



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, January 9, 2023 - 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. ELECTION OF OFFICERS (CHAIR AND VICE CHAIR)

1. Election of Planning and Zoning Commission Chairman for 2023
2. Election of Planning and Zoning Commission Vice Chairman for 2023

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

E. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS

F. UNIFIED AGENDA

1. CU-22-11 - Jeff Powell:
Conditional Use Permit for a Temporary Security Residence; Southeast side of Broad Street, approximately 155' north of its intersection with Kollar Street
2. CU-22-12 - Lowonder Jernigan:
Conditional Use Permit for a Second Residence; South side of Snow Hill Road, approximately 1,986' west of Brice Drive

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

1. 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)
2. 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
3. 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
4. H-22-78 - Elizabeth A Richards:
Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2); South side of Solway Drive at its intersection with Octavia Way.
5. H-22-80 - Sueann Gouin:
Rezoning from AR-2 (Agricultural/Residential-2) to AG (Agricultural); North side of Sun Road at its western terminus
6. H-22-82 - David Kerns:
Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2); West side of the Southern Terminus of Slingshot Drive
7. H-22-79 - Luis Puerto and Brenda Puerto:
Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial); North side of County Line Road, approximately 670' east of Cobblestone Drive
8. H-22-65 - Tri County Development Inc.:
Rezoning the from PDP(SU)/Planned Development Project (Special Use) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; Northeast corner of Henderson Street and Mariner Boulevard
9. H-22-68 - HDA Architects, Inc.:
Rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(GC)/Planned Development Project (General Commercial).; East Side of Anderson Snow Road, approximately 365' north of its intersection with Corporate Boulevard
10. H-22-69 - 235 Cobblestone Drive, LLC:
Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial) with specific C-1 uses and Deviations; Northwest corner of County Line Road and Cobblestone Drive
11. H-22-74 - Tim Oldemoppen:
Rezoning from AG (Agriculture), C-2 (Highway Commercial) and R-1B (Residential) to PDP(MH)/Planned Development Project (Mobile Home); West side of Commercial Way (US HWY 19) between its intersection with Lake In The Woods Drive and Brandy Drive
12. H-22-81 - Proud Pelican Construction, Inc.:
Revision of Master Plan on a Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial); Northwest corner of the intersection of Cortez Blvd (SR 50), Barclay Avenue and Brookridge Central Boulevard
13. H-22-83 - Maya Motels, Inc.:
Rezoning from C-1 (General Commercial) and C-2 (Highway Commercial) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; North side of Cortez Boulevard (SR 50), approximately 300' west of Deltona Boulevard

H. COMMISSIONERS AND STAFF ISSUES

I. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, February 13, 2023, beginning at 9:00 AM, in the Commission Chambers