

STAFF REPORT REGULAR MEETING

AGENDA DATE: July 7, 2026

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2026-03 – Second Reading – City-initiated Zoning Map amendment requesting a rezoning from Single-Family/Two-Family (SF-TF-14) to Neighborhood Commercial (NC) for fourteen (14) parcels located north of Washington Avenue, west of S Johnson Street, and east of Wingfield Street

SUMMARY:

The proposed City-initiated rezoning request would amend the zoning district on the subject properties from Single-Family/Two-Family (SF-TF-14) to Neighborhood Commercial (NC) District. The proposed map amendments would be consistent with the current Future Land Use designation of Artisanal Mixed Use (AMU) and better reflect the mix of uses of the properties in this area. The rezoning is supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the respective Comprehensive Plan and Strategic Plan.

BACKGROUND AND JUSTIFICATION:

On February 26, 2025, the City held a public workshop with members of the community to gather feedback regarding the potential rezoning of parcels within the Whispering Palms neighborhood. Following the workshop, the City distributed informational flyers/surveys to residents and business owners in the area. Flyers/surveys were made available at the Health Fair, posted on the City website, and mailed directly to affected parties. The survey posed two (2) questions: 1) Select your preference for the type of rezoning to be considered - either Neighborhood Commercial (NC) or Artisanal/Industrial (AI); and 2) Please select one of three (3) options for the area to be considered for the rezoning: a smaller area of five (5) contiguous parcels, a slightly larger area fronting Wingfield Street between 15th Ave S and Washington Ave, and the full area that is the subject of this application. Survey responses overwhelmingly supported the Neighborhood Commercial Zoning District (41 – 1), and of the three (3) area options, the vote tally was 12-6-21, respectively, supporting the proposed map amendment.

Following the survey, the City subsequently adopted Ordinance 2025-15 amending the Future Land Use Element to include the NC District as an implementing zoning district within the Artisanal Mixed Use land use category. The existing land use designation of the subject property is Artisanal Mixed Use, permitting the area to be rezoned to the NC District.

The proposed Zoning Map Amendment includes fourteen (14) parcels totaling approximately 2.48 acres. In 2025, the City adopted a Comprehensive Plan Text Amendment to ensure consistency between the Future Land Use (FLU) designations and existing conditions. As a result of this amendment, the proposed zoning change will be consistent with the underlying FLU designation.

The subject property is currently developed with a mix of uses including residential, religious, and social services. The requested rezoning would help align the existing uses on some of the subject properties with applicable City regulations. The current zoning classification, SF-TF-14, does not permit certain nonresidential uses that are currently present in the proposed rezoning area. The subject parcels presently contain a mix of residential and other neighborhood commercial uses.

The **Planning & Zoning Board (PZB)** considered the request at their meeting on May 6, 2026, and voted unanimously (4-0) to recommend approval of the proposed zoning map amendment.

The Ordinance was approved unanimously on first reading at the June 2 City Commission meeting.

MOTION:

Move to approve/disapprove Ordinance 2026-03 City-initiated Zoning Map amendment requesting a rezoning from Single-Family/Two-Family (SF-TF-14) to Neighborhood Commercial (NC) for fourteen (14) parcels located north of Washington Avenue, west of S Johnson Street, and east of Wingfield Street.

ATTACHMENT(S):

Ordinance 2026-03

Exhibit C - Existing Conditions Images

Exhibit D - Existing Zoning Map

Exhibit E - Proposed Zoning Map

Exhibit F - Justification Statement

PZB Staff Report