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CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: August 13, 2025

SUBMITTED BY: Robin Singer, Planning & Community Development

ITEM TYPE: Ordinance

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

SUBJECT: ORDINANCE 4036 - SECOND READING AND PUBLIC HEARING - **TIME CERTAIN AT 11:00 AM**
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 PROPERTIES TOTTALLING APPROXIMATELY 15.9 ACRES GENERALLY LOCATED WEST OF 15TH STREET WEST, NORTH OF MANATEE AVENUE WEST AND BOUNDED BY WARES CREEK AND THE MANATEE RIVER (PARCEL ID # 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3335100059, 3340910052, 3339500109, 3339000006, 3338800000) AND MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A"; SUBJECT TO A BINDING DEVELOPMENT/MITIGATION PLAN; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to adopt Ordinance 4036 subject to verification of the legal description.

Is this item Quasi-Judicial?

No

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.

The Planning Commission heard this request at the January 15, 2025, meeting. A motion for approval failed on a 2-2 vote.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by Attorney Rudacille.

SUGGESTED MOTION:

Motion to adopt Ordinance 4036 subject to verification of the legal description.

ATTACHMENTS:

[Ordinance 4036](#)

[Development Agreement](#)

[Staff Report](#)

[Application](#)

[Applicant Narrative](#)

[Planning Commission Minutes](#)

[Letters of Opposition Prior to Second Reading](#)

[Letters of Objection Prior to First Reading](#)

[Letters of Support Prior to First Reading](#)