



Hernando County Planning and Zoning Commission

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

Regular Meeting

~Agenda~

Monday, January 10, 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.

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. ANNUAL ELECTION OF OFFICERS (CHAIR AND VICE CHAIR)

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

E. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS**F. UNIFIED AGENDA**

1. CP1418920 Conditional Plat Approval for Anderson Snow Villas Phase 1 Subdivision
2. CP1428001 Conditional Plat Approval for Anderson Snow Villas Phase 2 Subdivision
3. CP1423550 Conditional Plat Approval for Kensington Place Subdivision
4. Approval of Minutes for the Regular Meeting of December 13, 2021

G. STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)

1. CU-21-05 - Deborah Cappola and Robin Cannizzaro: Conditional Use Permit for a Second Residence; North side of Halsey Road, approximately 1,180' west of Spring Lake Highway
2. SE-21-13 - Dan Montzka: Revision to a Special Exception Use Permit for a Place of Public Assembly, namely a venue for Special Events; Southern Terminus of Legacy Lane
3. H-21-70 - Ocean Bleu Group: Rezoning from AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Deviations; Northeast corner of Anderson Snow Road and County Line Road
4. H-21-79 - Hernando Residential Investments LLC: Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single-Family); Eastern terminus of Calusa Street and west of Suncoast Boulevard
5. H-21-78 - LIV Development, LLC: Establish a Master Plan on Property Zoned PDP(MF)/Planned Development Project (Multifamily) with Deviations; West of Landover Boulevard and north of Alcan Avenue
6. H-21-10 - Hawk Land Investors New, LLC: Master Plan Revision on Property Zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development Project (Multifamily), PDP(OP)/Planned Development Project (Office Professional), PDP(REC)/Planned Development Project (Recreation) and PDP(NC)/Planned Development Project (Neighborhood Commercial) with specific C-1/(General Commercial) uses with Deviations; North and south sides of Bourassa Boulevard between Needham Court and Blanks Street

H. LEGISLATIVE AGENDA

1. Proposed Ordinance to Amend the Land Development Regulations Regarding the Form Language for Dedications in Plats in Chapter 26 (Subdivisions)
2. Proposed Ordinance to Amend the Land Development Regulations Regarding the Regulation of Marginal Docks (Chapter 8, Article V)

I. COMMISSIONERS AND STAFF ISSUES

Assistant County Attorney Presentation on the Florida Government in the Sunshine Law, and Quasi-Judicial Matters

J. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, February 7, 2022, beginning at 9:00 AM, in the Commission Chambers