



Legislation Details (With Text)

**File #:** 13804  
**Type:** P&Z Agenda Item      **Status:** Recommended for Approval  
**File created:** 3/1/2024      **In control:** Planning & Zoning Commission  
**On agenda:** 3/11/2024      **Final action:**  
**Enactment date:**      **Enactment #:**  
**Title:** H-23-52 - Southern Citrus Groves LLC:  
Rezoning from AG (Agricultural) to CPDP (Combined Planning Development Project) to include Single Family and Multifamily for Townhomes with Deviations; Kettering Road across from its intersection with Dashback Street

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. H-23-52 Application Packet, 2. H2352 Narrative REV 3-6-24, 3. H-23-52 Staff Report, 4. H-23-52 P&Z Action, 5. H-23-52 Maps, 6. H2352 Master Plan REV 3-6-24

Date	Ver.	Action By	Action	Result
3/11/2024	1	Planning & Zoning Commission		

**TITLE**

H-23-52 - Southern Citrus Groves LLC:  
Rezoning from AG (Agricultural) to CPDP (Combined Planning Development Project) to include Single Family and Multifamily for Townhomes with Deviations; Kettering Road across from its intersection with Dashback Street

**BRIEF OVERVIEW**

**Request:**

Rezoning from AG (Agricultural) to CPDP (Combined Planning Development Project) to include Single Family and Multifamily for Townhomes with Deviations

**General Location:**

Kettering Road across from its intersection with Dashback Street

**Hearing Detail:**

On February 12, 2024, the Planning and Zoning Commission voted 5-0 to postpone petitioners request for a rezoning from AG (Agricultural) to CPDP (Combined Planning Development Project) to include Single Family and Multifamily for Townhomes with Deviations and performance conditions, to March 11, 2024, to give staff and the petitioner time to work through concerns.

**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 from AG (Agricultural) to CPDP (Combined Planning Development Project) to include Single Family and Multifamily for Townhomes with Deviations and performance conditions.