

# ADDENDUM

## 09.27.06

*REVISED (revisions from previous list are noted in **bold** and attached)*

Page No.	Line No.	Subject	Explanation
1-4	6	Districts conversion table.	Clarified conversion from old to new districts.
2-4	42	Board of Architects membership.	Removed urban design professional from membership of Board of Architects.
3-8	25	Elevation/architectural style.	Removed duplication of elevation/architectural design provisions and relocated updated version to Article 5, Division 6 (pg. 5-19, line 33).
3-33	51	Appeals to the City Commission.	Clarified appeals procedures and regulations before the City Commission (per City Attorney's Office).
3-61	33	Historic Preservation Board decisions.	Clarified that determinations of historical significance are non-final and non-appealable (per City Attorney's Office).
3-83	4	CLUP amendment cycles.	Clarified biannual CLUP amendment cycles and exceptions.
<b>4-1 / 4-2</b>	<b>4 / 1</b>	<b>Zoning districts chart.</b>	<b>Revised chart to include all Districts.</b>
4-3	25	Family day care.	Clarified that the allowance of family day care use is pursuant to Florida Statutes.
<b>4-3</b>	<b>31</b>	<b>Private yacht basins.</b>	<b>Inserted reference to private yacht basins as a conditional use in the SFR district, pursuant to existing Zoning Code regulations.</b>
4-7	17	Architectural style.	Removed architectural style provisions and relocated updated version from SFR to Article 5, Division 6 (pg. 5-19, line 33).
4-9	14	Family day care.	Clarified that the allowance of family day care use is pursuant to Florida Statutes.
<b>4-9</b>	<b>18</b>	<b>Townhouses in MF1.</b>	<b>Removed townhouse use from the MF1 district. The City Commission requested at their 09.26.06 meeting that this issue be considered as a separate issue outside of the zoning code rewrite. As a result of the removal, Staff's recommendation is to retain the MF1 duplex zoning on the properties on Segovia Street and LeJeune.</b>
<b>4-9</b>	<b>22</b>	<b>Private yacht basins.</b>	<b>Inserted reference to private yacht basins as a conditional use in the MF1 district, pursuant to existing Zoning Code regulations.</b>
<b>4-9 / 4-10</b>	<b>33 / 4, 27,49</b>	<b>Townhouses in MF1.</b>	<b>Removed all references to townhouses in the MF1 district. The City Commission requested at their 09.26.06 meeting that this issue be considered as a separate issue outside of the zoning code rewrite. As a result of the removal, Staff's recommendation is to retain the MF1 duplex zoning on the properties on Segovia Street and LeJeune.</b>
4-10	26	Duplex height.	Duplex heights have been reduced pursuant to previous PZB policy direction. Need reconfirmation of PZB's policy direction.

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4-10	54	Architectural style.	Added reference to architectural style in MF1 regulations.
<b>4-11</b>	<b>11</b>	<b>Assisted living facility.</b>	<b>Inserted reference to assisted living facilities as a permitted use in the MF2 district, pursuant to existing Zoning Code regulations.</b>
4-11	15	Family day care.	Clarified that the allowance of family day care use is pursuant to Florida Statutes.
<b>4-11</b>	<b>25</b>	<b>Bed and breakfasts; Private yacht basins.</b>	<b>Inserted references to bed and breakfasts and private yacht basins as conditional uses in the MF2 district, pursuant to existing Zoning Code regulations.</b>
<b>4-14</b>	<b>4</b>	<b>MF2 height.</b>	<b>Clarified that height restrictions are regulated by the Comprehensive Land Use Plan Map and/or Site Specific regulations, except where additional limitations are identified.</b>
4-14	28	Townhouse parking design standards.	Relocated the parking design standards to Article 5, Division 14 (pg. 5-55, line 49).
4-14	50	Architectural style.	Added reference to architectural style in MFSA regulations.
<b>4-15</b>	<b>13</b>	<b>Assisted living facilities.</b>	<b>Inserted reference to assisted living facilities as a permitted use in the MFSA district, pursuant to existing Zoning Code regulations.</b>
4-15	17	Family day care.	Clarified that the allowance of family day care use is pursuant to Florida Statutes.
<b>4-15</b>	<b>27</b>	<b>Bed and breakfasts; Private yacht basins.</b>	<b>Inserted references to bed and breakfasts and private yacht basins as conditional uses in the MFSA district, pursuant to existing Zoning Code regulations.</b>
4-17	5	MFSA height.	Clarified that MFSA properties are limited to a height of 45 feet, or a height of 35 ft. within 50 ft. of adjacent SFR and districts.
4-18	25	Townhouse parking design standards.	Relocated the parking design standards to Article 5, Division 14 (pg. 5-55, line 49).
<b>4-19</b>	<b>18</b>	<b>Suburban streetscape elements.</b>	<b>Inserted provisions to allow the City to reduce suburban streetscape requirements only for the preservation of existing on-street parking.</b>
4-19	27	On-street parking.	Provided provisions to allow the City to reduce on-street parking requirements for the preservation of existing over-story trees.
4-20	1	Townhouse parking design standards.	Relocated the parking design standards to Article 5, Division 14 (pg. 5-55, line 49).
4-20	31	Architectural style.	Removed architectural style provisions and relocated updated version from MFSA regulations to Article 5, Division 6 (pg. 5-19, line 33).
<b>4-22</b>	<b>36</b>	<b>MXD applicability.</b>	<b>Clarified that an MXD overlay district is permitted in the "C" and "I" districts, pursuant to existing Zoning Code regulations.</b>
4-23	2, 40	MXD permitted uses.	Clarified that MXD district allows permitted uses of underlying zoning districts.
<b>4-24</b>	<b>2</b>	<b>Mixed-use buildings</b>	<b>Inserted reference to mixed-use buildings as a conditional use in the MXD district, pursuant to existing Zoning Code regulations.</b>
<b>4-24</b>	<b>6</b>	<b>Planned area developments.</b>	<b>Removed reference to planned area developments from list of conditional uses in an MXD district, as it is an overlay and not a specific use.</b>

