



## Legislation Details (With Text)

**File #:** 12039  
**Type:** P&Z Agenda Item **Status:** Agenda Ready  
**File created:** 3/22/2023 **In control:** Planning & Zoning Commission  
**On agenda:** 4/10/2023 **Final action:** 4/10/2023  
**Enactment date:** **Enactment #:**  
**Title:** H-22-72 - Aaron Tam:  
Rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations; East of Commercial Way (US Hwy 19), approximately 500' south of Yellow Hammer Road.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. H-22-72 Staff Report, 2. H-22-72 Maps, 3. H-22-72 Master plan, 4. H-22-72 Application Packet

Date	Ver.	Action By	Action	Result
4/10/2023	1	Planning & Zoning Commission	adopted	Pass

### TITLE

H-22-72 - Aaron Tam:  
Rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations; East of Commercial Way (US Hwy 19), approximately 500' south of Yellow Hammer Road.

### BRIEF OVERVIEW

**Request:**

Rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations

**General Location:**

East of Commercial Way (US Hwy 19), approximately 500' south of Yellow Hammer Road

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

### LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

### RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations subject to performance conditions.