

Department of Development Services
Division of Planning and Urban Design



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DATE: January 14, 2026

TO: George Keller, Jr. CPPT
City Manager

VIA: Andria Wingett ^{DS}
Director of Development Services *AW*

FROM: Cameron Palmer ^{Initial}
Planning Manager *CP*

SUBJECT: Notice of Decisions Relating to the Monday, January 13, 2026 **Planning and Development Board Meeting.**

The purpose of this notice is to inform the Mayor and City Commission of the opportunity to initiate a City Commission Request for Review (CRR) of a Board decision in accordance with [Section 5.6 of the City's Zoning and Land Development Regulations](#). The process for a CRR is initiated in one of the following ways: if three or more City Commissioners request a review during City Commission comments at a City Commission meeting, which is within 17 days of the Board's action; or if three or more City Commissioners file a request for review in writing with the City Clerk within 17 days of the Board's action. In any event, a *de novo* hearing shall be set.

A *de novo* hearing for a CRR shall be set no later than the next four City Commission meetings from either the City Commission meeting date where three Commissioners requested such review or no later than the next four City Commission meetings from the date that the City Clerk receives the third Commissioners request. Notice and other requirements of the hearing shall be provided in accordance with [Section 5.6 of the City's Zoning and Land Development Regulations](#).

The said request should be filed with the City Clerk's Office, with a copy forwarded to the Division of Planning & Urban Design of the Development Services Department by **January 31, 2026**.

Please note, the Code requires the City Clerk's Office to receive all CRR's within seventeen (17) days of the date a decision is reached by the Board. As such, CRRs filed after **January 31, 2026** would not be consistent with the Code and will not be considered. The timeframe for setting a hearing provided herein may be extended by written request of the applicant. Appeal from a final decision of the City Commission shall be to circuit court by filing a petition for *writ of certiorari*.

This memorandum is also available on the City website. In this manner, the public is made aware of action taken by the Board, should they wish to encourage the Mayor and City Commission to file a request for review of the Board's decision pursuant to the procedures set forth above.

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The following summarizes actions taken by the Board. Item # 1 below is considered Quasi-Judicial and may be subject to the CRR Regulation.

1. **FILE NO.:** 24-DP-90
APPLICANT: 2327 & 2339 LINCOLN ST LLC
LOCATION: 2327 & 2339 Lincoln Street
REQUEST: Design and Site Plan request for a 15-unit townhouse development of approximately 29,274 square feet and 3 stories (32 feet) in a DH-2 Zoning District with the Regional Activity Center.

STAFF RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if design is granted.

BOARD DECISION:

Design: Approved.

Site Plan: Approved .

cc: Honorable Mayor and City Commissioners
City Manager
City Attorney
Assistant City Managers
Assistant City Attorneys
Civic Affairs Administrator
Economic Development Manager