



MEMORANDUM

DATE: October 16, 2024

TO: Planning and Zoning Board

FROM: Jessica Entwistle, Planning Manager

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

SUBJECT: Ordinance No. 17-2024 Amendment to Section 110-806, "Fences, Walls, and Hedges." Of Article VIII, "Supplementary Regulations", Legislative – Public Hearing) (Jessica Entwistle, Project Manager)

BACKGROUND: The City has an adopted Citywide Land Development Code (LDC). The City LDC regulations change overtime based on times, trends, state preemptions, public input and regulatory review amongst other things. Various revisions to the "Fences, Walls, and Hedges" regulations have occurred overtime. The City Commission adopted the latest revision to the "Fences, Walls and Hedges" Section 110-806 of the City's Land Development Code on October 16, 2023.

DISCUSSION: Although the 2023 code update corrected discrepancies, much of the code is dated and not practical. As such, staff is proposing changes to Section 110-806 to address these issues. The proposed amendments are outlined below and the full strike-thru/underline version of the proposed code amendments are shown in Exhibit A of Ordinance No. 17-2024 attached to this report.

- Updating the 5-year survey requirement to allow surveys to depict current conditions of the property regardless of the age. This will follow other survey requirements for zoning permits.
- Removal of the waterfront and golf course rear yard fence opacity requirements.
- Requiring waterfront properties to have a survey two-years or less to ensure highwater marks and FEMA information is accurate.

As a result of the above, staff has proposed Ordinance No. 17-2024, as attached, to be incorporated into the City Land Development Code.

STAFF RECOMMENDATION: Planning and Zoning Board recommend that the City Commission approve Ordinance No. 17-2024 as recommended by staff.

NEXT STEPS: The Mayor and City Commission will hear this item on November 18, 2024 for first reading and December 9, 2024 for second reading.

ATTACHMENTS:

- Ordinance No. 17-2024
- Exhibit A – Strike-thru/underline Section 110-806 "Fences, Walls, and Hedges"