



Agenda Item Summary

File #: 25-00561

Agenda Date: 8/12/2025

Agenda Item Name:

Z25-000003: Adoption hearing for large-scale comprehensive plan amendment on SE Hawthorne Rd.

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 Low Density Residential (1 to 4 dwelling units/acre) and Conservation. The amendment also proposes adding Policy 7.1.37 to the Future Land Use Element that would limit the number of units on the site and prohibit lots or roads within a 200' wide area. 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 **adopt** Z25-000003 with the bases as listed in the staff report.

Prior Board Motions:

05/27/25: The BoCC voted to transmit Z25-000003 to the Florida Department of Commerce and other reviewing agencies for comment.

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). At the transmittal hearing on 5/27/25, the Board voted to transmit this application to the Florida Department of Commerce and other reviewing agencies with the approval bases as mentioned in the staff report. Additionally, the following text amendment was proffered by the applicant and the Board voted to include this text amendment with the map amendment:

New policy in the Future Land Use Element of the Comprehensive Plan:

Policy 7.1.37 The approximately 82-acre property on SE Hawthorne Road (SR 20) consisting of tax parcels 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000 is designated Conservation and Low Density Residential on the Future Land Use Map with primary uses limited to single family detached residential at a maximum of 149 units. No roadways or residential lots shall be located within 200 feet of the eastern boundaries of parcels 16185-000-000 and 16194-000-000 (where abutting parcels 16185-001-000 and 16194-003-000). This area will be limited to a combination of green spaces, stormwater management areas, tree preservation areas and necessary utility infrastructure and shall not be fenced to contribute to a larger off-site north-south greenway/wildlife corridor.