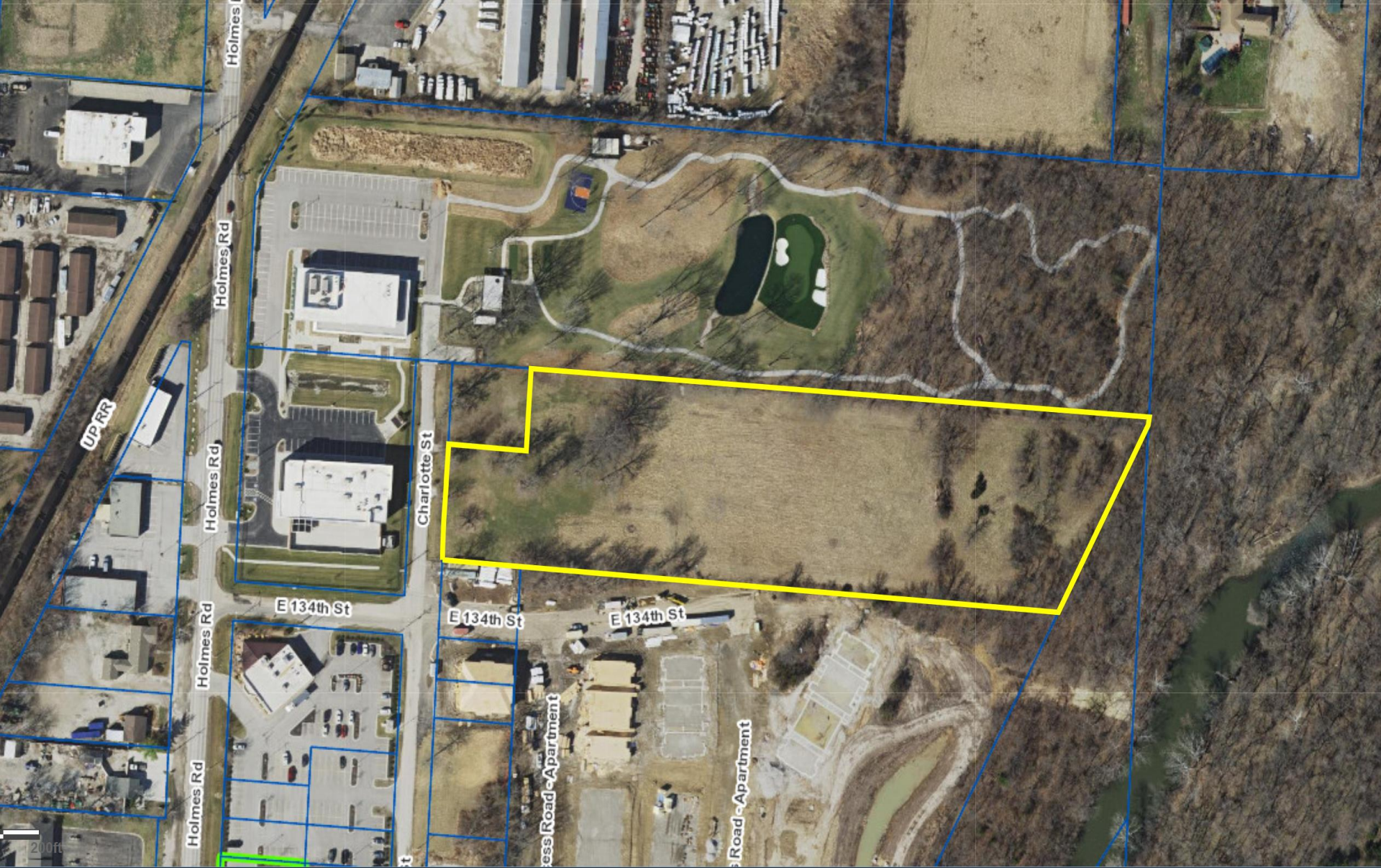


Case No. CD-CPC-2022-00168
Development Plan

Case No. CD-CPC-2022-00171
Rezoning

Fishtech Phase III- Garage
134th Street and Charlotte Ave



200ft

Rezoning

- **Currently Zoning: R-80**
- **Proposed Zoning: B4-1**
- **Adjacent property to south is Zoned R-1.5 (Forest Ridge Villas currently under construction)**
- **Applicant has placed a restriction on the face of the plan to restrict the uses to that only under B1 and indoor vehicle storage.**
- **Agreement in place with the Martin City CID**