Page No.	Line No.	Subject	Explanation
4-24	15	MXD site area.	Clarified that the minimum site area for an MXD overlay district is 20,000 sq. ft., and that there is no minimum site area for individual MXD projects/buildings.
4-24	15	MXD Mediterranean architecture.	Clarified that Mediterranean architecture is mandatory in an MXD overlay district.
4-25	n/a	MXD FAR.	Clarified that the maximum 3.5 FAR in a MXD district is with Mediterranean architecture.
4-25	n/a	MXD retail frontage.	Inserted retail frontage requirements for MXD district previously omitted.
4-34	37	Planned area developments.	Removed reference to planned area developments from list of conditional uses in an S district, as it is an overlay and not a specific use.
4-37 / 4-38	36 / 16	Drive through facilities.	Moved drive-through facilities not adjacent to SFR or MF1 districts in the CL district from the list of permitted uses to the list of conditional uses.
4-38	29	Planned area developments.	Removed reference to planned area developments from list of conditional uses in a CL district, as it is an overlay and not a specific use.
4-38	55	Setback from waterways.	Established minimum setback requirements of 35 ft. for CL district properties fronting bodies of water.
4-39	3	CL District height.	Clarified that height restrictions are regulated by the Comprehensive Land Use Plan Map and/or Site Specific regulations, except where additional limitations are identified.
4-40 / 4-41	56 / 45	Mixed use buildings.	Clarified that mixed use buildings are allowed in a C District as a conditional use, pursuant to existing Zoning Code regulations.
4-41	41	Marina facilities.	Inserted reference to marina facilities as a conditional use in the C district, pursuant to existing Zoning Code regulations.
4-41	43	Marinas.	Removed reference to marinas as a conditional use in the C district, pursuant to existing Zoning Code regulations.
4-41	49	Planned area developments.	Removed reference to planned area developments from list of conditional uses in a C district, as it is an overlay and not a specific use.
4-42	25	Setback from waterways.	Established minimum setback requirements of 35 ft. for C district properties fronting bodies of water.
4-42	36	C District height.	Clarified that height restrictions are regulated by the Comprehensive Land Use Plan Map and/or Site Specific regulations, except where additional limitations are identified.
4-45	34	Mixed use buildings.	Clarified that mixed use buildings are allowed in the I District as a conditional use, pursuant to existing Zoning Code regulations.
4-45	36	Planned area developments.	Removed reference to planned area developments from list of conditional uses in an I district, as it is an overlay and not a specific use.
5-19	33	Architectural style.	New location for architectural style provisions.

Page No.	Line No.	Subject	Explanation
5-22	28	Mediterranean bonus.	Inserted Mediterranean design bonus provisions previously omitted, including purpose, review and authority, review criteria, and additional requirements.
<b>5-40</b>	<b>34</b>	<b>Landscaping applicability.</b>	<b>Clarified that a change in use shall not require conformance to the landscaping requirements.</b>
5-47	5	Landscape open space.	Revised landscape open space provisions to allow pervious material to meet 75% of the landscape open space requirements in the C district.
5-51	3	Parking.	Clarified change of use in CL, C, and I districts to require no new net parking,
<b>5-51</b>	<b>9</b>	<b>Parking.</b>	<b>Clarified that small renovations (&lt;5% floor area increase) to structures existing before 1964 would not trigger additional parking requirements in residential, commercial, and industrial districts.</b>
5-55	49	Townhouse parking design standards.	New location for townhouse parking design standards.
<b>5-62</b>	<b>40</b>	<b>Mechanical parking.</b>	<b>Removed requirement that mechanical parking systems be attended 24 hours a day / 7 days a week.</b>
5-71	7	Flat roofs.	Inserted flat roof provisions from new SFR district.
5-72	51	Metal roofs.	Removed metal roof provisions, pursuant to PZB's request for separate hearings.
5-73	41	Bay windows.	Clarified projections of bay windows.
<b>5-135</b>	<b>1</b>	<b>Private yacht basin.</b>	<b>Inserted private yacht basin provisions previously omitted, pursuant to existing Zoning Code regulations.</b>
<b>5-138</b>	<b>1</b>	<b>Bed and Breakfast.</b>	<b>Inserted bed and breakfast provisions previously omitted, pursuant to existing Zoning Code regulations.</b>
<b>5-139</b>	<b>32</b>	<b>Family day care.</b>	<b>Inserted family day care provisions previously omitted, pursuant to existing Zoning Code regulations.</b>
8-5	35	Carport definition.	Revised definition of "carport" from new SFR regulations.
8-10	47	Family day care.	Clarified definition of "family day care" pursuant to Florida Statutes.
8-11	14	FAR definition.	Clarified FAR definition as it applies to C, I, and MXD districts.