Hernando County

Board of County Commissioners

Land Use Meeting

Minutes

January 6, 2026

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, January 6, 2026, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

Attendee Name	Title
Jerry Campbell	Chairman
Ryan Amsler	Vice Chairman
Steve Champion	Second Vice Chairman
John Allocco	Commissioner
Brian Hawkins	Commissioner
Omar DePablo	Development Services Director
Scott Herring	Public Works Director/County Engineer
Jon Jouben	County Attorney
Michelle Miller	Senior Planner
Paige Jefferys	Deputy Clerk
Heidi Prouse	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion
To approve the Agenda with changes.

(Note: Development Service Director Omar DePablo announced that Item No. E-1 [Petition Submitted by Joseph Cotroneo and Caitlin Cotroneo to Vacate Utility and Drainage Easements Located in Royal Highlands] would be continued to a future land use meeting due to advertising.)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

CONSENT AGENDA

Release of Performance Bond and Acceptance of Maintenance Bond for Glen Lakes Commons, LLC

Release of Performance Bond and Acceptance of Maintenance Bond for Pine Cone Subdivision

Request to Postpone Appeal of Planning and Zoning Commission's Decision Submitted by Steven Berry and Christine Berry for Special Exception Use Permit (SE2514)

Motion
To approve the Consent Agenda.

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

CORRESPONDENCE TO NOTE

Notice of Conditional Permit Actions Taken by Planning and Zoning Commission on December 8, 2025

Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on December 8, 2025

Motion
To rehear the special exception request (SE2512).

(Note: The Motion pertained to a request for appeal of decision made by the Planning and Zoning Commission denying the request for a Special Exception Use Permit for a Limited At-Home Monument Business by David L. Merritt and Lynette M. Merritt.)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

PUBLIC HEARINGS

Proofs of publication of Notices of Public Hearing were noted for the scheduled public hearings.

Ex Parte Communications

Chairman Campbell and Comms. Amsler, Champion, Allocco and Hawkins announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Jon Jouben advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Adoption of Informational Packet

The Agenda packet that was submitted to the Board included written information regarding the cases to be considered which needed to be accepted into evidence for the hearings.

The staff recommended that the Board accept the Agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion
To approve.

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Petition Submitted by Joseph Cotroneo and Caitlin Cotroneo to Vacate Utility and Drainage Easements Located in Royal Highlands

This Item was continued to a future land use meeting during Approval of the Agenda.

Master Plan Revision Petition Submitted by Sand Ridge Hernando 47, LLC, for Property Located Near Elwood Road and Elgin Boulevard (H2542)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation (Resolution No. 2026-001).

(Note: The Motion pertained to the following Modified Performance conditions: to include 131 lots, 7.5-feet side setbacks, 25-feet front setback and for emergency only access to the west connection, as approved by the Planning Department.)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Master Plan Revision Submitted by Goettle Special Services CO, for Property Located at Downwind Way (H2543)

The Board accepted public input on this matter.

Comm. Champion temporarily left the meeting and returned shortly thereafter.

Motion
To approve the staff recommendation (Resolution No. 2026-002).

(Note: The Motion pertained to the following Modified Performance Conditions, a mixture of berm and fence not to exceed 20-feet, the fence along the Suncoast Parkway shall be located behind the drainage retention area upon final design, remove the word "white" from fence of Condition No. 9 and include language for a dark fence, Condition No. 13 would state that the outdoor storage shall not exceed 15-feet with exception of the crane that shall be no higher than 20-feet while in storage, as approved by the Planning Department.)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

RECESS/RECONVENE

The Board recessed at 10:40 a.m. and reconvened at 10:50 a.m.

Master Plan Revision and Rezoning Petition Submitted by 520 SW 15 Street, LLC, for Property Located on Cortez Boulevard (H2527)

Comm. Amsler temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

Comm. Hawkins temporarily left the meeting.

Comm. Champion made the following Motion.

Motion
To approve with 8-vessels allowing the pontoon boat and grandfathering in the 1-RV slip, allowing 1-RV slip on the lot.

Comm. Hawkins returned to the meeting.

Comm. Champion restated his Motion as follows:

Restated Motion
To approve 8-slips with the pontoon boat and allowing the 1-slip for the RV that is already there.

Comm. Champion amended his Motion as follows:

Amendment to Motion
To approve 8-slips with a pontoon boat, 1-RV that is already list and day passes if they are using your brand.

Comm. Champion amended his Motion as follows:

Amendment to Motion
To allow the continuation of use contingent on maintaining the Livery permit with the state.

Comm. Champion revised his Motion as follows:

Revised Motion
To five, two and one, with one of the five being a larger pontoon boat, the one recreation, for the day pass to only be for your properties, under your brand, and for continued use contingent on the Livery permit with the state (Resolution No. 2026-003).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Amsler, Champion and Hawkins
NAYES:	Campbell and Allocco

RECESS/RECONVENE

The Board recessed at 1:05 p.m. and reconvened at 1:15 p.m.

Rezoning Petition Submitted by Aaron Lee Branham, Sr., for Property Located on Alloy Street (H2534)

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2026-004).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Rezoning Petition Submitted by Maine Drilling and Blasting, Inc., on Behalf of Mark Harden and Josephine Elizabeth Harden for Property Located on Lake Lindsey Road and Ponce De Leon Boulevard (H2544)

There was no public input.

Comm. Champion made the following Motion:

Motion
To approve the staff recommendation.

Comm. Hawkins seconded the Motion.

Comm. Champion amended his Motion as follows:

Amendment to Motion
To allow the petitioner 30-days from the receipt of the Board of County Commissioners action from county staff, as opposed to by the Board (Resolution No. 2026-005).

(Note: The Motion pertained to Modified Performance Condition No. 17.)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Rezoning Petition Submitted by Erran J. O' Donnell, Sasha N. Ripa, David E. Soch and Maria C. Soch for Property Located on Mahoning Avenue (H2537)

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2026-006).

RESULT:	**ADOPTED**
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Rezoning Petition Submitted by Ville Di Toscana, LLC, for Property Located on Croom Rital Road (H2536)

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2026-007).

RESULT:	**ADOPTED**
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

Petition Submitted by James W. Beadling and Debra L. Beadling for Hardship Relief From Subdivision Regulations for Property Located on Root Road

Motion
To approve the staff recommendation (Resolution No. 2026-008).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Petition Submitted by Sandra Weaver f/k/a Sandra Robinson and Kelton Weaver for Hardship Relief From Subdivision Regulations for Property Located North of Manecke Road

Motion
To approve the staff recommendation (Resolution No. 2026-009).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 2:05 p.m.

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Planning
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 16885
Legal Request Number:
Bid/Contract Number:

TITLE

Release of Performance Bond and Acceptance of Maintenance Bond for Glen Lakes Commons, LLC

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Bond No. GM240765

PERFORMANCE BOND

BY THIS BOND, WE, Glen Lakes Commons, LLC as Principal, and Great Midwest Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County," in the sum of 2,243,230.00Two Million Two Hundred Forty-Three Thousand Two Hundred Thirty and 00/100Dollars ($ 2,243,230.00) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Glen Lakes Commons Project, and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to install all required, approved or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

(a) Shall in all respects comply with the terms and conditions of the approval of said plat, specifically including, but not limited to, the completion of all required, approved, or dedicated roads, drainage, sewer and water improvements, and/or other improvements which were installed in connection with the Project pursuant to the approved plans and specifications heretofore filed with or approved by the County, and in accordance with the ordinances and regulations of the County; and

(b) Shall complete all improvements within one (1) year after the final plat has received approval from the County through its Board of County Commissioners, unless a longer time for completion shall be allowed by said Board; and

(c) Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period; and

(d) Shall submit an appropriate maintenance guarantee as required by the County's Land Development Regulations; and

(e) County approval of subsections (a), (b), (c) and (d) shall be required before this Bond may be cancelled or released. Principal shall notify County thirty (30) days before cancellation and release.

then this obligation shall be void. Otherwise, it remains in full force and effect.

Bond No. GM240765

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to complete the improvements in connection with the project within one (1) year after final plat approval by the Board of County Commissioners, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, Glen Lakes Commons, LLC (Principal), shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 27th day of December, 2024.

Glen Lakes Commons, LLC
PRINCIPAL

By:
Name: ROBERT GOMEZ JR
Title: PARTNER

Witness
Print Name: Cruetta L. Cook

Great Midwest Insurance Company
Surety

GREAT MIDWEST INSURANCE COMPANY CORPORATE SEAL TEXAS CORPORATION

By:
Name: Mary Martha Langley, attorney-in-fact
Title: Attorney-in-fact

Witness
Print Name: Andy Chiang

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:
Mary Martha Langley, Frederic M. Archerd, Jr. , Yu cheng Chiang , Richard P. Russo, Jr., Tanya L. Russo

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Twenty-Five Million dollars ($25,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

GREAT MIDWEST INSURANCE COMPANY

BY _____
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

NOTARY PUBLIC STATE OF TEXAS
CHRISTINA BISHOP
Notary Public, State of Texas
Comm. Expires 04-14-2025
Notary ID 131090488

BY _____
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 27th Day of December, 2024.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY _____
Leslie K. Shaunty
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

MAINTENANCE BOND

Bond No: GM256282

BY THIS BOND WE, Glen Lakes Commons, LLC , as Principal, and Great Midwest Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County", in the sum of Four Hundred Ninety-eight Thousand Eight Hundred Fifty-three and 60/100 ($498,853.60) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply, to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Glen Lakes Commons – Maintenance (Project) and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to maintain all required, approved, or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and,

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

A. Shall maintain all improvements within the project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period; and

B. During such maintenance period, shall provide any maintenance repairs required by the county to ensure the integrity of the improvements, as designed and constructed, is maintained, including but not limited to:

(1) Repair and/or replacement of pavement, culverts, catch basins, etc;

(2) Control of erosion, replacement of sod, removal of soil washed into the street or drainage system;

(3) Maintenance and/or replacement of regulatory signs and markings;

(4) Maintenance of sewer lines, force mains, lift stations and wastewater treatment plants if approved and maintenance of water plants and distribution systems; and

C. Shall reimburse the County or district for any and all repairs it might make to the systems during the maintenance period; and

D. Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period;

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations, or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to maintain the improvements in connection with the Project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, Glen Lakes Commons, LLC (Principal) shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 15th day of December, 2025.

Glen Lakes Commons, LLC
PRINCIPAL

By:
Name: Robert Gonzalon
Title: Managing Partner

Witness

Great Midwest Insurance Company
SURETY

By:
Name: Mary Martha Langley
Title: Attorney-in-Fact

Witness
Helena Beam

SKYWARD
SPECIALTY INSURANCE

ADDENDUM TO BOND

This Addendum is in reference to the bond(s) to which it is attached.

Great Midwest Insurance Company ("GMIC") deems the digital or electronic image of GMIC's corporate seal below affixed to the bond(s) to the same extent as if a raised corporate seal was physically stamped or impressed upon the bond(s). The digital or electronic seal below shall have the same force and effect as though manually fixed to the bond(s).

All terms of the bond(s) remain the same.

Signed and effective January 1, 2022.

Great Midwest Insurance Company



By: _____

Name & Title Leslie Shaunty, General Counsel

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Mary Martha Langley, Frederic M. Archerd, Jr., Yu cheng Chiang, Richard P. Russo, Jr., Tanya L. Russo

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars ($100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

NOTARY PUBLIC — STATE OF TEXAS
CHRISTINA BISHOP
My Notary ID # 131090469
Expires April 14, 2029

BY Christina Bishop

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 15th Day of December 2025.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY Patricia Ryan

Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Planning
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 16884
Legal Request Number:
Bid/Contract Number:

TITLE

Release of Performance Bond and Acceptance of Maintenance Bond for Pine Cone Subdivision

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Bond #SURU2210003049

PERFORMANCE BOND

BY THIS BOND, WE, William Ryan Homes Florida, Inc. as Principal, and Ascot Surety & Casualty Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County," in the sum of Six million two hundred fifty six thousand one hundred seventy three & 26/100 Dollars ($6,256,173.26) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Pine Cone Subdivision Project, and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to install all required, approved or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

(a) Shall in all respects comply with the terms and conditions of the approval of said plat, specifically including, but not limited to, the completion of all required, approved, or dedicated roads, drainage, sewer and water improvements, and/or other improvements which were installed in connection with the Project pursuant to the approved plans and specifications heretofore filed with or approved by the County, and in accordance with the ordinances and regulations of the County; and

(b) Shall complete all improvements within one (1) year after the final plat has received approval from the County through its Board of County Commissioners, unless a longer time for completion shall be allowed by said Board; and

(c) Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period; and

(d) Shall submit an appropriate maintenance guarantee as required by the County's Land Development Regulations; and

(e) County approval of subsections (a), (b), (c) and (d) shall be required before this Bond may be cancelled or released. Principal shall notify County thirty (30) days before cancellation and release.

then this obligation shall be void. Otherwise, it remains in full force and effect.

Received
JUN 17 2024
Planning Department
Hernando County, Florida

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to complete the improvements in connection with the project within one (1) year after final plat approval by the Board of County Commissioners, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, William Ryan Homes Florida, Inc. (Principal), shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 12th day of June, 2024.

William Ryan Homes Florida, Inc.
PRINCIPAL

By: _____
Name: Jeffrey D. Thomson
Title: President

Witness
Print Name: Christine Mugnai

Ascot Surety & Casualty Company
Surety

By: _____
Name: James I. Moore
Title: Attorney-In-Fact

Witness
Print Name: Tariese M. Pisciotto

Received
JUN 17 2024
Planning Department
Hernando County, Florida

Ascot Surety & Casualty Company
Ascot Insurance Company
55 W 46th Street, 26th Floor
New York, NY 10036

Power of Attorney

KNOW ALL MEN BY THE PRESENTS:
That **Ascot Surety & Casualty Company** and **Ascot Insurance Company**, each a corporation organized and existing under the laws of the State of Colorado (the "Companies"), do hereby constitute and appoint:

James I. Moore, Stephen T. Kazmer, Melissa Schmidt, Kelly A. Gardner, Martin Moss, Amy Wickett and Stasha King

of Downers Grove, IL (city, state) and each its true and lawful Attorney(s)-in-Fact, with full authority to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line is filled in, only within the area and up to the amount therein designated, any and all bonds, undertakings, recognizances, and other contracts of indemnity or writings obligatory in the nature thereof, issued in the course of its surety business, and to bond the Companies as follows:

Any such obligations in the United States not to exceed $50,000,000.00.

The Companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority Resolutions adopted by the Board of Directors of the Companies, which resolutions are still in effect:

RESOLVED, that any of the Chief Executive Office, the Chief Operating Officer or the Chief Underwriting Officer, acting in conjunction with the head of the surety business line for the Corporation (each an Authorized Individual" and, collectively, the Authorized Individuals"), are authorized to jointly appoint one or more attorneys-in-fact to represent and act for and on behalf of the Corporation in the transaction of the Corporation's surety business to execute (under the common seal of the Corporation if appropriate) bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof:

RESOLVED, that in conjunction with the Corporation's transaction of surety business the signatures and attestations of the Authorized Individuals and the seal of the Corporation be affixed to any such Power of Attorney or to any certificate relating thereto (electronic or otherwise) by facsimile and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seals (electronic or otherwise) shall be valid and bonding upon the Corporation when so affixed with respect to any bond, undertaking, recognizance or tother contract of indemnity or writing obligatory in the nature thereof;

RESOLVED, that in connection with the Corporation's transaction of surety business, the facsimile electronic or mechanically reproduced signature of any Authorized Individual, whether made heretofore or hereafter, whenever appearing upon a copy of any Power of Attorney of the Corporation, with signatures affixed as next above noted, shall be valid and binding upon the Corporation with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, the Companies have caused these presents with the respective corporate seals and to be executed by the individuals named below who are duly authorized and empowered to execute the Power of Attorney on the Companies' behalf, this 22nd day of February 2024.

ASCOT SURETY & CASUALTY COMPANY
ASCOT INSURANCE COMPANY

Matthew Kramer (Chief Executive Officer)

Tara Quigley (Executive Vice President, Surety)

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss.

On this 22nd day of February 2024, before me came the above named Chief Executive Officer of each Ascot Surety & Casualty Company and Ascot Insurance Company and the head of the surety business line for each of Ascot Surety & Casualty Company and Ascot Insurance Company, to me personally known to be the individuals described herein, and acknowledged that the seals affixed to the preceding instrument and the corporate seals of each Ascot Surety & Casualty Company and Ascot Insurance Company, and that the said corporate seals and signatures were duly affixed and subscribed to said instrument by the authority and direction of said Companies.

KSENIA E GUSEVA
Notary Public, State of Connecticut
My Commission Expires June 30, 2024

Notary Public Ksenia E Guseva
My commission expires on June 30, 2024

I, the undersigned Secretary of the Company, do hereby certify that the foregoing excerpts of the Resolution adopted by the Board of Directors of the Companies, and the Power of Attorney issued pursuant thereto, are true and correct, and further certify that both the Resolution and the Power of Attorney are still in full force and effect.

This Certificate may be signed by facsimile under and by the authority of the following resolution of the Board of Directors of the Companies.

RESOLVED, that in connection with the Corporation's transaction of surety business the signatures and attestations of the Authorized Individuals and the seal of the Corporation be affixed to any such Power of Attorney or to any certificate relating thereto (electronic or otherwise) by facsimile and any such Power of Attorney of certificate bearing such facsimile signatures or facsimile seal (electronic or otherwise) shall be valid and binding upon the Corporation when so affixed with respect to any bond, undertaking, recognizances or other contract of indemnity or writing obligatory in the nature thereof;

IN WITNESS WHEREOF; I have hereunto set my hand and affixed the seal of the Companies, this 12th day of June, 20 24.

ASCOT SURETY & CASUALTY COMPANY
ASCOT INSURANCE COMPANY

John Gill, Secretary

Received
JUN 17 2024
Planning Department
Hernando County, Florida

All Claims Notices should be sent to Ascot Surety & Casualty Company 55 W 46th St, 26th Floor, New York NY 10036: Attention Surety Claims suretyclaims@ascotgroup.com

STATE OF ILLINOIS

COUNTY OF DUPAGE}

On June 12, 2024, before me, Tariese M. Pisciotto, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared, James I. Moore known to me to be Attorney-in-Fact of Ascot Surety & Casualty Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires, June 26, 2026

Tariese M. Pisciotto, Notary Public

Commission No.560807

OFFICIAL SEAL
TARIESE M. PISCIOTTO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES June 26, 2026

Bond #SURU2210007168

MAINTENANCE BOND

BY THIS BOND WE, William Ryan Homes Florida, Inc, as Principal, and Ascot Surety & Casualty Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County", in the sum of ($791,702.74) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply, to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Pine Cone Subdivision (Project) and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to maintain all required, approved, or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and,

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

A. Shall maintain all improvements within the project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period; and

B. During such maintenance period, shall provide any maintenance repairs required by the county to ensure the integrity of the improvements, as designed and constructed, is maintained, including but not limited to:

(1) Repair and/or replacement of pavement, culverts, catch basins, etc;

(2) Control of erosion, replacement of sod, removal of soil washed into the street or drainage system;

(3) Maintenance and/or replacement of regulatory signs and markings;

(4) Maintenance of sewer lines, force mains, lift stations and wastewater treatment plants if approved and maintenance of water plants and distribution systems; and

C. Shall reimburse the County or district for any and all repairs it might make to the systems during the maintenance period; and

D. Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period;

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations, or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to maintain the improvements in connection with the Project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, William Ryan Homes Florida, Inc. (Principal) shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 16th day of September , 2025.

Witness

William Ryan Homes Florida, Inc.
PRINCIPAL

By:
Name: Deborah Beaver
Title: VP

Witness Kelly A. Gardner

Ascot Surety & Casualty Company
SURETY

By:
Name: Martin Moss
Title: Attorney-In-Fact

Ascot Surety & Casualty Company
Ascot Insurance Company
55 W 46th Street, 26th Floor
New York, NY 10036

Power of Attorney

KNOW ALL MEN BY THE PRESENTS:
That **Ascot Surety & Casualty Company** and **Ascot Insurance Company**, each a corporation organized and existing under the laws of the State of Colorado (the "Companies"), do hereby constitute and appoint:

James I. Moore, Stephen T. Kazmer, Melissa Schmidt, Kelly A. Gardner, Martin Moss, Amy Wickett and Stasha King

of Downers Grove, IL (city, state) and each its true and lawful Attorney(s)-in-Fact, with full authority to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line is filled in, only within the area and up to the amount therein designated, any and all bonds, undertakings, recognizances, and other contracts of indemnity or writings obligatory in the nature thereof, issued in the course of its surety business, and to bond the Companies as follows:

Any such obligations in the United States not to exceed $50,000,000.00.

The Companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority Resolutions adopted by the Board of Directors of the Companies, which resolutions are still in effect:

RESOLVED, that any of the Chief Executive Office, the Chief Operating Officer or the Chief Underwriting Officer, acting in conjunction with the head of the surety business line for the Corporation (each an Authorized Individual" and, collectively, the Authorized Individuals"), are authorized to jointly appoint one or more attorneys-in-fact to represent and act for and on behalf of the Corporation in the transaction of the Corporation's surety business to execute (under the common seal of the Corporation if appropriate) bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof:

RESOLVED, that in conjunction with the Corporation's transaction of surety business the signatures and attestations of the Authorized Individuals and the seal of the Corporation be affixed to any such Power of Attorney or to any certificate relating thereto (electronic or otherwise) by facsimile and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seals (electronic or otherwise) shall be valid and bonding upon the Corporation when so affixed with respect to any bond, undertaking, recognizance or tother contract of indemnity or writing obligatory in the nature thereof;

RESOLVED, that in connection with the Corporation's transaction of surety business, the facsimile electronic or mechanically reproduced signature of any Authorized Individual, whether made heretofore or hereafter, whenever appearing upon a copy of any Power of Attorney of the Corporation, with signatures

IN WITNESS WHEREOF, the Companies have caused these presents with the respective corporate seals and to be executed by the individuals named below who are duly authorized and empowered to execute the Power of Attorney on the Companies' behalf, this 1st day of July 2024.

ASCOT SURETY & CASUALTY COMPANY
ASCOT INSURANCE COMPANY

Matthew Conrad Kramer (Chief Executive Officer)

Tara North (Executive Vice President, Surety)

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss.

On this 1st day of July 2024, before me came the above named Chief Executive Officer of each Ascot Surety & Casualty Company and Ascot Insurance Company and the head of the surety business line for each of Ascot Surety & Casualty Company and Ascot Insurance Company, to me personally known to be the individuals described herein, and acknowledged that the seals affixed to the preceding instrument and the corporate seals of each Ascot Surety & Casualty Company and Ascot Insurance Company, and that the said corporate seals and signatures were duly affixed and subscribed to said instrument by the authority and direction of said Companies.

KSENIA E. GUSEVA
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires June 30, 2029

Notary Public Ksenia E Guseva
My commission expires on June 30, 2029

I, the undersigned Secretary of the Company, do hereby certify that the foregoing excerpts of the Resolution adopted by the Board of Directors of the Companies, and the Power of Attorney issued pursuant thereto, are true and correct, and further certify that both the Resolution and the Power of Attorney are still in full force and effect.

This Certificate may be signed by facsimile under and by the authority of the following resolution of the Board of Directors of the Companies.

RESOLVED, that in connection with the Corporation's transaction of surety business the signatures and attestations of the Authorized Individuals and the seal of the Corporation be affixed to any such Power of Attorney or to any certificate relating thereto (electronic or otherwise) by facsimile and any such Power of Attorney of certificate bearing such facsimile signatures or facsimile seal (electronic or otherwise) shall be valid and binding upon the Corporation when so affixed with respect to any bond, undertaking, recognizances or other contract of indemnity or writing obligatory in the nature thereof;

IN WITNESS WHEREOF; I have hereunto set my hand and affixed the seal of the Companies, this 16th day of September, 20 25.

ASCOT SURETY & CASUALTY COMPANY
ASCOT INSURANCE COMPANY

John Gill, Secretary

All Claims Notices should be sent to Ascot Surety & Casualty Company 55 W 46th St, 26th Floor, New York NY 10036: Attention Surety Claims **suretyclaims@ascotgroup.com**

STATE OF ILLINOIS }
COUNTY OF DU PAGE}

On September 16, 2025, before me, Alexa K. Costello, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, Martin Moss, known to me to be Attorney-in-Fact of Ascot Surety & Casualty Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires September 20, 2027

Alexa K. Costello

Alexa K. Costello, Notary Public
Commission No. 978152

OFFICIAL SEAL
Alexa K Costello
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 20, 2027
ID #978152

Engineer's Opinion of Probable Cost
William Ryan Homes Inc.
Pine Cone
Public Improvements for Maintenance Bond

Total_EOPC

Item	Category	Category Total
1)	Water	$1,210,013.03
2)	Sanitary Sewer	$717,402.65
3)	Roadway	$1,012,639.10
4)	Force main	$247,814.61
5)	Lift Station	$770,644.31
	Total:	**$3,958,513.70**
	20% Maintenance Bond Total	**$791,702.74**

SCHEDULE C - WATER DISTRIBUTION SYSTEM					
ITEMS FOR MAINTENANCE BONDING					
ITEM	**QUANTITY**	**UNIT**	**DESCRIPTION**	**UNIT COST**	**TOTAL COST**
1	8	LF	2" PVC SDR21 - WM	$28.95	$231.60
2	14705	LF	8" DR 18 WM	$41.20	$605,846.00
3	39	EA	8 GATE VALVE & BOX	$2,479.20	$96,688.80
4	8	EA	FIRE HYDRANT ASSEMBLY	$9,503.19	$76,025.52
5	7	EA	8" X 8" TEE	$999.87	$6,999.09
6	11	EA	8" 11.25 DEG.BEND	$795.35	$8,748.85
7	8	EA	8" 22.5 DEG BEND	$799.88	$6,399.04
8	145	EA	8" 45 DEG BEND	$559.72	$81,159.40
9	8	EA	8" VERTICLE DEFLECTION	$3,735.64	$29,885.12
10	1	EA	8" X 2 " REDUCER	$806.91	$806.91
11	1	EA	8" X 4" REDUCER	$709.91	$709.91
12	1	EA	8" CROSS	$1,199.79	$1,199.79
13	30	EA	SINGLE SERVICE -SHORT	$912.67	$27,380.10
14	9	EA	SINGLE SERVICE - LONG	$1,192.77	$10,734.93
15	39	EA	DOUBLE SERVICE - SHORT	$1,090.24	$42,519.36
16	48	EA	DOUBLE SERVICE - LONG	$1,390.23	$66,731.04
22	21	LF	4" DR 18-WM	$32.73	$687.33
24	352	LF	8" DIRECTIONAL DRILL - WM (4 HDD'S)	$105.00	$36,960.00
25	6	EA	FIRE HYDRANT ASSEMBLY (26LF)	$8,641.55	$51,849.30
26	2	EA	8" X 4" TEE	$949.89	$1,899.78
27	1	EA	4" 45 DEG. BEND	$510.01	$510.01
28	18	EA	8" 45 DEG. BEND	$839.73	$15,115.14
29	1	EA	4" CAP	$410.01	$410.01
SCHEDULE C - WATER DISTRIBUTION SYSTEM CONTINUED					
30	5	EA	2" ARV-ABOVE GROUND	$2,596.41	$12,982.05
31	7	EA	8 X 1 SINGLE SERVICE - LONG	$1,704.90	$11,934.30
34	1	EA	4" X 4" LP SLEEVE	$497.81	$497.81
35	1	EA	6" TAPPING SLEEVE & VALVE	$7,901.84	$7,901.84
36	2	EA	6" WM	$3,600.00	$7,200.00
TOTAL WATER DISTRIBUTION SYSTEM				**TOTAL**	**$ 1,210,013.03**
20% FOR MAINTENANCE BONDING				**TOTAL**	**$ 242,002.61**

SCHEDULE D - SANITARY SEWER SYSTEM					
ITEMS FOR MAINTENANCE BONDING					
ITEM	**QUANTITY**	**UNIT**	**DESCRIPTION**	**UNIT COST**	**TOTAL COST**
1	7483	LF	8 SDR 26 (0'-6')	$35.32	$264,299.56
2	22	EA	STD MANHOLE (0'-6')	$5,665.22	$124,634.84
3	10	EA	DROP MANHOLE (6'-8')	$8,966.89	$89,668.90
4	49	EA	SANITARY SERVICE - SINGLE	$1,446.86	$70,896.14
5	82	EA	SANITARY SERVICE - DOUBLE	$1,553.06	$127,350.92
8	59	LF	10" PVC GRAVITY MAIN	$26.31	$1,552.29
9	2	EA	STD MANHOLE (12'-14')	$19,500.00	$39,000.00
		TOTAL SANITARY SEWER SYSTEM		**TOTAL**	**$717,402.65**
		20% FOR MAINTENANCE BONDING		**TOTAL**	**$143,480.53**

SCHEDULE F - FORCEMAIN					
ITEMS FOR MAINTENANCE BONDING					
ITEM	**QUANTITY**	**UNIT**	**DESCRIPTION**	**UNIT COST**	**TOTAL COST**
1	3,866	LF	6" DR 18 (SDR 35)	$27.63	$106,817.58
2	3	EA	6" 11.25 DEG. BEND	$959.82	$2,879.46
3	3	EA	6" 22.5 DEG. BEND	$951.77	$2,855.31
4	12	EA	6" 45 DEG. BEND	$967.20	$11,606.40
6	235	LF	6" HDD SDR11-FM - (7 EA)	$515.46	$121,133.10
7	1	EA	4" GATE VALVE	$1,786.96	$1,786.96
9	1	EA	4" x 6' REDUCER	$593.90	$593.90
10	2	EA	4" 45 DEG. BEND	$55.95	$111.90
11	12	LF	4" PVC FORCE MAIN	$2.50	$30.00
TOTAL FORCEMAIN				**TOTAL**	**$247,814.61**
20% FOR MAINTENANCE BONDING				**TOTAL**	**$49,562.92**

SCHEDULE G - LIFT STATION					
ITEMS FOR MAINTENANCE BONDING					
ITEM	**QUANTITY**	**UNIT**	**DESCRIPTION**	**UNIT COST**	**TOTAL COST**
1	1	EA	LIFT STATION - 21' x 6' DIA CONCRETE	$183,644.31	$183,644.31
2	1	LS	TELEMETRY CONTROL SYSTEM	$47,000.00	$47,000.00
3	1	LS	CONTOL PANEL/ELECTRICAL PANEL	$110,000.00	$110,000.00
4	1	LS	LIFT STATION PUMPS	$94,000.00	$94,000.00
5	1	LS	GENERATOR	$180,000.00	$180,000.00
6	1	LS	ODOR CONTROL DEVICE	$101,000.00	$101,000.00
7	1	LS	25 HP PUMP AND PANEL UPGRADES	$55,000.00	$55,000.00
TOTAL LIFT STATION				**TOTAL**	**$770,644.31**
20% FOR MAINTENANCE BONDING				**TOTAL**	**$154,128.86**

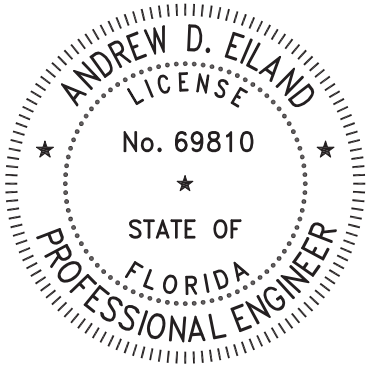
Engineer's Opinion of Probable Cost
William Ryan Homes Inc.
Pine Cone
Public Improvements for Maintenance Bond

Total_EOPC

Item	Category	Category Total
1)	Water	$1,210,013.03
2)	Sanitary Sewer	$717,402.65
3)	Roadway	$1,012,639.10
4)	Force main	$247,814.61
5)	Lift Station	$770,644.31

Total: **$3,958,513.70**

20% Maintenance Bond Total **$791,702.74**



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDREW D EILAND, JR, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
10/29/2025

Andrew D Eiland
2025.10.29
15:33:57-04'00'

SCHEDULE C - WATER DISTRIBUTION SYSTEM					
ITEMS FOR MAINTENANCE BONDING					
ITEM	**QUANTITY**	**UNIT**	**DESCRIPTION**	**UNIT COST**	**TOTAL COST**
1	8	LF	2" PVC SDR21 - WM	$28.95	$231.60
2	14705	LF	8" DR 18 WM	$41.20	$605,846.00
3	39	EA	8 GATE VALVE & BOX	$2,479.20	$96,688.80
4	8	EA	FIRE HYDRANT ASSEMBLY	$9,503.19	$76,025.52
5	7	EA	8" X 8" TEE	$999.87	$6,999.09
6	11	EA	8" 11.25 DEG.BEND	$795.35	$8,748.85
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8	145	EA	8" 45 DEG BEND	$559.72	$81,159.40
9	8	EA	8" VERTICLE DEFLECTION	$3,735.64	$29,885.12
10	1	EA	8" X 2 " REDUCER	$806.91	$806.91
11	1	EA	8" X 4" REDUCER	$709.91	$709.91
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13	30	EA	SINGLE SERVICE -SHORT	$912.67	$27,380.10
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16	48	EA	DOUBLE SERVICE - LONG	$1,390.23	$66,731.04
22	21	LF	4" DR 18-WM	$32.73	$687.33
24	352	LF	8" DIRECTIONAL DRILL - WM (4 HDD'S)	$105.00	$36,960.00
25	6	EA	FIRE HYDRANT ASSEMBLY (26LF)	$8,641.55	$51,849.30
26	2	EA	8" X 4" TEE	$949.89	$1,899.78
27	1	EA	4" 45 DEG. BEND	$510.01	$510.01
28	18	EA	8" 45 DEG. BEND	$839.73	$15,115.14
29	1	EA	4" CAP	$410.01	$410.01
SCHEDULE C - WATER DISTRIBUTION SYSTEM CONTINUED					
30	5	EA	2" ARV-ABOVE GROUND	$2,596.41	$12,982.05
31	7	EA	8 X 1 SINGLE SERVICE - LONG	$1,704.90	$11,934.30
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35	1	EA	6" TAPPING SLEEVE & VALVE	$7,901.84	$7,901.84
36	2	EA	6" WM	$3,600.00	$7,200.00
TOTAL WATER DISTRIBUTION SYSTEM				**TOTAL**	**$ 1,210,013.03**
20% FOR MAINTENANCE BONDING				**TOTAL**	**$ 242,002.61**

SCHEDULE D - SANITARY SEWER SYSTEM					
ITEMS FOR MAINTENANCE BONDING					
ITEM	**QUANTITY**	**UNIT**	**DESCRIPTION**	**UNIT COST**	**TOTAL COST**
1	7483	LF	8 SDR 26 (0'-6')	$35.32	$264,299.56
2	22	EA	STD MANHOLE (0'-6')	$5,665.22	$124,634.84
3	10	EA	DROP MANHOLE (6'-8')	$8,966.89	$89,668.90
4	49	EA	SANITARY SERVICE - SINGLE	$1,446.86	$70,896.14
5	82	EA	SANITARY SERVICE - DOUBLE	$1,553.06	$127,350.92
8	59	LF	10" PVC GRAVITY MAIN	$26.31	$1,552.29
9	2	EA	STD MANHOLE (12'-14')	$19,500.00	$39,000.00
TOTAL SANITARY SEWER SYSTEM				**TOTAL**	**$717,402.65**
20% FOR MAINTENANCE BONDING				**TOTAL**	**$143,480.53**

SCHEDULE E - ROADWAY					
ITEMS FOR MAINTENANCE BONDING					
ITEM	**QUANTITY**	**UNIT**	**DESCRIPTION**	**UNIT COST**	**TOTAL COST**
1	18,105	SY	ONSITE 9" STABILIZED SUBGRADE (LBR 40)	$7.65	$138,503.25
2	17,983	SY	ONSITE 6" LIMEROCK BASE NOT UNDER CONCRETE	$9.95	$178,930.85
3	18,105	SY	ONSITE 1.00" ASPHALT (SP-9.5) - 1ST LIFT	$11.00	$199,155.00
4	18,105	SY	ONSITE 0.75" ASPHALT (SP-9.5) - 2ND FINAL LIF	$7.60	$137,598.00
5	167	SY	6' X 10' WIDE CONCRETE PAVEMENT	$61.00	$10,187.00
9	14,975	LF	MIAMI CURB - BLENDED	$17.00	$254,575.00
10	450	LF	V-INLET TRANSITIONS	$28.00	$12,600.00
11	630	LF	3' VALLEY CURB - HAND	$29.00	$18,270.00
12	470	SY	4" SIDEWALK	$46.00	$21,620.00
13	20	EA	H/C RAMPS - MATS	$960.00	$19,200.00
14	1	LS	SIGNAGE & STRIPING	$22,000.00	$22,000.00
TOTAL ROADWAY				**TOTAL**	**$1,012,639.10**
20% FOR MAINTENANCE BONDING				**TOTAL**	**$202,527.82**

SCHEDULE F - FORCEMAIN					
ITEMS FOR MAINTENANCE BONDING					
ITEM	**QUANTITY**	**UNIT**	**DESCRIPTION**	**UNIT COST**	**TOTAL COST**
1	3,866	LF	6" DR 18 (SDR 35)	$27.63	$106,817.58
2	3	EA	6" 11.25 DEG. BEND	$959.82	$2,879.46
3	3	EA	6" 22.5 DEG. BEND	$951.77	$2,855.31
4	12	EA	6" 45 DEG. BEND	$967.20	$11,606.40
6	235	LF	6" HDD SDR11-FM - (7 EA)	$515.46	$121,133.10
7	1	EA	4" GATE VALVE	$1,786.96	$1,786.96
9	1	EA	4" x 6' REDUCER	$593.90	$593.90
10	2	EA	4" 45 DEG. BEND	$55.95	$111.90
11	12	LF	4" PVC FORCE MAIN	$2.50	$30.00
TOTAL FORCEMAIN				**TOTAL**	**$247,814.61**
20% FOR MAINTENANCE BONDING				**TOTAL**	**$49,562.92**

SCHEDULE G - LIFT STATION					
ITEMS FOR MAINTENANCE BONDING					
ITEM	**QUANTITY**	**UNIT**	**DESCRIPTION**	**UNIT COST**	**TOTAL COST**
1	1	EA	LIFT STATION - 21' x 6' DIA CONCRETE	$183,644.31	$183,644.31
2	1	LS	TELEMETRY CONTROL SYSTEM	$47,000.00	$47,000.00
3	1	LS	CONTOL PANEL/ELECTRICAL PANEL	$110,000.00	$110,000.00
4	1	LS	LIFT STATION PUMPS	$94,000.00	$94,000.00
5	1	LS	GENERATOR	$180,000.00	$180,000.00
6	1	LS	ODOR CONTROL DEVICE	$101,000.00	$101,000.00
7	1	LS	25 HP PUMP AND PANEL UPGRADES	$55,000.00	$55,000.00
TOTAL LIFT STATION				**TOTAL**	**$770,644.31**
20% FOR MAINTENANCE BONDING				**TOTAL**	**$154,128.86**

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 16826
Legal Request Number:
Bid/Contract Number:

TITLE

Request to Postpone Appeal of Planning and Zoning Commission's Decision Submitted by Steven Berry and Christine Berry for Special Exception Use Permit (SE2514)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Date: December 5, 2025

To: Hernando County Board of County Commissioners
15470 Flight Path Dr
Brooksville, FL 34604

cc: Hernando County Planning Department
1653 Blaise Dr
Brooksville, FL 34601

RE: Written Request for Extension- Appeal of Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on November 10, 2025- Submitted by Steven Berry and Christina Berry (SE2514)

(Please place this in record on the Consent Agenda for the January 6, 2026 County Commission Meeting)

Dear Honorable Commissioners,

We respectfully request that our upcoming Land Use Meeting currently scheduled for January 6, 2026, be rescheduled to the following board hearing date of February 3, 2026. Due to the Holidays and the need to finalize several supporting documents, additional time is necessary to ensure that accurate and complete information is presented to the Board.

