

Hernando County

Legislation Details (With Text)

File #: 13737

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File created: 2/19/2024 In control: Board of County Commissioners

On agenda: 3/12/2024 Final action: Enactment date: Enactment #:

Title: Master Plan Petition Submitted by Sobel Fund VII, LLC, on Behalf of Huntley Properties, LLC (H2271)

Sponsors:

Indexes:

Code sections:

Attachments: 1. H2271 Application Packet, 2. H2271 Staff Report, 3. H2271 Master Plan Revision, 4. H2271 Maps,

5. H2271 Non-Binding Capacity Analysis, 6. H2271 Community Meeting, 7. H2271 P&Z Action, 8.

H2271 BOCC Action, 9. H2271 Public Correspondence, 10. H2271 Resolution

Date	Ver.	Action By	Action	Result
3/12/2024	1	Board of County Commissioners	adopted	Pass

TITLE

Master Plan Petition Submitted by Sobel Fund VII, LLC, on Behalf of Huntley Properties, LLC (H2271)

BRIEF OVERVIEW

Request:

Master Plan Revision on Property Zoned CPDP/Combined Planned Development Project with General Commercial, and Office Professional, uses to add Specific C-2 uses and deviations.

Location:

Southwest corner of Lake in the Woods Drive and Commercial Way (US Hwy 19)

P&Z Action:

On February 12, 2024, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from a Master Plan Revision on Property Zoned CPDP/Combined Planned Development Project with General Commercial, and Office Professional, uses to add Specific C-2 Uses with deviations and modified performance conditions.

Hearing Detail:

The following members were present at the February 12, 2024, Planning and Zoning Commission meeting: Chairman Nicholas Holmes; Acting Vice Chairman Mike Fulford; Kathryn Birren, Donald Whiting, and Gregory Arflack.

FINANCIAL IMPACT

A matter of policy. No financial impact.

File #: 13737, Version: 1

LEGAL NOTE

The Board has the authority to make the requested rezoning / Master Plan Revision decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment / Master Plan Revision must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt a resolution establishing a master plan revision on property zoned CPDP/Combined Planned Development Project with general commercial, and office professional, uses to add specific C-2 uses and deviations and performance conditions. It is further recommended that the Board authorize the Chairperson's signature on the attached associated resolution.