



## Legislation Details (With Text)

**File #:** 11428  
**Type:** Agenda Item **Status:** Adopted  
**File created:** 11/17/2022 **In control:** Board of County Commissioners  
**On agenda:** 12/13/2022 **Final action:** 12/13/2022  
**Enactment date:** **Enactment #:**

**Title:** Rezoning Petition Submitted by Downtown Development Partners, LLC (H2228)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. H-22-28 P&Z Action, 2. H-22-28 Staff Report, 3. H-22-28 Maps, 4. H-22-28 Application Packet, 5. H-22-28 Master Plan, 6. H-22-28 P&Z Citizen Exhibit, 7. Affidavit of Publication of Legal Ad PD-22-50

Date	Ver.	Action By	Action	Result
12/13/2022	1	Board of County Commissioners	adopted	Pass

### TITLE

Rezoning Petition Submitted by Downtown Development Partners, LLC (H2228)

### BRIEF OVERVIEW

**Request:**

Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(GC)/Planned Development Project (General Commercial)

**General Location:**

Northeast side of Breakwater Boulevard, approximately 400' west of its intersection with Commercial Way

**P&Z Action:**

On November 14, 2022, the Planning and Zoning Commission voted 4-0 to postpone the petitioner’s request for a rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP (GC)/Planned Development Project (General Commercial), to allow time for the petitioner to complete a traffic analysis for the subject site and have it reviewed by both the County Engineer and the Hernando County School District. Upon completion, the hearing will be rescheduled with applicant incurring all re-advertising expenses.

**Hearing Detail:**

The following members were present at the November 14, 2022, Planning and Zoning Commission meeting: Chairman Mike Fulford; Jonathan McDonald; W. Steve Hickey; and Mike Kierzynski.

### FINANCIAL IMPACT

A matter of policy. There is no financial impact.

## **LEGAL NOTE**

Pursuant to Chapters 125 and 163, Florida Statutes, the Board has the authority to take the recommended action.

## **RECOMMENDATION**

It is recommended that the Board postpone the petitioner's request for a rezoning from PDP (SF)/Planned Development Project (Single Family) to PDP(GC)/Planned Development Project (General Commercial), to allow time for the petitioner to complete a traffic analysis for the subject site and have it reviewed by both the County Engineer and the Hernando County School District. Upon completion, the hearing will be rescheduled to be heard by both the Planning and Zoning Commission and the Board of County Commissioners with applicant incurring all re-advertising expenses.