



Legislation Text

File #: 13245, Version: 1

TITLE

Rezoning Petition Submitted by F.O. Enterprises, LLC (H2326)

BRIEF OVERVIEW

Request:

Rezoning from PDP(OP)/ Planned Development Project (Office Professional) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-2 uses of mini-warehouse and outdoor storage.

General Location:

South side of Forest Oaks Boulevard at its intersections with Casino Court and Longbranch Court.

P&Z Action:

On November 13, 2023, the Planning and Zoning Commission voted 3-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP (OP)/ Planned Development Project (Office Professional) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-2 uses of mini-warehouse and outdoor storage and unmodified performance conditions.

Hearing Detail:

The following members were present at the November 13, 2023, Planning and Zoning Commission meeting: Chairman Jonathan McDonald, Kathryn Birren, Nicholas Holmes, and Donald Whiting. Comm. Whiting was the dissenting vote.

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(OP)/ Planned Development Project (Office Professional) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-2 uses of mini-warehouse and outdoor storage and performance conditions. It is further recommended that the Board authorize the Chairperson's signature on the attached associated resolution.

