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PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: January 21, 2026

SUBMITTED BY: Jake Arjona, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Quasi-Judicial:** FINAL ORDER: PLN-VAR-25-0007 - PUBLIC HEARING
FINAL ORDER OF THE PLANNING, COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-25-0007 TO ALLOW A 72-INCH (6-FOOT) HIGH FENCE IN THE FRONT YARD, A 72-INCH (6-FOOT) HIGH FENCE WITHIN 35-FEET. OF INTERSECTING DRIVEWAYS, AND TO NOT PROVIDE VISIBILITY SITE TRIANGLES AT THE INTERSECTION OF DRIVEWAYS AND STREETS; FOR THE PROPERTY LOCATED AT 116 21st AVE WEST, BRADENTON, FLORIDA (PARCEL ID 44495100051), 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-25-0007. If the action is to recommend approval, staff recommends the following stipulations be applied to the approval: The fence shall remain at least seventy-five percent (75%) transparent. A current property survey shall be submitted when applying for permits. The southeast gate adjacent to the driveway shall be rolling (parallel to the fence), rather than swinging inward or outward. Barbed wire shall not be permitted on any portion of the fence.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant is requesting a six-foot fence around a portion of the subject property, including the front yard, where the City of Bradenton Land Use Regulations limits fence heights to a maximum of four feet in height.

Additionally, the proposed fence is encroaching into the required sight visibility triangle at the driveway's intersection with 21st Avenue West, where the Regulations require a minimum ten-foot sight visibility triangle to be clear of visual obstructions. Along the eastern boundary of the fenced area, the proposed fence should be a maximum of 24 inches in height within 35 feet of the intersecting two gated areas and the north/south driveway.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to either approve or deny Final Order PLN-VAR-25-0007, with the stipulations recommended by staff.

ATTACHMENTS:

[Final Order PLN-VAR-25-0007](#)

[Staff Report](#)

[Application](#)