Legislation Text

File #: 12838, **Version:** 1

TITLE

Rezoning Petition Submitted by Teramore Development, LLC, on Behalf of Balasa V. Lakshmi Prasad and Vasantha Prasad (H2308)

BRIEF OVERVIEW

Request:

Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial)

General Location:

East of US Hwy 19, between Ridge Rd and Osceola Dr

P&Z Action:

On September 11, 2023, 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 R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a specific C-1 use for Comparison Goods Store with deviations with modified performance conditions.

Hearing Detail:

This petition was postponed from the September 12, 2023, Board hearing. This petition was fully readvertised for the October 10, 2023, public hearing.

The following members were present at the September 11, 2023, Planning and Zoning Commission meeting: Chairman Jonathan McDonald; Vice Chairman W. Steve Hickey; Kathryn Birren, Nicholas Holmes 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 Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended the Board adopt a resolution approving the petitioner's request for a rezoning R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a specific C-1 use for comparison goods store with deviations and performance conditions. It is further recommended that the Board authorize the Chairman's signature on the attached associated

resolution.