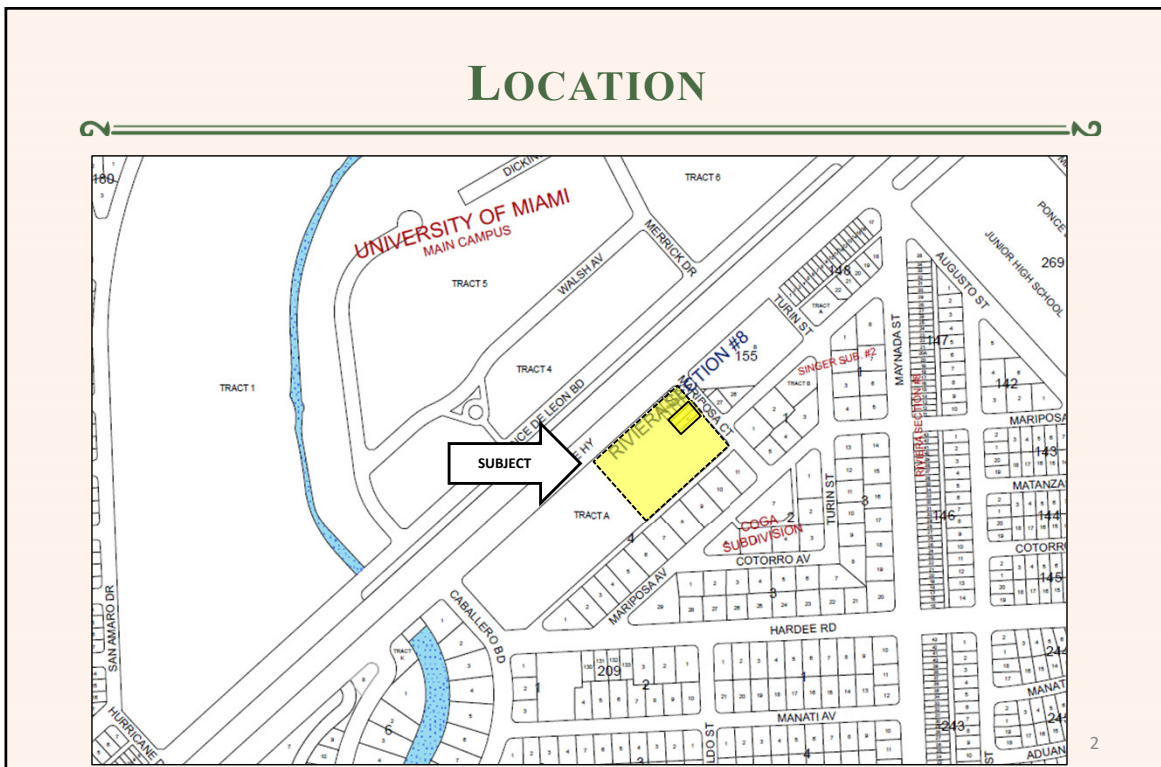




1



2

EXISTING CONDITIONS



3

PRIOR APPLICATIONS/REQUESTS

PZB DEFERRED REQUESTS OF APRIL 10, 2024:

