



## **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, July 11, 2022**

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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 A.M. AND ALL ITEMS CAN 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. CP1429620 - M/I Homes of Tampa, LLC: Anderson Snow Road Conditional Plat
2. CP1430915 - DR Horton Inc. Lucky Lane Subdivision Conditional Plat
3. Approval of the minutes for the May 9, 2022, regular meeting of the Planning and Zoning Commission.
4. Approval of the minutes for the June 13, 2022, regular meeting of the Planning and Zoning Commission.

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

1. CU-22-05 - Windy Southall: Conditional Use Permit for a Portable Roadside Stand, namely a Produce Stand; South side of Wiscon Road, approximately 750' west of Lykes Dublin Road
2. CU-22-07 - Mike & Cheryl Thomas: Conditional Use Permit for a Second Residence; East side of Old Crystal River Road, approximately 700' south of Our Road
3. SE-22-08 - Tampa Bay Tres Dias: Special Exception Use Permit for a Place of Public Assembly, namely a Religious Establishment with a Spiritual Retreat Center; West side of Batten Road, approximately 1,500' north of Skyview Circle
4. H-22-16 - Lennar Homes, LLC (On Behalf of Nichols Linda Ann Testamentary Trustee): Rezoning from AR/(Agricultural Residential) to PDP(SF)/Planned Development Project (Single Family) with Deviations; South side of Cortez Boulevard, approximately 885' west of Frisco Road
5. H-22-31 - Stein Investment Group: Rezoning from AR-2/ (Agricultural/Residential-2) and C-2/(Highway Commercial) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses with Deviations; North side of County Line Road, approximately 975' east of Springtime Street
6. H-22-32 - Scott & Sons Properties, LLC: Rezoning from C-2/(Highway Commercial) and AG/(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for Outdoor Storage with Deviations; West side of Ponce De Leon Boulevard, approximately 450' north of Denny Drive
7. H-22-33 - Gregory Thomas & Andrea Lynn Arflack, Thomas & Patricia Dampman, Donald E. Wagner, Kenneth R. Davis, Randy Bland, Gabriel A Olmo, Pauline M. Barlo, Mauricio Lopez: Rezoning from R-1C/(Residential) to AR/ (Agricultural/Residential); South of Albany Road, north of Barnevelde Road and east of Celeste Avenue
8. H-22-43 - Flammer Ford of Spring Hill, Inc.: Rezoning from C-1/(General

- Commercial) to C-2/(Highway Commercial); East side of Middlesex Drive, approximately 500' south of Toucan Drive
9. H-22-14 - Land Builder, LLC: Rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; Southern side of Bourassa Boulevard, approximately 325' south of Hyde Street
10. H-22-04 - Pulte Group: Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations; Southern Terminus of Sterling Hills Boulevard

**G. COMMISSIONERS AND STAFF ISSUES**

**H. ADJOURNMENT**

**UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, August 8, 2022, beginning at 9:00 AM, in the Commission Chambers