



MEMORANDUM

DATE: April 7, 2025

TO: City Commission

FROM: Jessica Entwistle, Planning and Development Assistant Director

THRU: Doc Dougherty, City Manager

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) (Jessica Entwistle, 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Commission requested staff to update the Zoning Sections in the Land Development Code, as some of the sections were outdated.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.
- 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.)

PLANNING AND ZONING BOARD: At their regular meeting on February 19, 2025, the Planning and Zoning Board voted unanimously, 7 to 0, to recommend that the Mayor and City Commission approve Ordinance No. 13-2024.

CITY COMMISSION: Staff presented proposed Amendments to Sections 110-300 to 110-320, of Article III, “Establishment of Classifications and Official Zoning Map” to include Zoning Regulation Updates on January 13, 2025.

STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. 13-2024.

NEXT STEPS: The Mayor and City Commission passed item in 1st reading. The Mayor and City Commission will heard second reading on Ordinance No. 13-2004 on April 7, 2025.

ATTACHMENTS:

- Ordinance No. 13-2024
- Exhibit A – Strike-thru/underline Section 110-300 to 110-320