



Legislation Text

File #: 12432, Version: 1

TITLE

Master Plan Revision Petition Submitted by Elevation Development, LLC, on Behalf of R. Thomas Chapman, Jr., as Trustee of R. Thomas Chapman, Jr., Family Trust U/A/D February 18, 1974, as Amended and Restated January 23, 2009 (H2309)

BRIEF OVERVIEW

Request:

Master Plan revision and a rezoning from PDP(GC)/Planned Development (General Commercial) and PDP(OP)/planned Development Project (Office Professional) to PDP(MF)/Planned Development Project (Multifamily) with specific C-2 uses for Drive-Thru Restaurants

General Location:

North side of Elgin Boulevard approximately 450' from its intersection with Barclay Avenue and west side of Barclay Avenue, approximately 650' south of its intersection with Silverthorn Boulevard

P&Z Action:

On June 12, 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 Master Plan Revision and a Rezoning from PDP(GC)/Planned Development Project (General Commercial) and PDP(OP)/Planned Development Project (Office Professional) to CPDP (Combined Planning Development Project) to include Multifamily and specific C-2 uses of Drive-Thru Restaurants and Mini-Storage Facilities, and deviations with modified performance conditions.

Hearing Detail:

The following members were present at the June 12, 2023, Planning and Zoning Commission meeting: Acting Chairman Mike Fulford; Kathryn Birren, Nicholas Holmes, 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 / Master Plan Revision decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment / Master Plan Revision must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt a resolution approving the petitioner's request for a master plan revision and rezoning. It is further recommended that the Board approve and authorize the

Chairman's signature on the attached associated resolution.