



# Baldwin County Commission

## Legislation Text

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**File #:** 18-0736, **Version:** 1

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**Meeting Type:** BCC Work Session

**Meeting Date:** 8/14/2018

**Item Status:** New

**From:** Celena Boykin, Planner

**Submitted by:** Celena Boykin

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### **ITEM TITLE**

Case No. Z-18033 - 1<sup>st</sup> American Investments LLC Property

### **STAFF RECOMMENDATION**

Adopt Resolution #2018-101, which approves Case No. Z-18033, 1st American Investments LLC Property, as it pertains to the rezoning of 8 acres, more or less, as located in Planning (Zoning) District 22, from RA, Rural Agriculture District, to B-4, Major Commercial District.

### **BACKGROUND INFORMATION**

**Previous Commission action/date:** N/A

#### **Background:**

The subject property, which consists of 16 acres, is currently zoned RA, Rural Agriculture District. The designation of B-4, Major Commercial District, has been requested for the northern eight (8) acres only. The applicant would like to sell custom and prefab sheds and barns with a sales office and showcase area. The subject property came before the Planning Commission at the June meeting for a rezoning from RA to B-4 for boat and RV storage (Case No. Z-18029 1st American Investments LLC). The Planning Commission recommended denial of this request. The applicant withdrew the application before it went to the County Commission. After hearing the concerns at the June meeting the applicant resubmitted a whole new rezoning application with renderings and a proposed site plan on what he is proposing to do. The applicant also submitted pictures of some of the other businesses that he owns in Florida.

The Planning Commission considered this request at its July 12, 2018, meeting and voted to recommend APPROVAL to the County Commission

### **FINANCIAL IMPACT**

**Total cost of recommendation:** N/A

**Budget line item(s) to be used:** N/A

**If this is not a budgeted expenditure, does the recommendation create a need for funding?**  
N/A

### **LEGAL IMPACT**

**Is legal review necessary for this staff recommendation and related documents?**  
N/A

**Reviewed/approved by:** N/A

**Additional comments:** N/A

### **ADVERTISING REQUIREMENTS**

**Is advertising required for this recommendation?** Yes, all editions of the Gulf Coast Newspapers in general circulation within Baldwin County.

The regular legal publication for the Baldwin County Planning and Zoning Commission Public Hearing ran on June 27, 2018. In addition, and as required, the regular legal publication for the Baldwin County Commission Public Hearing for Case No. Z-18033 is currently running as well as the required display, one quarter page advertisement. Regular legal run dates are July 25, 2018, August 1, 2018, and August 8, 2018. Display, one-quarter page run date is August 1, 2018. Proof of publication for both the Baldwin County Planning and Zoning Commission and the Baldwin County Commission public hearings are forthcoming and will be provided to the Records Manager prior to the final public hearing date of August 21, 2018.

**If the proof of publication affidavit is not attached, list the reason:** Forthcoming from staff.

### **FOLLOW UP IMPLEMENTATION**

**For time-sensitive follow up, select deadline date for follow up:** N/A

**Individual(s) responsible for follow up:** Commission Administration and Planning and Zoning Department

**Action required (list contact persons/addresses if documents are to be mailed or emailed):**

Commission Administration

Send Notice of Action to the following:

Juan C. Zamora

9600 NW 77 Ave

Hialeah, FL 33014

Planning and Zoning Department

Amend Zoning Map

**Additional instructions/notes:** N/A