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CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: February 12, 2025

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: BUSINESS/ADVERTISING, PETITIONS, HEARINGS & COMMUNICATIONS

SUBJECT: **Quasi-Judicial:** RESOLUTION 25-02 - PUBLIC HEARING

SUGGESTED ACTION: Motion to recommend either approval or denial of Resolution 25-02, Case SUP.24.0003. If the Resolution is approved, it may be done subject to the following stipulations:

- a. All events related to the reception center shall occur between the hours of 6pm and 12am (midnight) on Monday through Friday and from 12pm (noon) till 12am (midnight) on Saturday and Sunday.
- b. A Change of Occupancy permit must be approved, work completed, and final inspections approved prior to using the interior space for events. Said permit shall be applied for within 30 days of the Special Use Permit approval.
- c. A "Right-Turn Only" sign shall be installed at the driveway exit of the property. A sign permit shall be obtained prior to installation of the subject sign. Said permit shall be applied for within 30 days of the Special Use Permit approval.
- d. Overflow parking shall not exceed a distance greater than 1,000 ft. from the 1720 Manatee Avenue West. Due to the lack of crosswalks in the vicinity of the subject use, all overflow parking shall be located on the north side of Manatee Avenue West.

- e. The reception center use shall be limited to a maximum of 27 attendees unless the applicant has in place an off-site parking agreement in a form acceptable to the City which provides for parking to accommodate additional attendees and has provided the City with a copy of same. Additional attendees shall be limited to three for every off-site parking space provided, up to a maximum of 150 total attendees or a number determined by the City of Bradenton Building Official and Fire Marshal based on building capacity, whichever is less.
- f. Onsite cooking/baking related to the subject use is prohibited unless the entire property is brought up to the latest building, fire, and health codes and all applicable permits shall be issued prior to commencement of work.
- g. During hours when the Property is not in use for a reception facility, it may continue to be utilized for the currently approved office uses.

Planning Commission met on January 15, 2025, and voted 4-0 to recommend to City Council approval with stipulations of Resolution 25-02.

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 (Reception Center) to be located at 1720 Manatee Avenue West.

In review of the Land Use Regulations (LUR), the regulations do not list any uses that are similar to a Reception 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, eating and drinking). Clubs require Special Use Permit approval in the Urban Village zoning district pursuant to schedule 3.2.1.2

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to either approve or deny Resolution 25-02 with stipulations recommended by staff.

ATTACHMENTS:

[Resolution 25-02](#)

[Application](#)

[Staff Report](#)

[Presentation](#)

[Draft Planning Commission Meeting Minutes 01/15/2025](#)