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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 4073 - PUBLIC HEARING AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE MAP 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 FUTURE LAND USE 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 4073.

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 and a zoning

classification (separate application) 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 4073.

ATTACHMENTS:

[Ordinance 4073](#)

[Staff Report](#)

[Application Materials](#)