



## **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, May 12, 2025 - 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. 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. [15841](#) Special Exception Use Permit Petition Submitted by Unitarian Universalist Church in the Pines (SE2414)
2. [15852](#) Special Exception Use Permit Petition Submitted by James H Haney (SE2503)
3. [15854](#) Conditional Use Permit Petition Submitted by Christopher Rossey (CU2502)
4. [15885](#) Approval of Minutes for Regular Meeting of April 14, 2025

**F. STANDARD AGENDA**

1. [15848](#) Rezoning Petition Submitted by Shady Oaks Project, LLC (H2515)
2. [15850](#) Rezoning Petition Submitted by Cabot Citrus OpCo LLC (H2513)
3. [15851](#) Comprehensive Plan Amendment Petition Submitted by Cabot Citrus OpCo LLC (CPAM2501)
4. [15844](#) Rezoning Petition Submitted by Meritage Homes of Florida, Inc., R. Tyler Vansant, Esq. (H2478)
5. [15843](#) Rezoning Petition Submitted by Francisco Herrera (H2476)
6. [15845](#) Rezoning Petition Submitted by Mavaro, LLC (H2503)
7. [15846](#) Rezoning Petition Submitted by Brandon Burich & Dream Custom Homes (H2504)
8. [15847](#) Rezoning Petition Submitted by Kim Poteet and Shane Duryea (H2506)

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

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