



## 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 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 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 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. [16382](#) Approval of Minutes for Regular Meeting of March 10, 2025
2. [16264](#) Approval of Minutes for Regular Meeting of July 14, 2025
3. [16381](#) Approval of Minutes for Regular Meeting of August 11, 2025
4. [16371](#) CP 1498214 Rolling Rock
5. [16375](#) CP 1494521 Seville Phase 1
6. [16352](#) CP 1491789 Woodland Oaks
7. [16303](#) CP 1494792 Whispering Oaks

**F. STANDARD AGENDA**

1. [16373](#) Special Exception Use Permit Petition Submitted by Robert Grange (SE2502)
2. [16358](#) Conditional Use Permit Petition Submitted by Blaire Hottinger (CU2504)
3. [16370](#) Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)
4. [16356](#) Rezoning Petition Submitted by Jason Osborne and Erica Cuevas (H2522)
5. [16372](#) Rezoning Petition Submitted by Thomas Merendino and Rebecca Powell (H2523)
6. [16315](#) Rezoning Petition Submitted by Gulf Key Rentals LLC (H2524)

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

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, October 13, 2025, beginning at 9:00 AM, in the Commission Chambers