

*Board of County Commissioners  
Hearing*

**Conventional  
Rezoning Case**





# RZ-23-06-052

**Case:** RZ-23-06-052

**Applicant:** George D. Dennison II Esq.

**From:** R-CE (Rural Country Estate District)

**To:** R-1AA Restricted (Single-Family Dwelling District)

**Location:** 1932 Good Homes Road; generally west and east of Good Homes Rd, north of Lake Hill Cir.

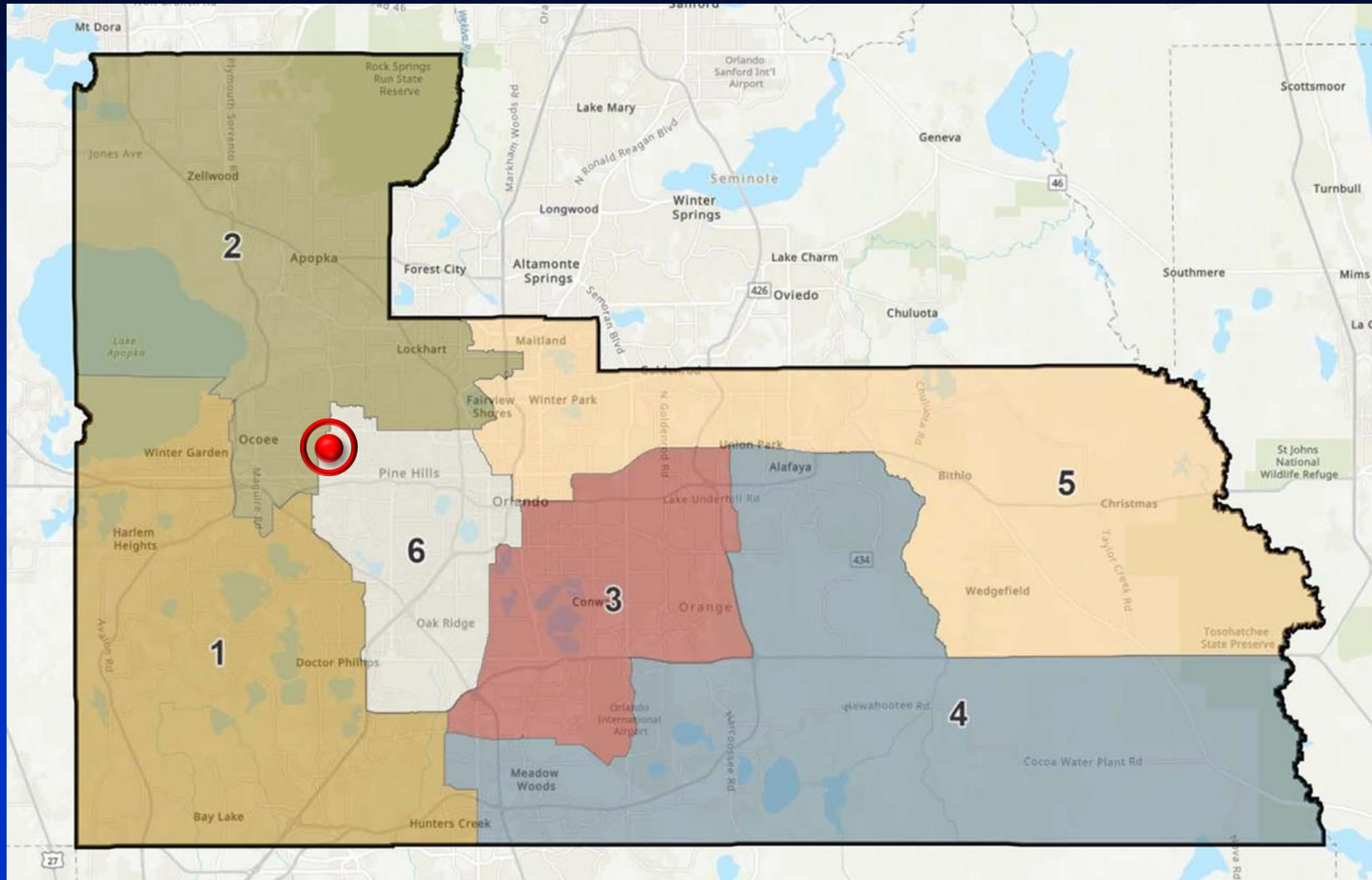
