



## 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, July 13, 2026 - 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 MARYELLEN WAITE, HERNANDO COUNTY RISK MANAGEMENT MANAGER, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 442-7787. 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**

- [17722](#) Approval of Minutes for Regular Meeting of September 11, 2023
- [17644](#) Approval of Minutes for Regular Meeting of June 08, 2026
- [17478](#) Conditional Plat File # 1514955 Shady Oaks North Subdivision
- [17701](#) Conditional Plat File # 1507064 Waterfall Park Subdivision
- [17702](#) Conditional Plat File # 1500973 Rivard Subdivision

**F. STANDARD AGENDA**

- [17675](#) Special Exception Use Permit Petition Submitted by Pablo Barrozo (SE2607)
- [17676](#) Rezoning Petition Submitted by Jacqueline Commons, LLC (H2617)
- [17677](#) Rezoning Petition Submitted by Edwin Santiago and Ileen Febus (H2610)
- [17678](#) Mater Plan Revision Petition Submitted by Mavis Tire Supply, LLC, on Behalf of Glen Lakes Station II, LLC (REZ0000202026)
- [17679](#) Rezoning Petition Submitted by Insteadada, LLC, and CEA Development, Inc. (REZ00002102026)

**G. COMMISSIONERS AND STAFF ISSUES**

**H. ADJOURNMENT**

**UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, August 17, 2026, beginning at 9:00 AM, in the Commission Chambers