RESOLUTION NO. 2025 –

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: Riopelle Properties, LLC on behalf of Lee Kelso Pedone, Ariana Dairy Farm, Inc.,

and Lee Kelso Pedone, Trustee, or his Successors in Interest of the Lee Kelso

Trust dated June 24, 2021, as amended July 12, 2022

FILE NUMBER: H-25-26

REQUEST: Rezoning from AG (Agricultural), PDP(IND) Planned Development Project

(Industrial) and CPDP (Combined Planned Development Project) and Master Plan Revision on Property Zoned CPDP (Combined Planned Development

Project) with single-family and multifamily uses

GENERAL

LOCATION: Southeast Corner of Kettering Road and Dashbach Street

PARCEL KEY

NUMBERS: 00396716, 00424641, 00424650, 00424678, 00473794, 00536254, 00541444,

01299115, 01342666, 01376219

REQUEST: Rezoning from AG (Agricultural), PDP(IND) Planned Development Project

(Industrial) and CPDP (Combined Planned Development Project) and Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with single-family and multifamily uses 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 <u>APPROVAL</u> 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 <u>APPROVES</u> Rezoning from AG (Agricultural), PDP(IND) Planned Development Project (Industrial) and CPDP (Combined Planned Development Project) and Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with single-family and multifamily uses 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 <u>DENIED</u>.

ADOPT	TED IN REGULAR SESSION THE	DAY OF	2025.	
			BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY, FLORIDA	
Attest:	Douglas A. Chorvat, Jr.	By: Name:		
	Clerk of Circuit Court & Comptroller	Title: Cha	irman	_
(SEAL)				
		APPROVED A	S TO FORM AND LEGAL SUFFICIENCY	
		By: Nat	tasha López Perez County Attorney's Office	