



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

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

1. 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
2. H-22-49 - Alexander Pinckney:
Rezoning from R-1C (Residential) to AR (Agricultural/Residential); Northeast corner of Antietam Drive and Richardson Boulevard
3. H-22-62 - Harold and Lorna Barker:
Rezoning from R-1C (Residential) to AR (Agriculture/Residential); West side of Glenchester Drive, approximately 450' from its intersection with Otter Drive
4. 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
5. 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
6. 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
7. 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
8. 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
9. 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
10. H-22-58 - Adam Webster:
Re-establish a Master Plan for a Property Zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) and add 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

11. 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
12. 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
13. 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
14. 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

F. COMMISSIONERS AND STAFF ISSUES

G. 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