



Agenda Item Summary

File #: 25-00562

Agenda Date: 8/12/2025

Agenda Item Name:

Z25-000004: Rezoning 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 rezoning. The request would rezone from R-1a, A, BR, BH and MB to C-1, RE-1 and R-1a. 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.

Recommended Action:

Staff recommends that the Board of County Commissioners approve Z25-00004 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 for a rezoning of parcels 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000. A companion application, Z25-000003, is requesting a large-scale comprehensive plan map amendment on the same parcels. This application is intended to provide consistent zoning districts to implement the amended land uses if Z25-000003 is approved.

The current zoning districts of R-1a (residential, 1 to 4 dwelling units/acre), Agriculture (1 dwelling unit per 5 acres) and commercial districts of BR (retail sales and services), BH (highway-oriented business services) and MB (business marine) would be rezoned to C-1 (conservation), RE-1 (residential, 1 dwelling unit per 2 acres to 2 dwelling units/acre) and R-1a (residential, 1 to 4 dwelling units/acre). The

maximum number of dwelling units allowed with this rezoning is 149.