



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, August 11, 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. [16234](#) CP 1497705 Waverly Grove
2. [16260](#) CP 1498214 Rolling Rock
3. [16262](#) CP 1494521 Seville Phase 1

F. STANDARD AGENDA

1. [16236](#) Rezoning Petition Submitted by Society Hill Capital Partner LLC (H2420)
2. [16235](#) Conditional Use Permit Petition Submitted by Robert Grange (SE2502)
3. [16242](#) Special Exception Use Permit Petition Submitted by Old Florida Forever, LLC, Joseph Conrad (SE2506)
4. [16243](#) Special Exception Use Permit Petition Submitted by Cynthia Tarapani, Tarapani Planning Strategies (SE2508)
5. [16244](#) Special Exception Use Permit Petition Submitted by Chinwendu Calis Nnagbo (SE2509)
6. [16245](#) Special Exception Use Permit Petition Submitted by Joseph and Sonja Regan (SE2510)
7. [16238](#) Rezoning Petition Submitted by Ady Garcia Rabeiro and Samuel Medina Rivera (H2519)
8. [16239](#) Rezoning Petition Submitted by Casey Cane, Trustee, 6191 Lockhart Road Land Trust (H2520)
9. [16241](#) Rezoning Petition Submitted by Hernando County on behalf of YouThrive (H2530)

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

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