AGENDA
BRADENTON PLANNING COMMISSION MEETING
2:00 p.m. Wednesday, December 17, 2025
101 OLD MAIN STREET, BRADENTON, FL 34205

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MEETING MINUTES

a) Planning & Community Development: Meeting minutes from the November 19, 2025, Planning Commission meeting.
Meeting Minutes: November 19, 2025 (DRAFT).pdf

5. PUBLIC COMMENTS

Anyone wishing to address the Planning Commission on any non-agenda item should complete a comment slip and submit it to the Clerk.

6. AGENDA ITEMS

a) Planning & Community Development:

ORDINANCE NO. 4066

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN RELATED TO COASTAL DEVELOPMENT; AMENDING THE FUTURE LAND USE ELEMENT, POLICY 1.2.1 AND OMITTING POLICY 1.2.2 ADDRESSING LAND USE AND DENSITY IN THE COASTAL HIGH HAZARD AREA; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
Ordinance 4066
Staff Report

7. DISCUSSION ITEMS

8. DIRECTOR'S REPORT

9. ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES

a) Planning & Community Development: **December 10, 2025:**
PLN-SUP-25-0018 | 2435 Riverview Blvd. | Dock
PLN-SUP-25-0020 | 1512 Ballard Park Drive | Group Care Facility
PLN-SUP-25-0021 | 608 2nd Street East | Drive-Thru
PLN-TXT-25-0002 | Text Amendment | Fencing | 1st Reading

January 14, 2026:
PLN-CPA-25-0002 (Ord. 4066) | Comp. Plan Amendment | 1st Reading
PLN-TXT-25-0002 | Text Amendment | Fencing | 2nd Reading & Public Hearing

10. ADJOURN

All interested persons and parties may appear either in person and be heard or submit written comments regarding the above matter to the Planning and Community Development Director and they will be heard and considered. The hearing may be continued from time to time as necessary. Copies of the application or further information may be obtained from the Department of Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205, or by calling (941) 932-9407.

NON-DISCRIMINATION STATEMENT:

The City of Bradenton prohibits discrimination in all of its services, programs or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information such as Braille, large print, etc., should contact as soon as possible, but at least 48 hours in advance:

City of Bradenton ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9400
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer lenguage no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 932-9470 o enviar correo electronico a ADACoordinator@cityofbradenton.com

AGENDA ITEM NO. 4.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: December 17, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MEETING MINUTES**

SUBJECT: Meeting minutes from the November 19, 2025, Planning Commission meeting.

SUGGESTED ACTION: Approve as submitted.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Review and approval of the meeting minutes from the November 19, 2025, Planning Commission meeting.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Motion to approve the meeting minutes from the November 19, 2025, Planning Commission meeting, as submitted.

ATTACHMENTS:
Meeting Minutes: November 19, 2025 (DRAFT).pdf

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
November 19, 2025

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida at 2:00 p.m.

PRESENT

Planning Commission Members: Ben Bakker-Chair, Keith Green-Vice Chair, Michael Neal, Richard Whetstone, Michael Jones, Darin Autrey, Jason "JB" Taylor.
City Staff: Scott Rudacille-City Attorney, Robin Singer-Planning and Community Development Director, Greg DeLong-Planning and Community Development Assistant Director, Lori Brunner-Planning and Community Development Administrative Assistant, Chris Melser-Bradenton Fire Department Fire Marshal.

REGULAR MEETING

1. Meeting was called to order by the Planning Commission Chair, Ben Bakker at 2:00 p.m.
2. Pledge of Allegiance.
3. Motion to approve the October 15, 2025, Meeting Minutes by Commissioner Green, and seconded by Commissioner Autrey.

PUBLIC COMMENT

No speakers came forward to speak on non-agenda items.

Chair Ben Bakker asked if the Commissioners had any ex parte communication with any of the applications on today's agenda. There were none.

