



Planning Board Meeting Agenda Item Submittal

Item To Be Considered: **UDO Text Amendment to Section 152.180 Notes to the Table of Permitted/Special Uses**

Board Meeting Date: **May 9, 2024**

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

Overview: Ward Farm, LLC, has applied for a text amendment to Section 152.180 Notes to the Table of Permitted/Special Uses, Note 37. B-3 Traditional Business District.

The purpose of this amendment 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. This project seems to be consistent with the CAMA Future Land Use Plan.

Background Attachment(s):

1. Text Amendment Application
2. Draft Ordinance
3. Comprehensive Plan Consistency Statement

Recommended Action: Motion to recommend approval of text amendment to Section 152.180 Notes to the Table of Permitted/Special Uses, along with the Comprehensive Plan Consistency Statement.

Action: _____
