



Hernando County Planning and Zoning Commission

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

Regular Meeting

~Agenda~

Monday, February 7, 2022 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

Approval of Minutes for the Regular Meeting of January 10, 2022

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

1. CU-21-06 - Lynn Caulkett & Robert McAloney: Conditional Use Permit for a Temporary Residence; 16214 Pointview Road, Brookville, FL 34601
2. SE-21-14 - Sofia Vogt: Special Exception Use Permit for a Congregate Care Facility, namely a Group Home for 6 or Less Residents; Northwest corner of the terminus of Westshire Court
3. H-21-50 - Brian Garrison and Vicki McMahon: Rezoning from C-1/(General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for Outdoor Storage; West side of Shoal Line Boulevard, 1395' south of Hermosa Boulevard
4. H-21-68 - John M. Richardson and Karri L. Holiday: Rezoning from R-1B/(Residential) and AG/(Agricultural) to PDP(CM)/Planned Development Project (Commercial Marine) to include specific CM-1/ (Light Commercial Marine) and CM-2/(Heavy Commercial Marine) uses; Southwest corner of Sunset Vista Drive and Osowaw Boulevard
5. H-21-69 - Glen Lakes Commons, LLC: Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(MF)/Planned Development Project (Multifamily) with a Congregate Care Facility and PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses and deviations; West of Commercial Way and south of Glen Lakes Boulevard
6. H-21-72 - YUMLife Ventures LLC: Rezoning from R-1C/(Residential) and C-1/(General Commercial) to C-2/(Highway Commercial); Southwest corner of Wimberly Court and Shoal Line Boulevard
7. H-21-76 - Civil Earth Sitework, Inc. (On Behalf of Michael Scott DBA Scott and Sons Properties, LLC): Rezoning from C-2/(Highway Commercial) and AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage; West side of Ponce De Leon Boulevard, approximately 450' north of Denny Drive
8. H-21-80 - William Chandler: Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(OP)/Planned Development Project (Office Professional); Northwest corner of Spring Hill Drive and Coronado Drive
9. H-21-83 - Pastore Custom Builders: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family); Bounded by Coronado Drive, Linden Drive and Little Farms Drive

- 10. H-21-86 - Barclay Project, LLC: Rezoning from AR/(Agricultural-Residential) to PDP(MF)/Planned Development Project (Multifamily) with deviations; Northwest corner of Barclay Avenue and Jayrod Trail

9:00 AM G. LEGISLATIVE AGENDA (COMMISSION SITTING IN A NON-QUASI-JUDICIAL CAPACITY)

Proposed Ordinance to Amend the Land Development Regulations Regarding Community Appearance (Chapter 10)

H. COMMISSIONERS AND STAFF ISSUES

I. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, March 14, 2022, beginning at 9:00 AM, in the Commission Chambers