



MEMORANDUM

DATE: January 13, 2025

TO: City Commission

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

THRU: Doc Dougherty, City Manager

SUBJECT: Amendment to Sections 110-300 to 110-320, of Article III, "Establishment of Classifications and Official Zoning Map", of Chapter 110 "Zoning"

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Commission requested staff to update the Zoning Sections in the Land Development Code, as some of the Sections were outdated.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

DISCUSSION:

Proposed changes to Section 110-300 to 110-320 of the Land Development Code. Highlights of the proposed changes include:

- 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 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 districts i.e. Brewpub, Microbrewery, Entertainment Uses (Trampoline Parks, Bowling Alleys, Escape Rooms)

RECOMMENDATION:

Request feedback regarding proposed changes to Section 110-300 to 110-320.

ATTACHMENTS:

- Zoning Codes_Redline
- Zoning Codes_No Redline