



## **Hernando County**

### **Planning & Zoning Commission**

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

### **Agenda**

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**Monday, April 8, 2024 - 9:00 A.M.**

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**THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT [WWW.HERNANDOCOUNTY.US](http://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**

CU-24-02 - Robin L Connizzaro and Deborah A Cappola:  
Conditional Use Permit for Second Residence; South side of Hiawatha Blvd.,  
across from its intersection with Oakview Dr.

CU-24-01 - Glen Zydorski:  
Conditional Use Permit for a Second Residence; Southwest corner of Thrasher  
Avenue and Bronx Avenue

SE-24-01 - Dallas E. Latham Jr. and Michelle A Latham:  
Revision to a Special Exception Use Permit for the Parking of Commercial  
Vehicles and Equipment; South side of Sorrel Street, approximately 830' east of  
Salome Street

SE-24-04 - Ellis Severietti:  
Special Exception Use Permit for Outdoor Storage; East and west side of  
Needham Court, approximately 500' south from the intersection of Nicasio Jay  
Court and Needham Court

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

H-23-46 - Land America LLC on behalf of DBW ENTERPRISES INC:  
Rezoning from PDP(GHC)/Planned Development Project (General Highway  
Commercial) to PDP(GC)/Planned Development Project (General Commercial)  
with specific C-2 uses and Deviations; Spring Hill Drive, approximately 1,300 feet  
east of its intersection with Aerial Way

H-24-01 - Skyler Grearin:  
Rezoning from R-1C (Residential) to C-2 (Highway Commercial); North side of SR  
50, approximately 185' west of Winding Woods Way

H-24-03 - John Sholtes:  
Rezoning from R-1A (Residential) to PDP(GC)/Planned Development Project  
(General Commercial) with a Specific C-2 use for Mini Warehouse and Outdoor  
Storage; West side of Commercial Way, approximately 400' south of Atlanta  
Avenue

H-23-28 - TriCounty Development Inc:  
Rezoning from CPDP (Combined Planning Development Project) to PDP(MF)/  
Planned Development Project (Multi-Family) with deviations; North side of County  
Line Rd. approximately 280 feet from Farnsworth Blvd.

Comprehensive Plan Text Amendment Adopting the Septic Tank Remediation  
Plan and Revising Chapter 6 Utilities Element of the 2040 Comprehensive Plan  
(CPAM2303)

**H. COMMISSIONERS AND STAFF ISSUES**

**I. ADJOURNMENT**

**UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, May 6, 2024, beginning at 9:00 AM, in the Commission Chambers