



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, March 9, 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, 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

[17240](#) Presentation on Florida Sunshine Law and Ex Parte Communications

C. APPROVAL/MODIFICATION OF AGENDA

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**PUBLIC HEARINGS****E. UNIFIED AGENDA**

- [17252](#) Approval of Minutes for Regular Meeting of October 09, 2023
- [17229](#) Approval of Minutes for Regular Meeting of February 09, 2026
- [17214](#) Special Exception Use Permit Submitted by Yarelis Gonzalez (SE2603)
- [17209](#) Conditional Use Permit Petition for a Temporary Structure Submitted by Robert Best (CU2603)
- [17212](#) Conditional Use Permit Petition Submitted by Richard and Debra Deroxtro (CU2606)

F. STANDARD AGENDA

- [17170](#) Presentation on the Final Proposed South Brooksville Community Redevelopment Plan
- [17216](#) Rezoning Petition Submitted by Veronica Johnson (H2604)
- [17215](#) Master Plan Revision Petition Submitted by ART ERI, LLC (H2607)
- [17218](#) Master Plan Revision Petition Submitted by 15464 Cortez Blvd, LLC (H2541)
- [17217](#) Rezoning Petition Submitted by Dirt Doctor 11011 LLC (H2550)
- [17221](#) Rezoning Petition Submitted by Jack Melton Family Inc (H2539)
- [17222](#) Rezoning Petition Submitted by Jack Melton Family, Inc (H2540)

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

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, April 13, 2026, beginning at 9:00 AM, in the Commission Chambers