

# Hernando County

20 North Main Street, Brooksville, FL 34601

# **Legislation Text**

File #: 13006, Version: 1

# **TITLE**

Rezoning Petition Submitted by Tires Unlimited & Service, LLC (H2334)

# **BRIEF OVERVIEW**

# Request:

Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP (GC)/Planned Development Project (General Commercial) to include a specific C-2 use for an Automobile Service Establishment with deviations

#### **General Location:**

North of County Line Road and at the western terminus of Pythia Place

#### **P&Z Action:**

On October 9, 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 on property zoned PDP(GC)/Planned Development Project (General Commercial) to include a specific C-2 use for an Automobile Service Establishment with unmodified performance conditions.

# **Hearing Detail:**

The following members were present at the October 9, 2023, Planning and Zoning Commission meeting: Chairman Jonathan McDonald, Vice Chairman W. Steve Hickey, 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 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 to rezone property from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP (GC)/Planned Development Project (General Commercial) to include a specific C-2 use for an automobile service establishment with performance conditions. It is further recommended that the Board approve and authorize the Chairman's signature on the attached associated resolution.