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PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: May 20, 2026

SUBMITTED BY: Jake Arjona, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Quasi-Judicial:** FINAL ORDER PLN-VAR-26-0002 - PUBLIC HEARING
FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING VARIANCE NO. PLN-VAR-26-0002 TO ALLOW AN ACCESSORY STRUCTURE (PERGOLA) TO BE CONSTRUCTED IN THE FRONT YARD; FOR PROPERTY LOCATED AT 1700 21ST AVENUE WEST, BRADENTON, FLORIDA (PARCEL ID NO. 4456000159), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE. APPLICATION FILED BY CORY OHANLAN OF C.M.B. BUILDERS, LLC (AGENT) FOR PRESBYTERIAN RETIREMENT COMMUNITIES, INC. (OWNER).

SUGGESTED ACTION: Motion to either approve or deny Final Order PLN-VAR-26-0002.

If the action is to recommend approval, staff recommends the following stipulation be applied to the approval:

1. Obtain all necessary permits prior to installation.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant is requesting a variance to allow for the installation of a 12' x 12' pergola within the front yard of the subject property. The pergola is proposed to be located approximately 7-feet from the front property line along 21st Avenue and approximately 15-feet from the existing principal building.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to either approve or deny Final Order PLN-VAR-26-0002, with the stipulations recommended by staff.

ATTACHMENTS:

[Final Order PLN-VAR-26-0002](#)

[Staff Report](#)

[Application](#)