We appreciate the time and consideration already given to our Appeal Request and we remain committed to full compliance with county requirements and procedures. Granting this extension will support a more productive and comprehensive discussion before the Board.

Thank you for your time and consideration.

Respectfully submitted,

Steven & Christina Berry
23099 Mizell Road
Brooksville, FL 34602
Email: steve.b.berry@gmail.com
cc:christinaberry138@gmail.com
Phone: (813) 504-0802

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File N[redacted] Official Date Stamp:

RECEIVED
JUL 18 2025
HERNANDO COUNTY ZONING

Application request *(check one)*:
- ☐ **Conditional Use Permit**
- ☑ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 7/17/2025

APPLICANT NAME: Steven & Christina Berry

Address: 23099 Mizell Rd
City: Brooksville State: Florida Zip: 34602
Phone: 813 504 0802 Email: steven.b.berry@gmail.com
Property owner's name: *(if not the applicant)* N/A

REPRESENTATIVE/CONTACT NAME:

Company Name: N/A
Address: N/A
City: N/A State: N/A Zip: N/A
Phone: N/A Email: N/A

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*

Contact Name: N/A
Address: N/A City: N/A State: N/A Zip: N/A

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): Parcel Key 01497213 Parcel # R36 423 19 0000 0020 0017
2. SECTION 36, TOWNSHIP 23, RANGE 19
3. Current zoning classification: Agricultural
4. Desired use: Agricultural with a designated area for a Special Use Permit to hold weddings/events a couple times a year
5. Size of area covered by application: 5 acres
6. Highway and street boundaries: Culbreath Rd
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Steven Berry, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

- ☑ I am the owner of the property and am making this application **OR**
- ☐ I am the owner of the property and am authorizing *(applicant)*: _____ and *(representative, if applicable)*: _____ to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 17th day of July, 20 25, by Steven Berry and Christina Berry who is ☐ personally known to me or ☑ produced FLDL [redacted] as identification.

Kimberly Grant
Signature of Notary Public

KIMBERLY GRANT
Notary Public
State of Florida
Comm# HH520480
Expires 4/24/2028

Official Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

Narrative Description of the Request

This request is for a special use permit in Hernando County, Florida for my property at 23099 Mizell Rd Brooksville FL, 34602. Following the format from the Instruction and Application Package Conditional Use and Special Exception Use Permit Petition our answers are below.

A. Proposed use and its relation to the parcel of the property
    a. I, Steven and Christina Berry, request a special use permit to use a portion of our 20-acre parcel for a wedding barn/venue. The special use permit we are asking for is to use a portion of our property, approximately 5 acres, to host weddings during a few months out of the year as they are seasonal events typically during the fall-spring months. We intend on hosting approximately 10-15 events during these seasonal months. The existing structure we intend to use in relation to the property is the building on the west side of the property.
B. Existing and future structures
    a. The plan is to use the existing wooden pole barn on the west side of the property for this special use permit. We also intend to use the surrounding area, within the designated area outlined in the site plan if need be, for things such as canopies/tents, mobile bathrooms, etc...The existing barn currently has running water, (1) bathroom\apartment area, fire suppression devices aka fire extinguishers hung throughout the building and (3) garage doors around the sides for fire escape.
C. Access and Parking
    a. Access is granted to the property by way of Culbreath Rd and then our private paved road, Mizell Rd which is where the address\parcel is. This is where parking will be, which will be a sectioned off area of an empty grass pasture designated for parking. The area identified will be approx. 50' x 80' which could hold approx. 20-30 cars where the ability to expand is there if need be as there is a lot of vacant land around. Additional paved spots are asphalted next to the barn currently for handicap access if need be. No more than 30 trips per event will take place.
D. If applicable, hours of operation and number of employees
    a. Hours of operation will be throughout the week and weekends no later than 10pm during the seasonal hours. Throughout the week it will consist of customers setting up and tours for potential customers whereas the weekends will be for the actual events. The times for these activities will be 9am-10pm. No employees will be required as we, the homeowners, are going to run\manage the events. There will be vetted individuals including services such as catering, music, photography etc.. In regard to the maximum number of attendees we are limiting the number to 50 people per event.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025

APPLICANT: Steven Berry and Christina Berry

FILE NUMBER: SE-25-14

REQUEST: Special Exception Use Permit for a Place of Public Assembly, namely, a Venue for Special Events

GENERAL LOCATION: East side of Culbreath Road, approximately one (1) mile east along Mizelle Road

PARCEL KEY NUMBER: 1497213

APPLICANT'S REQUEST:

The petitioner is requesting approval of a Special Exception Use Permit to allow for a Place of Public Assembly**,** specifically to operate a venue for special events.

The subject property consists of 19.6 acres**.** The applicant proposes utilizing approximately 5 acres of the site to host weddings during the fall and spring months. It is anticipated that approximately **1**0 to 15 events per year will be conducted.

An existing wooden pole barn, located on the west side of the property, will serve as the primary event structure. The barn is equipped with running water, one restroom/apartment area, fire extinguishers mounted throughout, and three garage doors to function as fire exits. The applicant further proposes the use of the surrounding grounds for event-related activities, including canopies/tents and mobile restroom facilities.

Access & Parking:

Access to the site is provided from Culbreath Road and via the private paved roadway, Mizell Road, which serves as the parcel's address. Parking will be accommodated within a designated grass area adjacent to Mizell Road, measuring approximately 50 feet by 80 feet, with capacity for 20 - 30 vehicles. Additional capacity may be provided within adjacent unused portions of the parcel, if necessary. Paved asphalt spaces adjacent to the barn will provide accessible/handicap parking. The applicant estimates that no more than 30 trips per event will be generated.

Operations:

Events will operate seasonally during the fall and spring months, with activities permitted between the hours of 9:00 a.m. and 10:00 p.m**.** Setup and site tours will occur during the week, while events will primarily take place on weekends. A maximum of 50 attendees per event is proposed. No staff will be employed, as the property owners intend to personally manage the events. Event

services such as catering, photography, and music will be provided by third-party vendors contracted directly by event clients.

SITE CHARACTERISTICS:

Site Size:	19.6 acres
Surrounding Zoning & Land Uses:	North: AG (Agricultural); Mobile Home South: AG (Agricultural); Undeveloped East: AG (Agricultural); Single Family West: AG (Agricultural); Single Family
Current Zoning:	AG (Agricultural)
Future Land Use Map Designation:	Rural

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) has indicated that the County does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the requested special exception to host 10 to 15 weddings a year on a portion of the 20-acre parcel.

ENGINEERING & TRANSPORTATION REVIEW:

The subject site is located on the east side of Culbreath Road, approximately one (1) mile east along Mizelle Road. Access to the site is proposed via Culbreath Road, and the private paved roadway, Mizelle Road. The County Engineer has reviewed the request and has no comments, provided that the traffic generation remains below thirty (30) vehicles per event.

LAND USE REVIEW:

Setbacks

Existing Building Setbacks:
- Front: 75'
- Side: 35'
- Rear: 50'

Comments: The proposed tent and any other amenities related to the special events must meet the minimum setback requirements of the Agricultural District. The petitioner has not proposed any additional structures at the present time. Any future expansions related to the special events must meet the minimum building setbacks and will require an amendment to the Special Exception Use Permit.

Parking

County LDRs require minimum off-street parking ratios based on the type of use and/or overall square footage.

Comment: The required parking ratio for Public Assembly and Recreation uses is 0.3 spaces per seat/person. The petitioner has proposed that attendance will be limited to 50 guests, a minimum of 15 parking spaces is required. The petitioner has proposed accommodation for 20 to 30 vehicles, exceeding the minimum requirement. Parking is proposed within an existing grass pasture area, with capacity for expansion if warranted. Additional paved asphalt spaces located adjacent to the barn have been designated for handicapped-accessible parking. The petitioner shall ensure that attendance does not exceed the property's available parking capacity. Parking within the public right-of-way is prohibited.

Lighting

County LDRs require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has indicated the use of portable light towers for the subject property. If approved, lighting should be designed with cutoff fixtures in order to retain all light on-site and prevent any light spillage onto neighboring properties.

A Special Exception Use Permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the LDRs. As part of the review, the P&Z must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The P&Z has the ability to assign reasonable conditions to the approval.

The Special Exception Use Permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, the Special Exception Use Permit shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

If a developer fails to obtain a building permit for the vertical construction of the principal or primary building or the special exception use is not established within a period of not more than two (2) years from the approval date, then the Special Exception Use Permit shall be null and void.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Rural land use classification on the adopted Future Land Use Map and is characterized by agricultural lots.

Rural Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Agricultural Lands Retention Strategies

Objective 1.04E: Agricultural pursuits are recognized as an important part of the economy and culture of Hernando County. The retention of agriculture will be pursued through multiple strategies in order to support traditional agriculture and changes in agricultural trends.

Strategy 1.04E(3): The review of development proposals in rural lands may include identification of productive farmland and agricultural operations in close proximity to the proposed development to ensure the compatibility of the proposed development with existing and potential agricultural operations and to minimize potential land use conflicts.

Comments: The subject property is situated in a rural area characterized by large agricultural tracts, on the east side of Culbreath Road. The petitioner proposes to host 10 to 15 events annually. The proposed use is compatible with the surrounding area, provided it is subject to appropriate performance conditions.

FINDING OF FACTS:

The request for Special Exception Use Permit for a Place of Public Assembly, a venue for Special Events, is appropriate based on the following conclusions:

1. The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

2. The proposed use is compatible with the area and not adverse to the public interest subject to compliance with all performance conditions

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans

for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for a Place of Public Assembly, namely, a venue for special events, with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. Minimum Building Setbacks:
   Front: 75'
   Side: 35'
   Rear: 50'

3. The petitioner shall designate on-site areas for parking. Parking areas may include alternative paving techniques as approved by the Zoning Administrator.

4. Full cutoff fixtures shall be used so that all light is retained on-site and spillage onto neighboring residential uses is avoided.

5. The number of events shall not exceed fifteen (15) per calendar year.

6. Weddings shall be limited to Saturday and Sunday between the hours of 9:00 a.m. and 10:00 pm.

7. Customer setup and tours shall be limited to Monday through Friday from 9:00 a.m. to 10:00 p.m.

8. Any future expansions or changes related to the special events, or the construction of any new buildings shall require an amendment to the special exception use permit.

9. Adequate restroom facilities in accordance with the requirements of the Health Department shall be provided for all events.

10. The trip generation associated with each event shall not exceed thirty (30) vehicle trips per event.

11. Attendance for each event shall be limited to a maximum of fifty (50) persons.

SE-25-14

Photo date: 2023

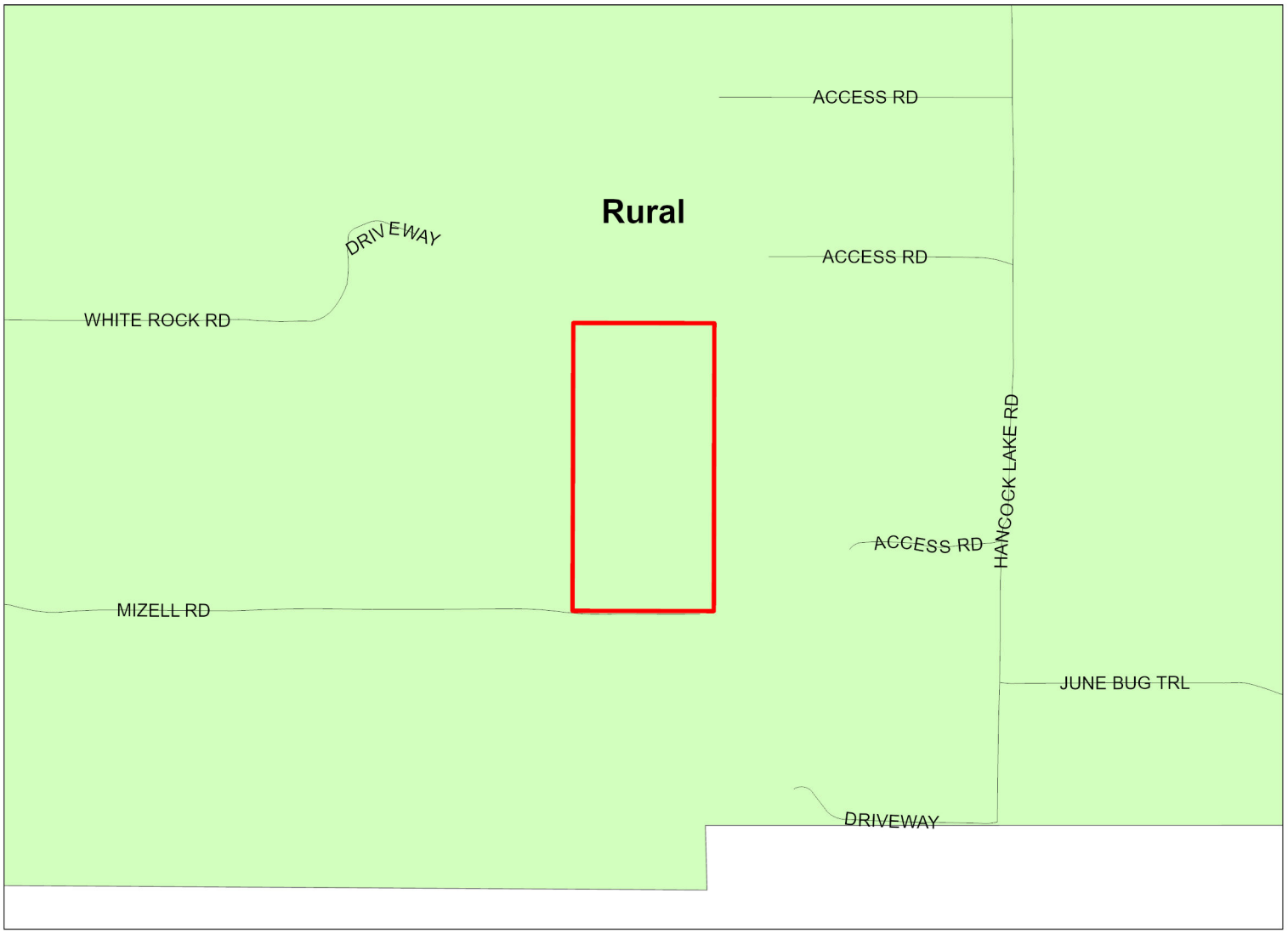
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-25-14

Version Date: 12/09/2022



SE-25-14

FLU Riverine District

Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.05 0.1 0.2 0.3 0.4 Miles

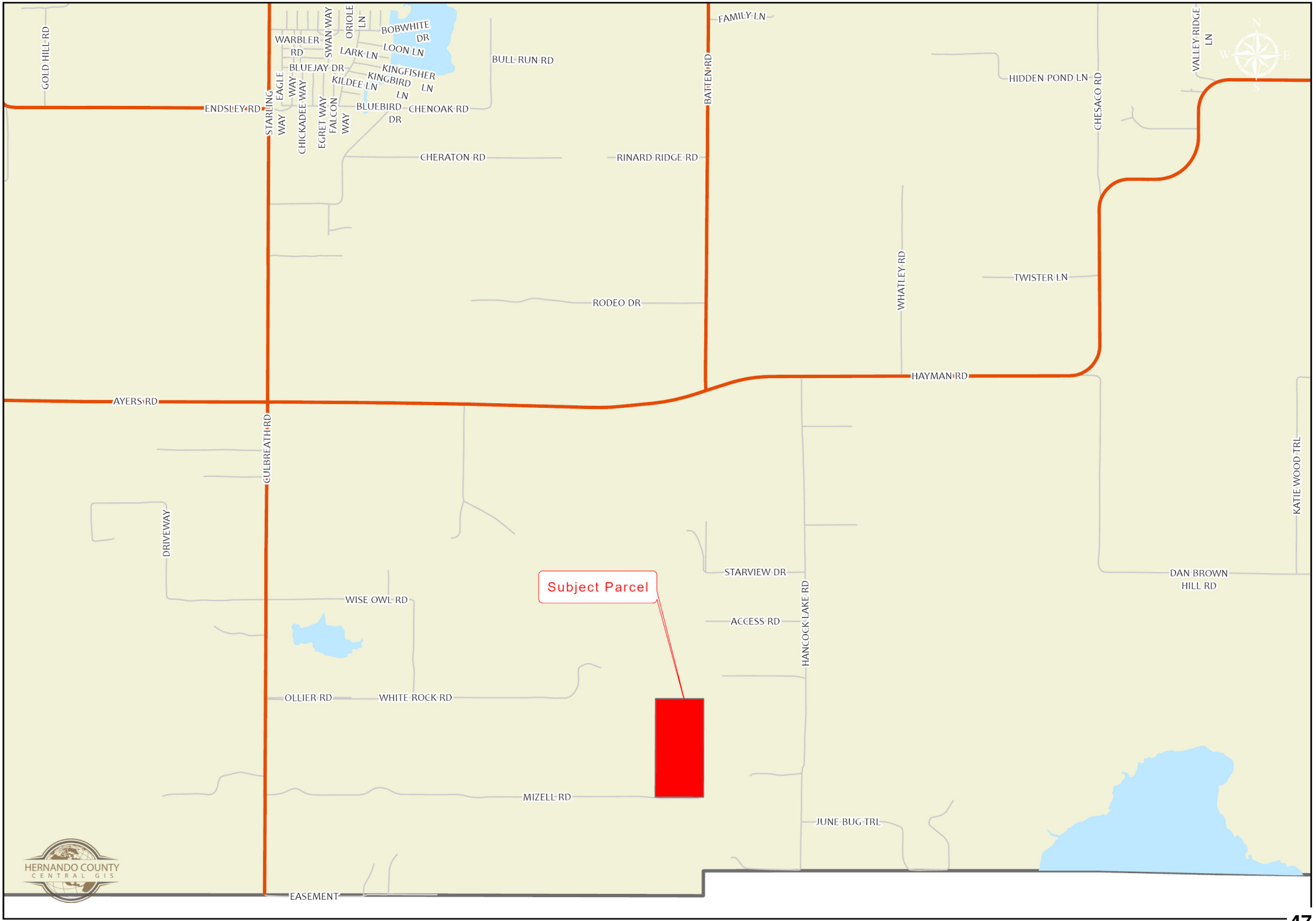
N W E S

Date of mapping: 08/19/2025

HERNANDO COUNTY CENTRAL GIS

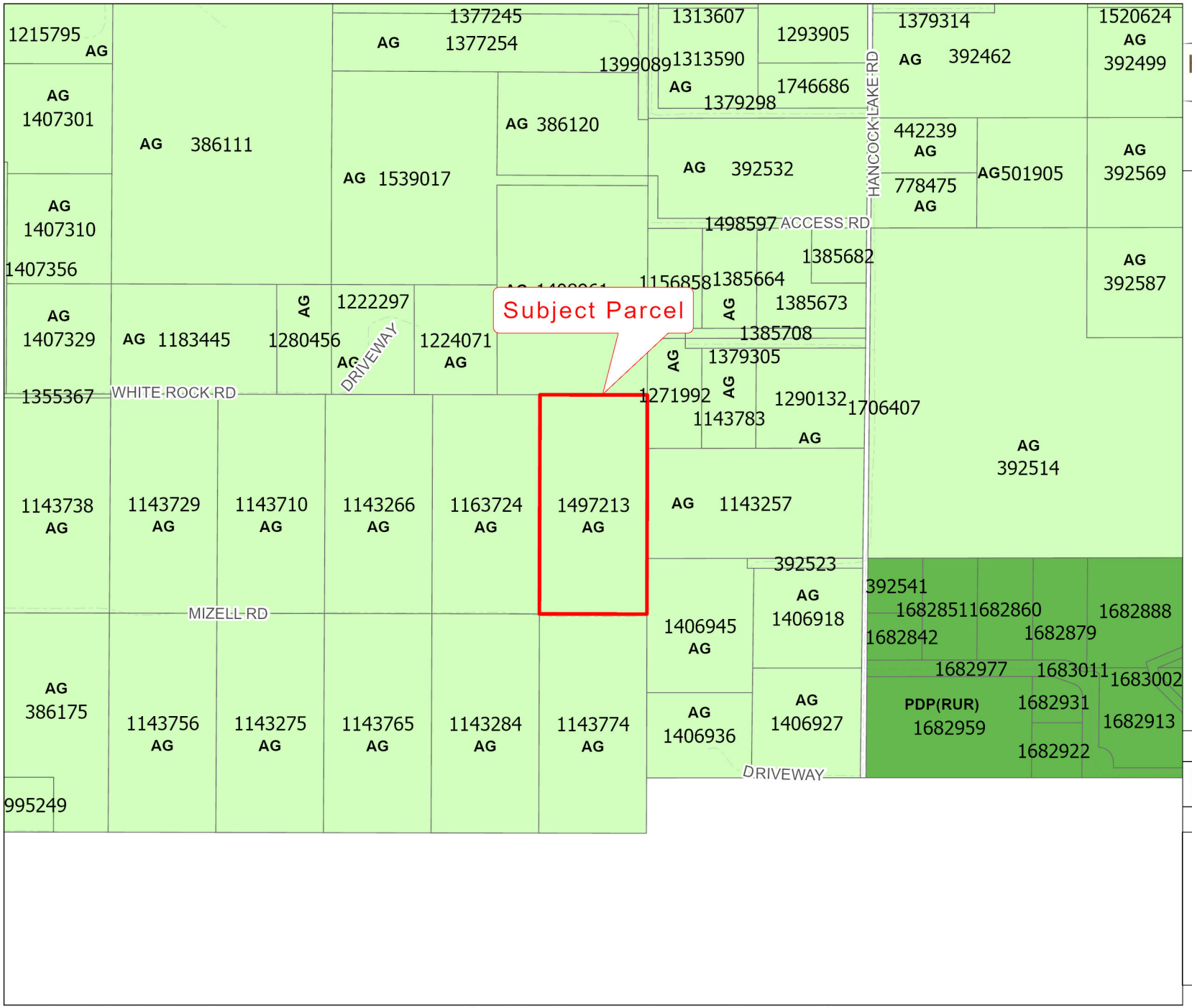
SE-25-14 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



SE-25-14

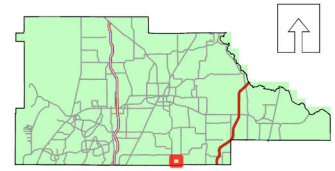
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

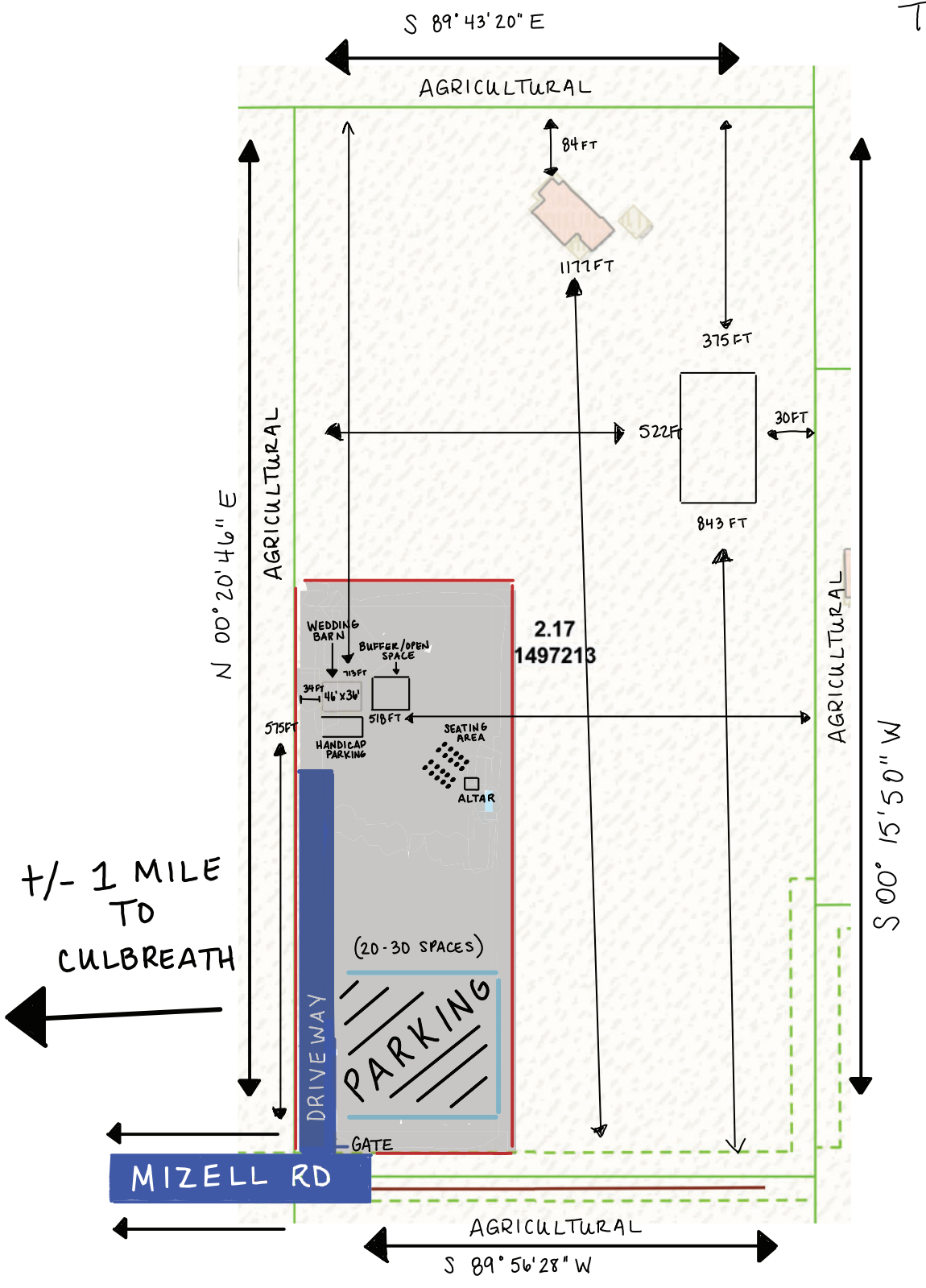
City Zoning Pending



Hernando County Planning Department
Project date: 08/19/2025

0 0.05 0.1 0.2 0.3 0.4 Miles

19.6 ACRES TOTAL



CULBREATH

SE25I4
Public Exhibit

MIZELL ROAD

R. 15.00

DECLARATION OF DEED RESTRICTIONS

These restrictions are imposed on and are intended to benefit and burden every parcel of the following described property:

Northwest 1/4 of Southwest 1/4 of Section 31, Township 23 South, Range 20 East, Hernando County, Florida, less the South 30 feet for Right-of-Way and less South 663.31 feet of the West 30 feet for Right-of-Way and less existing Right-of-Way for Hancock Road, along the Easterly Boundary ;

containing 39.86 Acres More or Less

AND

Southwest 1/4 of Southwest 1/4 of Section 31, Township 23 South, Range 20 East, Hernando County, Florida, less the North 30 feet for Right-of-Way and less North 663.31 feet of the West 30 feet for Right-of-Way and less existing Right-of-Way for Hancock Road, along the Easterly Boundary;

containing 39.51 Acres More or Less

AND

South 1/2 of the Southeast 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida, less the North 30 feet for Right-of-Way;

containing 98.6 Acres More or Less.

AND

South 1/2 of the Northeast 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida and the North 1/2 of the Southeast 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida less the South 30 feet for Right of Way and less the South 60 feet of the Westerly 30 feet for Right of Way and less the South 365 feet of the East 30 feet for Right of Way and the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida and the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida less the South 60 feet for Right of Way and a 24 foot easement along the Northerly Boundary of the Westerly 50 feet for ingress and egress;

containing 277.54 Acres More or Less.

Prepared by: Keith Fredericks
915 South Square
Brooksville, Florida 34601

FILED
KAREN [illegible] CLERK
HERNANDO COUNTY, FLA.
86 DEC 3 PM 1 27

025430

O.R. 701 PG 0219

1. Restrictions on use of said property shall be recorded as follows:

A) PENALTIES. The restrictive covenants will run with the land and shall be binding on all successors in title. If the parties hereto, or any of them; or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any persons owning property within the area described and bound by these restrictions to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any of these covenants by judgement or court order shall in no wise effect any other provisions which shall remain in full force and effect.

B) DWELLING REQUIREMENTS. The ground floor of dwelling structures, including garage or carport as square footage of home, shall be not less than 2,000 square feet for one-story dwellings, nor less than 1,200 square feet for a dwelling of more than one story. For purposes of determining the square footage of the ground floor of a dwelling unit, the first habitable floor of a unit is the ground floor.

Manufactured houses, mobile homes will be permitted as dwelling units for a maximum period of two (2) years from date mobile home is moved onto property. Buildings supported by a stilt structure must have the first floor enclosed so the support structure will be hidden from view.

Any pool on any of the above described property shall be "In Ground Pools". No above the ground pools shall be permitted.

C) ANIMALS. Dog, cats, or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose, however, horses may be kept for breeding or other commercial purposes. No swine or noxious animals of any kind may be kept on said property.

D) NUISANCES. No nuisance, annoyance or nauseous or offensive trade or activity shall be carried on upon the property, nor shall anything be done on said property that may be or may become an annoyance or nuisance to the surrounding property owners.

E) DISPOSAL. No portion of the property shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All incinerators or others equipment for the storage or disposal of such material shall be kept in a clean and sanitary provision.

F) SIGNS. No sign of any kind shall be displayed to the public in view on said property except one sign of not more than 5 square feet advertising the property during the construction and/or sales period and personal identity sign indicating personal logo; i.e., individual name or ranch name no larger then 2 foot by 2 foot.

G) ENFORCEMENT. The provisions herein contained shall bind and inure to the benefit of and be enforceable by the Grantees, their heirs,

administrators, personal representatives, successors or assigns, and failure to enforce in whole or in part any of the aforesaid covenants, restrictions and limitations for any length of time shall in no way estop or preclude any persons entitled to enforce the same from doing so at a later date. The failure of any person violating any covenants to correct such violation after ten (10) days notice in writing shall be deemed grounds for legal prosecution against such person to restrain the violation and/or to recover damages for the same. The party bringing the action shall be entitled to recover in addition to any and all damages, costs and disbursements allowed by law, such sum as a court may adjudge to be reasonable for the services of his or her attorneys. If in the event the court finds that these restrictions have been violated, the judgement of the court shall include the assessment of all costs and attorney fees against the person violating these restrictions as a part of the damages.

H) INVALIDATION. Invalidation of any of these covenants by judgement or court order in no wise shall effect any of the other provisions which shall remain in full force and effect.

