

STAFF REPORT REGULAR MEETING

AGENDA DATE: July 7, 2026

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2026-06 – Second Reading – amending Section 23.3-6 Use Tables and Section 23.3-21 NC – Neighborhood Commercial District to allow Places of Worship in the NC Neighborhood Commercial District

SUMMARY:

The subject amendments to the City's Land Development Regulations (LDRs) were drafted to clarify several provisions based on feedback from staff, Board members, and applicants; address general housekeeping items; clarify and codify several interpretations from the Development Review Official; and resolve inconsistencies.

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 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.

Subsequently, City Staff conducted a review of the existing land uses in the subject area, finding several parcels owned by religious uses and occupied with Places of Worship. Places of Worship are currently not listed as a permitted, conditional, or administrative use in the NC Neighborhood Commercial District. In order to facilitate the ongoing operation of these religious uses, staff is proposing a text amendment to permit Places of Worship as a Conditional Use under the use category of "High Intensity Institutional Uses – Use area greater than 7,500 sq. ft. and/or high intensity impact uses, and as an administrative use in the "Medium Intensity Institutional Uses - Use area less than 7,500 sq. ft. and/or medium intensity impact uses" and "Low Intensity Institutional Uses - Use area less than 2,500 sq. ft. and/or low intensity impact uses" categories. This amendment is a companion application to the city-initiated rezoning being considered at the May 6 and May 13, 2026, Planning and Zoning Board and Historic Resources Preservation Board meetings.

On May 6, 2026, the **Planning & Zoning Board (PZB)** unanimously voted (4-0) to recommend approval of the proposed text amendment.

On May 13, 2026, the **Historic Resources Preservation Board (HRPB)** unanimously voted (4-0) to recommend approval of the proposed text amendment.

The City Commission voted to approve the Ordinance unanimously on first reading at their June 2 meeting.

MOTION:

Move to approve/disapprove Ordinance 2026-06 amending Section 23.3-6 Use Tables and Section 23.3-21 NC – Neighborhood Commercial District to allow Places of Worship in the NC Neighborhood Commercial District .

ATTACHMENT(S):

Ordinance 2026-06
Exhibit C – Use Table
PZB/HRPB Staff Report