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CITY COUNCIL AGENDA ITEM REPORT

DATE: November 1, 2023

SUBMITTED BY: Robin Singer, Planning & Community Development

ITEM TYPE: Ordinance

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

SUBJECT: ORDINANCE 4018 - SECOND READING AND PUBLIC HEARING

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING CHAPTER 2.0, SECTION 2.2.4.1, TYPES OF SPECIAL USES, OF THE LAND USE REGULATIONS OF THE CITY OF BRADENTON, TO CLARIFY THE APPROVAL REQUIREMENTS FOR THE EXPANSION OF SPECIAL USES; AMENDING ARTICLE 4, TABLE 4.7, SPECIFIC FUNCTION AND USE, OF THE BRADENTON FORM BASED CODE, TO ADD USE CATEGORIES INCLUDING SECONDHAND STORE AND PAWNSHOP, AND CHANGING THE STATUS OF MEDICAL CLINICS IN CERTAIN DISTRICTS; AND AMENDING ARTICLE 12, OF THE FORM BASED CODE, DEFINITION OF TERMS, TO DEFINE PAWN, PAWNBROKER, SECONDHAND STORE AND PAWNSHOP; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR RETROACTIVE APPLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: Adopt the Ordinance on Second Reading

Is this item Quasijudicial?

No

Does this item require a public hearing?

Yes

EXPLANATION:

City Council authorized staff to propose amendments to the Form Based Code to better address certain uses that were not previously addressed. City Council adopted and extended a zoning in progress to allow time to process these amendments. The resulting Ordinance will:

- Amend the requirements for special uses in the Land Use Regulations to require a new special use approval for the expansion of uses that are not explicitly listed in the use charts of the Land Use Regulations or Form Based Code;
- Define secondhand stores and pawnshops in the Form Based Code and add these uses to the use chart of the Form Based Code to clarify where they are permitted, prohibited or allowed by special use permit;
- Change medical clinics in the Form Based Code from a permitted use to a special use in certain districts.

The Planning Commission voted 6-0 to recommend approval of the Ordinance at the September 20, 2023 meeting. City Council passed the Ordinance on First Reading at the October 11, 2023 meeting.

FINANCIAL IMPACT:

No fiscal impact is anticipated.

ATTORNEY REVIEW/RECOMMENDATION:

The City Attorney has reviewed the Ordinance.

SUGGESTED MOTION:

Motion to approve Ordinance 4018.

ATTACHMENTS:

[Ordinance 4018](#)

[Staff Report](#)

[Application](#)

[Business Impact Estimate for Ordinance 4018](#)