



2016-2 Amendment Process

- **Transmittal public hearings**
 - LPA – July 21, 2016
 - BCC – August 2, 2016
- **State and regional agency comments**
 - September 2016
- **Adoption public hearings**
 - LPA – October 28, 2016
 - BCC – November 15, 2016

Board of County Commissioners

**2016-2 Regular Cycle Privately-
Initiated Map Amendment**

Adoption Public Hearings

November 15, 2016



Amendment 2016-2-S-4-3 Rezoning RZ-16-10-025

Agent: Maxwell Spann, Land Image Consulting

Owner: Ruben Gomez

From: Low-Medium Density Residential (LMDR) and R-1A (Single-Family Dwelling District)

To: Commercial (C) and C-1 (Retail Commercial District)

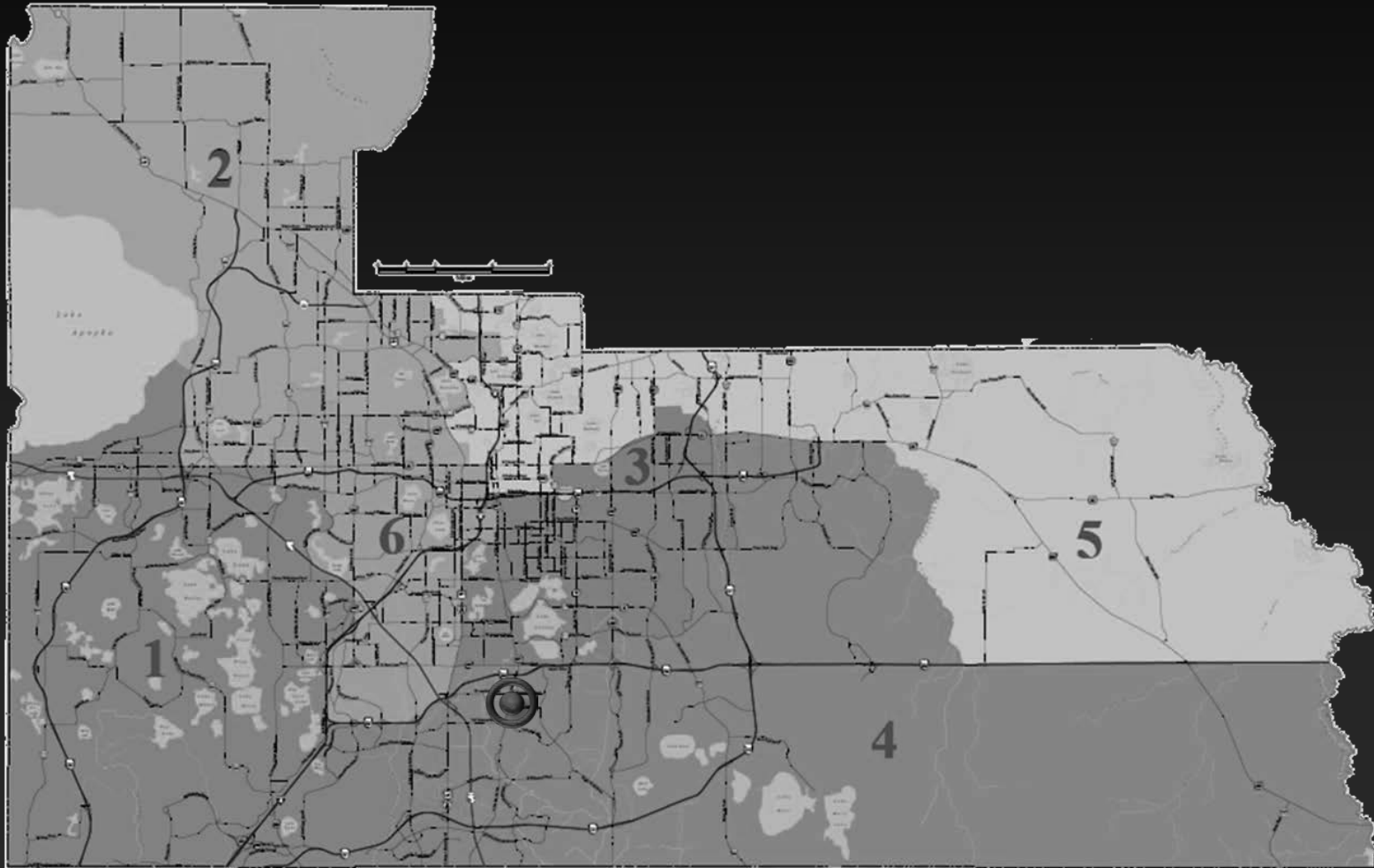
Acreage: 0.17 gross acre

Proposed Use: Up to 2,000 square feet of commercial / office space



Amendment 2016-2-S-4-3 Rezoning RZ-16-10-025

Location



Aerial



3rd Street

1st Avenue

2nd Avenue

3rd Avenue

4th Avenue

S Orange Avenue

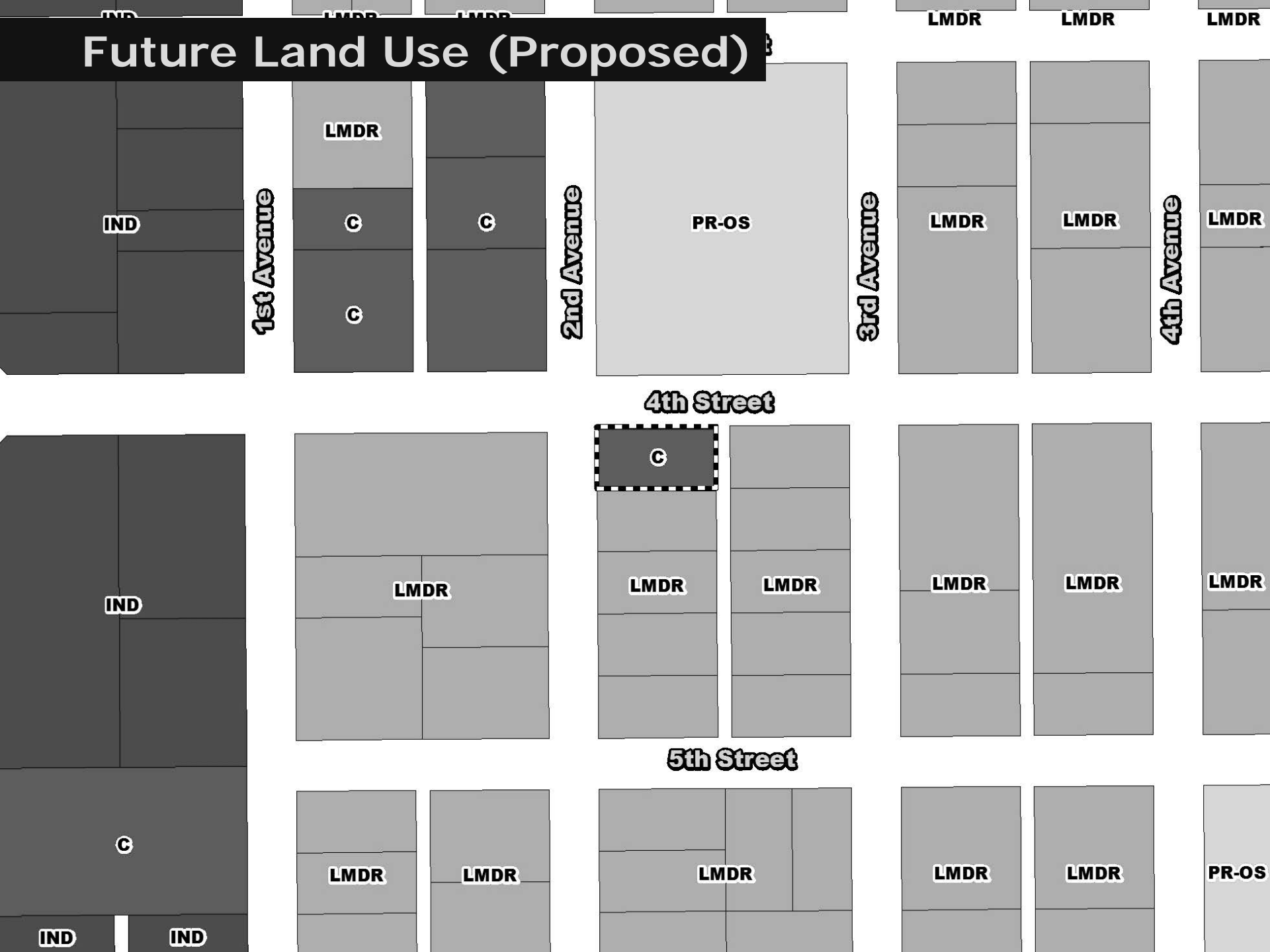
4th Street

5th Street

Future Land Use



Future Land Use (Proposed)



Zoning

IND-1/IND-5

C-3

R-1

C-3

1st Avenue

R-1

R-1

C-1

C-1

R-1

C-1

C-1

C-1

2nd Avenue

3rd Street

R-1A

3rd Avenue

R-1A

R-1A

R-1A

R-1A

4th Avenue

R-1A

R-1A

R-1

4th Street

C-3

R-1

R-T-1



R-1A

R-T-1

R-1A

R-T-1

R-T-1

R-1A

R-T-1

R-T-1

R-T-1

R-1A

R-T-1

R-1A

R-T-1

5th Street

R-1

R-T-1

R-1

R-T-1

R-1A

R-T-1

R-T-1

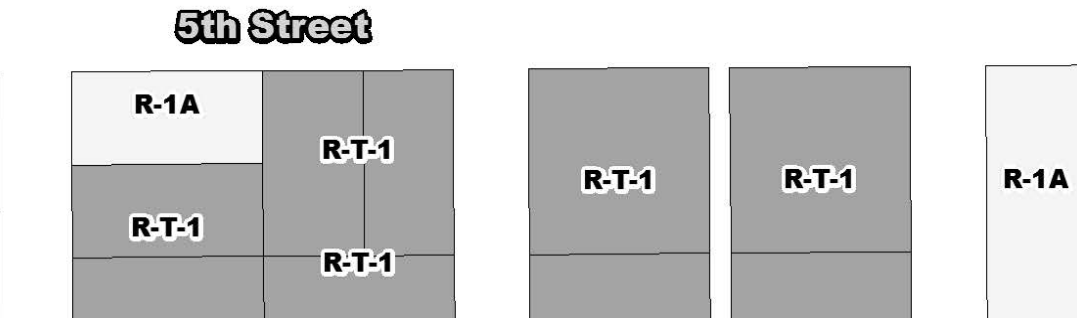
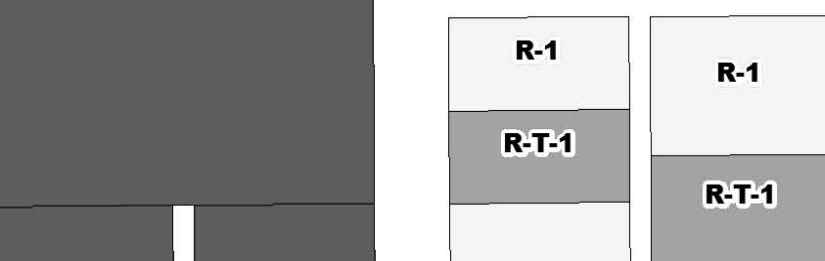
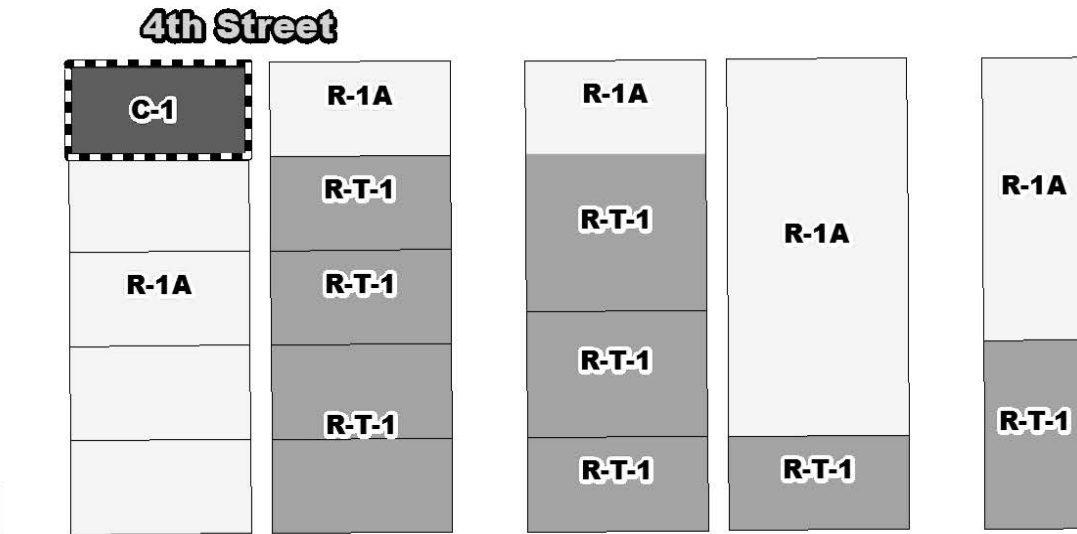
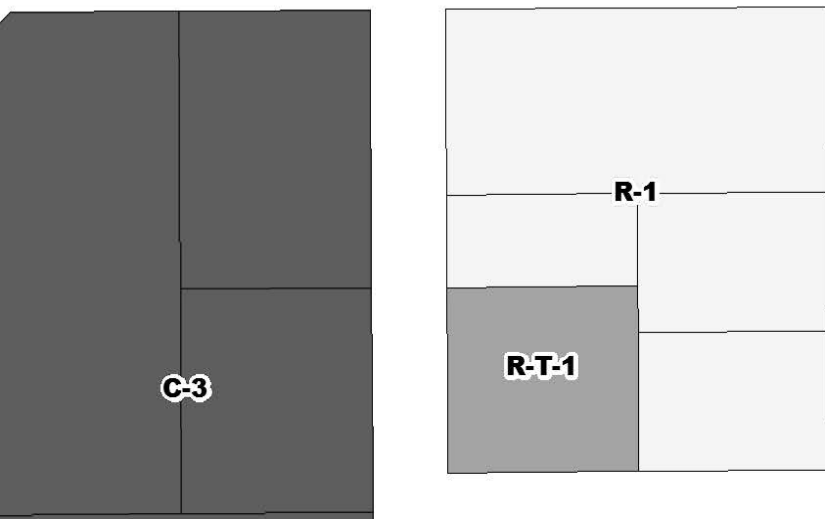
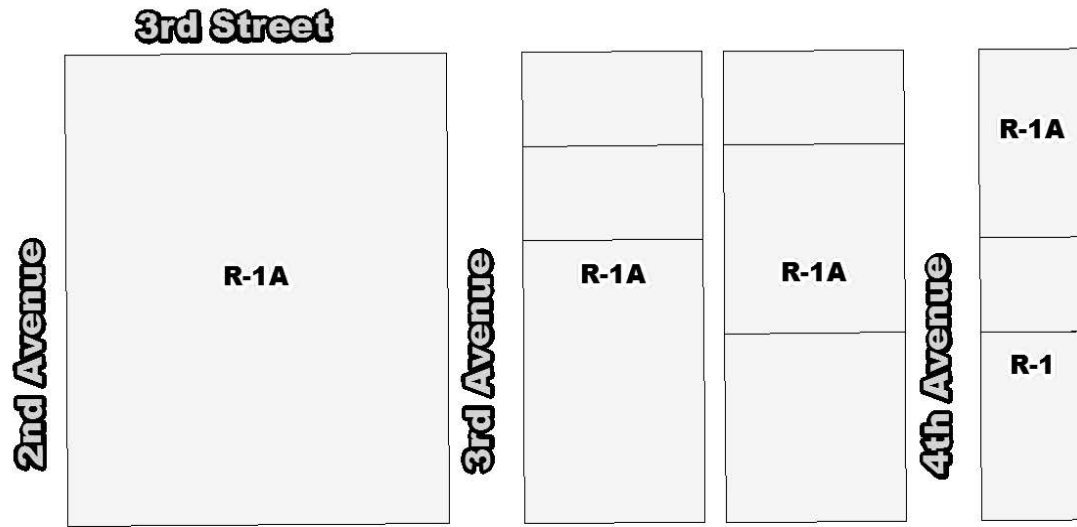
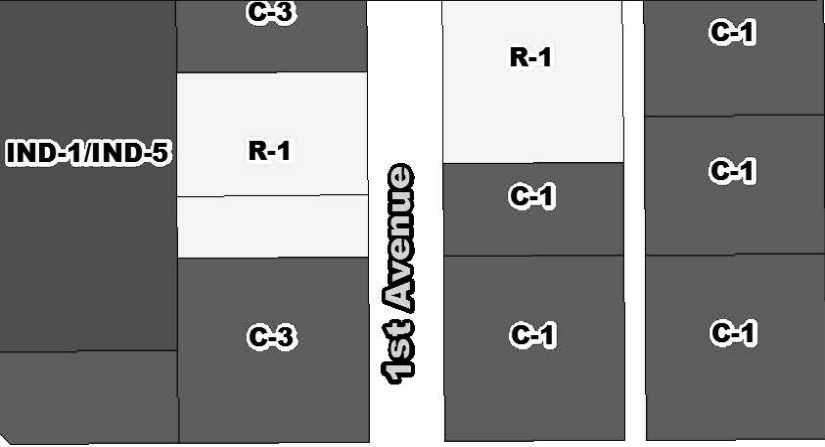
R-T-1

R-T-1

R-T-1

R-1A

Zoning (Proposed)





Amendment 2016-2-S-4-3

Staff Recommendation: DENY

LPA Recommendation: DENY

Action Requested

- **Make a finding of inconsistency with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2, Neighborhood Element Objective N1.1, and Policies FLU1.4.2, FLU1.4.3, FLU1.4.4, and FLU8.21);**
- **Determine that the proposed amendment is not in compliance; and**
- **Deny Amendment 2016-2-S-4-3 , Low-Medium Density Residential (LMDR) to Commercial (C).**



RZ-16-10-025

Staff Recommendation: DENY

LPA Recommendation: DENY

Action Requested

- **Make a finding of inconsistency with the Comprehensive Plan and DENY Rezoning Case RZ-16-10-025 from R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)**