



**PLANNING AND ZONING COMMISSION**  
**August 17, 2025**  
**STAFF REPORT**

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #e0e0e0;"><b>CASE NUMBER</b></td></tr> <tr><td>PZ-2025-0097 &amp; AX 2025-0095</td></tr> <tr><td style="background-color: #e0e0e0;"><b>PROJECT NAME</b></td></tr> <tr><td>855 &amp; 859 US Hwy 31</td></tr> <tr><td style="background-color: #e0e0e0;"><b>SITE DATA</b></td></tr> <tr><td>- 0.90 acres</td></tr> <tr><td style="background-color: #e0e0e0;"><b>REQUEST</b></td></tr> <tr><td>Pre-Zoning &amp; Annexation</td></tr> <tr><td style="background-color: #e0e0e0;"><b>ZONING/DISTRICT</b></td></tr> <tr><td>County</td></tr> <tr><td style="background-color: #e0e0e0;"><b>COMP PLAN FLUM</b></td></tr> <tr><td>Employment Center</td></tr> <tr><td style="background-color: #e0e0e0;"><b>Parcel ID</b></td></tr> <tr><td>22 4 18 0 000 031.000</td></tr> <tr><td style="background-color: #e0e0e0;"><b>LOCATION</b></td></tr> <tr><td>855 &amp; 859 Hwy 31</td></tr> <tr><td style="background-color: #e0e0e0;"><b>ENGINEER</b></td></tr> <tr><td> </td></tr> <tr><td style="background-color: #e0e0e0;"><b>OWNER/DEVELOPER</b></td></tr> <tr><td>D &amp; B Metal Roofing Supply Inc</td></tr> <tr><td style="background-color: #e0e0e0;"><b>DESCRIPTION OF USE</b></td></tr> <tr><td>Pre-Zone to M-1 (Light Industrial District) Business manufacturing metal roofing and metal building components. &amp; Annexation in to the City Limits</td></tr> </table>	<b>CASE NUMBER</b>	PZ-2025-0097 & AX 2025-0095	<b>PROJECT NAME</b>	855 & 859 US Hwy 31	<b>SITE DATA</b>	- 0.90 acres	<b>REQUEST</b>	Pre-Zoning & Annexation	<b>ZONING/DISTRICT</b>	County	<b>COMP PLAN FLUM</b>	Employment Center	<b>Parcel ID</b>	22 4 18 0 000 031.000	<b>LOCATION</b>	855 & 859 Hwy 31	<b>ENGINEER</b>		<b>OWNER/DEVELOPER</b>	D & B Metal Roofing Supply Inc	<b>DESCRIPTION OF USE</b>	Pre-Zone to M-1 (Light Industrial District) Business manufacturing metal roofing and metal building components. & Annexation in to the City Limits	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #e0e0e0;"><b>ZONING/REGULATIONS ANALYSIS</b></td></tr> <tr><td>This is one of tow properties in this area still within the County. The property had two homes on it and when the applicant purchased the property they went to the County to request a rezone. The County suggested coming to the city to be annexed in and obtaining the zoning. The property behind this is currently the same zone. This is within the General Commercial Land Use Classification but is surrounded by the Employment Center Future Land Use Classification that this would fall into.</td></tr> <tr> <td style="background-color: #e0e0e0;"><b>DIRECTION</b></td> <td style="background-color: #e0e0e0;"><b>ADJACENT LAND USE</b></td> <td style="background-color: #e0e0e0;"><b>ZONING</b></td> </tr> <tr> <td>N</td> <td></td> <td>County</td> </tr> <tr> <td>E</td> <td></td> <td>M-1</td> </tr> <tr> <td>S</td> <td></td> <td>M-1</td> </tr> <tr> <td>W</td> <td></td> <td>MR</td> </tr> <tr><td style="background-color: #e0e0e0;"><b>NEXT STEPS IF RECOMMENDED</b></td></tr> <tr><td>Sept 8 – City Council set Public Hearing  Sept 14 – Full Advertisement  Sept 21 – Synopsis  Oct 13 – City Council Public Hearing</td></tr> </table>	<b>ZONING/REGULATIONS ANALYSIS</b>	This is one of tow properties in this area still within the County. The property had two homes on it and when the applicant purchased the property they went to the County to request a rezone. The County suggested coming to the city to be annexed in and obtaining the zoning. The property behind this is currently the same zone. This is within the General Commercial Land Use Classification but is surrounded by the Employment Center Future Land Use Classification that this would fall into.	<b>DIRECTION</b>	<b>ADJACENT LAND USE</b>	<b>ZONING</b>	N		County	E		M-1	S		M-1	W		MR	<b>NEXT STEPS IF RECOMMENDED</b>	Sept 8 – City Council set Public Hearing Sept 14 – Full Advertisement Sept 21 – Synopsis Oct 13 – City Council Public Hearing
<b>CASE NUMBER</b>																																										
PZ-2025-0097 & AX 2025-0095																																										
<b>PROJECT NAME</b>																																										
855 & 859 US Hwy 31																																										
<b>SITE DATA</b>																																										
- 0.90 acres																																										
<b>REQUEST</b>																																										
Pre-Zoning & Annexation																																										
<b>ZONING/DISTRICT</b>																																										
County																																										
<b>COMP PLAN FLUM</b>																																										
Employment Center																																										
<b>Parcel ID</b>																																										
22 4 18 0 000 031.000																																										
<b>LOCATION</b>																																										
855 & 859 Hwy 31																																										
<b>ENGINEER</b>																																										
<b>OWNER/DEVELOPER</b>																																										
D & B Metal Roofing Supply Inc																																										
<b>DESCRIPTION OF USE</b>																																										
Pre-Zone to M-1 (Light Industrial District) Business manufacturing metal roofing and metal building components. & Annexation in to the City Limits																																										
<b>ZONING/REGULATIONS ANALYSIS</b>																																										
This is one of tow properties in this area still within the County. The property had two homes on it and when the applicant purchased the property they went to the County to request a rezone. The County suggested coming to the city to be annexed in and obtaining the zoning. The property behind this is currently the same zone. This is within the General Commercial Land Use Classification but is surrounded by the Employment Center Future Land Use Classification that this would fall into.																																										
<b>DIRECTION</b>	<b>ADJACENT LAND USE</b>	<b>ZONING</b>																																								
N		County																																								
E		M-1																																								
S		M-1																																								
W		MR																																								
<b>NEXT STEPS IF RECOMMENDED</b>																																										
Sept 8 – City Council set Public Hearing Sept 14 – Full Advertisement Sept 21 – Synopsis Oct 13 – City Council Public Hearing																																										