



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PLANNING AND ZONING BOARD STAFF REPORT

### Corrective Amendment to the Land Development Regulations

Meeting	File No.	Application Type
August 25, 2025	PZ-000128-2025	Amendment to the Land Development Regulations

#### Request

Provide a recommendation to the City Commission on Ordinance No. 21-25, a City-initiated request to amend and update Appendix A, "Definitions" of the Land Development Regulations (LDR) to remove definitions for "Automated External Defibrillator" and "Bleeding Control Kit."

#### Background

On June 18, 2024, the City adopted Ordinance No. 11-24, to amend the Code of Ordinances to adopt regulations requiring the installation of Automated External Defibrillators (AED) to increase survivability in the case of a cardiac arrest and bleeding control kits to allow first aid to be rendered prior to the arrival of emergency responders. The amendment adopted regulations into Chapter 96, "Fire Safety and Emergency Services," an amendment that only required two hearings at City Commission, not Planning and Zoning Board (PZB). However, language was included that amended the LDR to adopt definitions for AEDs and bleeding control kits, without the requisite PZB hearing and correct caption for the public noticing.

The proposed amendment removes these definitions from the LDR.

#### Description of Proposal

The proposal is initiated by the City as a clean-up amendment. The following changes are proposed for deletion from Appendix A:

*AUTOMATED EXTERNAL DEFIBRILLATOR: A lifesaving device that is:*

- 1. Commercially distributed in accordance with the Federal Food, Drug, and Cosmetic Act;*
- 2. Is capable of recognizing the presence or absence of ventricular fibrillation and is capable of determining without intervention by the user of the device whether defibrillation should be performed; and*
- 3. Upon determining that defibrillation should be performed, is able to deliver an electrical shock to an individual.*

*BLEEDING CONTROL KIT: A collection of equipment specified by the fire department and housed in a container that displays the universal medical symbol that is used to attempt to control bleeding from a patient who has suffered a traumatic injury. The fire department may update the list of equipment as necessary.*

The proposed amendment is in full in the attached draft of Ordinance No. 21-25.

#### Review and Analysis

##### LDR Section 1.1.6, Amendments

*The text of these Land Development Regulations may from time to time be amended, changed, supplemented, or repealed. No such action however, shall be taken until a recommendation is obtained from the Planning and Zoning Board and until a public hearing has been held by the City Commission.*

##### LDR Section 2.4.7(A), Amendments to the Land Development Regulations

*Amendments to the LDR may be initiated by the City Commission, Planning and Zoning Board, or City Administration, or by a member of the public.*

The proposed amendment is initiated by City staff.

**LDR Section 2.4.7(A)(5), Findings**

*For any approval, the City Commission must make a finding that the text amendment is consistent with the Comprehensive Plan, and that the amendment furthers the implementation of an adopted neighborhood plan, if applicable.*

The following Objectives and Policies of the adopted Comprehensive Plan are applicable to the proposed amendment.

**Neighborhoods, Districts, and Corridors Element**

Objective NDC 3.5 Update Land Development Regulations *Regularly review and update the Land Development Regulations to provide timely, equitable and streamlined processes including, but not limited to, building permit processes for residential developments and to accommodate mixed-use developments, address market changes and development trends, and other innovative development practices.*

Policy NDC 3.5.1 *Review the uses and use descriptions in the Land Development Regulations to provide consistent terminology.*

**Review By Others**

The **City Commission** is anticipated to review the proposed LDR Amendment in October 2025.

**Options for Board Action**

- A. Recommend **approval** to the City Commission of Ordinance No. 21-25, a City-initiated request to amend Appendix A, "Definitions" of the Land Development Regulations (LDR) to remove definitions for "Automated External Defibrillator" and "Bleeding Control Kit," by finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations.
- B. Recommend approval to the City Commission of Ordinance No. 21-25, **as amended**, a City-initiated request to amend Appendix A, "Definitions" of the Land Development Regulations (LDR) to remove definitions for "Automated External Defibrillator" and "Bleeding Control Kit," by finding that the amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in Land Development Regulations.
- C. Recommend **denial** to the City Commission of Ordinance No. 21-25, a City-initiated request to amend Appendix A, "Definitions" of the Land Development Regulations (LDR) to remove definitions for "Automated External Defibrillator" and "Bleeding Control Kit," by finding that the amendment and approval thereof is not consistent with the Comprehensive Plan and does not meet the criteria set forth in Land Development Regulations.

**Public and Courtesy Notices**

N/A Courtesy Notices are not applicable to this request

N/A Public Notices are not required for this request.