



## **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, December 8, 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 LISSETTE GARDNER, HERNANDO COUNTY RISK MANAGEMENT, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 754-4000. 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. [16772](#) CP 1490384 Parkway Townhomes
2. [16773](#) CP 1502177 Suncoast Pines
3. [16740](#) Approval of Minutes for Regular Meeting of November 10, 2025

**F. STANDARD AGENDA**

1. [16731](#) Special Exception Use Permit Petition Submitted by David L Merritt and Lynette M. Merritt (SE2512)
2. [16732](#) Conditional Use Permit Petition Submitted by Pamela Merrill (CU2506)
3. [16733](#) Conditional Use Permit Petition Submitted by Christy Halbert and Troy Sweat (CU2513)
4. [16734](#) Rezoning Petition Submitted by Medhat Kodsí (H2477)
5. [16736](#) Rezoning Petition Submitted by Richard Roach and Kimberly Roach (H2535)
6. [16735](#) Rezoning Petition Submitted by Lisa Tabbert (H2546)
7. [16737](#) Rezoning Petition Submitted by Lydia M Cruz (H2548)
8. [16738](#) Rezoning Petition Submitted by Soffron Holdings, LLC (H2551)
9. [16739](#) Rezoning Petition Submitted by APD Advanced Stabilization LLC (d/b/a APD Foundation Repair) (H2553)

**G. COMMISSIONERS AND STAFF ISSUES**

1. [16763](#) Presentation of Weeki Wachee Preserve Phase 1 Project
2. [16770](#) Presentation on Draft Ordinance Regulations Governing Vacation Rentals and Transient Lodging Establishments

**H. ADJOURNMENT****UPCOMING MEETINGS**

**The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, January 12, 2026, beginning at 9:00 AM, in the Commission Chambers**