



Staff Report

File #: LN-665

PLANNING AND ZONING BOARD

Meeting Date: DECEMBER 18, 2024

TEXT AMENDMENT - Overlay Districts, Allow Townhomes With Internal Circulation

Request:	Text Amendment - Overlay Districts, Allow Townhomes with internal circulation
P&Z#	N/A
Owner:	N/A
Project Location:	N/A
Folio Number:	N/A
Land Use Designation:	N/A
Zoning District:	N/A
Commission District:	N/A
Agent:	N/A
Project Planner:	Max Wemyss (max.wemyss@copbfl.com / 954-786-4671)

Summary:

In the Transit-Oriented Zoning Districts, regulated by Section 155.3501, primary entrances to buildings, including individual townhouse units, are required to provide access to a public right-of-way, or a designated open space, and specifically not internal circulation or parking lots. This is generally desirable as most multi-tenant buildings may have a centralized point of access. However, townhouse development provides individual units with direct access, requiring that each unit front on to the street. This wouldn't be a problem for a lot that is wider than it is deep however, that is not a typical condition.

Moreover, there are several existing (established prior to the adoption of the overlays) townhouse developments within the districts that are now nonconforming developments because they have units that do not have direct access from the street, rather from an internal driveway. This type of townhouse development is not uncommon and is very familiar to the city. Therefore, it is easy to anticipate the impact of an amendment to allow townhouse units within the Transit-Oriented Zoning Districts to obtain access from internal site circulation.

CODE AMENDMENT

CHAPTER 155: ZONING CODE

...

155.3501. Transit Oriented (TO)

...

O. TO District Design Standards

The following standards shall apply to development in TO districts in addition to any applicable standards in Part 6 (Design Standards) of Article 5 (Development Standards):

...

2. Building Configuration and Design

...

e. The primary entrance of a building shall provide access to a public right-of-way, greenway or an open space. Townhouse development units that abut a public right-of-way, greenway or an open space must provide direct access for those units; however, internal units may be configured to obtain access from internal site circulation. Townhouse development shall be designed in a way that as many units as possible front onto public or publicly accessible spaces.

CODE AMENDMENT REVIEW STANDARDS

The Planning & Zoning Board must make a recommendation to the City Commission on applications for code amendments based on the competent substantial evidence in the record that the amendment addresses the following standards:

155.2402. TEXT AMENDMENT

...

C. Text Amendment Review Standards

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the comprehensive plan;
2. Does not conflict with any provision of this Code or the Code of Ordinances ;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited

to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

DEPARTMENT RECOMMENDATION

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following alternative motion options, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the text amendment to the City Commission for their consideration.

Alternative Motion II

Table this application for additional information as requested by the Board.

BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

TOWNHOUSE BUILDING TYPE A

DEFINITION:

A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type A is distinguished by a detached garage/parking area thereby providing a private rear yard in the center of the [townhouse](#) lot.

- BUILDING LINE
- PROPERTY LINE
- ACTIVE USE
- PARKING AREA
- a

LOT WIDTH
- b

LOT DEPTH

LOT STANDARDS:	MIN.	MAX.
a. Lot Width	18'	30'
b. Lot Depth	80'	N/A
c. Lot Area	1800 sf	N/A
d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A
f. Interior Side Setback	0' (2)	N/A
g. Rear Setback	0'	5'
h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.		

NOTES:

1. Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.
2. Except 10 feet when abutting a passageway.
3. [Lot Width, Depth, and Area](#) are applied to [individual townhouse lots](#). [Other standards](#) are applied to the development site.

PARKING STANDARDS:

The parking for each townhouse lot shall be detached from the principal building and accessed from the rear [of the primary structure](#) off an alley or service road. Parking may be unenclosed, fully enclosed in a garage, or in a parking enclosure with a carport. In no case, shall parking be permitted [in front of the primary structure](#).

