

**NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA**

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on October 31, 2022. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on November 8, 2022. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**



THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA

COUNTY OF HERNANDO :

Before the undersigned authority personally appeared Julie B. Maglio, who on oath says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida; that the attached copy of the advertisement, being a

PD-22-46 NOTICE OF PUBLIC HEARING

in the matter of

PLANNING AND ZONING COMMISSION

was published in said newspaper by print in the issue(s) of: October 21, 2022

and/or by publication on the newspaper's website, if authorized, on October 21, 2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me this 21st day of October, 2022.

(Signature of Notary Public)



LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known or

produced identification _____

Type of identification produced _____

APPLICANT: Alexander Pinckney
FILE NUMBER: H-22-49
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION: Northeast corner of Antietam Drive and Richardson Boulevard
PARCEL KEY NUMBERS: 724880, 724844

APPLICANT: Harold and Lorna Barker
FILE NUMBER: H-22-62
REQUEST: Rezoning from R-1C (Residential) to AR (Agriculture/Residential)
GENERAL LOCATION: West side of Glenchester Drive, approximately 450' from its intersection with Otter Drive
PARCEL KEY NUMBER: 749827

APPLICANT: Panther I, LLC
FILE NUMBER: H-22-56
REQUEST: Rezoning from AG (Agriculture) to PD-P(RUR) / Planned Development District (Rural) with specific AG uses and a Deviation
GENERAL LOCATION: Southwest intersection of the Suncoast Parkway and Centralia Road
PARCEL KEY NUMBER: 330056

APPLICANT: Suresh Gupta
FILE NUMBER: H-22-47
REQUEST: Re-establish a Master Plan on Property Zoned CPDP (Combined Planning District Project) with Deviations
GENERAL LOCATION: Northern terminus of Outer Banks Drive and west of US Highway 19
PARCEL KEY NUMBERS: 01144915, 01144924, 01631014, 01631023, 01631032

APPLICANT: Trimcor Construction of Florida, Inc
FILE NUMBER: H-22-66
REQUEST: Rezoning from AG (Agricultural) to PD-P(MF)Planned Development Project (Multi-family) with Deviations
GENERAL LOCATION: North side of Algood Road, approximately 1,500' west of Wendy Court
PARCEL KEY NUMBER: 376596

APPLICANT: Pace Center for Girls, Inc
FILE NUMBER: H-22-70
REQUEST: Establish a Master Plan on Property Zoned PDP(OP)Planned Development Project (Office Professional) to Include an Educational Facility
GENERAL LOCATION: Southeast corner of Landover Boulevard and Chalmer Street
PARCEL KEY NUMBERS: 298788, 555900, 556071, 556062

APPLICANT: Brian Garrison and Vicki McMahon
FILE NUMBER: H-21-50
REQUEST: Rezoning from C-1(General Commercial) to PDP(GC)Planned Development Project (General Commercial) with a Specific C-2 use for Outdoor Storage
GENERAL LOCATION: West side of Shoal Line Boulevard, 1,395' south of Hermosa Boulevard
PARCEL KEY NUMBERS: 169757, 169766, 424856

APPLICANT: Spring Lake Square, LLC
FILE NUMBER: H-22-38
REQUEST: Rezoning from PDP(GC)/Planned Development Project (General Commercial) and C-1 (General Commercial) to CPDP/ Combined Planned Development Project to include General Commercial and Multi-family Uses with Deviations
GENERAL LOCATION: Adjacent to the gas station at the southwest corner of Spring Lake Highway and SR 50 (Cortez Boulevard) with frontage on both roadways
PARCEL KEY NUMBERS: 1133767, 1137825

APPLICANT: Adam Webster
FILE NUMBER: H-22-58
REQUEST: Re-establish a Master Plan for a Property Zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) and the Inclusion of a Specific C-2 Use for Mini-Warehouse
GENERAL LOCATION: Northwest corner of the intersection of Pythia Place and Linden Drive, approximately 300' north of County Line Road
PARCEL KEY NUMBER: 1180322

APPLICANT: Cabot Citrus OPCO LLC
FILE NUMBER: H-22-61
REQUEST: Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations
GENERAL LOCATION: Northeast side of Ponce De Leon Boulevard (US Highway 98), approximately 2200' southeast of its intersection with the Suncoast Parkway
PARCEL KEY NUMBERS: 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096, 1353911

APPLICANT: AWN Spring Hill, LLC
FILE NUMBER: H-22-05
REQUEST: Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial)
GENERAL LOCATION: Northeast Corner of Cortez Boulevard and Brookridge Central Boulevard
PARCEL KEY NUMBERS: 419372, 1246618, 346478