FINAL ORDER:

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING APPEAL NO. PLN-APL-25-0001 Case PLN-APL-25-0001: AN APPEAL OF THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION THAT THE LIVE OUTDOOR MUSIC USES AT 1114 12TH STREET WEST, BRADENTON FLORIDA 34205, ARE CLASSIFIED AS AN OUTDOOR AUDITORIUM, WHICH IS PROHIBITED IN THE T4-R (GENERAL URBAN RESTRICTED) ZONING DISTRICT PER TABLE 4.7 OF THE FORM BASED CODE; FOR PROPERTY LOCATED AT 1114 12TH STREET WEST, BRADENTON, FLORIDA (PARCEL ID 4367700004), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff: City Attorney Scott Rudacille explained what the task is of this order: at the last Planning Commission meeting there was a hearing, and a decision was made by the Commission, but they are required by Florida Statutes to prepare a written order that includes findings of fact to support the decision that was made. The action today is not a re-hearing. He has prepared a draft final order that was included in the agenda

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packet. If the Commission finds that it is consistent with the action that was taken at the last meeting, then it can be approved today, or it can be amended as seen fit.

Public Comment: Chair Bakker opened the Public Hearing.

Carrie Price, 1122 12th Street West, Bradenton, neighbor that lives next to the property being discussed. She would like to see the Planning Director's original determination upheld and is urging the Board to decline to sign the new Final Order presented today.

Motion to Approve the Final Order: Commissioner Green motioned to approve, and Commissioner Jones seconded. 4 voted yes. 2 voted no. Commissioner Taylor abstained.

AGENDA ITEMS:

1. Resolution 25-101, Case PLN-SUP-25-0018:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0018 AUTHORIZING A DOCK FOR PROPERTY SEPARATED FROM A BODY OF WATER BY A PUBLIC RIGHT-OF-WAY OR PUBLIC PROPERTY AT 2435 RIVERVIEW BLVD, BRADENTON, FLORIDA (PARCEL ID NO. 3398610000), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Staff: Brandon Wink presented the case. He went over the Land Use Regulations and explained the reason for the Special Use Permit. He stated that staff feels this is consistent with the intent LUR's.

Applicant: Carl Callahan, 114 25th Street West, Bradenton, spoke for the applicant. He stated that this is a replacement of the dock, which is consistent with the neighbors, and they agree with the stipulations.

Public Comment: Chair Bakker opened the Public Hearing.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve, and Commissioner Taylor seconded. Motion passed unanimously.

2. Final Order PLN-VAR-25-0005, Case PLN-VAR-25-0005:

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-25-0005 TO ALLOW FOR AN INCREASE IN THE DIMENSIONAL ALLOWANCE FOR A 55.2 SQUARE FOOT WALL SIGN FOR PROPERTY LOCATED AT 315 41ST STREET WEST, BRADENTON, FLORIDA (PARCEL ID 3660210109), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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Staff: Greg DeLong presented the case. He showed a map and pictures, and described the zoning. He then went over the Land Use Regulations and criteria. He stated that staff feels this is a reasonable request and the LUR's are met.

There was a brief discussion about zoning and regulations between the Board and the City Attorney.

Applicant: Brian Devrou, Sign Company, 1101 29th Avenue West, Bradenton, and Peter Craft, Head of School at St. Stephens, 315 41st Street. They had nothing to add to the presentation.

Public Comment: Chair Bakker opened the Public Hearing.

Public Hearing was closed.

Motion: Commissioner Taylor motioned to approve, and Commissioner Whetstone seconded. Motion passed unanimously.

3. Final Order PLN-FBA-25-0017, Case PLN-FBA-25-0017:
A FINAL ORDER OF THE PLANNING COMMISSION OF THE CITY OF BRADENTON, FLORIDA, APPROVING A FORM BASED CODE ADJUSTMENT TO ALLOW FOR A MONUMENT SIGN IN EXCESS OF THE CODE ALLOWANCE OF 50 SQUARE FEET, AND TO ALLOW MORE THAN ONE MONUMENT SIGN ON A LOT, FOR PROPERTY LOCATED AT 206 2ND STREET EAST, BRADENTON, FLORIDA (PARCEL ID 3163600103), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff: Jamie Schindewolf presented the case. She stated that the applicant is requesting a Form Based Code adjustment. She showed the parcel map and discussed the zoning. She also showed photos of monument signs and the requested placement of them. Staff feels this meets the intent of the Form Based Code and the Comprehensive Plan.

