



Legislation Text

File #: 12845, Version: 1

TITLE

Rezoning Petition Submitted by Brightwork Real Estate, Inc., on Behalf of Kenneth L. Haber, Martha Haber, Gary Haber, and Evelyn Haber (H2167)

BRIEF OVERVIEW

Request:

Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses and Deviations

General Location:

Northeast corner of Commercial Way and Spring Hill Drive

BOCC Action:

On August 8, 2023, the Board of County Commissioners voted 5-0 to postpone the petitioner's request for a rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses and deviations, indefinitely while the petitioner coordinated details of the traffic study and provided ample time for the opposing party to attend.

Subsequent to the hearing, the application was fully readvertised for the October 24, 2023, Board of County Commissioner hearing.

Hearing Detail:

This petition was postponed from the August 8, 2023 BCC hearing. This petition was fully readvertised for the October 24, 2023, public hearing.

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 must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt a resolution approving the petitioner's request for a rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses and deviations with modified performance

conditions. It is further recommended that the Board approve and authorize the Chairman's signature on the attached associated resolution.