

**RESOLUTION NO. 2024 - 200**

**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:** Sycamore Engineering, Inc. and Johnston Law Group, P.A. on behalf of Evergreen Partners, LLC and Rain Dancer, LLC

**FILE NUMBER:** H-24-17

**REQUEST:** Master Plan Revision for a property zoned PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-warehouses and Outdoor Storage, with Deviations

**GENERAL LOCATION:** North side of County Line Road, approximately 340' east of Seven Hills Drive

**PARCEL KEY NUMBERS:** 1317685

**REQUEST:** The applicant is requesting to Reestablish the Master Plan for a property zoned PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-warehouses and Outdoor Storage, and Revisions of the Master Plan with Deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the application is 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 support APPROVAL of the applicant's request to Reestablish the Master Plan to be credible and to constitute competent substantial evidence. In addition, the BOCC finds that the testimony and record support DENIAL of the applicant's request to Revise the Master Plan with Deviations to be credible and constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The applicant's request to Reestablish the Master Plan is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.
2. The Master Plan revisions with Deviations would be destructive to the existing Hospice Care Facility operating on the east boundary of the subject property.

**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 applicant's request to reestablish the Master Plan is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.
2. The Master Plan revisions with Deviations is inconsistent with the County's adopted comprehensive Plan and incompatible 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 the applicant's request to Reestablish the Master Plan for a property zoned PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-warehouses and Outdoor Storage, as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Further, the BOCC hereby DENIES the applicant's request for a Master Plan revision with deviations on property zoned PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-warehouses and Outdoor Storage. 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 24<sup>th</sup> DAY OF September 2024.

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

Attest:

Heidi Kuyper, Deputy Clerk

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

By:

Elizabeth Narverud

**Elizabeth Narverud  
Chairperson**

(SEAL)



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By:

Victoria Anderson  
County Attorney's Office