Applicant: Eric Wesson, Magee Signs, 1511 20th Avenue East, and Rob Cosio, employee and representative of Manatee Memorial Hospital, 206 2nd Street East. They discussed improvements and public safety.

Public Comment: Chair Bakker opened the Public Hearing.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve, and Commissioner Whetstone seconded. Motion passed unanimously.

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4. Resolution 25-102, Case PLN-SUP-25-0020:
Request for Special Use Permit authorizing a group care facility to be built at 1512 Ballard Park Drive (Parcel ID: 3361900008) in the T4-O Form Based Code zoning district. Application filled by Sarah McLelland (authorized agent).

Staff: Mr. Wink presented the case. He showed the location map and explained the proposal.

Applicant: Peggy Kerwin, Executive Director of Solve Maturity Homes, 1335 Manatee Avenue West, stated that they are seeking special use on the specific address of 1512 Ballard Park Drive to unify the campus.
Brian Kerwin, 1335 Manatee Avenue West, explained how the properties will be incorporated. They will be combining the campus which will include 3 – 10,000 square foot lots.

The Board and Staff discussed zoning and codes.

Public Comment: Chair Bakker opened the Public Hearing.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve, and Commissioner Taylor seconded. Motion passed unanimously.

5. Resolution 25-99, PLN-SUP-25-0021:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADENTON GRANTING SPECIAL USE PERMIT PLN-SUP-25-0021 TO OPERATE A DRIVE-THRU RESTAURANT FACILITY IN THE T-5 (URBAN CENTER) ZONING DISTRICT FOR PROPERTY LOCATED AT 604/608 2ND STREET EAST, BRADENTON, FL (PARCELS 3174400006 and 3174500003) BRADENTON, FLORIDA, AND MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Staff: Ms. Schindewolf presented the case; she made a correction to the case by adding an additional address of 126 5th Avenue Drive East. She showed the subject parcel and went over the zoning and required Form Based Code criteria which will require adjustments.

The Board discussed parking spaces, traffic, stacking plan, etc.

Applicant: Abed Suwaity, 4054 Sawyer Road, Sarasota, corrected the address which meets the criteria for the parking spots. He went over the site plan and tenant usage, as well as the proposed tenants.

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Public Comment: Chair Bakker opened the Public Hearing.

Public Hearing was closed.

Motion: Commissioner Whetstone motioned to approve, and Commissioner Green seconded. 6 voted yes. 1 voted no.

6. Final Order PLN-FBA-25-0018, Case PLN-FBA-25-0018:
A FINAL ORDER OF THE PLANNING COMMISSION OF THE CITY OF BRADENTON, FLORIDA, APPROVING AN ADJUSTMENT TO ALLOW FOR THE REPLACEMENT OF AN EXISTING BILLBOARD WITH A TWO-SIDED ELECTRONIC BILLBOARD, 400 SQUARE FEET IN SIGN AREA, 35 FEET IN HEIGHT, AND TO PERMIT A SECOND GROUND SIGN TO REMAIN AT PROPERTY LOCATED AT 102 MANATEE AVENUE EAST, BRADENTON, FLORIDA (PARCEL ID 3165000005), AS MORE PARTICULARY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff: Mr. DeLong presented the case and discussed a letter from Robin Singer which was included in the agenda packet. He showed a map and went over the zoning and the proposal request. Staff agrees that this meets the criteria and is consistent with the intent of the Form Based Code. He listed stipulations, if approved.

The Board commented on billboards vs. signs.

Applicant: Bill Galvano, represented the applicant, 1023 Manatee Avenue West, went over the billboard and discussed pre-existing structures, and stipulations, which they agree with.

Public Comment: Chair Bakker opened the Public Hearing.

Public Hearing was closed.

Motion: Commissioner Green motioned to approve with stipulations, and Commissioner Autrey seconded. Motion passed unanimously.

