



Hernando County Planning and Zoning Commission

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

Regular Meeting

~Agenda~

Monday, December 13, 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

9:00 AM E. UNIFIED AGENDA

1. CP1422487 Conditional Plat Approval for Landover Boulevard Subdivision
2. CP1421056 - David L. Amsden Conditional Plat Approval for Sheffield Road Subdivision
3. Approval of Minutes for Regular Meeting of October 11, 2021
4. Approval of Minutes for Regular Meeting of November 8, 2021

9:00 AM F. LEGISLATIVE AGENDA

CPAM-21-10 - Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC): Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on 4.2 acres from Residential to Commercial; Southeast corner of Alcan Avenue and Landover Boulevard

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

1. H-21-56 - Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC): Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations; Southeast corner of Alcan Avenue and Landover Boulevard
2. CU-21-04 - Diane Mula: Conditional Use Permit for a Second Residence; South side of Sandy Drive, approximately 1,800' east of Sunshine Grove Road
3. SE-21-11 - Hernando County Radio Control Club/Bruce Harding: Revision to Special Exception Use Permit for a Model Airplane Flying Field; South side of Benes Roush Road, west of Phillips Road
4. SE-21-12 - Safeguard Self Storage: Special Exception Use Permit for Outdoor Storage of RVs/boats/vehicles; Northeast corner of County Line Road and Suncoast Boulevard
5. H-21-64 - James A. and Sheila T. Greene: Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to R-1C/(Residential); Southwest corner of Spring Lake Highway and Mountainview Boulevard
6. H-21-65 - Michael Meadows: Rezoning from R-1C/(Residential) to AR/(Agricultural/Residential); Southeast corner of Powell Road and Tanya Street

7. H-21-71 - Jones Development Group: Establish a Master Plan on property zoned PDP(IND)/Planned Development Project (Industrial); East Side of Kettering Road, just south of the Wal-Mart Distribution Center
8. H-21-73 - HK Group: Establish a Master Plan on Property Zoned PDP(IND)/Planned Development Project (Industrial); Northeast corner of Kettering Road and Dashbach Street
9. H-21-77 - Kimley-Horn - Brooks Stickler and Brandon Sansaricq: Revision to a Master Plan on property zoned PDP(CP)/Planned Development Project (Corporate Park) with deviations; Southeast corner of Anderson Snow Road and Corporate Boulevard
10. H-21-12 - Robert J. Kranack, Edward Rodriguez, Linda Rodriguez: Rezoning from C-2/(Highway Commercial) and PDP(HC)/Planned Development Project (Highway Commercial) to PDP(HC)/Planned Development Project (Highway Commercial) with a specific C-4 use for a Heavy Landscaping Service Establishment; South Side of Cortez Boulevard, approximately 500' east of Nunn Boulevard

H. COMMISSIONERS AND STAFF ISSUES

I. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, January 10, 2022, beginning at 9:00 AM, in the Commission Chambers