



Legislation Text

File #: 19-0739, **Version:** 1

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 143rd 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 allowed around the Newberry Road/143rd 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.