



## Legislation Text

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File #: 13736, Version: 1

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### TITLE

Rezoning Petition Submitted by GTC, LLLP (H2359)

### BRIEF OVERVIEW

#### Request:

Rezoning from PDP(MF)/ Planned Development Project (Multi-Family) to PDP(SU)/ Planned Development Project (Special Use) and PDP(GC)/Planned Development Project (General Commercial) with deviations.

#### General Location:

Northern terminus of Rolling Rock Road, approximately 520 feet north of its intersection with Cortez Boulevard

#### P&Z Action:

On February 12, 2024, 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 PDP (MF)/ Planned Development Project (Multi-Family) to PDP(SU)/ Planned Development Project (Special Use) and PDP(GC)/Planned Development Project (General Commercial) with Deviations with modified performance conditions.

#### Hearing Detail:

The following members were present at the February 12, 2024, Planning and Zoning Commission meeting: Chairman Nicholas Holmes; Acting Vice Chairman Mike Fulford; Kathryn Birren, 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 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(MF)/Planned Development Project (Multi-Family) to PDP(SU)/ Planned Development Project (Special Use) and PDP(GC)/Planned Development Project (General Commercial) with deviations following performance conditions. It is further recommended that the Board authorize the

Chairperson's signature on the attached associated resolution.