

## STAFF REPORT EXHIBIT H – STAFF RECOMMENDED ZTA

The portions in **highlight** is text that has been amended based on Council comments from the first reading.

### Article 6.5.8.C. Height Limitations:

1. No building or structure or part thereof shall be erected or altered to a height exceeding thirty-five (35) feet in districts with the Comprehensive Future Land Use Map Plan designations of Residential A, B, C, and D, E, F, G, and H, Community Commercial, Office Commercial, Medical Commercial, Park, Institutional/Public Facilities/Utilities, and Industrial.
2. No building or structure or part thereof shall be erected or altered to a height exceeding twenty-five (25) feet in districts with a Comprehensive Future Land Use Map Plan Category designations of Conservation, Neighborhood Commercial, and Commercial Recreation.
3. No building or structure or part thereof shall be erected or altered to a height exceeding fifty-six (56) feet in districts with a Future Land Use Map designation of Residential E, F, G and H or seventy-two (72) feet in districts with a Comprehensive Future Land Use Map Plan Category designation of Regional Commercial/Large Scale & Multiple Use Overlay (LSMU) or for specified uses as listed in the Comprehensive Plan within one (1) mile of the State Road 7 Corridor; provided, however, all buildings or structures in excess of thirty-five (35) feet shall require Village Council approval after a public hearing and shall be subject to additional requirements as listed below:
  - a. An additional one-foot perimeter property setback above the minimum setback for each one (1) foot in building height or fraction thereof above thirty-five (35) feet. The building(s) shall provide one (1) foot of additional setback beyond the minimum requirement for every one (1) foot in height for all portions of the building or structure that exceeds thirty-five (35) feet.
  - b. The property shall not be adjacent to a single family residential property. Non-collector roadways and canals are not considered separation.
  - c. The property shall be a minimum of two (2) acres in size.
  - d. Residential E, F, G and H shall be located within a Planned Development and shall be within 500 linear feet of a collector road or road with a higher classification. These buildings may be eligible for an additional fifteen percent (15%) height allowance, approved by Village Council, based on the following criteria:
    - i. The area proposed to exceed the maximum building height shall be limited to mechanical equipment, architectural features and/or common use areas and shall not include living area, occupiable floor area or dwelling units;

- ii. The area proposed to exceed the maximum building height shall be limited to thirty-five (35%) percent of the overall building footprint. The Council may approve up to 50% of the overall building footprint should the applicant demonstrate that there are physical site constraints that would require the need the for more than thirty-five (35%) percent of the building footprint
- iii. The area proposed to exceed the maximum building height shall be setback one and one-half (1 ½) feet beyond minimum setback lines for every foot of above the proposed building height; and
- iv. The site design must include at least three (3) or more of the following design criteria:
  - 1. A parking structure that results in reduced paved parking areas and additional open green space;
  - 2. Provide on-site amenities such as outdoor recreation, benches, civic spaces, and/or focal points;
  - 3. Incorporate eco-design such as car charging stations, green roofs, solar panel and/or bioswales;
  - 4. Privately improved and maintained public amenities on or contiguous to the project such as replacing/widening sidewalks, adding or improving bus shelters/stops, public art, public open space, or pedestrian streetscape enhancements;
  - 5. LEED based design or Florida Green Building design certification of silver or higher;
  - 6. Architectural details that are unique and exceed the multi-family architectural design regulations of the LDR;
  - 7. Landscape enhancements that exceed Article 7 of the LDR and the additional criteria as listed in Sec.6.5.8.C.3.e;
  - 8. Provide fee simple or for-sale units;
  - 9. Providing housing with prices/rents available/accessible to households within 80%-140% of the Village's median income;
  - 10. Provide for relocations assistance for residents being displaced by project (if applicable) or provide a program to temporarily relocate.

- d. Pods or parcels with building heights in excess of thirty-five (35) feet shall provide and maintain, ~~within the required perimeter landscape area, in addition to the approved tree planting requirements for the particular MUPD perimeter landscape areas,~~ additional palm/tree plantings based upon a ratio of one tree per twenty (20) linear feet within, and in addition to, the required Landscape Buffer, or fraction thereof. ~~of the MUPD Perimeter Landscape Area. Of these trees:-~~
- e. All buildings or structures exceeding thirty-five (35) feet shall be required to meeting the landscape requirements as provided in Article 7 of the LDR and shall also provide the following:
- i. Twenty-five (25) percent of the palms shall have a gray or brown wood height equal or greater than one-third (1/3) the overall height of the buildings or structure. These palms shall be located within the foundation plantings of the structure.
  - ii. Twenty-five (25) percent of the palms shall have a minimum gray or brown wood height in excess of twelve (12) feet and be placed within the foundation plantings of the structure.
  - iii. Five (5) percent shall be minimum size of eight-foot of gray or brown wood and can be placed anywhere within ~~the MUPD~~ the project.
  - iv. All the palm tree plantings under this section are credited 1:1 towards the tree planting standards requirements.
  - v. ~~The only palm types to be used are royal palms and coconut palms.~~ Exception can be made for using "Phoenix" palms wherein this palm will receive credit for four (4) palms if:
    - a) The phoenix palm size (as measured by clear wood below the root remnants) is equal in height to the tallest measurement of the palms that it is replacing; and
    - b) The phoenix must be placed in the area of the ~~MUPD~~ project where the palms it is replacing is located.
  - vi. These required palms shall remain as a condition of the approval and must remain as long as the structure remains. Any and all palms that die or become diseased or disfigured must be replaced in a reasonable time period and be of the size palm they replaced.