

# Item Cover Page

## PLANNING COMMISSION MEETING AGENDA ITEM REPORT

**DATE:** January 15, 2025

**SUBMITTED BY:** Greg DeLong, Planning & Community Development

**ITEM TYPE:** Resolution

**AGENDA SECTION:** **AGENDA ITEMS**

**SUBJECT:** Resolution 25-02, Case SUP.24.0003

Request for a Special Use Permit to allow for a Club (Reception Center); to be located at 1720 Manatee Avenue West (Parcel ID 3370100004) in the UV (Urban Village) zoning district. Application filed by Adam and Kathleen LaFavre (owners).

**SUGGESTED ACTION:** Motion to recommend either approval or denial of Resolution 25-02, Case SUP.24.0003.

**Is this item Quasi-Judicial?**

Yes

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

Yes

**EXPLANATION:**

Adam and Kathleen LaFavre (applicants and owners) of property located at 1720 Manatee Avenue West have submitted a Special Use Permit application to allow for a Club (Reception Center) to be located at the subject property.

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).

Following is a summary of property information and information about the subject use. The information was pulled from the submitted application materials:

- Property is .9183 acres in size and has one point of ingress and one point of egress to Manatee Avenue West.
- Property contains nine (9) off-street parking spaces, with two (2) of the nine (9) being ADA spaces. The ADA spaces are located on the eastern side of the building/property, while the remaining are on the north side of the building.
- Approximately 1,032 sq. ft. of the existing building will be utilized for the Reception Center although the primary focus of the use will be outdoors along that waterway.
- No cooking will be permitted onsite. Any catering services will bring prepared food items and beverages.
- There will be no sales of alcoholic beverages without appropriate licenses. Alcoholic beverages will be served by trained and licensed bartenders as required by city and state ordinances. Services will be refused to individuals who are underage or overly intoxicated.
- If the number of vehicles exceeds the maximum parking capacity onsite, overflow parking will be provided by the First Presbyterian Church, located at 1402 Manatee Avenue West.

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

Reviewed by City Attorney Rudacille.

**SUGGESTED MOTION:**

Recommend to City Council either approval or denial of Resolution 25-02, Case SUP.24.0003.

If the Commission wishes to recommend approval, staff recommends that the following stipulations be applied to the approval:

- a. All events related to the reception center shall occur between the hours of 6pm and 12am (midnight).
- 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 and fire codes and all applicable permits shall be issued prior to commencement of work.

**ATTACHMENTS:**

[Resolution 25-02 \(DRAFT\).pdf](#)

[Application Materials.pdf](#)

[Staff Report.pdf](#)