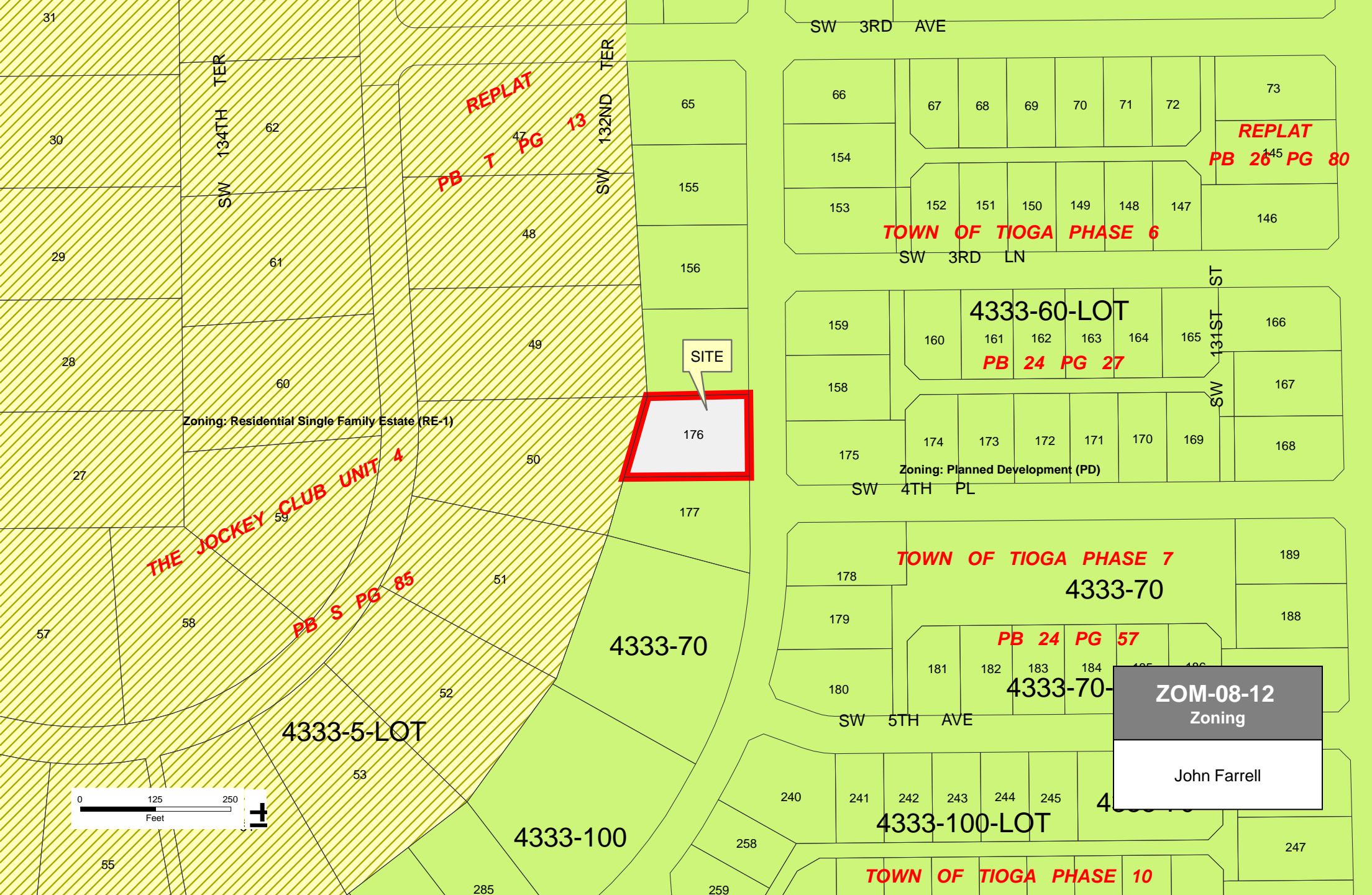


SITE



ZOM-08-12
Aerial Map

John Farrell



SW 3RD AVE

SW 134TH TER

SW 132ND TER

REPLAT
PB T PG 13

REPLAT
PB 26 PG 80

TOWN OF TIOGA PHASE 6

SW 3RD LN

SW 131ST ST

SITE

Zoning: Residential Single Family Estate (RE-1)

Zoning: Planned Development (PD)

