CSZ-25-17 (Quasi-Judicial)

(Adoption Hearing BCC Land Use Meeting 10-28-2025)

Andress Family Florida LP & Andress Holdings LLC



Request

- To certificate Sending Zones, including three parcels located at 12544, 12492, and 12472 Harring Way, and three lots located at 13540, 13552, and 13564 Madtom Way, in the West County area, containing 9.52± acres; for calculation and severance of 42 density units
- The property is located in Commission District III.





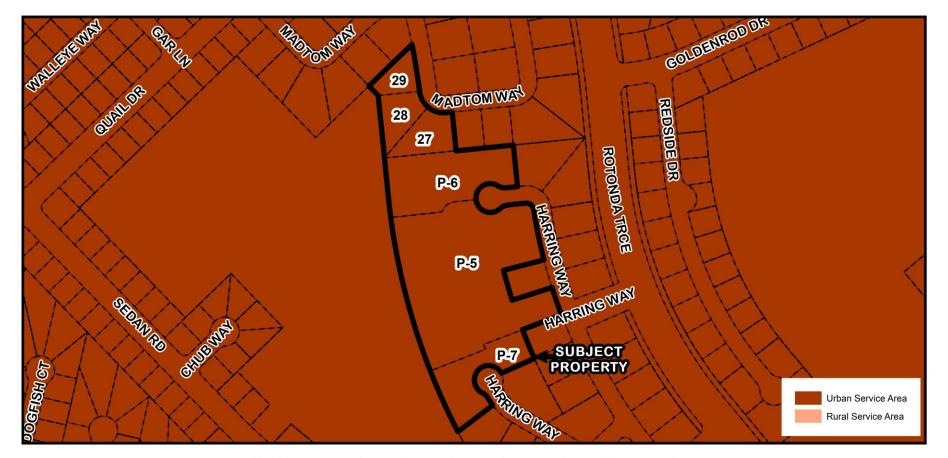
CSZ-25-17 Location Map



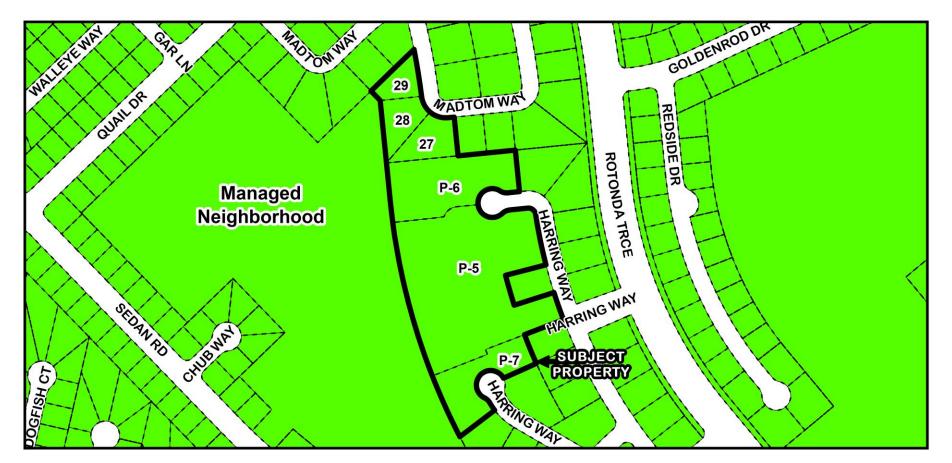
CSZ-25-17 Area Image

History of Base Density Units

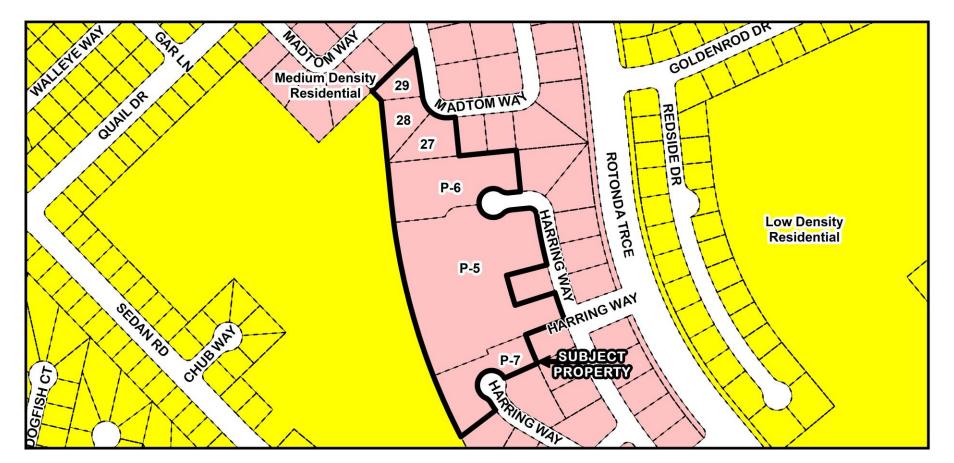
- A restrictive covenant as part of the approved Plat Vacation application limits the residential development rights for Parcels P5, P6, and P7 to a total of 43 density units.
- The total acreage for Lots 27 through 29 is approximately 1.47 acres; the base density for these three lots is 14 units.
- The base density for the property subject to this CSZ application is 57 units.



