

However, the applicant is simply requesting to have all of the property zoned C-H so that it can be better marketed for future commercial development.

The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-H zoning.

The subject property is one of the last remnants of what was likely a rural residential area more than 60 years ago, before the construction of I-75 and the widening of West Hill Avenue (US 84). This former neighborhood has long since transitioned to an area dominated by commercial development on nearby arterial roadways. The surrounding zoning pattern is a mixture of C-H and R-10, with commercial development encroaching inward along the local streets.

Although there are no immediate plans for redevelopment and the request is therefore speculative in nature, it should be recognized that the subject property is currently split-zoned with C-H zoning already along its frontage with West Hill Avenue. With continued residential use of the property being no longer considered viable for the long term, making all of this property zoned C-H will increase its marketability and help facilitate its future redevelopment as a commercial use under the City's current development standards.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Commissioner Willis asked if the properties have 2 separate owners. Mr. Martin explained it is a single property with one owner. However, it is a split-zoned property. This request will clean up the map.

There being no further questions for staff, Vice-Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Sam Straka, Applicant 1115 Slater St.

Mr. Straka explained that the recent hurricane had rendered the structure uninhabitable.

No one spoke in opposition to the request.

There being no further discussion, Vice-Chairman Miller called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented by staff. Commissioner Hightower second. All voted in favor, no one opposed (7-0). Motion carried.