

If the City Commission wishes to proceed, a formal application will be made and the zoning code change will be advertised for public hearings before the Planning and Zoning Commission and then the City Commission. The city staff would also send notices to the 55 property owners involved and also to the owners within 500 feet of these properties that are potentially affected by this change. Those surrounding owners must be notified since the resultant effect is homes larger on these 55 properties than can be built currently.

Since there is quite a bit of work involved in this notice and potentially a number of people to be involved in those public hearings, the staff did not want to start this process without some indication that the City Commission was interested in changing the philosophy on how the floor area ratio and impervious coverage regulation are implemented.

The Planning staff will recommend against this change to the zoning code. The Comprehensive Plan in discussing these issues states (on page FL-32) "The floor area ratio as a proportional restriction on total building area to total land area attempts to achieve a balance between the size of the structure, its total mass, with the size of the land available for the structure". (Emphasis added) Thus, this change would not be consistent with that stated intention.

**STAFF RECOMMENDATION: NOT TO PROCEED WITH THIS REQUEST**