



Legislation Details (With Text)

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On agenda: 3/12/2024 **Final action:**
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Title: Rezoning Petition Submitted by GTC, LLLP (H2359)

Sponsors:

Indexes:

Code sections:

Attachments: 1. H2359 Application Packet, 2. H2359 Staff Report, 3. H2359 Master Plan, 4. H2359 Maps, 5. H2359 P&Z Action, 6. H2359 Resolution, 7. Summary of BOCC Action

Date	Ver.	Action By	Action	Result
3/12/2024	1	Board of County Commissioners	adopted	Pass

TITLE

Rezoning Petition Submitted by GTC, LLLP (H2359)

BRIEF OVERVIEW

Request:

Rezoning from PDP(MF)/ Planned Development Project (Multi-Family) to PDP(SU)/ Planned Development Project (Special Use) and PDP(GC)/Planned Development Project (General Commercial) with deviations.

General Location:

Northern terminus of Rolling Rock Road, approximately 520 feet north of its intersection with Cortez Boulevard

P&Z Action:

On February 12, 2024, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner’s request for a rezoning from PDP (MF)/ Planned Development Project (Multi-Family) to PDP(SU)/ Planned Development Project (Special Use) and PDP(GC)/Planned Development Project (General Commercial) with Deviations with modified performance conditions.

Hearing Detail:

The following members were present at the February 12, 2024, Planning and Zoning Commission meeting: Chairman Nicholas Holmes; Acting Vice Chairman Mike Fulford; Kathryn Birren, Donald Whiting, and Gregory Arflack.

FINANCIAL IMPACT

A matter of policy. No financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt a resolution approving the petitioner's request for a rezoning from PDP(MF)/Planned Development Project (Multi-Family) to PDP(SU)/ Planned Development Project (Special Use) and PDP(GC)/Planned Development Project (General Commercial) with deviations following performance conditions. It is further recommended that the Board authorize the Chairperson's signature on the attached associated resolution.