



Legislation Details (With Text)

File #:	14262	Status:	Agenda Ready
Type:	P&Z Agenda Item	In control:	Planning & Zoning Commission
File created:	6/28/2024	Final action:	
On agenda:	7/8/2024	Enactment #:	
Enactment date:			
Title:	Rezoning Petition submitted by Donald Lacey of Coastal Engineering Associates, Inc. on behalf of KB Home Tampa Division (Michael Dady, VP of Land Acquisitions) on behalf of Powell Road Partners, LLC (H-24-15)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. H-24-15 Staff Report REV-Final-6-27-24, 2. H-24-15 Application Packet, 3. H-24-15 Maps, 4. H-24-15 Master Plan, 5. H-24-15 KB Homes Powell Rd. Capacity ANALYSIS, 6. H-24-15 Narrative Addendum.pdf, 7. H-24-15 Citizen Comments		

Date	Ver.	Action By	Action	Result
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TITLE

Rezoning Petition submitted by Donald Lacey of Coastal Engineering Associates, Inc. on behalf of KB Home Tampa Division (Michael Dady, VP of Land Acquisitions) on behalf of Powell Road Partners, LLC (H-24-15)

BRIEF OVERVIEW

Request:

Rezoning from CPDP (Combined Planning Development Project) with Single family and Multifamily uses to PDP(SF)/ Planned Development Project (Single Family) with deviations

General Location:

North side of Powell Road approximately 2,426' from its intersection with Board Street (US Hwy 41)

Hearing Detail:

On the June 10, 2024, Planning and Zoning Commission hearing, the Planning and Zoning Commission voted 5-0 recommending a postponement of the request for a rezoning from CPDP (Combined Planning Development Project) with single-family and multifamily uses to PDP(SF)/ Planned Development Project (Single Family) with deviations. The postponement was in response to several questions from the commission on the proposed project and providing ample time to the petitioner to coordinate revisions with staff.

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 the Planning and Zoning Commission recommend the Board of County Commissioners approve the petitioners request to rezone from CPDP (Combined Planning Development Project) with single-family and multifamily uses to PDP(SF)/ Planned Development Project (Single Family) with deviations.