

STAFF REPORT REGULAR MEETING

AGENDA DATE: December 17, 2024

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2024-18 - First Reading – amending Chapter 23, Article 1 to allow the development of two-unit townhouses and remove the definition of a townhouse complex; and Chapter 23, Article 3 to correct inconsistencies for assisted living facilities and nursing home uses; and Chapter 23, Article 3 to revise the minimum lot area and lot width for properties on the west side of Dixie Highway and correct the minimum area per unit

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, including:

- **Townhouse Units:** Revising the definition of townhouse to allow for the development of two-unit townhouses and removing the definition of townhouse complex.
- **Use Table:** Creating a high-intensity nursing home/assisted living facilities use to permit development of these facilities over 7,500 square feet and removing assisted living facilities and nursing home uses from the Residential use category, as these uses are already captured in the Institutional use category.
- **Minimum Lot Size:** Revising the minimum lot width and lot area for parcels on the west side of Dixie Highway in the MU-DH zoning district to match the requirements for parcels on the east side of Dixie Highway and correcting the maximum density for parcels on the west side of Dixie Highway.

The **Planning & Zoning Board (PZB)** unanimously voted to recommend approval of the proposed text amendments at their meeting on November 6, 2024, with the recommendation that the “Retirement Home” use in the Land Development Regulations be revised to “Independent Senior Living” to better reflect current terminology.

The **Historic Resources Preservation Board (HRPB)** unanimously voted to recommend approval of the proposed text amendments at their meeting on November 13, 2024, with the same recommended revisions as the Planning and Zoning Board.

Following the PZB and HRPB meetings, staff researched how many sections of the LDRs would require amendment to implement the recommended terminology change to “Independent Senior Living” and it was determined that the change would require alterations to multiple sections of the code that were not previously included in Ordinance 2024-18, which would substantially change the ordinance caption that was presented to the PZB and HRPB. As such, staff recommends that the proposed terminology change

be implemented in the next available housekeeping ordinance, which is currently scheduled for spring 2025.

MOTION:

Move to approve/disapprove Ordinance 2024-18 on first reading, and to schedule the second reading and public hearing for January 7, 2025.

ATTACHMENT(S):

Ordinance 2024-18
PZB/HRPB Staff Report