



Agenda Item Summary

File #: 25-00336

Agenda Date: 5/27/2025

Agenda Item Name:

Z25-000003: Large-Scale Comprehensive Plan Amendment on SE Hawthorne Road

Presenter:

Mehdi Benkhatar, 352-374-5261

Description:

A request by Clay Sweger of eda consultants, inc., agent, for Gator Country LLC and Bentley Properties Inc., owners, for a large-scale comprehensive plan amendment. The amendment would change the future land use designations from Estate Residential (up to 1 dwelling unit per 2 acres), Low Density Residential (1 to 4 dwelling units/acre) and Commercial to Estate Residential (up to 1 dwelling unit per 2 acres), Low Density Residential (1 to 4 dwelling units/acre) and Conservation. The site is approximately 82 acres and is located to the northwest of the SE Hawthorne Rd./Lakeshore Dr. intersection on parcels 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000. This request is associated with the rezoning application Z25-000004 that seeks to rezone these same parcels.

Recommended Action:

Staff recommends that the Board of County Commissioners **transmit Z25-000003** to the Florida Department of Commerce for review and comment, with the bases as listed in the staff report.

Prior Board Motions:

ZOX-02-05: Special Exception to allow a cocktail lounge/bar in an "MB" (Marine Business) Zoning District (on parcel 16194-002-000)

Fiscal Note:

N/A

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

This application is a request to amend the future land use designation on parcels 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000. A companion application, Z25-000004, is requesting a rezoning for the same parcels.

The applicant is seeking to amend the land use designations on the future land use map in

anticipation of future residential development. If approved, the northern portion of the site would have a designation of Conservation, covering the portion of the site that is approximately aligned with the Eastside Greenway Strategic Ecosystem. The remainder of the site would be designated as Low Density Residential (1 to 4 units/acre).