



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, July 10, 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 Unified Agenda

CU-23-06 - Normand Masse:
 Conditional Use Permit for a Temporary Security Residence Associated with the Construction of a House; Northwest corner of Hyde Street and Mirage Avenue

CP 1448356 Leyland Preserve Conditional Plat

CP 1436723 Pine Cone Street

3. Commissioners Discussion

4. Public Comments

Approval of Unified Agenda

F. LEGISLATIVE AGENDA

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

H-23-14 - Aaron and Nicole Gibson:
 Rezoning from R-1C (Residential) to AR-2 (Agriculture Residential 2); East side of the intersection of Headstone Street and Split Stone Drive

H-23-01 - CM Home Builders:
 Rezoning from AG (Agriculture) to C-4 (Heavy Highway Commercial); Northwest corner of Ayers Road and Culbreath Road

H-23-16 - Josphe Cotroneo:
 Rezoning from PDP(GC)/Planned Development Project (General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for Outdoor Storage with Deviations; East side of US Hwy 19, approximately 730' south of Yellow Hammer Road

H-23-15 - Carlo Zarcone:
 Rezoning from C-1 (General Commercial), C-2 (Highway Commercial) and PDP(SF)/Planned Development Project (Single Family) to PDP(REC)/Planned Development Project (Recreational) with Deviations; East side of Shoal Line Boulevard, approximately 760' south of Hermosa Boulevard

Presentation on Proposed Tiny Home Community Regulations

H. COMMISSIONERS AND STAFF ISSUES

I. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, August 14, 2023, beginning at 9:00 AM, in the Commission Chambers

