



Hernando County

Board of County Commissioners

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

Land Use Meeting

Agenda

Tuesday, July 7, 2026 - 9:00 A.M.

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, FLORIDA 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 Hernando County Board of County Commissioners 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.

Public comment will be permitted during each agenda item to which Section 286.0114, Florida Statutes applies. Comment will be limited to matters on the meeting agenda time allotted for each speaker will be limited to three (3) minutes.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 A.M., AND ALL ITEMS CAN BE HEARD ANYTIME THEREAFTER.

UPCOMING MEETINGS:

The Board of County Commissioners' next regular meeting is scheduled for Tuesday, July 14, 2026, beginning at 9:00 A.M., in the John Law Ayers County Commission Chambers, Room 160.

A. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance

B. APPROVAL OF AGENDA (Limited to Board and Staff)

C. CONSENT AGENDA

[17639](#) Release of Performance Bond and Acceptance of Maintenance Bond for Waterford Phase 3A

Attachments: [Waterford Phase 3A Performance Bond](#)
[Waterford Phase 3A Maintenance Bond](#)

D. CORRESPONDENCE TO NOTE

[17652](#) Notice of Conditional Use Permit Action Taken by Planning and Zoning Commission on June 8, 2026

Attachments: [P&Z Conditional Use Permit Action of 06.08.2026](#)

E. PUBLIC HEARINGS

- * Entry of Proof of Publication into the Record
- * Poll Commissioners for Ex Parte Communications
- * Administer Oath to All Persons Intending to Speak
- * Adoption of Agenda Backup Materials into Evidence

DEVELOPMENT SERVICES DIRECTOR OMAR DEPABLO**BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY****STANDARD**

1. [17623](#) Petition Submitted by 1275 Holdings, LLC, to Vacate Utility and Drainage Easements Located in Cortez Crossing Phase 2

Attachments: [Application](#)
[Petition to Vacate](#)
[Narrative](#)
[Deed](#)
[Authorized Agent](#)
[Sunbiz](#)
[Plat Dedication](#)
[Tax Clearance](#)
[Utilities Approvals](#)
[Property Survey](#)
[Adjacent Owners](#)
[Aarush Hospitality LLC Map](#)
[Frost Map](#)
[Adjacent Prop Letter - Aarush Hospitality LLC](#)
[Adjacent Prop Letter - Frost](#)
[Approved Resolution](#)

2. [17625](#) Petition Submitted by Clarence Bailey and Cindy L. Bailey to Vacate Utility and Drainage Easements Located in Spring Hill

Attachments: [Application](#)
[Petition to Vacate](#)
[Narrative](#)
[Property Survey](#)
[8412 Elgrove Street Aerial](#)
[Deed](#)
[Plat Dedication](#)
[Tax Clearance](#)
[Utility Approvals](#)
[Adjacent Property Owners](#)
[Property Search GIS Map Barr](#)
[Property Search GIS Map Hennessy](#)
[Property Search GIS Map Hummel](#)
[Property Search GIS Map Lefranca](#)
[Adjacent Prop Letter Barr](#)
[Adjacent Prop Letter Hennessy](#)
[Adjacent Prop Letter Hummel](#)
[Adjacent Prop Letter Lefranca](#)
[Approved Resolution](#)

3. [17621](#) Petition Submitted by Damon B. Croucher and Stephanie L. Croucher to Vacate Lake Maintenance Easement Located in Spring Hill

Attachments: [Application](#)
[Petition to Vacate](#)
[Narrative](#)
[Deed](#)
[Plat Dedication](#)
[Tax Clearance](#)
[Utility Approvals](#)
[DPW Denial](#)
[Property Survey](#)
[Site Plan of Proposed DG](#)
[Adjacent Neighbors](#)
[Adjacent Prop Letter Critser](#)
[Adjacent Prop Letter Privey](#)
[GIS Map Critser Terry](#)
[GIS Map Privey Kelly](#)
[Approved Resolution](#)

4. [17575](#) Petition Submitted by Francisco Archbold and Nadine Archbold to Vacate Utility and Drainage Easements Located in Ridge Manor Estates

Attachments: [Application](#)
[Narrative](#)
[Petition to Vacate](#)
[Tax Clearance](#)
[Utilities Approval](#)
[Subdivision Approval Letter](#)
[Adjacent property owners](#)
[Adjacent Prop Letter Bowman](#)
[Adjacent Prop Letter Pryor](#)
[Adjacent Prop Letter Rinestine](#)
[Deed](#)
[Plat Dedication](#)
[Property Survey](#)
[Property Search GIS Map Pryor 127](#)
[Property Search GIS Map Pryor 128](#)
[Property Search GIS Map Pryor 129](#)
[Property Search GIS Map Pryor 130](#)
[Property Search GIS Map Pryor 131](#)
[Property Search GIS Map Rinestine](#)
[Approval Resolution](#)

