



Legislation Details (With Text)

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Type: Resolution **Status:** Adopted
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On agenda: 10/10/2023 **Final action:** 10/10/2023
Enactment date: 10/10/2023 **Enactment #:** RES-2023-211
Title: Rezoning Petition Submitted by 75 Cortez, LLC, c/o Cardinal Point Management, LLC (H2318)
Sponsors:

Indexes:

Code sections:

Attachments: 1. H2318 Application Packet, 2. H2318 Staff Report, 3. H2318 Master Plan, 4. H2318 Maps, 5. H2318 P&Z Action, 6. H2318 Resolution, 7. Affidavit of Publication of Legal Ad PD-23-25 REZ, 8. Zoning Master Plan and Modifications to Performance Conditions for H2318, 9. Lockhart to Kettering - DPW Exhibit, 10. Approved Resolution No. 2023-211, 11. Summary of BOCC Action

Date	Ver.	Action By	Action	Result
10/10/2023	1	Board of County Commissioners	adopted	Pass

TITLE

Rezoning Petition Submitted by 75 Cortez, LLC, c/o Cardinal Point Management, LLC (H2318)

BRIEF OVERVIEW

Request:

Master Plan Revision on property PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP/(Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with deviations.

General Location:

North of Cortez Boulevard, approximately 2,000' west of I-75

P&Z Action:

On September 11, 2023, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving a Master Plan Revision on Property PDP (HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP/ (Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with deviations with modified performance conditions.

Hearing Detail:

The following members were present at the September 11, 2023, Planning and Zoning Commission meeting: Chairman Jonathan McDonald; Vice Chairman W. Steve Hickey; Kathryn Birren, Nicholas Holmes, and Mike Fulford.

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 the Board adopt a resolution approving a Master Plan revision on property PDP (HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP/ (Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with deviations and performance conditions. It is further recommended that the Board authorize the Chairman's signature on the attached associated resolution.