

Hernando County

Legislation Details (With Text)

File #: 13245

Type: Resolution Status: Agenda Ready

File created: 11/18/2023 In control: Board of County Commissioners

On agenda: 12/12/2023 Final action: Enactment date: Enactment #:

Title: Rezoning Petition Submitted by F.O. Enterprises, LLC (H2326)

Sponsors:

Indexes:

Code sections:

Attachments: 1. H2326 Application, 2. H2326 Staff Report, 3. H2326 Maps, 4. H2326 Master Plan, 5. H2326

Revision Narrative, 6. H2326 P&Z Action, 7. H2326 Resolution, 8. Affidavit of Publication of Legal Ad

PD-23-41, 9. Approved Resolution No. 2023-248, 10. Summary of BOCC Action

Date Ver. Action By Action Result

12/12/2023 1 Board of County Commissioners

TITLE

Rezoning Petition Submitted by F.O. Enterprises, LLC (H2326)

BRIEF OVERVIEW

Request:

Rezoning from PDP(OP)/ Planned Development Project (Office Professional) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-2 uses of mini-warehouse and outdoor storage.

General Location:

South side of Forest Oaks Boulevard at its intersections with Casino Court and Longbranch Court.

P&Z Action:

On November 13, 2023, the Planning and Zoning Commission voted 3-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP (OP)/ Planned Development Project (Office Professional) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-2 uses of mini-warehouse and outdoor storage and unmodified performance conditions.

Hearing Detail:

The following members were present at the November 13, 2023, Planning and Zoning Commission meeting: Chairman Jonathan McDonald, Kathryn Birren, Nicholas Holmes, and Donald Whiting. Comm. Whiting was the dissenting vote.

FINANCIAL IMPACT

A matter of policy. No financial impact.

File #: 13245, 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 must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt a resolution approving the petitioner's request for a rezoning from PDP(OP)/ Planned Development Project (Office Professional) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-2 uses of mini-warehouse and outdoor storage and performance conditions. It is further recommended that the Board authorize the Chairperson's signature on the attached associated resolution.