



Legislation Details (With Text)

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On agenda: 8/8/2023 **Final action:** 8/8/2023
Enactment date: 8/8/2023 **Enactment #:** RES-2023-169
Title: Master Plan Revision Petition Submitted by Ocean Bleu Group on Behalf of Bry Homes, LLC, Robert H. Langan, III, Patricia Smith, and Emory A. Alexsuk and David Alberts, Co-Trustees of the Milan D. Alexsuk Living Trust (H2311)

Sponsors:

Indexes:

Code sections:

Attachments: 1. H-23-11 P&Z Action, 2. H-23-11 Staff Report, 3. H-23-11 Maps, 4. H-23-11 Master Plan, 5. H-23-11 P&Z Petitioner Exhibit, 6. H-23-11 Application Packet, 7. H-23-11 Resolution, 8. H-23-11 Proof of Publication, 9. Affidavit of Publication of Legal Ad PD-23-18 REZ, 10. Approved Resolution No. 2023-169, 11. Summary of BOCC Action

Date	Ver.	Action By	Action	Result
8/8/2023	1	Board of County Commissioners	adopted	Pass

TITLE

Master Plan Revision Petition Submitted by Ocean Bleu Group on Behalf of Bry Homes, LLC, Robert H. Langan, III, Patricia Smith, and Emory A. Alexsuk and David Alberts, Co-Trustees of the Milan D. Alexsuk Living Trust (H2311)

BRIEF OVERVIEW

Request:

Master Plan Revision to include a rezoning from R-1A (Residential) to PDP(GC)/Planned Development Project (General Commercial) with deviations.

General Location:

Northeast corner of Anderson Snow Road and County Line Road

P&Z Action:

On June 12, 2023, 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 Master Plan revision to include a rezoning from R-1A (Residential) to PDP(GC)/Planned Development Project (General Commercial) with deviations, and the unmodified performance conditions.

Hearing Detail:

This petition was postponed from the July 12, 2023, BOCC hearing. This petition was fully readvertised for the August 8, 2023, public hearing.

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 to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

Appendix A, Article VI, Section 2 provides that the governing body may convert a conventional zoning amendment to a planned development district.

RECOMMENDATION

It is recommended that the Board adopt a resolution approving the petitioner's request for a Master Plan revision to include a rezoning from R-1A (Residential) to PDP(GC)/Planned Development Project (General Commercial) with deviations and performance conditions. It is further recommended that the Board authorize the Chairman's signature on the attached associated resolution.