



DATE: October 1, 2020

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

FROM: William Waters, Director Community Sustainability

MEETING: October 7, 2020

SUBJECT: **PZHP 20-03100007**: Consideration of an ordinance to Chapter 23 “Land Development Regulations” regarding changes to commercial vehicle parking, open air operations, temporary banner signage for new construction, landscaping requirements and artificial turf (Ordinance 20-15).

BACKGROUND/ PROPOSAL:

On March 5, 2020, the City Commission held a workshop on the prioritization of amendments to the City’s Land Development Regulations (LDR) that were previously identified by staff and the Commission. The subject LDR amendments address a second series of prioritized items identified at the March meeting. These include changes related to open air operations, signage and parking. Per commissioner request, requirements related to artificial turf were drafted for discussion and review. The proposed amendments to the Land Development Regulations have been reviewed by staff for consistency with the City’s Comprehensive Plan. A summary of each component in the draft ordinance is also provided.

The proposed LDR amendments for Chapter 23 will modify the following sections of the City’s Code of Ordinances:

- Article 1- Section 23.1-12 – Definitions
- Article 4- Section 23.4-15 - Cemeteries/mausoleums/columbariums
- Article 4 - Section 23.4-19 - Outdoor storage and open-air operations
- Article 4 - Section 23.4-22 - Parking, storing or keeping of commercial vehicles in non-residential districts
- Article 5 - Section 23.5-1 - Signs
- Article 6 - Section 23.6-1 – Landscape Regulations
- ~~Article 6 – Section 23.6-1 – Landscape Regulations (Artificial Turf)–~~

There also are a few changes to Chapter 2 of the Code of Ordinances related to development fees.

Definitions: The proposed amendments provide clarity and with regards to the regulation of commercial vehicles on non-residential properties.

Cemeteries/mausoleums/columbariums: The proposed amendments provide additional use and site development requirements for cemeteries, mausoleums, and columbariums

Open Air Operation: The proposed amendments will amend the outdoor storage section to specifically address open air operation, including outdoor display.

Temporary Signage: The proposed amendments provide additional banner style signage related to the opening of a newly constructed building or substantially renovate building.

Landscape Regulations: The proposed amendments provide clarity for when permits are requirements and related to installation requirements for ground cover and inorganic mulch.

~~**Landscape Regulations (Artificial Turf):** The proposed amendments would allow for artificial turf within the City subject to the requirements related to location, quality and installation.~~

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2020-XX: PZB / HRPB Project Number 20-03100007.

POTENTIAL MOTION:

I move to RECOMMEND/NOT RECOMMEND TO THE CITY COMMISSION **TO ADOPT** the proposed LDR text amendments included in PZB / HRPB Project Number 20-03100007. (Ordinance 2020-15).

Attachments

- A. Draft Ordinance 2020-15