7. Ordinance 4065, Case PLN-TXT-25-0002:
AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING BRADENTON LAND USE REGULATIONS CHAPTER 5.0 ACCESSORY USES, STRUCTURES, AND SIGNAGE, SECTION 5.1.2.7 FENCES AND HEDGES TO MODIFY ALLOWABLE RESIDENTIAL FENCE HEIGHT AND LOCATION, TO PROVIDE FOR TEMPORARY FENCES AND TO PROVIDE FOR FENCES ON VACANT PROPERTY AND TO CLARIFY THE LIMITATIONS ON RETAINING WALLS; AND SECTION 5.2.2.4 FENCES AND HEDGES TO MODIFY ALLOWABLE NON-RESIDENTIAL FENCE HEIGHT AND LOCATION, TO PROVIDE FOR TEMPORARY FENCES AND TO PROVIDE FOR FENCES ON VACANT PROPERTY AND TO CLARIFY THE LIMIATIONS ON RETAINING

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WALLS; AND AMENDING CHAPTER 10 DEFNIITIONS TO MODIFY THE DEFINITION OF "LOT", "STREET" AND "VISIBILITY TRIANGLE OR VISION TRIANGLE"; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff: Robin Singer went over the scope of the changes and all aspects of the amendment.

The Board discussed the ordinance and the changes.

Public Comment: Chair Bakker opened the Public Hearing.

Public Hearing was closed.

Motion: Commissioner Jones motioned to approve with changes discussed, and Commissioner Whetstone seconded. Motion passed unanimously.

DISCUSSION ITEMS
None

DIRECTOR'S REPORT
None

Adjournment: The meeting adjourned at 4:10 p.m.

Ben Bakker, Chair Date

NOTE: This is not a verbatim record. An audio recording of the meeting is available for a fee upon request.

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AGENDA ITEM NO. 6.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: December 17, 2025

SUBMITTED BY: Robin Singer, Planning & Community Development

ITEM TYPE: Ordinance

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT:

ORDINANCE NO. 4066

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN RELATED TO COASTAL DEVELOPMENT; AMENDING THE FUTURE LAND USE ELEMENT, POLICY 1.2.1 AND OMITTING POLICY 1.2.2 ADDRESSING LAND USE AND DENSITY IN THE COASTAL HIGH HAZARD AREA; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to recommend to City Council approval of Ordinance 4066.

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
Yes

EXPLANATION:
The City adopted changes to the Comprehensive Plan that addressed the requirements for an increase in density within the Coastal High Hazard Area. That amendment did not address the assignment of additional density bonuses because the petitioner was not interested in density bonuses.

Staff is bringing this amendment forward to allow for the assignment of density bonuses permitted in the Coastal High Hazard Area.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:
Motion to recommend to City Council approval of Ordinance 4066.

ATTACHMENTS:
Ordinance 4066
Staff Report

ORDINANCE NO. 4066

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN RELATED TO COASTAL DEVELOPMENT; AMENDING THE FUTURE LAND USE ELEMENT, POLICY 1.2.1 AND OMITTING POLICY 1.2.2 ADDRESSING LAND USE AND DENSITY IN THE COASTAL HIGH HAZARD AREA; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2, Constitution of the State of Florida, as revised in 1968, provides for and establishes municipalities and grants to those municipalities governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, render municipal services, and authorizes said municipalities to exercise any power for municipal purposes, except as otherwise provided by law; and

WHEREAS, Chapter 166, Florida Statutes, The Municipal Home Rule Powers Act, implements by general law the authority and jurisdiction granted to municipalities by the Florida Constitution and establishes home rule for said municipalities; and

WHEREAS, Chapter 163, Florida Statutes, Part II, Local Government Comprehensive Planning/Land Development Regulation, requires, authorizes and empowers municipalities to prepare, adopt, amend and enforce Comprehensive Plans for the development of the City and empowering the City Council of the City of Bradenton to plan for the City's future development and growth in order to responsibly guide the future growth and development of the City, to implement adopted or amended Comprehensive Plans by the adoption of appropriate land development regulations and to establish, support and maintain procedures to carry out the provisions and purposes of said Statute; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the City Council of the City of Bradenton duly designated its Planning Commission as the Local Planning Agency (the "LPA") for the City of Bradenton; and

