

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 3-SE-26-C                      **Related File Number:**  
**Application Filed:** 1/20/2026              **Date of Revision:**  
**Applicant:** JACOB MESSINA

## PROPERTY INFORMATION

**General Location:** East side of Martin Mill Pike, south of Hialeah Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 123 H F 020                      **Jurisdiction:** City  
**Size of Tract:** 5.26 acres  
**Accessibility:** Access is via Gayview Drive, an unstriped local street with a proposed 20 ft of pavement width within a proposed 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:** North: Single family residential, multifamily residential - RN-1 (Single-Family Residential Neighborhood), RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
South: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
East: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Former Planned District)  
West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Proposed Use:**    **Density:** 3.04 du/ac  
**Planning Sector:** South City                      **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 4720 W MARTIN MILL PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**



**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**