

## STAFF REPORT

---

**HEARINGS:** Planning & Zoning Commission: October 7, 2024  
Board of County Commissioners: November 19, 2024

**APPLICANT:** Timothy and Amber Fiori

**FILE NUMBER:** H-24-43

**REQUEST:** Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2)

**GENERAL LOCATION:** East side of Hope Hill Road approximately 775' south of Cortez Boulevard.

**PARCEL KEY NUMBER:** 858423

---

### NOTICE OF APPLICANT RESPONSIBILITY

*The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

### BOCC ACTION:

On November 19, 2024, the Board of County Commissioners voted 5-0 to deny the petitioners original request for AR-2 (Agricultural/Residential-2) and voted 5-0 to adopt a resolution approving a rezoning from R-1C (Residential) to AR (Agricultural/Residential).