

**PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: August 7, 2003****DEVELOPMENT NAME**

Central Plaza Towers

SUBDIVISION NAME

Central Plaza Towers Subdivision

LOCATION

300, 302 and 304 Bay Shore Avenue
(East side of Bay Shore Avenue, 200'± North of Spring
Hill Avenue, extending to the South side of Frederick
Street and to the West side of Mobile Street)

REMARKS

The applicant is proposing the construction of a new building and the addition of domiciliary care services to an existing retirement facility. The existing development consists of three buildings containing a total of 486 units, community areas, a chapel and various other amenities. The Mobile Housing Board has been awarded a multi-million dollar HOPE VI Urban Revitalization Grant to reconfigure and upgrade the site in question.

These applications were approved in 2002. There have been no changes to the plan that would substantially alter the approval; nor have there been changes in conditions in the surrounding area or to the regulations that would impact the approval.

RECOMMENDATION

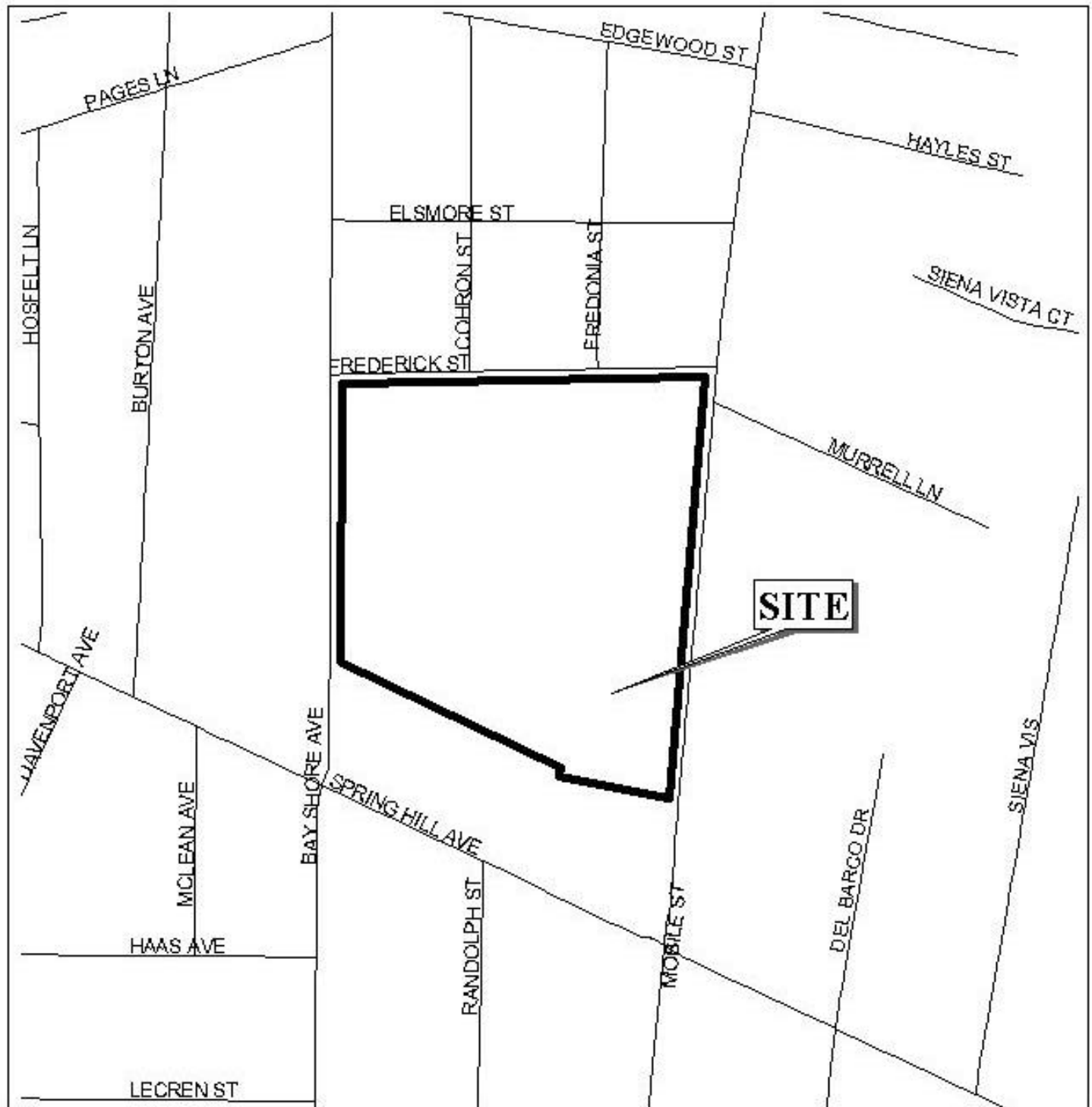
extension be approved.

