

Hernando County

Legislation Details (With Text)

File #: 13389

Type: Agenda Item Status: Agenda Ready

File created: 12/17/2023 In control: Board of County Commissioners

On agenda: 1/9/2024 Final action: Enactment date: Enactment #:

Title: Rezoning Petition Submitted by Silverstone Investment Properties, LLC (H2358)

Sponsors:

Indexes:

Code sections:

Attachments: 1. H2358 Application Packet, 2. H2358 Staff Report, 3. H2358 Site Plan, 4. H2358 Maps, 5. H2358

P&Z Action, 6. H2358 Citizen Comment, 7. H2358 Resolution, 8. Affidavit of Publication of Legal Ad

PD-23-45

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 Result

 1/9/2024
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 Board of County Commissioners

TITLE

Rezoning Petition Submitted by Silverstone Investment Properties, LLC (H2358)

BRIEF OVERVIEW

Request:

Rezoning from C-3 (Neighborhood Commercial) to PDP(CM)/ Planned Development Project (Commercial Marine) and PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 (General Commercial) Use with deviations.

General Location:

South side of Cortez Boulevard, approximately 480' west of Avenue of the Palms

P&Z Action:

On December 11, 2023, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving a rezoning from C-3 (Neighborhood Commercial) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 (General Commercial) use for restaurant with or without alcohol dispensation for both parcels and with performance conditions:

Hearing Detail:

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

FINANCIAL IMPACT

A matter of policy. No financial impact.

File #: 13389, 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 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 C-3 (Neighborhood Commercial) to PDP(NC)/Planned Development Project (Neighborhood Commercial) with a specific C-1 (General Commercial) use with performance conditions. It is further recommended that the Board authorize the Chairperson's signature on the attached associated resolution.