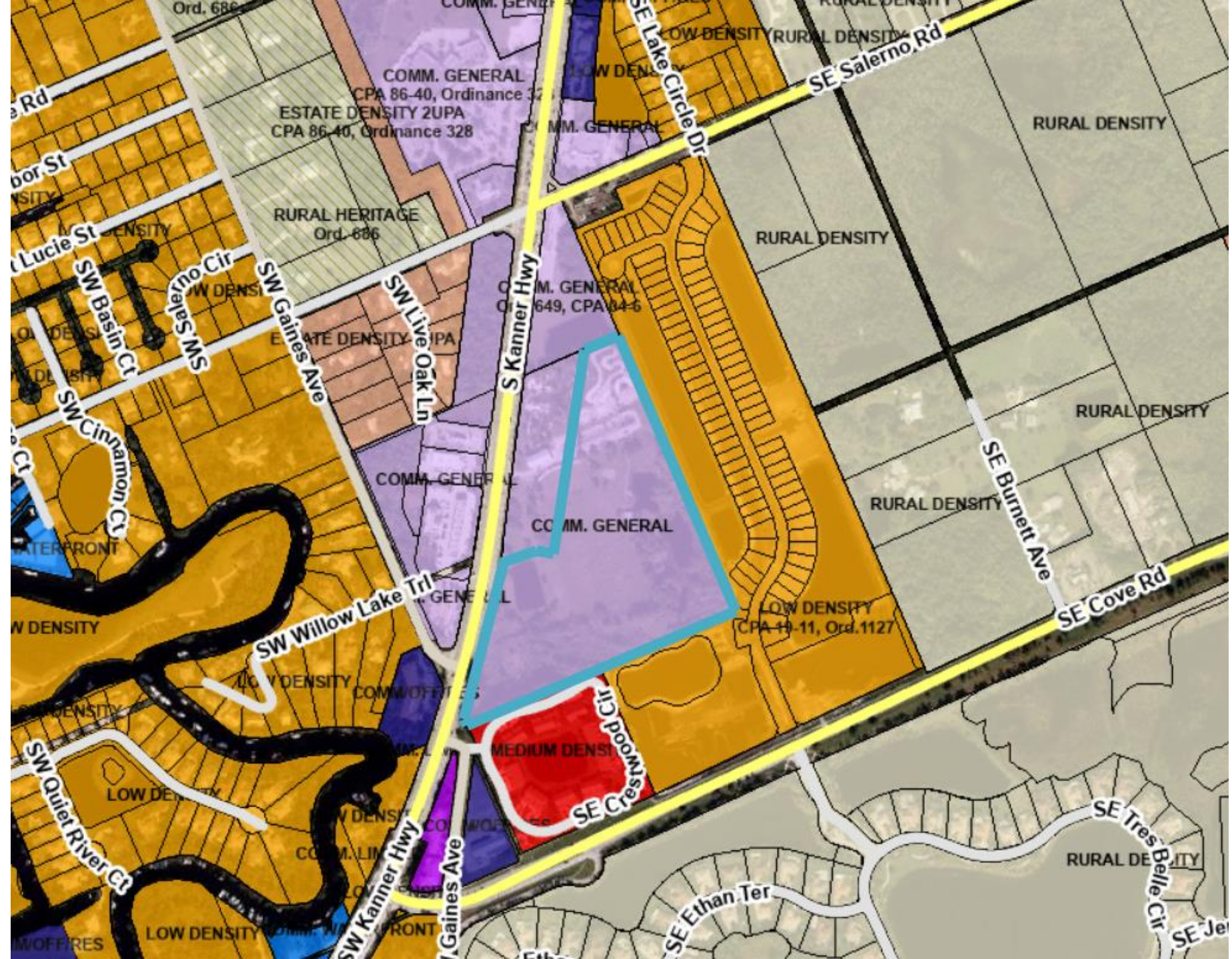
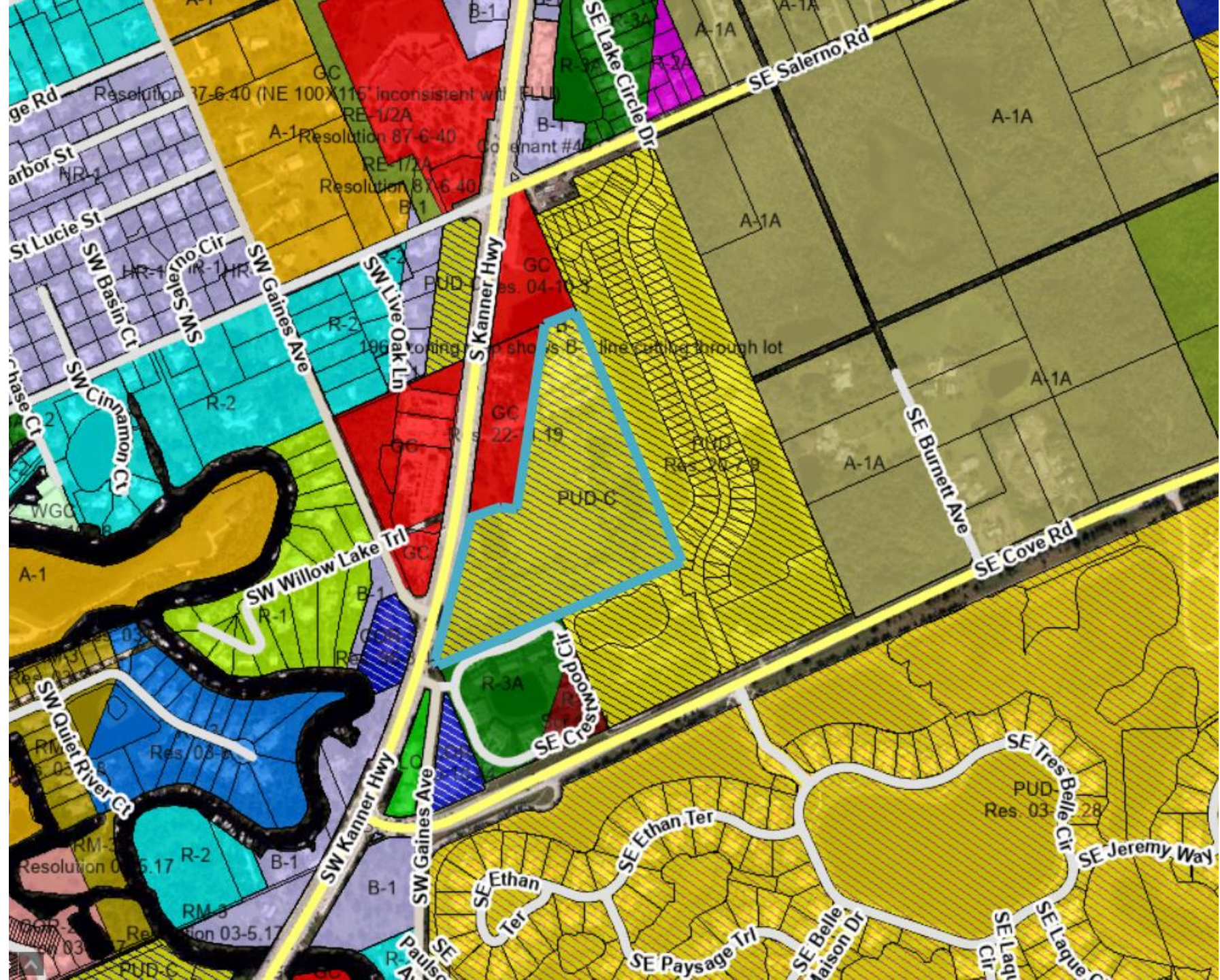


