

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY**  
**MEMORANDUM #17-060**

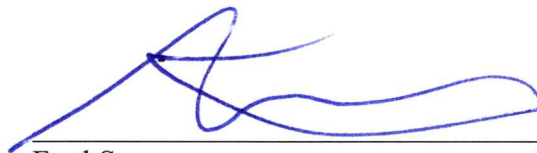
**DATE:** January 4, 2018  
**TO:** City Commission  
**FROM:** Planning and Zoning Board/ Local Planning Agency  
**SUBJECT:** Zoning Code Text Amendments for the Transit Oriented Corridor (TO) and East Overlay District (EOD)

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At the meeting of the Planning and Zoning Board/ Local Planning Agency held on December 20, 2017, the Board considered proposed text amendments to the Zoning Code regarding Transit Oriented Corridor (TO) and East Overlay District (EOD), as set forth in the Development Services Department Administrative Report No. 17-431.

The proposed amendments are to the current Transit Oriented (TO) Special Base Zoning District and the new East Overlay District (EOD), which is being created. The Zoning Code amendments establish standards for new development and redevelopment that address building placement and design, streetscape enhancements, traffic and neighborhood compatibility.

With a vote of 4 – 2 for the approval of the text amendments, it is the recommendation of the Board that the text amendments be approved with the provision that staff present additional information regarding the alcoholic beverage establishments separation requirements from churches and child care facilities to the Board so that the issue can be further discussed before second reading of City Commission.



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Fred Stacer  
Chairman  
Planning and Zoning Board/ Local Planning Agency