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CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: May 13, 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 106 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:

Josh Law, agent for Jordan Creek at Bradenton East, LLC has submitted an application for a Major Planned Development Plan Amendment for properties located at 1201 27th Street East and 2906 29th Avenue East. The amendment request is meant to allow the developer two options for the property. The first

option (Option A) was approved with PDP-23-4841 for 33 single family attached buildings, with each dwelling unit (total of 66) on its own individual lot. The applicant would like to introduce a second option (Option B) for a residential development containing 106 residential units comprised of a mixture of four-unit and six-unit townhomes. 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 of Resolution 26-28.

ATTACHMENTS:

[Resolution 26-28](#)

[Staff Report](#)

[Application Materials](#)