



Legislation Details (With Text)

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Title: Rezoning Petition Submitted by Rain Dancer, LLC, and Evergreen Partners, LLC (H2211)
Sponsors:
Indexes:
Code sections:
Attachments: 1. H-22-11 P&Z Action, 2. H-22-11 Staff Report, 3. H-22-11 Maps, 4. H-22-11 Application Packet, 5. H-22-11 Approval Resolution, 6. Affidavit of Publication of Legal Ad PD-22-30, 7. Petitioner Withdrawal Request Letter for H2211

Date	Ver.	Action By	Action	Result
7/12/2022	1	Board of County Commissioners	adopted	Pass

TITLE

Rezoning Petition Submitted by Rain Dancer, LLC, and Evergreen Partners, LLC (H2211)

BRIEF OVERVIEW

Request:

Rezoning from PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses for mini-warehouses and outdoor storage to PDP(GC)/Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multifamily) with deviations

General Location:

North side of County Line Road, approximately 340' east of Seven Hills Drive

P&Z Action:

On June 13, 2022, 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 PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses for mini-warehouses and outdoor storage to PDP(GC)/Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multifamily) with deviations and unmodified performance conditions.

Hearing Detail:

The following members were present at the June 13, 2022, Planning and Zoning Commission meeting: Chairman Mike Fulford; Vice Chairman Jerry Campbell; W. Steve Hickey; Mike Kierzynski; Jonathan McDonald, Mark Johnson (an alternate member present in a non-voting capacity) and John T. Carroll (an alternate member present in a non-voting capacity).

FINANCIAL IMPACT

A matter of policy.

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 for a Rezoning from PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses for mini-warehouses and outdoor storage to PDP(GC)/Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multifamily) with deviations and the following unmodified performance conditions in accordance with the recommendation of the Planning and Zoning Commission. It is further recommended that the Board approve and authorize the Chairman's signature on the attached associated resolution.