



DATE: April 30, 2026

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director Community Sustainability

MEETING: May 6 and May 13, 2026

SUBJECT: **Ordinance 2026-06**: Consideration of an ordinance adding Places of Worship to 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.

PROPOSAL / BACKGROUND/ ANALYSIS:

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.

Subsequent to this analysis, 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 is 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.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2026-06.

POTENTIAL MOTION:

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed LDR text amendments included in Ordinance 2026-06.

Attachments

- A. Draft Ordinance 2026-06