



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, August 8, 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 ANY TIME 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. UNIFIED AGENDA

CP1436706 - Panther I, LLC Bromley Avenue Subdivision Conditional Plat

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

1. CU2208 - Kenneth and Joan Hahn:
Renewal of a Conditional Use Permit for a Second Residence; West side of Valley Ridge Lane, approximately 1,250' north of Hayman Road
2. CU2209 - Donna L. Smart:
Conditional Use Permit for a Second Residence; West of the intersection of Nodoc Road and Switchback Road
3. SE2209 - The Restoration Center of Florida:
Special Exception Use Permit for a Congregate Care Facility, namely a Transitional Living Facility; South side of Olympic Village Lane, approximately 1,500' east of Sunshine Grove Road
4. H2236 - Oronzo Triggoano:
Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use; West side of US Hwy 41, approximately 1,800' north of Southern Hills Boulevard
5. H2237 - Earthgroup, LLC:
Establish a Master Plan on Property Zoned PDP(CP)/Planned Development Project (Corporate Park) with Deviations; West side of Anderson Snow Road, on the east side of Industrial Loop approximately 650' from Anderson Snow Road
6. H2208 - NVR Inc.:
Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) and PDP(GC)/Planned Development Project (General Commercial) with Deviations; Southeast Corner of Commercial Way and Centralia Road
7. H2219 - Pulte Home Company, LLC:
Rezoning from AG/Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations; South side of Powell Road, approximately 1,600' west of California Street
8. H2234 - Richard Rizzolo Agency:
Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(SF)/Planned Development Project (Single Family); South side of Maderia Street, approximately 142' west of Mariner Boulevard
9. H2235 - CFB Realty, LLC:
Establish Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with a Rezoning to include a Specific C-2/(Highway Commercial) use with Outdoor Storage and Deviations; Southeast corner of Cortez Boulevard and Kettering Road

- 10.** H2250 - William Ryan Homes Florida, Inc.:
Master Plan Revision on Property Zoned PDP(SF)/ Planned Development Project (Single Family) with Deviations; North side of Challice Drive, approximately 450' west of Anderson Snow Road
- 11.** H2225 - Richard Doskoez/Bruce Wilt:
Rezoning from AG/(Agricultural) to PDP(HC)/Planned Development Project (Highway Commercial) with Deviations; South side of Old Ayers Road, approximately 950' east of Broad Street

G. COMMISSIONERS AND STAFF ISSUES**H. ADJOURNMENT****UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, September 12, 2022, beginning at 9:00 AM, in the Commission Chambers