



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, June 9, 2025 - 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. CALL 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

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS**E. UNIFIED AGENDA**

1. [15945](#) CP 1484172 Lake Hideaway Phase 1 Pods E, F, G, & H
2. [15751](#) CP 1481235 Nichols Property & CP 1491895 Oakview Woods (Nichols) Ph II Property
3. [15882](#) CP 1490027 Emerald Creek Phase 2
4. [15984](#) CP 1487494 Somerset Bay Phase 2 Subdivision
5. [15979](#) CP 1469207 Spring Hill Multi-Commercial Development
6. [16015](#) Approval of Minutes for Regular Meeting of May 12 2025

F. STANDARD AGENDA

1. [15965](#) Rezoning Petition Submitted by Southern Valley Homes, LLC (H2471)
2. [15966](#) Rezoning Petition Submitted by Arsany 66th Street, LLC (H2501)
3. [15967](#) Rezoning Petition Submitted by Sunny Pines of Hernando LLC (H2507)
4. [15970](#) Rezoning Petition Submitted by Lance Lowery (H2481)
5. [15971](#) Rezoning Petition Submitted by Meridien Development LLC Mark Keschl (H2482)
6. [15973](#) Rezoning Petition Submitted by Alton B. Wingate (H2505)
7. [15974](#) Rezoning Petition Submitted by Britton and Kayla Cox (H2511)
8. [15975](#) Rezoning Petition Submitted by Jorge Sabater (H2512)

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

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, July 14, 2025, beginning at 9:00 AM, in the Commission Chambers