



## Legislation Details (With Text)

**File #:** 18-509      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 8/6/2018      **In control:** City Commission  
**On agenda:** 8/21/2018      **Final action:** 8/21/2018  
**Title:** ORDINANCE NO. 11-18: A CITY-INITIATED AMENDMENT TO MODIFY TABLE L-6 WITHIN THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO ADD AN "X" TO THE TABLE TO INCLUDE OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT AS A ZONING DISTRICT THAT IS COMPATIBLE WITH THE COMMUNITY FACILITIES (CF) FUTURE LAND USE MAP DESIGNATION, PURSUANT TO LAND DEVELOPMENT REGULATION SECTION 2.2.2(E)(6)(A). (FIRST READING/1STPUBLIC HEARING)  
**Sponsors:** Planning & Zoning Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Agenda Cover Report, 2. 2018-07-16-PZB Staff Report Ordinance No 11-18 with attachments, 3. Ord 11-18-CF-FLUM-OSSHADzoneDist-Table6-Update

Date	Ver.	Action By	Action	Result
8/21/2018	1	City Commission	approved	

**TO:** Mayor and Commissioners  
**FROM:** Timothy Stillings, Planning, Zoning, and Building Director  
**THROUGH:** Mark R. Lauzier, City Manager  
**DATE:** August 21, 2018

ORDINANCE NO. 11-18: A CITY-INITIATED AMENDMENT TO MODIFY TABLE L-6 WITHIN THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO ADD AN "X" TO THE TABLE TO INCLUDE OLD SCHOOL SQUARE HISTORIC ARTS DISTRICT AS A ZONING DISTRICT THAT IS COMPATIBLE WITH THE COMMUNITY FACILITIES (CF) FUTURE LAND USE MAP DESIGNATION, PURSUANT TO LAND DEVELOPMENT REGULATION SECTION 2.2.2(E)(6)(A). (FIRST READING/1STPUBLIC HEARING)

### **Recommended Action:**

Motion to Adopt Ordinance No. 11-18, a City-initiated amendment to the Future Land Use Element of the Comprehensive Plan, modifying Table L-6 to add an "X" to the table to include the OSSHAD zoning district as a zoning district that is compatible with the CF FLUM designation, by finding that the request is consistent with the requirements of Florida Statutes.

### **Background:**

The subject City-initiated text amendment is to Table L-6 of the Future Land Use Element of the Comprehensive Plan. Table L-6 will be modified to add an "X" to the table to include the OSSHAD zoning district as a zoning district that is compatible with the CF FLUM designation.

The proposed amendment is noted to be an inadvertent omission that should have been addressed when the OSSHAD zoning district was originally created. The Old School Square site was previously

utilized as a school, hence the CF FLUM designation.

Other Mixed Use (OMU) is currently the only FLUM designation which is consistent with the OSSHAD zoning district. The alternative to the proposed amendment was to change the existing FLUM designation to OMU; however, such change could create potential for unintended development pressure. Staff felt that in the interest of maintaining the existing use of the property as a community facility the proposed amendment is a more straightforward solution. Based upon the above, the proposed Comprehensive Plan text amendment is appropriate.

#### **Review by Others**

The Downtown Development Agency (DDA) reviewed the item at the May 14, 2018 meeting and voted unanimously in support of the proposed amendment.

The Pineapple Grove Main Street board reviewed the item at the May 30, 2018 meeting and voted unanimously in support of the proposed amendment with the recommendation that a sign be allowed on the Old School Square Park grounds and that only the screen be calculated as the sign structure and the remaining structure be viewed as art.

The Historic Preservation Board reviewed the item as a discussion item at the June 13, 2018 meeting, the board was supportive of the request.

The Planning and Zoning Board reviewed the item at the July 16, 2018 meeting and recommended approval by a vote of (5-0, Jacobson and Marcus Absent).

#### **City Attorney Review:**

Approved as to form and legal sufficiency.

#### **Funding Source/Financial Impact:**

N/A

#### **Timing of Request:**

N/A