

## **Item Cover Page**

### **PLANNING COMMISSION MEETING AGENDA ITEM REPORT**

**DATE:** November 19, 2025

**SUBMITTED BY:** Greg DeLong, Planning & Community Development

**ITEM TYPE:** Resolution

**AGENDA SECTION:** AGENDA ITEMS

**SUBJECT:** **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 41<sup>ST</sup> STREET WEST, BRADENTON, FLORIDA (PARCEL ID 3660210109), 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-25-0005.

**Is this item Quasi-Judicial?**

Yes

**Does this item require a public hearing?**

Yes

**EXPLANATION:**

The applicant is proposing to install a new 55.2-sq. ft. wall identification sign on the west façade of Hoagland Arena, which is located on the northwest corner of the Saint Stephen's campus at 315 41<sup>st</sup> Street West.

The city's Land Use Regulations (LUR) does not have signage regulations for non-residential uses in a residentially zoned district.

Under Section 2.2.8 of the LUR, variances may only be requested if they are dimensional in nature. With the regulations being silent on signage for non-residential uses in residential districts, the Planning & Community Development Director decided that the applicant can request a dimensional variance with the base dimension being "zero".

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

Reviewed by City Attorney Rudacille.

**SUGGESTED MOTION:**

Motion to either approve or deny Final Order PLN-VAR-25-0005.

**ATTACHMENTS:**

[Final Order: PLN-VAR-25-0005.pdf](#)

[Application.pdf](#)

[Staff Report.pdf](#)