**Acreage:** 6.46-gross acres

**District:** 2 & 6

**Proposed Use:** Up to Ten (10) Single-Family Homes



# RZ-23-06-052





**Aerial**



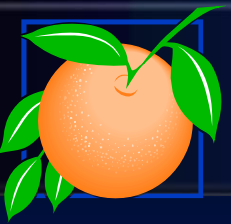
**GOOD HOMES RD**

**LAINIE LN**

**LAKE HILL CR**

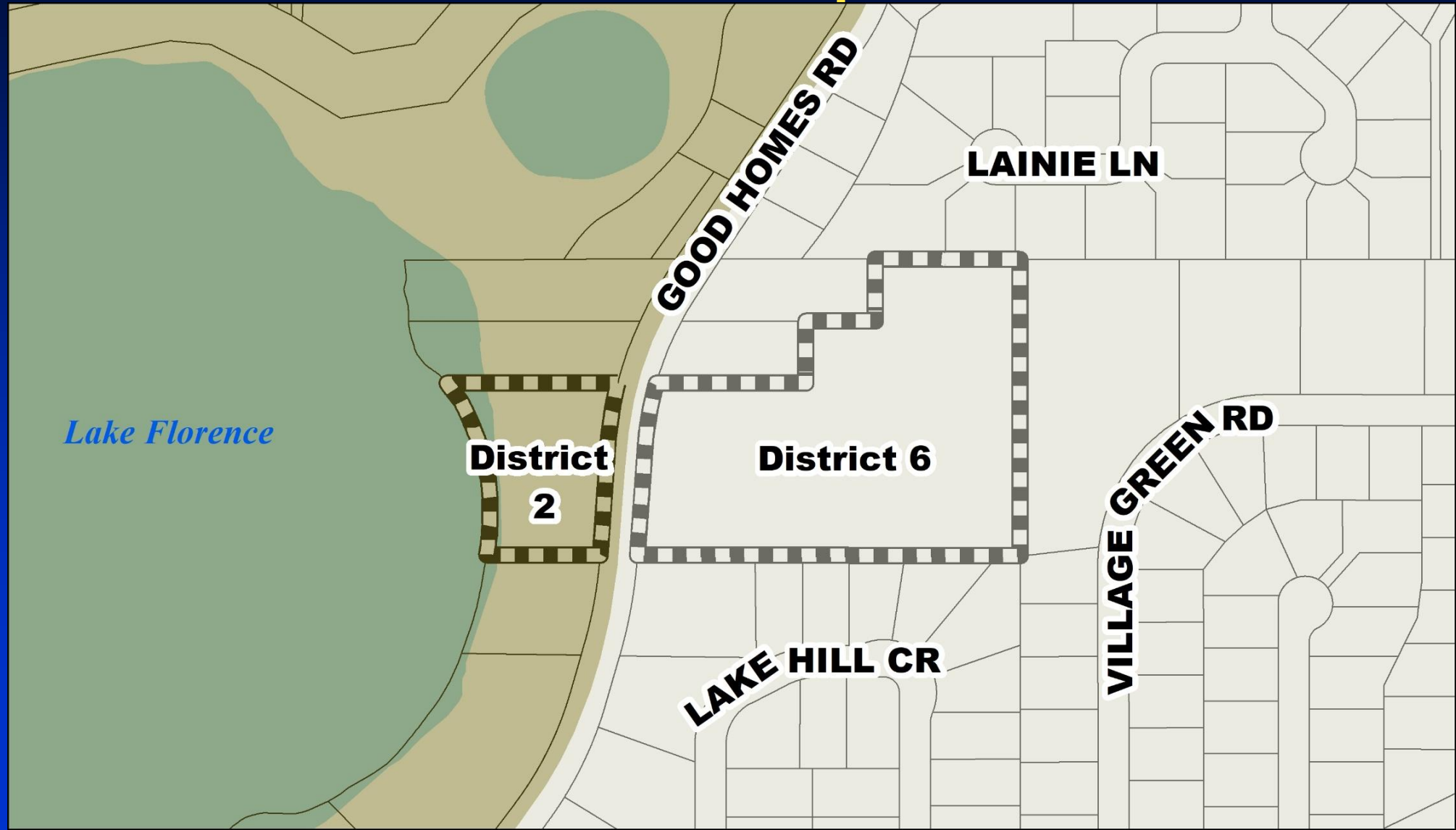
**VILLAGE GREEN RD**

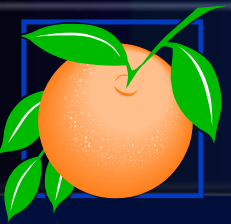




**RZ-23-06-052**

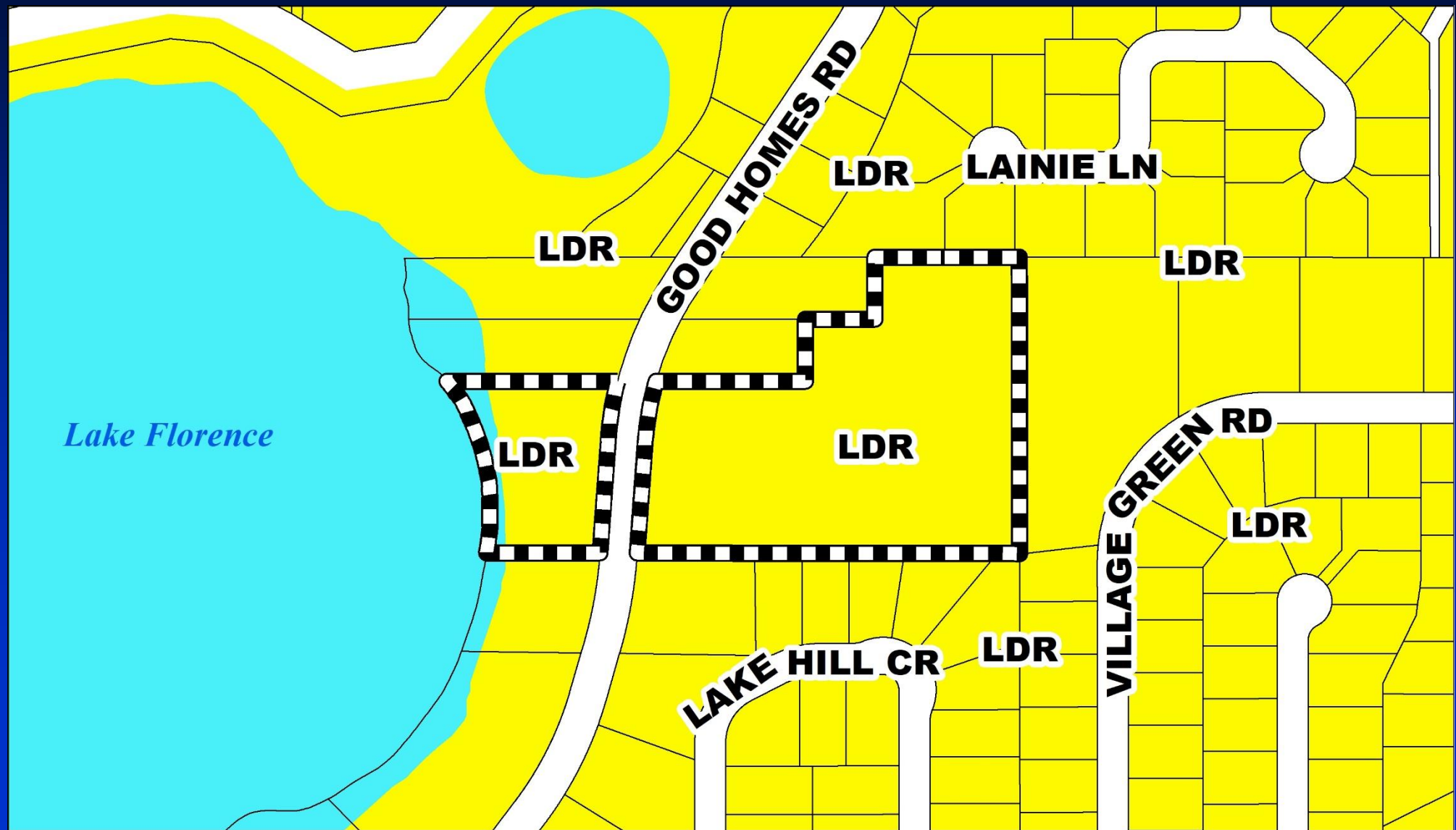
