



Text Amendment: Modified AOD Permitted Uses





Proposed Text Amendment



- 155.3703.C.1 [AOD Permitted Uses]
- Irrespective of the use standards applicable in the underlying base zoning district, and except as otherwise provided in subsection 2 below, the following modified use standards shall apply to principal uses in the Atlantic Boulevard Overlay district:
 - i. A **hotel or motel** shall be a permitted use in any underlying multifamily residential (RM-) or commercial base district.
 - ii. A **consignment boutique** shall only be permitted provided no portion of the use fronts on Atlantic Boulevard.
 - iii. **Any mixed-use development** combining commercial and residential uses shall be a permitted use if it complies with the standards in Section 155.3703.C.3, Standards Specific to Commercial/ Residential Mixed-Use Developments.
 - iv. **Brewpubs** may be permitted to produce up to 930,000 gallons of fermented malt beverage annually, provided they comply with the following standards:
 - v. A **medical office** shall only be permitted provided it complies with specific standards.
 - vi. A personal services establishment whose principal services are **massage therapy** shall only be permitted provided it complies with specific standards.
 - vii. A Museum shall be a permitted use in any underlying commercial base district.
 - viii. The “Other Indoor Commercial or Membership Recreation/Entertainment Use” shall be a permitted use in any underlying commercial base district.



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 recommendation, and alternative motions, which may be revised or modified at the Board's discretion. Staff finds that the proposed text amendment is consistent with the 7 review standards for a text amendment and recommends approval.

Recommended Motion:

"I move that the board recommend approval of the text amendment to the City Commission for their consideration"

Alternative Motion(s):

1. Table the item for additional information as requested by the Board
2. Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals, Objectives and Policies, or addressed the review standards for a code amendment as listed in this report.





THANK YOU

