



MEETING: September 10, 2020

Agenda Item Type: Public Hearings
Ordinance 2020-26

First Public Hearing: September 10, 2020

Second Public Hearing: September 24, 2020

BUILDING AGENDA ITEM:

FIRST READING AND INTRODUCTION FOR ORDINANCE NO. 2020-26, an ordinance of the City Council of the City of St. Cloud, Florida amending Article III, Division 20, Section 3.20.2 “Fences, Walls and Hedges”, and Article III, Division 20, Section 3.20.21 “Flood Damage Prevention”, of the Land Development Code, providing for higher standards to the City’s National Flood Insurance Program’s Community Rating System, and to adopt technical amendments to the Florida Building Code; providing for severability, conflicts, codification, an effective date, and an effective date (above is full title) (Final Public Hearing will be heard on September 24, 2020) **ACTION ON ORDINANCE NO. 2020-26**

STRATEGIC PLAN GOAL:

Public Service: To ensure cost effective service while providing a high level of service to our internal and external customers.

Infrastructure: To provide safe and adequate infrastructure to meet current and future needs.

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

Economic Development: To promote economic development in the City of St. Cloud.

BACKGROUND INFORMATION:

Ordinance No. 2020-26 is proposing changes to Article III, Division 20, Section 3.20.2 - “Fences, Walls and Hedges”, and Section 3.20.21 - “Flood Damage Prevention” of the Land Development Code, and adopt technical amendment to the Florida Building Code.

This amendment to the Land Development Code is to provide for higher standards to the City’s National Flood Insurance Program’s Community Rating System.

Article III, Division 20 of the Land Development Code is amended to include the following:

Sec. 3.20.21 - Fences, walls and hedges

- To establish general regulations for fences, wall and hedges;
- To prohibit the installation of fences, walls and hedges within the floodway; and
- To implement installation requirements of fences within drainage areas.

Sec 3.20.21 - Flood Damage Prevention

- To increase the minimum elevation of new or substantially improved buildings or structures (including manufactured homes) within the Special Flood Hazard Area; and

- To increase the minimum elevation of utility equipment for new or substantially improved buildings or structures (including manufactured homes) within the Special Flood Hazard Area; and
- To require of flood vent openings for new or substantially improved buildings or structures within the Special Flood Hazard Area.

Florida Building Code is amended to include the following:

Sec 304.6 - Elevation requirement for certain existing manufactured home parks and subdivisions

- To increase the minimum elevation for manufactured homes

Section 1612.4 - Design and Construction

- To increase the minimum elevation for new construction of buildings and structures, including substantial improvements.
- To limit the size of enclosures below elevated buildings and structures.

Sec. 322 - Flood Resistant Construction

- To increase the minimum elevation of new or substantially improved buildings or structures within the Special Flood Hazard Area; and
- To increase the minimum elevation of basement floors that are below grade on all sides; and
- To increase the minimum elevation of utility equipment for new or substantially improved buildings or structures (including manufactured homes) within the Special Flood Hazard Area; and
- To limit the size of enclosures below elevated buildings and structures.

REQUEST:

This amendment requests changes to Article III, Division 20, Section 3.20.2 - “Fences, Walls and Hedges”, and Section 3.20.21 - “Flood Damage Prevention” of the Land Development Code, and technical amendments to the Florida Building Code.

LEGAL AUTHORITY:

The City Council Requested Action is legally authorized per Section 3.4.5 of the Land Development Code to review the proposed amendments based on the information presented.

BUDGET AND RECOMMENDATION:

There is no cost associated with this item.

Staff recommends **APPROVAL** of Ordinance No. 2020-26 for an amendment to Article III, Division 20, Section 3.20.2 - “Fences, Walls and Hedges”, and Section 3.20.21 - “Flood Damage

Prevention” of the Land Development Code, and adopt technical amendment to the Florida Building Code.

On August, 24, 2020, the Chamber of Commerce reviewed this request and offered one comment. Existing drainage requirements address this comment.

On August 16, 2020, the City submitted the proposed amendments to the Florida Department of Emergency Management for review. All comments have been considered and included in this Ordinance.

On September 15, 2020, the Planning Commission will review this request and make a recommendation, which will be presented to the City Council at its September 24, 2020 meeting.

FINANCE DIRECTOR’S COMMENTS:

N/A

PROCUREMENT DIRECTOR’S COMMENTS:

N/A

CITY MANAGER’S COMMENTS:

City Manager recommends approval.

CITY COUNCIL ACTION:

09/24/2020 - Final Action



MEETING: September 10, 2020

Agenda Item Type: Public Hearings
Ordinance 2020-21

First Public Hearing: September 10, 2020

Second Public Hearing: October 8, 2020

PLANNING AGENDA ITEM:

FIRST PUBLIC HEARING AND INTRODUCTION FOR ORDINANCE NO. 2020-21, an ordinance of the City Council of the City of St. Cloud, Florida, assigning a zoning district of “R-1B ” Single-Family Dwelling, compatible with a “Low Density Residential” Future Land Use designation, for approximately 0.34 acres identified as Katzenberger, located east of Missouri Avenue and south of Town Park Court; providing for entering the designation on the official Zoning Map, filing of the Planning Commission recommendation and proof of publication, severability, conflicts and effective date. (Above is full title) (Final Public Hearing will be heard on October 8, 2020) **ACTION ON ORDINANCE NO. 2020-21 (This is a Quasi-Judicial proceeding)**

STRATEGIC PLAN GOAL:

Growth Management: To create a vibrant, progressive and diverse community through collaborative planning.

BACKGROUND INFORMATION:

The subject properties are generally located east of Missouri Avenue and south of Town Park Court. Platted in 2007. The properties are comprised of approximately 0.34 acres, with a Future Land Use Map designation of Low Density Residential and a zoning district of “A” Agricultural. The applicant is requesting to rezone the subject property to “R-1B” Single-Family Dwelling.

Notice of Public Hearing was mailed to property owners within 300 feet of the subject property and was advertised as required by State Statutes. No oral or written comments have been received from the public at the time of this report’s distribution. Additional public comment may be available at the public hearing.

REQUEST:

The applicant is requesting consideration of a zoning district of “R-1B” Single-Family Dwelling for approximately 0.34 acres of land known as Katzenberger.

LEGAL AUTHORITY:

The City Council shall review the recommendation from the Planning Commission meeting held on August 18, 2020 and is authorized to render a decision based on the recommendation and information presented. The Planning Commission recommendation is based on the 16 Required Findings of Section 3.4.3.C.2.a of the Land Development Code. The applicant responses to the 16 required findings have been provided as an attachment for the City Council’s review.

BUDGET AND RECOMMENDATION: