

**RESOLUTION NO. 2025 - 017**

**WHEREAS**, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

**WHEREAS**, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:**

**APPLICANT:** Eisenhower Property Group, L.L.C. on behalf of EBH Acquisitions, LLC and John F. Mason, Trustee of the John F. Mason Revocable Trust dated October 9, 2008

**FILE NUMBER:** H-24-58

**REQUEST:** Master Plan Revision for a property zoned CPDP/Combined Planned Development Project (Single-Family) and (Multifamily)

**GENERAL LOCATION:** Southwest Corner of Mason Smith Road and US Highway 41 (Broad Street)

**PARCEL KEY NUMBERS:** 360727, 380723, 360772, 380769, 380821, 380750, 360763, 380741

**REQUEST:** Master Plan Revision for a property zoned CPDP/Combined Planned Development Project (Single-Family) and (Multifamily) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

**FINDINGS OF FACT:** ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**CONCLUSIONS OF LAW:** The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully

advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

**ACTION:**

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Master Plan Revision for a property zoned CPDP/Combined Planned Development Project (Single-Family) and (Multifamily) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 28<sup>th</sup> DAY OF January 2025.

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest:

Heidi Kugge, Deputy Clerk  
**Douglas A. Chorvat, Jr.**  
Clerk of Circuit Court & Comptroller

By:

[Signature]  
**Brian Hawkins**  
Chairman



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Melissa Tartaglia  
County Attorney's Office