

Agenda Item: 3.a

Meeting Date: January 22, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Joseph DiPasqua, Assistant Director of Community Development

Date: 2026-01-22

Subject: Application LUP/ZO-2025-0001 - Land Use Plan Amendment and Rezoning request for the property located at 1050 Main Street
Second Reading of Ordinance 25-08 - Land Use Plan Amendment from Retail & Services (R&S) to Residential Low Medium (RLM)
Second Reading of Ordinance 25-09 - Rezoning from Form-Based Medium (FX-M) to Mobile Home (MH)

Presenter(s): Joseph DiPasqua, Assistant Director of Community Development

Staff Recommendation: Approve second readings of Ordinance 25-08 and Ordinance 25-09.

Strategic Themes: Good Governance, Infrastructure Planning and Growth

Boards & Committees: Local Planning Agency (LPA)

Budget Impact: None

Past Action: 9/10/2025 - LPA unanimously recommended approval of Ordinance 25-08 and Ordinance 25-09 to the City Commission.
10/9/2025 - City Commission unanimously approved first readings of Ordinance 25-08 and Ordinance 25-09.

Next Action: None

Attachments: [A. Staff Report](#)
[B. Ordinance 25-08 - 1050 Main St, LUP Amendment to RLM](#)
[C. Ordinance 25-09 - 1050 Main St, Rezoning to MH](#)
[D. Application LUP/ZO-2025-0001 - 1050 Main St](#)
[E. Boundary Survey - 1050 Main St](#)
[F. Aerial, Land Use & Zoning Maps - Application LUP/ZO-2025-0001](#)
[G. RLM Land Use Category](#)
[H. MH Zoning District](#)

I. Business Impact Estimate - Ordinance 25-08
J. Business Impact Estimate - Ordinance 25-09
K. Public Notices - Application LUP/ZO-2025-0001
L. 9/10/2025 LPA Meeting Minutes
M. 12/17/2025 CPA Approval - Case CW 25-09

Background:

Please see Exhibit A.