



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, May 11, 2026 - 9:00 A.M.

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 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**

[17466](#) Approval of Minutes for Regular Meeting of April 13, 2026

[17488](#) Approval of Minutes for Regular Meeting of August 14, 2023

F. STANDARD AGENDA

[17462](#) Special Exception Use Permit Petition Submitted by A Technological Advantage, Inc., d/b/a ATA Career Education a/k/a ATA College On Behalf of Spring Hill Associates, LLLP, f/k/a Spring Hill Associates, LTD (SE2605)

[17463](#) Special Exception Use Permit Petition Submitted by Old Florida Forever, LLC (SE2606)

[17465](#) Rezoning Petition Submitted by Land Supplier, LLC (H2339)

[17455](#) Rezoning Petition Submitted by Williams Realty and Investments Inc. (H2603)

[17456](#) Master Plan Revision Submitted by Southeast Investments, Inc., On Behalf of Jacobsen Property Investment, LLC; Christopher Gandy; and William Samuelson and Melissa Samuelson (H2605)

[17452](#) Rezoning Petition Submitted by Legendary Realty Services, Inc. (H2612)

[17460](#) Rezoning Petition Submitted by Windy Southall and Henry Southall (H2614)

[17461](#) Master Plan Revision Petition Submitted by Palmwood Holdings LLC (H2615)

[17464](#) Rezoning Petition Submitted by Hernando Investments, Inc. (H2616)

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

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, June 08, 2026, beginning at 9:00 AM, in the Commission Chambers