



## Hernando County

### Planning & Zoning Commission

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

#### Regular Meeting

#### Agenda

---

Monday, August 8, 2022 9:00 A.M.

---

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 THEREAFTER.

#### 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**

CP1436706 - Panther I, LLC Bromley Avenue Subdivision Conditional Plat

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

1. CU2208 - Kenneth and Joan Hahn:  
Renewal of a Conditional Use Permit for a Second Residence; West side of Valley Ridge Lane, approximately 1,250' north of Hayman Road
2. CU2209 - Donna L. Smart:  
Conditional Use Permit for a Second Residence; West of the intersection of Nodoc Road and Switchback Road
3. SE2209 - The Restoration Center of Florida:  
Special Exception Use Permit for a Congregate Care Facility, namely a Transitional Living Facility; South side of Olympic Village Lane, approximately 1,500' east of Sunshine Grove Road
4. H2236 - Oronzo Triggoano:  
Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use; West side of US Hwy 41, approximately 1,800' north of Southern Hills Boulevard
5. H2237 - Earthgroup, LLC:  
Establish a Master Plan on Property Zoned PDP(CP)/Planned Development Project (Corporate Park) with Deviations; West side of Anderson Snow Road, on the east side of Industrial Loop approximately 650' from Anderson Snow Road
6. H2208 - NVR Inc.:  
Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) and PDP(GC)/Planned Development Project (General Commercial) with Deviations; Southeast Corner of Commercial Way and Centralia Road
7. H2219 - Pulte Home Company, LLC:  
Rezoning from AG/Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations; South side of Powell Road, approximately 1,600' west of California Street
8. H2234 - Richard Rizzolo Agency:  
Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(SF)/Planned Development Project (Single Family); South side of Maderia Street, approximately 142' west of Mariner Boulevard
9. H2235 - CFB Realty, LLC:  
Establish Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with a Rezoning to include a Specific C-2/(Highway Commercial) use with Outdoor Storage and Deviations; Southeast corner of Cortez Boulevard and Kettering Road

- 10.** H2250 - William Ryan Homes Florida, Inc.:  
Master Plan Revision on Property Zoned PDP(SF)/ Planned Development Project (Single Family) with Deviations; North side of Challice Drive, approximately 450' west of Anderson Snow Road
  
- 11.** H2225 - Richard Doskoez/Bruce Wilt:  
Rezoning from AG/(Agricultural) to PDP(HC)/Planned Development Project (Highway Commercial) with Deviations; South side of Old Ayers Road, approximately 950' east of Broad Street

**G. COMMISSIONERS AND STAFF ISSUES**

**H. ADJOURNMENT**

**UPCOMING MEETINGS**

**The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, September 12, 2022, beginning at 9:00 AM, in the Commission Chambers**