



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, September 8, 2025 - 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 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