WITNESSES:

MARY L. MIZELL

STATE OF FLORIDA
COUNTY OF HERNANDO

SWORN TO AND SUBSCRIBED before me this 2nd day of August, 1988.

NOTARY PUBLIC

Notary Public
State of Florida At Large
My Commission Expires May 25, 1990

C001188

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Red - Jenine

HARDSHIP RELIEF AGREEMENT

WHEREAS, HERNANDO COUNTY, a political subdivision of the State of Florida, hereinafter referred to as the COUNTY, has verified that a hardship, as defined in Chapter 26 of the Code of Ordinances, Hernando County, Florida, existed regarding the development of the following described real property:

The Southeast 1/4 AND the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 19 East, Range 23 South, Hernando County, Florida,

FILED FOR RECORD
KAREN [illegible], CLERK
HERNANDO COUNTY, FLA
89 JAN 11 AM 10 [illegible]

000967

hereinafter referred to as the PROPERTY; and

WHEREAS, KEITH FREDERICKS, ESQ., hereinafter referred to as the TRUSTEE is the Legal Title Holder to parcels of the PROPERTY under various Land Trust Agreements, created pursuant to Florida Statutes Section 689.071; and

WHEREAS, MARY L. MIZELL, hereinafter referred to as the BENEFICIARY, pursuant to those various Land Trust Agreements, holds beneficial interest to parcels of the PROPERTY; and

WHEREAS, the COUNTY, BENEFICIARY and TRUSTEE have met and discussed the hardship in a Public Meeting and have come to an agreement regarding the above described PROPERTY;

THEREFORE, to relieve such hardship the Parties agree:

I. 1. BENEFICIARY and TRUSTEE agree that no parcel of the PROPERTY may be split into a smaller parcel than now exists in the Public Records of Hernando County until such time as the private way that passes through the Property is improved to meet County Subdivision Standards as described in Chapter 26 of the Code of Ordinances of Hernando County, Florida existing at the time of the improvement of the private way, or whichever standards then apply to the Subdividing of land in Hernando County, Florida;

2. The private way through the PROPERTY hereinafter will be known as MIZELL ROAD;

3. MIZELL ROAD will be owned solely and exclusively by the current owners of and subsequent Purchasers of parcels which have frontage on MIZELL ROAD, in equal, undivided interests;

4. The Owners of MIZELL ROAD shall bear any and all expenses regarding Maintenance of, Repairs to and Improving of MIZELL ROAD and that any Property Taxes or Assessments levied against MIZELL ROAD shall be paid by the Owners of MIZELL ROAD, in equal shares;

5. At such time as MIZELL ROAD is improved to meet the then existing Subdivision Regulations the individual parcels may be further subdivided into smaller parcels, so long as each division complies with the Subdivision Regulations existing at that time.

II. 1. The COUNTY agrees to grant relief from the hardship imposed by Chapter 26 of the Code of Ordinances of Hernando County, Florida and allow the development of this PROPERTY exempt from those Subdivision Regulations subject to this Agreement.

2. Owners and subsequent Purchasers of parcels of this Property are eligible to receive Building Permits for these parcels provided that they recognize and affirm this Agreement and so long as the Applications for such permits comply with the remainder of the Code of Ordinances of Hernando County, Florida.

3. Any Parcel owner may subdivide his or her parcel pursuant to all then existing County Ordinances so long as MIZELL ROAD is improved to existing Hernando County Standards, from an existing, paved County Road to the point of MIZELL ROAD fronting his or her parcel, which is the farthest from the paved County Road.

III. Provided that, if any parcel owner subdivides his or her parcel in contradiction to this Agreement that owner will be solely liable for improving MIZELL ROAD to existing Subdivision Standards from the nearest paved, County Road to the point of MIZELL ROAD fronting his or her parcel, which is the farthest from that paved County Road.

By our signatures below we the signatories, the COUNTY, BENEFICIARY and TRUSTEE, respectively, agree to the foregoing on this 10th day of January 1989.

(SEAL)

Board of County Commissioners
Hernando County, Florida

ATTEST: Karen Nicolai
KAREN NICOLAI, Clerk

BY: Richard C. Killingsworth
RICHARD C. KILLINGSWORTH,
Chairman

Mary L. Mizell
MARY L. MIZELL

Witness as to all parties

Keith Fredericks
KEITH FREDERICKS, ESQ.

Witness as to all parties

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared MARY L. MIZELL, and KEITH FREDERICKS, ESQ., well known to me and that they acknowledged executing the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of January, 1989.

Connie E. Jackson
Notary Public
My Commission Expires:

Notary Public, State of Florida
My Commission Expires May 15, 1991

LO10289

Parcel No. R31 423 20 0000 0050 0000, etc.
Seller Soc. Sec. No. _____

FILED FOR RECORD
KAREN NICOLAI, CLERK
HERNANDO COUNTY, FL

017575 94 MAY 12 PM 4:12

10.50
17.50

DEED OF ROADWAY

THIS DEED, executed this 28 day of April, 1994, between MARY L. MIZELL, single, Grantor, whose mailing address is: 22320 Hayman Road, Brooksville, Florida 34602, and MARY L. MIZELL, whose mailing address is: 22320 Hayman Road, Brooksville, Florida 34602, CLIFTON B. SMITH and PHYLLIS J. SMITH, husband and wife, whose mailing address is: 168 Culbreath Road, Brooksville, Florida 34602, DAYNE C. DUKES and ROSE V. DUKES, husband and wife, whose mailing address is: R.D. 3, Box 199-K, Bridgeville, Deleware 19933, FRANCES MORRIS and JAN M. BAKER, as joint tenants with full right of survivorship, whose mailing address is 16210 Oakmanor Drive, Tampa, Florida 33624, LUCY DOROTHEA YARHI, whose mailing address if 110 Culbreath Road, Brooksville, Florida 34602, STEVEN W. RICHARDS, whose mailing address if Post Office Box 4645, Tampa, Florida 33677, ROY K. HINSON and JOYCE H. HINSON, husband and wife, whose mailing address is: 1409 Dover Road South, Dover, Florida 33527, DONALD HENLEY and LAURA HENLEY, husband and wife, whose mailing address is: 3906 West de Leon Street, Tampa, Florida 33609, HAROLD D. DEAL and JUDITH A. DEAL, whose mailing address is: 152 Culbreath Road, Brooksville, Florida 34602, EVE M. JEHLE, whose mailing address is: 146 Culbreath Road, Brooksville, Florida 34602, HERBERT W. RHODE and WILMA L. RHODE, husband and wife, whose mailing address is: 35731 Blanton Road, Dade City, Florida 33525 and DENNY BROGAN and YOKO BROGAN, husband and wife, whose mailing address is: 140 Culbreath Road, Brooksville, Florida 34602, Grantee;

O.R. 957 PG 1632

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration does hereby grant unto Grantee, for the limited and exclusive use solely by Grantee and Grantee's successors in title for ingress and egress from State Road 581 to the property currently owned by Grantee abutting the property herein described and for no other purpose, an undivided equal interest, each, in and to the following described land, lying and being situate in Hernando County, Florida, to-wit:

The South 30.00 feet of the East 580.00 feet of the North 1/2 of the SE 1/4; AND the East 30.00 feet of the South 357.94 feet of the North 1/2 of the SE 1/4; AND the North 30.00 feet of the South 1/2 of the SE 1/4; AND the South 30 feet of the North 1/2 of the SE 1/4, LESS the West 60 feet of the West 1/5 thereof; AND the South 60 feet of the West 60 feet of the West 1/5 of the North 1/2 of the SE 1/4; AND the South 60 feet of the East 1/2 of the NE 1/4 of the SW 1/4; AND 60.00 feet lying 30.00 feet on either side of the following described center line: Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida; thence run North 00°30'57" East a distance of 30.00 feet for a Point of Beginning; thence run South 89°43'33" East a distance of 128.38 feet; thence run North 02°38'01" East distance of 75.54 feet; thence run North 84°02'51" East a distance of 182.18 feet; thence run South 01°49'37" East a distance of 95.31 feet; thence run South 89°41'38" East to the East line of the West 1/2 of NE 1/4 of SW 1/4 of Section 36, a distance of 344.93 feet to the Point of Terminus; AND the South 60.00 feet of the South 1/2 of the NW 1/4 of the SW 1/4; ALL lying in Section 36, Township 23 South, Range 19 East, Hernando County, Florida.
a/k/a Mizell Road

This instrument was prepared from information supplied by the parties hereto. No guarantee or opinion on title has been rendered by the Law Offices of JOHNSTON & SASSER, P.A.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's successors in title forever.

Documentary Tax Pd. $ .70
Intangible Tax Pd. $ _____
Karen ... Clerk of Circuit Ct.
Hernando County, Florida
By _____ D.C.

("Grantor" and "Grantee" are used for singular or plural, as context requires.)

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Signed in our presence:

Witness — Mary L. Mizell

(Printed Name of Witness)

Witness

(Printed Name of Witness)

STATE OF FLORIDA
COUNTY OF HERNANDO

THE foregoing instrument was acknowledged before me by MARY L. MIZEL, who is personally known to me this 28 day of April, 1994.

Notary Public

(Printed Name of Notary Public)

My commission expires:

OFFICIAL NOTARY SEAL
JOSEPH E JOHNSTON JR
COMMISSION NUMBER
CC330257
MY COMMISSION EXP.
NOV. 13,1997

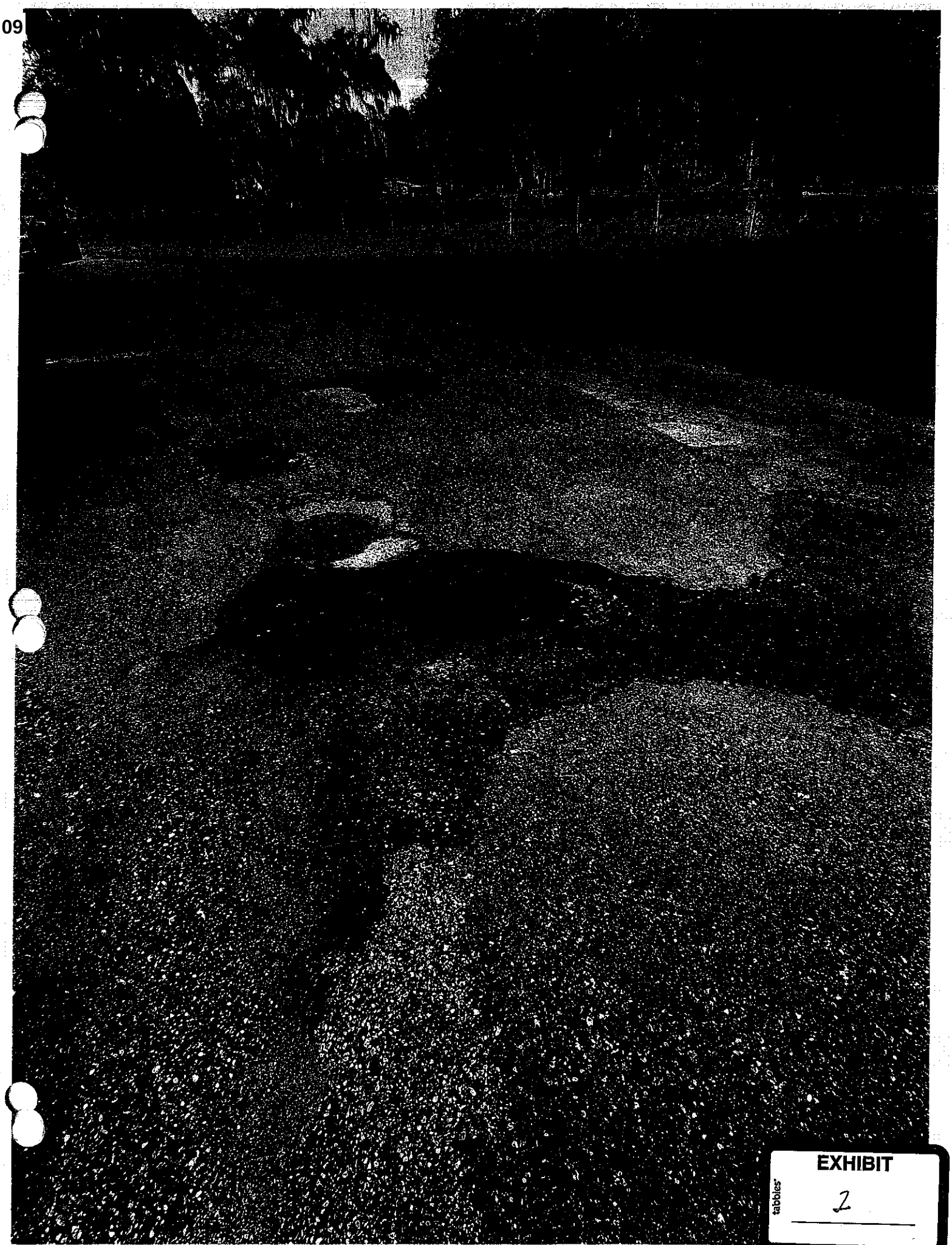
O.R. 967 PG 1633

This instrument was prepared by
Joseph E. Johnston, Jr.
JOHNSTON & SABBER, P.A.
P.O. Box 997
Brooksville, Florida 34605

EXHIBIT

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EXHIBIT

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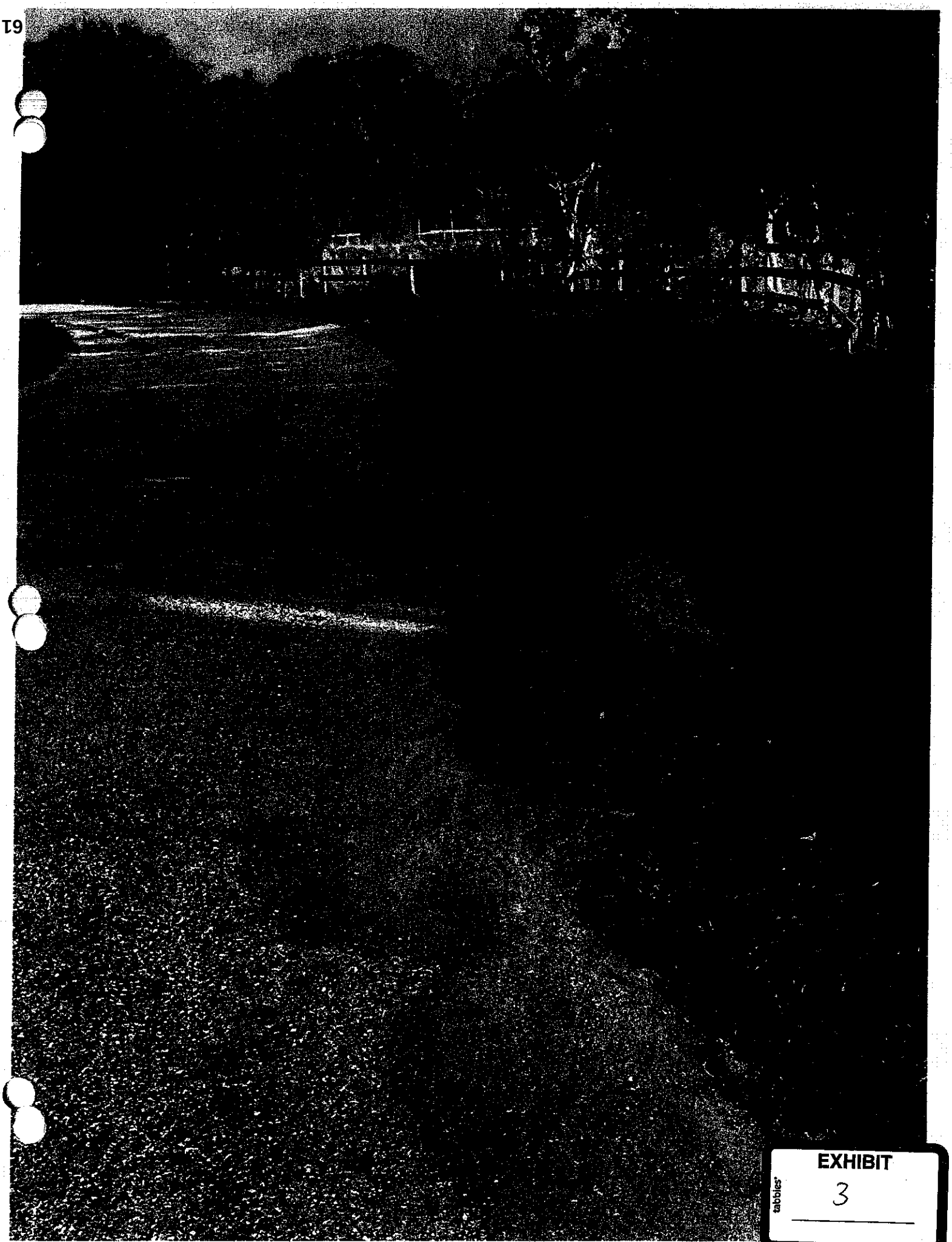
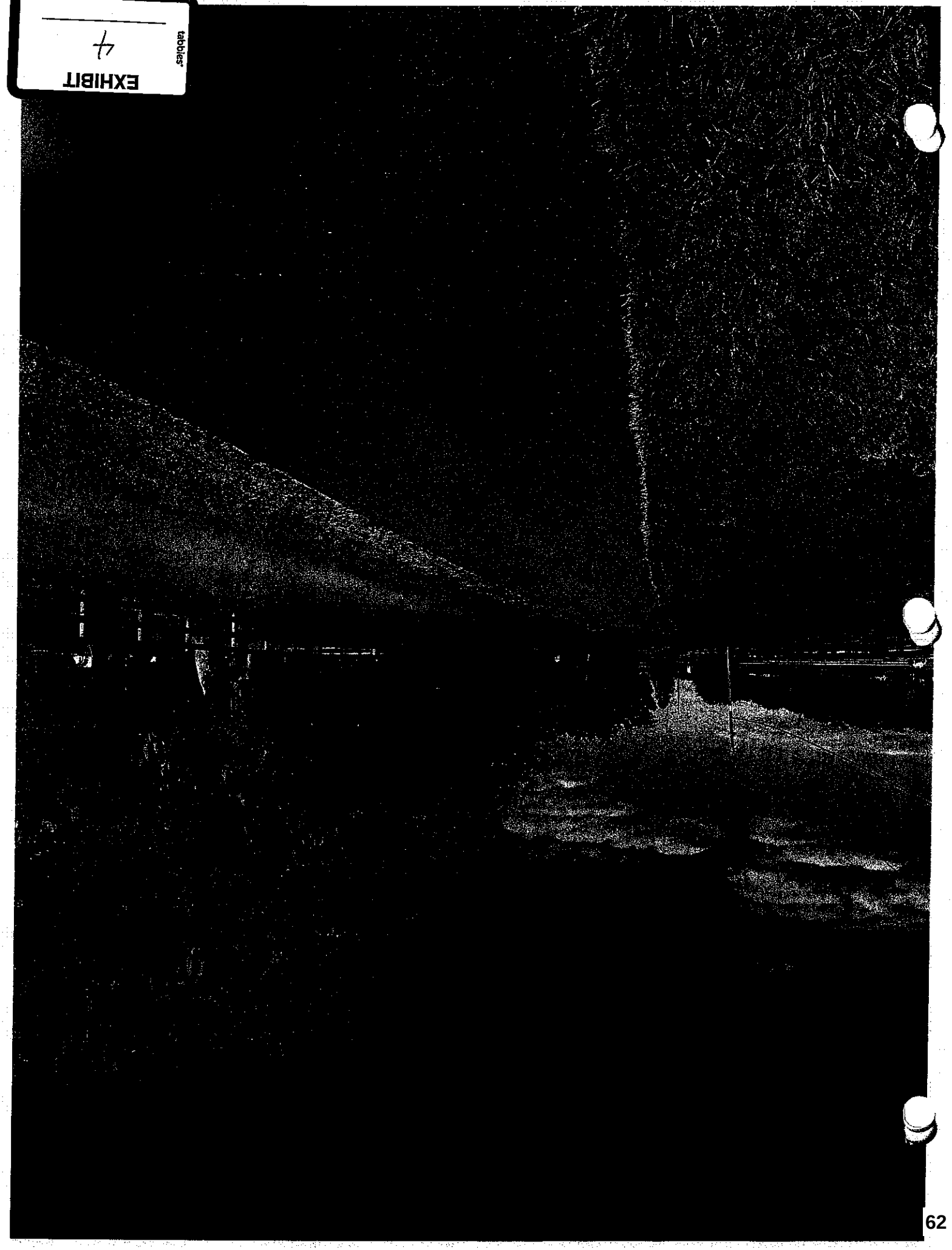


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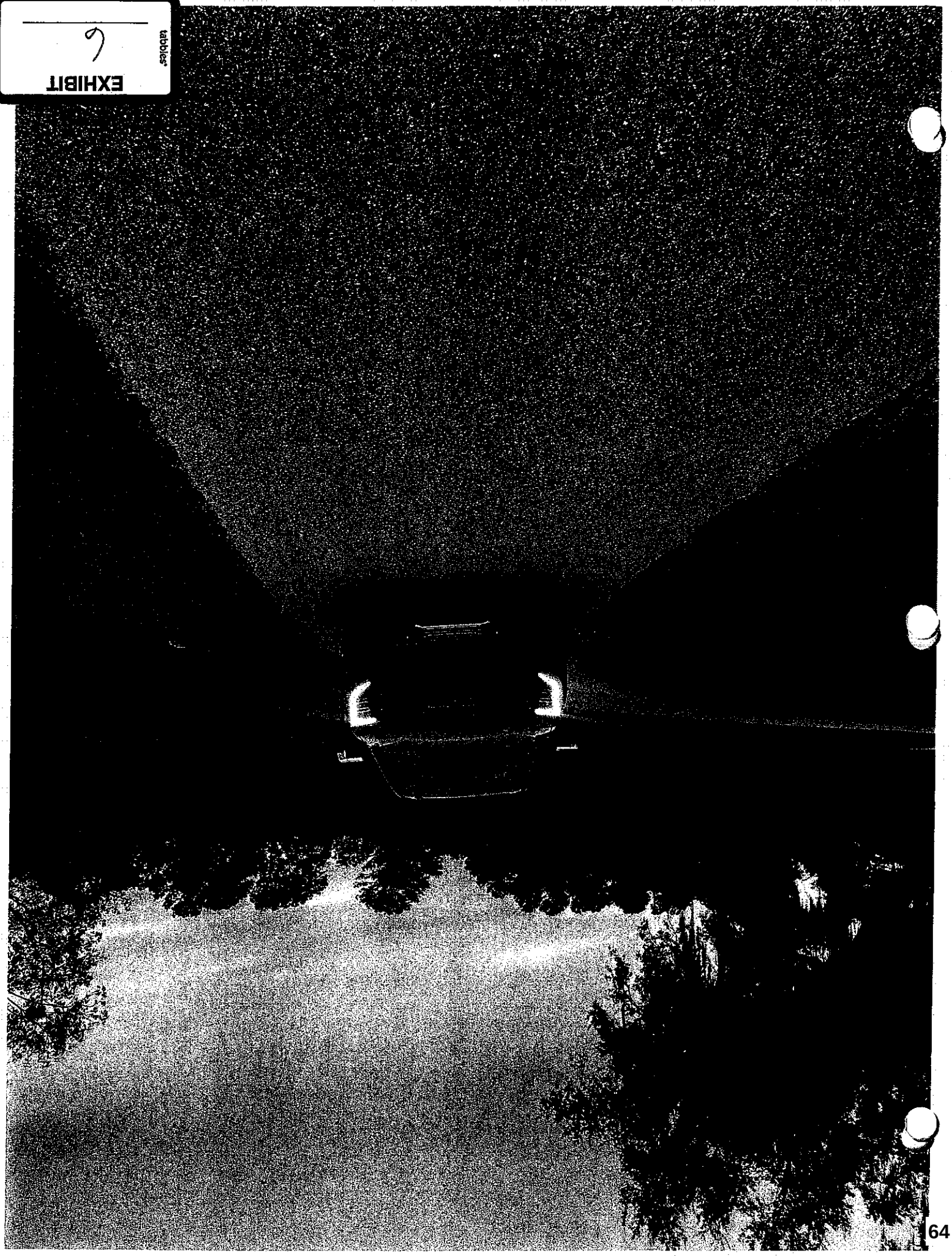

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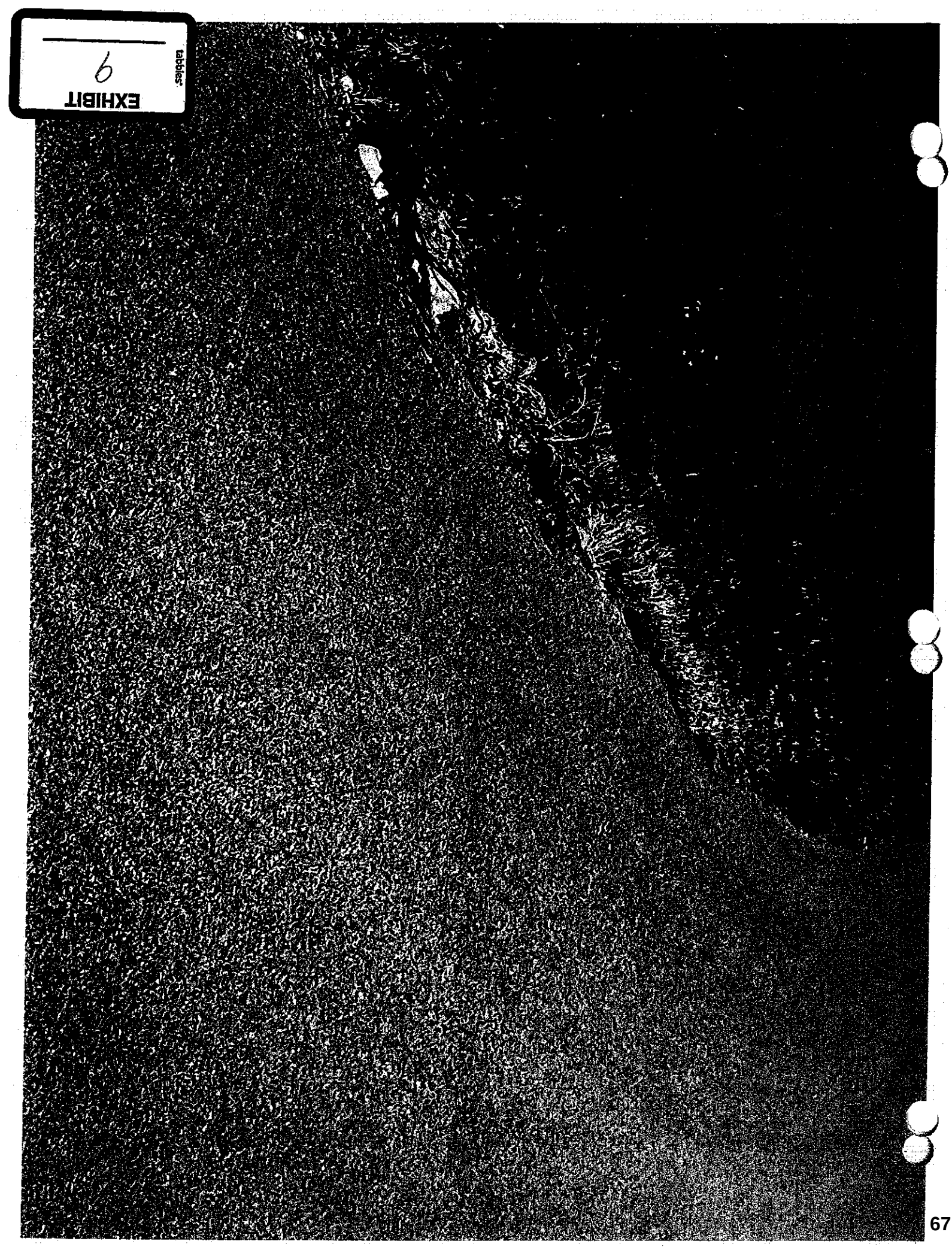
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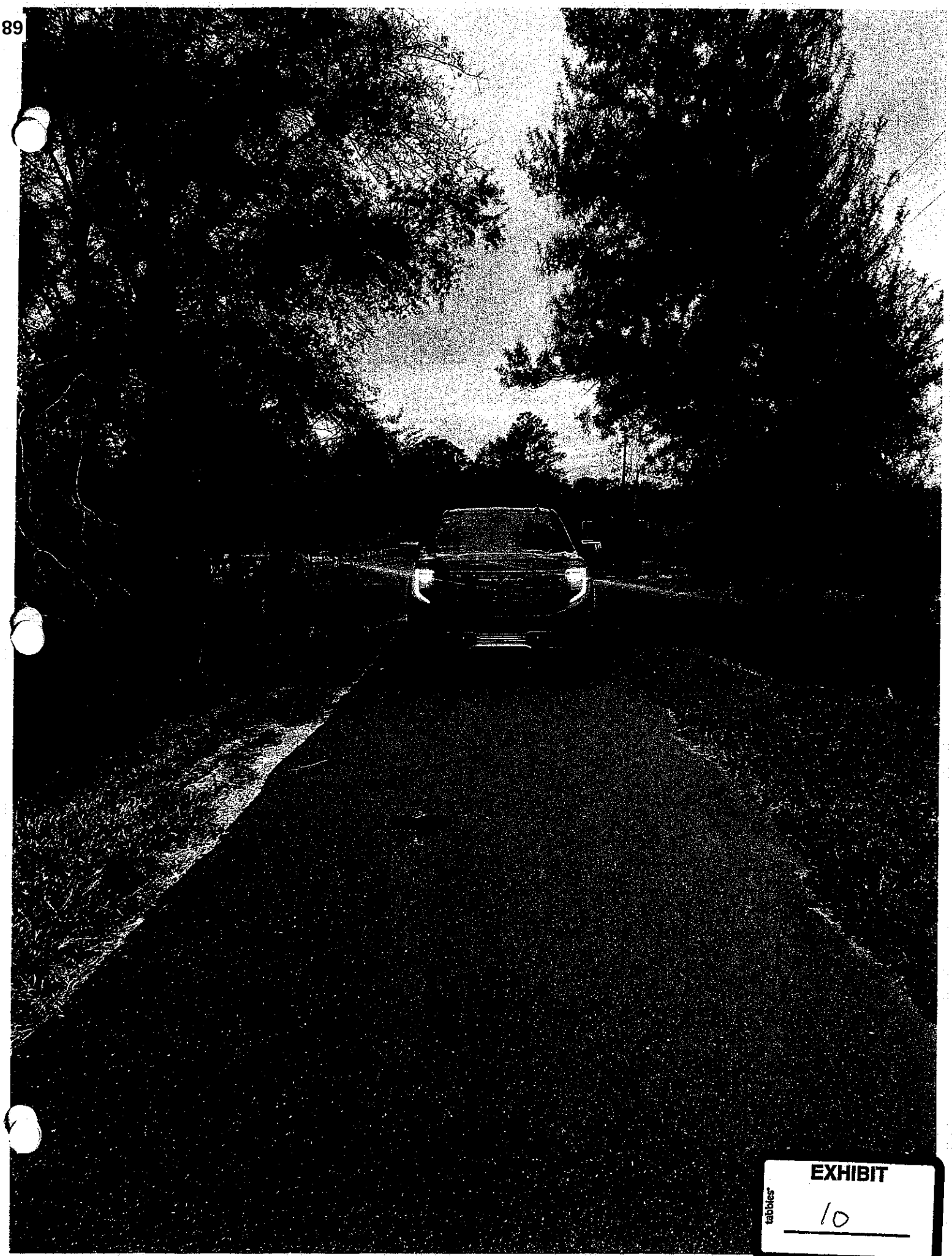
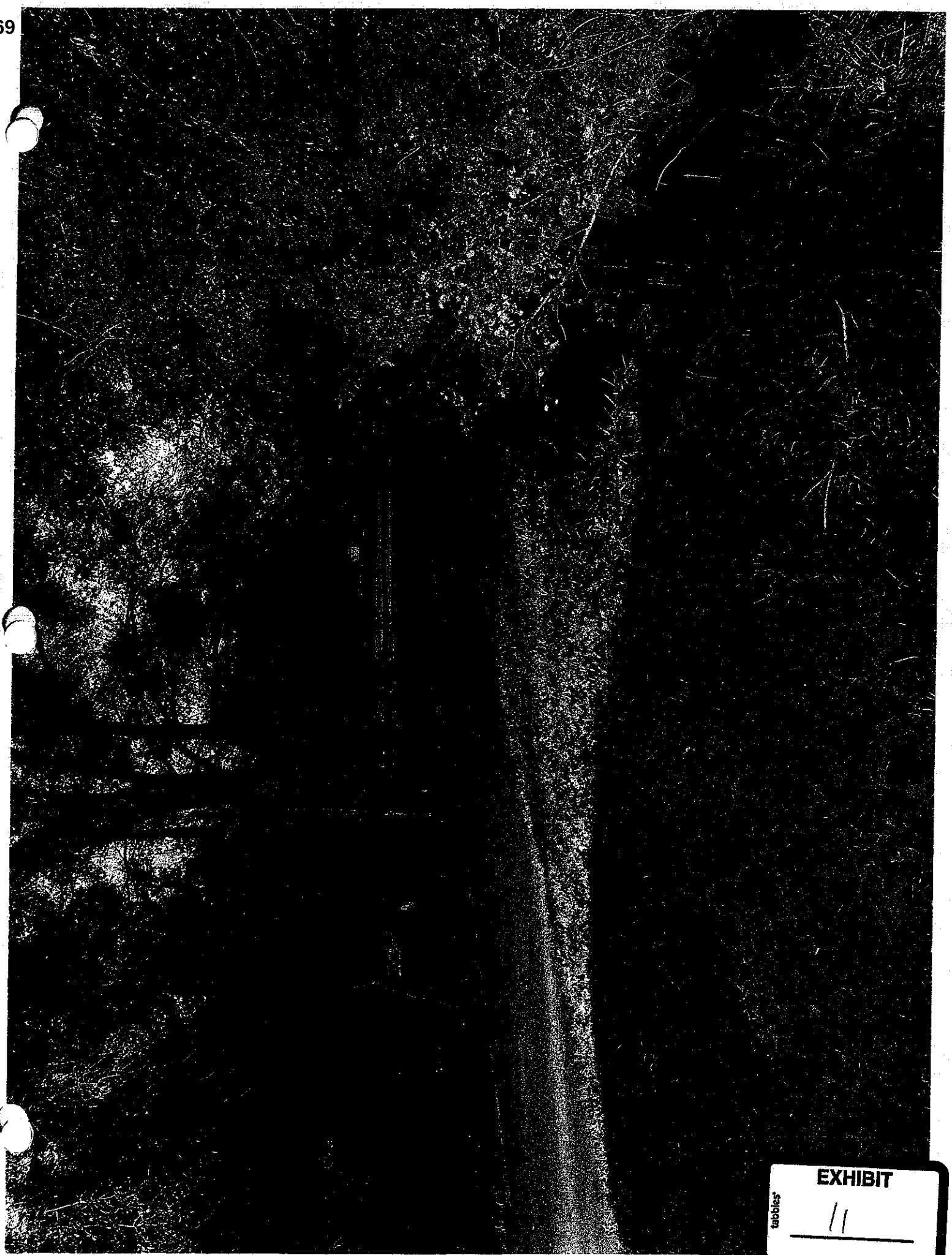


