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PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: April 16, 2025
SUBMITTED BY: Greg DeLong, Planning & Community Development
ITEM TYPE: Resolution
AGENDA SECTION: **AGENDA ITEMS**
SUBJECT: **Resolution 25-38, Case PLN-SUP-25-0007 :**

Request for a Special Use Permit to allow for a Club (Reception Center); to be located at 1710 Manatee Avenue East (Parcel ID 1270500000) in the T4-O (General Urban Open) transect zoning district. Application filed by Niketa Jackson (owner).

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Resolution 25-38, Case PLN-SUP-25-0007.

If the action is to approve, the following are recommended stipulations for approval:

- a. All events related to the reception center shall occur between the hours of 8am and 10pm.
- b. All ADA designated parking spaces shall be on a solid paved surface and marked according to ADA requirements.
- 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. Said permit shall be applied for within 30 days of the Special Use Permit approval.
- d. The Club/Event Center use shall be limited to a maximum of 42 guests unless the applicant has in place an off-site parking agreement in the form

acceptable to the City which provides for parking to accommodate additional attendees and has provided the City with a copy of the same. Additional attendees shall be limited to three for every off-site parking space provided, up to a maximum of 97 attendees or a number determined by the City of Bradenton Building Official and Fire Marshall based on building capacity, whichever is less.

- e. Obtain Site Improvement Permit (SIP) prior to obtaining any Building permits.
- f. Provide a tree survey with existing tree count, including type and condition. Also provide a tree plan that shows preserved existing trees as well as proposed plantings.
- g. Kitchen must be brought up to commercial cooking standards or remove cooking appliances.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant has submitted a Special Use Permit application requesting permission to a Club (Event Center) for property located at 1710 Manatee Avenue East.

In review of the Form Based Code (FBC), the uses proposed at the subject property most closely match those of a Club and according to Table 4.7 of the Form Based Code, Clubs are listed as a Special Use in the T4-O zoning district.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to recommend either approval or denial of Resolution 25-38 with stipulations recommended by staff.

ATTACHMENTS:

[Resolution 25-38 \(DRAFT\).pdf](#)
[Application.pdf](#)

Staff Report.pdf