



627 - 635 Anastasia Ave

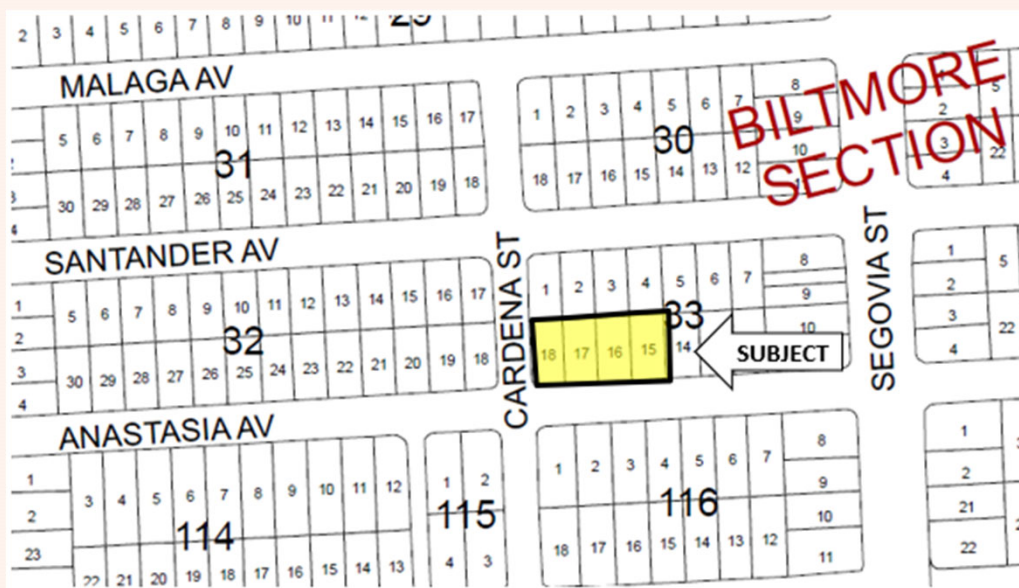
COMPREHENSIVE PLAN MAP AMENDMENT
AND
ZONING MAP AMENDMENT

CITY COMMISSION
OCTOBER 14, 2025



1

LOCATION



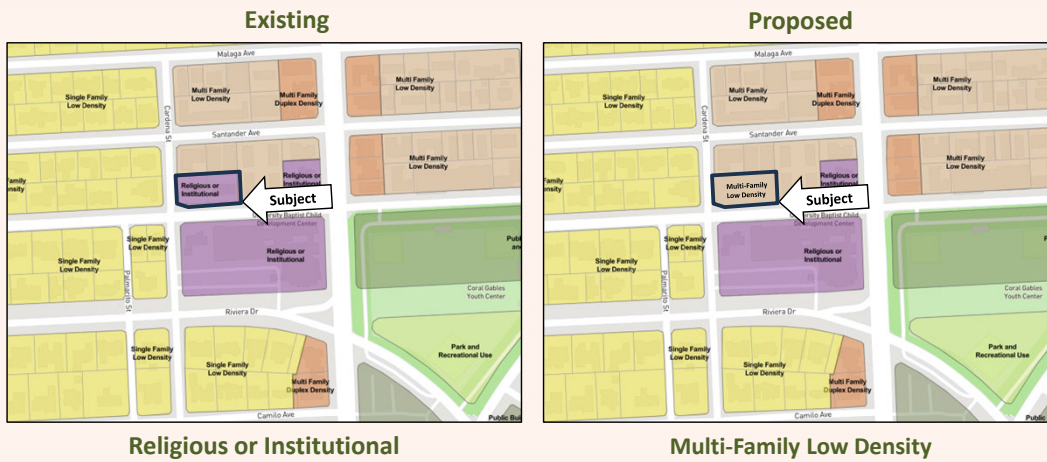
2

LOCATION



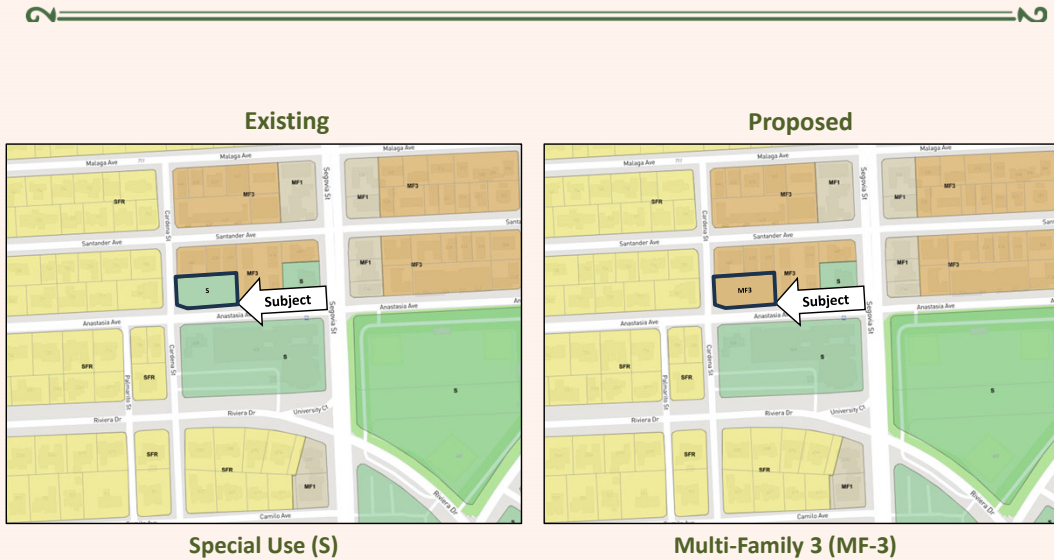
3

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.

10



627 - 635 Anastasia Ave

COMPREHENSIVE PLAN MAP AMENDMENT
AND
ZONING MAP AMENDMENT

CITY COMMISSION
OCTOBER 14, 2025