5. [17577](#) Petition Submitted by Gage Alexander Rinestine and Crystal Archbold Rinestine to Vacate Utility and Drainage Easements Located in Ridge Manor Estates

Attachments: [Application](#)
[Narrative](#)
[Petition to Vacate](#)
[Utilities Approvals](#)
[Tax Clearance](#)
[Adjacent Property](#)
[Adjacent Prop Letter Archbold](#)
[Adjacent Prop Letter Bowman](#)
[Adjacent Prop Letter Spraggins](#)
[Deed](#)
[Plat Dedication](#)
[Subdivision Approval Letter](#)
[Property Search GIS Map Archbold](#)
[Property Search GIS Map Bowman](#)
[Property Search GIS Map Spraggins, Goomansingh](#)
[Property Survey](#)
[Approved Resolution](#)

6. [17578](#) Petition Submitted by Joshua Boyle to Vacate Utility and Drainage Easements Located in Royal Highlands

Attachments: [Application](#)
[Narrative](#)
[Petition to Vacate](#)
[Tax Clearance](#)
[Utilities Approvals](#)
[Adjacent Prop Letter Fickling](#)
[Adjacent Prop Letter McCoskey](#)
[Adjacent Prop Letter Ott and Kramer](#)
[Plat Dedication](#)
[Deed](#)
[Property Search GIS Map Fickling](#)
[Property Search GIS Map McCoskey](#)
[Property Search GIS Map Ott and Kramer](#)
[Survey](#)
[Approved Resolution](#)

7. [17579](#) Request Submitted by Larry Prescott, Jr., for Appeal of Administrative Official's Variance Denial for Property Located at 16157 Appennine Dr

Attachments: [Staff Report Prescott Jr.](#)
[Notice of Intent of Denial](#)
[Application for Appeal](#)
[Narrative](#)
[250 List](#)
[Notice of Public Hearing](#)
[Deed](#)
[Owner Affidavit](#)
[Site Plan](#)
[Denial Resolution](#)
[Approval Resolution](#)

8. [17631](#) Rezoning Petition Submitted by Hernando Investments, Inc., for Property Located on Nature Coast Boulevard (H2616)

Attachments: [H2616 Staff Report](#)
[H2616 Application Packet](#)
[H2616 Master Plan](#)
[H2616 Maps](#)
[H2616 Approval Resolution](#)

9. [17627](#) Rezoning Petition Submitted by Legendary Realty Services, Inc., for Property Located on Mariner Boulevard (H2612)

Attachments: [H2612 Staff Report](#)
[H2612 Revised Application Packet](#)
[H2612 Site Plan](#)
[H2612 Maps](#)
[H2612 Public Exhibit at PZ](#)
[H2612 Approval Resolution](#)

10. [17629](#) Rezoning Petition Submitted by Windy Southall and Henry Southall for Property Located on Leonard Street (H2614)

Attachments: [H2614 Staff Report](#)
[H2614 Application Packet](#)
[H2614 Site Plan](#)
[H2614 Maps](#)
[H2614 Approval Resolution](#)

11. [17630](#) Master Plan Revision Petition Submitted by Palmwood Holdings, LLC, for Property Located on Jernigan Street (H2615)

Attachments: [H2615 Staff Report](#)
[H2615 Application Packet](#)
[H2615 Revised Master Plan](#)
[H2615 Maps](#)
[H2615 Public Correspondence at PZ](#)
[H2615 Approval Resolution](#)

12. [17634](#) Master Plan Revision Petition Submitted by One Hernando, LLC, for Property Located on Kettering Road (REZ0000262026)

Attachments: [REZ-000026-2026 Staff Report](#)
[REZ-000026-2026 Application Packet](#)
[REZ-000026-2026 Master Plan](#)
[REZ-000026-2026 Maps](#)
[REZ-000026-2026 Late Arriving Citizen Correspondence](#)
[REZ-000026-2026 Approval Resolution](#)

13. [17628](#) Master Plan Revision Petition Submitted by Southeast Investments, Inc., On Behalf of Jacobsen Property Investments, LLC; Christopher Gandy; and William Samuelson and Melissa Samuelson for Property Located on Commercial Way (H2605)

Attachments: [H2605 Staff Report](#)
[H2605 Revised Application Packet](#)
[H2605 Expert Witness List](#)
[H2605 Updated Site Plan 06.19](#)
[H2605 Maps](#)
[H2605 Approval Resolution](#)
[H2605 Denial Resolution](#)

14. [17624](#) Special Exception Use Permit for Place of Public Assembly; Namely, Venue for Special Events Submitted by Old Florida Forever, LLC, Joseph Conrad (SE2606)