WHEREAS, Ordinance 4035 amended the Comprehensive Plan to provide for the City to consider increases in density in the Coastal High Hazard Area subject to criteria consistent with State Statutes; and

WHEREAS, the City now wishes to provide for additional amendments to the Comprehensive Plan consistent with this policy change; and

WHEREAS, the LPA and the City Council have in the preparation of the Amendment to the City's Comprehensive Plan performed or caused to be performed, the necessary studies and surveys, the collection of appropriate data, the holding of such public hearings, work-shops and meetings, as necessary, and have effectively provided for public participation, notice, and opportunity for oral or written comments; and

WHEREAS, the City of Bradenton's LPA held a public hearing on December 17, 2025, to consider the proposed Amendment; and

WHEREAS, the LPA, having reviewed and considered all comments received during said hearing, found that the Amendment furthers the goals, objectives and policies of the City's Comprehensive Plan and recommended said Amendment to the City Council for approval; and

WHEREAS, the City Council held its first of two required public hearings on January 14, 2026, and approved the Amendment for transmittal to applicable reviewing agencies; and

WHEREAS, based on the matters of record received by the City Council at the required public hearings held on January 14, 2026 and _____, 2026 after proper notice, including comments received from applicable reviewing agencies, and finding the proposed Amendment meets the requirements of Chapter 163, Florida Statutes, and is consistent with the goals, objectives and policies of the City's Comprehensive Plan, the City Council, in the exercise of its home rule and statutory authority, has determined it necessary and desirable, in order to protect the public health, safety and welfare, to adopt said Amendment to the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, AS FOLLOWS:

1. The recitals set forth above are true and correct and are hereby adopted as findings by the City Council for the adoption of this Ordinance.

2. The City Council hereby adopts the following amendments to the City of Bradenton Comprehensive Plan as detailed below:

- The Future Land Use Element of the Comprehensive Plan, Policy 1.2.1 is hereby amended to read as shown in Exhibit A, which is attached hereto and made a part hereof by reference.

- The Future Land Use Element of the Comprehensive Plan, Policy 1.2.2 is hereby deleted as shown in Exhibit A, which is attached hereto and made a part hereof by reference.

3. The applicability and effect of the City of Bradenton Comprehensive Plan shall be as provided by Chapter 163, Florida Statutes, and this Ordinance. Except to the extent amended hereby, the Comprehensive Plan is hereby ratified, confirmed and remains in full force and effect.

4. In the event any provision or portion of this Ordinance is declared by any Court of competent jurisdiction to be void, unconstitutional or unenforceable, then, and in that event, all remaining provisions and portions of this Ordinance shall remain in full force and effect.

5. This Ordinance adopting the Amendment shall become effective as provided by law.

PASSED AND DULY ADOPTED BY THE CITY COUNCIL FOR THE CITY OF BRADENTON, FLORIDA, WITH A QUORUM PRESENT AND VOTING ON THIS ___TH DAY OF _____, 2026.

THE CITY OF BRADENTON, BY AND THROUGH THE CITY COUNCIL OF THE CITY OF BRADENTON

ATTEST:

_____ _____

Tamara Melton
CITY CLERK

Gene Brown
MAYOR

LEGAL NOTE

I hereby certify that I have approved the form of this Ordinance No. 4066.