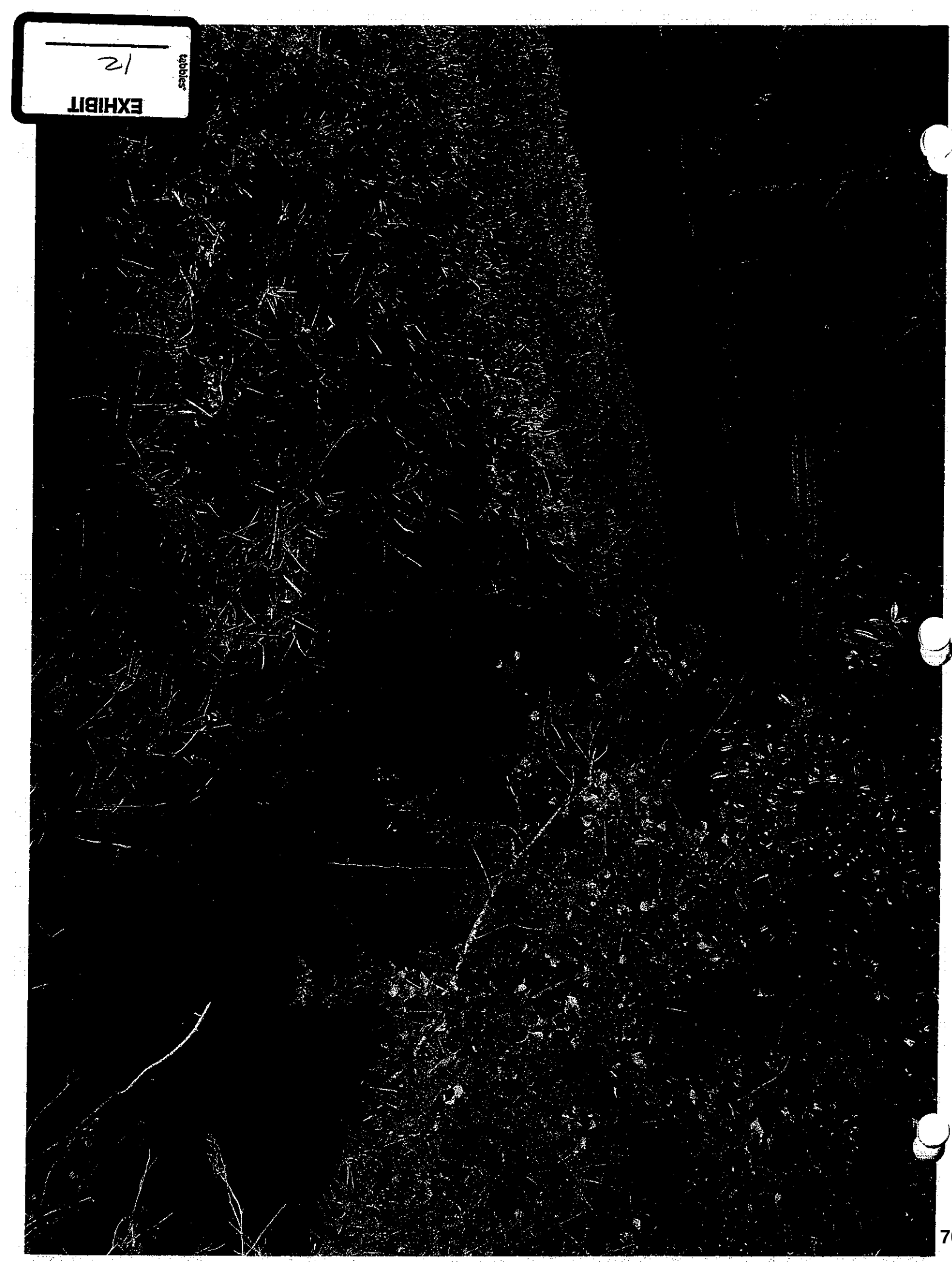
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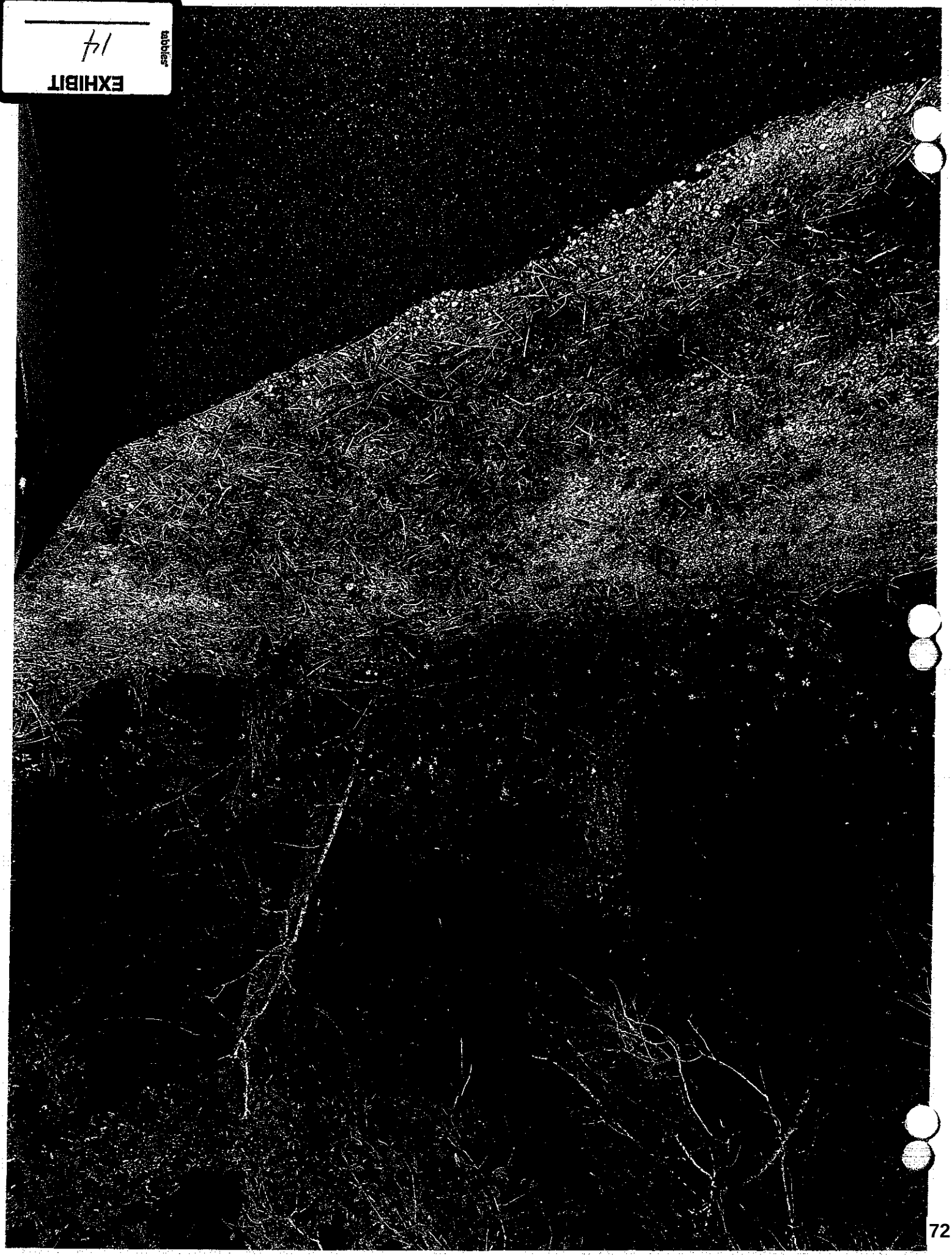
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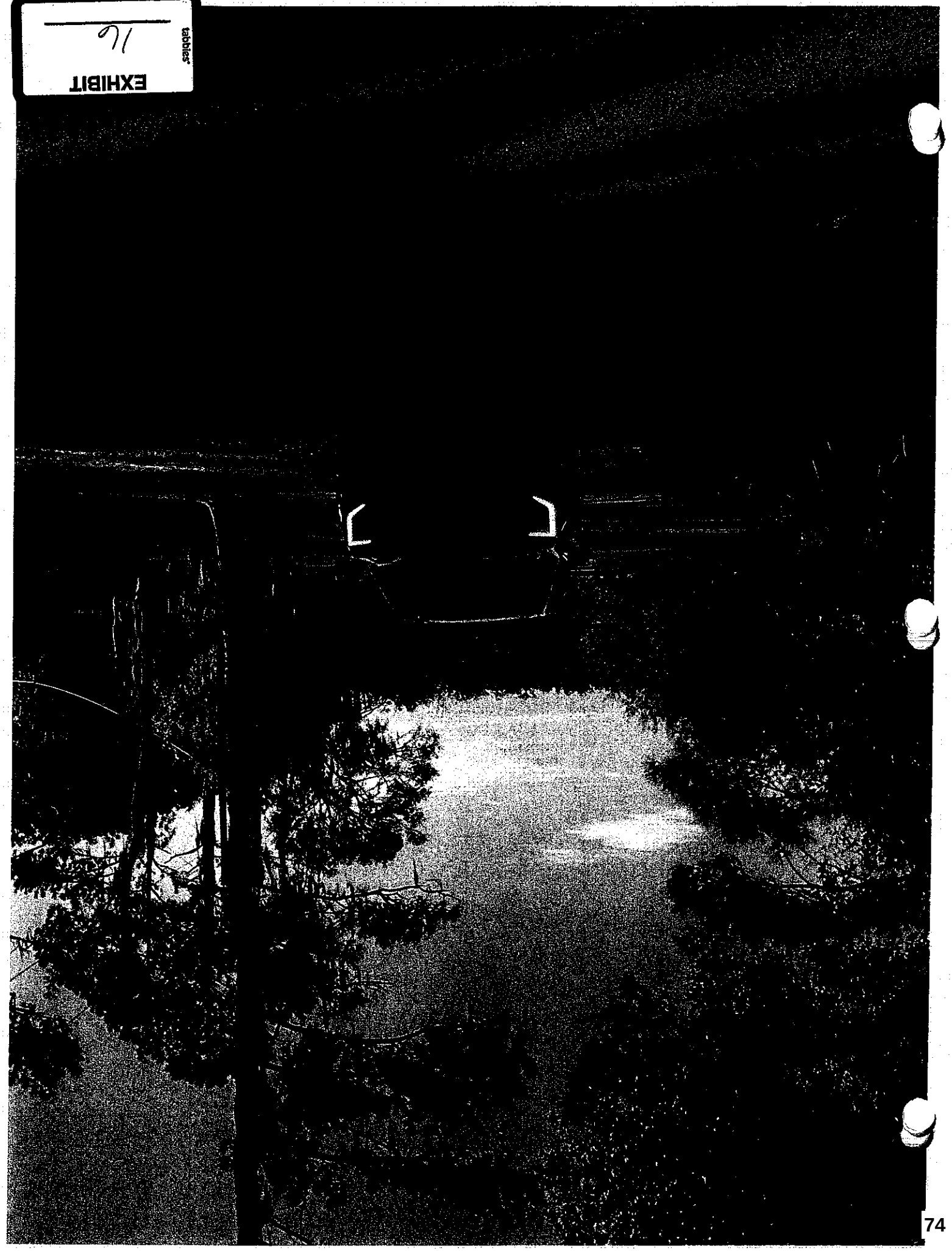

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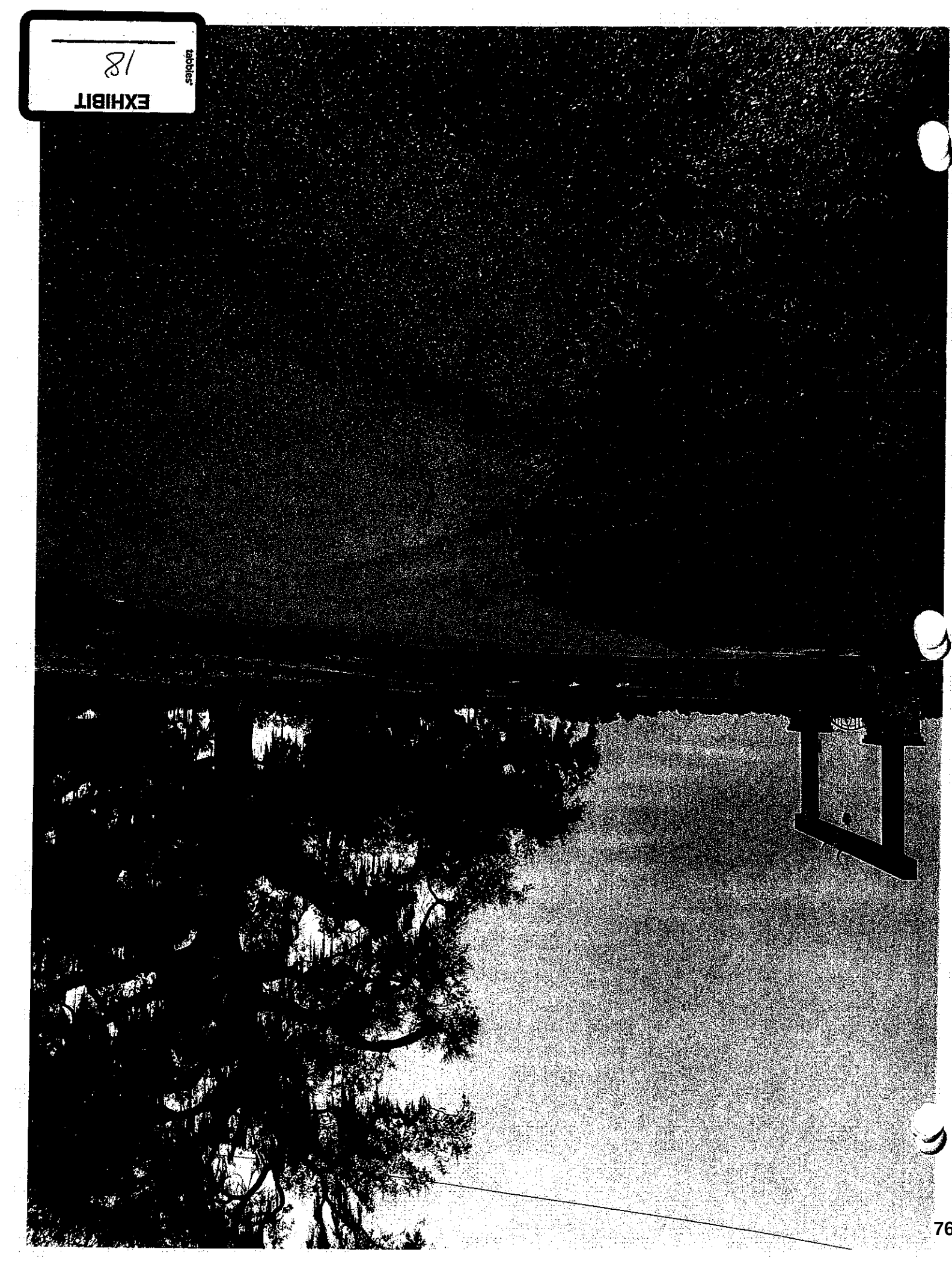

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Safety Concerns

- Width the road not meeting DOT Guidelines for commercial traffic:
- culverts and barriers do not DOT Standards for commercial traffic
- turnaround does not meet DOT Standards for commercial traffic
- lack of speed limit signs
- lack of speed bumps
- lack of culvert barriers and signs
- lack of appropriate shoulders for passing traffic
- lack of sidewalks
- lack of lighting
- concern for pedestrian traffic
- concern for bicycle traffic
- no stop signs

Potential Traffic for Wedding Venue

Wedding party limos
Guests vehicles
Catering vans and box trucks
Food trucks
Portalet Trucks
DJ vehicles
Big trucks transporting tents
RVs and buses
Fireworks displays (which would mean trailers and possible fire hazard)
Ice trucks dropping off coolers of ice
Florists vans
Garbage trucks
Cake vendors
Photobooth vendors
Balloon vendors
Social Media vendors
Photographers
Videographers
Liquor vendors with trucks
Mobile bar setups
Mobile stage trailers
Valet parking attendants and their staff and vehicles

CONCLUSION

If this Special Exemption is allowed, then all of us living in this residential area will have the privilege of dealing with traffic and particularly on Friday and Saturday nights be dealing with head-on traffic potentially from those who have consumed alcohol forcing us off a road that we own that I paid over $40,000 to repair and for which again I will be asked to help maintain in the future as well as having the added privilege of being potentially liable for accidents along the road without receiving one cent from their commercial endeavors.

To: Hernando County Planning & Zoning Commission
20 North Main Street
Brooksville, Florida 34601

From: Karen Chase
Property Owner – 23080 Mizell Road, Brooksville, Florida 34602

Date: November 10, 2025

Re: Formal Objection to SE-25-14 – Special Exception Request for a "Place of Public Assembly / Wedding Venue" at 23099 Mizell Road, Brooksville, FL 34602

I. Introduction and Standing

To the Members of the Planning and Zoning Commission:

I submit this letter of formal objection to the pending **Special Exception Use Permit (SE-25-14)** request, which seeks to authorize a commercial wedding and event venue on the property at 23099 Mizell Road.

My family and I own the adjoining parcel immediately south of the subject property. We purchased our land with the dream of building our permanent residence — a home surrounded by peace, privacy, and the natural rural character that drew us here. Mizell Road is a **private, one-lane access road,** maintained entirely at the expense of the property owners who live along it. The proposed venue would fundamentally change the nature, safety, and livability of this area.

Before presenting the legal and factual grounds for denial, I want to make it clear that our objection is **not personal**. We fully **understand and respect the Berrys' entrepreneurial spirit** and their desire to build a small business for themselves and their family. Hosting events and weddings is, in itself, a positive endeavor that contributes to community life when properly situated. However, **this location is simply not appropriate** for such a commercial operation. The narrow private road, lack of infrastructure, and existing deed restrictions make this parcel unsuitable for an event venue of any scale. Our opposition is based solely on the incompatibility of the proposed use with the surrounding environment, infrastructure, and legal limitations — not on personal animosity.

II. Violation of Recorded Deed Restrictions

The properties in this area, including the applicant's, are governed by a **recorded Declaration of Deed Restrictions** (O.R. Book 701, Page 219, Hernando County Public Records). These covenants run with the land and remain legally binding.

Relevant provisions include:

> **Section D (Nuisances):**
> "No nuisance, annoyance, or nauseous or offensive trade or activity shall be carried on upon the property, nor shall anything be done on said property that may be or may become an annoyance or nuisance to the surrounding property owners."

Section G (Enforcement):
"The provisions herein contained shall bind and inure to the benefit of and be enforceable by the Grantees, their heirs, administrators, personal representatives, successors or assigns… The failure of any person violating any covenants to correct such violation after ten (10) days' notice in writing shall be deemed grounds for legal prosecution… The party bringing the action shall be entitled to recover damages, costs, and reasonable attorney fees."

Section A (Penalties):
"If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any persons owning property within the area described… to prosecute any proceedings at law or in equity to prevent him or them from so doing or to recover damages for such violation."

The proposed event venue would create constant noise, traffic, lighting, and commercial activity — all of which clearly qualify as "nuisance or offensive activity" under Section D.

These restrictions have not been amended or nullified. As such, **any County approval cannot supersede or invalidate them**. Florida case law (*City of Miami Beach v. Rocio Corp.*, 404 So. 2d 1066 (Fla. 3d DCA 1981)) confirms that governmental zoning decisions cannot override private covenants. The County may grant permission to operate under its code, but **private law still prohibits it**, and affected property owners — including myself — retain the right to seek injunctive relief and damages.

A. Legal Confirmation of Enforceability – *Mizell v. Deal* (Fla. 5th DCA 1995)

The enforceability of these very deed restrictions has already been confirmed by the **Florida Fifth District Court of Appeal** — the same appellate district governing Hernando County — in ***Mizell v. Deal***, 654 So. 2d 659 (Fla. 5th DCA 1995). In that case, Mary L. Mizell — the original developer of this same tract — sued to enforce the identical restrictive covenants now applicable to our properties.

The appellate court **ruled in her favor**, holding that the restrictions were valid, properly recorded, and fully enforceable against subsequent owners. The court rejected arguments claiming the restrictions were ambiguous, abandoned, or waived, and reaffirmed that restrictive covenants "which are of substantial value to neighboring lands must be enforced according to their plain terms." The court further noted that Mizell's original intent in creating these covenants was "to prohibit the permanent placement of trailers and also to prohibit hog farms and chicken farms," thereby preserving the agricultural and residential integrity of the community.

This binding appellate decision confirms beyond question that the **Mizell Deed Restrictions remain legally enforceable**, continue to benefit all adjoining parcels, and can be enforced by any landowner — including myself — to prevent incompatible or nuisance uses.

III. Conflict with Agricultural (AG) Zoning and County Land-Use Policy

According to the County's own Staff Report, the subject property and all adjoining parcels are zoned **AG (Agricultural)** and designated as **Rural** in the Comprehensive Plan.

The request seeks to introduce a **Place of Public Assembly**, which is a **commercial use**, not an agricultural one. Even the Staff Report recognizes that this activity requires a **special exception** because it is not inherently compatible with AG zoning.

The report also explicitly states:

> "The granting of this land-use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land-use ordinances."

This is an acknowledgment that **approval does not legalize the use under private law.** It further underscores that the proposed venue is **commercial in nature and incompatible** with surrounding agricultural and residential uses.

IV. Roadway and Infrastructure Issues

Access to the property is through **Mizell Road**, a privately maintained, single-lane road that was never designed for high-volume traffic. The applicant's own narrative confirms this.

Even at the applicant's estimated 30 vehicles per event, the increased traffic, heavy vendor trucks, garbage haulers, and catering vehicles would create hundreds of additional trips annually — likely **1,000 to 1,500 per year**. Each event would impose wear, congestion, and safety risks on a road the County does not maintain.

Under Florida easement law (*Crutchfield v. F.A. Sebring Realty Co.*, 69 So. 2d 328 (Fla. 1954)), the owner of a dominant estate may not materially increase the burden of an easement beyond what was contemplated when it was established. Authorizing a commercial venue accessible only via this shared private road would violate that principle and unfairly shift repair costs and liability onto neighboring owners.

V. On-Site Wastewater and Utility Feasibility

The Staff Report confirms that **public water and sewer are not available** to the parcel. Any operation would therefore depend on an **onsite sewage treatment and disposal system (OSTDS)** subject to **Rule 62-6, F.A.C.** and **§§ 381.0065–.00655, F.S.**

Those rules require suitable soils, minimum separation to the wet-season water table, and strict setbacks from wells and surface waters. In this area, the soils are commonly **moderately to severely limited**, and the seasonal water table is high. Such conditions make compliance difficult and often require advanced treatment systems or fill mounds, which alter site drainage and environmental quality.

If septic use proves infeasible, the project cannot operate lawfully. And if a central sewer later becomes available, the business would face mandatory connection costs under § 381.00655 F.S. These are serious operational uncertainties and environmental risks inconsistent with AG-zoned, low-intensity land.

VI. Nuisance Impacts: Noise, Light, and Visual Intrusion

Events with amplified music, outdoor lighting, and up to 50 guests until 10 p.m. will generate noise and light far exceeding normal rural background levels. Portable light towers and headlights from parked cars will spill across property lines, directly undermining the intent of the Rural zoning classification and violating **Deed Restriction D**.

Even if conducted within the stated hours, the frequency and intensity of the disturbance make it an **unreasonable interference** with neighboring owners' peaceful use and enjoyment of their property — the very definition of nuisance under Florida law.

VII. Property Value, Reliance, and Rural Character

Property owners along Mizell Road purchased their land in reliance on existing Agricultural zoning, the Rural future land-use map, and the deed restrictions ensuring non-commercial tranquility. Allowing this use would erode property values, create a precedent for further commercial intrusion, and undermine the integrity of County planning.

VIII. Legal Precedent and County Liability

Florida law clearly establishes that:

1. Private restrictive covenants remain enforceable despite zoning changes.
2. Counties cannot authorize uses that conflict with recorded covenants.
3. Repeated violations or approval contrary to established land-use intent can expose the County to legal challenges or claims of arbitrary decision-making.

Approving SE-25-14 in the face of these restrictions would therefore be legally precarious and contrary to sound planning principles.

IX. Requested Action

For all the reasons stated above, I respectfully request that the Hernando County Planning & Zoning Commission:

1. **Deny** the SE-25-14 Special Exception for a "Place of Public Assembly / Event Venue."
2. Acknowledge that the proposed use violates binding deed restrictions and is incompatible with the Agricultural zoning district and the Rural future-land-use designation.
3. Recognize the infrastructure, environmental, and safety limitations that make this location unsuitable for commercial assembly uses.
4. Preserve the rights of existing property owners and the rural integrity of Mizell Road.

X. Conclusion

We sincerely wish the Berrys success in their personal and professional endeavors. They clearly have vision and ambition, and there are locations in Hernando County that could support their business properly and safely — but **Mizell Road is not one of them**. The constraints of this private road, the recorded restrictions, the lack of public infrastructure, and the quiet rural setting make this location inherently unsuitable for a commercial venue.

This objection is made respectfully, without malice, and with the hope that the Board will protect both property rights and community character by **denying the SE-25-14 application**.

Thank you for your time and consideration.

Respectfully submitted,

Karen Chase
Property Owner – 2308 Mizell Road, Brooksville, Florida 34602
917-701-2178

To: Hernando County Zoning Board

From: *Harris Nightingale*
23080 Mizell Road, Brooksville, FL
(Mailing Address: 11905 Oak Trail Way, Port Richey, FL 34668)

Subject: File #16659 – Planning & Zoning Commission Special Exception Use Permit Petition Submitted by Steven and Christina Berry (SE-25-14)

To the Members of the Hernando County Planning and Zoning Board:

Let me start my comments by sharing with you a relevant and, sadly, true story about something similar to this current situation.

The town was my hometown - a perfect New England small town with a single main street, rolling hills, fruit orchards, and family farms. It was the kind of town where you'd aspire to live. The street we lived on was a dead-end road: quiet, private, agricultural, and surrounded by woodland. As kids, we played in the street, hunted in the woods, and roamed without care. The neighbors all knew each other, and life was good.

At the end of the woods beyond our street was another road that led, in a roundabout way, to the highway. One day, a developer who was building a small complex on that nearby road realized that if he could change the zoning on a piece of land, he could extend our quiet street to meet the other road - cutting travel time to the highway by one-third and increasing the value of his development. But it would also devastate the residents on our road.

He didn't care about the neighbors or the character of the community - only about himself and the money he could make. After all, he didn't live on our road. He applied for a zoning change quietly, without mentioning it to anyone. The people who lived on my street were unaware of this application until it was too late to respond. The change was granted, and the extension was built. That was the beginning of the destruction of our neighborhood.

What Happened Next

Our quiet, bucolic street became a thoroughfare. Delivery trucks, tractor-trailers, contractors, and commuters began using it as the new "shortcut" to the highway. All day and all night, you heard cars whizzing by; the once-peaceful air filled with noise. Crossing the street became hazardous. You couldn't even consider crossing without running, for fear of being hit.

The town eventually installed stop signs, speed warnings, double yellow lines, and street lamps in an effort to slow traffic - but it was too late. Children no longer played outside. Family pets were found dead on the road. The constant sound of engines, horns, grinding gears, and screeching tires replaced the quiet. Headlights flashed through windows late into the night. Heavy equipment rattled the houses. Property values plummeted because no one wanted to live in a neighborhood like that, or raise their children with that kind of danger and noise.

One by one, the neighbors began to move away - slowly at first, then quickly, as property values dropped further. Eventually, very few remained. The new residents were strangers who didn't share the same sense of community or appreciation for what had once made the neighborhood special.

That is what happens when short-term financial gain is placed above long-term community preservation.

A Question for the Board

As you consider this zoning request, I urge you to ask yourselves one question, over and over again:

Which neighborhood would you rather live in - the quiet, rural one, or the noisy, commercial one that replaced it?

That question is at the heart of this decision. Are you willing to cause the same irreversible harm to this agricultural community? I ask you to keep that in mind as you hear my reasoning for denial.

Overview of the Request

Today's zoning meeting concerns a zoning change request submitted by Christine and Steven Berry. I personally and categorically disagree with this request. It should be denied for many reasons - not the least of which is that it will irreversibly impact the agricultural, peaceful nature of our neighborhood.

It is in clear violation of the **Deed Restrictions**, and it negatively affects all the property owners on Mizell Road - monetarily, legally, and in quality of life. It is antithetical to the agrarian nature of our community.

Loss of Character and Value

The zoning change request is riddled with vague, misleading language and, like the developer in my story, demonstrates a lack of foresight.

It will bring additional costs to every family on the street, destroy the agricultural lifestyle and privacy we all value, and degrade both the neighborhood and property values - just as that zoning change destroyed my childhood home.

That said, I don't begrudge the Berrys their desire to make a living. I understand their ambition - but **this is not the right place for such an endeavor.**

Our Property and Intent

My wife and I own the parcel directly south of the Berry property. We don't yet have a home on our property, we acknowledge that. We bought it with the dream of building our forever home - a home

surrounded by peace, privacy, and the natural beauty that drew us here in the first place. Our land is strictly agricultural - pasture, prairie, woods, and a stream, all in its natural state. We are saving to build our home, a dream we've worked toward for many years.

Finding the right agricultural property took us even longer. We wanted something private - a place where we could live and work the land, raise animals, and enjoy peace. I grew up working on farms, and this property fulfilled that dream.

Before purchasing, I carefully reviewed the land and surrounding parcels. I did my due diligence precisely because I feared something like this - a change in use, development of adjoining properties, or the addition of a "shortcut."

This is true farmland. The soil is classified as **Class II** by the USDA NRCS Hernando County Soil Survey - a **non-renewable resource**, and exactly the type of land the **Comprehensive Plan** seeks to preserve. It consists of fields for animals and farming, wooded areas, and a running stream in a quiet agricultural area.

If you grant this zoning change, you will not only dash our dream, but also make it impractical to build our home. Who wants to look out their front yard at a 50' x 80' parking lot, headlights glaring into their windows, music blaring every weekend until 10 p.m. - not including cleanup, breakdown, and the noise of intoxicated guests and cars leaving the property?

We specifically purchased this land because it sits at the end of a one-mile dead-end road and is protected by **Deed Restrictions** instituted by Miss Mizell when she created these small farms and the private road. We value our privacy and our right to the quiet enjoyment of our property above all else.

Parking Lot and Drainage Concerns

The proposed parking lot would be positioned at the top all along the edge of our property, where we have a small amount of road frontage. The land slopes downward at roughly five degrees and continues toward our stream.

Runoff from this lot will severely impact natural drainage. Even if the lot remains grass, constant use will compact the soil, increasing runoff and erosion. The 50' x 80' (4,000 sq. ft.) lot - with additional expansion space contemplated in the application and staff report - will become an eyesore. Headlights will shine directly into our future home.

Flawed and Inadequate Notification Process

While the County may have followed minimum statutory notice requirements, this process fails property owners. The application was filed on July 18 - ovewr 3 ½ months ago and yet we received this notice in the mail on a Wednesday - leaving only **two business days** before the required hearing to prepare for the board meeting. That is wholly inadequate notice for a matter of such importance. In addition, to my knowledge, only those property owners with land adjacent to the Berry's received

notice, even though this project affects all owners due to the shared private road. Many neighbors are here today to voice their objections. That's not a fair process - its procedural failure

Personally, I could not attend the meeting because I could not arrange a flight or clear my schedule on such short notice. I have had to drop all my work commitments to research the issue and submit this letter.

Violation of Deed Restrictions and Comprehensive Plan

The applicants's proposal violates both the recorded **deed restrictions** and the County's **Comprehensive Plan**. These covenants - written and recorded by Miss Mizell – expressly prohibit nusiance, annoyance, or offensive activity.

This zoning change would mullify her original intent, which courts have recognized as binding and enforceable (see *Mizell v. Deal*, **654 So. 2d 659, 661 (Fla. 5th DCA 1995)**

The Comprehensive Plan itself prioritizes protecgtion of agriculatural lands from incompatible development. A commercial venue, with parking lots, noise and constant traffic, directly undermines that purpose.

Private Road and Maintenance Burden

Let me emphasize again: **Mizell Road is a private road.**

The 14 property owners who border Mizell Road are solely responsible for its maintenance and repair. The easement granted by Miss Mizell obligates each owner to maintain the portion of road in front of their property.

Part of this road was recently patched at a cost of about **$50,000**, and we contributed even though we don't yet live there. A prior repair cost about **$125,000** and caused major disputes among neighbors. Each repair required months of fundraising.

This is a narrow, one-lane road with gullies on either side for rain runoff. Some portions are in poor repair and cannot sustain constant, heavy traffic. When vehicles meet, one must pull off into the grass or gully to pass.

Now imagine this: thirteen familes must pay to maintain the road, while one family's business creates 90% of the wear and tear. How is that fair?

Liability and Safety Risks

Approving this zoning change doesn't just create inconvenience - it creates **legal liability.**

If a guest drives off the road, gets stuck in a ditch, damages a fence or injures livestock, who pays? Is it the individual propoerty owner whose frontage the accident occrred on? The Berry's? The County? The zoning board that approved it?

And if, heaven forbid, a serious accident or fatality occurs - you can be certain that **everyone** will be sued. Insurance companies don't stop at one defendant.

And what if livestock escape due to a damaged fence and cause an accident on Culbreath Road? The results could be catastrophic.

This scenario isn't hypothetical - it's inevitable if you allow heavy commercial traffic on a one-lane private road bordered by farmland and animals.

Traffic, Enforcement, and Infrastructure Burden

Even if the applicant's numbers are accurate - 15 events per year with 30–50 guests equals at least **1,500 additional trips annually.** And that's just guests, not vendors, caterers, waste trucks, tents, lighting and staff. Realistically you're looking at a **minimum of 2000+ trips a year.**

In addtion, who will enforce these limits? Who will count vehicles, verify event frequency, or monitor noise and hours? The application's vague wording - "approximately," "if applicable," "initially" - makes enforcement impossible. Once granted, the business can easily expand, and the damage to the road and neighborhood will be irreversible.

Meanwhile, Mizell Road connects to Culbreath Road, which is already seen an increase in traffic and multiple accidents due to surrounding expansion and the changes to Ayers Road. Mizell Road lacks traffic lights, streetlights, and stop signs. Adding event traffic - especially fro unfamiliear, possibly intoxicated drivers – is reckless.

Installing a traffic signal costs up to **$500,000**, with another **$5,000–10,000 per year** in maintenance and **$300,000** in design fees - potentially **$1 million total**. Who pays for that? The County? The taxpayers? The return on investment for one private business doesn't justify it.

In addition, building a single mile of road to modern standards costs **$3–5 million**. Does the applicant plan to upgrade Mizell Road? If not, approving this change creates both safety hazards and legal exposure for the County.

Agriculture, Privacy, and Rural Character

Everyone on Mizell Road values privacy and the rural, agrarian lifestyle. We live here to raise animals, grow crops, and enjoy peace. With this proposal, event guests will inevitably wander near fences, take photos with animals, and interact with livestock - possibly feeding them unsafe foods. Alcohol consumption compounds those risks. The result will be property damage, animal injury, and danger on the road.

