

# THE AMERICAN HUMANE ASSOCIATION INC. MANDATORY REZONING (A089-002)

Board of County Commissioners

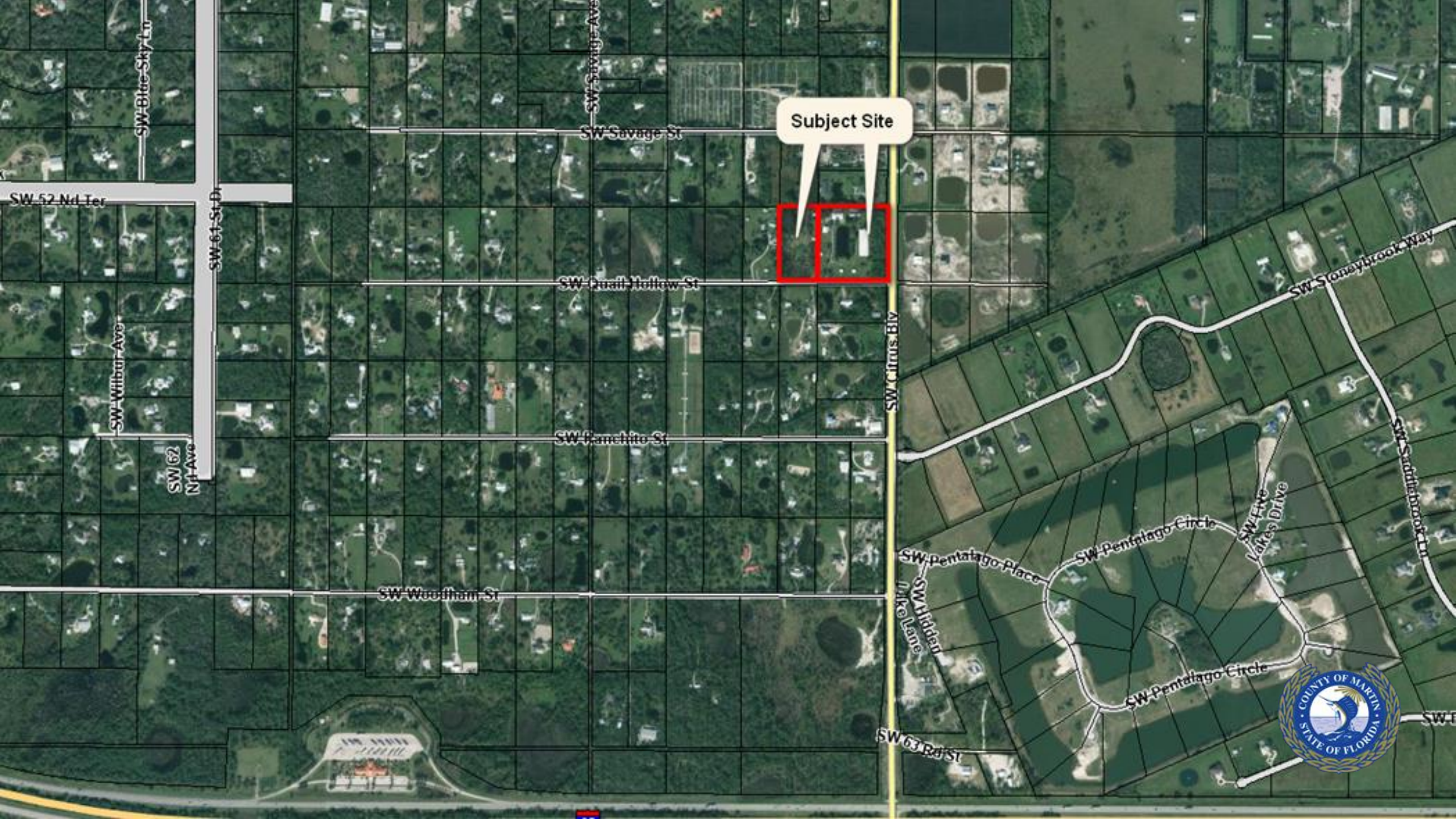
Public Hearing

June 17, 2025

Owner:	The American Humane Association, Inc. (Robin R. Ganzert, Ph.D)
Applicant:	The American Humane Association, Inc.
Requested by:	Gary Oldehoff, PA
Project Coordinator:	Brian Elam, PMP, Principal Planner







