



Legislation Text

File #: 10662, Version: 1

TITLE

Master Plan Revision Petition Submitted by Maxx Development Partners, LLC (H2226)

BRIEF OVERVIEW

Request:

Establish a Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) and a Rezoning from PDP(GC)/Planned Development Project (General Commercial) to CPDP/ Combined Planned Development Project to include General Commercial with a specific C-2 use for Mini-Warehouses, Multifamily, an Adult Congregate Care Living Facility and Deviations

General Location:

Northwest corner of Spring Hill Drive and the Suncoast Parkway and east side of Barclay Avenue, approximately 1,500' north of Spring Hill Drive

P&Z Action:

On June 13, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution Establishing a Master Plan on Property Zoned PDP (GC)/Planned Development Project (General Commercial) and a Rezoning from PDP(GC)/Planned Development Project (General Commercial) to CPDP/ Combined Planned Development Project to include General Commercial and Multifamily uses with Deviations, and unmodified performance conditions.

FINANCIAL IMPACT

A matter of policy.

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 establishing a Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) and a Rezoning from PDP (GC)/Planned Development Project (General Commercial) to CPDP/ Combined Planned Development Project to include General Commercial and Multifamily uses with deviations, and unmodified performance conditions in accordance with the recommendation of the Planning and Zoning Commission. It is further recommended that the Board approve and authorize the

Chairman's signature on the attached associated resolution.