When we want to relax on weekends, we won't be able to. The traffic, noise, music, bright lights, and drunk driving will destroy the peace that defines this area. This violates the very intent of **Deed Restriction (D)** - prohibiting nuisances and offensive activities and undermines the agricultural purpose of this entire area.

Zoning Law: Incompatability and Spot Zoning

If this proposal were truly "appropriate," it wouldn't need a special exception.

It is **not consistent** with the Comprehensive Plan, and it is **not compatible** with surrounding uses. Approving it would constitute **spot zoning** - singling out one parcel for commercial benefit with no legitimate public purpose. Courts in Florida routinely strike down such actions as unlawful.

Environmental and Procedural Concerns

The proposed variance threatens **soil compaction and erosion, runoff contamination, and habitat disruption**. The proposed parking area and compaction will alter natural drainage toward our property and stream.

Moreover, the rushed and incomplete notification process denies affected landowners their due participation. These factors alone justify denial.

Conclusion

I don't begrduge the Berry's their entrepreneurial ambition. But this is simply the wrong place for such a venture.

The proposed use violates deed restrictions, endangers safety, degrades the environment, imposes financial and legal burdens on neighbors and the county, and destroys the rural tranquility that defines Mizell Road.

On behalf of my family and the other residents who value this land, **I strongly urge the Board to deny** the Special Exception Use Permit SE-25-14.

Respectfully submitted,
Harris Nightingale
Property Owner – 23080 Mizell Road
Brooksville, Florida

• MIZELL v. DEAL

District Court of Appeal of Florida, Fifth District. May 12, 1995

- Subsequent References
- CaseIQ (AI Recommendations)

MIZELL v. DEAL
654 So. 2d 659 , 661 (May 12, 1995) Copy Cite

MARY L. MIZELL, APPELLANT, v. HAROLD D. DEAL AND JUDITH A. DEAL, APPELLEES.

GRIFFIN, Judge.

Mary L. Mizell ["Mizell"] appeals an adverse judgment in her action to enforce a restrictive covenant. We reverse.

Mizell was the developer of a small community of twenty-acre mini-farms located in Hernando County, Florida. Harold and Judy Deal ["the Deals"] purchased one of the mini-farms from Mizell on August 13, 1988. The Deals placed a single wide mobile home on their land and lived there for three and one-half years, from August of 1989 until April of 1993. In April 1993, they replaced the single wide with a double wide mobile home. Thereafter, Mizell filed a one-count complaint against the Deals to enforce the following restrictive covenant:

DWELLING REQUIREMENTS: The ground floor of dwelling structures, including garage or carport as square footage of home, shall be not less than 2,000 square feet for one-story dwellings, nor less than 1,200 square feet for a dwelling of more than one story. For purposes of determining the square footage of the ground floor of a dwelling unit, the first habitable floor of a unit is the ground floor.

> Manufactured houses, mobile homes will be permitted as dwelling units for a maximum period of two (2) years from date mobile home is moved onto property. Buildings supported by a stilt structure must have the first floor enclosed so the support structure will be hidden from view.

In their answer, the Deals raised as affirmative defenses that there were no restrictions on the property, that Mizell was estopped to object to the locating of mobile homes on the property, that the deed restrictions were ambiguous and that the original restrictions had been abandoned. The lower court's judgment in favor of the Deals validated all of these defenses.

The evidence at trial showed that the land on which the development was located was originally owned by Michael's Place, Inc. With the permission of Michael's Place, Inc., Mizell obtained the county's approval to subdivide the property into sixteen 20 acre mini-farms. Prior to her acquisition of the tract, Mizell then undertook to market the property with the help of a realty company named Terra Research Corporation. The Deals signed an agreement to purchase one of the mini-farms from Mizell on July 9, 1988, subject to Mizell's acquisition of the land. Mizell closed on the tract on July 26th.

Mizell stipulated that she executed a warranty deed which transferred the parent tract to Keith Fredericks, Esquire ["Fredericks"], as trustee, on August 1, 1988, and that she executed the deed restrictions the following day. Mizell testified, however, that she executed the warranty deed to Fredericks at the offices of Terra Research, Inc., with instructions that the deed not be delivered to Fredericks until after the deed restrictions were recorded. None of this evidence was controverted by the Deals. It is undisputed that the deed restrictions were recorded prior to the recording of the trust deed.

Neither Monroe Tremain, to whom the documents were delivered, nor Keith Fredericks, the trustee, was called to testify at trial.

Mizell testified that the principal purpose of the deed restrictions was "to prohibit the permanent placement of trailers and also to prohibit hog farms and chicken farms." The restriction against mobile homes was drafted to enable the buyer to live on the property in a mobile home for a period of two years while his or her house was being built.

The Deals contended the restrictions were invalid because they were imposed when Mizell no longer owned the property. They relied solely on the fact that the warranty deed which transferred the parent tract to Fredericks, as trustee, was executed on August 1, 1988, while the deed restrictions were not executed until the following day. The Deals agree that the delivery of the deed, not execution, is the event that transfers title; they rely on the proposition that a deed is presumed delivered on the date it was executed. 19 Fla.Jur.2d, *Deeds* § 143 at 275.

Even if this presumption were available in a case such as this, it is not sufficient here. Mizell's testimony concerning delivery is discounted by the Deals as "self-serving;" however, her unrebutted direct evidence is sufficient to dissipate the presumption, *see* Charles W. Ehrhardt, **Florida Evidence, § 303.1** at 83-84. There being no evidence that delivery of the deed predated the execution of the deed restrictions, the restrictions are not invalid for this reason.

The presumption in this case was designed to permit proof of the date of delivery where no other means of proof exists. The presumption is of the weakest sort and vanishes in the absence of direct proof of an alternative date of delivery. The burden is then on the party who had relied on the presumption to prove the date of delivery by a preponderance of the evidence, unaided by the presumption. Standing alone, the date of execution of the deed is not probative of the date of delivery of the deed or whether it was conditional. *See Speer v. Friedland*, 276 So.2d 84 (Fla. 2d DCA 1973); *In re Estate of Carpenter*, 239 So.2d 506 (Fla. 4th DCA 1970), *affirmed in part, remanded in part*, 253 So.2d 697 (Fla. 1971); *Locke v. Stuart*, 113 So.2d 402 (Fla. 1st DCA 1959). Absent any direct proof concerning the date of delivery, the party relying on the presumption is thus unable to carry its burden.

The second issue is whether the trial court erred in finding that the restriction against mobile homes was unenforceable because of a change in the character of the neighborhood. In order to invalidate a restrictive covenant based on subsequent changes in the character of the neighborhood, the changes "must be such as materially affect the restricted land and frustrate the object of those restrictions." *Acopian v. Haley*, 387 So.2d 999, 1001 (Fla. 5th DCA 1980), *review denied*, 392 So.2d 1375 (Fla. 1981). Furthermore, even the changed condition of the neighborhood in which a lot is located will not prevent enforcement of the restriction if the restriction is for the benefit of and is still of substantial value to the dominant lot. *Id.* We have reviewed the evidence relied on by the Deals and can find no evidence of such a change. The restrictive covenant plainly contemplates that mobile homes can be present on the parcels in the tract, although the duration is limited. It appears clear that the Deals were the only landowners in the community who were in violation of the restrictive covenant as of trial.

Mizell also contends that the trial court erred in finding that the deed restriction was ambiguous because it can be interpreted so as to permit the Deals to put successive mobile homes on their property every two years. While covenants that run with the land must be strictly construed in favor of the free and unrestricted use of real property, *Lathan v. Hanover Woods Homeowners Ass'n, Inc.*, 547 So.2d 319, 321 (Fla. 5th DCA 1989), a restriction which sufficiently evidences the intent of the parties and which is unambiguous will be enforced according to its terms. *Sweeney v. Mack*, 625 So.2d 15 (Fla. 5th DCA 1993), *review denied*, **634 So.2d 625** (Fla. 1994); *Cottrell v. Miskove*, 605 So.2d 572 (Fla. 2d DCA 1992). We find the construction urged by the Deals is both illogical and unreasonable. There is no reason the restriction should not be enforced according to its terms.

Mizell is correct that the trial court erred in finding that she had waived the restriction or was estopped to enforce it because she had somehow acquiesced in the placement of mobile homes on the property by the Deals and other property owners. Waiver is the intentional or voluntary relinquishment of a known right, or conduct which implies the relinquishment of a known right. The elements of waiver are (1) the existence at the time of the waiver of a right, privilege, advantage, or benefit which may be waived; (2) the actual or constructive knowledge of the right; and (3) the intention to relinquish the right. *Taylor v. Kenco Chemical Mfg. Corp.*, 465 So.2d 581 (Fla. 1st DCA 1985). In addition, in the context of restrictive covenants, there must be a "long-continued waiver or acquiescence in the violation of a restrictive covenant" and "conscious acquiescence in persistent, obvious and widespread violations for waiver or abandonment to occur." *Siering v. Bronson*, 564 So.2d 247, 248 (Fla. 5th DCA 1990). The Deals offered no evidence from which the trial court could have concluded that Mizell waived the restrictions beyond the Deals' testimony that they lived in their mobile home without complaint, for a year and a half beyond the time limitations contained in the restrictions. This does not appear to constitute the type of "clear conduct" necessary to constitute a waiver, nor would it constitute the "long continued" "conscious acquiescence in persistent, obvious or widespread violations" necessary to prevent enforcement of the restrictions.

Finally, the evidence cannot support an estoppel. The Deals are unable to establish that they relied to their detriment on any representation by Mizell that mobile homes would be permanently permitted on the property. Further, even if the evidence supports the conclusion that Mizell was silent for a period of time concerning the Deals' alleged breach of the covenants, estoppel based upon silence cannot exist where the parties have equal knowledge of the facts or the same means of ascertaining that knowledge. *Pelican Island Property Owners Ass'n v. Murphy*, 554 So.2d 1179 (Fla. 2d DCA 1989). The record is clear that the Deals knew about the covenant from the date of their purchase of the lot and, though the fact-finder could accept the Deals' testimony that Mizell indicated by comments she made *after* the doublewide was installed that she would take no action concerning the mobile home, there is no evidence that the Deals relied on this representation to their detriment.

Accordingly, we reverse and remand with instruction to enter judgment in favor of Mizell.

REVERSED and REMANDED.

PETERSON and THOMPSON, JJ., concur.

R-15.00

DECLARATION OF DEED RESTRICTIONS

These restrictions are imposed on and are intended to benefit and burden every parcel of the following described property:

Northwest 1/4 of Southwest 1/4 of Section 31, Township 23 South, Range 20 East, Hernando County, Florida, less the South 30 feet for Right-of-Way and less South 663.31 feet of the West 30 feet for Right-of-Way and less existing Right-of-Way for Hancock Road, along the Easterly Boundary ;

containing 39.86 Acres More or Less

AND

Southwest 1/4 of Southwest 1/4 of Section 31, Township 23 South, Range 20 East, Hernando County, Florida, less the North 30 feet for Right-of-Way and less North 663.31 feet of the West 30 feet for Right-of-Way and less existing Right-of-Way for Hancock Road, along the Easterly Boundary;

containing 39.61 Acres More or Less

AND

South 1/2 of the Southeast 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida, less the North 30 feet for Right-of-Way;

containing 98.6 Acres More or Less.

AND

South 1/2 of the Northeast 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida and the North 1/2 of the Southeast 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida less the South 30 feet for Right of Way and less the South 60 feet of the Westerly 30 feet for Right of Way and less the South 365 feet of the East 30 feet for Right of Way and the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida and the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 23 South, Range 19 East, Hernando County, Florida less the South 60 feet for Right of Way and a 24 foot easement along the Northerly Boundary of the Westerly 50 feet for ingress and egress;

containing 277.54 Acres More or Less.

Prepared by: Keith Fredericks
915 South Square
Brooksville, Florida 34601

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HERNANDO COUNTY, FLA.
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Page 1

O.R. 701 PG 0219

1. Restrictions on use of said property shall be recorded as follows:

A) PENALTIES. The restrictive covenants will run with the land and shall be binding on all successors in title. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any persons owning property within the area described and bound by these restrictions to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any of these covenants by judgement or court order shall in no wise effect any other provisions which shall remain in full force and effect.

B) DWELLING REQUIREMENTS. The ground floor of dwelling structures, including garage or carport as square footage of home, shall be not less than 2,000 square feet for one-story dwellings, nor less than 1,200 square feet for a dwelling of more than one story. For purposes of determining the square footage of the ground floor of a dwelling unit, the first habitable floor of a unit is the ground floor.

Manufactured houses, mobile homes will be permitted as dwelling units for a maximum period of two (2) years from date mobile home is moved onto property. Buildings supported by a stilt structure must have the first floor enclosed so the support structure will be hidden from view.

Any pool on any of the above described property shall be "In Ground Pools". No above the ground pools shall be permitted.

C) ANIMALS. Dog, cats, or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose, however, horses may be kept for breeding or other commercial purposes. No swine or noxious animals of any kind may be kept on said property.

D) NUISANCES. No nuisance, annoyance or nauseous or offensive trade or activity shall be carried on upon the property, nor shall anything be done on said property that may be or may become an annoyance or nuisance to the surrounding property owners.

E) DISPOSAL. No portion of the property shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All incinerators or others equipment for the storage or disposal of such material shall be kept in a clean and sanitary provision.

F) SIGNS. No sign of any kind shall be displayed to the public in view on said property except one sign of not more than 5 square feet advertising the property during the construction and/or sales period and personal identity sign indicating personal logo; i.e., individual name or ranch name no larger then 2 foot by 2 foot.

G) ENFORCEMENT. The provisions herein contained shall bind and inure to the benefit of and be enforceable by the Grantees, their heirs,

I will sue both the county of Hernando and the property owners to enforce these provisions A, D & G

administrators, personal representatives, successors or assigns, and failure to enforce in whole or in part any of the aforesaid covenants, restrictions and limitations for any length of time shall in no way estop or preclude any persons entitled to enforce the same from doing so at a later date. The failure of any person violating any covenants to correct such violation after ten (10) days notice in writing shall be deemed grounds for legal prosecution against such person to restrain the violation and/or to recover damages for the same. The party bringing the action shall be entitled to recover in addition to any and all damages, costs and disbursements allowed by law, such sum as a court may adjudge to be reasonable for the services of his or her attorneys. If in the event the court finds that these restrictions have been violated, the judgement of the court shall include the assessment of all costs and attorney fees against the person violating these restrictions as a part of the damages.

H) INVALIDATION. Invalidation of any of these covenants by judgement or court order in no wise shall effect any of the other provisions which shall remain in full force and effect.

WITNESSES:

Mary L. Mizell
MARY L. MIZELL

STATE OF FLORIDA
COUNTY OF HERNANDO

SWORN TO AND SUBSCRIBED before me this 2nd day of August, 1988.

NOTARY PUBLIC

C001188

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Administration
Prepared By: Colleen Conko
Initiator: Jeffrey Rogers
DOC ID: 16847
Legal Request Number:
Bid/Contract Number:

TITLE

Notice of Conditional Permit Actions Taken by Planning and Zoning Commission on December 8, 2025

December 8, 2025

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

VIA: Jeffrey Rogers, County Administrator
County Administrator's Office

FROM: Cesar Omar DePablo, Development Services Director

SUBJECT: **Conditional Use Actions by the Planning and Zoning Commission on December 8, 2025**

For the Board's information, on December 8, 2025, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Conditional Use Permit(s). Attached to this memorandum is (are) the staff report(s) and action(s) of the P&Z on the Conditional Use Permit request(s) at that scheduled public hearing.

A notification letter was sent on Wednesday, December 10, 2025, to inform the petitioner(s) of the P&Z action(s). According to Appendix A, Zoning, Article V, Section 4(F) of the Hernando County Code of Ordinances, the Board of County Commissioners, by a majority vote, may decide to review any conditional use permit decision rendered by the P&Z. If at least a majority (three (3) members) of the governing body do not vote to review the P&Z decision within thirty (30) days, which would be Wednesday, January 7, 2026, (calculated from the date of the P&Z decision), the P&Z decision shall be deemed final and subject only to review by the circuit court.

The review of decision by the BCC would occur on the regular BCC hearing date of Tuesday, February 3, 2026, (calculated from the date of the P&Z decision). "Public notice" for this hearing shall mean publication of notice of the time, place and purpose of such hearing one (1) time in a newspaper of general circulation in the county, such publication to be at least five (5) days prior to such hearing, and such notice shall be posted in a conspicuous place or places around such lots, parcels, or tracts of land as may be involved in the hearing. Affidavit proof of the required publication and posting of the notice shall be presented at the hearing.

The Board may affirm, modify or reverse the decision of the P&Z at the hearing.

Copies: Applicant's File

STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025

APPLICANT: Pamela J. Merrill

FILE NUMBER: CU-25-06

REQUEST: Conditional Use Permit for a Second Residence Due to Medical Hardship

GENERAL LOCATION: North side of Croom Road, approximately 730' northeast of McIntyre Road

PARCEL KEY NUMBER: 1250256

APPLICANT'S REQUEST

The petitioner has submitted a request for a second residence due to medical hardship. The applicant wishes to have a second mobile home on the subject site.

SITE CHARACTERISTICS

Site Size	4.3 Acres	
Surrounding Zoning; Land Uses	North:	AG; existing residential
	South:	AG; existing residential
	East:	AG; existing residential
	West:	AR; existing residential
Current Zoning:	AG	
Future Land Use Map Designation:	Residential	

P&Z CONDITIONAL USE RESULTS FROM DECEMBER 8, 2025

UTILITIES REVIEW

This property is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments.

ENGINEERING REVIEW

The subject site is located on the North side of Croom Road, approximately 730' northeast of McIntyre Road. The County Engineer has reviewed the petitioner's request and has no comments.

LAND USE REVIEW

Minimum Building Setbacks Required in the AG (Agricultural) District:

- Front: 75'
- Side: 35'
- Rear: 50'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.
The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Second Residence Due to Medical Hardship with the following performance conditions:

P&Z CONDITIONAL USE RESULTS FROM DECEMBER 8, 2025

1. The petitioner shall obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.

3. The conditional use permit shall expire on November 10, 2027

4. The applicant shall coordinate with the City of Brooksville for any utility upgrades.

PLANNING AND ZONING COMMISSION ACTION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Conditional Use Permit for a Second Residence Due to Medical Hardship to a future hearing date to be determined. As the application was postponed due to the application being insufficient, the applicant will not be required to pay for any readvertising costs.

PLANNING AND ZONING RECOMMENDATION:

On December 8, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request t for a Conditional Use Permit for a Second Residence Due to Medical Hardship with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.

3. The conditional use permit shall expire on November 10, 2027

4. The applicant shall coordinate with the City of Brooksville for any utility upgrades.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 8, 2025

APPLICANT: Christy Halbert and Troy Sweat

FILE NUMBER: CU-25-13

REQUEST: Conditional Use Permit for a Second Residence Due to Medical Hardship

GENERAL LOCATION: East side of Myers Road approximately 2726 feet from Church Road

PARCEL KEY NUMBER: 1262582

APPLICANT'S REQUEST

The petitioner has submitted a request for a Conditional Use Permit for a second residence due to a medical hardship. The family's physician has recommended that the petitioners' aging mother move into the second residence to provide for an on-site caregiver.

SITE CHARACTERISTICS

Site Size	9.6 Acres	
Surrounding Zoning; Land Uses	North:	AG (Agricultural)
	South:	AG (Agricultural)
	East:	AG (Agricultural)
	West:	AG (Agricultural)
Current Zoning:	AG (Agricultural)	
Future Land Use Map Designation:	Rural	

P&Z CONDITIONAL USE RESULTS FROM DECEMBER 8, 2025

UTILITIES REVIEW

Hernando County Utilities Department does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to the conditional use to allow a second residence on property to care for family member.

ENGINEERING REVIEW

The subject site is located east on Meyers Road approximately 2726' from Church Road. The County Engineer has reviewed the petitioner's request and has no comments.

LAND USE REVIEW

Minimum Building Setbacks Required in the AG (Agricultural) District:

- Front: 75'
- Side: 35'
- Rear: 50'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.
The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a

P&Z CONDITIONAL USE RESULTS FROM DECEMBER 8, 2025

Conditional Use Permit for a Second Residence Due to Medical Hardship with the following performance conditions:

5. The petitioner shall obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

6. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.

7. The conditional use permit shall expire on November 10, 2027

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On December 8, 2025, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request a Conditional Use Permit for a Second Residence Due to Medical Hardship with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.

3. The conditional use permit shall expire on November 10, 2027

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Administration
Prepared By: Colleen Conko
Initiator: Jeffrey Rogers
DOC ID: 16849
Legal Request Number:
Bid/Contract Number:

TITLE

Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on December 8, 2025

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

December 8, 2025

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

VIA: Jeffry Rogers, County Administrator
County Administrator's Office

FROM: Cesar Omar DePablo, Development Services Director
Planning and Zoning Department

SUBJECT: Special Exception Actions by the Planning and Zoning Commission on December 8, 2025

For the Board's information, on December 8, 2025, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Special Exception(s). Attached to this memorandum are the staff reports and actions of the P&Z on the special exception requests at that scheduled public hearing.

A notification letter was sent on Wednesday, December 10, 2025, to inform the petitioners of the P&Z actions. According to Appendix A, Zoning, Article V, Section 8(1) of the Hernando County Code of Ordinances, the Board of County Commissioners (BOCC), by a majority vote, may decide to review any special exception decision rendered by the P&Z. If at least a majority (three (3) members) of the governing body do not vote to review the P&Z decision within thirty (30) days, which would be Wednesday, January 7, 2026, the P&Z decision shall be deemed final and subject only to review by the circuit court. The review of the decision by the BOCC shall be at a public hearing held within sixty (60) days of the P&Z decision. The board has the authority to continue, on its own motion, to a later date a final decision on any special exception matter pending before it for review.

The review of decision by the BCC would occur on the regular BCC hearing date of Tuesday, February 3, 2026, (calculated from the date of P&Z decision). "Public notice" for this hearing shall mean publication of notice of the time, place and purpose of such hearing one (1) time in a newspaper of general circulation in the county, such publication to be at least five (5) days prior to such hearing, and such notice shall be posted in a conspicuous place or places around such lots, parcels, or tracts of land as may be involved in the hearing. Affidavit proof of the required publication and posting of the notice shall be presented at the hearing.

The Board may affirm, modify, or reverse the decision of the P&Z at the hearing.

Copies: Applicant's File

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 8, 2025

APPLICANT: David L Merrit and Lynette M. Merritt

FILE NUMBER: SE-25-12

PURPOSE: Special Exception Use Permit for a limited at-home monument business

GENERAL LOCATION: East side of Weatherly Road Approximately 250 feet from Richbarn Road

PARCEL KEY NUMBER: 366035, 366197

APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit for a limited at-home monument business on two adjacent parcels located on Weatherly Road. The request is to allow the continued use of the property for a monument business. Together, the parcels total approximately 8.3 acres and are identified by Key Nos. 366035 and 366197.

The property includes two buildings. On Key No. 366035, there is a 1,330-square-foot single-family home with pole barns located behind it. This is the primary work area where sandblasting and monument inscription take place inside a booth. On Key No. 366197, there is a 2,400-square-foot garage that will be used for indoor storage of monuments when needed.

The business, Merritt Monuments, Inc., has operated at this location for several years. All activities are conducted indoors or screened from public view, and there are no customer visits to the property. Only one employee is typically on site.

SITE CHARACTERISTICS:

Site Size	8.3 Acres	
Surrounding Zoning; Land Uses	North:	AG; land use
	South:	Weather Rd
	East:	AR2; Developed
	West:	Weather Rd
Current Zoning:	AR2	
Future Land Use Map Designation:	Rural	

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to these parcels. Water and wastewater service are not available to these parcels. HCUD has no objection to the requested special exemption to allow a monuments business to be ran out of the parcels.

ENGINEERING REVIEW:

The subject site is located on the East side of Weatherly Road Approximately 250 feet from Richbarn Road. The Hernando County Engineer has reviewed the petitioner's request and has no issues or concerns.

LAND USE REVIEW:

The petitioner is requesting a Special Exception Use Permit for a limited at-home monument business.

The property is well-buffered by existing trees and vegetation, which will remain in place. All structures meet or exceed Hernando County setback requirements. Approval of this request will allow the applicants to continue operating their small, locally owned business in a way that is compatible with surrounding properties and consistent with County regulations.

BUILDING SETBACKS:

- Front: 50'
- Side: 10'
- Rear: 35'

BUFFERS:

North: 20' Natural Vegetative Buffer with permanent screening
South: 20' Natural Vegetative Buffer with permanent screening
East 20' Natural Vegetative Buffer with permanent screening
West: 20' Natural Vegetative Buffer with permanent screening

Comments: The adjacent properties are zoned AG/ Agriculture and AR2/ Agriculture Residential. Due to residential standards staff recommends a 20-foot landscape buffer.

The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

The petitioner shall be required to enhance the buffer to meet residential protection design standards.

Residential Protection Standards:

The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Rural land use classification on the adopted Future Land Use Map. The area is characterized by rural residential uses.

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Comments: The Special Exception Use Permit for a Monument Business would not impact the rural nature of this parcel.

FINDINGS OF FACT:

The requested Special Exception Use Permit for limited at-home monument business, is appropriate based on consistency with the Comprehensive Plan and compatibility with the

surrounding land uses.

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners' associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

STAFF RECOMMENDATIONS:
It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for a limited at-home monument business with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. Building Setbacks

Front:	50'
Side:	10'
Rear:	35'

4. Buffers

North:	20' Natural Vegetative Buffer
South:	20' Natural Vegetative Buffer
East	20' Natural Vegetative Buffer
West:	20' Natural Vegetative Buffer

5. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a

maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

6. Residential Protection Standards:
   The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.
   - There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
   - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
   - No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
   - No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
   - All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
   - Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

7. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval for employee parking.

PLANNING AND ZONING RECOMMENDATIONS:

On December 8, 2025, the Planning and Zoning Commission voted 3-2 to deny the petitioner's request for a Special Exception Use Permit for a limited at-home monument business.

December 10, 2025

VIA EMAIL: BHawkins@co.hernando.fl.us
AND HAND DELIVERY

Hon. Brian Hawkins, Chairman
Hernando County Board of County Commissioners
20 N. Main Street, Room 263
Brooksville, FL 34601

Re: Special Exception for Home Occupancy Business
File No.: SE-25-12
Request for Appeal of P & Z decision to Board of County Commission

Dear Mr. Hawkins:

I represent David and Lynn Merritt, as trustees of the Merritt Family Trust Agreement U/T/D August 29, 2007, the owners of the subject property and petitioners in in the above-referenced special exception application which was denied by the Planning and Zoning Commission on December 8, 2025. The purpose of this letter is to request the Board of County Commissioners consider an appeal of the Planning and Zoning action. A majority vote of the Board of County Commissioners is required to approve considering the appeal. Thereafter, new notices are sent out by staff, and the appeal is considered at the next scheduled County Commission meeting.

I am asking that a vote be held at the BOCC January 6, 2026 meeting to consider the appeal on February 3, 2026. This is an application for special exception for a limited at home monument business. A small part of the 8.3 acres is used to inscribe stones, typically marble and granite, for offsite installation at cemeteries and other locations. The inscription of stones has been ongoing since the Merritts purchased the property in 2015. As explained in the application and at the Planning and Zoning hearing, Joseph Merritt, David Merritt's son, is the only person who performs the inscribing by using an enclosed sandblasting booth located in the middle of the 8.3 acre property. He does the inscription work one or two days a week for up to three (3) hours each day.

None of the adjacent property owner neighbors object to the use. For their ten years of ownership, no one else objected to the use, until the signs were posted for a public inquiry workshop. Staff recommended approval of the special exception. Planning and Zoning voted 3-

2 to deny.

Should the Board of County Commission vote to consider the appeal, we request the Board also limit the number of days and hours per day. We also ask that you come to the Merritts' property and see what is actually being done and the minimal noise generated by the sandblasting booth. I am happy to coordinate a visit at your convenience (and for all other commissioners at their convenience) so you can have a better understanding when it is before you at the meeting.

Thank you for your consideration.

Sincerely yours,

Darryl W. Johnston

cc: Hon. John Allocco: JAllocco@HernandoCounty.us
Hon. Ryan Amsler: RAmsler@HernandoCounty.us
Hon. Steve Champion: SChampion@HernandoCounty.us
Hon. Jerry Campbell: JerryC@HernandoCounty.us
Michelle Miller
David and Lynn Merritt

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Zoning
Prepared By: Stephanie Rose
Initiator: Omar DePablo
DOC ID: 16641
Legal Request Number:
Bid/Contract Number:

TITLE

Petition Submitted by Joseph Cotroneo and Caitlin Cotroneo to Vacate Utility and Drainage Easements Located in Royal Highlands

APPLICATION FOR PETITION TO VACATE EASEMENTS

RECEIVED
AUG 25 2025
Hernando County Development Services
Zoning Division

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

150986

1. Name of Petitioner: Joseph + Caitlin Cotroneo

Mailing Address: 6681 Freeport Dr

City Spring Hill State FL Zip 34608 Phone 352-340-7279

Email Address: Cotroneojcg@hotmail.com

2. Name of Representative (if applicable): _____

Mailing Address: _____

City _____ State _____ Zip _____ Phone _____

Email Address: _____

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: In the middle of property

Key Number of area(s) to be vacated: 00675996

Name of Subdivision: Royal Highlands Unit 1B

Street Address: 18095 Macek Rd

4. Are any other applications pending?

Variance N/A Conditional Use N/A Special Exception N/A

Rezoning N/A Class I Subdivision N/A Other _____

5. Is the proposed vacation platted ✓ or an unrecorded subdivision ____?

6. What is the current zoning of the proposed vacation? RIC

7. Which companies provide the following?

Water/Sewer: N/A Telephone: _____

Electric: withlacoochee Cable TV: Spectrum

8. Is there a Homeowner's Association? _____

President's Name N/A

Email Address: _____

Address: _____

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

We are going to build a house on the property

1509264

The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.

Signature(s): _____ Date: 5-19-25

Signature(s): CarlCarrano Date: 5-19-25

This application and documents submitted are public record pursuant to Ch119, F.S.

PETITION TO VACATE EASEMENT(S)

The **Petitioner(s)** Joseph + Caitlin Cotroneo
who resides at 6681 Freeport Dr and whose
telephone number is 352-340-7279 makes this application to the Board of County Commissioners to vacate the County's interest in that certain easement, alley, right-of-way, or plat as described as follows:

Legal description of the subject area to be vacated (or may insert "See Survey"):
See Survey

Petitioner will show that he/she has complied with the provisions and requirements in accordance with the Board of County Commissioners Policy No. 19-07 and Sections 177.101 and/or 336.10, Florida Statutes.

Petitioner would further show that the above-described property is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and that the vacation of said area will not affect the ownership or right of convenient access of persons in anyway whatsoever.

Petitioner has further indicated that he/she intends to post signs on the subject property described above giving notice of intent to petition the Board of County Commissioners to vacate the subject area in accordance with Florida Statues, and the policies and procedures of the Board of County Commissioners.

Wherefore, Petitioner prays that the Board of County Commissioners of Hernando County accept the filing of this petition and set the same for a public hearing which will be advertised pursuant to the provisions of the Florida Statutes, at which time the Board may adopt a resolution vacating, abandoning, discontinuing and/or closing the subject area.

Notice - This Petition is not deemed filed until receipt of applicable Petition fees upon notice by County of acceptance of a complete application.

Petitioner Joseph Cotroneo Petitioner Caitlin Cotroneo Cait Cot

STATE OF FLORIDA
COUNTY OF Herando
The foregoing instrument was acknowledged before me this 19 day of May 2025, by Joseph Cotroneo who is personally known to me or who has produced _____ as identification.

Notary Public Mariah Seeman

MARIAH ANN SEEMAN
Commission # HH 491045
Expires June 9, 2028

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was acknowledged before me this 19 day of May 2025, by Caitlin Cotroneo who is personally known to me or who has produced _____ as identification.

Notary Public Mariah Seeman

MARIAH ANN SEEMAN
Commission # HH 491045
Expires June 9, 2028

NOTARY STAMP

1509264

INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

12345 Centralia Rd / P.O. Box 6890 Spring Hill, FL 34611

Phone: (352) 428-2351 Email: ILSG@tampabay.rr.com

WORK ORDER: 25-06	MAP DATE: 1/31/2025	SECTION: 6	TOWNSHIP: 21 S	RANGE: 18 E

CERTIFIED TO THE FOLLOWING ONLY: - JOSEPH COTRONEO

DESCRIPTION:

LOT 9 AND LOT 10, BLOCK 84, ROYAL HIGHLANDS UNIT NO. 1-B, according to the plat thereof, as recorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida.

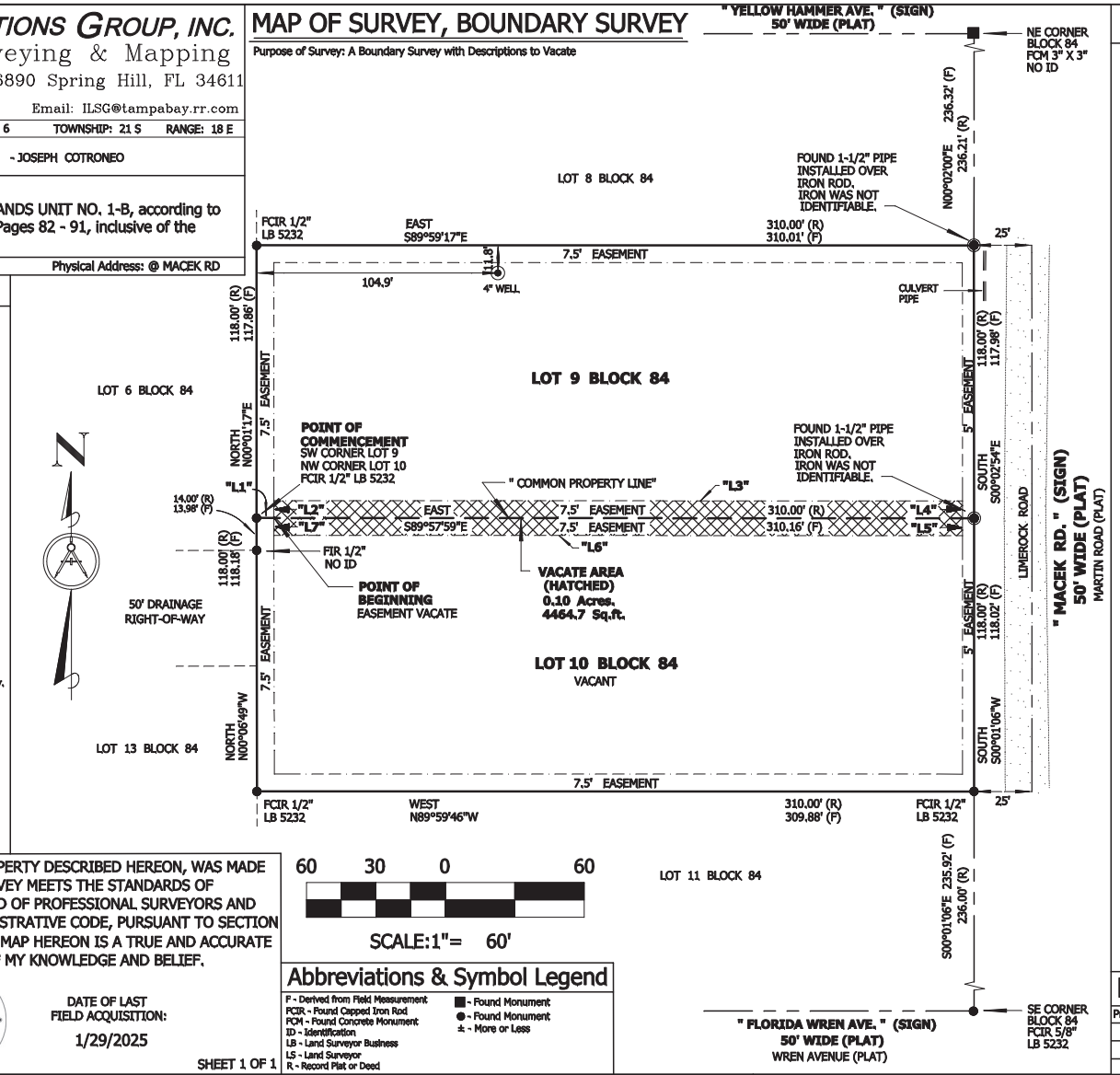
PARCEL KEY: 00675996 Physical Address: @ MACEK RD

Surveyor Notes

1. Survey based on the description furnished by the Client and without benefit of a title search.
2. Survey is subject to notes, statements, and notations shown hereon.
3. Underground utilities and subsurface improvements not located unless otherwise shown hereon.
4. The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.
5. According to FEMA, FIRM map panel 12053C0041E, dated January 15, 2021 subject property appears to lie within Flood Zone(s): " X "
6. Bearings shown hereon are based on the West R/W line of Martin Road (Macek Rd.), as it is shown on the plat referenced hereon. Record Bearing: NORTH is assumed by this Surveyor designated hereon by the graphical entry "BASIS" at aforestated bearing. North arrow is assumed per stated plat bearing.
7. All easements shown hereon are for drainage and/or utility purposes unless otherwise shown.
8. Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
9. Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.
10. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.
11. This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.
12. This map of survey is not for design and/or construction purposes.