~~COMPREHENSIVE LAND USE MAP CHANGE~~

~~ZONING CODE MAP CHANGE~~

~~ZONING CODE TEXT AMENDMENT~~

~~PLANNED AREA DEVELOPMENT (PAD)~~

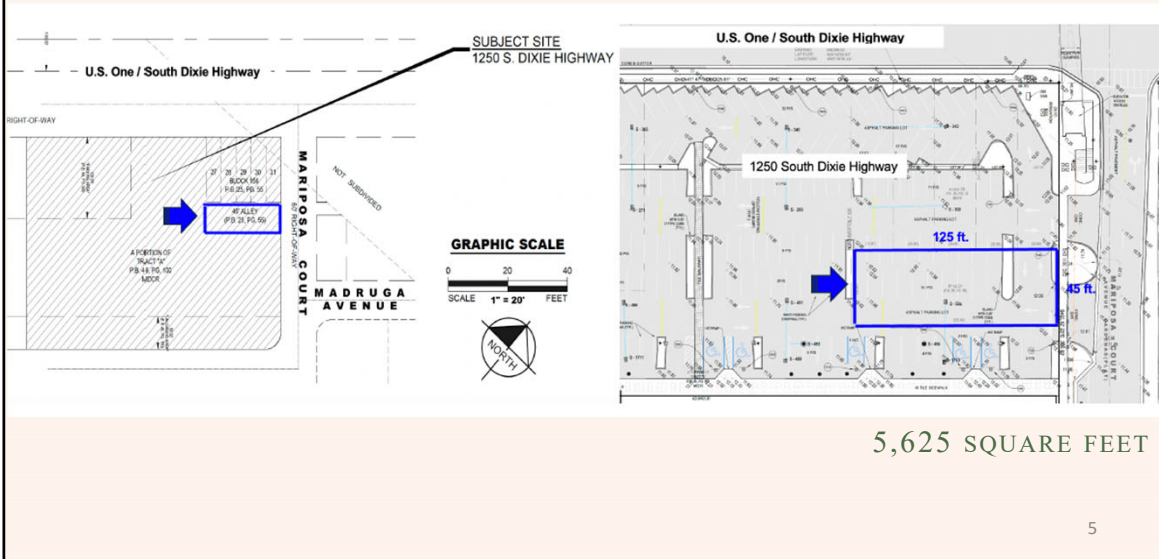
VACATION OF ALLEY

~~MIXED-USE SITE PLAN AND LIVE/WORK UNITS (CONDITIONAL USE)~~

4

4

ALLEY VACATION



5

REVIEW TIMELINE

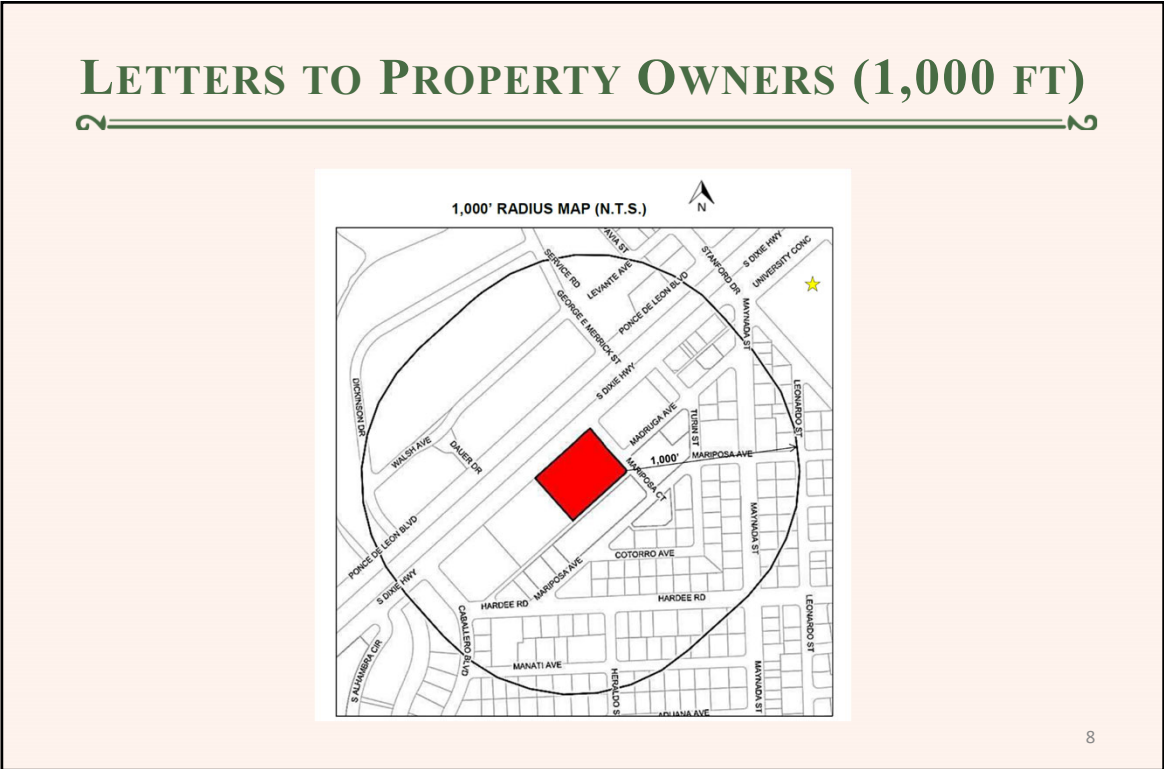
1	DEVELOPMENT REVIEW COMMITTEE: 06.30.23, 11.15.23
2	NEIGHBORHOOD MEETING: 01.31.24, 02.21.24
3	BOARD OF ARCHITECTS (PRELIMINARY DESIGN / MED BONUS - PREVIOUS APPLICATIONS): 08.10.23, 10.05.23, 11.16.23
4	TRAFFIC ADVISORY BOARD (COURTESY REVIEW - PREVIOUS APPLICATIONS): 12.19.23
5	PLANNING AND ZONING BOARD: 04.10.24, 02.11.26
6	CITY COMMISSION – 1ST READING: TBD
7	CITY COMMISSION – 2ND READING: TBD

6

PUBLIC NOTIFICATION	
4 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETINGS, PZB '24, PZB '26
6 TIMES	PROPERTY POSTING DRCs, BOAs, PZB '24, PZB '26
6 TIMES	WEBSITE POSTING DRCs, BOAs, PZB '24, PZB '26
2 TIMES	NEWSPAPER ADVERTISEMENT PZB '24, PZB '26

7

7



8

STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED ,
SUBJECT TO CONDITIONS OF APPROVAL.

9

CONDITIONS OF APPROVAL

1. THAT THE USE OF THE VACATED ALLEYWAY SHALL BE IN CONFORMANCE WITH THE PROPOSED GENERAL SITE PLAN SUBMITTAL PACKAGE PREPARED BY BEHAR FONT AND APPROVED BY THE CITY COMMISSION ON (MONTH) (DAY), 2026, RESOLUTION No. __.
2. IN THE EVENT THAT THE APPLICANT HAS NOT INITIATED THE CONSTRUCTION OF THE CITY-PERMITTED PROJECT WITHIN TWO YEARS OF THE APPROVAL OF THE SITE PLAN AS DETERMINED IN THE SOLE DISCRETION OF THE CITY MANAGER OR DESIGNEE, THE ALLEY VACATION SHALL BE DEEMED NULL AND VOID, UNLESS SUCH TIME PERIOD IS EXTENDED IN THE DISCRETION OF THE CITY MANAGER.

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1250 S Dixie Hwy

ALLEY VACATION

PLANNING & ZONING BOARD
FEBRUARY 11, 2026

