



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, August 14, 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. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS

E. UNIFIED AGENDA

1. Chairman's Statement
2. Introduction of the Unified Agenda
 - a. Approval of Revised Minutes for the Planning and Zoning Commission Meeting of March 13, 2023.
 - b. Conditional Plat for Statewide Logistics
 - c. CU-23-08 - Francisco Soto Jr.:
Conditional Use Permit for a Temporary Security Residence Associated with the Construction of a House; East of Jenkins Avenue, approximately 125' south of Wilson Boulevard
 - d. SE-23-02 - Jose Andres De La Cruz, Francis Marilyn Abin:
Special Exception Use Permit for Truck Parking; Southern terminus of Courts Court
 - e. SE-23-03 - Hugh Macfarlane:
Special Exception Use Permit for a Place of Public Assembly, namely a Meditation, Training and Meeting Hall; West side of Citrus Way, approximately 2,900' north of Ponce De Leon Boulevard
3. Commissioners Discussion
4. Public Comment
5. Commissioner Vote

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

1. H-23-17 - Alfred Martucci:
Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential-2)
2. H-23-31 - Hernando County Utilities Department
Revision to a PDP(PSF)/ Planned Development Project (Public Service Facility) for a Water Treatment Plant Upgrade
3. H-22-42 - Josh Hofstede:
Rezoning from R-1A (Residential) and R-1C (Residential) to CPDP to include 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 Tiny Homes with Deviations.
4. H-22-39 - Sunrise:
Master Plan Revision on property zoned CPDP/ (Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project

(Highway Commercial) with deviations.

5. H-23-47 Axiom Real Estate (AWN SPRING HILL II LLC):
Master Plan Revision on property zoned Combined Planned Development Project
6. H-23-08 Teramore Development, LLC
Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project
(Neighborhood Commercial)

H. COMMISSIONERS AND STAFF ISSUES

I. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, September 11, 2023, beginning at 9:00 AM, in the Commission Chambers