



## 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, September 11, 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

Nomination of Planning and Zoning Commissioner to Affordable Housing Advisory Committee

#### C. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

**D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE****PUBLIC HEARINGS****E. UNIFIED AGENDA**

- 1. Chairman Statement**
- 2. Introduction of the Unified Agenda**
  - a. Conditional Plat for The Space Shop
  - b. SE-23-02 Jose Andres De La Cruz, Francis Marilyn Abin:  
Special Exception Use Permit for Truck Parking; Southern terminus of Courts Ct
  - c. CU-23-07 - Pedone:  
Conditional Use Permit for Excavation; South of Dashback St and east side of Kettering Rd
- 3. Commissioners Discussion**
- 4. Public Comment**
- 5. Commissioner Vote**

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

1. CU-23-01 - M. Daniel Construction, Inc.:  
Conditional Use Permit for Excavation; West side of Sunshine Grove Rd, approximately 2,000' north of Ken Austin Pkwy
2. H-23-10 - M. Daniel Construction, Inc.:  
Rezoning from Mining to AG (Agriculture); West side of Sunshine Grove Rd, approximately 2,000' north of Ken Austin Pkwy
3. H-22-63 - M. Daniel Construction, Inc.:  
Expansion of a Public Service Facility Overlay District (PSOFD); West side of Sunshine Grove Rd, approximately 2,000' north of Ken Austin Pkwy
4. H-23-30 - Boone:  
Rezoning from R1C (Residential) to AR-1 (Agricultural/Residential-1); Northeast terminus of Berryhill Dr
5. H-23-08 - Teramore Development, LLC,  
Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial); East of US Hwy 19, between Ridge Rd and Osceola Dr
6. H-23-24 - Big Sky:  
Rezoning from AG (Agricultural) to AR (Agricultural/Residential); Southwest corner of Powell Rd and Burns Rd

- 7. H-23-27 - Daryl Senica:  
Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) and PDP(REC)/Planned Development Project (Recreation) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use for Outdoor Storage and with Deviation; North side of County Line Rd, approximately 1,500' west of Peach Tree Dr.
- 8. H-23-20 - Solterra Land, LLC c/o Jon Kattke:  
Rezoning from AG (Agricultural) and AR (Agricultural/Residential) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; Northwest corner of Anderson Snow Rd and Amero Ln
- 9. H-23-18 - 75 Cortez:  
Master Plan Revision on Property PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP (Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with Deviations; North of Cortez Boulevard, approximately 2,000' west of I-75
- 10. H-23-29 - Toddy Mooney:  
Rezoning from PDP(OP)/Planned Development Project (Office Professional) and PDP(SF)/Planned Development Project (Single Family) to PDP(MF)/Planned Development Project (Multifamily) Deviations; South side of Cortez Blvd, approximately 700' east of Nightwalker Rd

**H. COMMISSIONERS AND STAFF ISSUES**

**I. ADJOURNMENT**

**UPCOMING MEETINGS**

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