



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:**  
**Enactment date:**      **Enactment #:**  
**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.