



Legislation Details (With Text)

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|------------------------|--|----------------------|------------------------------|
| File #: | 14116 | Status: | Agenda Ready |
| Type: | P&Z Agenda Item | In control: | Planning & Zoning Commission |
| File created: | 5/29/2024 | Final action: | |
| On agenda: | 6/10/2024 | Enactment #: | |
| Enactment date: | | | |
| Title: | Rezoning Petition submitted by Alan Garman of ProCivil360, LLC on behalf of Fanta Land Corp.(H-24-10) | | |
| Sponsors: | | | |
| Indexes: | | | |
| Code sections: | | | |
| Attachments: | 1. H-24-10 Staff Report, 2. H-24-10 Application Packet, 3. H-24-10 Maps, 4. H-24-10 Master Plan, 5. H-24-10 School Capacity Analysis | | |

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------------|---------|--------|
| 6/10/2024 | 1 | Planning & Zoning Commission | adopted | Pass |

TITLE

Rezoning Petition submitted by Alan Garman of ProCivil360, LLC on behalf of Fanta Land Corp.(H-24-10)

BRIEF OVERVIEW

Request:

Rezoning from R-1C (Residential) to PDP(MF)/ Planned Development Project (MultiFamily) with deviations

General Location:

East side of Commercial Way (US 19), approximately 482' south of its intersection with Yellow Hammer Road; west side of Necklace Warbler Avenue just north of its intersection with Florida Wren Avenue

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 R-1C to

PDP(MF)/ Planned Development Project (Multifamily) with deviations and performance conditions.