APPLICANT: New Strategy Holdings, LLC (On Behalf of HWY 98 N. Project, LLC)
FILE NUMBER: H-22-07
REQUEST: Rezoning from AG (Agricultural) to PD-P(SF)/Planned Development Project (Single Family) with Deviations
GENERAL LOCATION: East side of McKethan Road at its intersection with Portage Path
PARCEL KEY NUMBER: 394647

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 8:00 AM - 5:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us - follow the Board Agendas and Minutes link to the specified public hearing. Questions may also be directed to: Omar DePablo, Senior Planner, at 352-754-4057, Extension 28028, email: odepablo@hernandocounty.us; or Cayce Dagenhart, at 352-754-4057, Extension 28018, email: cdagenhart@hernandocounty.us.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Michelle L. Miller, Planning Administrator
Planning Division
Hernando County Development Services Department

REF: 10-2022 REZ.LGL
Publish: October 21, 2022

Published: October 21, 2022



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Before the undersigned authority personally appeared Julie B. Maglio, who on oath says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida; that the attached copy of the advertisement, being a Planning and Zoning Commission Regular Meeting Agenda

in the matter of
Monday, October 31, 2022 - 9:00 A.M.

was published in said newspaper by print in the issue(s) of:

and/or by publication on the newspaper's website, if authorized, on

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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Sworn to and subscribed before me
this 21st day of October, 2022.

(Signature of Notary Public)



LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known or
produced identification _____

Type of identification produced _____



**Hernando County
Planning & Zoning Commission**
John Law Ayers Commission Chambers, Room 160
20 North Main Street, Brooksville, FL 34601

**Regular Meeting Agenda
Monday, October 31, 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 A.M. AND ALL ITEMS CAN BE HEARD ANYTIME THEREAFTER.

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

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

CU-22-10 - Amber Stulley, Albert Allen Sr., Cynthia Allen:
Conditional Use Permit for a Second Residence; Southwest Corner of Grant Street and Star Road

H-22-49 - Alexander Pinckney:
Rezoning from R-1C (Residential) to AR (Agricultural/Residential); Northeast corner of Antietam Drive and Richardson Boulevard

H-22-62 - Harold and Loma Barker:
Rezoning from R-1C (Residential) to AR (Agriculture/Residential); West side of Glenchester Drive, approximately 450' from its intersection with Otter Drive

H-22-56 - Panther I, LLC:
Rezoning from AG (Agriculture) to PDP(RUR) / Planned Development Project (Rural) with specific AG uses and a Deviation; Southwest intersection of the Suncoast Parkway and Centralia Road

H-22-47 - Suresh Gupta:
Re-establish a Master Plan on Property CPDP (Combined Planned Development Project); Northern terminus of Outer Banks Drive and west of US Highway 19

H-22-66 - Trimcor Construction of Florida, Inc:
Rezoning from AG (Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; North side of Algood Road, approximately 1,500' west of Wendy Court

H-22-70 - Pace Center for Girls, Inc:
Establish a Master Plan on Property Zoned PDP(OP)/Planned Development Project (Office Professional) to include an Educational Facility; Southeast corner of Landover Boulevard and Chalmer Street

H-21-50 - Brian Garrison and Vicki McMahon:
Rezoning from C-1 (General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for Outdoor Storage; West side of Shoal Line Boulevard, 1,395' south of Hermosa Boulevard

H-22-38 - Spring Lake Square, LLC:
Rezoning from PDP(GC)/Planned Development Project (General Commercial) and C-1 (General Commercial) to CPDP/Combined Planned Development Project to include General Commercial and Multifamily Uses with Deviations; Adjacent to the gas station at the southwest corner of Spring Lake Highway and SR 50 (Cortez Boulevard) with frontage on both roadways

H-22-58 - Adam Webster:
Re-establish a Master Plan for a Property Zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) and the Inclusion of a Specific C-2 Use for Mini-Warehouse; Northwest corner of the intersection of Pythia Place and Linden Drive, approximately 300' north of County Line Road

H-22-61 - Cabot Citrus OPCO LLC:
Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations; Northeast side of Ponce De Leon Boulevard (US Highway 98), approximately 2200' southeast of its intersection with the Suncoast Parkway

H-22-05 - Awn Spring Hill, LLC:
Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial); Northeast Corner of Cortez Boulevard and Brookridge Central Boulevard

CPAM-22-04 - New Strategy Holdings, LLC (On Behalf of HWY 98 N. Project, LLC):
Small-Scale Comprehensive Plan Amendment to Change the Future Land Use on 48.70 acres from Rural to Residential; East side of McKethan Road (US Highway 98), at its intersection with Portage Path

H-22-07 - New Strategy Holdings, LLC (On Behalf of HWY 98 N. Project, LLC): Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations; East side of McKethan Road at its intersection with Portage Path

G. COMMISSIONERS AND STAFF ISSUES

H. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 14, 2022, beginning at 9:00 AM, in the Commission Chambers

Publish: October 21, 2022