



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, March 11, 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

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

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS

E. UNIFIED AGENDA

CP 1456132 Maxx Development

CP 1469161 Cabot Fairway Homes

CP 1437186 Little Farms

CP for 1468535 Cobblestone Commercial

CU-23-19 - James and Kerrie McGregor:

Conditional Use Permit for a Second Residence; West side of Allen Drive, approximately 500' north of Long Lake Drive

CU-23-20 - Harry Fortes Arriaga:

Conditional Use Permit for a Temporary Security Residence and Storage Associated with the Construction of a Home; East side of Castleberry Drive, approximately 250' north of Richardson Boulevard

SE-23-11 - Southeastern Petroleum Contractors, Inc:

Special Exception Use Permit for Outdoor Storage; North side of SR 50, approximately 800' west of Cedar Lane

SE-23-13 - Richard Rossitter:

Revision to a Special Exception Use Permit for a Congregate Care Facility, namely a Transitional Living Facility; South side of Olympic Village Lane, approximately 1,500' east of Sunshine Grove Road

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

H-23-66 - Marco Escobar:

Rezoning from R-1C (Residential) to AR (Agricultural/Residential); South side of Michigan Avenue, approximately 450' west of Gladstone Street

H-23-68 - Steven Nguyen Quach:

Rezoning from PDP(OP)/ Planned Development Project (Office Professional) to R-1C (Residential); North side of Spring Hill Drive, approximately 300' south of St. Ives Blvd

H-23-71 - Julie Bishop:

Rezoning from AG (Agricultural) to PDP(Rec)/ Planned Development Project (Recreational) with Deviations; West side of Ponce De Leon Boulevard, approximately 2,259' south of its intersection with Cobb Road

H-23-73 - George Koukas, on behalf of Gary B Atkinson & Sandra Atkinson, Douglas & Maria Szymansh, Nicholas Martin, Howard Steven Cohen:

Rezoning from R-1C (Residential) to AR-1 (Agricultural/Residential-1); Southwest corner of Knoxville Drive and Batesfield Street

H-23-74 - Thomas Eddie Drummond:

Rezoning from R-1C (Residential) to AR (Agricultural/Residential); Southwest corner of Knoxville Drive and Batesfield Street

H-23-79 - Stripe a Lot of America II Corp.:

Rezoning from AG (Agriculture) to PDP(HHC)/Planned Development Project (Heavy Highway Commercial); Southwest corner of the intersection of Sunshing Grove Road and Star Road.

H-23-72 - Mid Florida Community Services, Inc.:

Master Plan revision for a parcel zoned PDP(OP)/ Planned Development Project (Office Professional) with Deviations, Northeastern corner of the intersection of Jacqueline Road and Jayson Drive

H-23-44 - Doherty Holdings Twenty- Seventh, LLC:

Master Plan Revision and a Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(MF)/Planned Development Project (Multifamily); Southeast side of Commercial Way, approximately 560' from its intersection with Northcliffe Boulevard, extending to Northcliffe Boulevard, approximately 250' from its intersection with Commercial Way.

H-23-64 - Clear Point, LLC:

Establish a Master Plan on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Rezoning to include a specific C-1 use for a Convenience Goods Store; Northern side of the intersection of Shoal Line Boulevard and Osowaw Boulevard

H-23-52 - Southern Citrus Groves LLC:

Rezoning from AG (Agricultural) to CPDP (Combined Planning Development Project) to include Single Family and Multifamily for Townhomes with Deviations; Kettering Road across from its intersection with Dashback Street

H-23-76 - Lucky Lane Holdings, L.L.C:

Master Plan Revision on a property zoned PDP(SF)/ Planned Development Project (Single Family); East side of Lucky Lane approximately 560' east of the intersection with Barclay Avenue.

H-23-81 - Northwest Land, LLC:

Master Plan Revision for a parcel zoned PDP(SF)/ Planned Development Project (Single Family) with Deviations; Southeastern corner of the intersection of Centralia Road and Commercial Way, extending to the western terminus of Piquero Avenue, Phylis Avenue, and Macross Court.

H-23-82 - BBX Partners, Inc.:

Master Plan Revision and a Rezoning from CPDP/Combined Planned Development Project to PDP(MF)/Planned Development Project (Multifamily) with deviations; North side of Powell Road, approximately 1,500' west of US Hwy 41

CPAM-23-06 - Brooksville Commons:

Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on 11.7 acres from Commercial to Residential; Southwest corner of the intersection of Ponce De Leon Boulevard and Yontz Road

H-23-83 - Brooksville Commons:

Rezoning from PDP(GC)/ Planned Development Project (General Commercial) with C-2 uses to PDP(MF)/ Planned Development Project (Multi-Family) with deviations; Southwest corner of the intersection to Ponce De Leon Boulevard and Yontz Road

H. COMMISSIONERS AND STAFF ISSUES

I. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, April 8, 2024, beginning at 9:00 AM, in the Commission Chambers