PUD: based on the preceding, it is recommended that this

that this extension be approved.

Subdivision: based on the preceding, it is recommended

LOCATOR MAP

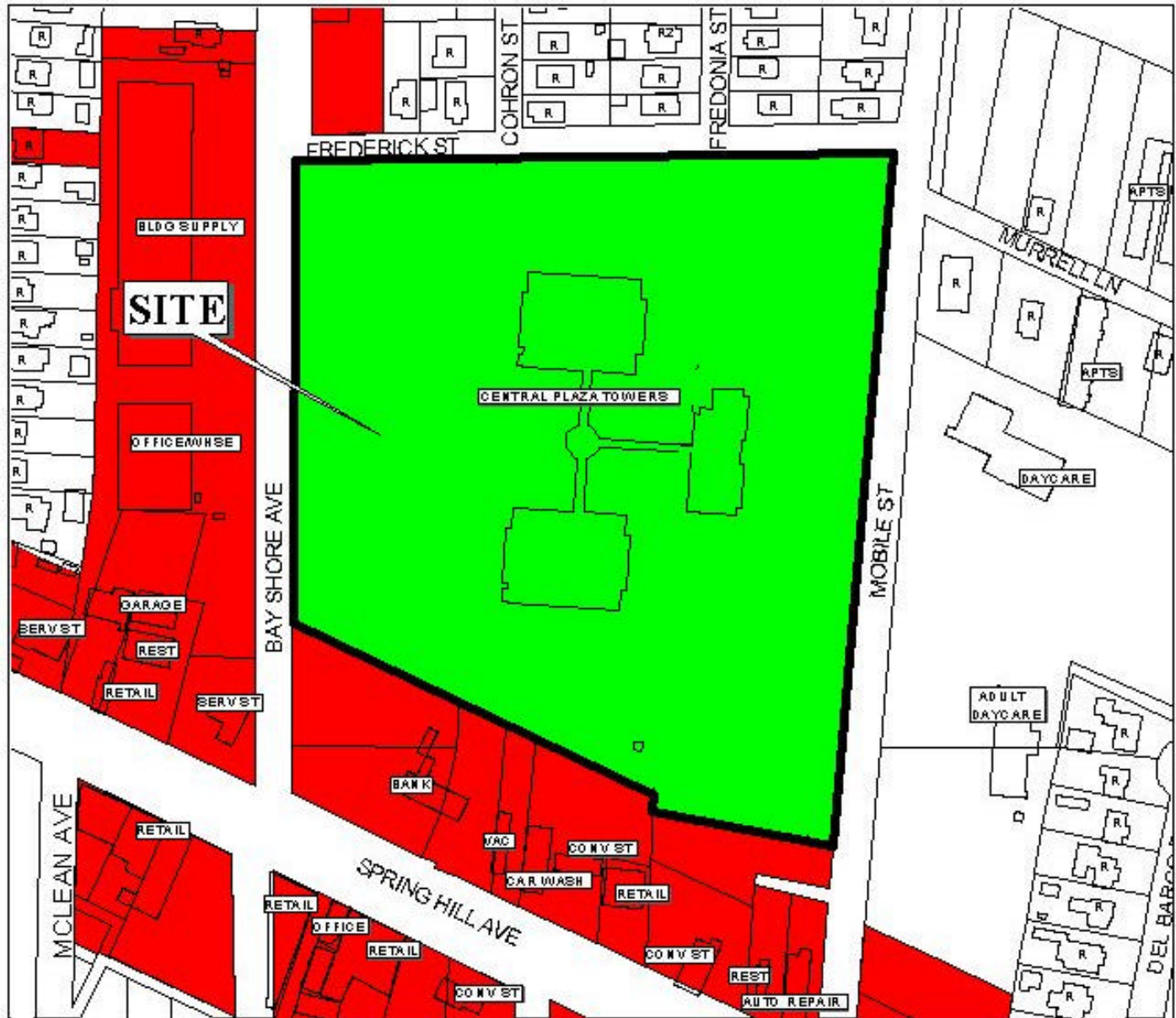


APPLICATION NUMBER EXTENSION DATE July 11, 2002

APPLICANT Mobile Housing Board



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the west, north, and east of the site are single-family residential units and apartments. Retail stores and offices are located to the south of the site.

