



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, November 10, 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 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**

- [16626](#) Approval of Minutes for Regular Meeting of November 4, 2024
- [16619](#) Approval of Minutes for Regular Meeting of December 9, 2024
- [16546](#) Approval of Minutes for Regular Meeting of January 13, 2025
- [16545](#) Approval of Minutes for Regular Meeting of February 10, 2025
- [16578](#) Approval of Minutes for Regular Meeting of October 13, 2025
- [16566](#) Conditional Plat File # 1498214 Rolling Rock

F. STANDARD AGENDA

- [16659](#) Special Exception Use Permit Petition Submitted by Steven Berry and Christina Berry (SE2514)
- [16660](#) Conditional Use Permit Petition Submitted by Pamela Merrill (CU2506)
- [16661](#) Conditional Use Permit Petition Submitted by Roberto & Andrea Heinz (CU2507)
- [16662](#) Conditional Use Permit Petition Submitted by Francis McLaughlin (CU2508)
- [16663](#) Conditional Use Permit Petition Submitted by BWR FL, LLC (CU2509)
- [16639](#) Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)
- [16649](#) Rezoning Petition Submitted by Medhat Kodsí (H2477)
- [16650](#) Rezoning and Master Plan Revision Petition Submitted by 520 SW 15 Street LLC (H2527)
- [16651](#) Rezoning Petition Submitted by Aaron Lee Branham Sr. (H2534)
- [16652](#) Rezoning Petition Submitted by Richard Roach and Kimberly Roach (H2535)
- [16654](#) Rezoning Petition Submitted by Ville Di Toscana (Robert Bozzi) (H2536)
- [16655](#) Rezoning Petition Submitted by Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch (H2537)
- [16656](#) Master Plan Revision Petition Submitted by Sand Ridge Hernando 47, LLC (H2542)
- [16657](#) Master Plan Revision Submitted by Goettle Special Services Co (H2543)

[16658](#) Rezoning Petition Submitted by Maine Drilling and Blasting Inc (H2544)

G. COMMISSIONERS AND STAFF ISSUES

[16685](#) Construction Drawing Requirements and Landscaping Buffers for Livability at the Edges Presentation Submitted by Kay Griffith and Sabrina Dugan with SwiftGov.ai

H. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, December 8, 2025, beginning at 9:00 AM, in the Commission Chambers