



## Legislation Text

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File #: 13723, Version: 1

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### **TITLE**

Rezoning Petition Submitted by Southern Citrus Groves, LLC (H2352)

### **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

#### **P&Z Action:**

On February 12, 2024, meeting, 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.

#### **Hearing Detail:**

The following members were present at the February 12, 2024, Planning and Zoning Commission meeting: Chairman Nicholas Holmes; Acting Vice Chairman Mike Fulford; Kathryn Birren, Donald Whiting, and Gregory Arflack.

### **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 Board postpone the 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 a date certain of March 11, 2024, for the Planning and Zoning Commission and April 9, 2024, the for the Board of County Commissioners, to

give staff and the petitioner time to work through concerns.