_____

Scott Rudacille
CITY ATTORNEY

Planning Commission:	December 17, 2025
City Council First Reading/Transmittal Hearing:	January 14, 2026
City Council Second Reading/Adoption Hearing:	_____, 2026

Exhibit "A"

Future Land Use Element

Goals Objectives and Policies

* * *

Policy 1.2.1 Establish a Future Land Use Map
The Future Land Use Map shall govern the use of land in the City of Bradenton, defining types and intensities of uses within each category, and is hereby adopted as part of this Comprehensive Plan. The following future land use categories are established:

* * *

Urban Core

* * *

Maximum floor area ratio: 12.0
Maximum base density: 60 dwelling units acre, up to 200 units per acre if approved by the city council and meets the following criteria:

- Provides for multi-use solutions for transportation with an emphasis on alternate transit modes and pedestrian access and walkability;
- Development that is arranged in block dimensions that maintain a pedestrian scale
- ~~Is not located in the Coastal High Hazard Area~~
- Includes a public park, plaza, courtyards and/or public art.
- Architecture that recognizes the existing context of the area and provides for massing, height, building composition, proportion and materials

* * *

~~**Policy 1.2.2** The City shall not grant density bonuses within areas of special flood hazard or within the Coastal High Hazard Area.~~

* * *

City of Bradenton
Department of Planning & Community Development
Planning Commission
December 17, 2025

Ordinance 4066 | PLN-CPA-25-0002
Staff Report

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PROVIDING FOR TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN RELATED TO COASTAL DEVELOPMENT; AMENDING THE FUTURE LAND USE ELEMENT, POLICY 1.2.1 AND OMITTING POLICY 1.2.2 ADDRESSING LAND USE AND DENSITY IN THE COASTAL HIGH HAZARD AREA; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The Department of Planning and Community Development is requesting to make a modification to the Comprehensive Plan related to the assignment of density bonuses in the Coastal High Hazard Area. Ordinance 4066 will eliminate the prohibition of density bonuses in the Coastal High Hazard Area within the Urban Core Future Land Use Designation under Future Land Use Element Policy 1.2.1 of the Comprehensive Plan; and, delete the prohibition of density bonuses in the Coastal High Hazard Area throughout the City under Future Land Use Element Policy 1.2.2.

Under Ordinance 4035, the City amended the Comprehensive Plan to allow for future land use map amendments that would result in an increase in density in the Coastal High Hazard Area (CHHA). The changes were consistent with Florida State Statute 163.3178(8) which provides for increases in density in the CHHA if evacuation requirements are met. That Ordinance was brought forward by a private property owner that had an interest in a future land use amendment but was not interested in additional density bonuses beyond the base density allowed in the proposed designation.

In most future land use designations density bonuses are granted to allow affordable housing units. In the Urban Core future land use designation additional density bonuses are allowed to encourage redevelopment in the City's Downtown. The assignment of additional density in the Urban Core, other than those permitted for affordable housing, requires City Council approval. However, the existing criteria for these density bonuses is prohibited by the criteria for these petitions.

At the time that the Comprehensive Plan was drafted, State Statutes discouraged the increase of allowable density in the CHHA. That legislation has changed to allow for the increase provided that evacuation standards are met. Changes to the future land use designation that increase density in the CHHA will require a development agreement that provides for the evacuation standards. With the proposed ordinance, the development agreement will anticipate the maximum density for the project,

which may include bonuses. This will also allow properties that are already in the Urban Core to use density bonuses, while still providing for City Council approval.

This is a staff initiated petition to provide for consistent allocation of density within the CHHA. Staff is recommending approval of this amendment. If approved by City Council on First Reading in January, the amendment will be submitted to the State for review with an anticipated Second Reading in March.

Sincerely,



Robin S. Singer
Director of Planning & Community Development

AGENDA ITEM NO. 9.a

Item Cover Page

PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: December 17, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Miscellaneous

AGENDA SECTION: **ANNOUNCEMENT OF CITY COUNCIL PUBLIC HEARING DATES**

SUBJECT:

December 10, 2025:
PLN-SUP-25-0018 | 2435 Riverview Blvd. | Dock
PLN-SUP-25-0020 | 1512 Ballard Park Drive | Group Care Facility
PLN-SUP-25-0021 | 608 2nd Street East | Drive-Thru
PLN-TXT-25-0002 | Text Amendment | Fencing | 1st Reading

January 14, 2026:
PLN-CPA-25-0002 (Ord. 4066) | Comp. Plan Amendment | 1st Reading
PLN-TXT-25-0002 | Text Amendment | Fencing | 2nd Reading & Public Hearing

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

ATTACHMENTS: