



Agenda Item Summary

File #: 23-00434

Agenda Date: 8/22/2023

Agenda Item Name:

Z23-000002: A public hearing to consider a rezoning for Park Place Car Wash from R-1(b) (Single Family Residential , 4-8 units per acre to BH (Highway Oriented Business) at 7404 NW 4th Blvd

Presenter:

Mehdi Benkhatar, Growth Management Planner, 352-374-5261

Description:

A public hearing to consider a request by Clay Sweger of EDA Consultants, inc., agents, for Fouts & Torres & Fouts, owners, to rezone from the R-1b (single-family residential, 4 to 8 units/acre) zoning district to the BH (Highway-oriented businesses) zoning district. The site is a 0.2 acre portion of parcel 06655-013-001. The site has a future land use designation of Tourist/Entertainment, is located in the Oaks Mall Activity Center and has a street address of 7404 NW 4th Boulevard, Gainesville, FL 32607

Recommended Action:

Staff recommends that the Board of County Commissioners approve Z23-000002 with the bases as listed in the staff report.

Prior Board Motions:

Z-326 (1967): A request to rezone from the BH (Highway Oriented Businesses) district to the R-1b (Single Family Residential, 4 to 8 units/acre) district.

Fiscal Note:

N/A

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

This application is a request to rezone from the R-1b (single-family residential, 4 to 8 units/acre) zoning district to the BH (highway-oriented business) zoning district. The purpose of this rezoning is to bring the zoning into consistency with the parcel's future land use designation of Tourist/Entertainment. The parcel's original zoning had been BH until a rezoning to R-1b to allow a residence was approved in 1967. The current owner wishes to incorporate this home into the adjacent car wash business as a security quarter (accessory use).