



Legislation Details (With Text)

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Title: Rezoning Petition Submitted by Michael Olivera on Behalf of M. Oliveira Holdings, LLC (H2360)

Sponsors:

Indexes:

Code sections:

Attachments: 1. H2360 Application Packet, 2. H2360 Staff Report, 3. H2360 Site Plan, 4. H2360 Maps, 5. H2360 P&Z Action, 6. H2360 Citizen Comment, 7. H2360 Resolution, 8. Affidavit of Publication of Legal Ad PD-23-51, 9. Approved Resolution No. 2024-039, 10. Summary of BOCC Action

Date	Ver.	Action By	Action	Result
2/13/2024	1	Board of County Commissioners	adopted	Pass

TITLE

Rezoning Petition Submitted by Michael Olivera on Behalf of M. Oliveira Holdings, LLC (H2360)

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

P&Z Action:

At their January 8, 2024, meeting 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 C-2 (Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with a specific C-4 use of Heavy Landscaping Service Establishment with the following unmodified performance conditions:

Hearing Detail:

The following members were present at the January 8, 2024, Planning and Zoning Commission meeting: Chairman Nicholas Holmes, Vice Chairman W. Steve Hickey, Kathryn Birren, Johnathan McDonald, and Donald Whiting; Alternate members present in a non-voting capacity Gregory Arflack, and Mike Fulford.

FINANCIAL IMPACT

A matter of policy. No financial impact.

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 to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

Appendix A, Article VI, Section 2 provides that the governing body may convert a conventional zoning amendment to a planned development district.

RECOMMENDATION

It is recommended that the Board adopt a resolution approving the petitioner's request for 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. It is further recommended that the Board authorize the Chairperson's signature on the attached associated resolution.