



## 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, November 4, 2024 - 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. [14663](#) CP 1479496 Sunrise Phase I
2. [14772](#) Conditional Use Permit Petition Submitted by Leroy and Linda Oakes (CU-24-12)
3. [14773](#) Conditional Use Permit Petition Submitted by Erisbel Blanco (CU-24-13)
4. [14776](#) Conditional Use Permit Petition Submitted by David and Ana Philipsen (CU-24-14)

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

1. [14771](#) Rezoning Petition Submitted by Karly Quedens and Barrett Rivera (H-24-45)
2. [14767](#) Rezoning Petition Submitted by Teresa Ballard (H-24-51)
3. [14768](#) Rezoning Petition Submitted by William Fout and Vanessa Fox (H-24-52)
4. [14759](#) Rezoning Petition Submitted by A.R.E. Investment Ventures, Inc. (H-24-46)
5. [14769](#) Rezoning Petition Submitted by NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager (H-24-53)
6. [14765](#) Rezoning Petition Submitted by Todd Mooney (H-24-49)
7. [14761](#) Master Plan Revision and Rezoning Petition Submitted by NVR, Inc. Ryan Homes (H-24-48)
8. [14760](#) Master Plan submitted by Bobby Eaton ProBuilt U.S. Inc (H-24-47)
9. [14766](#) Master Plan Revision Petition Submitted by Hawk Lake Hideaway LLC (H-24-50)
10. [14770](#) PSFOD Petition Submitted by Hernando County Board of County Commissioners (H-24-60)

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

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