MAP OF SURVEY, BOUNDARY SURVEY

Purpose of Survey: A Boundary Survey with Descriptions to Vacate



VACATE LINE DETAIL

NUM	BEARING	DISTANCE
L1	S89°57'59"E	7.50'
L2	N00°01'17"E	7.50'
L3	S89°57'59"E	297.65'
L4	S00°02'54"E	7.50'
L5	S00°01'06"W	7.50'
L6	N89°57'59"W	297.64'
L7	N00°06'49"W	7.50'

Description to Vacate

Commence at the SW corner of Lot 9, also known as the NW corner Lot 10, all in Block 84, Royal Highlands Unit No. 1-B, according to the plat thereof as recorded in Plat Book 11, pages 82 - 91, inclusive of the Public Records of Hernando County, Florida, point being now established with a capped 1/2" iron rod stamped 'LB 5232'; thence run along the common property line of said Lot 9 & Lot 10, S89°57'59"E, 7.50 feet to the POINT OF BEGINNING. Thence run parallel with the West line of Lot 9, as it is now established, N00°01'17"E, 7.50 feet; thence run parallel to the common property line of said Lot 9 & Lot 10, S89°57'59"E, 297.65 feet to a point that is 5.00 feet West of the East line of said Lot 9, as it is now established; thence run parallel with the said East line, S00°02'54"E, 7.50 feet to a point on the common property line of said Lot 9 & Lot 10; thence run parallel to the East line of Lot 10, as it is now established, S00°01'06"W, 7.50 feet; thence run parallel to the common property line of said Lot 9 & Lot 10, N89°57'59"W, 297.64 feet to a point that is 7.50 feet East of the West line of said Lot 10, as it is now established; thence run parallel to the said West line, N00°06'49"W, 7.50 feet to the Point of Beginning. Said vacate containing 4464.7 square feet more or less.

60 30 0 60

SCALE:1"= 60'

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chris T. Gordon Digitally signed by Chris T. Gordon Date: 2025.02.12 15:10:18 -05'00'

CHRIS T. GORDON,
Professional Surveyor & Mapper
Florida Registration # 6191
Integrity Land Solutions Group, Inc. LB #8065

Chris Todd Gordon CERTIFICATE No. 6191 STATE OF FLORIDA Registered Surveyor & Mapper

DATE OF LAST FIELD ACQUISITION: 1/29/2025

SHEET 1 OF 1

Abbreviations & Symbol Legend

F - Derived from Field Measurement
FCIR - Found Capped Iron Rod
FCM - Found Concrete Monument
ID - Identification
LB - Land Surveyor Business
LS - Land Surveyor
R - Record Plat or Deed

■ - Found Monument
● - Found Monument
± - More or Less

Revision

Prepare Descriptions for Easement Vacate	2/11/25

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

OFFICE USE ONLY: C:\SURVEYS\2025DWG\00-25\25-06\25-06.DWG LAST PLOTTED: 2/12/2025 Field Book: 50 Page(s): 30 Drawn By: CTG Checked By: CTG

INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

12345 Centralia Rd / P.O. Box 6890 Spring Hill, FL 34611

Phone: (352) 428-2351 Email: ILSG@tampabay.rr.com

WORK ORDER: 25-06	MAP DATE: 1/31/2025	SECTION: 6	TOWNSHIP: 21 S	RANGE: 18 E

CERTIFIED TO THE FOLLOWING ONLY: - JOSEPH COTRONEO

DESCRIPTION:

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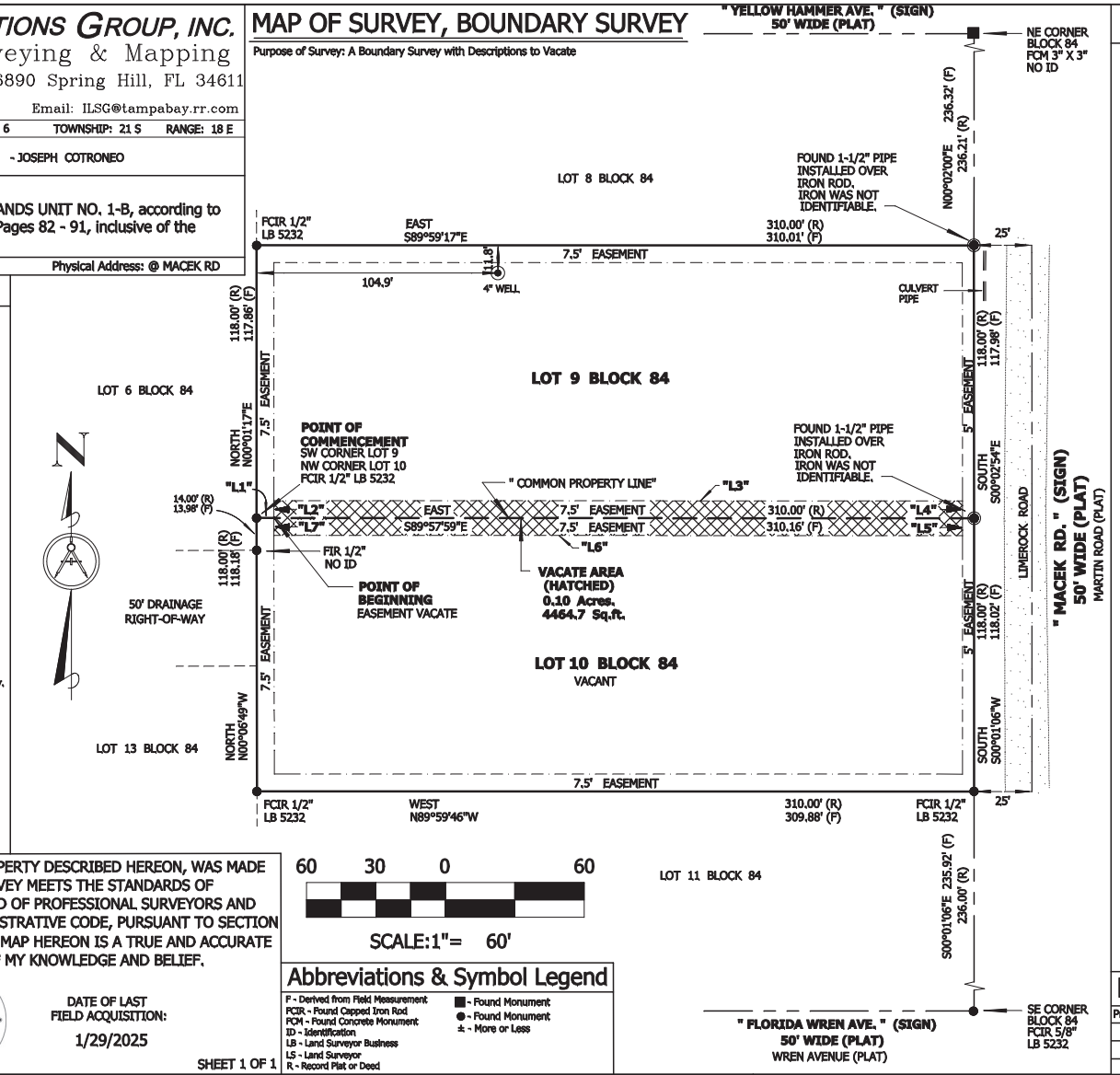
PARCEL KEY: 00675996 Physical Address: @ MACEK RD

Surveyor Notes

1. Survey based on the description furnished by the Client and without benefit of a title search.
2. Survey is subject to notes, statements, and notations shown hereon.
3. Underground utilities and subsurface improvements not located unless otherwise shown hereon.
4. The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.
5. According to FEMA, FIRM map panel 12053C0041E, dated January 15, 2021 subject property appears to lie within Flood Zone(s): " X "
6. Bearings shown hereon are based on the West R/W line of Martin Road (Macek Rd.), as it is shown on the plat referenced hereon. Record Bearing: NORTH is assumed by this Surveyor designated hereon by the graphical entry "BASIS" at aforestated bearing. North arrow is assumed per stated plat bearing.
7. All easements shown hereon are for drainage and/or utility purposes unless otherwise shown.
8. Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
9. Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.
10. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.
11. This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.
12. This map of survey is not for design and/or construction purposes.

MAP OF SURVEY, BOUNDARY SURVEY

Purpose of Survey: A Boundary Survey with Descriptions to Vacate



60 30 0 60

SCALE:1"= 60'

Description to Vacate

Commence at the SW corner of Lot 9, also known as the NW corner Lot 10, all in Block 84, Royal Highlands Unit No. 1-B, according to the plat thereof as recorded in Plat Book 11, pages 82 - 91, inclusive of the Public Records of Hernando County, Florida, point being now established with a capped 1/2" iron rod stamped 'LB 5232'; thence run along the common property line of said Lot 9 & Lot 10, S89°57'59"E, 7.50 feet to the POINT OF BEGINNING. Thence run parallel with the West line of Lot 9, as it is now established, N00°01'17"E, 7.50 feet; thence run parallel to the common property line of said Lot 9 & Lot 10, S89°57'59"E, 297.65 feet to a point that is 5.00 feet West of the East line of said Lot 9, as it is now established; thence run parallel with the said East line, S00°02'54"E, 7.50 feet to a point on the common property line of said Lot 9 & Lot 10; thence run parallel to the East line of Lot 10, as it is now established, S00°01'06"W, 7.50 feet; thence run parallel to the common property line of said Lot 9 & Lot 10, N89°57'59"W, 297.64 feet to a point that is 7.50 feet East of the West line of said Lot 10, as it is now established; thence run parallel to the said West line, N00°06'49"W, 7.50 feet to the Point of Beginning. Said vacate containing 4464.7 square feet more or less.

VACATE LINE DETAIL

NUM	BEARING	DISTANCE
L1	S89°57'59"E	7.50'
L2	N00°01'17"E	7.50'
L3	S89°57'59"E	297.65'
L4	S00°02'54"E	7.50'
L5	S00°01'06"W	7.50'
L6	N89°57'59"W	297.64'
L7	N00°06'49"W	7.50'

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chris T. Gordon Digitally signed by Chris T. Gordon Date: 2025.02.12 15:10:18 -05'00'

CHRIS T. GORDON,
Professional Surveyor & Mapper
Florida Registration # 6191
Integrity Land Solutions Group, Inc. LB #8065

Chris Todd Gordon CERTIFICATE No. 6191 STATE OF FLORIDA Registered Surveyor & Mapper

DATE OF LAST FIELD ACQUISITION: 1/29/2025

SHEET 1 OF 1

Abbreviations & Symbol Legend

F - Derived from Field Measurement
FCIR - Found Capped Iron Rod
FCM - Found Concrete Monument
ID - Identification
LB - Land Surveyor Business
LS - Land Surveyor
R - Record Plat or Deed

■ - Found Monument
● - Found Monument
± - More or Less

Revision

Prepare Descriptions for Easement Vacate	2/11/25

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

OFFICE USE ONLY: C:\SURVEYS\2025DWG\00-25\25-06\25-06.DWG LAST PLOTTED: 2/12/2025 Field Book: 50 Page(s): 30 Drawn By: CTG Checked By: CTG

ROYAL HIGHLANDS, UNIT NO. 1-B

A SUBDIVISION OF A PORTION OF SEC. 1, TWP. 21 SO., RGE. 17 E., AND A PORTION OF SEC. 6, TWP. 21 SO., RGE. 18 E., HERNANDO COUNTY, FLORIDA.

BEING A REPLAT OF ROYAL HIGHLANDS, UNIT NO. 1-A, AS RECORDED IN PLAT BOOK 11, PAGES 72 THRU 81 INCLUSIVE, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

DEDICATION

ROYAL PALM BEACH COLONY, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC AND TO THE PURCHASERS OF ANY LANDS SHOWN ON THIS PLAT, ALL STREETS, CANALS, AND OTHER PUBLIC PLACES SHOWN ON THIS PLAT AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS' NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS' PRESIDENT, ATTESTED BY ITS' SECRETARY HERETOFORE DULY AUTHORIZD BY ITS' BOARD OF DIRECTORS ON THIS 5th DAY OF February 1971.

ATTEST: Steven J. Gordon SECRETARY — Herbert L. Kaplan PRESIDENT

COUNTY OF HERNANDO
STATE OF FLORIDA

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED HERBERT L. KAPLAN AND STEVEN GORDON TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF ROYAL PALM BEACH COLONY, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND THEY BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF February 1971.

MY COMMISSION EXPIRES March 15, 1974. — Gilda Goldstein NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, NORMAN A. PAHL, HEREBY CERTIFY THAT I PREPARED THIS PLAT, THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED, THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ON THE 17TH DAY OF OCTOBER 1960.

FOR GULF LAND SURVEYORS, INC.
Norman A. Pahl
FLORIDA REGISTERED LAND SURVEYOR NO. 1349

PREPARED BY:

GULF LAND SURVEYORS, INC.
1714 HOWELL AVENUE
BROOKSVILLE, FLORIDA

DATE Feb 15, 1971.

ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ROYAL PALM BEACH COLONY, INC., IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS, AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA THIS 11th DAY OF February 1971.

GULF COAST ABSTRACT COMPANY
BY: C. L. Epps MANAGER

RESOLUTION

WHEREAS THIS PLAT WAS ON THE 15th DAY OF February 1971, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD, AND HAS BEEN APPROVED BY SAID BOARD, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND THAT THE DEDICATION OF ALL STREETS, CANALS, PARKS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID BOARD FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY AND SHALL BE BINDING ON ALL PERSONS HEREAFTER.

BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA.

ATTEST: Norman Paul Hinchman CLERK — BY: Murray R. Stubbs CHAIRMAN

CLERK'S CERTIFICATE

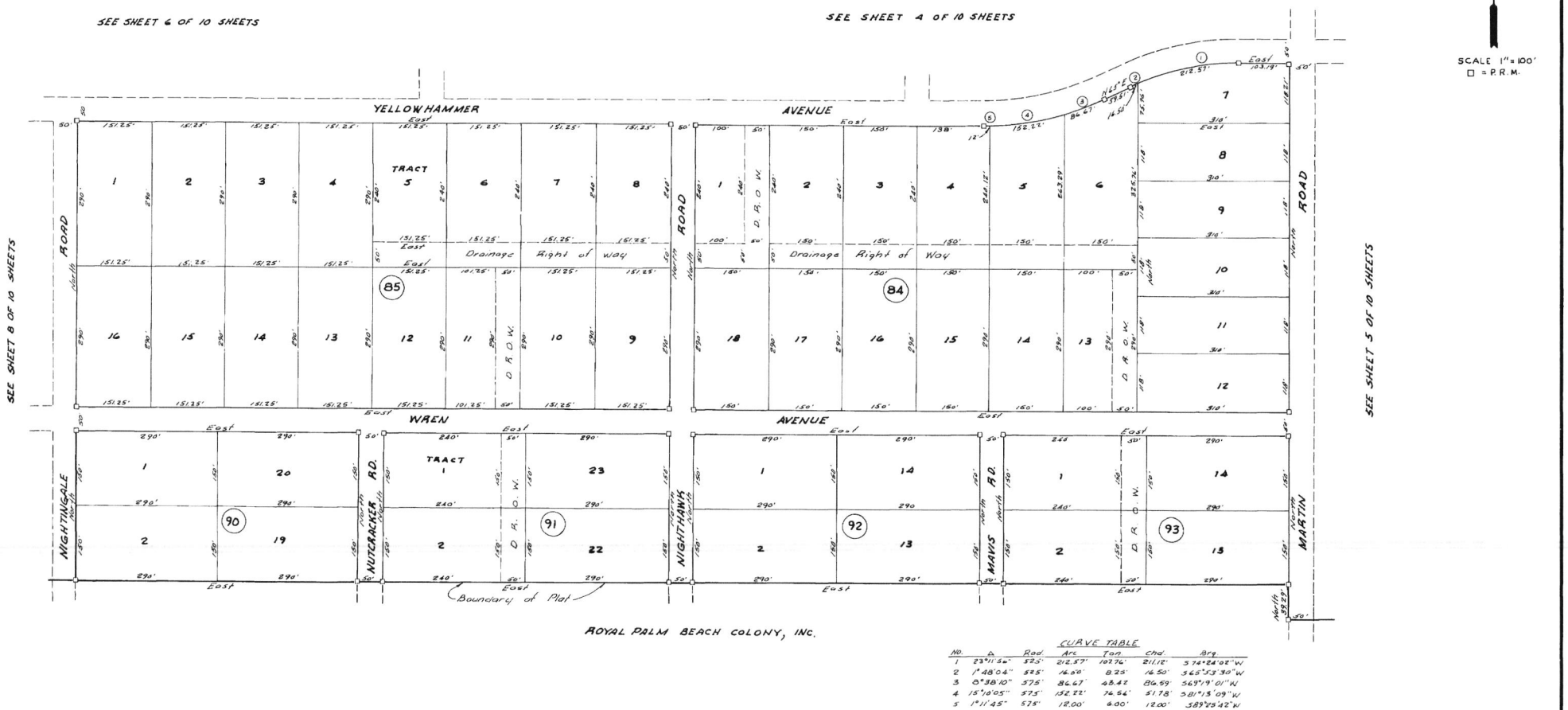
I, NORMAN PAUL HINCHMAN, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT COMPLIES IN FORM WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 15th DAY OF February 1971, FILE NO. 1007 AND RECORDED IN PLAT BOOK 11, PAGES 82 thru 91 inclusive.

Norman Paul Hinchman
CLERK OF CIRCUIT COURT, HERNANDO COUNTY, FLA.

NOTE-EASEMENTS

THERE EXISTS A 5.0' EASEMENT FOR DRAINAGE AND/OR UTILITIES ALONG EACH STREET R/W LINE; A 7.5' EASEMENT ON EITHER SIDE OF EACH SIDE LOT LINE AND A 7.5' EASEMENT ON EITHER SIDE OF EACH REAR LOT LINE EXCEPT WATERFRONT LOTS FOR DRAINAGE AND/OR UTILITIES.

SHEET 1 OF 10 SHEETS



ROYAL PALM BEACH COLONY, INC.

CURVE TABLE

NO.	Δ	Rad.	Arc	Tan	Chd.	Brg
1	23°11'54"	525'	212.57'	107.76'	211.12'	S 74°24'08" W
2	1°48'04"	525'	16.50'	8.25'	16.50'	S 62°53'30" W
3	8°38'10"	575'	86.67'	43.42'	86.59'	S 69°19'01" W
4	15°10'05"	575'	152.22'	76.54'	151.78'	S 81°15'09" W
5	1°11'45"	575'	12.00'	6.00'	12.00'	S 89°25'42" W

SHEET 7 OF 10 SHEETS

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us

Vacation Tax Clearance Form

Florida Statutes: Title XII
§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 08-11-2025

I hereby certify that the property taxes on parcel key number G75996

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Tabatha Reagin
Print Name: Tabatha Reagin
Title: CSR

SEAL

TAX COLLECTOR OFFICIAL SEAL HERNANDO COUNTY, FLORIDA

150926 4

Instr #2021066908 BK: 4051 PG: 973, Filed & Recorded: 9/3/2021 3:16 PM KGG Deputy Clk, #Pgs:4
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $35.50 Deed Doc Stamp: $133.00

Prepared by:
Allison McMichael, Real Estate Specialist
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34602

Return recorded original to:
David Eppley
Gulf Coast Title Co., Inc.
111 N. Main Street
Brooksville, FL 34601
File: 21077889

QUIT CLAIM DEED

This Indenture, made this 30th day of August 2021, by and between the Southwest Florida Water Management District, a public corporation, having an address of 2379 Broad Street, Brooksville, Florida 34604-6899, hereinafter called the "GRANTOR" and Joseph Cotroneo and Caitlin Cotroneo, husband and wife, having an address of 16268 Wilson Blvd., Masaryktown, FL 34604, hereinafter called the "GRANTEE."

Witnesseth, that the GRANTOR, for and in consideration of ten dollars and no cents ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does remise, release and quitclaim to the GRANTEE and its successors and assigns forever all the right, title, interest, claim and demand which the GRANTOR has in and to the following real property described in Exhibit "A" attached hereto and incorporated herein by reference, hereinafter called the "PROPERTY."

IT IS EXPRESSLY UNDERSTOOD and acknowledged by the GRANTOR and by the GRANTEE, by acceptance of this deed, that, in accordance with Section 270.11(3), Florida Statutes, the GRANTEE has petitioned the GRANTOR for the release of the undivided three-fourths interest in, and title in and to the undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on or under the said land and the undivided one-half interest in all the petroleum that is or may be in, on or under the said land all as set forth in Section 270.11(1), Florida Statutes, and that the GRANTOR by this deed includes the conveyance of the GRANTOR'S interest in all phosphate, minerals, and metals that are or may be in, on or under the said land and interest in all petroleum that is or maybe in or on or under the said land.

Pursuant to and in accordance with Section 704.06, Florida Statutes, this conveyance is subject to the following restriction, which is in the nature of a negative easement, running with the title to the PROPERTY and is enforceable by GRANTOR against GRANTEE and GRANTEE'S personal representatives, heirs, successors and assigns, lessees, agents and licensees:

No septic system or other device for the sanitary disposal of waste shall be installed on the PROPERTY.

15096264

Together with all the tenements, hereditaments and appurtenances thereto belonging or anywise appertaining.

In Witness Whereof, the GRANTOR has caused these presents to be executed the date and year first above written.

GRANTOR:

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT,
a public corporation of the State of Florida

By: _____
Kelly S. Rice, Chairman

(Corporate Seal)

ATTEST:

By: _____
Rebecca Smith, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me, **by means of ☒ physical presence or ☐ online notarization**, this 30th day of August 2021, by Kelly S. Rice as Chairman of the Governing Board of the Southwest Florida Water Management District, on behalf of the Southwest Florida Water Management District, who is personally known to me.

(Notary Seal)

LORI MANUEL
Notary Public - State of Florida
Commission # GG 910586
My Comm. Expires Sep 5, 2023
Bonded through National Notary Assn.

Notary Public
Print: Lori Manuel
Commission No. 910586
My Commission Expires: 9/5/23

15092647

Quit Claim Deed
Annutteliga Hammock
SWF Parcel No. 15-228-1404S

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me, **by means of ☑ physical presence or ☐ online notarization**, this 24 day of August 2021, by Rebecca Smith as Secretary of the Governing Board of the Southwest Florida Water Management District, on behalf of the Southwest Florida Water Management District, who is personally known to me.

Notary Seal
VIRGINIA SINGER
Notary Public-State of Florida
Commission # HH 15370
My Commission Expires
June 28, 2024

Virginia Singer
Notary Public
Print: Virginia Singer
Commission No: HH 15370
My Commission Expires: June 28, 2024

1509264

Quit Claim Deed
Annutteliga Hammock
SWF Parcel No. 15-228-1404S

EXHIBIT "A"
Legal Description

SWF Parcel 15-228-1404S (Annutteliga Hammock)

Lot 10, Block 84, ROYAL HIGHLANDS, UNIT NO. 1-B, as per plat thereof recorded in Plat Book 11, Pages 82-91, Public Records of Hernando County, Florida.

Remainder of this page intentionally left blank.

1509264

Instr #2023043765 BK: 4320 PG: 158, Filed & Recorded: 7/18/2023 10:17 AM TR Deputy Clk, #Pgs:2
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $18.50 Deed Doc Stamp: $0.70

Quit Claim Deed

Made this May 31, 2023 A.D. by **Joseph Cotroneo and Caitlin Cotroneo f/k/a Caitlin Polliard, husband and wife** whose address is: 16061 Cove Swallow Rd Brooksville FL 34614, hereinafter called the grantor. to **Joseph Cotroneo and Caitlin Cotroneo, husband and wife** whose address is: 16061 Cove Swallow Rd Brooksville FL 34614, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" includes all the parties to this instrument and the heirs. legal representatives and assigns of individuals. and the successors and assigns of corporations)

Witnesseth, that the grantor. for and in consideration of the sum of **Ten Dollars, ($10.00)** and other valuable considerations. receipt whereof is hereby acknowledged. hereby grants. bargains. sells. aliens. remises. releases. conveys and confirms unto the grantee. all that certain land situate in Hernando County Florida. viz:

LOT 9. BLOCK 84. ROYAL HIGHLANDS. UNIT NO. 1-B. as per plat thereof recorded in Plat Book 11. Pages 82-91. Public Records of Hernando County. Florida.

Parcel ID Number: **R01 221 17 3290 0084 0090**

Subject Property is vacant land.

Together with all the tenements. hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple: that the grantor has good right and lawful authority to sell and convey said land: that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever: and that said land is free of all encumbrances except taxes accruing subsequent to December 31. 2021.

*****Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.*****

15 09 264

***** This deed was prepared without the benefit of a Title Search. *****

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed. sealed and delivered in our presence:

Witness
Frank Cheran II
Printed Name

Witness
Allen Henderson
Printed Name

(Seal)
Joseph Cotroneo
Address: 16061 Cave Swallow Rd
Brooksville FL 34614

(Seal)
Caitlin Cotroneo
Address: 16061 Cave Swallow Rd
Brooksville FL 34614

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 31 day of May 2023 by . who has produced a FL driver's license as identification.

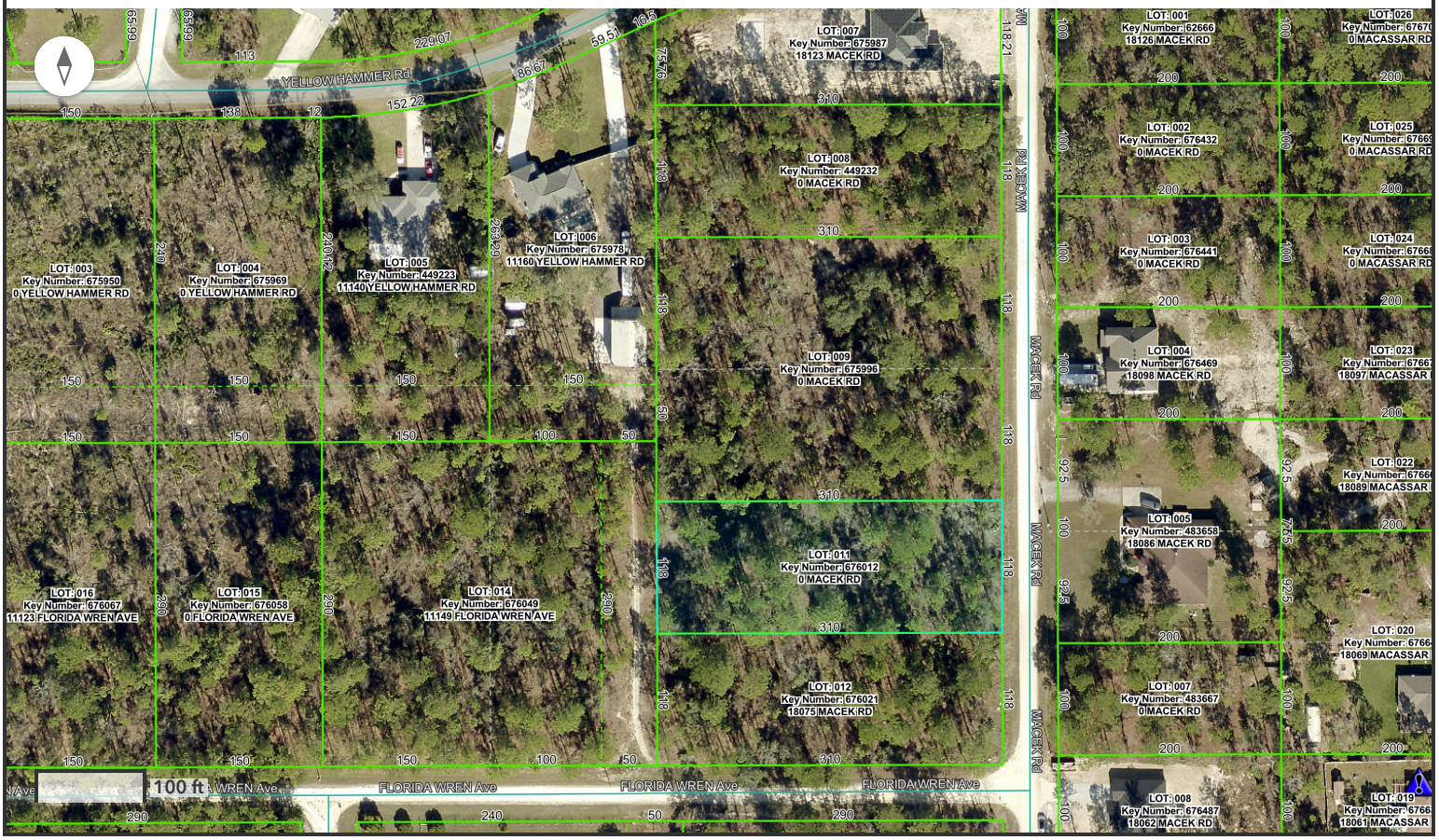
Notary Public State of Florida
Mariah Seeman
My Commission GG 960004
Expires 06/09/2024

Mariah Seeman
Notary Public
Mariah Seeman
Print Name:

My Commission Expires: 06-09-2024

1509264

GIS Map



State of Florida, Microsoft, Vantor

Fadila and Jahija Ahmic
26942 Green Willow Run
Westley Chapel FL 33544
Key 676012

AHMIC FADILA, AHMIC JAHIJA

PARCEL_KEY	676012
PARCEL_SHORTNUM	11
PARCEL_TYPE	R
BLOCK	0084
BUILDING_LEASE	N
LOT	011
MINERAL_RIGHTS	N
PARCEL_NUMBER	R01 221 17 3290 0084 0110
PARCEL_SORTNUM	R2211701329000840110
PARCEL_EFFDATE	01011980
PARENT_KEY	0
SECTION	6
TOWNSHIP	21
RANGE	18
SITUS_ADDRESS	0 MACEK RD
SITUS_HOUSENO	0
SITUS_PREDIR	
SITUS_STREET	MACEK
SITUS_STRTYPE	RD
SITUS_SUFFDIR	
SITUS_SECTYPE	
SITUS_SECLOC	
SITUS_CITY	WEEKI WACHEE
SITUS_ZIP5	34614
SITUS_ZIP4	
LEGAL1	ROYAL HIGHLANDS
LEGAL2	UNIT 1 B
LEGAL3	BLK 84 LOT 11
LEGAL4	
CONFIDENTIAL	N
OWNER_NAME	AHMIC FADILA, AHMIC JAHIJA
OWNER_NAME2	

MAIL_ADDR1	26942 GREEN WILLOW RUN
MAIL_ADDR2	WESLEY CHAPEL FL 33544-2574
MAIL_ADDR3	
MAIL_ADDR4	
MAIL_PRURBAN	
MAIL_CITY	WESLEY CHAPEL
MAIL_STATE	FL
MAIL_POSTALCODE	33544-2574
MAIL_COUNTRY	UNITED STATES
MAIL_CNTRY_CODE	US
MAIL_EFFDATE	07312023
MAIL_FLAG	Y
MAIL_HERN_FLAG	N
MAIL_VALID_FLAG	Y
MAP_CODE	37B
GIS_MAP_CODE	A078
APPRAISAL_DISTRICT	7
FLOOD100	
FLOOD_DATE	
FLOOD_REASON	
FLOOD_COMMENT	
PCA1_CONSTR_TYPE	0
PCA2_LAND_TYPE	1
PCA3_LIVING_UNITS	0
PCA4_LAND_SIZE	0
NONADVALOREM1	36
NONADVALOREM2	0
NONADVALOREM3	0
NONADVALOREM4	0
NONADVALOREM5	0
NONADVALOREM6	0
MISC_DISTRICT1	0
MISC_DISTRICT2	0

