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CITY COUNCIL MEETING AGENDA ITEM REPORT

DATE: July 23, 2025

SUBMITTED BY: Corey Holycross, Planning & Community Development

ITEM TYPE: Resolution

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

SUBJECT: **Quasi-Judicial:** Resolution 25-61 - Public Hearing

SUGGESTED ACTION: Motion to recommend to City Council either approval or denial of Resolution 25-61, Case PLN-SUP-25-0011.

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

- a. The approved Resolution, including the approved site plan and conditions shall be on display and accessible on the Property during business hours.
- b. Within 30 days following the approval, the Property Owner shall execute an Indemnification Agreement in a form acceptable to the City.
- c. Clear pedestrian access on the public sidewalk of no less than 5' shall be maintained at all times in a way that neither seating nor tables affect the ingress/egress of travel, the safety or pedestrian and traffic circulation.
- d. The property/business owner shall obtain all State licenses permitting the sale of alcohol as part of the sidewalk café.
- e. Any cleaning solution used to clean the sidewalk café area shall be approved by Bradenton Public Works.
- f. Any future increase in seating for the sidewalk café area shall be approved by City Council.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

Request for a Special Use Permit to allow for a sidewalk café with alcoholic beverage sales; to be located at 412 12th Street West (Parcel ID 3319300004) in the T5 (Urban Center) transect zoning district. Application filed by Edgardo Pantoja (agent) for CBR Holdings, LLC (owner).

The applicant has submitted a Special Use Permit application requesting permission to allow a sidewalk cafe with alcoholic beverages at 412 12th Street West.

The existing business currently does not have a sidewalk cafe; therefore, the subject Special Use Permit will ensure compliance to City of Bradenton's Form Based Code and Land Use Regulations, should approval be granted by City Council.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion approve Resolution 25-61 with the stipulations recommended by staff.

ATTACHMENTS:

[Resolution 25-61](#)

[Staff Report](#)

[Application](#)