

# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** June 19, 2024

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

**ITEM TYPE:** Resolution

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** **Special Use Application, Resolution 24-43, Case SU.24.1783:**

A Resolution of the City Council of the City of Bradenton granting Special Use Permit No. SU.24.1738 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. Application filed by Robert C. Gause (agent) for Jerry N. and Rhonda C. Zoller (owners).

**SUGGESTED ACTION:** Motion to either recommend approval or denial of Resolution 24-43; Case SU.24.1783.

**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 City Attorney Rudacille.

**SUGGESTED MOTION:**

Motion to either recommend approval or denial of Resolution 24-43; Case SU.24.1783.

If recommending approval, the staff suggests stipulations:

1. The applicant shall provide enhanced landscaping or opaque fencing around the periphery of the overflow parking area where adjacent to residential uses to mitigate the potential for headlight glare into residences.
2. Patients shall not be permitted to queue outside the building.
3. Limitations on hours of operation.

**ATTACHMENTS:**

[Application - Resolution 24-43, Case SU.24.1783.pdf](#)

[Staff Report - Resolution 24-43, Case SU.24.1783.pdf](#)

[Resolution 24-43 \(Draft\).pdf](#)