



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, August 17, 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

E. HOUSING AND SUPPORTIVE SERVICES DIRECTOR VEDA RAMIREZ

- [17790](#) Presentation on the Final Proposed South Brooksville Community Redevelopment Plan

PUBLIC HEARINGS**F. UNIFIED AGENDA**

- [17817](#) Approval of Minutes for Regular Meeting of July 13, 2026

G. STANDARD AGENDA

- [17812](#) Special Exception Use Permit Petition Submitted by Mid Florida Community Services, Inc. d/b/a You Thrive Florida (SE0000112026)
- [17814](#) Special Exception Use Permit Petition Submitted by Yosvany Galindez Brito (SE000072026)
- [17849](#) Small Scale Comprehensive Plan Amendment Submitted by Emerson Capital Group, LLC (CPAM2602)
- [17851](#) Rezoning Petition Submitted by Emerson Capital Group, LLC (H2611)
- [17821](#) Rezoning Petition Submitted by MT Driftwood, LLC (H2528)
- [17823](#) Rezoning Petition Submitted by Ryan and Joseph McClure (REZ0000252026)

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

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, September 14, 2026, beginning at 9:00 AM, in the Commission Chambers