



## Legislation Details (With Text)

**File #:** 11432  
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**On agenda:** 12/13/2022 **Final action:** 12/13/2022  
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**Title:** Petition to Establish Master Plan Submitted by Adam Webster, Wayne Karastury, and Civil-Tech Consulting Services, LLC, on Behalf of N. Hamoui (H2258)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. H-22-58 P&Z Action 11-14-22, 2. H-22-58 BCC Action, 3. H-22-58 P&Z Action 10-31-2022, 4. H-22-58 Staff Report, 5. H-22-58 Maps, 6. H-22-58 Application Packet, 7. H-22-58 Master Plan, 8. H-22-58 Public Correspondence, 9. H-22-58 P&Z Petitioner Exhibit, 10. H-22-58 P&Z Citizen Exhibit, 11. H-22-58 Approval Resolution, 12. Affidavit of Publication of Legal Ad PD-22-46, 13. Public Comment Forms, 14. Public Comment Form - Johanna Garcia

Date	Ver.	Action By	Action	Result
12/13/2022	1	Board of County Commissioners	adopted	Pass

### TITLE

Petition to Establish Master Plan Submitted by Adam Webster, Wayne Karastury, and Civil-Tech Consulting Services, LLC, on Behalf of N. Hamoui (H2258)

### BRIEF OVERVIEW

**Request:**

To re-establish a Master Plan for a Property Zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) and the Inclusion of a Specific C-2 Use for Mini-Warehouse

**General Location:**

Northwest corner of the intersection of Pythia Place and Linden Drive, approximately 300' north of County Line Road

**P&Z Action:**

On November 14, 2022, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner’s request to reestablish a master plan on the subject site and add a specific C-2 use of mini-warehouse with modified performance conditions.

**Hearing Detail:**

The following members were present at the November 14, 2022, Planning and Zoning Commission meeting: Chairman Mike Fulford; Jonathan McDonald; W. Steve Hickey; and Mike Kierzynski.

### FINANCIAL IMPACT

A matter of policy. No financial impact.

## **LEGAL NOTE**

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

## **RECOMMENDATION**

It is recommended that the Board adopt a resolution approving the petitioner's request to reestablish a master plan on the subject site and add a specific C-2 use of mini-warehouse with the following modified performance conditions. It is further recommended that the Board authorize the Chairman's signature on the attached associated resolution.