



Hernando County

Planning & Zoning Commission

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

Agenda

Monday, September 9, 2024 - 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

- [14495](#) CP 1474378 Freedom Ridge
- [14453](#) CP 1466667 Centralia Trails
- [14494](#) CP 1475311 Bay Street
- [14518](#) Conditional Use Permit Petition Submitted by Donna Smart (CU2411)

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

- [14519](#) Rezoning Petition Submitted by O'Reilly's Automotive Stores, Inc. (H2433)
- [14520](#) Rezoning Petition Submitted by Caleb Lane (H2434)
- [14521](#) Rezoning Petition Submitted by Florida Tropics Realty (H2436)
- [14522](#) Rezoning Petition Submitted by Seggie Custom Buildings/Salon Halo (H2437)
- [14523](#) Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)
- [14524](#) Rezoning Petition Submitted by Tri County Development, Inc. (H2454)

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

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, October 7, 2024 beginning at 9:00 AM, in the Commission Chambers