

**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.