

## **Item Cover Page**

### **PLANNING COMMISSION MEETING AGENDA ITEM REPORT**

**DATE:** January 15, 2025  
**SUBMITTED BY:** Robin Singer, Planning & Community Development  
**ITEM TYPE:** Ordinance  
**AGENDA SECTION:** **AGENDA ITEMS**  
**SUBJECT:**

Ordinance 4037, Case LU.24.0361

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 T5 (Urban Center) for 15.9 acres located at PIDs 3346800000, 3346600004, 3373700008, 3373500002, 3373300007, 3352500109, 3337900059, 3340600158, 3338800000, 3340910052, 3335100059; providing for applicability; providing for severability; and providing for an effective date. Application filed by Katie LaBarr of Stantec, agent for Presbyterian Retirement Communities, Inc.

**SUGGESTED ACTION:** Motion to recommend either approval or denial of Ordinance 4037, Case LU.24.0361.

**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.

**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 Ordinance 4037, Case LU.24.0361.

**ATTACHMENTS:**

[Ordinance 4037.pdf](#)

[Application.pdf](#)

[Staff Report.pdf](#)

[Schreiber \(Email 05-10-2024\).pdf](#)

[Carter \(Letter 05-10-2024\).pdf](#)

[Smith \(Email 05-31-2024\).pdf](#)