

RESOLUTION NUMBER 2021- 186

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Fla. Stat.*, 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 on October 12, 2021, 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: Lisa Wilson-The Permit Tech, Inc. (On Behalf of Remington Ranch Property Management, LLC)

FILE NUMBER: H-21-54

REQUEST: Rezoning from AG/(Agricultural) and C-2/(Highway Commercial) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 use for a Business Training School

GENERAL

LOCATION: East side of Remington Road, approximately 1,700' north of Cortez Boulevard

PARCEL KEY

NUMBERS: 953597

REQUEST: Rezoning from AG/(Agricultural) and C-2/(Highway Commercial) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 use for a Business Training School, as converted to a request to PDP(OP)/Planned Development Project (Office/Professional) with a Specific C-1 use for a Business Training School, and 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, as converted as stated above, 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, as converted as stated above, 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, *Fla. Stat.* 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, as converted as stated above, 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 the request for a rezoning from AG/(Agricultural) and C-2/(Highway Commercial) to PDP(OP)/Planned Development Project (Office/Professional) with a Specific C-1 use for a Business Training School, 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 12th DAY OF OCTOBER 2021.

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

Attest: Susan Burns, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: [Signature]
John Allocco
Chairman



Approved as to Form and
Legal Sufficiency

By: [Signature]
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