



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

<b>CASE NUMBER</b>
RZ-2025-0111
<b>PROJECT NAME</b>
10019 Hwy 119
<b>SITE DATA</b>
- 24.97 acres
<b>REQUEST</b>
Rezoning
<b>ZONING/DISTRICT</b>
Current : I (Institutional) Request: B-3 (Community Business District)
<b>COMP PLAN FLUM</b>
MXD – Mixed Use District
<b>Parcel ID</b>
23 1 11 2 004 001.000
<b>LOCATION</b>
10019 Hwy 119
<b>ENGINEER</b>
<b>OWNER/DEVELOPER</b>
<b>DESCRIPTION OF USE</b>
Rezone from I (Institutional) to B-3 Community Business District) in the SR119 Overlay

<b>ZONING/REGULATIONS ANALYSIS</b>		
This is part of the old School Property. The Corner makes it a great location to transition from the Institutional to General Business District. The Master Plan has the whole are as Mixed Use District to allow this mix of Institutional and business.		
<i>DIRECTION</i>	<i>ADJACENT LAND USE</i>	<i>ZONING</i>
N		I
E		B-3
S		County
W		I
<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		