**District Map**

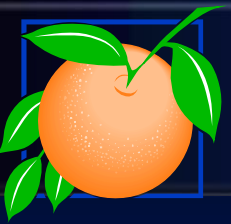




**RZ-23-06-052**

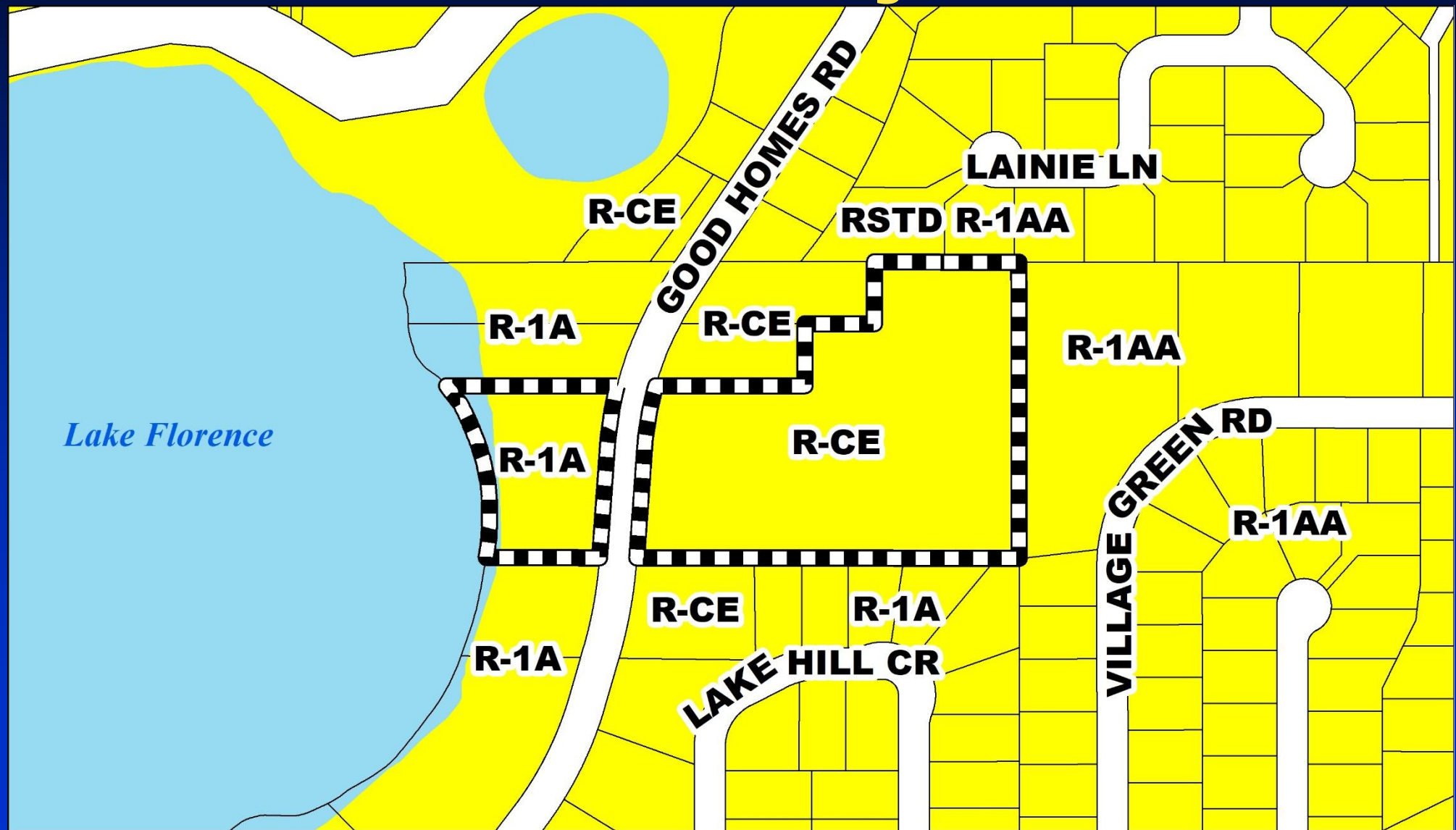
**Future Land Use**

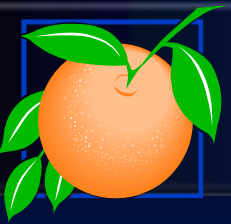




**RZ-23-06-052**

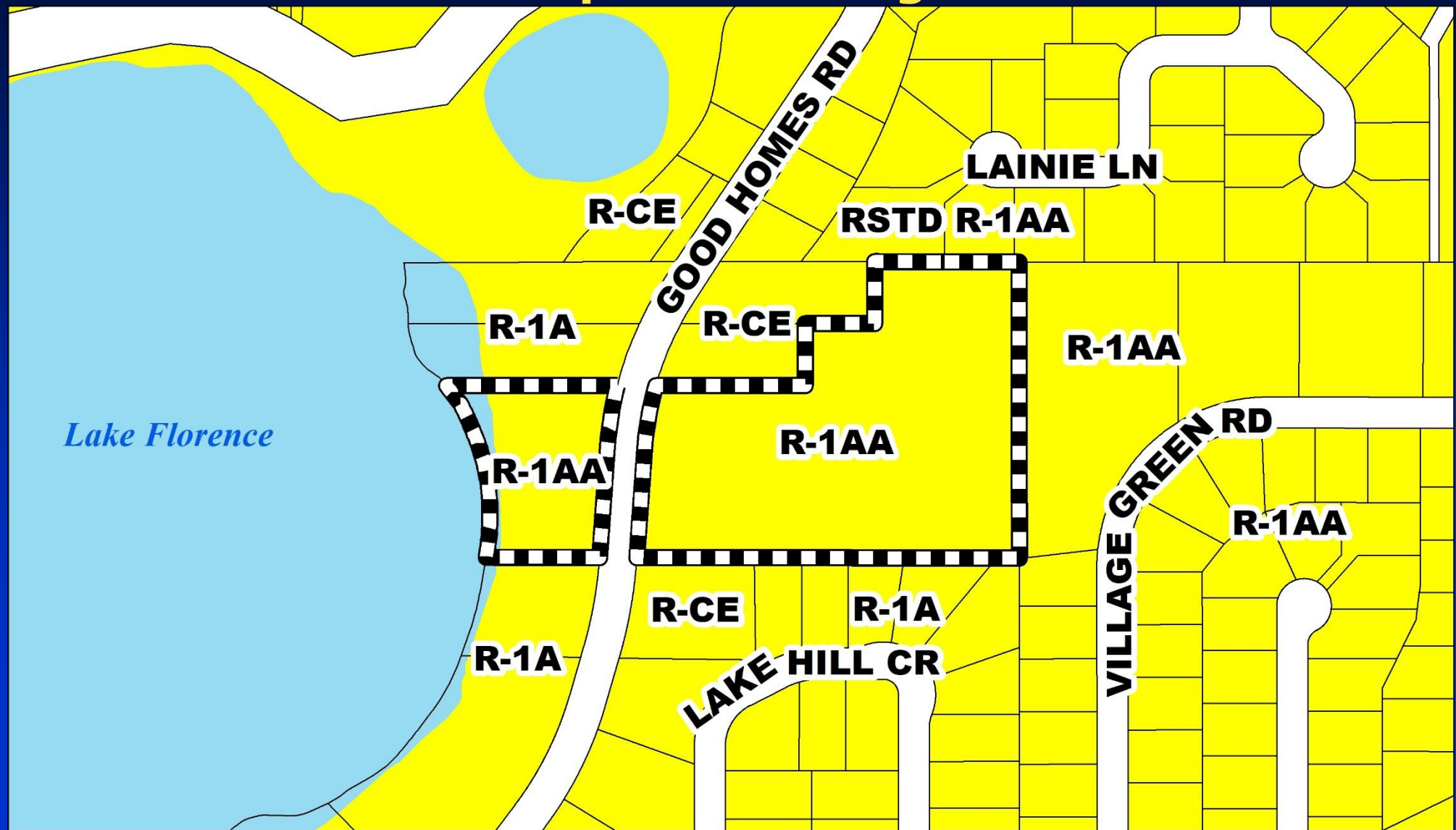
**Current Zoning**





# RZ-23-06-052

## Proposed Zoning





**Aerial**



**GOOD HOMES RD**

**LAINIE LN**

**LAKE HILL CR**

**VILLAGE GREEN RD**





# Community Meeting Summary

**June 20, 2024**

**Citrus Elementary School**

- **Attendance – 20 Residents**
  
- **Concern for:**
  - **Traffic**
  - **Flooding**
  - **Contamination of nearby wells**





# Recommended Action

**RZ-23-06-052:**

**APPROVE**

## Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the requested R-1AA (Single-Family Dwelling District) zoning subject to the following restrictions:**
  - 1. There shall be no residential lots west of Good Homes Road;**
  - 2. There shall be no residential lots located closer than 100 feet east of Good Homes Road;**
  - 3. Development shall be limited to ten (10) single-family homes; and**
  - 4. The development shall maintain a minimum horizontal separation of 75 feet between the top of the bank of the proposed pond and the outer edge of all existing drinking well structures.**