

PLANNING AND ZONING BOARD

STAFF REPORT

MEETING DATE: February 27, 2017

AGENDA NO: VII.B

AGENDA ITEM: LDR AMENDMENT – ORD 15-17 SECTION 4.6.9 (E)(3) IN LIEU PARKING

FILE: 2017-120

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ITEM BEFORE THE BOARD

The item before the Board is a City-initiated text amendment to amend Section 4.6.9 “Off-Street Parking Regulations” Subsection (E)(3) “In Lieu Parking” of the Land Development Regulations (LDRs) to amend the In Lieu area descriptions to match the corresponding map, and to remove the fees from the Ordinance so that they can be adopted by the City Commission by resolution.

BACKGROUND

This City initiated LDR amendment is being brought forward in order to amend Section 4.6.9 (E)(3) by amending the parking in lieu area descriptions, amend the map to make the areas easier to clearly define, and to remove the fees from the Code. The City Commission will adopt the fees by resolution. This allows the fees to be adjusted from time to time without the need to amend the Code.

ANALYSIS

This amendment will make the following changes to Section 4.6.9 (E)(3):

- (a) to add “and shall be established by the City Commission through a resolution.”
- (b) to remove the following “~~...and corresponding fee amounts...~~” The fees are being removed from the LDRs.
- (b)(1) the description of Area 1 has been amended and the fee amount has been removed.
- (b)(2) – the description of Area 2 has been amended and the fee amount has been removed.
- (b)(3) Area 3 - the fee amount has been removed.
- (b)(4) Area 4 - the fee amount has been removed.

- (b)(5) Area 5 - the fee amount has been removed.

REVIEW BY OTHERS

As this is a City initiated amendment, there was no additional review. Such comments can be presented at either the Planning and Zoning Board meeting or at the City Commission meetings.

ASSESSMENT AND CONCLUSION

These changes are needed to clarify the boundary of the 5 zones and ensure that the map and the text match, and to remove the fees from the LDR code. The City Commission by Resolution will now adopt the fees.

ALTERNATIVE ACTIONS

- A. Move a recommendation of approval to the City Commission of the City-initiated text amendment to the Land Development Regulations as presented based upon the finding that the proposed text amendment is consistent with the Comprehensive Plan.
- B. Move a recommendation of approval, as amended, to the City Commission of the City-initiated text amendment to the Land Development Regulations as presented, based upon the finding that the proposed text amendment is consistent with the Comprehensive Plan.
- C. Move a recommendation of denial to the City Commission of the City-initiated text amendment to the Land Development Regulations as presented based upon the finding that the proposed text amendment is inconsistent with the Comprehensive Plan.

STAFF RECOMMENDATION

Recommend to City Commission the approval of Ordinance 15-17, the City-initiated text amendment to amend Section 4.6.9 “Off-Street Parking Regulations” Subsection (E)(3) “In Lieu Parking” of the Land Development Regulations (LDRs) to amend the In Lieu area descriptions to match the corresponding map, to adopt a new map, and to remove the fees from the LDRs so that they can be adopted by the City Commission by resolution.

ATTACHMENT:

Draft Ordinance 15-17
In Lieu Area Map