



MEMORANDUM

DATE: February 19, 2025

TO: Planning and Zoning Board

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

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

SUBJECT: Ordinance No. 13-2024, Amendment to Sections 110-300 to 110-320, of Article III, "Establishment of Classifications and Official Zoning Map" to Include Zoning Regulation Updates (Legislative – Public Hearing) (Jordan Smith, Project Manager)

REFERENCES: City Comprehensive Plan, Code of Ordinances.

REQUEST: On May 7, 2024, the City Commission requested staff to update the Zoning Sections in the Land Development Code, as some of the sections were outdated. The City Commission explained that the current C-1, Retail Commercial Zoning, is too restrictive and would like there to be more allowable uses.

DISCUSSION:

Planning Staff is presenting modifications to the City's Land Development Code (LDC) related to Section 110-300 to 110-320, of Article III "Establishment of Classifications and Official Zoning Map" to include zoning regulation updates.

The summary of the modifications within Section 110-300 to 110-320 are as follows:

- Updating language regarding Community Residential Homes to reflect current Florida Statutes.
- Granting agricultural type uses on RE-5, Residential Estate Five and RE-1, Residential Estate One Zoning, if the parcel is more than three (3) acres in size.
- Created "Permitted Use Table" that lists all of the allowed permitted uses for each specific zoning district.
 - Consolidated uses – Residential, Miscellaneous, Public and Semi-Public, Commercial, Transient Lodging, Vehicular Uses and Industrial.
 - Added, removed and modified activities permissible within in zoning districts.
 - Allowing more commercial uses within the C-1, Retail Commercial Zoning District.
 - Allowing more commercial uses within the C-2, General Commercial Zoning District.
 - Providing more uniform uses for the Commercial Zoning Districts.
 - Allowing more uses within the I, Industrial Zoning District i.e. Brewpub, Microbrewery, Entertainment Uses (Trampoline Parks, Bowling Alleys, Escape Rooms etc.)

RECOMMENDATION:

Section 163.3174, Florida Statutes requires the local planning agency to review proposed land development regulations and make recommendations to the City Commission as to the consistency of the changes with the adopted Comprehensive Plan. Accordingly, staff recommends that the Planning and Zoning Board recommend that the City Commission approve Ordinance No. 13-2024 to modify the City's Land Development Code (LDC) related to Sections 110-300 to 110-320 of Article III, "Establishment of Classifications and Official Zoning Map," to include zoning regulation updates of the Land Development Code.

NEXT STEPS: The Mayor and City Commission will hear this item on March 3, 2025.

ATTACHMENTS:

- Zoning Codes_Redline
- Zoning Codes_No Redline