



Legislation Details (With Text)

**File #:** 13737  
**Type:** Agenda Item **Status:** Adopted  
**File created:** 2/19/2024 **In control:** Board of County Commissioners  
**On agenda:** 3/12/2024 **Final action:** 3/12/2024  
**Enactment date:** 3/12/2024 **Enactment #:**

**Title:** Master Plan Petition Submitted by Sobel Fund VII, LLC, on Behalf of Huntley Properties, LLC (H2271)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. H2271 Application Packet, 2. H2271 Staff Report, 3. H2271 Master Plan Revision, 4. H2271 Maps, 5. H2271 Non-Binding Capacity Analysis, 6. H2271 Community Meeting, 7. H2271 P&Z Action, 8. H2271 BOCC Action, 9. H2271 Public Correspondence, 10. H2271 Resolution

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

**TITLE**

Master Plan Petition Submitted by Sobel Fund VII, LLC, on Behalf of Huntley Properties, LLC (H2271)

**BRIEF OVERVIEW**

**Request:**

Master Plan Revision on Property Zoned CPDP/Combined Planned Development Project with General Commercial, and Office Professional, uses to add Specific C-2 uses and deviations.

**Location:**

Southwest corner of Lake in the Woods Drive and Commercial Way (US Hwy 19)

**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 a Master Plan Revision on Property Zoned CPDP/Combined Planned Development Project with General Commercial, and Office Professional, uses to add Specific C-2 Uses with deviations and 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 / Master Plan Revision decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment / Master Plan Revision must be consistent with the Comprehensive Plan.

## **RECOMMENDATION**

It is recommended that the Board adopt a resolution establishing a master plan revision on property zoned CPDP/Combined Planned Development Project with general commercial, and office professional, uses to add specific C-2 uses and deviations and performance conditions. It is further recommended that the Board authorize the Chairperson's signature on the attached associated resolution.