



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, December 12, 2022 - 9:00 A.M.

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) 754-4002. 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 THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.

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

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS

E. UNIFIED AGENDA

Approval of Minutes for the Planning and Zoning Commission Meeting of September 12, 2022

F. LEGISLATIVE AGENDA

CPAM-22-05 - Oak Development Group, LLC:
Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map for a 40.4-acre from Rural to Residential; Eastern Terminus of Godwit Avenue and Gyrafalcon Avenue and South of Seely Lane

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

1. SE-22-14 - Elevated Youth Services, Inc.:
Special Exception Use Permit for a Congregate Care Home; Namely, a Community Residential Home; Southwest Corner of Lincoln Avenue and Hodza Street
2. H-22-76 - Oak Development Group, LLC:
Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(SU)/Planned Development Project (Special Use) with Deviations; Eastern terminus of Godwit Avenue and Gyrafalcon Avenue and South of Seely Lane
3. H-22-30 - Tri-County Development, Inc.:
Master Plan Revision on Property Zoned PDP(GC)/Planned Development Project (General Commercial) to add a Specific C-2 use for Mini-Warehouse; North side of County Line Road, approximately 4,200' west of the Suncoast Parkway
4. H-22-59 - Oak Hill Land LLC:
Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with Deviations; North side of Cortez Boulevard, approximately 800' east of Nightwalker Road
5. H-22-75 - Jesus Espinal:
Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2); West side of Shasta Street, approximately 355' North of its Intersection with Square Stone Street
6. H-22-77 - Racetrac Petroleum, Inc.:
Master Plan Revision to Include a Rezoning from R-1A (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations; East side of Broad Street (US Hwy 41), between Stromberg Avenue and Highbury Boulevard; Along Both Sides of Kentucky Street
7. H-22-71 - Sobel Fund VII, LLC:
Master Plan Revision on Property Zoned CPDP/Combined Planned Development Project with General Commercial, Office Professional, and Multifamily uses to add Specific C-2 Uses and Deviations; Southwest corner of Lake in the Woods Drive and Commercial Way (US Hwy 19)

H. COMMISSIONERS AND STAFF ISSUES

I. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, January 9, 2023, beginning at 9:00 AM, in the Commission Chambers