

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** May 21, 2024

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2024-07 – 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 April 3, 2024, meeting with the recommendations that the text, line 54, the project size be amended from 20 units to 10 units. The discussion by the PZB was that to incentivize micro-unit development for smaller lots, 10 micro-units are more feasible as some of the lots being developed cannot accommodate 20 micro-units. The PZB also recommended amending section c) to include the text “if a project does not provide a mix of uses, the interior shared common area shall be at least 20 percent”. The discussion by the PZB was on the impacts of the revised gross area for mixed-use projects.

The **Historic Resources Preservation Board (HRPB)** unanimously voted to recommend approval of the proposed text amendments at their meeting on April 10, 2024. The HRPB did not consider PZB recommendations.

At its meeting of May 7, 2024, the **City Commission** unanimously voted to approve the proposed ordinance inclusive of the recommended edits from the **PZB** and **HRPB**, which are highlighted in yellow.

**MOTION:**

Move to approve/disapprove Ordinance 2024-07 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 .

**ATTACHMENT(S):**

Ordinance 2024-07  
PZB/HRPB Staff Report