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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: **Quasi-Judicial:** ORDINANCE 4037 - SECOND READING AND PUBLIC HEARING - **TIME CERTAIN AT 11:00 AM**
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE CITY OF BRADENTON LAND USE ATLAS; CHANGING ZONING FROM T4-O (GENERAL URBAN – OPEN) and T4-R (GENERAL URBAN – RESTRICTED) TO T-5 (URBAN CENTER) FOR PROPERTY TOTALLING 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#s 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3340910052, 3335100059), AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to adopt Ordinance 4037 subject to verification of the legal description.

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 rezoning of the properties listed in the Ordinance, generally located north of Manatee Avenue West and east of Wares Creek, from T4-O (General Urban Open) and T4-R (General Urban Restricted) to T-5 (Urban Center). The applicant submitted a concurrent Comprehensive Plan Map Amendment under Ordinance No. 4036 specifically for these parcels and submitted a general Comprehensive Plan Text Amendment under Ordinance No. 4035. The text amendment and map amendment are required in order to adopt this zoning amendment.

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

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Move to adopt Ordinance 4037 subject to verification of the legal description.

ATTACHMENTS:

[Ordinance 4037](#)

[Staff Report](#)

[Application](#)

[Planning Commission Minutes](#)

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

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

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