



AGENDA ITEM REQUEST FORM

ITEM:

First of two Public Hearings on Ordinance 3316.1, an ordinance amending the Future Land Use Map of the City to reflect a land use designation of Mixed Use for a property located at 803 Oak Ave.

BACKGROUND INFORMATION:

The applicant has requested a future land use change to Mixed Use, and a rezoning to Mixed Use-2, MU-2 for a property located at 803 Oak Avenue (Parcel ID 13783-040-000). This item was previously reviewed by the Planning Board on September 14, 2026. The Planning Board recommended denial unanimously (4-0). Staff concurs. The following document(s) are enclosed:

- a) Ordinance No. 3316.1
- b) Staff Analysis, Report, Recommendation and Public Comments
- c) Adopted Map Series (Aerial, Future Land Use and Zoning Maps)

DEPARTMENT HEAD RECOMMENDATION:

The Director of Development Services recommends the City Commission conduct the first public hearing.

Budget Impact

Total budgeted funds:

Source(s) of budgeted funds:

Total non-budgeted funds:

Source(s) of non-budgeted funds?

Is this a Capital improvement as defined in s. 163.3164? ☐

If so, what are the estimated future annual maintenance/operational costs:

☐ Personnel \$

☐ Operating \$

☐ Capital \$

☐ Revenue \$

Requested By: Jiwuan Haley, Planning Manager

Date: 10/5/26

Prepared By: Jiwuan Haley, Planning Manager

Date: 10/5/26

Reviewed By: Michael Fuller, Director of Development Svcs

Date: 10/5/26

Reviewed By:

Date:

Approved By:

Date: