



## 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, October 13, 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 TIFFANY SMITH, HERNANDO COUNTY RISK MANAGEMENT, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 540-6289. 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. [16503](#) 2026 Planning and Zoning Commission Meeting Schedule
2. [16544](#) Approval of Minutes for Regular Meeting of September 8, 2025
3. [16512](#) Conditional Plat for File No. 1500784 Glen Lakes Commons Phase 2

**F. STANDARD AGENDA**

1. [16536](#) Conditional Use Permit Petition Submitted by Robert and Tammie Thorne (CU2505)
2. [16531](#) Rezoning Petition Submitted by Riopelle Properties, LLC (H2526)
3. [16534](#) Rezoning Petition Submitted by EFE, Inc. (H2532)
4. [16529](#) Rezoning Petition Submitted by Robert L. Davis Jr and Tonda J. Davis (H2525)
5. [16533](#) Rezoning Petition Submitted by David Kato, D.R. Horton (H2531)
6. [16465](#) Presentation of Draft Ordinance Amending Article VII of Chapter 28 of the Hernando County Code of Ordinances related to Groundwater Protection, Wellhead and Special Protection Areas and Draft Resolution Amending Location of Wellhead Protection Areas and Special Protection Areas Map

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

**The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, November 10, 2025, beginning at 9:00 AM, in the Commission Chambers**