ACRES	0.800000
BUSINESS_COUNT	0
STRUCT1_ACT_YEAR	0
STRUCT1_AUX_SQFT	0
STRUCT1_BASE_SQFT	0
STRUCT1_EFF_YEAR	0
STRUCT1_CLASS	
STRUCT1_QUALITY	
STRUCT1_TYPE	
STRUCTURE_COUNT	0
LAND_CODES	01
LAND_ACRES	0.800000
LAND_FRONT_FEET	0.000000
LAND_SQFT	36580.000000
LAND_UNITS	0.000000
LAND_ADJ_FLAG	Y
LSALE_DATE	7/30/23, 8:00 PM
LSALE_ORBOOK	4328
LSALE_ORPAGE	864
LSALE_QUALCD	Q
LSALE_VORICD	V
LSALE_PRICE	14000.000000
PRYR_PERM_ISSDTE	12/31/99, 7:00 PM
PRYR_PERM_FINDTE	12/31/99, 7:00 PM
PRYR_PERMIT_VALU	0
PRYR_TOTPERMSVAL	0
LAST_INSPECTION	1/2/23, 7:00 PM
LAST_INSPECTED_BY	256
INVESTIGATED_ON	12/31/99, 7:00 PM
INVESTIGATED_BY	0
CER_AD_VAL_TAXES	454.330000
CER_ADDITIONS	0.000000
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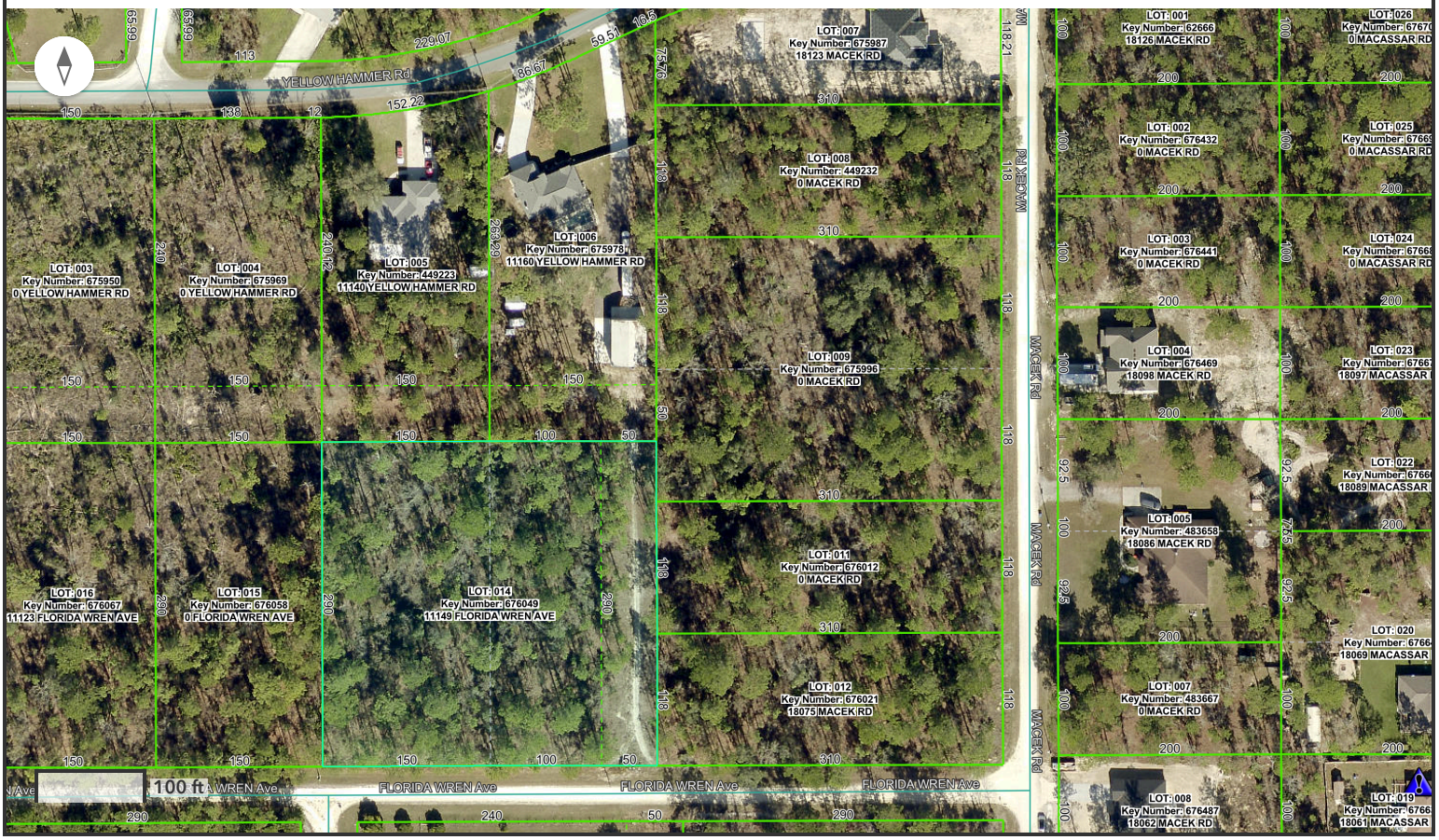
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CER_ASSESSED_SWFW	31825.000000
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CER_CLASS_DIFF	0.000000
CER_CLASS_JVALUE	0.000000
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CER_DAMAGE_CODE	
CER_DAMAGE_YEAR	0
CER_DELETIONS	0.000000
CER_DOR_CODE	0
CER_DOR_MKTAREA	2
CER_DVAL_REASON	0
CER_ELIG4CAPNXTYR	0.000000
CER_ELIGACAP_CNTY	31825.000000
CER_ELIGACAP_MUNI	0.000000
CER_ELIGACAP_SCHL	0.000000
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CER_EXEM_CODES	NHX
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CER_EXEM_HXONLY	0.000000

CER_EXEM_NALCODE	
CER_EXEM_NOHCAP	Y
CER_EXEM_OXONLY	0.000000
CER_EXEM_PERSONAL	N
CER_EXEM_RXONLY	0.000000
CER_EXEM_SOHCAP	N
CER_EXEM_WXONLY	0.000000
CER_EXEMPT_CNTY	0.000000
CER_EXEMPT_MUNI	0.000000
CER_EXEMPT_SWFW	0.000000
CER_EXEMPT_SCHL	0.000000
CER_FEAT_VALUE	0.000000
CER_INELGCAP_CNTY	0.000000
CER_INELGCAP_MUNI	0.000000
CER_INELGCAP_SCHL	31825.000000
CER_INELGCAP_SWFW	0.000000
CER_JURISDICTION	C
CER_JUST_VALUE	31825.000000
CER_LAND_VALUE	31825.000000
CER_LANDAVAIL4TAX	N
CER_LEVY_CODE	CWES
CER_MARKET_AREA	
CER_NAD_TAX1_AMT	111.170000
CER_NAD_TAX1_DSC	H.C. FIRE/RESCUE DISTRICT
CER_NAD_TAX2_AMT	0.000000
CER_NAD_TAX2_DSC	
CER_NAD_TAX3_AMT	0.000000
CER_NAD_TAX3_DSC	
CER_NAD_TAX4_AMT	0.000000
CER_NAD_TAX4_DSC	
CER_NAD_TAX5_AMT	0.000000
CER_NAD_TAX5_DSC	
CER_NAD_TAX6_AMT	0.000000

CER_NAD_TAX6_DSC	
CER_NEIGHBORHOOD	3290
CER_NEW_CONST	0.000000
CER_PENALTY_PERC	0.000000
CER_RESID_UNITS	0
CER_ROLL_ADJ_NUM	0
CER_ROLL_SEQ_NUM	2
CER_ROLL_YEAR	2025
CER_SPLIT_MERGE	
CER_STRU_SQFT	0
CER_SUBDIVISION	3290
CER_TAXABLE_MUNI	0.000000
CER_TAXABLE_CNTY	31825.000000
CER_TAXABLE_SWFW	31825.000000
CER_TAXABLE_SCHL	31825.000000
CER_VALUEB4CAP	31825.000000
TAX_YEAR1	2025
TAXES_YEAR1	565.500000
TAX_YEAR2	2024
TAXES_YEAR2	474.430000
TAX_YEAR3	2023
TAXES_YEAR3	261.910000
TAX_YEAR4	2022
TAXES_YEAR4	316.580000
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CNTY_FIPS	053
STCOFIPS	12053
TRACT	40701

BLKGRP	1
FIPS_CODE	52755
COUNTY	HERNANDO
COUNTYNO	37
OBJECTID	77471
SHAPE__Length	856.000700
SHAPE__Area	36580.024170

GIS Map



State of Florida, Microsoft, Vantor

Terry and Candace Ferris
11149 Florida Wren
Weeki Wachee FL 34614
Key 676049

FERRIS TERRY L, FERRIS CANDACE I

PARCEL_KEY	676049
PARCEL_SHORTNUM	14
PARCEL_TYPE	R
BLOCK	0084
BUILDING_LEASE	N
LOT	014
MINERAL_RIGHTS	N
PARCEL_NUMBER	R01 221 17 3290 0084 0140
PARCEL_SORTNUM	R2211701329000840140
PARCEL_EFFDATE	01011980
PARENT_KEY	0
SECTION	6
TOWNSHIP	21
RANGE	18
SITUS_ADDRESS	11149 FLORIDA WREN AVE
SITUS_HOUSENO	11149
SITUS_PREDIR	
SITUS_STREET	FLORIDA WREN
SITUS_STRTYPE	AVE
SITUS_SUFFDIR	
SITUS_SECTYPE	
SITUS_SECLOC	
SITUS_CITY	WEEKI WACHEE
SITUS_ZIP5	34614
SITUS_ZIP4	
LEGAL1	ROYAL HIGHLANDS
LEGAL2	UNIT 1 B
LEGAL3	BLK 84 LOTS 13 & 14
LEGAL4	
CONFIDENTIAL	N
OWNER_NAME	FERRIS TERRY L, FERRIS CANDACE I
OWNER_NAME2	

MAIL_ADDR1	11149 FLORIDA WREN
MAIL_ADDR2	WEEKI WACHEE FL 34614
MAIL_ADDR3	
MAIL_ADDR4	
MAIL_PRURBAN	
MAIL_CITY	WEEKI WACHEE
MAIL_STATE	FL
MAIL_POSTALCODE	34614
MAIL_COUNTRY	UNITED STATES
MAIL_CNTRY_CODE	US
MAIL_EFFDATE	04292022
MAIL_FLAG	X
MAIL_HERN_FLAG	N
MAIL_VALID_FLAG	N
MAP_CODE	37B
GIS_MAP_CODE	A078
APPRAISAL_DISTRICT	7
FLOOD100	
FLOOD_DATE	
FLOOD_REASON	
FLOOD_COMMENT	
PCA1_CONSTR_TYPE	1
PCA2_LAND_TYPE	1
PCA3_LIVING_UNITS	1
PCA4_LAND_SIZE	0
NONADVALOREM1	36
NONADVALOREM2	99
NONADVALOREM3	0
NONADVALOREM4	0
NONADVALOREM5	0
NONADVALOREM6	0
MISC_DISTRICT1	0
MISC_DISTRICT2	0

ACRES	2.000000
BUSINESS_COUNT	0
STRUCT1_ACT_YEAR	2023
STRUCT1_AUX_SQFT	1246
STRUCT1_BASE_SQFT	2098
STRUCT1_EFF_YEAR	2023
STRUCT1_CLASS	C
STRUCT1_QUALITY	1
STRUCT1_TYPE	01
STRUCTURE_COUNT	0
LAND_CODES	01 38
LAND_ACRES	2.000000
LAND_FRONT_FEET	0.000000
LAND_SQFT	87000.000000
LAND_UNITS	0.000000
LAND_ADJ_FLAG	Y
LSALE_DATE	4/28/22, 8:00 PM
LSALE_ORBOOK	4167
LSALE_ORPAGE	1215
LSALE_QUALCD	Q
LSALE_VORICD	V
LSALE_PRICE	41000.000000
PRYR_PERM_ISSDTE	12/31/99, 7:00 PM
PRYR_PERM_FINDTE	12/31/99, 7:00 PM
PRYR_PERMIT_VALU	0
PRYR_TOTPERMSVAL	0
LAST_INSPECTION	1/31/24, 7:00 PM
LAST_INSPECTED_BY	279
INVESTIGATED_ON	12/31/99, 7:00 PM
INVESTIGATED_BY	0
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CER_ADDITIONS	0.000000
CER_APPR_METHOD	C

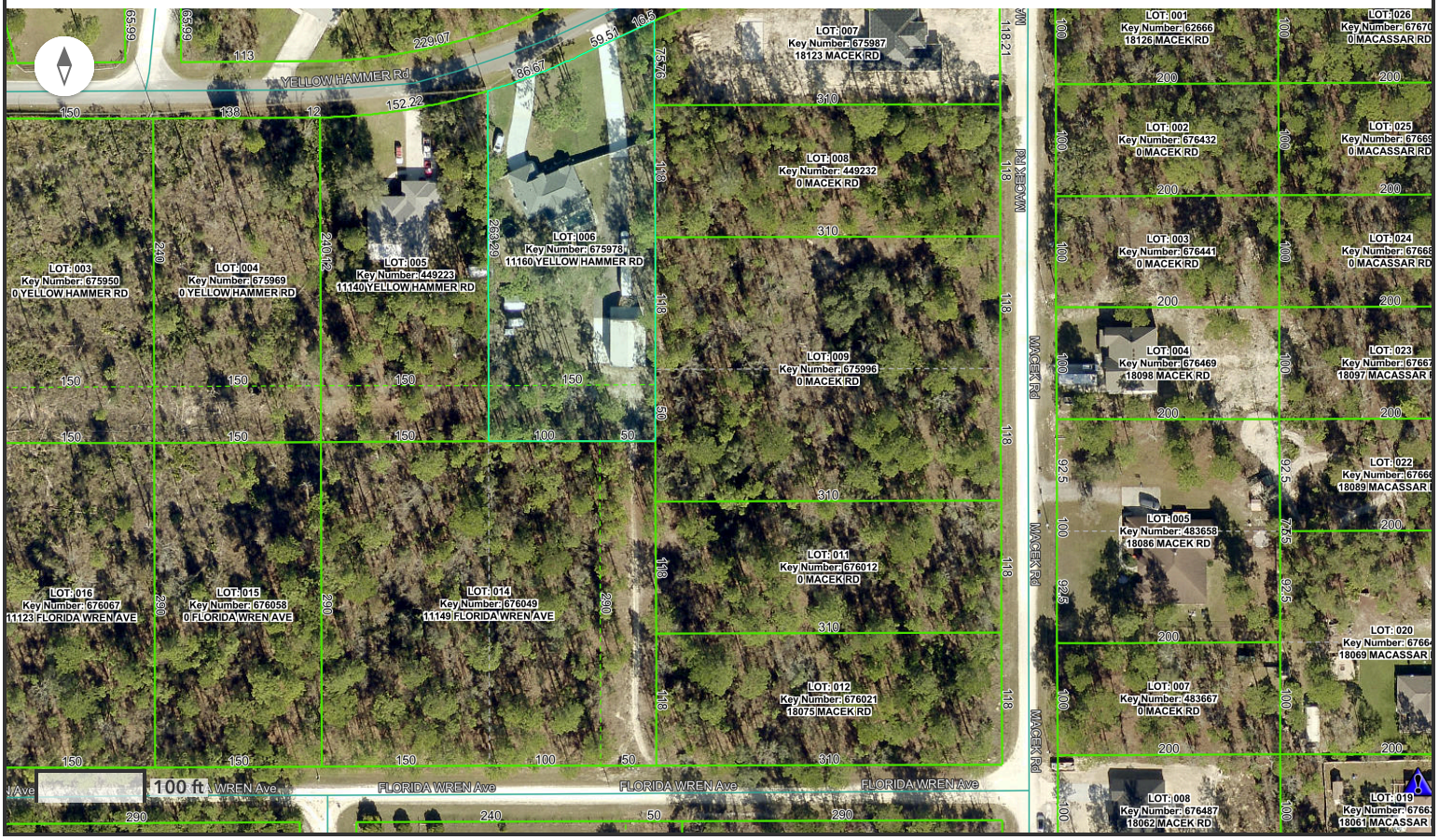
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CER_BLDG_VALUE	361349.000000
CER_CAP_DIFF_CNTY	0.000000
CER_CAP_DIFF_MUNI	0.000000
CER_CAP_DIFF_SCHL	0.000000
CER_CAP_DIFF_SWFW	0.000000
CER_CARLINE_TYPE	
CER_CLASS_CVALUE	0.000000
CER_CLASS_DIFF	0.000000
CER_CLASS_JVALUE	0.000000
CER_COMMON_AREA	N
CER_DAMAGE_CODE	
CER_DAMAGE_YEAR	0
CER_DELETIONS	0.000000
CER_DOR_CODE	1
CER_DOR_MKTAREA	2
CER_DVAL_REASON	0
CER_ELIG4CAPNXTYR	0.000000
CER_ELIGACAP_CNTY	446913.000000
CER_ELIGACAP_MUNI	0.000000
CER_ELIGACAP_SCHL	446913.000000
CER_ELIGACAP_SWFW	446913.000000
CER_ELIGBCAP_CNTY	446913.000000
CER_ELIGBCAP_MUNI	0.000000
CER_ELIGBCAP_SCHL	446913.000000
CER_ELIGBCAP_SWFW	446913.000000
CER_EXEM_CAPYR	2024
CER_EXEM_CODES	HXZ HXZ
CER_EXEM_DXONLY	0.000000
CER_EXEM_HXONLY	51444.000000

CER_EXEM_NALCODE	9
CER_EXEM_NOHCAP	N
CER_EXEM_OXONLY	0.000000
CER_EXEM_PERSONAL	Y
CER_EXEM_RXONLY	0.000000
CER_EXEM_SOHCAP	Y
CER_EXEM_WXONLY	0.000000
CER_EXEMPT_CNTY	50722.000000
CER_EXEMPT_MUNI	0.000000
CER_EXEMPT_SWFW	50722.000000
CER_EXEMPT_SCHL	25000.000000
CER_FEAT_VALUE	31044.000000
CER_INELGCAP_CNTY	0.000000
CER_INELGCAP_MUNI	0.000000
CER_INELGCAP_SCHL	0.000000
CER_INELGCAP_SWFW	0.000000
CER_JURISDICTION	C
CER_JUST_VALUE	446913.000000
CER_LAND_VALUE	54520.000000
CER_LANDAVAIL4TAX	N
CER_LEVY_CODE	CWES
CER_MARKET_AREA	
CER_NAD_TAX1_AMT	362.380000
CER_NAD_TAX1_DSC	H.C. FIRE/RESCUE DISTRICT
CER_NAD_TAX2_AMT	98.040000
CER_NAD_TAX2_DSC	SOLID WASTE DISPOSAL MSBU
CER_NAD_TAX3_AMT	0.000000
CER_NAD_TAX3_DSC	
CER_NAD_TAX4_AMT	0.000000
CER_NAD_TAX4_DSC	
CER_NAD_TAX5_AMT	0.000000
CER_NAD_TAX5_DSC	
CER_NAD_TAX6_AMT	0.000000

CER_NAD_TAX6_DSC	
CER_NEIGHBORHOOD	3290
CER_NEW_CONST	0.000000
CER_PENALTY_PERC	0.000000
CER_RESID_UNITS	1
CER_ROLL_ADJ_NUM	0
CER_ROLL_SEQ_NUM	2
CER_ROLL_YEAR	2025
CER_SPLIT_MERGE	
CER_STRU_SQFT	3344
CER_SUBDIVISION	3290
CER_TAXABLE_MUNI	0.000000
CER_TAXABLE_CNTY	396191.000000
CER_TAXABLE_SWFW	396191.000000
CER_TAXABLE_SCHL	421913.000000
CER_VALUEB4CAP	446913.000000
TAX_YEAR1	2025
TAXES_YEAR1	6277.430000
TAX_YEAR2	2024
TAXES_YEAR2	6605.900000
TAX_YEAR3	2023
TAXES_YEAR3	686.680000
TAX_YEAR4	2022
TAXES_YEAR4	608.210000
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CNTY_FIPS	053
STCOFIPS	12053
TRACT	40701

BLKGRP	1
FIPS_CODE	52755
COUNTY	HERNANDO
COUNTYNO	37
OBJECTID	77391
SHAPE__Length	1179.971590
SHAPE__Area	86995.945435

GIS Map



State of Florida, Microsoft, Vantor

Otero Jarimar Nazario and Matos Ramon
11160 Yellow Hammer Rd.
Weeki Wachee FL 34614
Key 675978

OTERO JARIMAR NAZARIO, MATOS RAMON

PARCEL_KEY	675978
PARCEL_SHORTNUM	6
PARCEL_TYPE	R
BLOCK	0084
BUILDING_LEASE	N
LOT	006
MINERAL_RIGHTS	N
PARCEL_NUMBER	R01 221 17 3290 0084 0060
PARCEL_SORTNUM	R2211701329000840060
PARCEL_EFFDATE	01011980
PARENT_KEY	0
SECTION	6
TOWNSHIP	21
RANGE	18
SITUS_ADDRESS	11160 YELLOW HAMMER RD
SITUS_HOUSENO	11160
SITUS_PREDIR	
SITUS_STREET	YELLOW HAMMER
SITUS_STRTYPE	RD
SITUS_SUFFDIR	
SITUS_SECTYPE	
SITUS_SECLOC	
SITUS_CITY	WEEKI WACHEE
SITUS_ZIP5	34614
SITUS_ZIP4	
LEGAL1	ROYAL HIGHLANDS UNIT 1B
LEGAL2	BLK 84 LOT 6
LEGAL3	
LEGAL4	
CONFIDENTIAL	N
OWNER_NAME	OTERO JARIMAR NAZARIO, MATOS RAMON

OWNER_NAME2	MIGUEL
MAIL_ADDR1	11160 YELLOW HAMMER RD
MAIL_ADDR2	WEEKI WACHEE FL 34614-2215
MAIL_ADDR3	
MAIL_ADDR4	
MAIL_PRURBAN	
MAIL_CITY	WEEKI WACHEE
MAIL_STATE	FL
MAIL_POSTALCODE	34614-2215
MAIL_COUNTRY	UNITED STATES
MAIL_CNTRY_CODE	US
MAIL_EFFDATE	04202020
MAIL_FLAG	Y
MAIL_HERN_FLAG	Y
MAIL_VALID_FLAG	Y
MAP_CODE	37B
GIS_MAP_CODE	A078
APPRAISAL_DISTRICT	7
FLOOD100	
FLOOD_DATE	
FLOOD_REASON	
FLOOD_COMMENT	
PCA1_CONSTR_TYPE	1
PCA2_LAND_TYPE	1
PCA3_LIVING_UNITS	1
PCA4_LAND_SIZE	0
NONADVALOREM1	36
NONADVALOREM2	99
NONADVALOREM3	0
NONADVALOREM4	0
NONADVALOREM5	0
NONADVALOREM6	0
MISC_DISTRICT1	0

MISC_DISTRICT2	0
ACRES	1.200000
BUSINESS_COUNT	0
STRUCT1_ACT_YEAR	2004
STRUCT1_AUX_SQFT	543
STRUCT1_BASE_SQFT	1461
STRUCT1_EFF_YEAR	2012
STRUCT1_CLASS	C
STRUCT1_QUALITY	1
STRUCT1_TYPE	01
STRUCTURE_COUNT	2
LAND_CODES	01 38
LAND_ACRES	1.200000
LAND_FRONT_FEET	0.000000
LAND_SQFT	51358.000000
LAND_UNITS	0.000000
LAND_ADJ_FLAG	Y
LSALE_DATE	4/19/20, 8:00 PM
LSALE_ORBOOK	3836
LSALE_ORPAGE	658
LSALE_QUALCD	Q
LSALE_VORICD	I
LSALE_PRICE	205000.000000
PRYR_PERM_ISSDTE	12/31/99, 7:00 PM
PRYR_PERM_FINDTE	12/31/99, 7:00 PM
PRYR_PERMIT_VALU	0
PRYR_TOTPERMSVAL	0
LAST_INSPECTION	1/4/22, 7:00 PM
LAST_INSPECTED_BY	279
INVESTIGATED_ON	12/31/99, 7:00 PM
INVESTIGATED_BY	0
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CER_ADDITIONS	0.000000

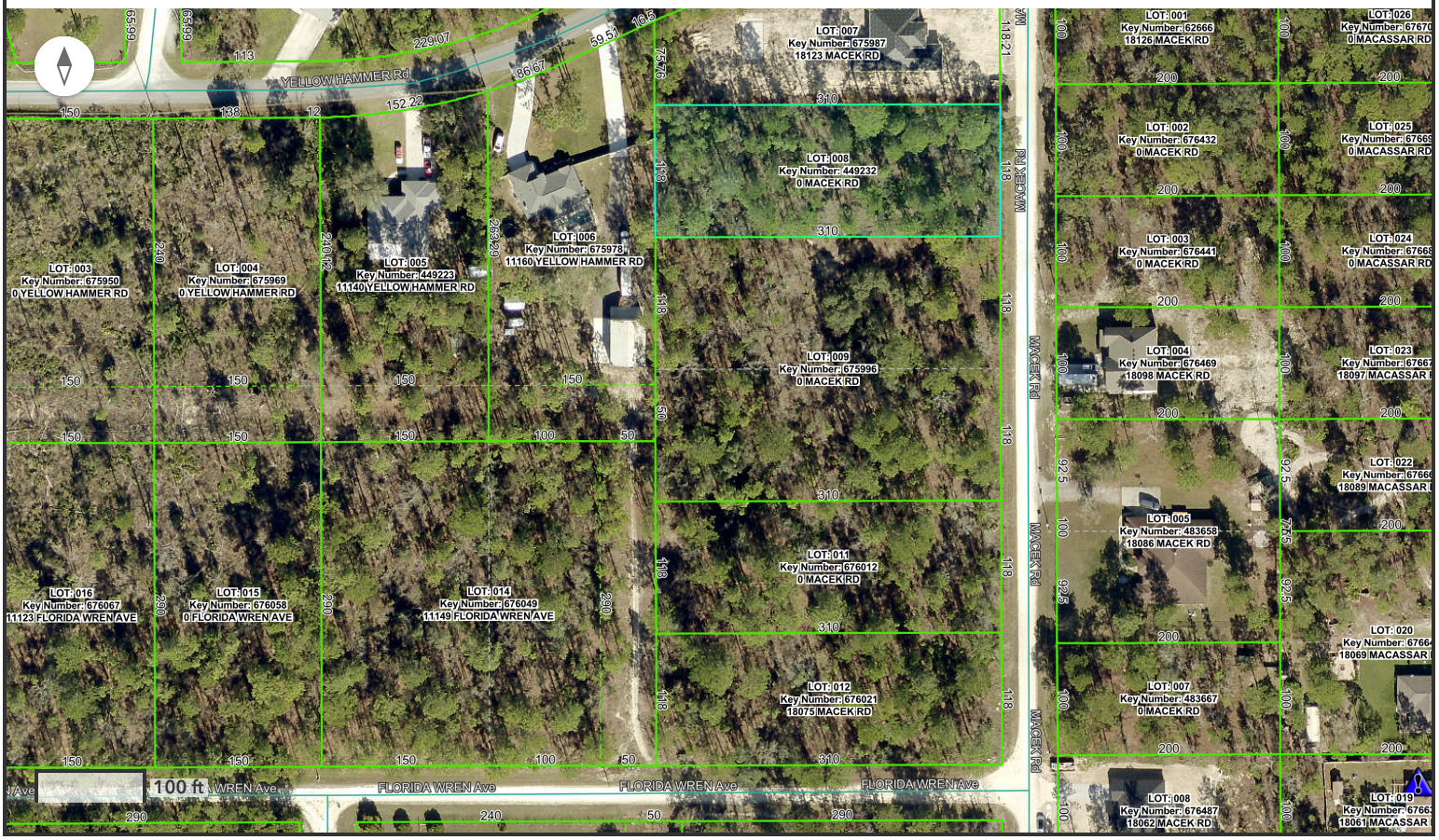
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CER_CAP_DIFF_CNTY	78922.000000
CER_CAP_DIFF_MUNI	0.000000
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CER_CARLINE_TYPE	
CER_CLASS_CVALUE	0.000000
CER_CLASS_DIFF	0.000000
CER_CLASS_JVALUE	0.000000
CER_COMMON_AREA	N
CER_DAMAGE_CODE	
CER_DAMAGE_YEAR	0
CER_DELETIONS	0.000000
CER_DOR_CODE	1
CER_DOR_MKTAREA	2
CER_DVAL_REASON	0
CER_ELIG4CAPNXTYR	0.000000
CER_ELIGACAP_CNTY	234044.000000
CER_ELIGACAP_MUNI	0.000000
CER_ELIGACAP_SCHL	234044.000000
CER_ELIGACAP_SWFW	234044.000000
CER_ELIGBCAP_CNTY	312966.000000
CER_ELIGBCAP_MUNI	0.000000
CER_ELIGBCAP_SCHL	312966.000000
CER_ELIGBCAP_SWFW	312966.000000
CER_EXEM_CAPYR	2021
CER_EXEM_CODES	HXZ HXZ
CER_EXEM_DXONLY	0.000000

CER_EXEM_HXONLY	51444.000000
CER_EXEM_NALCODE	9
CER_EXEM_NOHCAP	N
CER_EXEM_OXONLY	0.000000
CER_EXEM_PERSONAL	Y
CER_EXEM_RXONLY	0.000000
CER_EXEM_SOHCAP	Y
CER_EXEM_WXONLY	0.000000
CER_EXEMPT_CNTY	50722.000000
CER_EXEMPT_MUNI	0.000000
CER_EXEMPT_SWFW	50722.000000
CER_EXEMPT_SCHL	25000.000000
CER_FEAT_VALUE	29111.000000
CER_INELGCAP_CNTY	0.000000
CER_INELGCAP_MUNI	0.000000
CER_INELGCAP_SCHL	0.000000
CER_INELGCAP_SWFW	0.000000
CER_JURISDICTION	C
CER_JUST_VALUE	312966.000000
CER_LAND_VALUE	45687.000000
CER_LANDAVAIL4TAX	N
CER_LEVY_CODE	CWES
CER_MARKET_AREA	
CER_NAD_TAX1_AMT	362.380000
CER_NAD_TAX1_DSC	H.C. FIRE/RESCUE DISTRICT
CER_NAD_TAX2_AMT	98.040000
CER_NAD_TAX2_DSC	SOLID WASTE DISPOSAL MSBU
CER_NAD_TAX3_AMT	0.000000
CER_NAD_TAX3_DSC	
CER_NAD_TAX4_AMT	0.000000
CER_NAD_TAX4_DSC	
CER_NAD_TAX5_AMT	0.000000
CER_NAD_TAX5_DSC	

CER_NAD_TAX6_AMT	0.000000
CER_NAD_TAX6_DSC	
CER_NEIGHBORHOOD	3290
CER_NEW_CONST	0.000000
CER_PENALTY_PERC	0.000000
CER_RESID_UNITS	1
CER_ROLL_ADJ_NUM	0
CER_ROLL_SEQ_NUM	2
CER_ROLL_YEAR	2025
CER_SPLIT_MERGE	
CER_STRU_SQFT	3204
CER_SUBDIVISION	3290
CER_TAXABLE_MUNI	0.000000
CER_TAXABLE_CNTY	183322.000000
CER_TAXABLE_SWFW	183322.000000
CER_TAXABLE_SCHL	209044.000000
CER_VALUEB4CAP	312966.000000
TAX_YEAR1	2025
TAXES_YEAR1	3238.600000
TAX_YEAR2	2024
TAXES_YEAR2	3256.380000
TAX_YEAR3	2023
TAXES_YEAR3	3168.440000
TAX_YEAR4	2022
TAXES_YEAR4	3080.270000
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CNTY_FIPS	053
STCOFIPS	12053

TRACT	40701
BLKGRP	1
FIPS_CODE	52755
COUNTY	HERNANDO
COUNTYNO	37
OBJECTID	87156
SHAPE__Length	1001.684744
SHAPE__Area	51351.257874

GIS Map



State of Florida, Microsoft, Vantor

Rios Olga
3246 Amherst Ave.
Spring Hill FL 34609
Key 449232

RIOS OLGA

PARCEL_KEY	449232
PARCEL_SHORTNUM	8
PARCEL_TYPE	R
BLOCK	0084
BUILDING_LEASE	N
LOT	008
MINERAL_RIGHTS	N
PARCEL_NUMBER	R01 221 17 3290 0084 0080
PARCEL_SORTNUM	R2211701329000840080
PARCEL_EFFDATE	01011980
PARENT_KEY	0
SECTION	6
TOWNSHIP	21
RANGE	18
SITUS_ADDRESS	0 MACEK RD
SITUS_HOUSENO	0
SITUS_PREDIR	
SITUS_STREET	MACEK
SITUS_STRTYPE	RD
SITUS_SUFFDIR	
SITUS_SECTYPE	
SITUS_SECLOC	
SITUS_CITY	WEEKI WACHEE
SITUS_ZIP5	34614
SITUS_ZIP4	
LEGAL1	ROYAL HIGHLANDS UNIT 1B
LEGAL2	BLK 84 LOT 8
LEGAL3	
LEGAL4	
CONFIDENTIAL	N
OWNER_NAME	RIOS OLGA
OWNER_NAME2	

MAIL_ADDR1	3246 AMHERST AVE
MAIL_ADDR2	SPRING HILL FL 34609-2709
MAIL_ADDR3	
MAIL_ADDR4	
MAIL_PRURBAN	
MAIL_CITY	SPRING HILL
MAIL_STATE	FL
MAIL_POSTALCODE	34609-2709
MAIL_COUNTRY	UNITED STATES
MAIL_CNTRY_CODE	US
MAIL_EFFDATE	09082019
MAIL_FLAG	Y
MAIL_HERN_FLAG	Y
MAIL_VALID_FLAG	Y
MAP_CODE	37B
GIS_MAP_CODE	A078
APPRAISAL_DISTRICT	7
FLOOD100	
FLOOD_DATE	
FLOOD_REASON	
FLOOD_COMMENT	
PCA1_CONSTR_TYPE	0
PCA2_LAND_TYPE	1
PCA3_LIVING_UNITS	0
PCA4_LAND_SIZE	0
NONADVALOREM1	36
NONADVALOREM2	0
NONADVALOREM3	0
NONADVALOREM4	0
NONADVALOREM5	0
NONADVALOREM6	0
MISC_DISTRICT1	0
MISC_DISTRICT2	0

ACRES	0.800000
BUSINESS_COUNT	0
STRUCT1_ACT_YEAR	0
STRUCT1_AUX_SQFT	0
STRUCT1_BASE_SQFT	0
STRUCT1_EFF_YEAR	0
STRUCT1_CLASS	
STRUCT1_QUALITY	
STRUCT1_TYPE	
STRUCTURE_COUNT	0
LAND_CODES	01
LAND_ACRES	0.800000
LAND_FRONT_FEET	0.000000
LAND_SQFT	36580.000000
LAND_UNITS	0.000000
LAND_ADJ_FLAG	Y
LSALE_DATE	9/7/19, 8:00 PM
LSALE_ORBOOK	3748
LSALE_ORPAGE	573
LSALE_QUALCD	D
LSALE_VORICD	V
LSALE_PRICE	100.000000
PRYR_PERM_ISSDTE	12/31/99, 7:00 PM
PRYR_PERM_FINDTE	12/31/99, 7:00 PM
PRYR_PERMIT_VALU	0
PRYR_TOTPERMSVAL	0
LAST_INSPECTION	1/2/23, 7:00 PM
LAST_INSPECTED_BY	256
INVESTIGATED_ON	12/31/99, 7:00 PM
INVESTIGATED_BY	0
CER_AD_VAL_TAXES	303.230000
CER_ADDITIONS	0.000000
CER_APPR_METHOD	C

CER_ASSESSED_CNTY	12961.000000
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CER_ASSESSED_SCHL	31825.000000
CER_ASSESSED_SWFW	12961.000000
CER_BLDG_VALUE	0.000000
CER_CAP_DIFF_CNTY	18864.000000
CER_CAP_DIFF_MUNI	0.000000
CER_CAP_DIFF_SCHL	0.000000
CER_CAP_DIFF_SWFW	18864.000000
CER_CARLINE_TYPE	
CER_CLASS_CVALUE	0.000000
CER_CLASS_DIFF	0.000000
CER_CLASS_JVALUE	0.000000
CER_COMMON_AREA	N
CER_DAMAGE_CODE	
CER_DAMAGE_YEAR	0
CER_DELETIONS	0.000000
CER_DOR_CODE	0
CER_DOR_MKTAREA	2
CER_DVAL_REASON	0
CER_ELIG4CAPNXTYR	0.000000
CER_ELIGACAP_CNTY	12961.000000
CER_ELIGACAP_MUNI	0.000000
CER_ELIGACAP_SCHL	0.000000
CER_ELIGACAP_SWFW	12961.000000
CER_ELIGBCAP_CNTY	31825.000000
CER_ELIGBCAP_MUNI	0.000000
CER_ELIGBCAP_SCHL	0.000000
CER_ELIGBCAP_SWFW	31825.000000
CER_EXEM_CAPYR	2020
CER_EXEM_CODES	NHX
CER_EXEM_DXONLY	0.000000
CER_EXEM_HXONLY	0.000000

CER_EXEM_NALCODE	
CER_EXEM_NOHCAP	Y
CER_EXEM_OXONLY	0.000000
CER_EXEM_PERSONAL	N
CER_EXEM_RXONLY	0.000000
CER_EXEM_SOHCAP	N
CER_EXEM_WXONLY	0.000000
CER_EXEMPT_CNTY	0.000000
CER_EXEMPT_MUNI	0.000000
CER_EXEMPT_SWFW	0.000000
CER_EXEMPT_SCHL	0.000000
CER_FEAT_VALUE	0.000000
CER_INELGCAP_CNTY	0.000000
CER_INELGCAP_MUNI	0.000000
CER_INELGCAP_SCHL	31825.000000
CER_INELGCAP_SWFW	0.000000
CER_JURISDICTION	C
CER_JUST_VALUE	31825.000000
CER_LAND_VALUE	31825.000000
CER_LANDAVAIL4TAX	N
CER_LEVY_CODE	CWES
CER_MARKET_AREA	
CER_NAD_TAX1_AMT	111.170000
CER_NAD_TAX1_DSC	H.C. FIRE/RESCUE DISTRICT
CER_NAD_TAX2_AMT	0.000000
CER_NAD_TAX2_DSC	
CER_NAD_TAX3_AMT	0.000000
CER_NAD_TAX3_DSC	
CER_NAD_TAX4_AMT	0.000000
CER_NAD_TAX4_DSC	
CER_NAD_TAX5_AMT	0.000000
CER_NAD_TAX5_DSC	
CER_NAD_TAX6_AMT	0.000000

CER_NAD_TAX6_DSC	
CER_NEIGHBORHOOD	3290
CER_NEW_CONST	0.000000
CER_PENALTY_PERC	0.000000
CER_RESID_UNITS	0
CER_ROLL_ADJ_NUM	0
CER_ROLL_SEQ_NUM	2
CER_ROLL_YEAR	2025
CER_SPLIT_MERGE	
CER_STRU_SQFT	0
CER_SUBDIVISION	3290
CER_TAXABLE_MUNI	0.000000
CER_TAXABLE_CNTY	12961.000000
CER_TAXABLE_SWFW	12961.000000
CER_TAXABLE_SCHL	31825.000000
CER_VALUEB4CAP	31825.000000
TAX_YEAR1	2025
TAXES_YEAR1	414.400000
TAX_YEAR2	2024
TAXES_YEAR2	324.380000
TAX_YEAR3	2023
TAXES_YEAR3	287.320000
TAX_YEAR4	2022
TAXES_YEAR4	340.470000
AERIAL	\\PAISRV04\CatsImg\GEN\0\0\0\4\826\5040183.jpg
PHOTO	
LAST_CAMA_UPDATE	11/10/25, 7:00 PM
CHAKEY	00449232
STATE_FIPS	12
CNTY_FIPS	053
STCOFIPS	12053
TRACT	40701

BLKGRP	1
FIPS_CODE	52755
COUNTY	HERNANDO
COUNTYNO	37
OBJECTID	86080
SHAPE__Length	856.004972
SHAPE__Area	36580.686218

Board of County Commissioners

Hernando County, Florida *Visit Us on the Internet: www.co.hernando.fl.us*

Development Services	352-754-4050	Health Departmen	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

Date: 09-11-2025

Application: 1509264 COTRONEO JOSEPH & CAITLIN
Department: ENGINEERING

APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: ENGINEERING, H.C.UTILITIES DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:
(1)A written response letter addressing each comment
(2)Revised plans addressing any necessary changes.
(3)Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: ENGINEERING

Reviewed By: MCCORKEL KANDICE
KMCCORKEL@CO.HERNANDO.FL.US

Phone #: (352) 754-4060 Ext: 17030 **Fax #:** (000) 000-0000

Comments:

Reported on: 09-11-2025

Department of Public Works Engineering 1st Review Comments:
Approved as submitted.

