



DATE: March 27, 2024

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director Community Sustainability

MEETING: April 3 & April 10, 2024

SUBJECT: **Ordinance 2024-06**: Consideration of an ordinance amending multiple sections of Chapter 23 “Land Development Regulations” to address several housekeeping items and minor changes for clarity.

PROPOSAL / BACKGROUND/ ANALYSIS:

The proposed LDR Amendments will modify the following sections of the City’s Land Development Regulations:

- Article 1 – Section 23.1-12: Definitions
- Article 2 – Section 23.2-28: Administrative Adjustments/Administrative Use Permits
- Article 3 – Section 23.3-7: Single-Family Residential (SF-R)
- Article 3 – Section 23.3-8: Single-Family and Two-Family Residential (SF-TF 14)
- Article 3 – Section 23.3-10: Multi-Family Residential (MF-20)
- Article 3 – Section 23.3-11: Medium Density Multi-Family Residential (MF-30)
- Article 3 – Section 23.3-12: High Density Multi-Family Residential (MF-40)
- Article 3 – Section 23.3-13: Mixed Use – East (MU-E)
- Article 3 – Section 23.3-16: Mixed Use – Federal Highway (MU-FH)
- Article 4 – Section 23.4-3: Exterior Lighting
- Article 4 – Section 23.4-4: Fence, Walls, and Gates
- Article 4 – Section 23.4-16: Mechanical Systems/Equipment for existing residential structures
- Article 4 – Section 23.4-19: Outdoor Storage and Open-Air Operations
- Article 5 – Section 23.5-1: Signs
- Article 5 – Section 23.5-4: Historic Preservation

Administrative Adjustments: Expanding and clarifying the ability of the Development Review Officer (DRO) to establish the front yard and adjust fencing fronting public rights-of-way (ROW) in all residential zoning districts. Also, clarify the provision of administrative adjustment for existing structures.

Pools on dual frontage properties: Clarify the minimum setbacks for pools on properties with dual frontage.

String Lights: Adding definition for string lights and establishing timeframes in which holiday lights may be displayed.

Residential Fences and Walls: To allow four-foot fences or walls at the property line abutting the public right-of-way with no additional setback or landscape screening requirement.

Outdoor Storage: Adding and amending definitions of outdoor storage. Adding performance standards for outdoor storage in the mixed use and artisanal industrial zoning districts.

Historic Preservation: Amending 553.79(26), Florida Statutes, regarding demolition of noncontributing single-family structures in special flood hazard areas.

Housekeeping Items: Revising and definitions to better distinguish between Accessory Dwelling Units (ADU) and guest houses, removing inconsistencies related to minimum front yard landscaping area, further identifying location requirements for mechanical systems, clarifying height measurements for fencing and walls, and clarifying building lot coverage calculations.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2024-06.

POTENTIAL MOTION:

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed LDR text amendments included in Ordinance 2024-06.

Attachments

- A. Draft Ordinance 2024-06