



Legislation Details (With Text)

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Title: Rezoning Petition Submitted by Forward Planning & Design, LLC, on Behalf of Raysor Ventures, LLC (H2336)

Sponsors:

Indexes:

Code sections:

Attachments: 1. H2336 Application Plan, 2. H2336 Staff Report, 3. H2336 Master Plan, 4. H2336 Maps, 5. H2336 Presentation - Osowaw Parcel Rezoning & Small Scale Comprehensive Plan FLU Map Amendment, 6. H2336 Resolution, 7. Citizen Comment Email 1, 8. Citizen Comment Email 2, 9. Citizen Comment Email 3, 10. Affidavit of Publication of Legal Ad CLK23-156

Date	Ver.	Action By	Action	Result
11/7/2023	1	Board of County Commissioners	adopted	Pass

TITLE

Rezoning Petition Submitted by Forward Planning & Design, LLC, on Behalf of Raysor Ventures, LLC (H2336)

BRIEF OVERVIEW

Request:

Rezoning from AG (Agricultural) to PDP(HC)/Planned Development Project (Highway Commercial) with a specific C-4 (Heavy Highway Commercial) use and CV (Conservation)

General Location:

South side of Osowaw Boulevard, approximately 1,165' east of Buccaneer Boulevard

P&Z Action:

On October 9, 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 rezoning from AG (Agricultural) to PDP(HC)/Planned Development Project (Highway Commercial) with a specific C-4 (Heavy Highway Commercial) use and CV (Conservation) with Outdoor Storage with performance conditions.

Hearing Detail:

The following members were present at the October 9, 2023, Planning and Zoning Commission meeting: Chairman Jonathan McDonald, Vice Chairman W. Steve Hickey, Nicholas Holmes, 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 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 rezoning from AG (Agricultural) to PDP(HC)/Planned Development Project (Highway Commercial) with a specific C-4 (Heavy Highway Commercial) use and CV (Conservation) with outdoor storage with performance conditions. It is further recommended that the Board approve and authorize the Chairman's signature on the attached associated resolution.