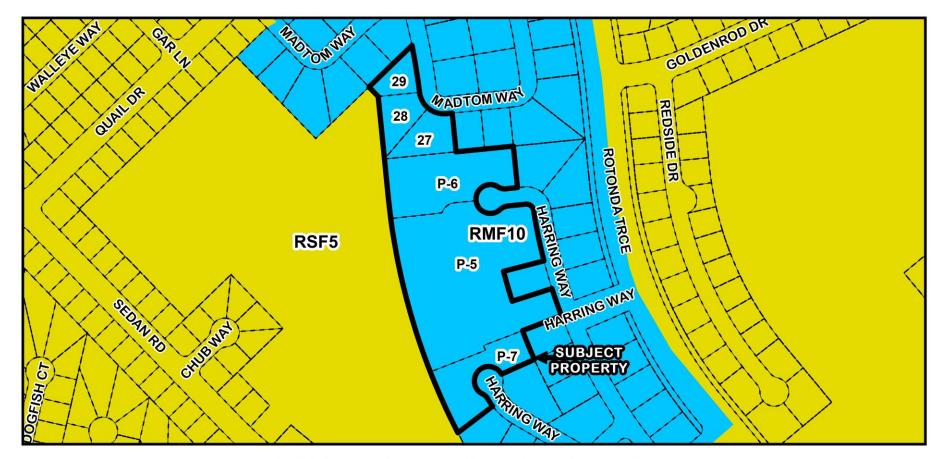
CSZ-25-17 Service Area Delineation



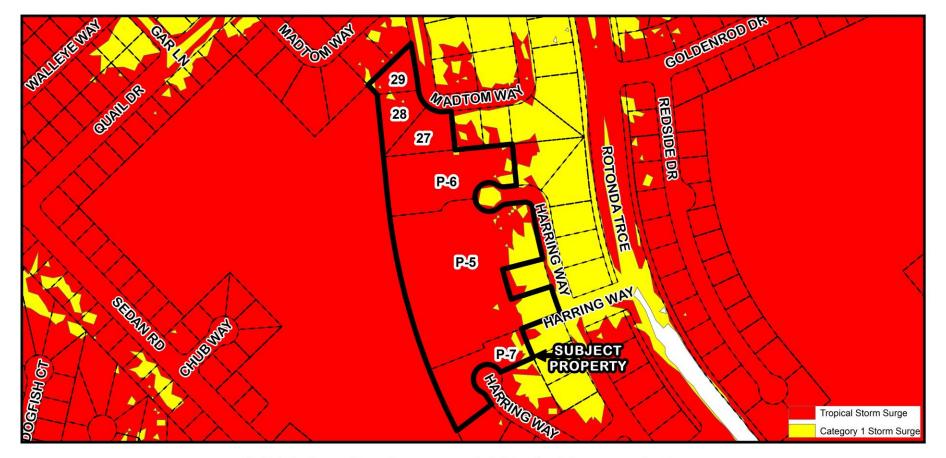
CSZ-25-17 Framework



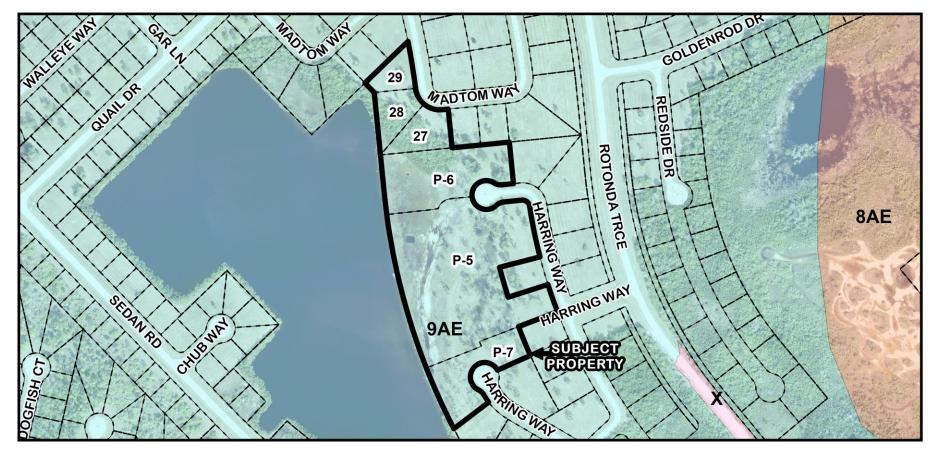
CSZ-25-17 FLUM Designations



CSZ-25-17 Zoning Designations



CSZ-25-17 Coastal High Hazard Area



CSZ-25-17 Flood Zones (9AE Zone)