



Hernando County Planning and Zoning Commission

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

Regular Meeting

~Agenda~

Monday, March 14, 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

1. CP1422381 Conditional Plat Approval for Norvell Road Subdivision
2. CP1423294 Conditional Plat Approval for Village Van Gogh Phase 2 Subdivision
3. Approval of Minutes for the Regular Meeting of February 07, 2022

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

1. CU-21-07 - Jason Tippin: Conditional Use Permit for a Second Residence; Southern Terminus of Wishbone Road
2. SE-21-15 - K-9 Partners for Patriots, Inc.: Special Exception Use Permit for a Charitable Organization; Northeast of Secret Place and California Street
3. SE-21-16 - John Henry: Special Exception Use Permit for a Home Occupation; West side of Spring Lake Highway, approximately 1,500' north of Dan Brown Hill Road
4. SE-22-01 - Roxane Bonds-Martinez: Special Exception Use Permit for a Place of Public Assembly, namely a venue for Special Events; Northwest corner of Wolf Road and Rustling Wind Road
5. H-21-81 - Theodore Sheppard: Rezoning from R-1C(Residential) to AR(Agricultural/Residential); Northern terminus of Ohling Way
6. H-22-01 - Enterprise Holdings: Rezoning from C-1/(General Commercial) to C-2/(Highway Commercial); Southeast corner of Jernigan Street and BW Stevenson Road
7. H-21-82 - Jordan Anderson: Establish a Master Plan on property Zoned PDP(GC)/Planned Development Project (General Commercial) with Deviations; Northeast corner of Trenton Avenue and Forest Road
8. H-21-67 - Brightwork Real Estate, Inc: Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses and Deviations; Northeast corner of Commercial Way and Spring Hill Drive

9:00 AM G. LEGISLATIVE AGENDA

1. Adoption of the 10-Year Water Supply Facilities Work Plan and Revisions to the Utilities Element of the 2040 Comprehensive Plan - (CPAM-22-01)
2. Large-Scale Comprehensive Plan Text Amendment to Revise Future Land Use Element, Land Use Compatibility and Urban Sprawl Prevention Sections, to address Lot Size Compatibility (CPAM-22-02)

H. COMMISSIONERS AND STAFF ISSUES

I. ADJOURNMENT

UPCOMING MEETING

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, April 11, 2022, beginning at 9:00 AM, in the Commission Chambers