



# TOC Regulations Amendments

CITY COMMISSION MEETING 8/22/18

# TOC Amendments

- ▶ History
- ▶ Proposed Changes
- ▶ Impacts

# TOC Amendments

- ▶ History
  - ▶ TOC timeline
    - ▶ 1996 CRA
    - ▶ 2003 Charrette
    - ▶ 2007 LUPA – Objective 13
    - ▶ 2008 LDR
    - ▶ 2009-2012 Rezoning
  - ▶ Mellgren Planning Group
    - ▶ November 9, 2017 Workshop
    - ▶ March 21, 2018 Presentation

# TOC Amendments

- ▶ Proposed Changes
  - ▶ Limited!
    - ▶ Zoning must conform to Comprehensive Plan
    - ▶ FS 163.3161 and 163.3194
  - ▶ Increase parking
    - ▶ Eliminate exemptions, shared parking factor, increase office, reference traditional parking for all other
    - ▶ Residential
  - ▶ Offer flexibility for building size and placement
    - ▶ Build-to-line
    - ▶ Frontage Build-out
    - ▶ ~~Required~~ vs Encouraged

# TOC Amendments

- ▶ Proposed changes
  - ▶ Address height concerns with massing and setbacks
- ▶ Reclassify residential as a Special Exception Use
  - ▶ Several criteria: 31-54, 9.9, and 9.10
  - ▶ City Commission makes final decision
- ▶ Increased clarity of requirements
  - ▶ Urban greenway
  - ▶ Allocation of TOC units
  - ▶ Open space
  - ▶ Delete references to illustrations not present in Code
  - ▶ Deleting conflicts

# TOC Amendments

- ▶ Impacts
  - ▶ Increased flexibility for developers
    - ▶ Building placement
    - ▶ No minimum building size
  - ▶ Increased parking requirement
    - ▶ Higher cost of development
    - ▶ Lower potential for development
    - ▶ Increased paved areas
    - ▶ Increase runoff
    - ▶ Increase heat island effect
    - ▶ Loss of landscape areas

# Staff recommendation

- ▶ Consider maximum setback
- ▶ Approve