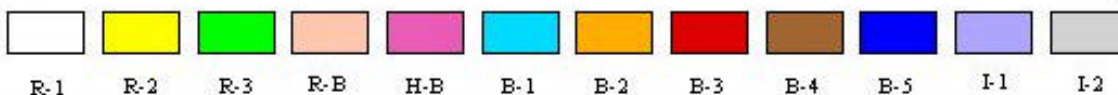
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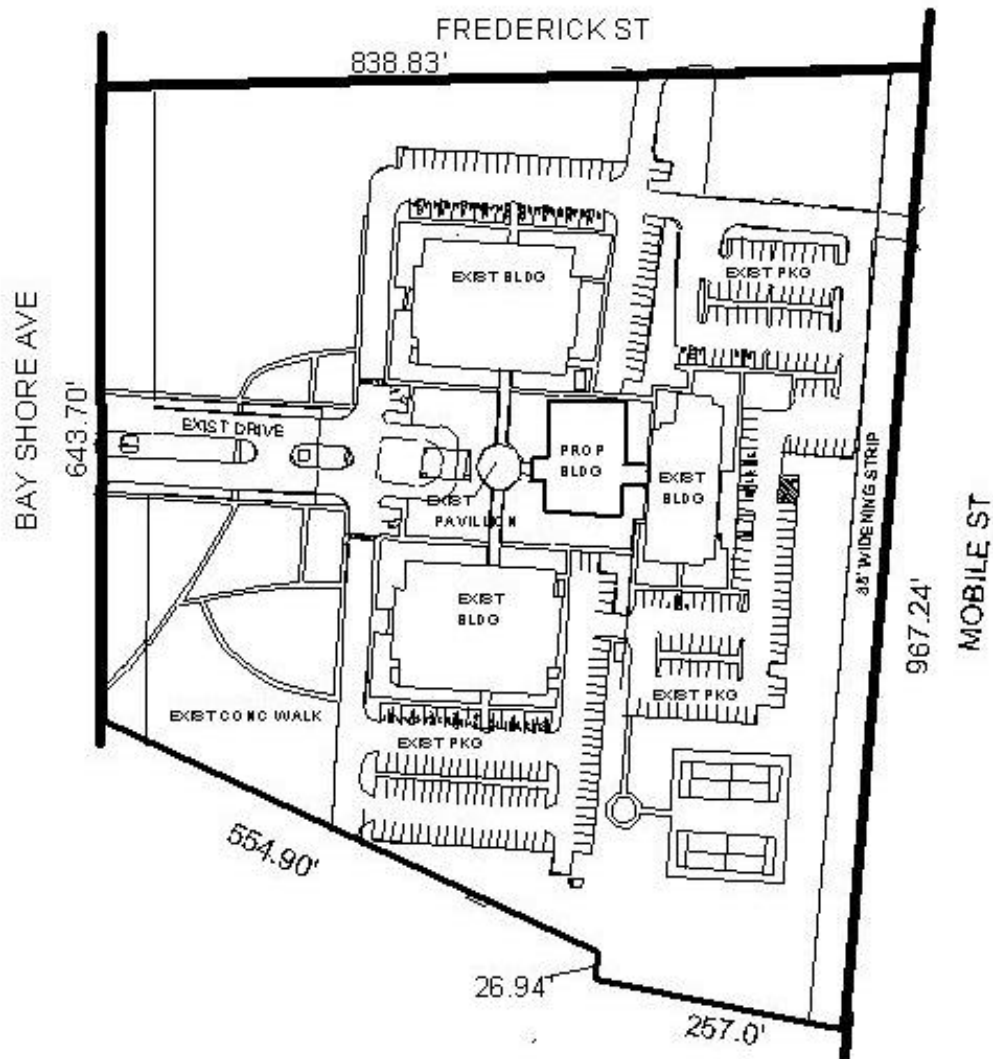
REQUEST Planning Approval, PUD, Subdivision



LEGEND



SITE PLAN



The site plan illustrates the existing buildings, parking, proposed buildings, and the proposed 35' widening strip along Mobile Street.

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USE/REQUEST Planning Approval, PUD, Subdivision



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