



627 - 635 Anastasia Ave

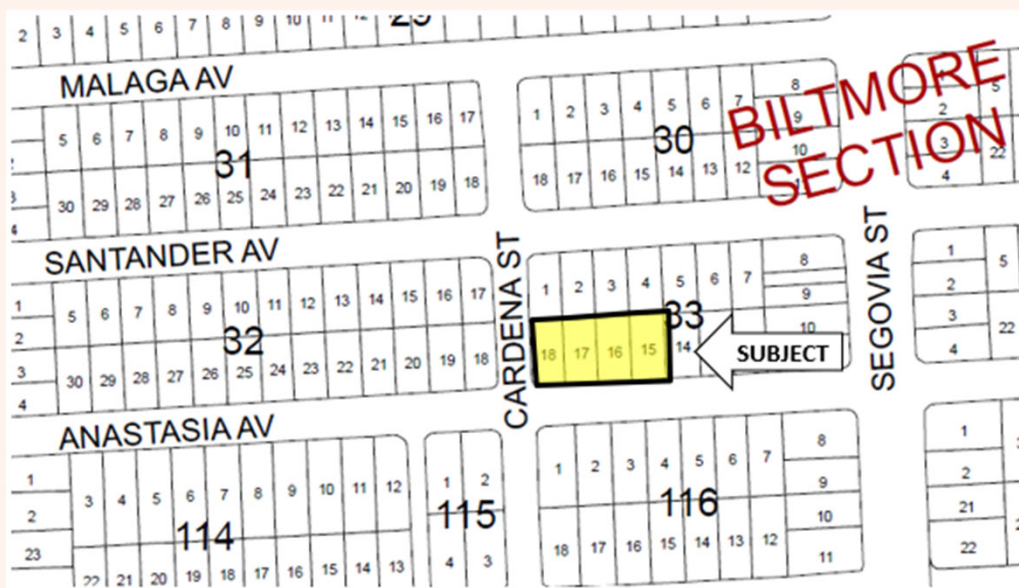
COMPREHENSIVE PLAN MAP AMENDMENT
AND
ZONING MAP AMENDMENT

CITY COMMISSION
OCTOBER 14, 2025



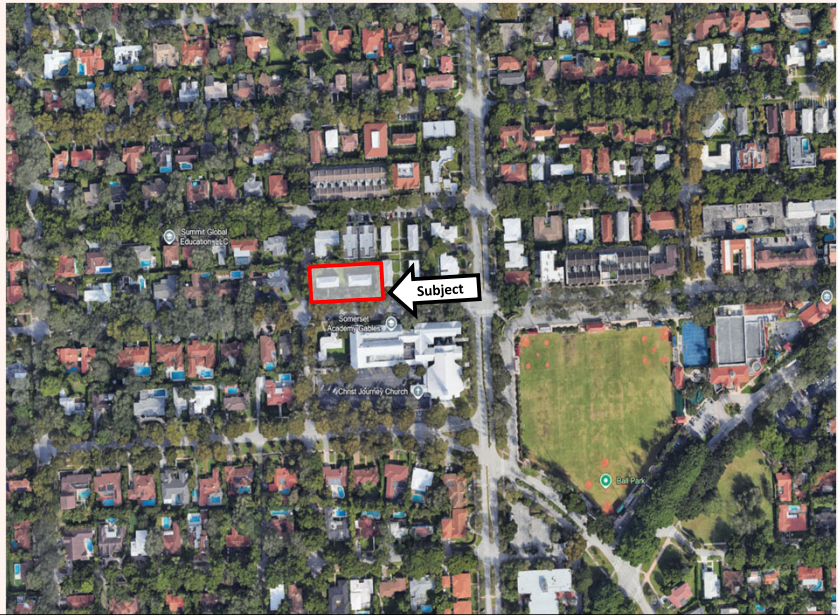
1

LOCATION



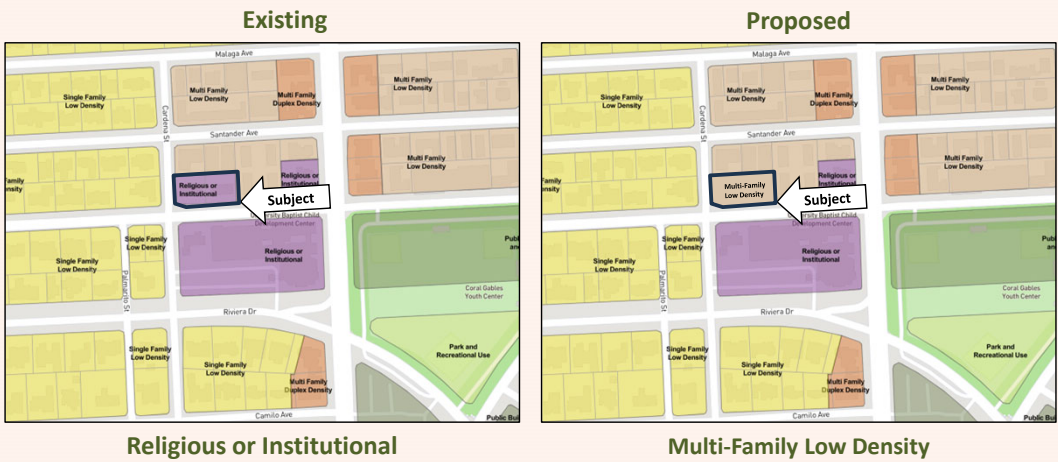
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LOCATION



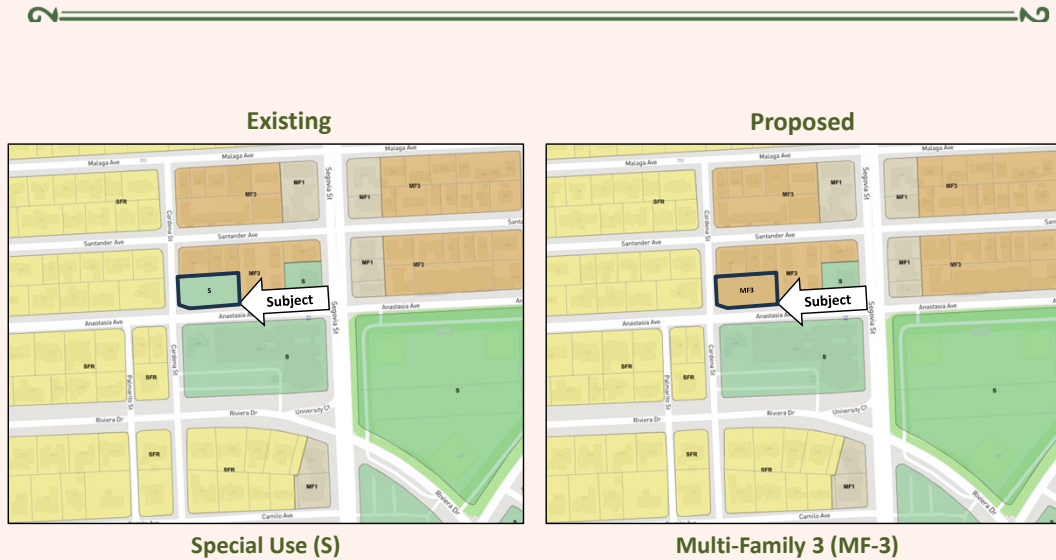
3

CHANGE OF LAND USE



4

CHANGE OF ZONING



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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