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CITY COUNCIL AGENDA ITEM REPORT

DATE: May 22, 2024

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

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

SUBJECT: **Quasi-Judicial:** RESOLUTION 24-28 - PUBLIC HEARING
A RESOLUTION OF THE CITY OF BRADENTON, FLORIDA, GRANTING SPECIAL USE PERMIT NO. SU.24.0894 TO PERMIT A DISTILLERY/BREWERY FOR PROPERTY LOCATED AT 1008 4TH AVENUE WEST, BRADENTON, FLORIDA (PARCEL ID 3291400004), IN THE T6 URBAN CORE TRANSECT ZONING DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Approval of Resolution 24-28 with conditions.

Planning Commission reviewed the subject request at their April 17, 2024, meeting. Planning Commission voted 5-0 to recommend approval with conditions.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

The applicant has submitted an application requesting approval to allow onsite distilling and brewing at property located at 1008 4th Avenue West, otherwise known as the future location of Good Liquid Distillery and Taproom Downtown.

The subject property is located in the T6 Urban Core Transect Zoning District, which is within the city's Form Based Code Area. In review of the Form Based Code, the proposed uses (distillery and brewery) don't appear to fall into any specific use category; therefore, per Section 4.7.3.e of the Form Based Code, when a use cannot be clearly placed into a use category, and it is not prohibited, the PCD Director may allow an applicant to seek approval through a Special Use application.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Conflict Counsel Augello.

SUGGESTED MOTION:

Motion to approve Resolution 24-28; Case SU.24.0894 with the following conditions:

1. Onsite distilling equipment shall not produce batches in excess of 6-gallons or the equivalent of thirty (30) 750 mL bottles.
2. Onsite brewing equipment shall not produce batches in excess of 45-gallons.
3. Fire sprinkler system shall be designed for the storage of flammable liquids.
4. Still Room shall be upgraded to meet fire ratings.
5. Ventilation shall be upgraded to meet codes for flammable operations.
6. Any expansion and/or increase in production of onsite distilling/brewing shall require Special Use approval prior to commencement of said expansion and/or increase.

ATTACHMENTS:

[Resolution 24-28](#)

[SU.24.0894 Application](#)

[SU.24.0894 Staff Report](#)

[SU.24.0894 Presentation](#)

[04-17-24 Planning Commission Draft Minutes](#)