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CITY COUNCIL AGENDA ITEM REPORT

DATE: July 24, 2024

SUBMITTED BY: Jamie Schindewolf, Planning & Community Development

ITEM TYPE: Special Use Permit

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

SUBJECT: **QUASI-JUDICIAL:** RESOLUTION 24-43 - PUBLIC HEARING
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT NO. SU.24.1783 TO OPERATE A MEDICAL CLINIC IN THE T4-O (GENERAL URBAN OPEN) AND T-5 (URBAN CENTER) ZONING DISTRICTS FOR PROPERTY LOCATED AT 914 AND 918 14TH STREET WEST, 920 14TH STREET COURT WEST, ALSO IDENTIFIED AS PARCEL NUMBERS 4377000007, 4376500007, 4375300159, BRADENTON, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

SUGGESTED ACTION: On June 19, 2024, Planning Commission voted 4-1 to recommend approval with the following stipulations:

1. A 6-foot opaque fence shall be installed around the periphery of the overflow parking area to shield residential uses from glare and headlights.
2. Lighting improvements shall be installed for increased security.
3. Patients shall not be permitted to queue outside of the building.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant is seeking approval of a Special Use Permit for a Medical Clinic for property located at 914 and 918 14th Street West, 920 14th Street Court West, also identified as Parcel Numbers 4377000007, 4376500007, 4375300159. The subject property where the building is located is zoned T-5 (Urban Center), while the vacant parcel is T4-O (General Urban Open). The future land use of all parcels is UV (Urban Village). The properties are a total of approximately 0.65 acres.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by Attorney Rudacille.

SUGGESTED MOTION:

Motion to either approve or deny Resolution 24-43, Case SU.24.1783 with the following stipulations:

1. A 6-foot opaque fence shall be installed around the periphery of the overflow parking area to shield residential uses from glare and headlights.
2. Lighting improvements shall be installed for increased security.
3. Patients shall not be permitted to queue outside of the building.

ATTACHMENTS:

[Resolution 24-43](#)

[SU.24.1783 Application](#)

[SU.24.1783 Staff Report](#)

[SU.24.1783 Presentation](#)