



Board of Commissioners Meeting

Agenda Item Submittal

Item To Be Considered: **UDO Text Amendments to Section 152.180 and Section 152.195**

Board Meeting Date: **May 28, 2024**

Prepared By: **Rebecca Brehmer – Projects/Planning Coordinator, CFM, CZO**

Overview: Ward Farm, LLC, has applied for text amendments to Section 152.180 Notes to the Table of Permitted/Special Uses, Note 37. B-3 Traditional Business District and to Section 152.195 Table of Area, Yard, Square Footage and Height Requirements to adjust dimensional requirements in the B-3 zoning district for an upcoming condominium project, Brezza Lofts. Both amendments were recommended for approval by the Planning Board at their May 9, 2024, meeting.

The purpose of the amendment to Section 152.180 Notes to the Table of Permitted/Special Uses is to allow Brezza Lofts, an upscale condominium project located on Lot 8 of the Ward Farm Town Center, to be exempt from the limitation currently outlined in Note 37 that permits buildings to only have 20% of first floor be used for residential use. Ward Farm, LLC, feels that this would create more residential density to stimulate the development of Ward Farm Town Center and to create a better transition from the single-family lots to the commercial buildings on the lots that front Hammocks Beach Road.

For Section 152.195 Table of Area, Yard, Square Footage and Height Requirements, the request is to raise the maximum building height in B-3 Traditional Business from 35ft to 40ft in order to allow for more desirable floor to floor heights in the ground floor units and, at staff's recommendation, to add square footage minimums of 8,000 sq ft for first two units plus 1,975 sq ft per unit thereafter to be consistent with other zoning districts in the Dimensions Table. This project appears to be consistent with the CAMA Future Land Use.

Background Attachment(s):

1. Text Amendment Applications
2. Signed Comprehensive Plan Consistency Statements
3. Ordinance 2024-O10

Recommended Action:

1. Hold a Public Hearing
2. Motion to approve Ordinance 2024-O10 amending Section 152.180 Notes to the Table of Permitted/Special Uses, Note 37 and B-3 Traditional Business District requirements in Section 152.195 Table of Area, Yard, Square Footage and Height Requirements.

Action: _____
