



Hernando County Planning and Zoning Commission

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

Regular Meeting

~Agenda~

Monday, April 11, 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 (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)

9:00 AM E. UNIFIED AGENDA

Approval of Minutes for the Regular Meeting of March 14, 2022

9:00 AM F. STANDARD AGENDA

1. CU-22-01 - Glen Zydorski: Conditional Use Permit for a Second Residence; South side of Thrasher Avenue, approximately 1,000 feet east of Mellon Road
2. CU-22-02 - Lynette Mackey: Conditional Use Permit for Temporary Portable Classrooms; Southwest corner of Sunshine Grove Road and Montour Street
3. H-22-03 - Brandon Russell: Rezoning from AG/(Agricultural) to AR/(Agricultural Residential); South side of Bronco Lane, approximately 230' east of Langworthy Drive
4. H-21-81 - Theodore Sheppard: Rezoning from R-1C(Residential) to AR(Agricultural/Residential); Northern terminus of Ohling Way
5. 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
6. H-22-09 - Doherty Holdings Twenty Seventh, LLC: Establish a Master Plan on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial) and a Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; East side of Commercial Way (US Hwy 19), approximately 1,400' south of Northcliffe Boulevard
7. H-21-84 - Artistic Homes, Incorporated: Rezoning from PDP(REC)/Planned Development Project (Recreational) to PDP(SF)/Planned Development Project (Single-Family); Between Bay Drive and Colma Street, approximately 460' northwest of Belmont Road
8. H-22-06 - Nikolaos Savovidakis: Rezoning from PDP(REC)/Planned Development Project (Recreational) to PDP(SF)/Planned Development Project (Single-Family); North side of Corinthian Street, bounded by Ferguson Avenue and Trumbull Drive
9. H-21-75 - Dire Wolf Holdings, LLC: Master Plan Revision and rezoning from CPDP/(Combined Planned Development Project), AG/(Agricultural) and C-2/(Highway Commercial) to PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations; Northwest corner of Grand Entrada Boulevard and Broad Street (US Hwy 41)
10. CPAM-21-11 - Bibi Coluccio: Small-Scale Comprehensive Plan Amendment to change the Future Land Use on 2.88 acres from Residential to Commercial; North side of Cortez Boulevard, 860' west of Westwood Avenue
11. H-21-63 - Bibi Coluccio: Rezoning from R-1C/(Residential) to C-1/(General Commercial); North side of Cortez Boulevard, 860' west of Westwood Avenue
12. CPAM-21-12 - New Strategy Holdings, LLC (on behalf of Ridge Manor Project, LLC: Small-Scale Comprehensive Plan Amendment to change the future land use on 11.1 acres of Parcel Key 394399 from Residential to Commercial; North side of Cortez Boulevard, approximately 300' west of Olancha Road
13. H-21-74 - Ridge Manor Project, LLC: Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single-Family) and Rezoning from PDP(SF)/Planned Development Project (Single-Family) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and with Deviations; North side of Cortez Boulevard, approximately 300' west of Olancha Road

G. COMMISSIONERS AND STAFF ISSUES

H. ADJOURNMENT

UPCOMING MEETING

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