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PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: February 18, 2026

SUBMITTED BY: Hannah Gordon, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Quasi-Judicial:** FINAL ORDER: PLN-VAR-26-0001 - PUBLIC HEARING
FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-26-0001 TO ALLOW A 72-INCH (6-FOOT) HIGH FENCE IN THE FRONT YARD, INCLUDING AROUND A DUMPSTER ENCLOSURE; FOR PROPERTY LOCATED AT 829 57TH STREET EAST, BRADENTON, FLORIDA (PARCEL ID 1424600159), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Motion to either approve or deny Final Order PLN-VAR-26-0001. If the action is to recommend approval, staff recommends the following stipulations to be applied to the approval: The fence located in the front yard shall remain at least seventy-five percent (75%) transparent. All fencing in the front yard, excluding the dumpster enclosure, shall be open picket, black or dark bronze in color.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant is requesting a 72-inch (6-ft.) fence and a 72-inch (6-ft.) dumpster

enclosure in the front yard of the subject property. The City of Bradenton Land Use Regulations limits fence heights to a maximum of 48-inches (4-ft.) in the front yard.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to either approve or deny Final Order PLN-VAR-26-0001, with the stipulations recommended by staff.

ATTACHMENTS:

[Final Order PLN-VAR-26-0001](#)

[Staff Report](#)

[Application Materials](#)