

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: January 10, 2024

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Ordinance

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

SUBJECT: **Quasi-Judicial:** ORDINANCE 4027 - FIRST 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: No action is needed at this time with this being the First Reading. The Second Reading along with the public hearing are scheduled for January 24, 2024.

Planning Commission met on December 20, 2023, and recommended approval of the subject request with stipulations by a vote of 6-0.

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:

N/A - Motion will be provided at the Second Reading scheduled for January 24, 2024.

ATTACHMENTS:

[Ordinance 4027](#)

[PDP.23.4841 - Application](#)

[PDP.23.4841 - Staff Report](#)

[PDP.23.4841 - Presentation](#)

[12-20-2023 Planning Commission Draft Minutes](#)