

**DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION****I. Item Description:**

City-initiated Zoning Text Amendment (ZTA) to Chapter 16 (Zoning Regulations), to provide standards for impervious and pervious surface, and driveway requirements for residential properties.

Project Manager: Linda Louie, AICP, Zoning Administrator

II. Background:

The proposed text amendment is at the request of the Development and Neighborhood Services Department to address ongoing concerns associated with excessive impervious surface coverage on residential lots. Per Code Section 12-58, all properties are required to provide on-site drainage and legal positive outfall to manage stormwater run-off. In addition, the City adopted a February 2022 policy limiting driveways and requiring engineering certification for expansions, which has since guided permit review and demonstrated the need for clear, codified standards. Without clear and concise standards in the City’s zoning regulations, residential areas are at greater risk of flooding and also additional delays during the permitting process. The text amendment clarifies definitions and provides for impervious surface, pervious yard, and driveway standards to align the Zoning Code with existing drainage requirements, parking regulations, and departmental policy. This ensures predictability for homeowners and protects the City’s infrastructure and neighborhoods from stormwater impacts.

Proposed Text Amendment:

To address this concern and to provide consistency with the drainage requirements of the city, the text amendment proposes provisions for pervious and impervious surface coverage, residential driveways and clarification to the definitions associated with the text amendment to ensure the standards are consistent, clear and effective. The amendment specifically addresses the following:

- Definitions
 - Change “Lot Coverage” to “Building Coverage”:
 - Eliminates the definition for “lot coverage” to replace it with “building coverage”. This does not change the current building coverage requirements established in the Zoning Code.
 - Provides clarity and consistency with the intent of the current requirements for building coverage.
 - Clarify the definition for “impervious surface” and create a definition for “pervious surface”.
 - Provides clarification of the proposed provisions for the text amendment.

- Standards
 - Establish standards for maximum impervious surface coverage for residential lots:
 - Proposed maximum percentages do not impose greater restrictions than what is currently permitted and observed within the city.
 - Impervious surface standards would also enable provision for pervious surface to meet the drainage requirements of Section 12-58 of the Zoning Code, which was updated in November 2022 to emphasize maintaining on-site drainage and addressing impacts from off-site runoff and inadequate drainage capacity.
 - Establish standards for front yard pervious surface area:
 - The pervious surface percentage proposed within the front yard is necessary to address the city's requirements for drainage and stormwater management on-site.
 - At least one (1) of the required trees shall be planted within the front yard pervious surface area. This requirement does not impact the total required amount of trees as currently established by the Zoning Code.
 - The standards enhance the appearance of residential properties/areas, supporting the City's Comprehensive Plan objectives for a more aesthetic and sustainable City.
 - Residential Driveways
 - In February 2022, the City adopted policy which established the following rules for residential driveways:
 - Driveways limited to a width of 12 feet, however they may be permitted up to a maximum width of 30 feet if the property owner provides certification from a licensed engineer confirming on-site compliance the city's drainage standards.
 - In communities with approved master drainage/site plan, driveways must remain consistent with the approved plan. Expansions are not permitted unless the master permittee (HOA) obtains an amendment to the plan, and any expansion must demonstrate consistency with existing LWDD/SFWMD permits or obtain updated permits as needed.
 - Only one driveway per lot is permitted, unless multiple driveways were approved previously, in which case they may be maintained.
 - Driveways limited to a maximum width of 30 feet:
 - The City adopted policy in February 2022 which currently limits residential driveways to a maximum width of 12 feet. However, a driveway may be permitted up to a maximum width of 30 feet, with certification from a licensed engineer stating that the city's drainage standards can be met on-site. The proposed amendment maintains the maximum width of 30 feet and generally the allowance of only one driveway per property is permitted.
 - Residential driveways would be included in the maximum impervious surface coverage calculation to ensure adequate pervious surface area on residential lots.
 - The proposed amendment acknowledges and accommodates the need for additional parking in residential areas.
 - Incorporate exemptions for synthetic turf:
 - Language added to be consistent with the State Statute allowing synthetic turf on single-family residential properties less than one (1) acre in size.
 - The installation of synthetic turf must be consistent with the Florida Department of Environmental Protection (FDEP) standards regarding materials, permeability and drainage.

