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PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 15, 2025
SUBMITTED BY: Robin Singer, Planning & Community Development
ITEM TYPE: Ordinance
AGENDA SECTION: **AGENDA ITEMS**
SUBJECT:

Ordinance 4036, Case CP.24.0364

An Ordinance of the City of Bradenton, Florida, providing for amendment to the City of Bradenton Comprehensive Plan Future Land Use Map; changing the Future Land Use designation from High Density Residential to Urban Central Business District for property located at PIDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000 and more particularly described in the attached "Exhibit A"; providing for applicability; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

SUGGESTED ACTION: Motion to recommend either approval or denial of Ordinance 4036, Case CP.24.0364.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

Katie LaBarr, Stantec Consulting Services Inc., Agent for Presbyterian Retirement Communities, has submitted a request for a map amendment to the Comprehensive Plan for parcels listed in the Ordinance, generally located north of

Manatee Avenue West and east of Wares Creek. The parcels are currently designated as High Density Residential (RESHIGH). The applicant is requesting a change in the designation to Urban Central Business District (UCBD).

This request is dependent upon approval of a text amendment under Ordinance No. 4035 that will allow map amendments that increase residential density within the Coastal High Hazard Areas, consistent with State Statutes. This item will be heard concurrently with a zoning map amendment for the same area under Ordinance No. 4037

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by Attorney Rudacille.

SUGGESTED MOTION:

Motion to recommend to City Council either approval or denial of Ordinance 4036, Case CP.24.0364.

ATTACHMENTS:

[Ordinance 4036 \(DRAFT\).pdf](#)

[Application.pdf](#)

[Applicant Narrative.pdf](#)

[Development Table Provided by Applicant.pdf](#)

[Non-Binding Conceptual Plan.pdf](#)

[Staff Report.pdf](#)

[Schreiber \(Email 05-10-2024\).pdf](#)

[Carter \(Letter 05-10-2024\).pdf](#)

[Smith \(Email 05-31-2024\).pdf](#)