

Hernando County

20 North Main Street, Brooksville, FL 34601

Legislation Text

File #: 11091, Version: 1

TITLE

Master Plan Petition Submitted by 34601 Realty Partners, LLC (H2254)

BRIEF OVERVIEW

Request:

Establish a Master Plan to Include a Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(MF)/Planned Development Project (Multifamily) with Deviations

General Location:

West side of Cobb Road, North Side of Fort Dade Avenue

P&Z Action:

On September 12, 2022, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to establish a Master Plan to Include a rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) with Deviations, and modified performance conditions.

Hearing Detail:

The following members were present at the September 12, 2022, Planning and Zoning Commission meeting: Interim Chairman Jonathan McDonald; Interim Vice Chairman W. Steve Hickey; Mark Johnson (an alternate member present in a voting capacity due to the absence of Mike Fulford) and John T. Carroll (an alternate member present in a voting capacity due to the absence of Jerry Campbell).

FINANCIAL IMPACT

A matter of policy. No financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning / Master Plan 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 /Master Plan must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt a resolution approving the petitioner's request to establish a Master Plan to include a rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) with Deviations, and <u>modified</u> performance conditions in accordance with the recommendation of the Planning and Zoning Commission. It is further recommended that the Board authorize the Chairman's signature on the attached associated resolution.

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