



Legislation Details (With Text)

**File #:** 12844  
**Type:** Resolution                      **Status:** Adopted  
**File created:** 9/15/2023                      **In control:** Board of County Commissioners  
**On agenda:** 10/24/2023                      **Final action:** 10/24/2023  
**Enactment date:** 10/24/2023                      **Enactment #:** RES-2023-221  
**Title:** Rezoning Petition Submitted by M. Daniel Construction, Inc. (H2263)  
**Sponsors:**  
**Indexes:**  
**Code sections:**

**Attachments:** 1. H-22-63 P&Z Action 10-09-2023, 2. H2263 P&Z Action 09.11.2023, 3. H2263 Staff Report, 4. H2263 Application, 5. H2263 Maps, 6. H2263 Amended Narrative, 7. H2263 Site Plan, 8. H2263 HCSD Letter - Expansion of Public Service Facility Overlay District, 9. H2263 Resolution, 10. Affidavit of Publication of Legal Ad PD 23-30, 11. Department of Environment Protection Inspection for H2263, 12. Letter from Hernando County School District Regarding H2263, 13. Approved Resolution 2023-221

Date	Ver.	Action By	Action	Result
10/24/2023	1	Board of County Commissioners	adopted	Pass

**TITLE**

Rezoning Petition Submitted by M. Daniel Construction, Inc. (H2263)

**BRIEF OVERVIEW**

**Request:**

Expansion of a Public Service Facility Overlay District(PSFOD)

**General Location:**

West side of Sunshine Grove Road, approximately 2,000' north of Ken Austin Parkway

**P&Z Action:**

On October 10, 2023, The Planning and Zoning Commission voted 5-0 to approve the petitioner's request for an Expansion of a Public Service Facility Overlay District (PSFOD) with performance conditions.

**Hearing Detail:**

This petition was postponed from the October 10, 2023, BCC hearing. This petition was fully readvertised for the October 24, 2023, public hearing

The following members were present at the September 11, 2023, Planning and Zoning Commission meeting: Chairman Jonathan McDonald; Vice Chairman W. Steve Hickey; Kathryn Birren, Nicholas Holmes and Mike Fulford.

**FINANCIAL IMPACT**

A matter of policy. No financial impact.

## **LEGAL NOTE**

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The applicable Public Service Facility (PSF) Overlay District Standards are contained in Article IV, Section 11. The Zoning District Amendment must be consistent with the Comprehensive Plan.

## **RECOMMENDATION**

It is recommended that the Board adopt a resolution approving the petitioner's request for an expansion of a public service facility overlay district with performance conditions. It is further recommended that the Board approve and authorize the Chairman's signature on the attached associated resolution.