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PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: July 16, 2025

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: AGENDA ITEMS

SUBJECT:

**Final Order PLN-VAR-25-0002, Case Number
PLN-VAR-25-0002:**

Request for Variance approval to allow for a 6-ft. high fence in the front yard and within 25-ft. of the right-of-way; for property located at 401 17th Ave West (Parcel ID 4493800159) in the R-2 (Medium Density Residential) zoning district. Application filed by Chris Kolb of Civil-X, LLC (agent) for Manatee County.

SUGGESTED ACTION: Motion to either approve or deny Final Order PLN-VAR-25-0002, Case Number PLN-VAR-25-0002.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

Christopher Kolb (agent) for Sidney Seymour (owner) has submitted a variance application to allow for a 72-inch (6-foot) high fence with 4-foot Pexco privacy slats within the front yard and within 25 feet of the right-of-way along 17th Avenue West, at the Animal Welfare Resource Center. The fence will be placed approximately 8 feet from the right-of-way and will enclose an outdoor area for dogs to exercise and relieve themselves.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to either approve or deny Final Order PLN-VAR-25-0002, Case Number PLN-VAR-25-0002.

ATTACHMENTS:

[Final Order PLN-VAR-25-0002.pdf](#)

[Application Materials.pdf](#)

[Staff Report.pdf](#)