



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, March 13, 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. Approval of Minutes for the Planning and Zoning Commission Meeting of October 31, 2022
2. Approval of Minutes for the Planning and Zoning Commission Meeting of November 14 , 2022
3. Approval of Minutes for the Planning and Zoning Commission Meeting of December 12, 2022
4. CP1453546 - Cabot Citrus Village Phase I Conditional Plat
5. CP 1451423- Valleybrook Conditional Plat
6. CP 1436707- Whiting Estates Phase II Conditional Plat
7. CP 1447019 Caldera at Sterling Hill Conditional Plat
8. CP 1445908 Approval for Lake Hideaway Pod C Conditional Plat

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

1. SE-22-17 - Matthews Family Limited Partnership:
Revision to a Special Exception Use Permit for a Place of Public Assembly, Namely a Venue for Special Events and Retreats; East side of Culbreath Road, approximately 600' north of Bobwhite Drive
2. SE-22-16 - Greater Life Church:
Revision to a Special Exception Use Permit to include an Educational Facility; South side of Cortez Boulevard, approximately 550' west of Grove Road
3. H-22-84 - Greater Life Church:
Rezoning from R-1A(Residential) to C-1 (Commercial); South side of Cortez Boulevard, approximately 550' west of Grove Road
4. H-22-88 - SBA Communications Corporation:
Revision to a Public Service Facility Overlay District for a Communication Tower; West of Linden Road, approximately 940' south of Spring Hill Drive
5. H-22-85 - Achillies Thomas AXI VIO Land Holding, Inc:
Master Plan Revision on Property Zoned PDP(HC)/Planned Development Project (Highway Commercial); North side of Ayers Road, approximately 975' east of US Hwy 41 and the north side of Old Ayers Road, approximately 1,350' from Ayers Road
6. H-22-87 - Legacy WMD, LLC:
Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) with Deviations; South side of San Antonio Road, north of Zeth Road, approximately 600' west of Barclay Avenue
7. H-23-05 - Hernando County Board of County Commissioners:

Establish a PSFOD/Public Service Facility Overlay District for a Government Building; South of Rhanbuoy Road, east of Burnside Parkway and north of Forest Oaks Boulevard, approximately 3,000' east of Commercial Way

- 8. H-22-64 - Glen Lakes Commons, LLC:
Master Plan Revision on Property Zoned PDP(MF)/Planned Development Project (Multifamily), PDP(GC)/Planned Development Project (General Commercial) and PDP(GHC)/Planned Development Project (General Highway Commercial) with Deviations; West of Commercial Way and south of Glen Lakes Boulevard

G. COMMISSIONERS AND STAFF ISSUES

H. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, April 10, 2023, beginning at 9:00 AM, in the Commission Chambers