

## 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:** **FINAL ORDER**  
**SUBJECT:**

**FINAL ORDER | APPEAL PLN-APL-25-0001:**

FINAL ORDER OF THE PLANNING COMMISSION FOR THE CITY OF BRADENTON, FLORIDA, APPROVING APPEAL NO. PLN-APL-25-0001 Case PLN-APL-25-0001: AN APPEAL OF THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION THAT THE LIVE OUTDOOR MUSIC USES AT 1114 12<sup>TH</sup> STREET WEST, BRADENTON FLORIDA 34205, ARE CLASSIFIED AS AN OUTDOOR AUDITORIUM, WHICH IS PROHIBITED IN THE T4-R (GENERAL URBAN RESTRICTED) ZONING DISTRICT PER TABLE 4.7 OF THE FORM BASED CODE; FOR PROPERTY LOCATED AT 1114 12<sup>TH</sup> STREET WEST, BRADENTON, FLORIDA (PARCEL ID 4367700004), AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**SUGGESTED ACTION:** Review and approval of Final Order PLN-APL-25-0001.

**Is this item Quasi-Judicial?**

No

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

No

**EXPLANATION:**

On October 15, 2025, the City of Bradenton Planning Commission heard an Appeal case that was filed by the property owner of 1114 12th Street West. The Appeal was based on a determination by the Planning & Community Development

Director's that the Live Outdoor Music uses at 1114 12th Street West, Bradenton, Florida 34205, are classified as an Outdoor Auditorium, which is prohibited in the T4-R (General Urban Restricted) zoning district, per Table 4.7 of the Form Based Code.

The Planning Commission voted to overturn the Planning & Community Development Director's determination by a vote of 4 to 2.

**FINANCIAL IMPACT:**

N/A

**SUGGESTED MOTION:**

Review and approval of Final Order PLN-APL-25-0001.

**ATTACHMENTS:**

[Final Order: PLN-APL-25-0001 \(DRAFT\).pdf](#)