



Legislation Text

File #: 170920., **Version:** 2

Rezone from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON) (B)

Petition PB-17-158 ZON. CHW, agent for The Episcopal Church in the Diocese of Florida, Inc., owner. Rezone property from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON). Located at 4315 NW 23rd Avenue. Related to Petition PB-17-157 LUC.

This is a request to rezone ± 7.1 acres of land from General Office (OF) and Conservation (CON) to Mixed-Use Low-Intensity (MU-1) and Conservation (CON). According to the applicant's justification report, non-residential development consisting of retail sales, service and office uses is proposed on the northern ± 3.9 acres of the subject property, and stormwater management, natural area, and passive recreation are proposed on the southern ± 3.2 acres of the subject property. A companion small-scale land use amendment request is filed under PB-17-157 LUC.

The subject property is the former site of the St. Michael's Episcopal Church. It is located on the southwest corner of the NW 23rd Avenue and NW 43rd Street intersection. Tax parcels that contain single-family residential structures, and that have Single-Family (SF): up to 8 units per acre land use and Single-Family (RSF-1) zoning designations, abut on the south. A tax parcel used as open space with Conservation (CON) land use and zoning designations abuts on the west. The Rutledge Community Cemetery, which has Public and Institutional Facilities (PF) land use and Public Services and Operations (PS) zoning designations, abuts the subject property on the north and west.

None.

This rezoning petition has been continued at the request of the applicant.