



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, January 13, 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. 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

[15403](#) Selection of Chair and Vice Chair

C. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission)

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**PUBLIC HEARINGS****E. UNIFIED AGENDA**

[15187](#) CP 1481392 Lake Hideaway Pod D Townhomes

[15252](#) Special Exception Petition Submitted by QASR LLC (SE-24-10)

[15253](#) Special Exception Petition Submitted by Black Horse Realty Group LLC (SE-24-11)

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

[15245](#) Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)

[15250](#) Rezoning Petition Submitted by Riopelle Properties, LLC (H-24-65)

[15246](#) Rezoning Petition Submitted by Melissa Truckenbrod on behalf of Brooksville Landing LLC (H-24-44)

[15247](#) Rezoning Petition Submitted by DRB Group (H-24-55)

[15248](#) Master Plan Revision Petition Submitted by DRB Group-Dallas Austin (H-24-63)

[15249](#) Rezoning Petition Submitted by Mary Ellen Morgan (H-24-64)

[15251](#) Rezoning Petition Submitted by Spring Hill Development Investment, LLC (H-24-75)

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

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, February 10, 2025, beginning at 9:00 AM, in the Commission Chambers