

request for a recombination plat of all the church's parcels. The request was initiated by the City of Lake Park to annex approximately 1.12 acres consisting of two tracts currently located within a county island and to apply City of Lake Park Zoning Classification R-15 (Single-Family Residential) upon annexation.

There being no questions for staff, Chairman Miller opened the public hearing portion of the case.

No one spoke in favor or opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Roundtree to recommend approval. Commissioner Graham second. Ten voted in favor, none opposed (10-0). Motion carried.

Agenda Item #4

REZ-2026-11 Webb Fish Farm & Blackwater Development, 4130 Old Bemiss Rd, 4.8 ac
Current Zoning: R-1 (Low Density Residential) and R-10 (Suburban Density Residential)
Proposed Zoning: C-G (General Commercial)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject properties from R-1 (Low Density Residential) and R-10 (Suburban Density Residential) zoning to C-G (General Commercial) zoning. The general motivation in this case is for the applicant to repurpose the old Webb Fish Farm buildings and allow for new commercial opportunities on ~4.8ac. The subject property possesses limited access via a crossing of the Cater Parrot Rail Network onto Old Bemiss Road, a County maintained local road, though new local roads and access points are proposed onto Bemiss Knights Academy Road. The property is within the Urban Service Area, and Suburban Character Area, which recommends C-G zoning.

This property has historically been agricultural in nature and use, until 2006 when the County changed it to R-1. The Webb Family chose to rezone the majority of the land to E-A (Estate Agricultural) per REZ-2006-25, though the ~5acres encompassing the fish farm buildings was excluded, and has remained R-1 since. In 2015, an eastern portion of the property was rezoned to R-10 as part of Knights Landing Subdivision, Phase 1, then again in 2018 for Phase 2, and again in 2021 for Phase 3 and beyond. For reference, the minimum buffer area between C-G and R-10 is thirty (30) feet, and includes 4 shade trees and 25 shrubs per 100 linear feet, but may be reduced to fifteen (15) feet with 3 shade trees and 19 shrubs per 100 linear feet with the installation of a 6' to 8' opaque fence. Supplemental Standards for certain uses in C-G may increase the minimum buffering requirements at the time of development.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses, lot sizes, and zoning patterns, the availability of County Utilities, the current and proposed access, and therefore recommends approval of the request for C-G zoning with the following conditions: