



Zoning Committee

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**REQUEST**

Current Zoning: MUDD (mixed use development district)  
Proposed Zoning: TOD-UC (transit oriented development, urban center)

**LOCATION**

Approximately 0.57 acres located on the west side of West Carson Boulevard, north of South Mint Street, and east of West Palmer Street.

(Council District 3 - Watlington)

**PETITIONER**

Dickerson Realty Florida, Inc.

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Regional Activity Center for the site.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site is within a ½-mile walk of the Carson Station.
- The TOD-UC zoning district may be applied to parcels within a ½-mile walking distance of an existing rapid transit station or within a ½-mile walking distance of an adopted Metropolitan Transit Commission (MTC) alignment station location.
- The rezoning of this parcel will allow the site to be redeveloped for transit-supportive uses.
- The site is directly adjacent to a number of parcels zoned TOD-UC.
- The use of conventional TOD-UC zoning applies standards and regulations to create desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.
- TOD standards include requirements for appropriate streetscape treatment, building setbacks, street-facing

- building walls, entrances, and screening.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
    - 1: 10 Minute Neighborhoods
    - 4: Trail & Transit Oriented Development
    - 5: Safe & Equitable Mobility
    - 6: Healthy, Safe & Active Communities

Motion/Second: Welton / Russell  
 Yeas: Gussman, Harvey, Rhodes, Russell, Welton  
 Nays: None  
 Absent: Barbee, Gaston  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Chairman Gussman asked whether changes were made to the petition since the public hearing given the comments presented by neighbors of the petition. Staff responded that the petitioner continued conversations with neighbors following the public hearing but have not proposed any changes to the petition at this time.

There was no further discussion of this petition.

**PLANNER**

Holly Cramer (704) 353-1902