



## Hernando County

### Planning & Zoning Commission

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

#### Regular Meeting

#### Agenda

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Monday, February 12, 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**

1. CP 1460026 Canopy Subdivision
2. SE-23-08 - Dr. Jonadab Uzoho on behalf of My Visiting Doctor:  
Revision of an Existing Special Exception Permit for Congregate Care Home and Assisted Living Facilities.; Northern terminus of Rolling Rock Road, approximately 520 feet north of its intersection with Cortez Boulevard
3. SE-23-10 - Cornerstone Baptist Church of Hernando County Inc.:  
Revision to a Special Exception Use Permit for a Place of Public Assembly; East end of Tara Street, approximately 1,000' east of Mariner Boulevard

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

1. H-23-66 - Marco Escobar:  
Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2); South side of Michigan Avenue, approximately 450' west of Gladstone Street
2. H-23-67 - Quarltre Robert TTE:  
Rezoning from R-1C (Residential) to AR (Agricultural/Residential); Southern terminus of Norway Street, south of Long Circle
3. H-23-68 - Steven Nguyen Quach:  
Rezoning from PDP(OP)/ Planned Development Project (Office Professional) to R-1C (Residential); North side of Spring Hill Drive, approximately 300' south of St. Ives Blvd
4. H-23-69 - Ty Layne Tanner & Alexandar Rose Palko:  
Rezoning from R-1C (Residential) to AR (Agricultural/Residential); Southeast corner of Shaffer Drive and Emerald Drive
5. H-23-70 - Kyle Lowe:  
Rezoning from R-1C (Residential) to AR (Agricultural/Residential); South of Manuel Street, approximately 175' east of Shell Stream Drive
6. H-23-77 - Carollo Christopher TTEE:  
Rezoning from AG (Agricultural) to AR (Agricultural/Residential); North side of Centralia Road, approximately 1,145' west of Sunlit Hill Terrace
7. H-23-78 - Clayton Petzel:  
Rezoning from R-1C (Residential) to AR (Agricultural/Residential); Southern terminus of Nancy Creek Boulevard
8. H-23-80 Hernando County Board of County Commissioners.  
Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family); Southeast corner of Miracle Drive and Century Drive

9. CPAM-23-05 - GTC LLLP:  
Small - Scale Comprehensive Plan Amendment to change the Future Land Use on 6.9 acres from Residential to Commercial; Northern terminus of Rolling Rock Road, approximately 520 feet north of its intersection with Cortez Boulevard
10. H-23-59 - GTC LLLP:  
Rezoning from PDP(MF)/ Planned Development Project (Multi-Family) to PDP(SU)/ Planned Development Project (Special Use) and PDP(GC)/Planned Development Project (General Commercial) with Deviations; Northern terminus of Rolling Rock Road, approximately 520 feet north of its intersection with Cortez Boulevard
11. H-23-52 - Southern Citrus Groves LLC:  
Rezoning from AG (Agricultural) to CPDP (Combined Planning Development Project) with single-family, multifamily and townhome uses; Kettering Road across from its intersection with Dashback Street
12. H-23-28 - TriCounty Development Inc:  
Rezoning from CPDP (Combined Planning Development Project) to PDP(MF)/ Planned Development Project (Multi-Family); North side of County Line Rd. approximately 280 feet from Farnsworth Blvd.
13. H-23-54 - Oak Development Group, LLC:  
Rezoning from AR (Agricultural/Residential) and AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with deviations; Between the east side of Eakin Street, approximately 230' from its intersection with Atlanta Avenue, and the west side of Lomita Wren Road, approximately 300' from its intersection with Mirage Avenue:
14. H-22-71 - Sobel Fund VII, LLC:  
Master Plan Revision on Property Zoned CPDP/Combined Planned Development Project with General Commercial, Office Professional, and Multifamily uses to add Specific C-2 Uses and Deviations; Southwest corner of Lake in the Woods Drive and Commercial Way (US Hwy 19)

## **H. COMMISSIONERS AND STAFF ISSUES**

### **I. ADJOURNMENT**

#### **UPCOMING MEETINGS**

**A special hearing scheduled for Wednesday, February 21, 2024 beginning at 9:00AM located at Crosspoint Church 2440 Anderson Snow Road, Spring Hill , FL 34609 to discuss H-23-53 and CPAM-23-04 TDG Development Company, LLC. The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, March 11, 2024, beginning at 9:00 AM, in the Commission Chambers.**