



DATE: October 5, 2022

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

FROM: William Waters, Director Community Sustainability

MEETING: October 12 and October 19, 2022

SUBJECT: **Ordinance 2022-20:** Consideration of an ordinance amending Chapter 23 “Land Development Regulations,” Article 3 “Zoning Districts,” Division 7 “Public Districts,” Section 23.3-26 “P- Public,” and Section 23.3-27 “PROS – Public Recreation and Open Space” for consistency with the use tables in Section 23.3-6 and clarifying the approval process for uses in the public districts; and Division 8 “Conservation District,” Section 23.3-28 “C- Conservation,” for consistency with the use tables in Section 23.3-6, correcting a scrivener’s error and modifying the approval process to require conditional use approval for new uses; and Division 1 “Generally,” Section 23.3-6 “Use Tables,” to remove the P, PROS, and C zoning districts from all use categories in the use tables in this section except from the “Temporary Uses” category.

PROPOSAL / BACKGROUND/ ANALYSIS:

The subject amendment to the City’s Land Development Regulations (LDR) was drafted based on City Commission direction to staff to allow for indoor storage (warehouse) in the Public (P) Zoning District as consistent with existing and proposed uses on publicly owned lands. In preparation of the subject text amendment, it was determined that removal of the public and conservation districts from the use table and clarification of the permitted uses and review processes in those zoning districts sections would enhance the ease of use and clarity of the LDR.

The proposed amendments would add a new section to the LDR in Chapter 23 of the City’s Code of Ordinances:

- Article 3 “Zoning Districts,” Section 23.3-26 - P- Public,
- Article 3 “Zoning Districts,” Section 23.3-27 - PROS – Public Recreation and Open Space
- Article 3 “Zoning Districts,” Section 23.3-28 - C- Conservation
- Article 3 “Zoning Districts,” Section 23.3-6 - Use Tables

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2022-20.

POTENTIAL MOTION:

I move to RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION **TO ADOPT** the proposed LDR text amendments included in Ordinance 2022-20.

Attachments

- A. Draft Ordinance 2022-20