Subject Site





Subject Site

SW Citrus Blv

SW Quail Hollow St



Subject Site

AG. RANCHETTE

SW Citrus Blv

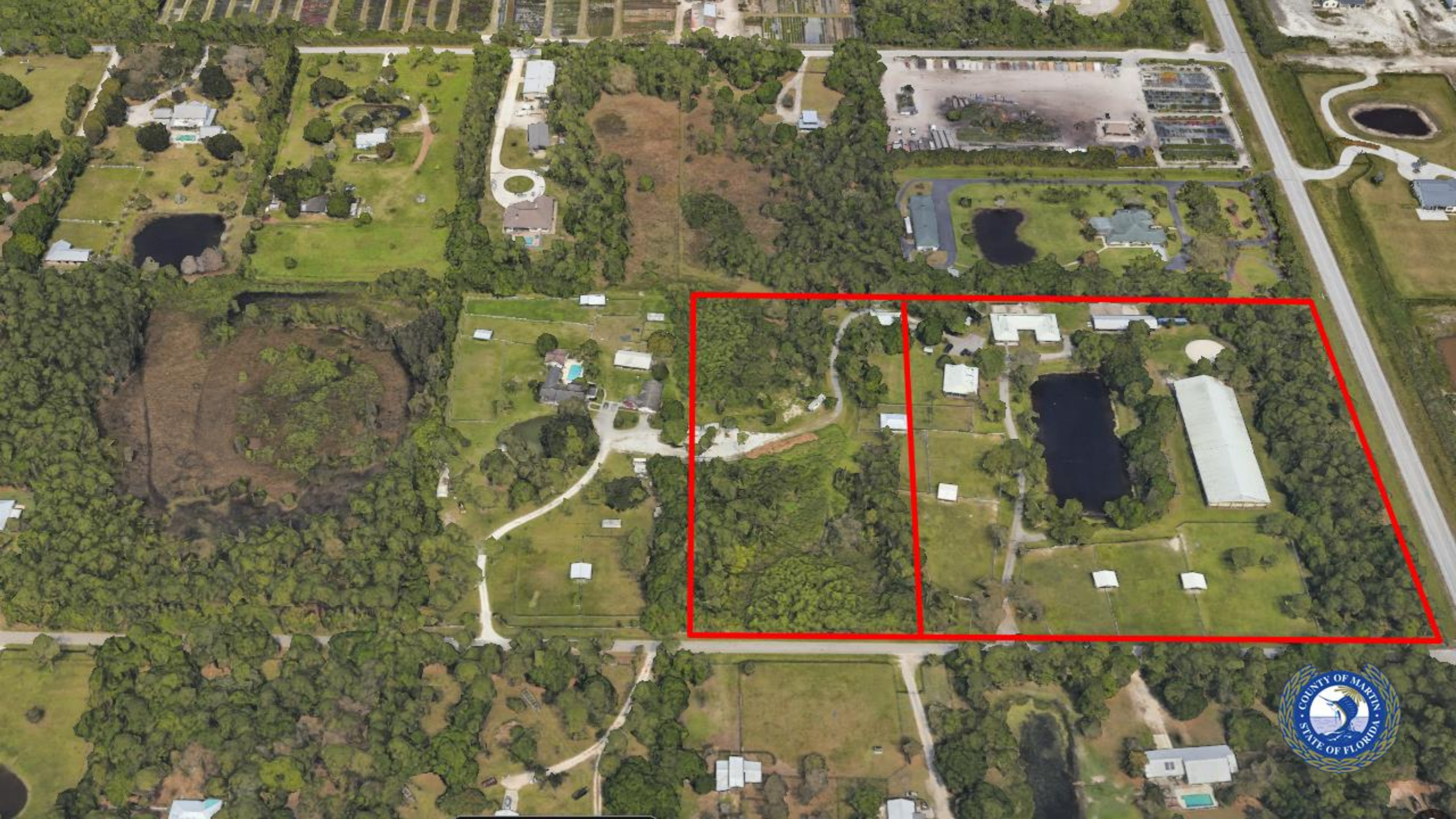
AG. RANCHETTE

SW Quail Hollow St

AG. RANCHETTE









# CATEGORY “A” ZONING OPTIONS

The current zoning district on the property is A-2, Agricultural District which is a Category “C” district in the current Article 3 zoning code. The A-2, Agricultural District is inconsistent with the Agricultural Ranchette future land use designation therefore, this request to rezone is considered mandatory.

There are two (2) standard Category “A” zoning districts available to implement the Agricultural Ranchette land use policies of the Comprehensive Growth Management Plan (CGMP).

- AG-5A, Agricultural Ranchette District, 1 unit per 5 acres
- AG-10A, Agricultural Ranchette District, 1 unit per 10 acres
- PUD Zoning is also an option



**Table 2 Development Standards**

(Excerpt from LDR, Table 3.12.1)

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft.)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	AR-5A	5 ac.	300	0.20	--	--	30	50	--
A	AR-10A	10 ac.	300	0.10	--	--	30	50	--

**Table 3 Structure Setbacks**

(Excerpt from LDR, Table 3.12.2)

Category	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	AR-5A	40	40	40	40	40	40	40	40	40	40	40	40
A	AR-10A	40	40	40	40	40	40	40	40	40	40	40	40



# Local Planning Agency

This application was heard before the Local Planning Agency (LPA) on May 15, 2025.

The LPA's recommendation will be forwarded to the Board.





# Review of Application

Development review staff have found The American Humane Association, Inc., Rezoning application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.

## *C. Staff recommendation*

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Brian Elam	772-288-5501	Comply
G	Development Review	Brian Elam	772-288-5501	Comply
H	County Attorney	Elysse A. Elder	772-288-5925	Review Ongoing
I	Adequate Public Facilities	Brian Elam	772-288-5501	Exempt

Staff has reviewed this rezoning application of a property to the appropriate zoning district designation, has determined that the application has been submitted and reviewed consistent with the procedural requirements of Article 10 and is in compliance with the substantive provisions of Article 3. Staff recommends approval of this rezoning application.



# Staff Recommendation

Staff recommends approval of the rezoning request by The American Humane Association, Inc.

1. Move that the Board receive and file the agenda item and all its attachments including the staff report as Exhibit 1.
2. Move that the Board approve the request to rezone from A-2, Agricultural District to AR-5A, Agricultural Ranchette District.

THIS CONCLUDES THE PRESENTATION

Questions?

