

## Item Cover Page

### CITY COUNCIL MEETING AGENDA ITEM REPORT

**DATE:** May 14, 2025

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

**ITEM TYPE:** Resolution

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

**SUBJECT:** **Quasi-Judicial:** Resolution 25-38 - PUBLIC HEARING

**SUGGESTED ACTION:** Motion to either approve or deny 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 Club/Event Center shall occur between the hours of 8am and 10pm on Sunday through Thursday and between 8am and 11pm on Friday and Saturday.
- b. All ADA designated parking spaces shall meet Florida Building Code Section 502 (Parking Spaces).
- 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.
- 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 a 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 Marshal 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. Any food service areas must comply with Building, Fire and Health Codes.
  - h. A fence or hedge must be installed along the south, east and west property lines to define property lines and onsite parking areas.

**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 approve Resolution 25-38 with the stipulations recommended by staff.

**ATTACHMENTS:**

[Resolution 25-38](#)

[Staff Report](#)

[Application](#)

[Presentation](#)