

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** October 1, 2024

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2024-11 - Second Reading – amending Chapter 23 “Land Development Regulations,” Article 4 “Development Standards,” Section 23.4-25 “Micro-units” to provide minor changes to the development standards for Micro-Units.

**SUMMARY/ BACKGROUND:**

The proposed amendment would improve interest and use of the program per feedback from potential investors and developers.

The **Planning & Zoning Board (PZB)** unanimously voted to recommend approval of the proposed text amendments at their August 7, 2024, meeting with the recommendation that the City Commission consider a revision to section H. *Exception*, revising the percentage of the combination of interior shared common space and outdoor amenity space from 20% to 15% (line 105) and adding a breakdown of that percentage. The board recommended a minimum of 10% for interior common space and a minimum of 5% for outdoor amenity space. The board felt interior space is paramount to the micro-unit program. The board expressed concern that the proposed language could allow the entirety of the combined amenity space to be outdoor amenity space.

The **Historic Resources Preservation Board (HRPB)** unanimously voted to recommend approval of the proposed text amendments at their August 21, 2024, meeting with the same recommendation as the PZB regarding amenity spaces.

At its meeting of September 17, 2024, the **City Commission** unanimously voted to approve the proposed ordinance on First Reading including several changes that are highlighted in the attached ordinance.

**MOTION:**

Move to approve/disapprove Ordinance 2024-11 on second reading including changes from the first reading.

**ATTACHMENT(S):**

Ordinance 2024-11, as amended  
PZB/HRPB Staff Report