

Agenda Item:

3.a

Meeting Date:

August 6, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Joseph DiPasqua, Assistant Director of Community Development

Date: 2026-08-06

Subject: Application LUP/ZO-2026-0001 - City-initiated Land Use Plan Amendment and Rezoning request along with a Declaration of Restrictive Covenants for the city-owned property located at 1241 San Christopher Drive.
First Reading of Ordinance 26-06 - Land Use Plan Amendment from Public/Semi-Public (P/SP) to Retail & Services (R&S)
First Reading of Ordinance 26-07 - Rezoning from Municipal Public Lands (MPL) to Form-Based Medium (FX-M)

Presenter(s): George Kinney, Robert Ironsmith

Staff Recommendation: Staff is recommending approval on first readings of Ordinance 26-06 and Ordinance 26-07 together with the Declaration of Restrictive Covenants.

Strategic Themes: Good Governance, Infrastructure Planning and Growth

Boards & Committees: Local Planning Agency (LPA)

Budget Impact: There is no current budget impact; however, a fiscal impact will occur upon the sale of the property.

Past Action: July 8, 2026 - LPA unanimously recommended approval of Ordinance 26-06 and Ordinance 26-07 together with the Declaration of Restrictive Covenants to the City Commission.

Next Action: Second readings of Ordinance 26-06 and Ordinance 26-07 by the City Commission (Date to be determined)

Attachments: [A. Staff Report](#)
[B. Application LUP/ZO-2026-0001](#)
[C. Aerial, Land Use & Zoning Maps](#)
[D. Ordinance 26-06 - Land Use Plan Amendment from P/SP to R&S](#)
[E. Ordinance 26-07 - Rezoning from MPL to FX-M](#)

F. Declaration of Restrictive Covenants
G. Business Impact Estimates
H. Proof of Public Notice
I. 10/18/2022 CCWS Minutes
7/8/2026 LPA Meeting Draft Minutes

Background:

Please see Exhibit A for Staff Report.