

## Item Cover Page

### PLANNING COMMISSION MEETING AGENDA ITEM REPORT

**DATE:** April 15, 2026

**SUBMITTED BY:** Jamie Schindewolf, Planning & Community Development

**ITEM TYPE:** Resolution

**AGENDA SECTION:** AGENDA ITEMS

**SUBJECT:** **Quasi-Judicial:** Resolution 26-28 - PUBLIC HEARING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON APPROVING APPLICATION PLN-MAJ-26-0001 FOR A MAJOR AMENDMENT TO THE JORDAN CREEK EAST PLANNED DEVELOPMENT PLAN (PDP-23-4841) TO APPROVE AN ADDITIONAL DEVELOPMENT OPTION FOR THE PROPERTY LOCATED AT 1201 27<sup>TH</sup> STREET EAST AND 2906 11<sup>TH</sup> AVENUE EAST (PARCEL ID NUMBERS 1387000050 AND 1387200007), MORE PARTICULARLY DESCRIBED HEREIN; OPTION A IS A PDP SITE PLAN FOR 66 SEMIDETACHED RESIDENTIAL UNITS AS APPROVED WITH ORDINANCE 4027; OPTION B IS A PDP SITE PLAN FOR 106 TOWNHOME UNITS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**SUGGESTED ACTION:** Motion to recommend to City Council either approval or denial of Resolution 26-28.

**Is this item Quasi-Judicial?**

Yes

**Does this item require a public hearing?**

Yes

**EXPLANATION:**

Josh Law, agent for Jordan Creek at Bradenton East, LLC has submitted an application for a Major Planned Development Plan Amendment for properties located at 1201 27<sup>th</sup> Street East and 2906 29<sup>th</sup> Avenue East. The amendment

request is meant to allow the developer two options for the property. The first option (Option A) was approved with PDP-23-4841 for 33 single family attached buildings, with each dwelling unit (total of 66) on its own individual lot. The applicant would like to introduce a second option (Option B) for a residential development containing 106 residential units comprised of a mixture of four-unit and six-unit townhomes. The total land size is approximately 12.19 acres.

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

Reviewed by City Attorney Rudacille.

**SUGGESTED MOTION:**

Motion to recommend to City Council either approval or denial of Resolution 26-28.

**ATTACHMENTS:**

[Resolution 26-28](#)

[Staff Report](#)

[Application Materials](#)