



Legislation Details (With Text)

**File #:** 11091  
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**On agenda:** 10/11/2022 **Final action:** 10/11/2022  
**Enactment date:** 10/11/2022 **Enactment #:** RES-2022-190

**Title:** Master Plan Petition Submitted by 34601 Realty Partners, LLC (H2254)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. H-22-54 P&Z Action, 2. H-22-54 Staff Report, 3. H-22-54 Maps, 4. H-22-54 Application Packet, 5. H-22-54 Non-Binding School Capacity Analysis, 6. H-22-54 Approval Resolution, 7. Affidavit of Publication of Legal Ad PD-22-43, 8. Approved Resolution No. 2022-190, 9. Summary of BOCC Action

Date	Ver.	Action By	Action	Result
10/11/2022	1	Board of County Commissioners	adopted	Pass

**TITLE**

Master Plan Petition Submitted by 34601 Realty Partners, LLC (H2254)

**BRIEF OVERVIEW**

**Request:**

Establish a Master Plan to Include a Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(MF)/Planned Development Project (Multifamily) with Deviations

**General Location:**

West side of Cobb Road, North Side of Fort Dade Avenue

**P&Z Action:**

On September 12, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner’s request to establish a Master Plan to Include a rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) with Deviations, and modified performance conditions.

**Hearing Detail:**

The following members were present at the September 12, 2022, Planning and Zoning Commission meeting: Interim Chairman Jonathan McDonald; Interim Vice Chairman W. Steve Hickey; Mark Johnson (an alternate member present in a voting capacity due to the absence of Mike Fulford) and John T. Carroll (an alternate member present in a voting capacity due to the absence of Jerry Campbell).

**FINANCIAL IMPACT**

A matter of policy. No financial impact.

## **LEGAL NOTE**

The Board has the authority to make the requested rezoning / Master Plan 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 /Master Plan must be consistent with the Comprehensive Plan.

## **RECOMMENDATION**

It is recommended that the Board adopt a resolution approving the petitioner's request to establish a Master Plan to include a rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) with Deviations, and modified performance conditions in accordance with the recommendation of the Planning and Zoning Commission. It is further recommended that the Board authorize the Chairman's signature on the attached associated resolution.