

STAFF REPORT REGULAR MEETING

AGENDA DATE: November 19, 2024

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2024-13 - Second Reading – amending multiple sections of Chapter 23 “Land Development Regulations” to address several housekeeping items and minor changes for clarity

SUMMARY:

The subject amendments to the City’s Land Development Regulations (LDRs) were drafted to clarify several provisions, address general housekeeping items, and resolve inconsistencies.

BACKGROUND AND JUSTIFICATION:

The subject amendment consists of multiple housekeeping modifications, as well as several other issues that were identified by staff in the building permit and site plan review processes, including:

- **Accessory Indoor Storage:** Adding a definition for accessory storage, including clarifications to the maximum use area, and revising definitions to contractor showroom and low-intensity office uses to allow accessory indoor storage.
- **Use Table:** Revising the single family dwelling use to match the text of the Mixed Use – East zoning district, removing a redundant listing of low-intensity take-out establishments, revising the specialty brewery/distillery use to be permitted with an Administrative Use Permit (AUP) in the Transit Oriented Development East and Artisanal Industrial zoning districts, revising the wholesale use to permitted with an AUP in the Artisanal Industrial zoning district, creating a low-intensity indoor storage use permitted by right in the industrial zoning districts, creating a high-intensity place of worship use, and revising the institutional uses to allow for museums and environmental nature centers in multiple zoning districts.
- **Public Neighborhood Meeting:** Require neighborhood meetings to include an in-person component
- **Roof Overhang Encroachment:** Revising language in multiple zoning districts to correct and clarify the maximum two-foot encroachment of a roof overhang into a side setback.
- **Build-To Line:** Amending language in the Mixed Use – Dixie Highway and Transit Oriented Development East zoning districts to clarify the requirement for a street side build-to line.
- **Fences and Gates:** Clarifying permitted fence height for industrial uses as well as revising and clarifying permitted gate heights and locations for residential, commercial, and industrial uses.
- **Parking:** Creating a definition and standards for ribbon driveways, clarifying the requirement for an access aisle to an ADA parking space, and creating standard dimensions for motorcycle parking spaces.
- **Pools:** Creating a new section to clarify and establish supplementary development standards for residential pools, including setbacks, distance from easements, pool decks, and pool enclosures.

- Housekeeping Items: Revising the definition of holistic health care facilities to allow for singular or multiple services within one facility, revising the definition for semi-pervious surface to clarify the minimum setback requirement, correcting the use approval review processes for places of worship, clarifying the maximum sign area requirements for multi-tenant buildings, and clarifying the requirements for a nonconforming lot of record.

The **Historic Resources Preservation Board (HRPB)** unanimously voted to recommend approval of the proposed text amendments at their meeting on September 11, 2024.

The **Planning & Zoning Board (PZB)** unanimously voted to recommend approval of the proposed text amendments at their September 18, 2024, meeting with the recommendation that the City Commission consider revisions to:

- Exhibit A, line 330 to clarify that semi-pervious surfaces used to access parking at the rear of a property do not need to maintain a one-foot setback from the rear property line.
- Exhibit S, lines 747, 769, and 778 to strike all references to the Municipal Golf Course. The board expressed concern about limiting gate access to the golf course without prior direction from the Commission and would prefer that the Commission have a public discussion regarding this issue prior to bringing it back under a separate ordinance.
- Exhibit T, line 817 to clarify that the access aisle can be shared between two adjacent handicapped parking spaces.

At its meeting on October 15, 2024, the **City Commission** voted unanimously to approve the ordinance on first reading with the Planning and Zoning Board's recommended revisions to Exhibits A and T.

MOTION:

Move to approve/disapprove Ordinance 2024-13 amending multiple sections of Chapter 23 "Land Development Regulations" to address several housekeeping items and minor changes for clarity.

ATTACHMENT(S):

Ordinance 2024-13
PZB/HRPB Staff Report