SW 4TH PL

THE JOCKEY CLUB UNIT 4
PB S PG 85

TOWN OF TIOGA PHASE 7

4333-70

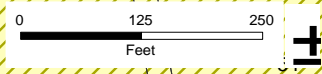
PB 24 PG 57

4333-70

ZOM-08-12
Zoning

John Farrell

SW 5TH AVE



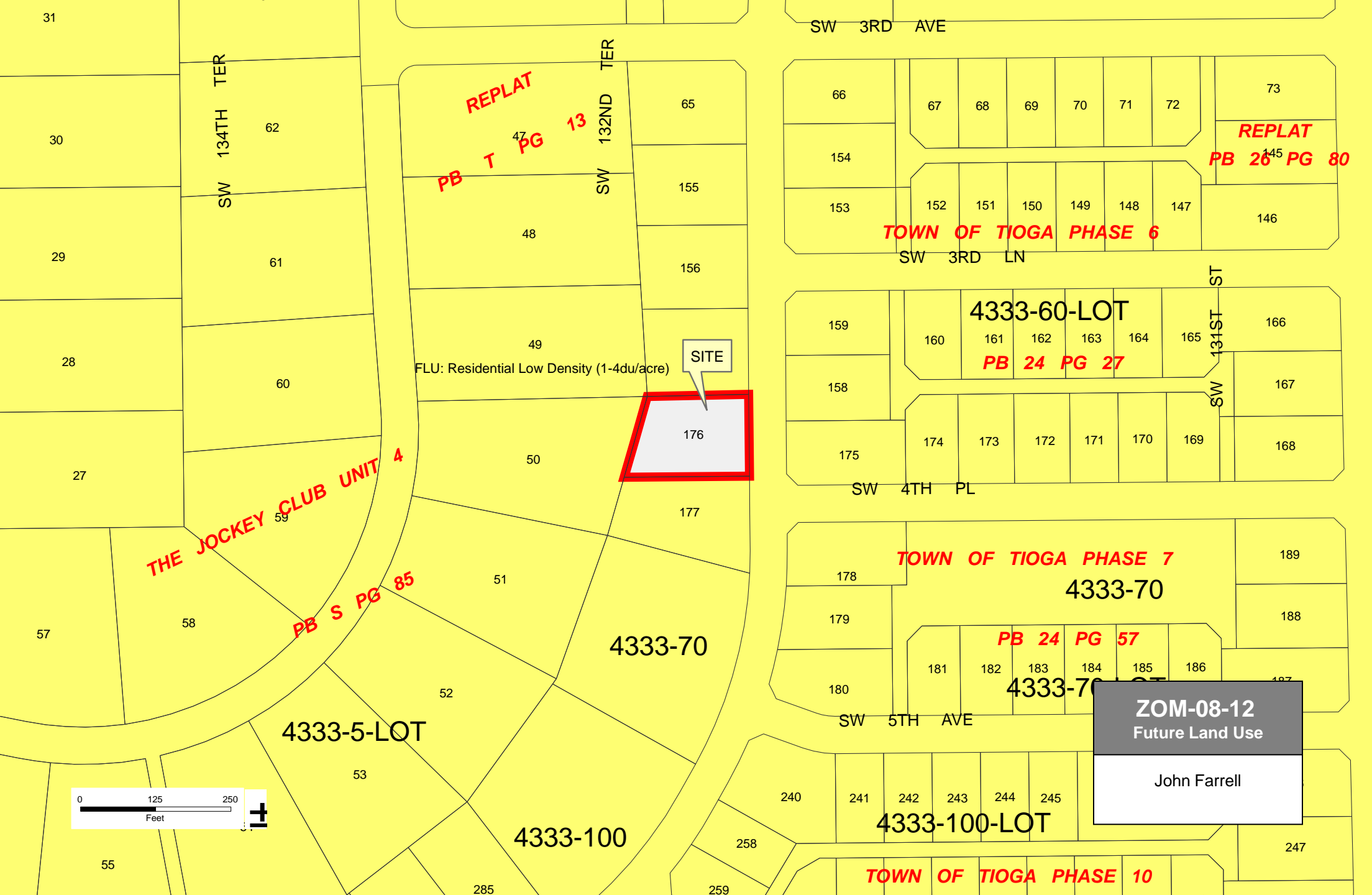
4333-5-LOT

4333-70

4333-100-LOT

4333-100

TOWN OF TIOGA PHASE 10



**REPLAT
PB T PG 13**

**REPLAT
PB 26 PG 80**

TOWN OF TIoga PHASE 6

**THE JOCKEY CLUB UNIT 4
PB S PG 85**

**4333-60-LOT
PB 24 PG 27**

**TOWN OF TIoga PHASE 7
4333-70**

**PB 24 PG 57
4333-70-LOT**

4333-100-LOT

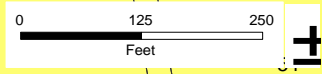
TOWN OF TIoga PHASE 10

FLU: Residential Low Density (1-4du/acre)

SITE

ZOM-08-12
Future Land Use

John Farrell



Applicant Request

- The applicant wishes to install a pool with a screen enclosure. To do this will require reducing the vegetative buffer on the property from 30 feet wide to 20 feet. The amendment, if approved, will apply to the buffer on this parcel only.

Staff Findings

- The Comprehensive Plan and ULDC no longer require a vegetative buffer between similar land use designations. Also, buffers are usually located in common areas of a subdivision as opposed to within individual lots. Staff finds that the proposed request is consistent with the Plan and the Code as an adequate buffer will still be in place between this parcel and the adjoining parcels to the west.

Staff Recommendation

- Staff recommends that the Board find the proposed minor PD amendment consistent with the Plan and ULDC and adopt the Resolution (Z-12-10) approving the requested change.