



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, December 11, 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 Statement**

2. Introduction of Unified Agenda

Conditional Plat for Alliance at the Grove

SE-23-09 - SE-23-09 Calvary Chapel Fellowship Hernando County Inc.:
Special Exception Use Permit for Educational Facilities; Northwest corner of the
intersection of Sunshine Grove Road and Harrison Street

3. Public Comment

4. Commissioner Discussion

5. Commissioner Vote

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

H-23-51 - Robert C. Johnson:

Rezoning from R-1C (Residential) to AR (Agricultural/Residential); North side of
Octavia Lane, approximately 525' north of Solway Drive

H-23-50 - Gary Ellebracht:

Rezoning from R-1C (Residential) to AG (Agricultural); Northern terminus of
Bareva Road, approximately 175' from its intersection with Ruffed Grouse Road

H-23-38 - Samuel Rivera and Ady Garcia Rabeiro:

Rezoning from R-1C (Residential) to AR (Agricultural/Residential); West side of
Norman Street, approximately 650', Northwest of Smallman Street

H-23-61 - Rebecca and Rick Murphy, on behalf of MFM Construction Corp.:

Rezoning from PDP(OP)/ Planned Development Project (Office Professional) and
AG (Agricultural) to PDP(GC)/ Planned Development Project (General
Commercial); West side of U.S. 41 (Broad Street) approximately 2,000 feet from
its intersection with Southern Hills Boulevard

H-23-63 - Central FL Rentals, LLC:

Rezone from AR-2 (Agricultural/Residential-2) to R-1A (Residential); East and
West sides of Strawberry Drive, extending approximately 350' from its intersection
with Cortez Boulevard

H-23-43 - Brandon Anderson:

Rezoning from PDP(SF)/ Planned Development Project (Single Family) to
PDP(OP)/ Planned Development Project (Office Professional) with a C-1 use of
Veterinary Clinic;

H-23-65 - Jacob Cummings on behalf of Gabriella Norman, Yuniesky Guinart,
Natalia Guinart, Robert J. Mestler, Rhonda Mestler, Ryan Mettler, Sandra Clark,

and Exempt Property:

Rezoning from R-1C (Residential) to AR (Agricultural/Residential); Multiple parcels, North and South side of Seneca Road between its eastern terminus and Pomp Parkway

H-23-60 - Michael Oliveica on behalf of 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-23-48 - 50 SW 15 Street LLC: Rezoning from R-1B (Residential) to PDP(CM)/Planned Development Project (Commercial Marine) with a specific CM-1 use for Boat Rentals. South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road

H-23-58 - Silverstone Inc.: Rezoning from C-3 (Neighborhood Commercial) to PDP(CM)/ Planned Development Project (Commercial Marine) and PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 (General Commercial) Use with Deviations

H-23-54 - Oak Development Group LLC on Behalf of Panther I LLC:

Rezoning from AR (Agricultural/Residential) and AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family); Between the east side of Eakin Street, approximately 230' from its intersection with Atlanta Avenue, and the west side of Lomita Wren Road, approximately 300' from its intersection with Mirage Avenue

H. COMMISSIONERS AND STAFF ISSUES

I. ADJOURNMENT

UPCOMING MEETINGS

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