



Hernando County

Legislation Details (With Text)

File #: 12841

Type: Resolution Status: Adopted

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Enactment date: 10/10/2023 Enactment #: RES-2023-210

Title: Rezoning Petition Submitted by John Kattke of Solterra Land, LLC, on Behalf of Nicholas Anthony

Oliva, Frank McDowell, III, Margaret Mary McDowell, and Land Merchant, LLC (H2320)

Sponsors:

Indexes:

Code sections:

Attachments: 1. H2320 Application Packet, 2. H2320 Staff Report, 3. H2320 Master Plan, 4. H2320 Maps, 5. H2320

P&Z Action, 6. H2320 Resolution, 7. Affidavit of Publication of Legal Ad PD-23-25 REZ, 8. Master Plan

for H2320 - Exhibits, 9. Approved Resolution No. 2023-210, 10. Summary of BOCC Action

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

TITLE

Rezoning Petition Submitted by John Kattke of Solterra Land, LLC, on Behalf of Nicholas Anthony Oliva, Frank McDowell, III, Margaret Mary McDowell, and Land Merchant, LLC (H2320)

BRIEF OVERVIEW

Request:

Rezoning from AG (Agricultural) and AR (Agricultural/Residential) to PDP(MF)/Planned Development Project (Multifamily) with deviations.

General Location:

Northwest corner of Anderson Snow Road and Amero Lane

P&Z Action:

On September 11, 2023, 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 AG (Agricultural) and AR (Agricultural/Residential) to PDP(MF)/Planned Development Project (Multifamily) with deviations and modified performance conditions.

Hearing Detail:

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.

File #: 12841, Version: 1

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 Criteria for a PDP are found in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP Master Plan must be consistent with the Comprehensive Plan.

Appendix A, Article VI, Section 2 provides that the governing body may convert a conventional zoning amendment to a planned development district.

RECOMMENDATION

It is recommended the Board adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) and AR (Agricultural/Residential) to PDP(MF)/Planned Development Project (Multifamily) with deviations and modified performance conditions. It is further recommended that the Board authorize the Chairman's signature on the attached associated resolution.