



## 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 12, 2022 - 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 A.M. AND ALL ITEMS CAN BE HEARD ANYTIME 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**

1. CP1436705 - Benton Hills Subdivision Conditional Plat
2. CP1436721 - Arbor Meadows Subdivision Conditional Plat
3. Approval of the minutes for the July 11, 2022, regular meeting of the Planning and Zoning Commission.
4. Approval of the minutes for the August 8, 2022, regular meeting of the Planning and Zoning Commission.

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

1. SE-22-10 - Alyssa Schabilion:  
Special Exception Use Permit for a Congregate Care Home; Namely an Assisted Living Facility; Southwest corner of the intersection of Amero Lane and Diane Street
2. H-22-35 - 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
3. H-22-53 - DemiSar Properties, LLC:  
Rezoning from R-1A (Residential District) to PDP(HC)/Planned Development Project (Highway Commercial); South side of Cortez Blvd, approximately 218' west of Colorado Street.
4. H-22-44 - Continental 682 Fund LLC:  
Master Plan Revision on Property Zoned PDP(MF)/Planned Development Project (Multifamily) with Deviations; West side of Trillium Boulevard, approximately 1,300' North of County Line Road
5. H-22-45 - Salvatore and Vanessa DeFranco:  
Rezoning from R-1A (Residential District) to AR (Agricultural/Residential); South side of Budowski Road, approximately 1,590' west of Citrus Way
6. H-22-46 - Dennis J. Strally:  
Rezoning from AG (Agricultural) to AR (Agricultural/Residential); North side of Powell Road, at its intersection with Racers Way
7. H-22-57 - GTG Spire Homes, LLC:  
Establish a Master Plan on Property Zoned PDP(SF)/Planned Development Project (Single Family) with deviations; Eastern terminus of Torchwood Court
8. H-22-52 - Claire Clements:  
Rezoning from AG (Agricultural) to PDP(CP) Planned Development Project (Corporate Park) with Deviations; Southwest quadrant of Lockhart Road and Cortez Boulevard and approximately 1,425' east of Lockhart Road

9. H-22-54 - 34601 Realty Partners, LLC:  
Establish a Master Plan to Include a Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; West side of Cobb Road, North Side of Fort Dade Avenue
10. H-22-08 - 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
11. H-22-61 - Cabot Citrus OPCO LLC:  
Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations; Northeast side of Ponce De Leon Boulevard (US Highway 98), approximately 2200' southeast of its intersection with the Suncoast Parkway
12. H-22-50 - 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

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

**The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, October 10, 2022, beginning at 9:00 AM, in the Commission Chambers**