

- **Santos Mixed-Use Building**

The 0.27 acre site is located at the northeast corner of Osceola Drive and Westgate Avenue. The site currently supports an existing 1,153 square foot convenience store built in 1948. The existing site is extremely deficient and nonconforming with respect to building setback, landscaping, parking, and/or other site amenities. However, the property continues to support a viable use which provides goods and services to the community. As proposed, the site and building design reduces the existing nonconformities while forwarding the redevelopment goals of the CRA Plan by providing a mixed use development along the core area of Westgate. The approval of this project is the first small scale mixed use development for the Westgate Avenue core under the new overlay regulations. A two-story, 5,839 square foot, mixed use building consisting of a 3,580 square foot convenience store on the ground floor and two multi-family units on the second floor. The approval of this project is attributed to the owner's perseverance, the design team's creativity, the CRA's facilitation and coordination efforts, and the County's willingness to provide maximum flexibility throughout the development review process.



