments, LLC pursuant to Section 163.3227, Florida Statutes.

ATTACHMENTS:

[Development Agreement](#)