



Legislation Details (With Text)

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File created: 8/21/2023 **In control:** Planning & Zoning Commission
On agenda: 9/11/2023 **Final action:**
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Title: H-23-08 - Teramore Development, LLC,
Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial); East of US Hwy 19, between Ridge Rd and Osceola Dr

Sponsors:

Indexes:

Code sections:

Attachments: 1. H-23-08 Staff Report, 2. H-23-08 Maps, 3. H-23-08 Master Plan, 4. H-23-08 Application Packet REV, 5. H-23-08 Email from Jrey 7-19-23, 6. H-23-08 Email 7-31

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------------|--------|--------|
| 9/11/2023 | 1 | Planning & Zoning Commission | | |

TITLE

H-23-08 - Teramore Development, LLC,
Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial); East of US Hwy 19, between Ridge Rd and Osceola Dr

BRIEF OVERVIEW

Request:

Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial)

General Location:

East of US Hwy 19, between Ridge Rd and Osceola Dr

Hearing Detail:

On August 14, 2023, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners continue the petitioner’s request for a rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with Deviations in order to provide staff and the petitioner ample time to review the revised documents for the application.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A,

(Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained 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.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a rezoning R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a specific C-1 use for Comparison Goods Store with Deviations with the following performance conditions.