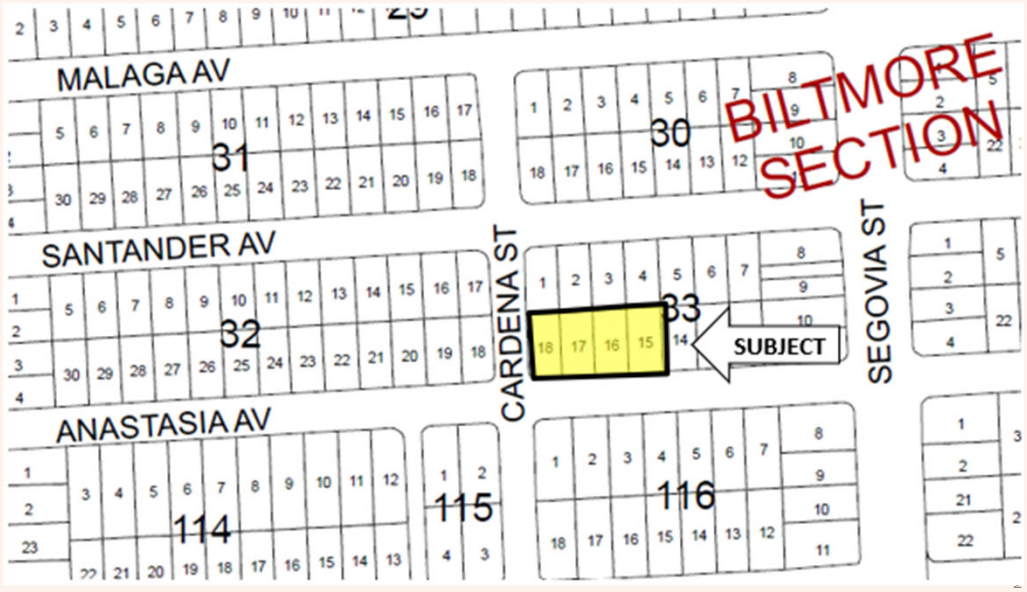
627 - 635 Anastasia Ave

COMPREHENSIVE PLAN MAP AMENDMENT
AND
ZONING MAP AMENDMENT

CITY COMMISSION
OCTOBER 14, 2025

1

LOCATION



2

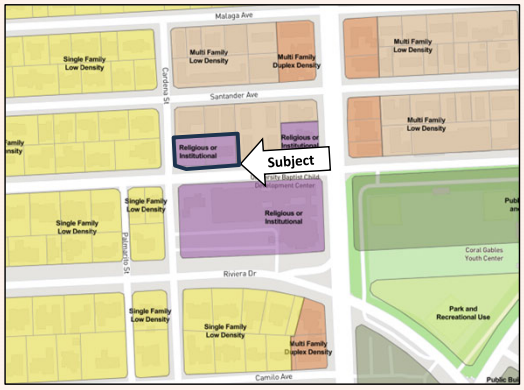
Location

3

3

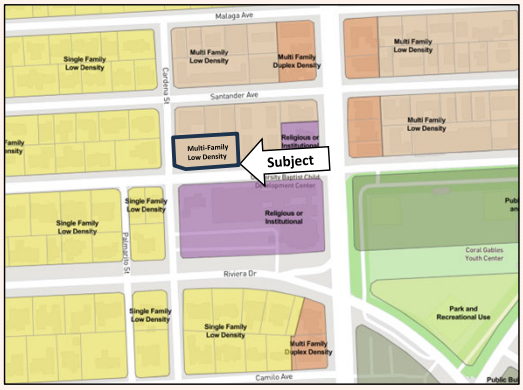
Change of Land Use

Existing



Religious or Institutional

Proposed



Multi-Family Low Density

4

Change of Zoning

Existing

Special Use (S)

Proposed

Multi-Family 3 (MF-3)

5

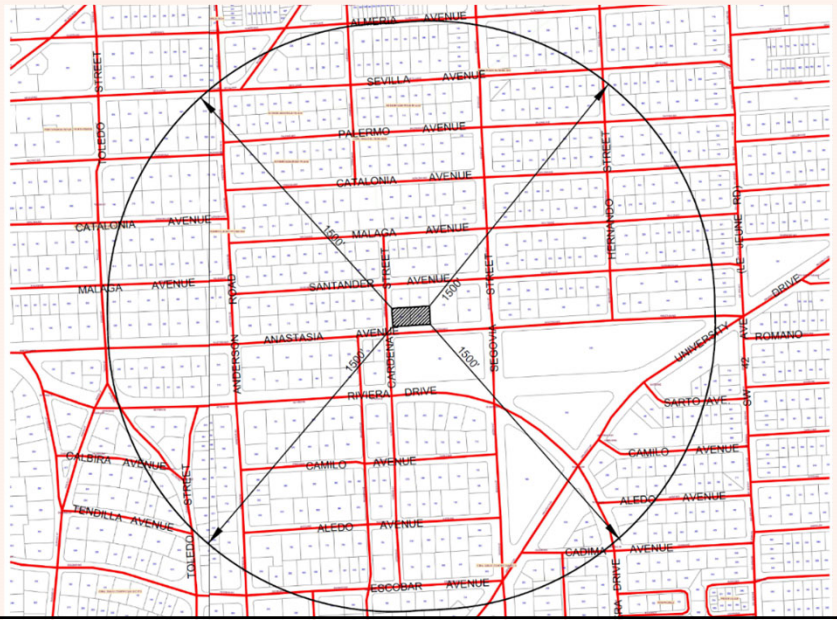
Review Timeline

1	Conceptual P&Z Board Review: 8.13.25
2	Planning and Zoning Board: 9.17.25
3	City Commission 1st Reading: 10.14.25
4	City Commission 2nd Reading: TBD

6

6

Letters to Property Owners (1,500 ft)



7

7

Public Notification

4 times	**Letters to Property Owners** PZB Conceptual, Neighborhood Meeting, PZB, CC
2 times	**Property Posting** PZB Conceptual, PZB
3 times	**Website Posting** PZB Conceptual, PZB, CC
1 time	**Newspaper Advertisement** PZB

8

8

Comprehensive Plan Consistency

Staff's determination is that this application is **CONSISTENT** with the Comprehensive Plan Goals, Objectives and Policies.

9

Staff Recommendation

Staff Recommendation:

Staff recommends **Approval**.

The Application **Complies** with the Findings of Fact.

The standards for Approval are **Satisfied, subject to conditions of approval**.

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