

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY  
MEMORANDUM #24-039**

**DATE:** December 18, 2024

**TO:** City Commission

**FROM:** Planning and Zoning Board/ Local Planning Agency


**SUBJECT:** TEXT AMENDMENT: Overlay Districts, Allow Townhomes With Internal Circulation  
**Staff Initiated Text Amendment**

---

At the meeting of the Planning and Zoning Board, the City's Local Planning Agency, held on December 18, 2024, the Board considered the proposed text amendment to the Zoning Code.

The text amendment, as proposed by City staff, seeks to allow Townhomes in the Transit Oriented Zoning District to be accessed from internal circulation, in addition to access from a public right-of-way or a designated plaza/green/open space, as currently permitted by code.

**MOTION** by Carla Coleman and seconded by Tundra King to recommend approval of the Text Amendment to the City Commission for their consideration. The Board voted 6-0 in favor of the motion.

Signed by:   
A7709CDFAFBC46B...  
Fred Stacer  
Chair  
Planning and Zoning Board/ Local Planning Agency