



## Legislation Text

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File #: 13389, Version: 1

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### TITLE

Rezoning Petition Submitted by Silverstone Investment Properties, LLC (H2358)

### BRIEF OVERVIEW

#### Request:

Rezoning from C-3 (Neighborhood Commercial) to PDP(CM)/ Planned Development Project (Commercial Marine) and PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 (General Commercial) Use with deviations.

#### General Location:

South side of Cortez Boulevard, approximately 480' west of Avenue of the Palms

#### P&Z Action:

On December 11, 2023, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving a rezoning from C-3 (Neighborhood Commercial) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 (General Commercial) use for restaurant with or without alcohol dispensation for both parcels and with performance conditions:

#### Hearing Detail:

The following members were present at the December 11, 2023, Planning and Zoning Commission meeting: Chairman Jonathan McDonald; Vice Chairman W. Steve Hickey; Kathryn Birren, Nicholas Holmes, 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 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 C-3 (Neighborhood Commercial) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a specific C-1 (General Commercial) use with performance conditions. It is further recommended that the Board authorize the Chairperson's signature on the attached associated resolution.