Request to Rezone Baron Landings, LLC PUD to GC

G076-007

Elizabeth (Liz) Nagal, AICP, Principal Planner





- Current Zoning:
 - PUD-C - Planned Unit Development - Commercial (f/k/a Golf World PUD).
- Proposed amendment to County Zoning Atlas to rezone approximately 21.40-acres to GC.
- Request to terminate existing PUD.

- Two “standard” zoning districts that implement General Commercial future land use designation.
 - CC, Community Commercial
 - GC, General Commercial
- New PUD zoning is an additional option.

DEVELOPMENT STANDARDS

LDR, Table 3.12.1

Category	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	CC	10,000	80	—	20.00	50	30	30	—
A	GC	10,000	80	—	20.00	60	40	20	—

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	CC	25	25	25	25	20	20	30	40	10	10	20	30
A	GC	25	25	25	25	20	20	30	40	10	10	20	30

Conditions supporting GC:

- Access directly from widened S. Kanner Highway (four to six lanes).
- Existing development surrounding the S. Kanner Hwy./I-95 interchange.
 - Area of established employment centers, commercial plazas, medical centers, schools and college facilities.
- Front 4.63-acre portion of the site rezoned from PUD to GC.

- Golf World PUD has existing valid Preserve Area Management Plan (PAMP).
- No legal description provided. Master plan has general outline and size.
- Preserve areas will be identified on first final site plan submitted on overall 26.06-acre site.
- Any amendment to size, shape, or area shall be brought to BOCC for approval (Section 4.36.C)

Local Planning Agency

- This matter was heard before LPA on June 1, 2023.
- Recommendation is presented at this BOCC hearing.

Recommended Action:

1. Move that the Board receive and file the agenda item and staff report as Exhibit 1.
2. Move that the Board approve the request to terminate the Golf World PUD Agreement.
3. Move that the Board approve the request to rezone from PUD Commercial to General Commercial (GC).