



Legislation Details (With Text)

**File #:** 13409

**Type:** P&Z Agenda Item      **Status:** Recommended for Approval

**File created:** 12/19/2023      **In control:** Planning & Zoning Commission

**On agenda:** 1/8/2024      **Final action:**

**Enactment date:**      **Enactment #:**

**Title:** H-23-60 - Michael Olivera on Behalf of M. Oliveira Holdings LLC:  
Rezoning from C-2 (Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with a specific C-4 use; Northeastern corner of the intersection of Broad Street and Stefanik Street

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. H-23-60 P&Z Action, 2. H-23-60 Staff Report, 3. H-23-60 Maps, 4. H-23-60 Application Packet, 5. H-23-60 Site Plan

Date	Ver.	Action By	Action	Result
1/8/2024	1	Planning & Zoning Commission		

**TITLE**

H-23-60 - Michael Olivera on Behalf of M. Oliveira Holdings LLC:  
Rezoning from C-2 (Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with a specific C-4 use; Northeastern corner of the intersection of Broad Street and Stefanik Street

**BRIEF OVERVIEW**

**Request:**  
Rezoning from C-2 (Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with a specific C-4 use

**General Location:**

Northeastern corner of the intersection of Broad Street and Stefanik Street

**Hearing Detail:**

On December 11, 2023, the Planning and Zoning Commission voted 5-0 to postpone the petitioner’s request for a rezoning from C-2 (Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with a specific C-4 use to their January 8, 2024, meeting due to illness.

**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 C-2 (Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with a specific C-4 use of Heavy Landscaping Service Establishment.