Attachments: [SE2606 Application Packet](#)
[SE2606 Staff Report](#)
[SE2606 Site Plan](#)
[SE2606 Maps](#)
[SE2506 SE Permit Conditions Granted 08-11-2025](#)
[SE2506 Staff Report from 08-11-2025](#)

LEGISLATIVE (BOARD SITTING AS THE LOCAL PLANNING AGENCY / BOARD OF COUNTY COMMISSIONERS)

15. [17615](#) Ordinance Dissolving Springside Community Development District

Attachments: [Springside CDD Dissolution Ordinance with Exhibits](#)

F. DEVELOPMENT SERVICES DIRECTOR OMAR DEPABLO

1. [17653](#) Petition Submitted by Glen Ekstrom Hernandez and Daphne J. Hernandez as Co-Trustees of The Glen Ekstrom Hernandez and Daphne J. Hernandez Revocable Living Trust Agreement Dated April 10, 2025, and Any Amendments Thereto, for Family Hardship Relief from Subdivision Regulations for Property Located on Old Spring Lake Road

Attachments: [SUBD-000019-2026 Class D - Appeal Staff Report](#)
[SUBD-000019-2026 Class D - Appeal Hernandez Appeal Letter](#)
[SUBD-000019-2026 Class D - Appeal Glen Hernandez Acknowledgement](#)
[SUBD-000019-2026 Class D - Appeal Daphne Hernandez Acknowledgement](#)
[SUBD-000019-2026 Class D - Appeal Hernandez Property Tax Clearance Form](#)
[SUBD-000019-2026 Class D - Appeal DPW Clearance Class D Daphne Hernandez](#)
[SUBD-000019-2026 Class D - Appeal Denial Letter 05292026](#)
[SUBD-000019-2026 Class D - Appeal Boundary Survey Parcel 1](#)
[SUBD-000019-2026 Class D - Appeal Boundary Survey Parcel 2](#)
[SUBD-000019-2026 Class D - Appeal Hernandez Deed](#)
[SUBD-000019-2026 Class D - Appeal Hernandez Trust Agreement](#)
[SUBD-000019-2026 Class D - Appeal Maps](#)
[SUBD-000019-2026 Class D - Appeal 26-327 Approval Resolution](#)
[SUBD-000019-2026 Class D - Appeal 26-327 Denial Resolution](#)

2. [17656](#) Petition Submitted by HD Asset Holdings, LLC, for Hardship Relief from Subdivision Regulations for Property Located on Cart Path

Attachments: [SUBD-000026-2026 Class D - Appeal Staff Report](#)
[SUBD-000026-2026 Class D - Appeal Hardship Petition](#)
[SUBD-000026-2026 Class D - Appeal HD Asset Holdings LLC - DPW Clearance](#)
[SUBD-000026-2026 Class D - Appeal HD Asset Holdings LLC - Property Tax Clearance](#)
[SUBD-000026-2026 Class D - Appeal HD Asset Holdings LLC - Acknowledgement](#)
[SUBD-000026-2026 Class D - Acknowledgement](#)
[SUBD-000026-2026 Class D - Appeal HD Asset Holdings LLC Class D Denial Letter - 05292026](#)
[SUBD-000026-2026 Class D - Appeal HD Asset Holdings LLC - DEED](#)
[SUBD-000026-2026 Class D - Appeal Boundary Survey North Track](#)
[SUBD-000026-2026 Class D - Appeal Boundary Survey South Track](#)
[SUBD-000026-2026 Class D - Maps](#)
[SUBD-000026-2026 Class D - Appeal 26-328 Approval Resolution](#)
[SUBD-000026-2026 Class D - Appeal 26-328 Denial Resolution](#)

3. [17655](#) Petition Submitted by Joseph S. Lhotka for Hardship Relief from Subdivision Regulations for Property Located on Jacobs Way

Attachments: [SUBD-000018-2026 Class D - Appeal Staff Report](#)
[SUBD-000018-2026 Class D - Class D Subdivision Appeal - Petition for Relief from Hardship](#)
[SUBD-000018-2026 Class D - Denial Letter](#)
[SUBD-000018-2026 Class D - Appeal DPW Clearance Class D Key 332900](#)
[SUBD-000018-2026 Class D - Appeal Tax Clearance Form](#)
[SUBD-000018-2026 Class D - Appeal Deed](#)
[SUBD-000018-2026 Class D - Appeal Survey](#)
[SUBD-000018-2026 Class D - Appeal Maps](#)
[SUBD-000018-2026 Class D - Appeal 26-326 Approval Resolution](#)
[SUBD-000018-2026 Class D - Appeal 26-326 Denial Resolution](#)

G. BOARD OF COUNTY COMMISSIONERS

1. Commissioner John Allocco
2. Commissioner Ryan Amsler
3. Commissioner Steve Champion
4. Chairman Jerry Campbell
5. County Attorney Jon Jouben
6. Development Services Director Omar DePablo

H. ADJOURNMENT