



# TDW Land Planning

(863) 838-8511 | [tdwlandplanning@gmail.com](mailto:tdwlandplanning@gmail.com)

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**Project:** 1594 Hwy 17/92 LCC  
**Site Boundary:** See Legal Descriptions Provided  
**Parcel ID #s:** 262727-490100-000503  
**Acreage:** +/- 1.32 acre site

## **Project Narrative:**

This is a request for a Comprehensive Plan Amendment from Leisure/Recreation (L/R) to Linear Commercial Corridor (LCC) on a 1.32 acre site near Lake Alfred. The site was developed with a hotel and was therefore designated L/R on the land use map, but economic and market conditions have changed over the decades and the existing hotel is no longer a viable use of the site. Notably, the hotel use is an allowable non-residential use in the LCC land use district. In addition, the adjacent properties to the east and west are both designated LCC. Therefore, the requested land use map amendment is consistent with adjacent properties and the surrounding land use plan for this area.

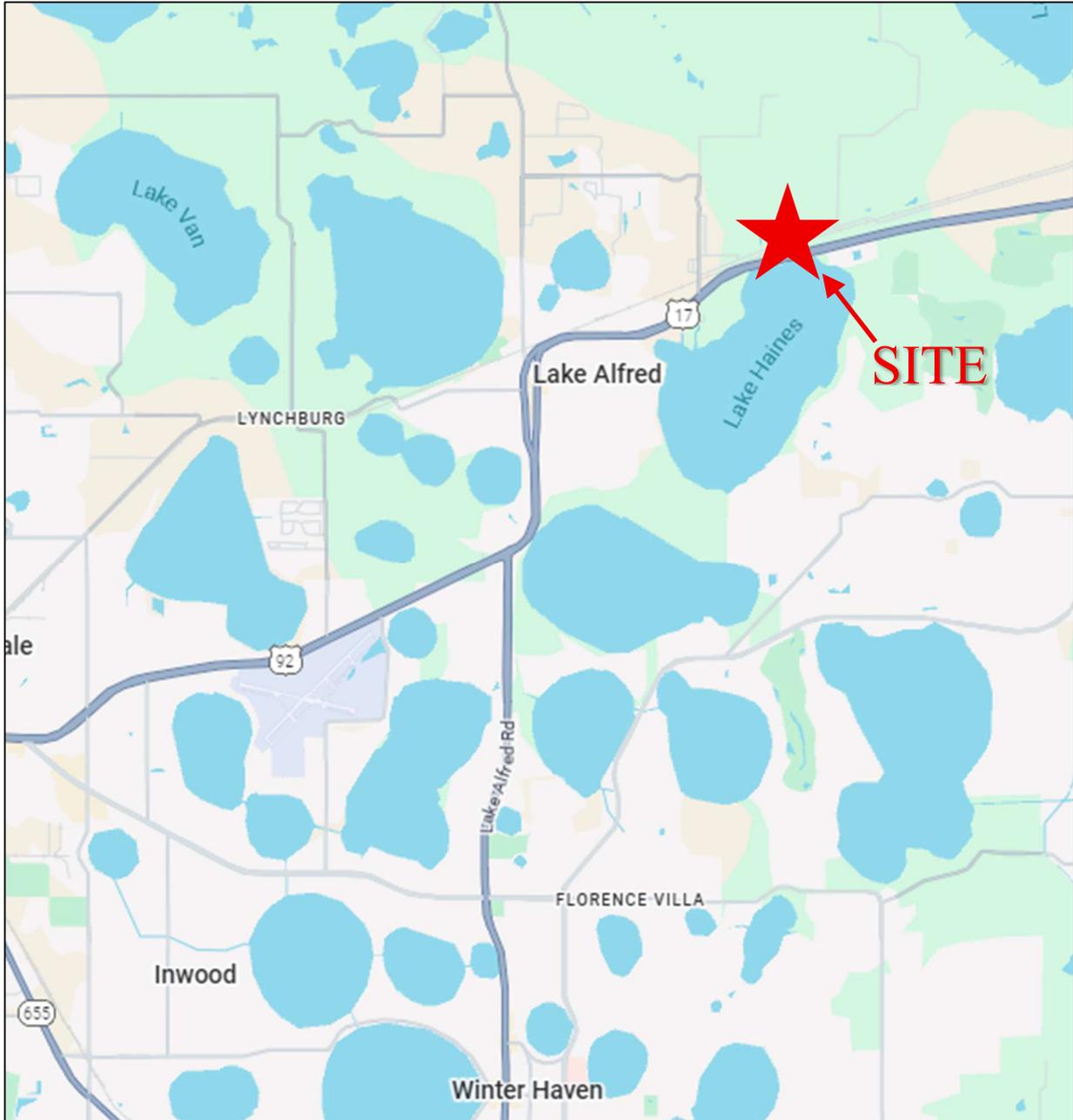


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## Map A: Location Map





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## Map B: Topographical Map



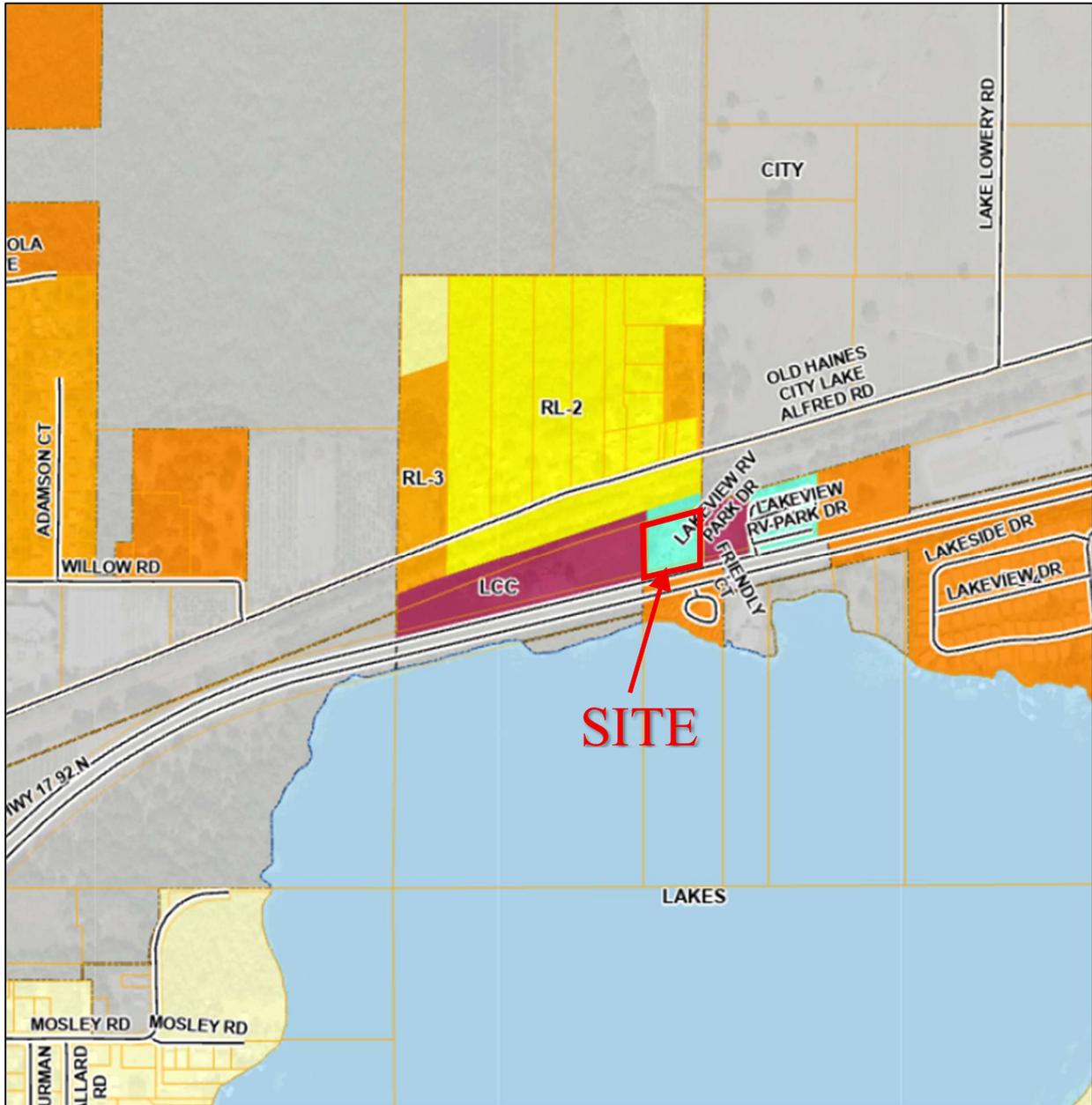


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**Map C(1): Existing FLUM**



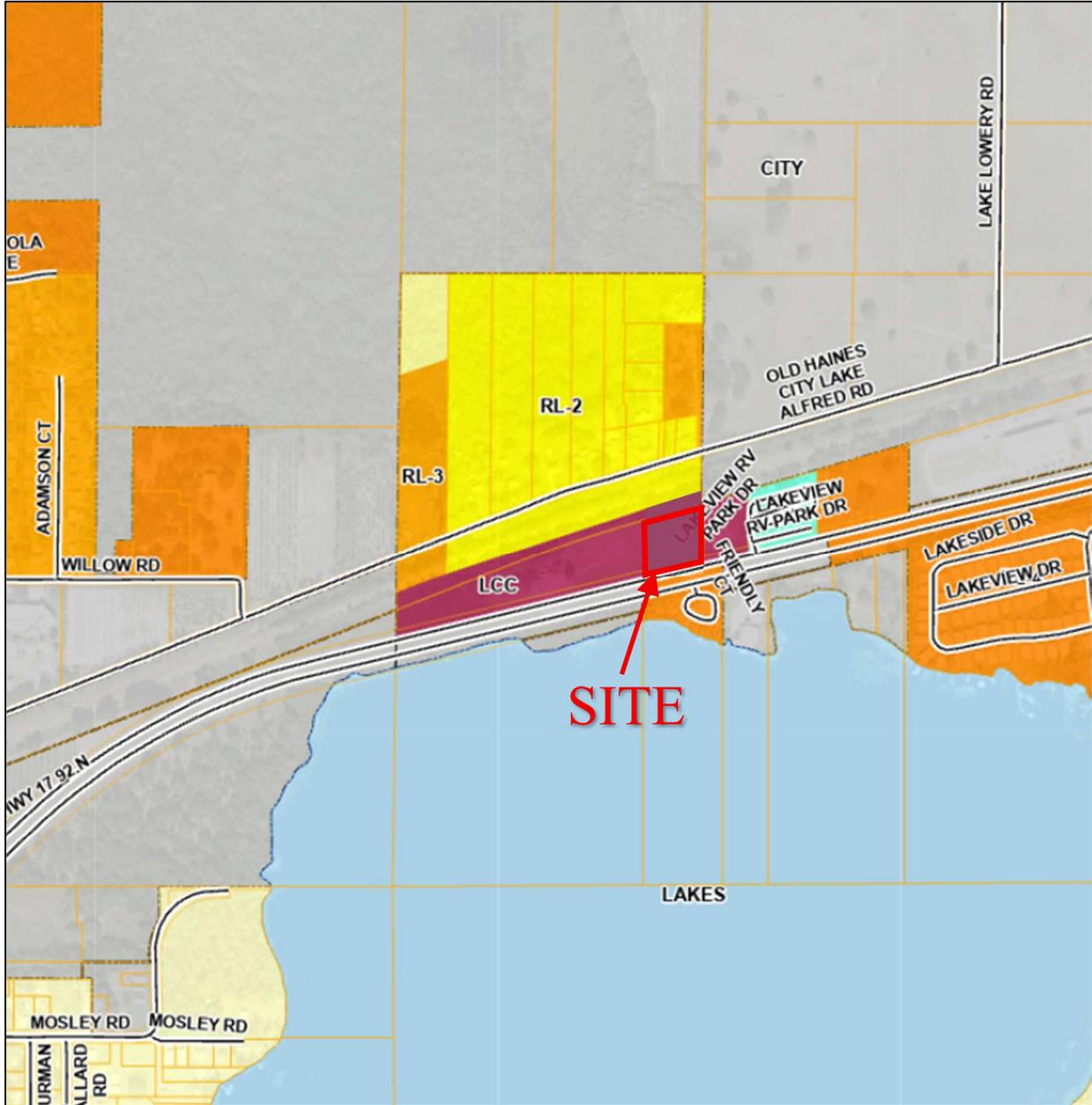


