

## **Item Cover Page**

### **CITY COUNCIL AGENDA ITEM REPORT**

**DATE:** April 12, 2023

**SUBMITTED BY:** Greg DeLong, Planning & Community Development

**ITEM TYPE:** Resolution

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

**SUBJECT:** **Quasi-Judicial:** RESOLUTION 23-21 - SECOND READING AND PUBLIC HEARING  
A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA DESIGNATING A BROWNFIELD AREA OF APPROXIMATELY 1.9858 ACRES OF LAND TO BE CALLED ASTORIA ON 9TH GREEN REUSE AREA WITHIN THE CITY AND LOCATED AT THE NW CORNER OF 9TH STREET W. AND 23RD AVENUE W., BRADENTON, FL., 34205, PARCEL ID NUMBERS 4481900001, 4482100007, 4482200059, 4482300003, 4482400001 AND 4482200109 (THE "BROWNFIELD AREA") FOR THE PURPOSE OF ENVIRONMENTAL SITE REHABILITATION AND ECONOMIC DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

**SUGGESTED ACTION:** Approval of Resolution 23-21

**Is this item Quasijudicial?**

Yes

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

Yes

**EXPLANATION:**

The Petitioner is requesting a Brownfield designation for a new residential development. The subject redevelopment project consists of a new 106,222 sq. ft., 5-story building of 120 affordable rental housing units for senior residents. Construction plans and Form Based Code reviews and approvals were completed by city staff in September 2022. As of the date of this memo, demolition permits

are still under review. The developer is applying for the subject designation in order to utilize an important State economic and regulatory assistance program; available to developers and governments in situations where the risk of potential contamination is demonstrated to overwhelm key opportunities for land revitalization, new housing, and job growth. In this instance, the subject properties current use as automotive repair, historical discharges at adjacent properties, and the detection of low levels of contaminants in groundwater beneath the subject property creates a perception of contamination that has significantly complicated redevelopment efforts and created a host of logistical, design, engineering and construction concerns.

**FINANCIAL IMPACT:**

Please see the attached Green Reuse Area Designation, more specifically the Eligibility Statement, for details on the financial impact of the proposed redevelopment project.

**ATTORNEY REVIEW/RECOMMENDATION:**

Reviewed by Attorney Marisa Powers on behalf of Attorney Scott Rudacille.

**SUGGESTED MOTION:**

Motion to approve Resolution 23-21.

**ATTACHMENTS:**

[Resolution 23-21](#)

[Green Reuse Area Designation Request](#)

[Community Meeting Notes](#)

[Legal Notice and Publication](#)