



Legislation Details (With Text)

**File #:** ID 2018-466    **Version:** 1    **Name:**  
**Type:** Zoning-Related Ordinance -    **Status:** Agenda Ready  
2nd Reading  
**File created:** 8/28/2018    **In control:** Regular City Commission Meeting  
**On agenda:** 9/5/2018    **Final action:**  
**Title:** AN ORDINANCE TO REVISE THE TOC LAND DEVELOPMENT REGULATIONS.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORDINANCE, 2. CORRESPONDENCE - MEMO TO COMMISSION, 3. MINUTES - 2017-1109 COMMISSION WORKSHOP\_DRAFT, 4. MINUTES - 2018-0321 COMMISSION MEETING, 5. MINUTES - PZ DRAFT EXCEPT 2018-0705, 6. MINUTES - CC DRAFT ACTION 2018-0822, 7. BACKGROUND - Presentation

Date	Ver.	Action By	Action	Result
9/5/2018	1	Regular City Commission Meeting		

**TO:** Mayor and City Commission

**FROM:** Samuel A. May, City Manager

**DATE:** September 5, 2018

AN ORDINANCE TO REVISE THE TOC LAND DEVELOPMENT REGULATIONS.

**BACKGROUND:** Jeff Katims of the Mellgren Planning Group facilitated a City Commission workshop on November 9, 2017 to discuss the Transit Oriented Corridor (TOC) and concerns over the allowable height, required build-to-line, allowable mixed use, and minimal parking requirements. This workshop ended with the City Commission giving direction to proceed with a “surgical approach” to revise the TOC land development regulations, while a full elimination of the TOC would be the end goal. Mr. Katims provided a follow-up presentation on March 21, 2018 to provide an analysis between traditional Business zoning districts and TOC zoning district. He also summarized his recommended “surgical” changes to the TOC. This ordinance is a follow-up to those discussions.

The Planning and Zoning Board reviewed a version of this ordinance with language that provided a mechanism for shared parking. Based on the City Commission discussion held at the July 11, 2018 meeting, staff removed the shared parking language, except for provisions pertaining to when there is a demonstrated surplus over the minimum number of parking spaces required by the Zoning Code.

The City Commission approved first reading of this item 3-1 at the August 22, 2018

meeting.

**RECOMMENDATION:** On July 5, 2018, the Planning and Zoning Board reviewed this ordinance. There was a motion to approve the ordinance with an amendment to include a maximum setback in the TOC land development regulations, but the motion failed 2-2.

**FISCAL IMPACT:** N/A

**CONTACT PERSON:** Robert Massarelli, AICP, Director of Development Services