

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** January 3, 2023

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance 2022-20 – Second Reading - 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

**SUMMARY:**

The proposed amendment would allow indoor storage (warehouse) in the Public (P) zoning district as consistent with existing and proposed (Education Foundation) uses on publicly owned lands. The amendment would also remove public and conservation districts from the use table, and clarify the list of permitted uses and required review processes in the zoning district sections to enhance clarity and ease of use of use of the Land Development Regulations (LDR) for these zoning districts. This amendment is a housekeeping item that would also correct a scrivener’s error in addition to providing clarity to the zoning district sections.

**BACKGROUND AND JUSTIFICATION:**

A portion of the subject amendment to the City’s Land Development Regulations (LDRs) was drafted based on City Commission direction to staff to allow for indoor storage (warehouse) in the Public (P) zoning district to reflect existing uses on City properties and to facilitate the development of a vacant parcel on Barton Road owned by the PBC School District for an Education Foundation teacher supply and training center. In preparation of that 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. Additional minor housekeeping items were also addressed.

The Historic Resources Preservation Board (HRPB) voted to recommend approval (4-1) of the proposed text amendment to the City Commission at the October 12, 2022 meeting. The Planning & Zoning Board (PZB) unanimously voted to recommend approval of the proposed text amendment to the City Commission at its October 19, 2022 meeting\*.

At its December 6, 2022 meeting, the Commission voted 5-0 to approve the ordinance on first reading and to schedule the public hearing and second reading for January 3, 2023.

**MOTION:**

Move to approve/disapprove Ordinance 2022-20 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

**ATTACHMENT(S):**

Ordinance 2022-20  
PZHP Staff Report

*\*Note: draft meeting minutes were not available upon publication of this staff report.*