



DATE: October 30, 2024

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

FROM: William Waters, Director of Community Sustainability

MEETING: November 6 & November 13, 2024

SUBJECT: **Ordinance 2024-18**: Consideration of an ordinance amending multiple sections of Chapter 23 “Land Development Regulations” to address several housekeeping items and minor changes for clarity.

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**PROPOSAL / BACKGROUND/ ANALYSIS:**

The proposed LDR Amendments will modify the following sections of the City’s Land Development Regulations:

- Article 1 – Section 23.1-12: Definitions
- Article 3 – Section 23.3-6: Use Tables
- Article 3 – Section 23.3-17: Mixed Use – Dixie Highway (MU-DH)

**Townhouse Units:** Revising the definition of townhouse to allow for the development of two-unit townhouses and removing the 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.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2024-18.

**POTENTIAL MOTION:**

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed LDR text amendments included in Ordinance 2024-18.

**Attachments**

- A. Draft Ordinance 2024-18
- B. Exhibit B – Use Table