



## 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, November 14, 2022 - 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 ONLY PUBLIC HEARING ITEMS WILL BE HEARD AT THEIR SCHEDULED TIME. ALL OTHER ITEM TIMES NOTED ON THE AGENDA ARE ESTIMATED AND MAY BE HEARD EARLIER OR LATER THAN SCHEDULED.

**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. SE-22-11 - Donald Whitehead, Jr.:  
Special Exception Use Permit for a Place of Public Assembly, namely, a Venue for Special Events; South of Cortez Boulevard (SR 50) across from Dorsey Smith Road
2. SE-22-12 - 3 Horse Distillery, LLC:  
Special Exception Use Permit for a Distillery; East side of Gobbler Run, approximately 3,000' south of Oakfork Trail
3. SE-22-13 - Nathan Randall:  
Revision to a Special Exception Use Permit for a Place of Public Assembly, namely a Venue for Special Events; Northern terminus of Karry Creek Lane
4. 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
5. H-22-67 - Keith Marko:  
Rezoning from R-1C (Residential) to PDP(RUR)/Planned Development Project (Rural) with a specific AG (Agricultural) Use for Two Miniature Cows; Northeast corner of Rapidan Road and Wharton Avenue
6. H-22-23 - A & I Land Association, LLC:  
Rezoning from AG (Agricultural) to C-4 (Heavy Highway Commercial); South side of Cortez Boulevard (SR 50), approximately 1,000' east of Frisco Road
7. 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)
8. H-22-28 - Downtown Development Partners, LLC:  
Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(GC)/Planned Development Project (General Commercial); Northeast side of Breakwater Boulevard, approximately 400' west of its intersection with Commercial Way
9. H-22-48 - Lonestar Properties NC, Inc.:  
Rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(IND)/Planned Development Project (Industrial); North side of Ayers Road, approximately 2,600' west of Broad Street
10. H-22-51 - DR Horton:  
Establish a Master Plan on Property Zoned CPDP (Combined Planned

Development Project) with Single Family and General Commercial Uses with deviations; East side of Commercial Way, across from Happy Days Drive

**F. COMMISSIONERS AND STAFF ISSUES**

**G. ADJOURNMENT**

**UPCOMING MEETINGS**

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