



# CF Community Facility Amendment

Code Amendment

LDC-26-01975



**City Commission**

June 22, 2026

Department of Sustainable Development (DSD)



# Request

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Amendment to the Zoning and Land Development Code to amend Article III Division 2, amending Section 32-155 “CF Community Facility District”

# Background

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- On December 17, 2025, the Urban Land Institute (ULI) presented a conceptual redevelopment vision for the City Hall site.
- City Staff reviewed the Land Development Code and determined that the existing CF zoning district does not permit residential or commercial uses.
- The City Hall site has a Future Land Use designation of Regional Activity Center (RAC).
- Amendments to the permitted and conditional use provisions of the CF district would allow for residential and certain commercial uses at the City Hall site without rezoning.
- The Planning & Zoning Board heard the item on May 12, 2026, and recommended approval of the ordinance by a vote of 5 to 0.

# Current Situation

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- The existing purpose and intent of the CF Community Facility District is “to provide suitable sites for public and quasi-public community facilities serving surrounding residential neighborhoods in areas consistent with the City’s Comprehensive Plan.”

*The purpose and intent of the district does not presently include other uses, such as residential or commercial development.*

# Proposed Amendment

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1. Amends Section 32-155 to add the following as conditional uses:
  - *Multi-family dwellings provided the underlying FLU designation permits residential density*
  - *Offices*
  - *Public parking facilities*
  - *Restaurants and general retail stores and services, as an accessory use to developments containing multi-family dwelling units.*
  - *Crematoriums, as an accessory use to cemeteries.*

# Proposed Amendment

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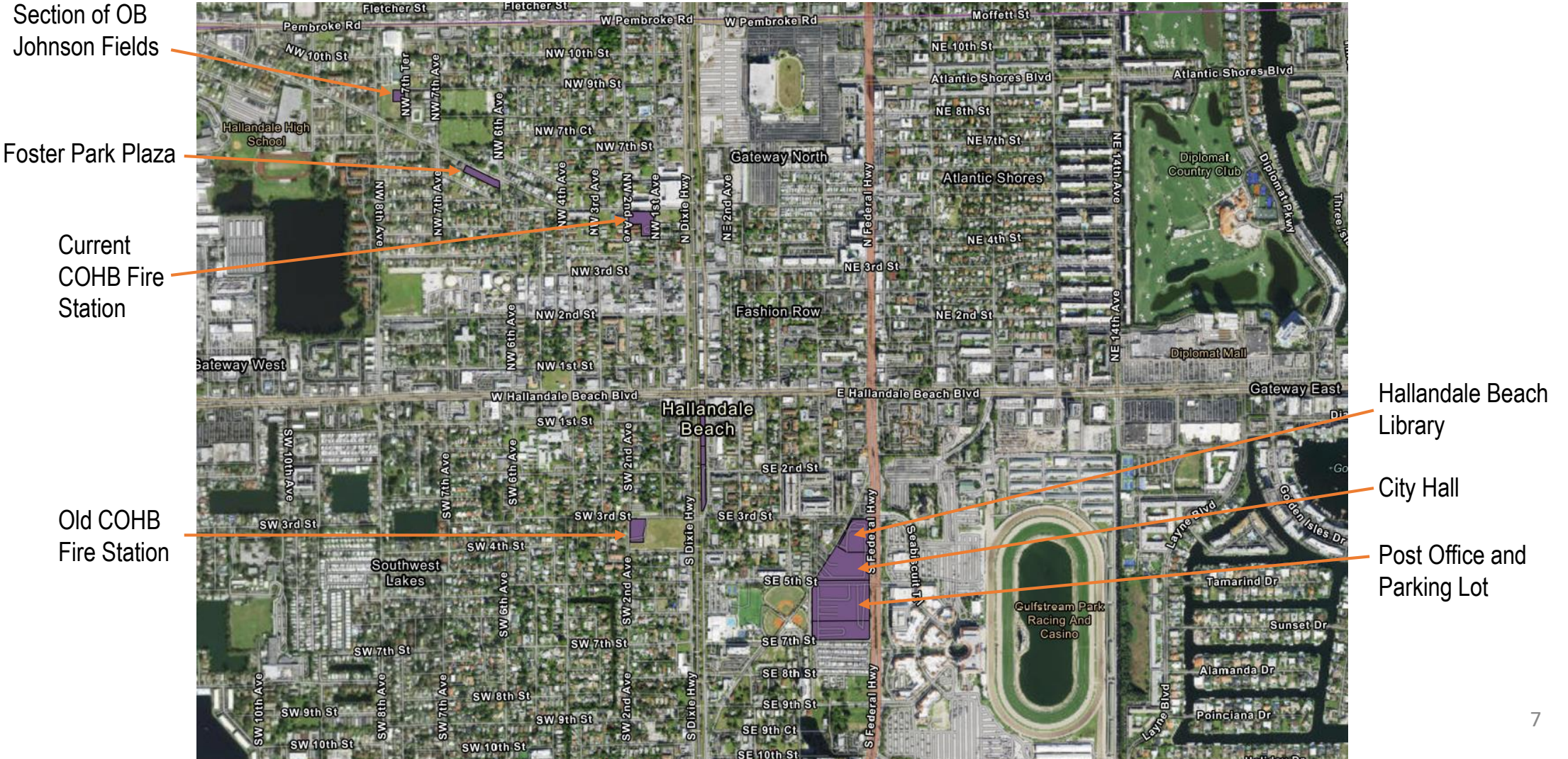
## 2. Amends Section 32-155 development standards:

- *Authorizes City Commission to approve reductions to minimum setback requirements.*
- *Authorizes City Commission to increase maximum building height to the highest permitted within a distance of 1,000 feet.*

# Affected Parcels



Parcels which have both a Community Facility zoning designation and a Future Land Use of Regional Activity Center



# Staff Recommendation

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*Staff recommends the City Commission approve the proposed ordinance.*



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