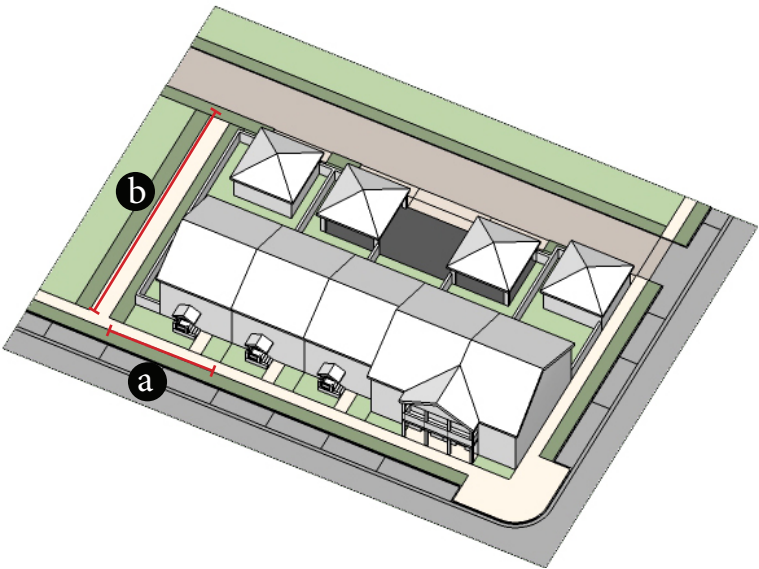
OPEN SPACE STANDARDS:

A minimum of 400 square feet of private open space shall be required in the form of a [central/](#) rear yard [for each townhouse lot](#).

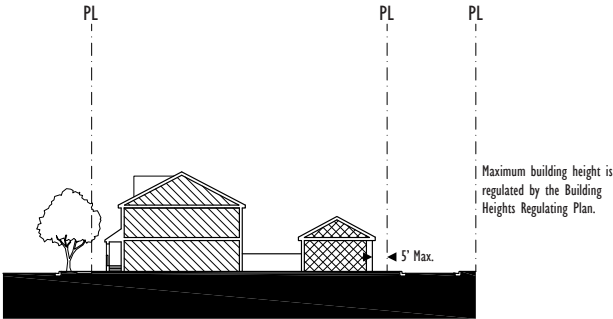
TOWNHOUSE STANDARDS:

Townhouses are an appropriate transitional building type between non-residential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking area is always located [behind the primary structure](#).

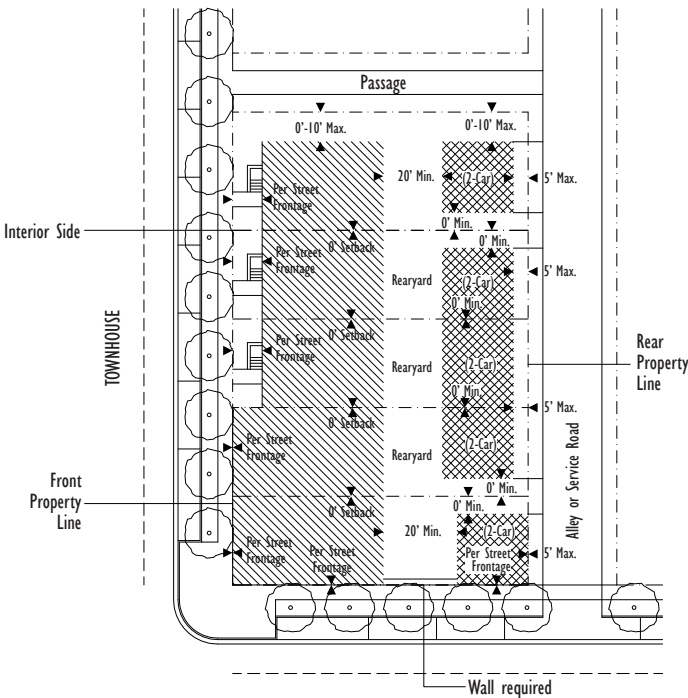
BUILDING MASSING



BUILDING CONFIGURATION



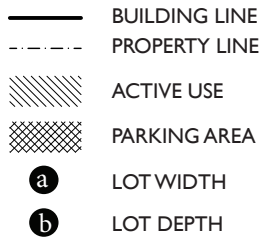
BUILDING SETBACKS



BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

TOWNHOUSE BUILDING TYPE B

A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type B is distinguished by an attached garage thereby not providing a private yard behind the primary structure.



LOT STANDARDS: MIN. MAX.

a. Lot Width	18'	30'
b. Lot Depth	70'	N/A
c. Lot Area	1800 sf	N/A
d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A
f. Interior Side Setback	0' (2)	N/A
g. Rear Setback	0'	N/A
h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.		

NOTES:

- Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.
- Except 10 feet when abutting a passageway.
- Lot Width, Depth, and Area are applied to individual townhouse lots. Other standards are applied to the development site.

PARKING STANDARDS:

The parking shall be accessed from the rear of the primary structure off an alley or service road. Parking may be fully or partially enclosed in a garage under each townhouse unit. In no case, shall parking be permitted in front of the primary structure.

