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PLANNING COMMISSION MEETING AGENDA ITEM REPORT

- DATE:** June 18, 2025
- SUBMITTED BY:** Brandon Wink, Planning & Community Development
- ITEM TYPE:** Resolution
- AGENDA SECTION:** AGENDA ITEMS
- SUBJECT:** **Resolution 25-62, Case PLN-SUP-25-0012:**
Request for a Special Use Permit to allow for a Club (Event Center); to be located at 512 25th Street West (Parcel ID 3443200005) in the UV (Urban Village) zoning district. Application filed by Travis Carlson (owner).
- SUGGESTED ACTION:** Motion to recommend to City Council either approval or denial of Resolution 25-62, Case PLN-SUP-25-0012.
- If the action is to approve, the following are recommended stipulations for approval:
- a. All events related to the Event Center shall occur between the hours of 11am and 7pm.
 - b. The Property shall only be used as an event space when the Property is subject to an off-site parking agreement in a form acceptable to the City providing for the use of parking facilities on an adjoining site which are in compliance with all applicable City, Florida Building Code and ADA requirements and standards and which do not conflict with required parking for such off-site location. Such off-site parking agreement shall be approved by the City prior to the commencement of event center uses and shall be in effect at all times the Property is used as an event center.
 - c. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. The permit must include intended use, occupancy, life

- safety plan, and required documents as listed in Florida Building Code Chapter 10, Sections 1001 – 1012.
- d. The Event Center use shall be limited to a maximum 3 guests for every parking space provided, up to a maximum of 35 guests.
 - e. The Property Owner shall obtain a Site Improvement Permit (SIP) for the event center use of the Property prior to obtaining any Building permits.
 - f. Once the Change of Occupancy is issued for the Event Center, the property shall no longer be used for residential occupancy.
 - g. The Property Owner shall obtain permits for all permanent structures on the Property prior to commencing the event center use.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant has submitted a Special Use Permit application to allow for a Club (Event Center) to be located at 512 25th Street West.

In review of the Land Use Regulations (LUR), the regulations do not list any uses that are similar to an Event Center, Banquet Hall, etc.; therefore, staff determined that the subject use most closely meets the definition of a "Club" due to the services being provided (place of assembly, parties, etc.). Clubs require Special Use Permit approval in the Urban Village (UV) zoning district pursuant to Section 3.2.1.2 of the LUR.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to either approve or deny Resolution 25-62 with stipulations recommended by staff.

ATTACHMENTS:

[Application.pdf](#)

[Staff Report.pdf](#)

[Resolution 25-62.pdf](#)