

# Major Amendment to a Planned Development



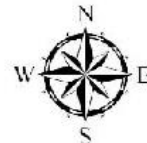
835 Seaway Drive



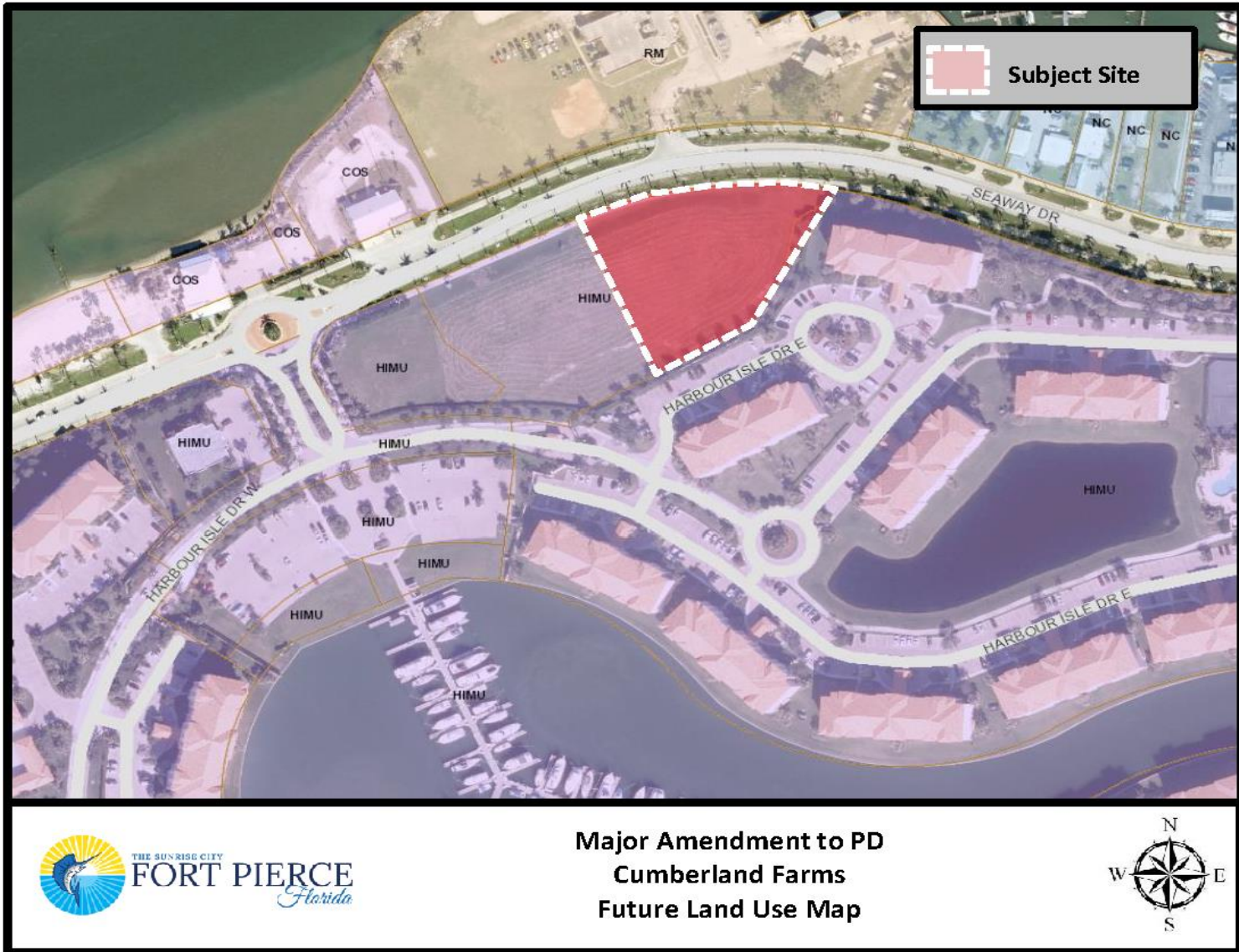
# Aerial Map



Major Amendment to PD  
Cumberland Farms  
Aerial Map




# Future Land Use Map



# Zoning Map



 Subject Site



**Major Amendment to PD  
Cumberland Farms  
Zoning Map**

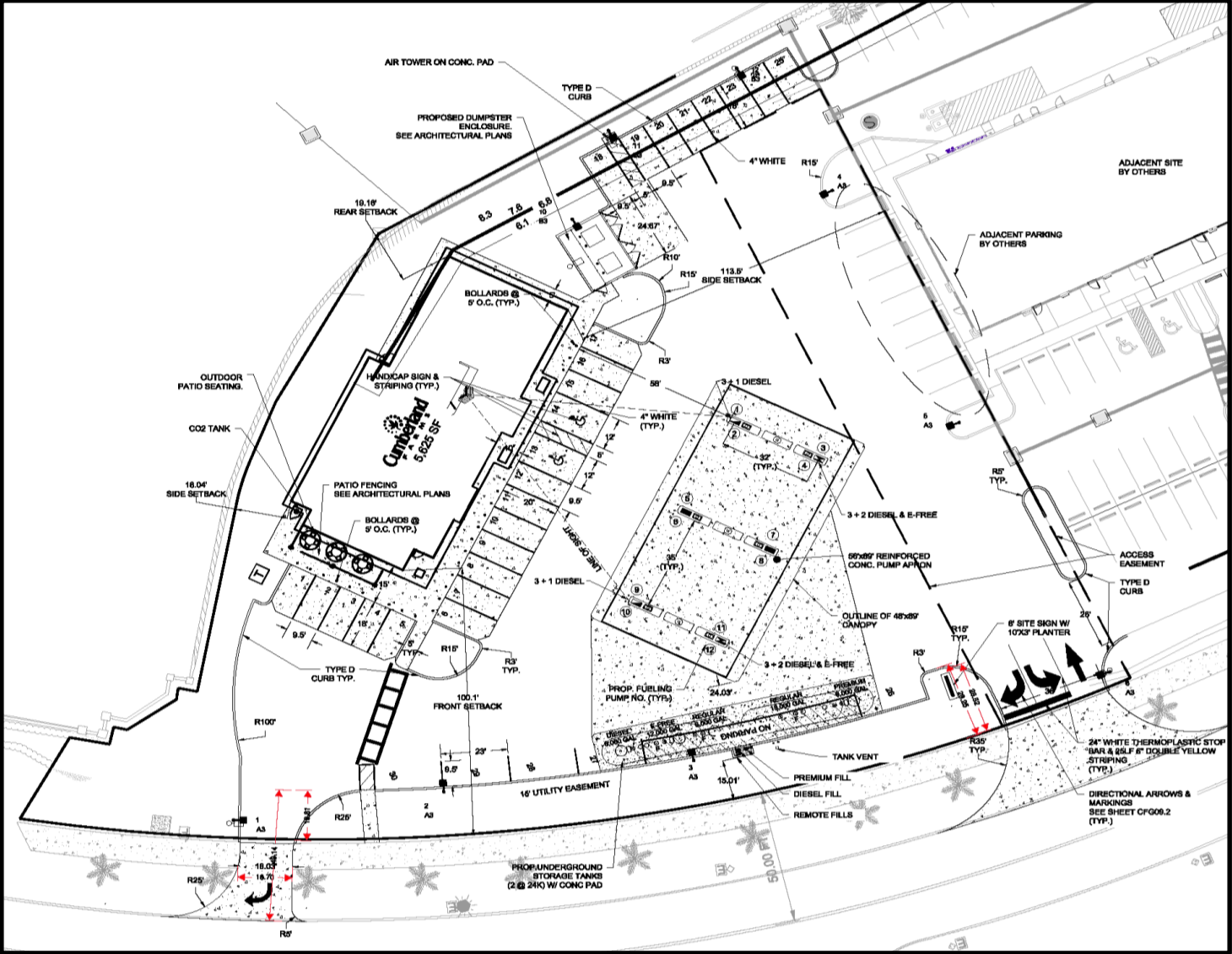


# Major Amendment to PD

Design Review approval to construct a 5,625 square foot fueling station & a Major Amendment to a PD to add a fueling station as a permitted use

- Staff recommends **Approval** with four (4) Conditions
  - The area where this fueling station will be located is designated as commercial space and the proposed development is a commercial use.
  - The project is consistent with the City's Land Development Code and Comprehensive Plan.

# Site Plan



# Notifications



**164 Notifications**

**2 = In favor**

**2 = No Comment**

**54 = In Opposition (32.9%)**

If 20% or more of property owners within 500 feet are in opposition, an **Approval** will require a concurring four-fifths vote by the City Commission.

# Staff Recommendation

Staff recommends that the City Commission **APPROVE** the plan as presented with the following four (4) Conditions

1. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180.
2. A revised Landscape Plan shall be submitted which addresses all inconsistencies. Provide additional landscaping along the property line that is shared with the residential component of Harbour Isle to establish a 100% opaque screen.
3. A revised Photometric Survey shall be submitted which addresses the inconsistencies with the Calculation Summary table.
4. Prior to the issuance of a Site Work permit, the applicant shall provide the Engineering Department a recorded copy of the revised Access Easement Agreement authorizing parking within the limits of the existing 53.17' Access Easement.

# CC Recommendations

## Possible actions of the City Commission:

- APPROVAL of the Major Amendment to PD with no changes.
  - Staff recommends that the City Commission APPROVE, subject to four (4) Conditions of Approval.
  - Approval of the Major Amendment will require a 4/5 vote from the City Commission.
- APPROVAL of the proposed Major Amendment to PD with changes or additional Conditions.
- DISAPPROVAL of the proposed Major Amendment to PD.

# Major Amendment to a Planned Development



835 Seaway Drive