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CITY COUNCIL AGENDA ITEM REPORT

DATE: January 24, 2024

SUBMITTED BY: Jamie Schindewolf, Planning & Community
                       Development

ITEM TYPE: Ordinance

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

SUBJECT: **Quasi-Judicial:** ORDINANCE 4027 - SECOND
                       READING AND PUBLIC HEARING
                       AN ORDINANCE OF THE CITY OF BRADENTON,
                       FLORIDA, PROVIDING FOR AN AMENDMENT TO THE
                       CITY OF BRADENTON LAND USE ATLAS, CHANGING
                       ZONING FROM R-2, MEDIUM DENSITY RESIDENTIAL,
                       TO PDP, PLANNED DEVELOPMENT PROJECT, FOR THE
                       PROPERTIES LOCATED AT 1201 27TH STREET EAST
                       AND 2906 11TH AVENUE EAST (PARCEL ID NUMBERS
                       1387000050 AND 1387200007), MORE PARTICULARLY
                       DESCRIBED HEREIN, APPROVING A PDP SITE PLAN
                       FOR 66 SEMIDETACHED RESIDENTIAL UNITS;
                       SUBJECT TO STIPULATIONS AS CONDITIONS OF
                       APPROVAL; PROVIDING FOR APPLICABILITY;
                       PROVIDING FOR SEVERABILITY; AND PROVIDING FOR
                       AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to Approve Ordinance 4027.

Is this item Quasijudicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
The applicant is requesting to rezone approximately 12.19 acres of land from R-2
(Medium Density Residential) to PDP (Planned Development Project) for the
purpose of developing the property with 66 one-family semidetached dwellings,

with each dwelling unit on its own individual lot. The proposed project is similar to the Amberly development located off of 57th Street East, which also has the PDP zoning designation. The City's Land Use Regulations (LUR) do not permit one-family semidetached dwellings under standard zoning districts. A rezoning to Planned Development Project (PDP) is the only available option at this time for this housing type.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to approve Ordinance 4027.

ATTACHMENTS:
Ordinance 4027
PDP.23.4841 - Application
PDP.23.4841 - Presentation
PDP.23.4841 - Staff Report
12-20-2023 Planning Commission Draft Minutes