

Hernando County

Legislation Details (With Text)

File #: 12432

Type: Resolution Status: Adopted

File created: 6/15/2023 In control: Board of County Commissioners

On agenda: 7/11/2023 Final action: 7/11/2023

Enactment date: 7/11/2023 Enactment #: RES-2023-150

Title: Master Plan Revision Petition Submitted by Elevation Development, LLC, on Behalf of R. Thomas

Chapman, Jr., as Trustee of R. Thomas Chapman, Jr., Family Trust U/A/D February 18, 1974, as

Amended and Restated January 23, 2009 (H2309)

Sponsors:

Indexes:

Code sections:

Attachments: 1. H-23-09 P&Z Action, 2. H-23-09 Staff Report, 3. H-23-09 Maps, 4. H-23-09 Application, 5. H-23-09

Master Plan, 6. H-23-09 Resolution, 7. H-23-09 Affidavit, 8. Affidavit of Publication of Legal Ad PD-23-

13, 9. Approved Resolution No. 2023-150, 10. Summary of BOCC Action

Date	Ver.	Action By	Action	Result
7/11/2023	1	Board of County Commissioners	adopted	Pass

TITLE

Master Plan Revision Petition Submitted by Elevation Development, LLC, on Behalf of R. Thomas Chapman, Jr., as Trustee of R. Thomas Chapman, Jr., Family Trust U/A/D February 18, 1974, as Amended and Restated January 23, 2009 (H2309)

BRIEF OVERVIEW

Request:

Master Plan revision and a rezoning from PDP(GC)/Planned Development (General Commercial) and PDP(OP)/planned Development Project (Office Professional) to PDP(MF)/Planned Development Project (Multifamily) with specific C-2 uses for Drive-Thru Restaurants

General Location:

North side of Elgin Boulevard approximately 450' from its intersection with Barclay Avenue and west side of Barclay Avenue, approximately 650' south of its intersection with Silverthorn Boulevard

P&Z Action:

On June 12, 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 Master Plan Revision and a Rezoning from PDP(GC)/ Planned Development Project (General Commercial) and PDP(OP)/ Planned Development Project (Office Professional) to CPDP (Combined Planning Development Project) to include Multifamily and specific C-2 uses of Drive-Thru Restaurants and Mini-Storage Facilities, and deviations with modified performance conditions.

Hearing Detail:

The following members were present at the June 12, 2023, Planning and Zoning Commission

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meeting: Acting Chairman Mike Fulford; Kathryn Birren, Nicholas Holmes, Donald Whiting, and Gregory Arflack.

FINANCIAL IMPACT

A matter of policy. No financial impact.

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 approving the petitioner's request for a master plan revision and rezoning. It is further recommended that the Board approve and authorize the Chairman's signature on the attached associated resolution.