



Hernando County Planning and Zoning Commission

John Law Ayers Commission Chambers, Room 160
20 North Main Street, Brooksville, FL 34601

Regular Meeting

~Agenda~

Monday, October 11, 2021 9:00 AM

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT WWW.HERNANDOCOUNTY.US. THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JESSICA WRIGHT, HERNANDO COUNTY ADMINISTRATION, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 540-6452. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PLEASE NOTE THAT ONLY PUBLIC HEARING ITEMS WILL BE HEARD AT THEIR SCHEDULED TIME. ALL OTHER ITEM TIMES NOTED ON THE AGENDA ARE ESTIMATED AND MAY BE HEARD EARLIER OR LATER THAN SCHEDULED.

9:00 AM A. MEETING CALLED TO ORDER

1. Invocation
2. Pledge of Allegiance
3. Poll Commission for Ex Parte Communications
4. County Attorney Statement
5. Administering of the Oath

B. STAFF ANNOUNCEMENTS

C. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission only)

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS

E. UNIFIED AGENDA

1. CP1404141 - Bantam Realty, LLC Conditional Plat Approval for Grove Park Industrial Park Subdivision
2. CP1413601 - Oak Development Group, LLC Conditional Plat Approval for Oak Park Estates Subdivision
3. CP1416953 - Esplanade Communities of Florida, LLC Conditional Plat Approval for Winding Oaks Subdivision

9:00 AM F. STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)

1. CU2103 - Brenda L. Mejia: Conditional Use Permit for a Temporary Residence; 9345 Orchard Way, Spring Hill, FL 34608
2. SE2110 - Mark W. Barry, CEO: Revision to a Special Exception Use Permit for a Congregate Care and Educational Facility; West side of Neff Lake Road, approximately 800' south of Fadette Drive
3. H2155 - WWRCF, LLC: Rezoning from R-1A/(Residential) and C-1/(General Commercial) to PDP(GC)/Planned Development Project (General Commercial); North Side of Cortez Boulevard at Steuben Street
4. H2151 - Cortez Blvd. Property 1, LLC: Rezoning from C-1/(General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Automotive Specialty Establishment & Boat Sales and Service with or without Outside Display; South side of Cortez Boulevard, approximately 1,350' west of Grove Road

10:00 AM

5. H2113 - Shuaney Irrevocable Trust, Michael P. Spellman Trustee: Rezoning from CPDP/(Combined Planned Development Project) to PDP(SF)/Planned Development Project (Single-Family) with deviations; Northeast side of Barcelona Boulevard, approximately 355' northwest of Sherman Hills Boulevard
6. H2153 - M/I Homes of Tampa, LLC: Rezoning from CPDP/(Combined Planned Development Project) to PDP(SF)/Planned Development Project (Single-Family) with Deviations; West side of Anderson Snow Road, approximately 1,500' south of Corporate Boulevard
7. H2131 - Lennar Homes, LLC: Rezoning from R-1C/(Residential) to PDP(SF)/Planned Development Project (Single-Family) with Deviations; Eastern Terminus of Rainbow Woods Loop, approximately 550' east of Augustine Road

G. COMMISSIONERS AND STAFF ISSUES

H. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 8, 2021, beginning at 9:00 AM., in the Commission Chambers