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**Map C(2): Proposed FLUM**





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## Map D: Soils



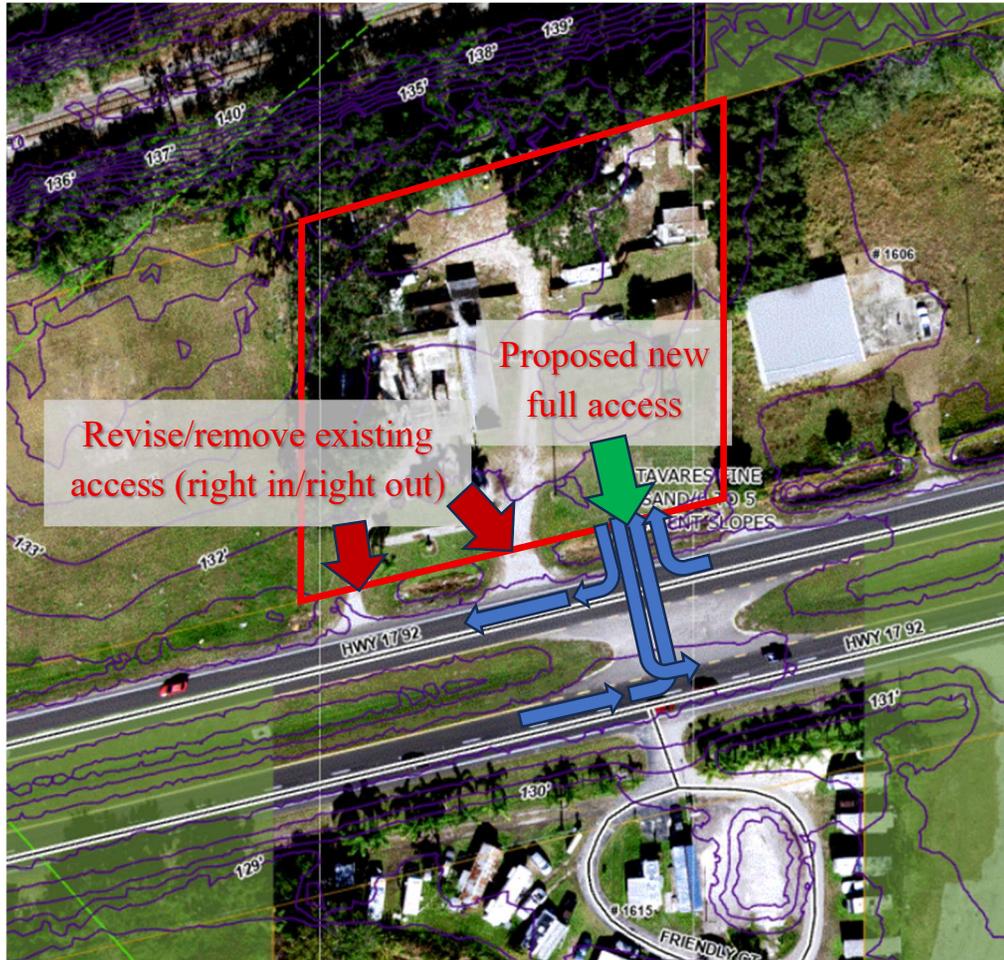


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**Map E: Traffic Circulation Map**





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**Map F: Site Plan (N/A)**



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**Map G: Drainage Map**

