



## Agenda Item Summary

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**File #: 25-00892**

**Agenda Date: 11/4/2025**

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**Agenda Item Name:**

Z25-000023: Minor Amendment to the Jonesville Business Park Planned Development

**Presenter:**

Mehdi Benkhatar, 352-374-5261

**Description:**

A request by Tara Howell of JBPro, agent, for Kennard Ace Hardware Corp., owner, for a minor amendment to the Jonesville Business Park Planned Development, revising a condition on outdoor storage and providing for screening standards for outdoor storage. The site is located at 202 NW 140th Terr., on tax parcel number 04341-001-012 and has a future land use designation of Shopping Center (Jonesville Activity Center) on approximately 0.16 acres.

**Recommended Action:**

Staff recommends that the Board of County Commissioners approve Z25-000023 with the bases and conditions as listed in the staff report.

**Prior Board Motions:**

ZOM-10-19 (changes to residential and non-residential entitlements)

ZOM-01-15 (add the Steeplechase Publix Parcel (6.68 acres), revise the PD phasing schedule, and other minor changes)

ZOM-23-05 (update to be consistent with land development regulations)

**Fiscal Note:**

There is no fiscal impact at this time, the advertisement, if approved, will be published on the County's "Public Notices" page.

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Background:**

This application is a request for a minor amendment to the Jonesville Business Park Planned Development. If approved, the amendment would allow outdoor storage of non-hazardous materials (e.g. landscaping materials) for a vacant parcel located at the rear of the existing Ace Hardware (on parcel 04341-001-012) along with proposed screening for this area.

The Jonesville Business Park PD was most recently amended in 2019 (ZOM-10-19). The conditions of the PD prohibit outdoor storage. This minor amendment proposes to allow screened outdoor storage only for that parcel behind the existing Ace Hardware store.