

Memorandum

REPORT TO: Community Development Board

FROM: Tom Rogers, Senior Planner
Chris Saunders, Community Development Manager
Erin George, Community Development Director

SUBJECT: Continued Discussion of Unified Development Code Update Regarding Zoning Districts and Uses Within Zoning Districts

MEETING DATE: July 7, 2025

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: Discuss and determine whether to make a recommendation to the City Commission regarding identified questions

STRATEGIC PLAN: 4.2 High Quality Urban Approach: Continue to support high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods.

BACKGROUND: At the May 5th meeting, the Board packet materials identified some of the primary issues identified in public comments received during the recently completed supplemental public engagement. Uses within districts was a common theme in the comments. The Board requested that the staff schedule discussions for the Board on topics relating to the code update during regular meetings of the Board. The first was on May 19th to discuss how to approach requested amendments to the zoning map. The Board made recommendations on this topic to the City Commission.

The Board will discuss three additional topics related to zoning districts and uses within zoning districts. See the attached staff memo for background information on the zoning map overall and specific issues and questions for discussion.

UNRESOLVED ISSUES: Determination of recommendation to City Commission.

ALTERNATIVES: As determined by the Board.

FISCAL EFFECTS: No budgeted funds are expended with this discussion.

Attachments:

CDB July 7 2025 Zoning Districts and Uses.pdf
Commercial Zoned Buffers (11x17).pdf
UDC ZMA Request Public Comment summary 7-2-2025.pdf

Report compiled on: July 2, 2025