



## Legislation Details (With Text)

<b>File #:</b>	19-0739	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearing - 5:01 PM	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	11/20/2019	<b>In control:</b>		Board of County Commissioners	
<b>On agenda:</b>	12/10/2019	<b>Final action:</b>			
<b>Title:</b>	ZOM-10-19: A request to amend the Jonesville Business Park PD and zoning master plan to change residential and non-residential entitlements associated with the development				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Resolution for ZOM1019.pdf, 2. ZOM1019 Background Materials.pdf, 3. ZOM1019 ZMP.pdf, 4. ZOM1019 Powerpoint Presentation.pdf, 5. ZOM1019 Staff Report.pdf, 6. ZOM1019 Engagement Survey.pdf				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### Agenda Item Name:

ZOM-10-19: A request to amend the Jonesville Business Park Planned Development (PD) district and its associated zoning master plan (ZMP) to change residential and non-residential entitlements on approximately 92.4 acres

### Presenter:

Gerald Brewington (352-374-5249)

### Description:

ZOM-10-19 is a request to amend the Jonesville Business Park Planned Development (PD) district and its associated zoning master plan (ZMP) to change residential and non-residential entitlements on approximately 92.4 acres with land uses of Office/Business Park and Shopping Center located at 415 NW 143<sup>rd</sup> Street.

### Recommended Action:

Staff recommends that the BoCC adopt Resolution Z-19-12 approving the recommended changes.

### Prior Board Motions:

ZOM-26-98, ZOM-09-99, ZOM-23-05, ZOM-21-06 and ZOM-01-15. All previous BoCC motions dealt with amendments to the PD (except for ZOM-26-98, which established it). The shopping center parcels were removed from the PD at one point and then later returned to it. There have also been requests extending PD phasing timeframes.

### Fiscal Consideration:

None

**Background:**

The Jonesville Business Park PD was established in the late 1990's as part of the implementation of the Jonesville Activity Center. The activity center policies called for it to be a mixed-use center primarily focused on job creation in keeping with the activity center policies with limited commercial also being allow around the Newberry Road/143<sup>rd</sup> Street intersection. Residential entitlements were also allowed to provide a base population in the activity center and to promote a live/work environment. The present request is to shift the focus on the northern portions of the PD away from non-residential development (such as office) and toward a denser residential component.