



**Hernando County
Planning and Zoning Commission**

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

Regular Meeting

~Agenda~

Monday, June 13, 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 Regular Meeting of April 11, 2022

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

1. SE-22-02 - Dana Galiardo: Special Exception Use Permit for an Off-Road Vehicle Track Constructed for Recreational Use; West side of Citrus Way, approximately 1,500' north of Ponce De Leon Boulevard
2. CU-22-03 - Arielle Fox: Conditional Use Permit for a Second Residence; West side of Poppas Pass, approximately 350' south of its intersection with Robb Road
3. CU-22-04 - David S. Christman: Conditional Use Permit for a Temporary Security Residence; 7407 Gettysburg Drive, Weeki Wachee Gardens
4. CU-22-05 - Windy Southall: Conditional Use Permit for a Portable Roadside Stand, namely a Produce Stand; South side of Wiscon Road, approximately 750' west of Lykes Dublin Road
5. CU-22-06 - Michael A. Poindexter: Conditional Use Permit for a Temporary Security Residence; Northeast corner of Cockleberry Drive and Northwest Avenue
6. SE-22-06 - Roman Rodriguez: Special Exception Use Permit for a Place of Public Assembly, namely, a Venue for Special Events; Northeast corner of Weeping Willow Street and Crowell Road
7. H-22-05 - AWN Spring Hill, LLC: Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial); Northeast Corner of Cortez Boulevard and Brookridge Central Boulevard
8. H-22-07 - New Strategy Holdings, LLC (On Behalf of HWY 98 N. Project, LLC): Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations; East side of McKethan Road at its intersection with Portage Path
9. H-22-08 - NVR Inc.: Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) and PDP(GC)/Planned Development Project (General Commercial) with Deviations; Southeast Corner of Commercial Way and Centralia Road
10. H-22-29 - One Hernando LLC, c/o Cardinal Point Management, LLC: Establish a Master Plan on Property Zoned PDP(IND)/Planned Development Project (Industrial); East side of Kettering Road, approximately 1332' south of Cortez Boulevard
11. H-22-17 - Joseph A. Giarratana and Donna M. Giarratana: Rezoning from R-1B/(Residential) and PDP(GC)/Planned Development Project (General Commercial) to C-1/(General Commercial); South of Cortez Boulevard between Spring Lake Highway and Ogburn Street
12. H-22-18 - Joseph W. Klukowski: Rezoning from R-1A/(Residential) to C-4/(Heavy Highway Commercial); West side of Dent Street, approximately 500' south of Cortez Boulevard
13. H-22-24 - Christian Eres: Rezoning from R-1C/(Residential) to AR-2/(Agricultural/Residential-2); East side of Shasta Street, approximately 310' south of Faculty Street
14. H-22-25 - Richard Doskoez/Bruce Wilt: Rezoning from AG/(Agricultural) to C-2/(Highway Commercial); South side of Old Ayers Road, approximately 950' east of Broad Street
15. H-22-26 - Maxx Development Partners, LLC: Establish a Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) and a Rezoning from PDP(GC)/Planned Development Project (General Commercial) to CPDP/ Combined Planned Development Project to include General Commercial with a specific C-2 use for Mini-Warehouses, Multifamily, an Adult Congregate Care Living Facility and Deviations; Northwest corner of Spring Hill Drive and the Suncoast Parkway and east side of Barclay Avenue, approximately 1,500' north of Spring Hill Drive
16. H-22-27 - Hillpointe, LLC (on behalf of John Grubbs): Establish a Master Plan on Property Zoned PDP(MF)/Planned Development Project (Multifamily) and Property Zoned PDP(SU)/Planned Development Project (Special Use) with Deviations; Western terminus of Astaire Lane
17. H-22-13 - Todd Mooney: Revision to a Master Plan with a rezoning from PDP(OP)/Planned Development Project (Office Professional) and PDP(SF)/Planned Development Project (Single Family) to PDP(MF)/Planned Development Project (Multifamily) and PDP(OP)/Planned Development Project (Office Professional) with specific C-1 uses and Deviations; South side of Cortez Boulevard, approximately 700' east of Nightwalker Road
18. H-22-11 - Rain Dancer, LLC and Evergreen Partners, LLC: Rezoning from PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses for mini-warehouses and outdoor storage to PDP(GC)/Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multifamily) with deviations; North side of County Line Road, approximately 340' east of Seven Hills Drive
19. 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

G. COMMISSIONERS AND STAFF ISSUES

H. ADJOURNMENT

UPCOMING MEETINGS

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