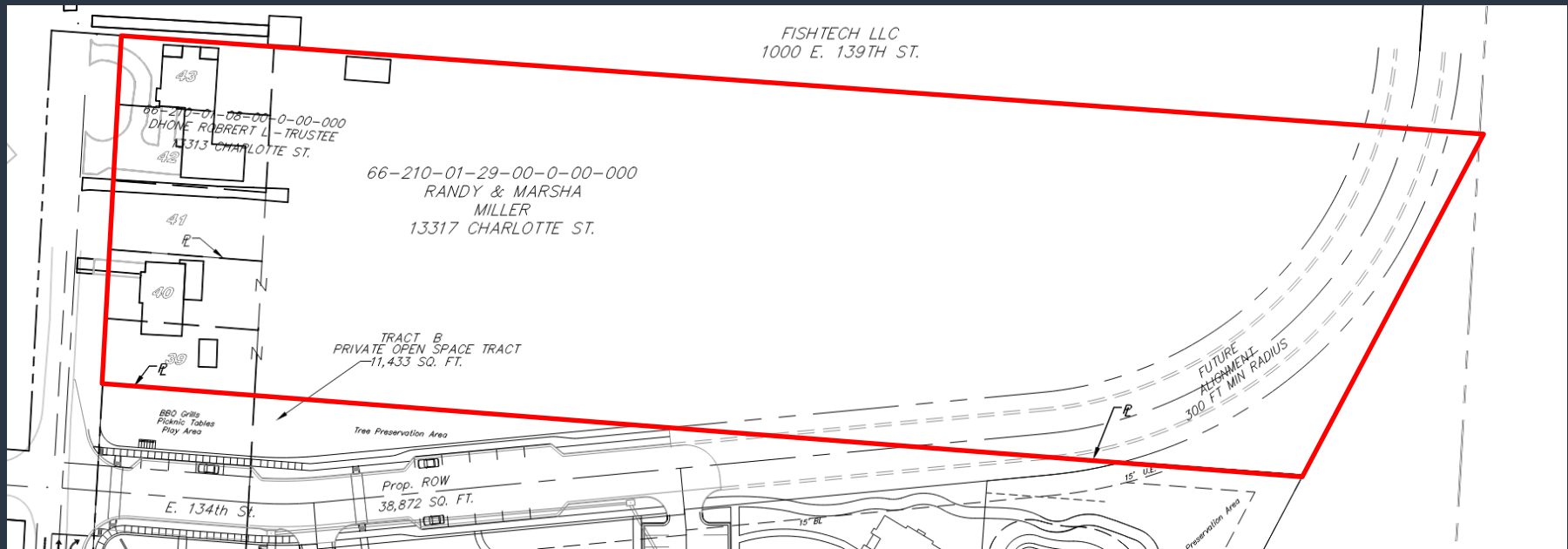
Development Plan

- One Building
- 21,500 SF
- Storage for Car Collection
- No Fishtech work to be done on site
- Utilizes western portion of parcel
- Materials similar to that of the existing Fishtech buildings



Right of Way Dedication

- Proposed connection from 134th to Blue Ridge Boulevard
- New street needed for emergency services access if there is a train
- 374 units have been approved in this area recently- 194 Under construction



- Connection allows for fire access to Martin City under the Blue Ridge elevated rail
- EMT/Fire Response Time
- Connectivity per 88-405-10
- Land to the east is county property which has restrictions on use



Location to Flood Plain



Removal of Condition #11

- That the developer enter into a Secured Deferral Agreement for the half street improvement to _____ and _____ as required by Chapter 88, prior to issuance of a Temporary or Final Certificate of Occupancy. The Secured Deferral Agreement shall be for a period of 10 years, until further improvements occur on the property, or until street improvements occur on the opposite side of the street, whichever occurs first.

CPC Recommendation

7.1 Case No. CD-CPC-2022-00168

Development Plan - **Approval with Conditions**

7.2 Case No. CD-CPC-2022-00171

Rezoning - **Approval**

Fishtech Phase III- Garage
134th Street and Charlotte Ave