

STAFF REPORT REGULAR MEETING

AGENDA DATE: August 19, 2025

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2025-07 – Second Reading – Privately-initiated Zoning Map amendment requesting rezoning of eleven (11) parcels from Mixed Use – East (MU-E) to the Downtown (DT) (rezoning) at 13-23 South M Street, 16-32 South L Street, 11 South L Street, and 30 South K Street

SUMMARY:

This item is a quasi-judicial hearing. The proposed privately-initiated rezoning request would amend the zoning district from Mixed Use – East (MU-E) to Downtown (DT) for 11 parcels. These parcels comprise a portion of the concurrently proposed Mixed Use Urban Planned Development (Ordinance 2025-06), which would allow for the redevelopment of a total of $\pm$ 2.254 acres. The rezoning request is consistent with the Comprehensive Plan and Strategic Plan.

BACKGROUND AND JUSTIFICATION:

The proposed zoning map amendment will rezone eleven (11) parcels, which will be unified with two (2) other parcels (501 and 509 Lake Avenue) to create a mixed use urban planned development. The parcels on Lake Avenue already have a Downtown (DT) zoning district designation. The combined project area will be $\pm$ 2.254 acres, including approximately 1.78 acres of the project area are proposed to be rezoned to DT. The planned development will propose a new museum building, 110 residential units (102 market rate and 8 affordable), a public art walk/arts alley, as well as future development of affordable housing at 11 South L Street and 30 South K Street. This planned development is being proposed concurrently with the rezoning request.

The proposed zoning change is consistent with the underlying Future Land Use (FLU) designation and does not require a FLU amendment. The rezoning is supported by and is consistent with the Comprehensive Plan and City Strategic Plan as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of the HRPB staff report, which is included as an attachment.

The **Historic Resources Preservation Board (HRPB)** considered the rezoning at their meeting on June 16, 2025, and voted unanimously (5-0) to recommend approval of the proposed zoning map amendment. The City Commission approved the Ordinance on first reading on August 5 by a vote of 4 – 1.

MOTION:

Move to approve/disapprove Ordinance 2025-07 approving a Privately-initiated Zoning Map amendment requesting rezoning of eleven (11) parcels from Mixed Use – East (MU-E) to the Downtown (DT) (rezoning) at 13-23 South M Street, 16-32 South L Street, 11 South L Street, and 30 South K Street.

ATTACHMENT(S):

Ordinance 2025-07
PZB/HRPB Staff Report
Current & Proposed Zoning Map
Justification Statement