



MEMORANDUM

DATE: March 3, 2025

TO: Planning and Zoning Board

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

THRU: Doc Dougherty, City Manager

SUBJECT: Ordinance No. 14-2024, Amendment to Section 110-810, of Article III, of Chapter 110 "Zoning", of the Land Development Code (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Commission requested staff to update the Zoning Sections in the Land Development Code, as some of the sections were outdated.

DISCUSSION:

The City has an adopted city-wide Land Development Code (LDC). The City Land Development Code regulations change overtime based on current trends, state pre-emptions, public input, and regulatory review amongst other things. The City Commission adopted the latest revision to the Zoning sections on August 20, 2018.

The City Commission requested staff to update the zoning section in the LDC, as some of the sections were outdated.

Changes to Section 110-810 Driveway Expansions (Residential) are as follows:

- Updating language regarding residential driveways.
- Fixing spelling errors.
- Provide restrictions for residential driveways to ensure there is no interference with swales and drainage.
- Providing Approved Driveway Surfaces for driveway expansion or second driveway.
- Prohibiting the need to drive upon or over any curb.

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. 14-2024 with the following changes:

- Define other similar driveway material acceptable to the city such as concrete, asphalt, pavers, gravel/washed shell.

STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. 14-2024.

NEXT STEPS: The Mayor and City Commission will hear this item on April 7, 2025 for Second Reading.

ATTACHMENTS:

- Ordinance No. 14-2024
- Section 110-810 Strike Through Underline
- Section 110-810 Clean