- Standards are currently being established by FDEP, Exemption will not be permitted until the FDEP standards are in place.

IV. Staff Analysis:

Staff conducted an in-depth parcel analysis of the impervious surface coverage and driveway widths of the representative residential areas within the city. Based on Staff's analysis, the proposed text amendment is in line with the City's current policies and the conditions observed; the text amendment provides clear standards for homeowners and developers to easily follow and to ensure that the city's policies and requirements are met within the City. The amendment consolidates existing policies and standards by ensuring required impervious parking/driveways are included in the impervious calculation. Currently Section 16-1336 establishes the required number, location, and dimensional standards for parking, while Section 14-28 requires that all parking be provided on a paved, permitted surface such as a driveway. Together, these provisions already regulate the design and function of required parking. The proposed amendment clarifies that such required parking areas are counted toward total impervious surface, while overall drainage requirements remain regulated by Section 12-58. Section 12-58 (Drainage) was most recently amended in November 2022 to strengthen on-site drainage requirements, specifically to address off-site runoff and inadequate drainage. In addition, the Department adopted policy in February 2022 limiting driveway widths and requiring engineering certification for expansions, which has since guided permit review. The proposed amendment complements both these provisions and the existing policy by codifying maximum impervious surface standards and driveway limits. This simplifies permitting, reduces resubmittals, and improves predictability for property owners while ensuring drainage compliance and accommodating the required parking.

The proposed text amendment aligns with the City's drainage requirements in Section 12-58 of the Code of Ordinances, and it will also support the City's goals for sustainability, environmental responsibility and aesthetic character.

Development Review Committee (DRC) Staff Comments:

The proposed amendment was reviewed by the DRC and was recommended for approval.

V. Zoning Text Amendment Criteria:

In accordance with the city's Zoning Regulations, Staff shall analyze the proposed text amendment with the criteria provided in Section 16-154(b). Staff's analysis of the criteria, to be considered by the Planning and Zoning Board (PZB) is provided below:

A. The need and justification for these changes:

The proposed ZTA is necessary to update, clarify, and establish standards regarding impervious surface requirements on residential lots. The amendment addresses the increasing concerns over driveway expansions, and the lack of pervious surface to accommodate stormwater run-off and adequate drainage. The text amendment would ensure that the City's standards for impervious surface coverage are consistent with the city, state and county regulatory standards for drainage by creating clear and more cohesive guidelines for homeowners and developers. The text amendment also meets the City's broader goals for sustainability and environmental responsibility.

- B. *The relationship of the proposed amendments to the purpose and objectives of the City's Comprehensive Plan, and whether the proposed change will further the purposes of the City's Zoning Code regulations and other City codes, regulations and actions designed to implement the Comprehensive Plan.*

The proposed text amendment directly aligns with the goals, objectives and policies of the Comprehensive Plan, particularly Utilities Element Policy 1.9.3, which enables the city to establish land development regulations to maximize percolation and filtration of water run-off through the earth's surface, and Utilities Element Objective 1.11, which requires the city to enforce stormwater drainage regulations for the protection of natural drainage features. By amending the standards for pervious and impervious surfaces, landscaping, and residential driveways, natural drainage will be improved in residential areas for better stormwater management. The proposed amendment is also consistent with the long-term growth and planning objectives. by supporting a more sustainable and environmentally conscious approach to residential development.

VI. Staff Recommendation:

Approval of ZTA-25-03 through the adoption of Ordinance 2025-06.

PLANNING & ZONING BOARD – April 10, 2025

The concept for the proposed text amendment was presented to the Planning and Zoning Board on April 10, 2025. A motion was made by Board Member Edmonson and seconded by Board Member Robarts, by a vote of five (5) to zero (0) to proceed with Zoning Text Amendment **ZTA-25-03**.

PLANNING & ZONING BOARD – October 9, 2025

The Planning and Zoning Board of Appeals on a motion made by Board Member Edmundson and seconded by Board Member Robarts, by a vote of four (4) to zero (0) recommended approval of Zoning Text Amendment **ZTA-25-03** (*Chapter 16 Pervious/Impervious Surfaces & Driveways*) as presented by staff.

CITY COUNCIL ACTION First Reading

CITY COUNCIL ACTION Adoption Hearing

Attachments:

1. Parcel Analysis
2. Internal Driveway Standards and Policy