



Planning and Zoning Commission Hearing Memorandum

Date: August 27, 2025
To: Mayor and City Councilmembers
From: Arlo Schumann, City Planner, Comm Dev & Neighborhood Services,
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Subject: August 21, 2025, Planning and Zoning Commission Hearing: Moor Annexation
and Zoning

Bottom Line

The purpose of this memo is to document the summary of discussions during the (August 21, 2025) Planning and Zoning Commission (PZC) hearing regarding the annexation and associated zoning for the Moor Annexation. The Moor Annexation was a consent item pulled for discussion by members of the public. The Planning and Zoning Commission recommended City Council annex and zone the Moor Annexation into the Low Density Mixed-Use Neighborhood District (LMN) zone district 5-0 at the Commission's August 21, 2025, hearing. The Commission also recommends placing the site in the Residential Sign District and the LC1 Lighting Context Area.

Discussion Summary

The Moor Annexation was scheduled to be a consent item for the hearing. Several members of the public requested the item be pulled from the consent agenda for discussion.

Public comments were primarily focused on whether LMN zoning was appropriate to the neighborhood and in alignment with City Plan and the Northwest Subarea Plan guidance, along with what project intensity LMN zoning would allow. The public shared concerns about development compatibility and intensity, traffic, pedestrian safety, building height, density, water runoff and flood mitigation, and general infrastructure capacity.

The Commission discussion and deliberation centered on confirming the guidance of the city's structure plan (part of City Plan) and the Northwest Subarea Plan provides for the property. Additional discussion about any future project's requirements as they relate to the zoning standards, the general Land Use Code standards as well as the applicable subarea plan

recommendations, noting that many of the public's concerns are addressed during a project specific project development review and that both the Land Use Code as well as the Northwest Subarea plan are used in that review process.

Follow-up Items

Provide draft meeting minutes of the August 21, 2025 PZC hearing for second reading.