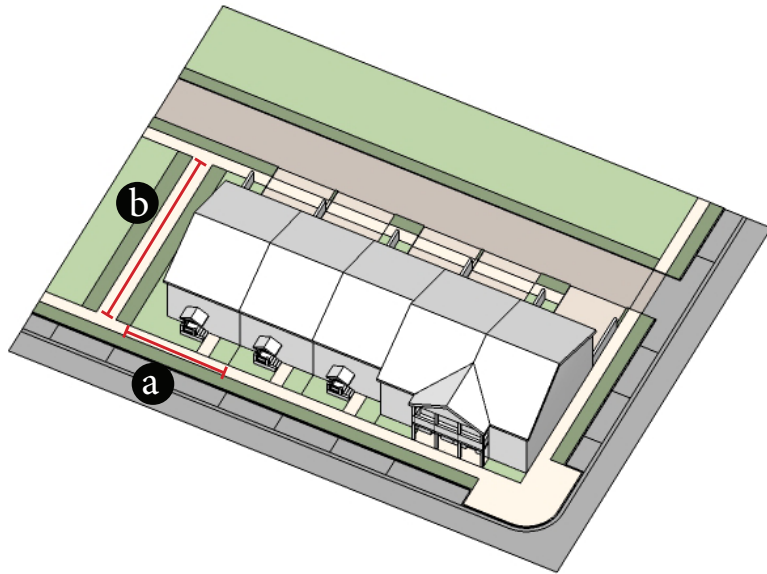
OPEN SPACE STANDARDS:

A minimum of 200 square feet of private open space shall be required for each townhouse lot.

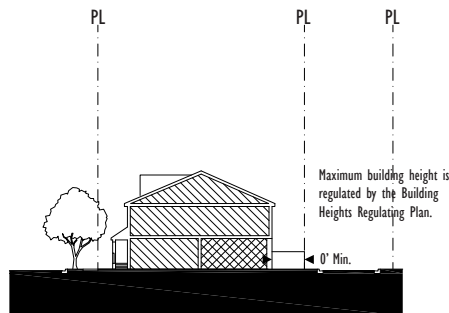
TOWNHOUSE STANDARDS:

Townhouses are an appropriate transitional building type between non-residential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking area is always located behind the primary structure.

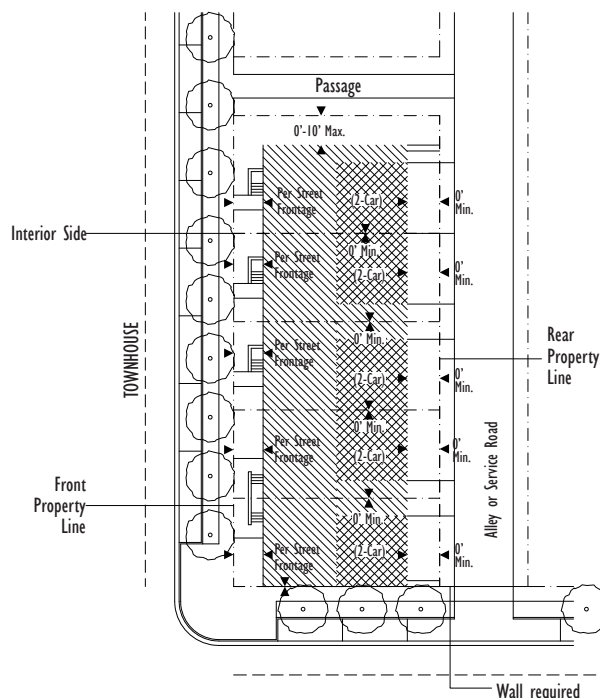
BUILDING MASSING



BUILDING CONFIGURATION



BUILDING SETBACKS



**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #24-039**

DATE: December 18, 2024

TO: City Commission

FROM: Planning and Zoning Board/ Local Planning Agency

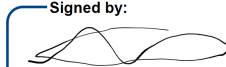
SUBJECT: TEXT AMENDMENT: Overlay Districts, Allow Townhomes With Internal Circulation
Staff Initiated Text Amendment

At the meeting of the Planning and Zoning Board, the City's Local Planning Agency, held on December 18, 2024, the Board considered the proposed text amendment to the Zoning Code.

The text amendment, as proposed by City staff, seeks to allow Townhomes in the Transit Oriented Zoning District to be accessed from internal circulation, in addition to access from a public right-of-way or a designated plaza/green/open space, as currently permitted by code.

MOTION by Carla Coleman and seconded by Tundra King to recommend approval of the Text Amendment to the City Commission for their consideration. The Board voted 6-0 in favor of the motion.

Signed by:



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Fred Stacer

Chair

Planning and Zoning Board/ Local Planning Agency