



**Hernando County  
Planning and Zoning Commission**

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

**Regular Meeting**

**~Agenda~**

Monday, May 9, 2022 9:00 AM

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT 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) 540-6452 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 ONLY PUBLIC HEARING ITEMS WILL BE HEARD AT THEIR SCHEDULED TIME. ALL OTHER ITEM TIMES NOTED ON THE AGENDA ARE ESTIMATED AND MAY BE HEARD EARLIER OR LATER THAN SCHEDULED.

**9:00 AM 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 only)**

**D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**

**PUBLIC HEARINGS**

**9:00 AM E. UNIFIED AGENDA**

1. Revision to CU-21-07 - Jason Tippin: Conditional Use Permit for a Second Residence; Southern Terminus of Wishbone Road
2. Revision to Special Exception Use Permit for Outdoor Storage of RVs/boats/vehicles submitted by Safeguard Self Storage/St Stanley Bonilla (On Behalf of Karen Jean Carmichael) (SE-21-12)
3. CP1422416 Conditional Plat Approval for Holiday Drive Subdivision
4. CP1426321 Conditional Plat Approval for Somerset Bay Subdivision

**9:00 AM F. STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)**

1. SE-22-03 - Alejandro Zurita, Land America, LLC: Special Exception Use Permit for Outdoor Storage of RVs/boats/vehicles; East side of Commercial Way, approximately 736' north of Brandy Drive
2. SE-22-02 - Dana Galiardo: Special Exception Use Permit for an Off-Road Vehicle Track Constructed for Recreational Use; West side of Citrus Way, approximately 1,500' north of Ponce De Leon Boulevard
3. SE-22-04 - Torah Ohr, Inc.: Special Exception Use Permit for a Congregate Care Home; Namely, a Transitional Living Facility; Southwest corner of Long Lake Avenue and Allen Drive
4. SE-22-05 - Torah Ohr, Inc.: Special Exception Use Permit for a Congregate Care Home; Namely, a Transitional Living Facility; South side of Long Lake Avenue, approximately 1,500' west of Commercial Way
5. SE-22-07 - Vincent Academy Adventure Coast, Inc: Special Exception Use Permit for an Educational Facility; North side of Jacqueline Road, approximately 1,100' west of Sunshine Grove Road
6. H-22-21 - Cemex Construction Materials Florida, Inc: Rezoning from AG/(Agricultural) and M/(Mining) to I-2/(Industrial-2); East side of Cobb Road, approximately 3,000' south of Yontz Road
7. H-22-22 - TP SEDK XVII, LLC: Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial); Southeast side of Commercial Way (US Highway 19), approximately 490' northeast of Trenton Avenue
8. H-22-02 - Amerco Real Estate Company: Rezoning from R-1A/(Residential) to PDP(HC)/Planned Development Project (Highway Commercial); South side of SR 50, approximately 900' east of Winter Street
9. H-22-10 - James Johnston with Shutts & Bowen LLP: Public Service Facility Overlay District for a Communication Tower; East of Linden Road, South of Antelope Street and north of Feather Street
10. CPAM-22-03 - Meritage Homes of Florida, Inc. (On Behalf of Nancy Goode LLC, Dianne Goode, and Jill Graddy): Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map on 38 acres from Rural to Residential; North side of Wiscon Road, approximately 1600' east of Quarterhorse Lane
11. H-22-20 - Meritage Homes of Florida, Inc.: Rezoning from PDP(MF)/Planned Development Project (Multifamily) and AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations; North side of Wiscon Road, approximately 1600' east of Quarterhorse Lane
12. H-21-85 & H-21-87 - Lennar Homes, LLC (Mason/Hunnicuttt): Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(MF)/Planned Development Project (Multifamily) with Deviations; Southwest Corner of Mason Smith Road and U.S. Highway 41 (Broad Street)
13. H-21-74 - Ridge Manor Project, LLC: Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single-Family) and Rezoning from PDP(SF)/Planned Development Project (Single-Family) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses and Deviations; North side of Cortez Boulevard, approximately 300' west of Olanca Road

**G. COMMISSIONERS AND STAFF ISSUES**

**H. ADJOURNMENT**

**UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, June 13, 2022, beginning at 9:00 AM, in the Commission Chambers