



## 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, October 9, 2023 - 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 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**

1. Chairman's Statement
2. Introduction of the Unified Agenda
  - a. Approval of Revised Minutes for the Planning and Zoning Commission Meeting of May 8, 2023.
  - b. Conditional Plat for Barclay Townhomes
  - c. Conditional Plat Centralia Subdivision
  - d. Conditional Plat for Waterford Overall
  - e. CU-23-09 - Pamela J Merrill:  
Renewal for a Conditional Use Permit for a Second Residence; Northwest corner of Croom Road and Scott William Trail
  - f. CU-23-10 - Madeline and Thomas Crouch:  
Conditional Use Permit for Temporary Storage Containers; Southwest corner of Primrose Lane and Atwood Drive
  - g. CU-23-11 - Frances M Cain / POA C/o Karen S Durand:  
Conditional Use Permit for a Second Residence; North side of Faber Drive, approximately 128' east of Honeysuckle Lane
  - h. CU-23-12 - Timothy & Judy Gunsteens:  
Conditional Use Permit for a Temporary Security Residence; Cul-De-Sac Terminus of Liberator Court
  - i. SE-23-04 - Mother Mary Theresa, Sisters of Sr Thomas, Aquinas:  
Revision to a Special Exception Use Permit for a Place of Public Assembly, namely a Religious Establishment; Northeast corner of Spring Lake Highway and Rosecrans Street
3. Public Comment
4. Commissioner Discussion
5. Commissioner Vote

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

1. H-22-63 - M. Daniels Construction:  
Expansion of a Public Service Facility Overlay District (PSFOD); West side of Sunshine Grove Rd, approximately 2,000' north of Ken Austin Pkwy
2. H-23-32 - Otis J Green III:  
Rezoning from R-1C (Residential) to AR (Agricultural/Residential); South side of Medicine Stone Drive, approximately 625' southeast of Little Stone Drive

- 3. H-23-33 - Lee Pedone:  
Rezoning from CPDP (Combined Planned Development Project) to PDP(IND)/Planned Development Project (Industrial); Southeast corner of Kettering Road and Dashback Street
  
- 4. H-23-34 - Tires Unlimited & Service, LLC:  
Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(GC)/Planned Development Project (General Commercial) to include a specific C-2 use for an Automobile Service Establishment with Deviations, North of County Line Road and at the western terminus of Pythia Place
  
- 5. H-23-37 - American Tower Corporation:  
Revision to a PSFOD (Public Service Facility Overlay District) for a Communication Tower; East side of Lockhart Road, west of I-75 and south of the Trilby Crossing Subdivision
  
- 6. H-23-36 - Raysor Ventures, LLC:  
Rezoning from AG (Agricultural) to PDP(HC)/Planned Development Project (Highway Commercial) with a specific C-4 (Heavy Highway Commercial) use and CV (Conservation); South side of Osowaw Boulevard, approximately 1,165' east of Buccaneer Boulevard
  
- 7. CPAM-23-02 - Raysor Ventures, LLC:  
Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on 13.6 acres from Residential to Commercial; South side of Osowaw Boulevard, approximately 1,165' east of Buccaneer Boulevard

**H. COMMISSIONERS AND STAFF ISSUES**

**I. ADJOURNMENT**

**UPCOMING MEETINGS**

**The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 13, 2023, beginning at 9:00 AM, in the Commission Chambers**