



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, January 8, 2024 - 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

H-23-62 - Vision Development & Construction on behalf of James R Weot & Christine J Weot

ANNUAL ELECTION OF OFFICERS

Election of Planning and Zoning Commission Chairperson for 2024

Election of Planning and Zoning Commission Vice Chairperson for 2024

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

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS

E. UNIFIED AGENDA

CP 1431083 Sunday Road

CP 1437182 Calusa Estates

CU-23-16 - James and Tracy Edwards:
Conditional Use Permit for a Second Residence; North side of Holly Tree Drive, approximately 900' east of Exile Road

CU-23-18 - Stacy and Kenneth Morehouse:
Conditional Use Permit for a Second Residence; East side of the southern terminus of Pam Drive

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

SE-23-07 - Alejandro Crespo:
Special Exception Use Permit for a Pigeon Aviary; North side of Covent Garden Road, approximately 325' west of Wren Road

H-23-60 - Michael Olivera on Behalf of M. Oliveira Holdings LLC:
Rezoning from C-2 (Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with a specific C-4 use; Northeastern corner of the intersection of Broad Street and Stefanik Street

H-23-56 - AGAP Spring Hill, Tim Oldemoppen:
Rezoning from AG (Agricultural) to PDP(REC)/ Planned Development Project (Recreation); Northwest side of Commercial Way (U.S. Highway 19), approximately 290' from its intersection with Brandy Drive

H-23-35 - Gary L. Blackwell Trust Agreement:
Rezoning from CPDP (Combined Planned Development Project) to PDP(GC)/ Planned Development Project (General Commercial), PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to allow park models and with Deviations; South side of Cortez Boulevard, approximately 700' southeast of Griffin Road

H-23-28 - TriCounty Development Inc:
Rezoning from CPDP (Combined Planning Development Project) to PDP(MF)/ Planned Development Project (Multi-Family); North side of County Line Rd. approximately 280 feet from Farnsworth Blvd.

H. COMMISSIONERS AND STAFF ISSUES

I. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, February 12, 2024, beginning at 9:00 AM, in the Commission Chambers