



Legislation Details (With Text)

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Title: Rezoning Petition Submitted by Tires Unlimited & Service, LLC (H2334)

Sponsors:

Indexes:

Code sections:

Attachments: 1. H2334 Application Packet, 2. H2334 Staff Report, 3. H2334 Master Plan, 4. H2334 Maps, 5. H2334 P&Z Action, 6. H2334 Resolution, 7. Affidavit of Publication of Legal Ad CLK23-156, 8. Approved Resolution No. 2023-232

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

TITLE

Rezoning Petition Submitted by Tires Unlimited & Service, LLC (H2334)

BRIEF OVERVIEW

Request:

Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP (GC)/Planned Development Project (General Commercial) to include a specific C-2 use for an Automobile Service Establishment with deviations

General Location:

North of County Line Road and at the western terminus of Pythia Place

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 Master Plan revision on property zoned PDP(GC)/Planned Development Project (General Commercial) to include a specific C-2 use for an Automobile Service Establishment with unmodified 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 must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt a resolution approving the petitioner's request to rezone property from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP (GC)/Planned Development Project (General Commercial) to include a specific C-2 use for an automobile service establishment with performance conditions. It is further recommended that the Board approve and authorize the Chairman's signature on the attached associated resolution.