



MEMORANDUM

DATE: June 1, 2026

TO: City Commission

FROM: Jordan Smith, AICP, PP Planning and Development Services Director

THRU: Doc Dougherty, City Manager

SUBJECT: Ordinance No. 20-2025, Amendment to Section 110-814, Land Development Code, "Additional Regulations for Certain Permitted Principal Uses and Structures (Legislative – Public Hearing) (Jordan Smith, Project Manager)

REFERENCES: City Comprehensive Plan; Code of Ordinances; Section 337.401, Florida Statutes.

REQUEST: Consideration of amendment to Section 70-30 and Section 110-814 of the Land Development Code to add definitions for barndominiums, metal buildings, and storage containers, and to update regulations related to metal buildings, including screening, materials, applicability, and temporary construction storage structures.

BACKGROUND: The Land Development Code currently does not have definitions for barndominiums, metal buildings, or storage containers. The existing metal building regulations are also limited and, in practice, have proven to be restrictive and not always clear in application.

As a result, staff has had to interpret these standards on a case-by-case basis, particularly when dealing with accessory structures, alternative residential building types, and storage containers used on properties. This has created inconsistency and uncertainty for both applicants and staff.

DISCUSSION: The proposed amendments add definitions and revise Section 110-814 to better define how barndominiums, metal buildings, and storage containers are regulated.

Barndominiums are defined as metal or barn style structures that include a dwelling unit and are allowed where single family homes are permitted. They are treated as metal buildings for code purposes; however they are exempt from screening and exterior material and color standards applicable to other metal buildings.

Metal buildings are defined based on size and the amount of cladding on exterior walls. The amendments keep the requirement for screening when these buildings are visible from public streets or adjacent properties. Screening can be achieved through landscaping, fencing, berms, or architectural walls, and a minimum level of visual opacity is required.

The amendments also establish a maximum height limitation of twenty (20) feet for metal buildings regulated under this section.

The amendments also update material and color standards to limit highly reflective or bright finishes and require more muted, earth tone colors.

For non-residential development, metal buildings are required to meet the applicable design standards in Chapter 111.

One of the more significant changes is that application must now demonstrate compliance through submitted plans and elevations, and review is intended to be based on objective standards rather than discretionary aesthetic judgement.

Storage containers are addressed more directly in the Code. They are only allowed as accessory structures and must either be fully enclosed within a permanent structure or fully screened from view. Partial screening, tarps, or temporary coverings are not allowed. They also cannot be used as living space unless fully converted and permitted under the Building Code.

Temporary storage structures related to active construction projects are allowed but must be removed within 30 days after the project is completed or permitted work is finished.

The amendments also clarify that all structures must still comply with general zoning requirements such as setbacks, height, and lot coverage.

Overall, the intent is to provide clearer and more consistent regulations that improve predictability for applicants while maintaining compatibility with surrounding development, through objective, clearly defined development standards that reduce reliance on subjective interpretation.

CONSISTENCY WITH THE COMPREHENSIVE PLAN: Staff finds the proposed amendments consistent with the Comprehensive Plan, particularly policies related to community character, orderly development, and the use of clear and predictable land development regulations.

PLANNING AND ZONING BOARD: The Planning and Zoning Board will hear the item at its regular meeting on May 20, 2026. Staff will provide an update to the Commission regarding the Board's recommendation.

STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. 20-2025 at first reading.

NEXT STEPS: The Mayor and City Commission will hear this item for 1st reading on June 1, 2026 and the second reading on July 6, 2026.

ATTACHMENTS:

- Ordinance No. 20-2025