Board of County Commissioners

Hernando County, Florida *Visit Us on the Internet: www.co.hernando.fl.us*

Development Services	352-754-4050	Health Departmen	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

Date: 09-10-2025

Application: 1509264 COTRONEO JOSEPH & CAITLIN
Department: H.C.UTILITIES DEPT

APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: ENGINEERING, H.C.UTILITIES DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:
(1)A written response letter addressing each comment
(2)Revised plans addressing any necessary changes.
(3)Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: HERNANDO COUNTY UTILITIES

Reviewed By: GREGORY WATKINS
GWATKINS@CO.HERNANDO.FL.US

Phone #: (352) 540-4368 Ext: 35148 **Fax #:** (352) 754-4485

Comments:

Reported on: 09-10-2025

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the 7.5-foot-wide drainage and/or utility side lot easement between lot 9 and lot 10 of Block 84 Royal Highlands unit 1-B and have no objections to this vacate request as shown on the surveu provided.

Your Touchstone Energy® Partner

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

September 9, 2025

Jacqueline Mays
Hernando County Development Dept
789 Providence Blvd,
Brooksville, FL 34601

RE:Key 675996

Dear Ms. Mays,

This is in response to your request to vacate the easement on parcel key 675996, Withlacoochee River Electric Cooperative, INC has no Objection to this vacation as noted in the attached survey. If you have any further questions please do not hesitate to call me at 352-596-4000 EXT.3130

Sincerely,

Brian Mauldin
Supervisor of Engineering Services

Jacqueline Mays

From: Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Sent: Tuesday, September 9, 2025 3:32 PM
To: Jacqueline Mays
Subject: 18095 Macek Rd, Brooksville -- RE: [EXTERNAL] vacation of easement file# 1509264 key# 675996

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Jacqueline,

Duke Energy does not serve this area, therefore, we have no objection to this vacate request.

Thank you,

Irma Cuadra
Sr. Research Specialist
Real Estate Florida Distribution
452 East Crown Point Road
Winter Garden, Florida 34787
Office: 407 905 3310

DUKE ENERGY. FLORIDA

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Tuesday, September 9, 2025 10:49 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: [EXTERNAL] vacation of easement file# 1509264 key# 675996

*** **CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Good morning,

Please find attached the following documents for your review of a vacation of easement:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.

Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29115
Email: jmays@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/zoning

*Effective **Monday, July 8th, 2024,** the Hernando County Development Services Department will resume normal business hours of **Monday – Friday 7:30am-3:30pm**. The lobby and call center will be open and assisting customers during that time. This includes the Building, Planning & Zoning, and Code Enforcement divisions.*

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AT&T

10/15/2025

Joseph and Caitlin Cotroneo
6681 Freeport Dr
Spring Hill, FL 34608
352-340-7279

Re: Use of Easement Request
18095 Macek Rd
Owner/s: Cotroneo, Joseph & Caitlin

Mr. McMann,

AT&T has received and reviewed the plans for the use of the utility easement located on the subject parcel to build a home. Based on the information you submitted, AT&T has no objection to the use of this easement as requested.

Please be advised that AT&T currently has no facilities within your property.

If you have any further questions or concerns, please free to contact me.

Respectfully,

Taeylor Gray

Taeylor Gray
AT&T
Manager – OSP Planning & Engineering Design
19386 Ft. Dade Ave, RM 101, Brooksville, FL 34601
Mobile: (407)864-9794
Email: tg967c@att.com

Jacqueline Mays

From: Beier, Lacey <Lacey.Beier@lumen.com>
Sent: Tuesday, September 9, 2025 3:04 PM
To: Jacqueline Mays
Subject: Re: vacation of easement file# 1509264 key# 675996

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jacqueline,

This address is outside Lumen's territory.

Thank you,

LUMEN

Lacey Beier
Network Implementation Engineer II
819 W. Desoto St., Clermont FL 34711
Tel: 352-431-2214
Lacey.Beier@lumen.com
New - NI Organization

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Tuesday, September 9, 2025 10:49 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: vacation of easement file# 1509264 key# 675996

Good morning,

Please find attached the following documents for your review of a vacation of easement:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.

Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29115
Email: jmays@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/zoning

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Jacqueline Mays

From: MacDonald, Dawn M <Dawn.MacDonald@charter.com>
Sent: Thursday, September 25, 2025 12:25 PM
To: Jacqueline Mays
Cc: MacDonald, Dawn M
Subject: FW: vacation of easement file# 1509264 key# 675996
Attachments: Application.pdf; Deed.pdf; Survey.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have no objection. We are front easement.

Gary Hutchinson
Construction Supervisor
Charter
COMMUNICATIONS

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Monday, September 22, 2025 9:01 AM
To: KOENIG, DERRICK <dk733r@att.com>; tg967c@att.com; MacDonald, Dawn M <dawn.macdonald@charter.com>; jdomning@tecoenergy.com; Thompson, Cheyenne <cthompson2@tecoenergy.com>
Subject: [EXTERNAL] FW: vacation of easement file# 1509264 key# 675996

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good morning,

Just a friendly reminder please review the above vacation of easement. Please respond at your earliest convenance.

Best Regards,

Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048 Cell: (352) 544-7001
Email: jmays@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/zoning

*Effective **Monday, July 8th, 2024,** the Hernando County Development Services Department will resume normal business*

*hours of **Monday – Friday 7:30am-3:30pm**. The lobby and call center will be open and assisting customers during that time. This includes the Building, Planning & Zoning, and Code Enforcement divisions.*

From: Jacqueline Mays
Sent: Tuesday, September 9, 2025 10:49 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: vacation of easement file# 1509264 key# 675996

Good morning,

Please find attached the following documents for your review of a vacation of easement:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.

Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
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TECO
PEOPLES GAS
AN EMERA COMPANY

September 29, 2025

To: Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048 **Cell:** (352) 544-7001

Re: Vacation Of Easement
Address : Macek Rd
Parcel ID# R01 221 17 3290 0084 0090
Parcel Key #675996

To Whom It May Concern,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request. TECO-PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

Briana Velez
Peoples Gas Systems- Engineering
8416 Palm River Rd, Tampa Fl 33619
Office: (813)275-3700 ext:53700
Cell: (813)460-2040

RESOLUTION NO. 2026- _____

WHEREAS, JOSEPH COTRONEO and **CAITLIN COTRONEO** have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

COMMENCE AT THE SW CORNER OF LOT 9, ALSO KNOWN AS THE NW CORNER LOT 10, ALL IN BLOCK 84, ROYAL HIGHLANDS UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82-91, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, POINT BEING NOW ESTABLISHED WITH A CAPPED ½" IRON ROD STAMPED 'LB 5232'; THENCE RUN ALONG THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 7.50 FEET TO THE POINT OF BEGINNING; THENCE RUN PARALLEL WITH THE WEST LINE OF LOT 9, AS IT IS NOW ESTABLISHED, N00°01'17"E, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 297.65 FEET TO A POINT THAT IS 5.00 FEET WEST OF THE EAST LINE OF SAID LOT 9, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL WITH THE SAID EAST LINE, S00°02'54"E, 7.50 FEET TO A POINT OF ON THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10; THENCE RUN PARALLEL TO THE EAST LINE OF LOT 10, AS IT IS NOW ESTABLISHED , S00°01'06"W, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, N89°57'59"W, 297.64 FEET TO A POINT THAT IS 7.50 FEET EAST OF THE WEST LINE OF SAID LOT 10, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL TO THE SAID WEST LINE, N00°06'49"W, 7.50 FEET TO THE POINT OF BEGINNING. SAID VACATE CONTAINING 4464.7 SQUARE FEET MORE OR LESS.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Chairman

(SEAL)

Approved as to Form and Legal Sufficiency

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16836
Legal Request Number:
Bid/Contract Number:

TITLE

Master Plan Revision Petition Submitted by Sand Ridge Hernando 47, LLC, for Property Located Near Elwood Road and Elgin Boulevard (H2542)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-42 Official Date Stamp:

RECEIVED
AUG 06 2025
HERNANDO COUNTY ZONING

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ☑ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 07/31/2025

APPLICANT NAME: Sand Ridge Hernando 47, LLC
Address: 2550 Lake Ellen Drive
City: Tampa State: FL Zip: 33618
Phone: 813-335-8587 Email: jessicadana28@gmail.com, gdgd0000@hotmail.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34609
Phone: 352-976-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00377158, 00377229, 00377247, 00377265
2. SECTION 09, TOWNSHIP 23, RANGE 18E
3. Current zoning classification: PDP/SF - Planned Development Project Single Family
4. Desired zoning classification: PDP/SF - Planned Development Project Single Family Residential
5. Size of area covered by application: 47.7 acres
6. Highway and street boundaries: South of Elgin Blvd and East of the Duke Energy Powerline
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Gregory Dana as Manager of Sand Ridge Hernando 47, LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☐ I am the owner of the property and am making this application **OR**

☑ I am the owner of the property and am authorizing *(applicant)*: Coastal Engineering Associates, Inc.
and *(representative, if applicable)*:
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31st day of July, 2025, by Gregory Dana who is personally known to me or produced as identification.

Signature of Notary Public

FRANZ TOBIAS TEDROWE
Commission # HH 200774
Expires February 19, 2026
Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

Sand Ridge Phase 3

Rezoning Application

Parcel Keys 377229, 377247, 377158, 377265

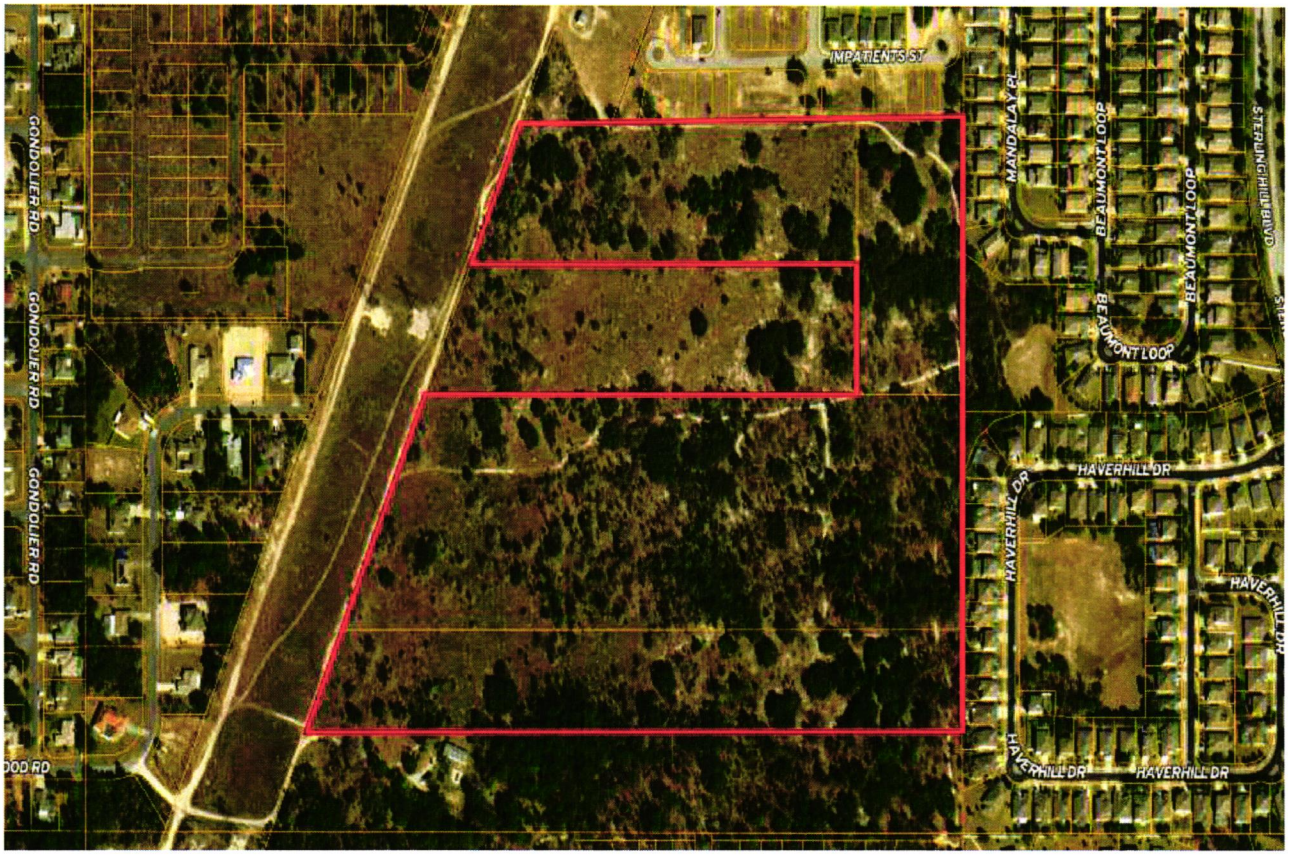


Figure 1. Sand Ridge Phase 3 Aerial and Location Map

General:

The site consists of approximately 47.7 acres, lying within section/township/range 09/23/18, is located east of the Duke Energy power line, south of Sand Ridge Subdivision, west of Sterling Hills Subdivision and north of Caldera Subdivision. Refer to Figure 1 for the general location and aerial view.

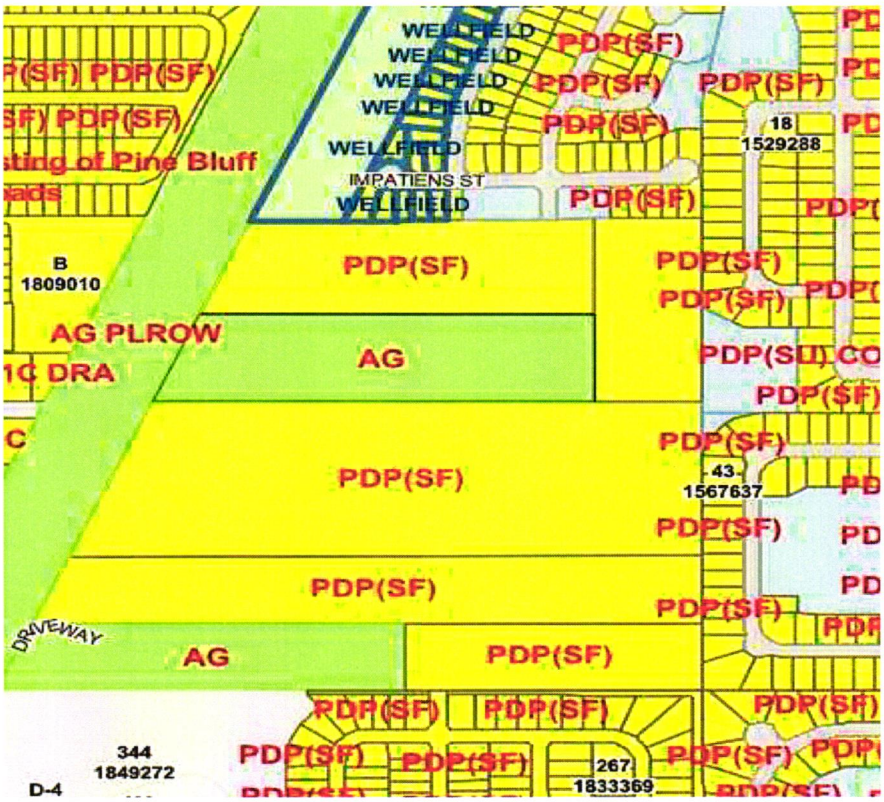


Figure 2. Sand Ridge Phase 3 Zoning Map

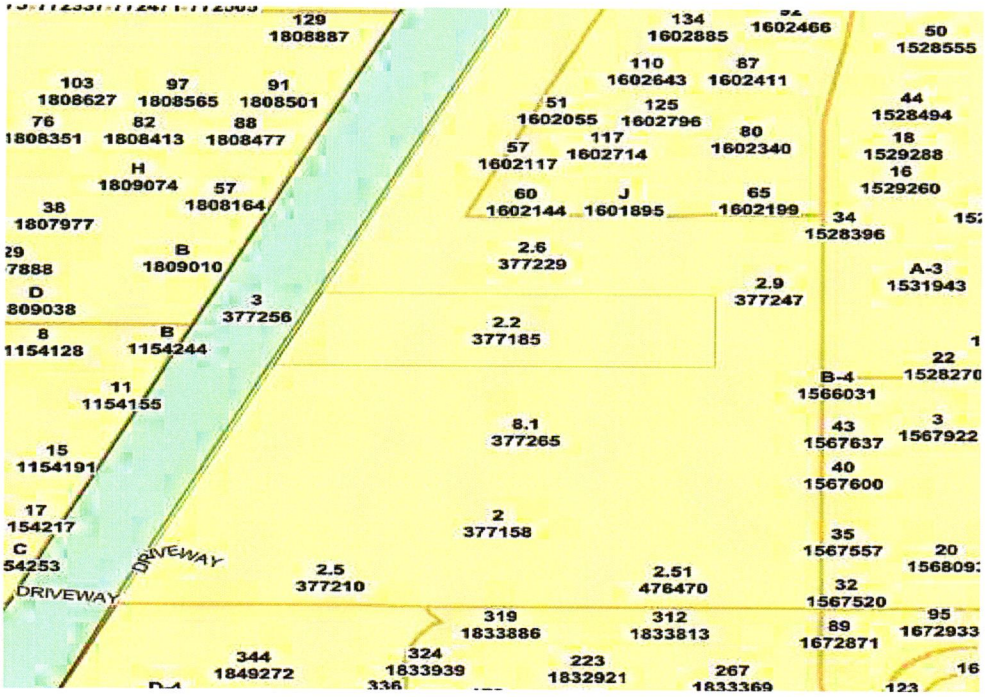


Figure 3. Sand Ridge Phase 3 Future Land Use Map

As shown on Figures 2 & 3 above, the present land use designations on the property are as follows:

Zoning-The property is presently zoned PDP (SF), Planned Development Project Single Family.

Comprehensive Plan Future Land Use Map-The property is designated Residential on the Future Land Use Map.

The following table identifies adjacent zoning classification and their designation in the comprehensive plan's future land use map.

	Zoning	FLU	Property Use
North	PDP/SF, PDP/SU (DRA), AG	Residential	Single Family and Wellfield
South	PDP/SF, AG	Residential	Single Family
East	PDP/SF, PDP/SU (DRA)	Residential	Single Family
West	AG	Public Service Facility	Duke Energy Powerline

Request:

The applicant is requesting a master plan revision to the currently approved PDP/SF zoning in order to develop a single family subdivision.

Project Description:

A master plan was previously approved on the property currently zoned PDP/SF on February 8, 2006. The master plan was approved for 138 single family lots with a minimum lot size of 7,500 square feet with the exception of the south property line where 10,000 square foot lots were required. Please see the Attachment 1 to this narrative for details.

The project will be developed as a single family subdivision and will generally be consistent with the previously approved plan, except for increasing the number of single family lots from 138 to 145 (minimal increase of 0.4 du/ac) and changing the lot size from 7,500 SF to 7,200 SF, which is consistent and compatible with existing residential lots adjacent to the project. Finally, Parcel Key 476470 is being omitted from the master plan as it is currently being developed with one single family lot. However, the western portion of this property is being utilized for an additional access point along the southern boundary of the project.

Dimensional Standards:

Number of Lots: 145

Minimum Lot Size: 7,200 sq. ft.

Setbacks

Front - 25 feet (previously approved as 20')

Sides- 5 feet (previously approved as 7.5')

Rear- 15 feet (previously approved as 15')

Perimeter Setbacks - 35' to North & South (Increase from previously approved 20')

30' to East and West, except along Powerline easement is 5'

Perimeter Buffers:

West: 0' along Duke Power Line Easement, 14' Vegetative Buffer adjacent to property line

North: 20' Vegetative Buffer

East: 15' Vegetative Buffer

South: 20' Vegetative Buffer (No Buffer Adjacent to DRA)

Maximum Building Height - 35 feet

Maximum Lot Coverage - 65% (deviation from 35%)

Proposed Density: 3.00 Units per Acre (2.6 du/ac currently approved)

Consistency with the Comprehensive Plan

The Master Plan and proposed zoning site is consistent with the following Goals, Objectives and Strategies of the Hernando County 2040 Comprehensive Plan.

Future Land Use Element

Residential Category Mapping Criteria: The Residential Category is designed to accommodate a variety of residential and support uses at varying densities and types located in areas primarily clustered in and around the Adjusted Urbanized Area and those areas that maximize the efficient use of existing and planned infrastructure.

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Analysis: The site is located in the Residential Category on the Future Land Use Map which is designed to accommodate residential growth. The site is located in the urbanized area where public facilities are generally available, and where growth is expected to occur. The site will be developed as a single family subdivision consistent with the proposed zoning and Strategy 1.04B(3).

Site Conditions

Topography

As shown in Figure 4, site topography ranges from 50 to 60 feet above MSL.

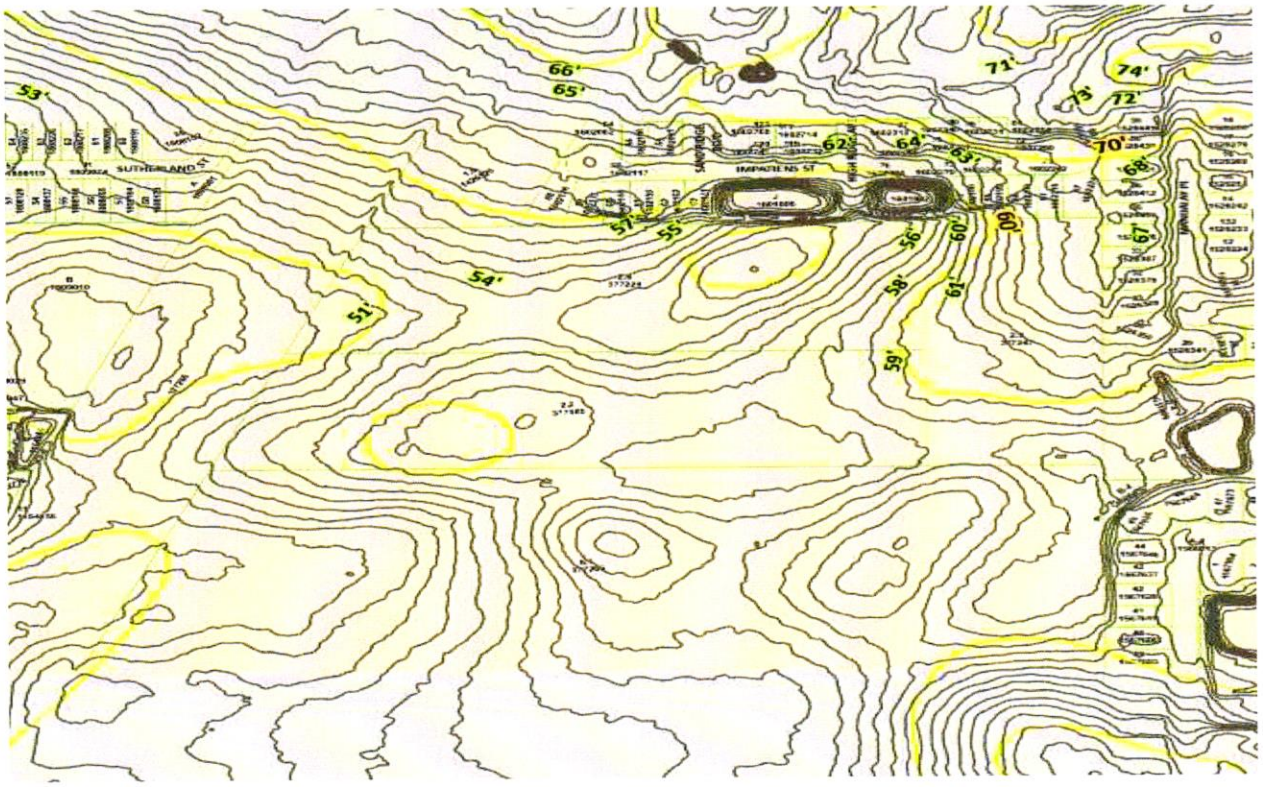


Figure 4. Sand Ridge Phase 3 Topography Map

Floodplain

The site is not located in a floodplain.

Soils

The site consists entirely of Candler Fine Sands. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands

Site Environmental

All required site surveys, reports and associated permits will be provided at the time of site development.

Infrastructure

Adequate Access/Transportation

The previously approved master plan proposed two (2) points of access to the west across the Duke Energy power line parcel aligning with Elwood Road and Southerland Street, a single point of access to the south aligning with an extension of Obsidian Drive and an additional access point to the north, for a total of four (4) access points. The proposed master plan calls for a single point of access to the west connecting to Elwood Road, a single point of access to the south connecting to Obsidian Drive at Goldfoil Road and an additional access point to the north connecting to High Ridge Avenue consistent with the prior approved master plan. Three (3) access points are more than adequate for the proposed number of units. The connection points are via residential roadways consistent with the proposed site use and zoning.

Utilities

The subject site is within the service boundaries of the Hernando County Utilities Department. HCUD has both sewer and potable water in the vicinity of the project. If required, the applicant will enter into a utilities service agreement with HCUD to ensure the timing of connection to, and capacity of, those facilities.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Recreation

The project will comply with the neighborhood park requirements of Chapter 26 (Subdivisions,) Section 26-75 of the Henando County Code of Ordinances (Subdivision Improvement Requirements).

Schools

A certification of concurrency will still be obtained from The Hernando County School District demonstrating adequate capacity to serve the project at the time of development. The subject site is within the school boundaries of Pine Grove Elementary School, West Hernando Middle School and Central High School.

Deviation

Maximum Lot Coverage-65% (deviation from 35%)

The one deviation requested is generally standard for single family subdivisions in the current market and are not excessive.

ATTACHMENT 1

Received
MAR 17 2006
Hernando County
Planning Department

RESOLUTION NUMBER 2006-41

WHEREAS, Hernando County has adopted zoning regulations pursuant to Chapter 163 and Section 125.01(1), *Fla. Stat.*,which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing on February 8, 2006, to consider the requested changes in zoning on the specified parcel(s) in Hernando County, Florida, as more fully described below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

APPLICANT: Alan Garman and John McRae **FILE NUMBER:** H-06-10

PURPOSE: Rezoning from AG to PDP(SF)/Planned Development Project (Single Family)

GENERAL LOCATION: Approximately 1,000' east of Elwood Road, approximately 3,500' south of Elgin Boulevard.

LEGAL DESCRIPTION: A portion of Section 9, Township 23 South, Range 18 East, Hernando County, FL (legal description is lengthy; on file in the Planning Department).

REQUEST: Rezoning from AG to PDP(SF)/Planned Development Project (Single Family); and subject to performance condition(s) as enumerated in the BOCC Meeting Results Memorandum (which is incorporated herein by reference and made a part hereof). The representations contained in the Applicant's rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's action. The BOCC finds that the testimony and record supporting approval of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed rezoning is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses

subject to compliance with all performance conditions set forth in the BOCC Meeting Results Memorandum.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Fla. Stat.* Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed rezoning is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions set forth in the BOCC Meeting Results Memorandum.

ACTION:

After notice and public hearing, based upon the record in this matter and **ALL** of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the rezoning of the property from AG to PDP(SF)/Planned Development Project (Single Family); subject to all conditions set forth in the BOCC Meeting Results Memorandum which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 8th DAY OF FEBRUARY, 2006

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Karen Nicolai
KAREN NICOLAI, CLERK

By: Diane B. Rowden
DIANE B. ROWDEN, CHAIRPERSON

(SEAL)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY _____
County Attorney's Office

R:\RESOLUTIONS\garmh10a.res

February 8, 2006

MEMORANDUM **PD-47**

TO: See Distribution List Below

VIA: Lawrence Jennings, Director of Growth & Development

FROM: Jerry Greif, Chief Planner
Department of Planning

SUBJECT: **Results from the February 8, 2006 Board of County Commissioners Meeting**

On February 8, 2006, the Hernando County Board of County Commissioners held a duly advertised public hearing to consider advertised request(s) for changes in zoning. The following attachment(s) reflect the action(s) of the Board of County Commissioners at that scheduled public hearing:

DISTRIBUTION:
Alice Gura, County Administrator's Office
Applicant
Applicant's File H0610
Cindy Doxey, Property Appraiser's Office
Donna Singer, Commercial Development
Gary Fisher, Development Dept.
Planning Dept. Library
Planning & Zoning Commission Members

E-MAIL
Charles Mixson, County Engineer
Don Silvernell, Airport Director
Judy Gerhart, Development Department
Ken Pritz, School Board, pritz_k@hcsb.k12.fl.us
Leah Fussell, Development Department
Mark Caskie, Code Enforcement
Mike McHugh, Economic Development
Planning Dept. E-Mail
Sue Rupe, Tourist Development Coordinator
Tina Martinson, Clerk's Office

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APPLICANT: Alan Garman and John McRae **FILE NUMBER:** H-06-10

PURPOSE: Rezoning from AG to PDP(SF)/Planned Development Project (Single Family)

GENERAL LOCATION: Approximately 1,000' east of Elwood Road, approximately 3,500' south of Elgin Boulevard

LEGAL DESCRIPTION: A portion of Section 9, Township 23 South, Range 18 East, Hernando County, FL

STAFF RECOMMENDATION:

Approval of the petitioner's request to rezone from AG to PDP(SF) with performance conditions.

P&Z RECOMMENDATION:

At the January 9, 2006 meeting, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt Resolution # _____ approving the petitioner's request to rezone from AG to PDP(SF), with the following modified performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The minimum lot size is 7,500 square feet.

3. The maximum number of lots is ~~133~~ 138. [staff does not object, as 138 is consistent with the petitioner's proposal of 2.6 du/ac]

4. Minimum internal lot setbacks approved as follows:
   Front: 20' Side: 7.5' Rear: 15'

5. Lots with a minimum 10,000 square foot size shall be located along the south property line.

6. Minimum perimeter building setbacks shall be 20'.

7. The petitioner shall provide the minimum amount of open space indicated on the plan.

8. The developer shall provide documentation demonstrating use of the Sand Ridge roadways.

9. Interconnection to Sand Ridge and Elwood Acres is to be completed in the first phase of development.

10. The access points shall be provided as indicated on the plan.

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11. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. A $250.00 late submittal fee will be required in the event the plan is not submitted within the specified time frame. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.

BCC ACTION:

The Board of County Commissioners voted 5-0 to adopt Resolution # 2006-41 approving the petitioner's request to rezone from AG to PDP(SF), with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The minimum lot size is 7,500 square feet.

3. The maximum number of lots is 138.

4. Minimum internal lot setbacks approved as follows:
   Front: 20' Side: 7.5' Rear: 15'

5. Lots with a minimum 10,000 square foot size shall be located along the south property line.

6. Minimum perimeter building setbacks shall be 20'.

7. The petitioner shall provide the minimum amount of open space indicated on the plan.

8. The developer shall provide documentation demonstrating use of the Sand Ridge roadways.

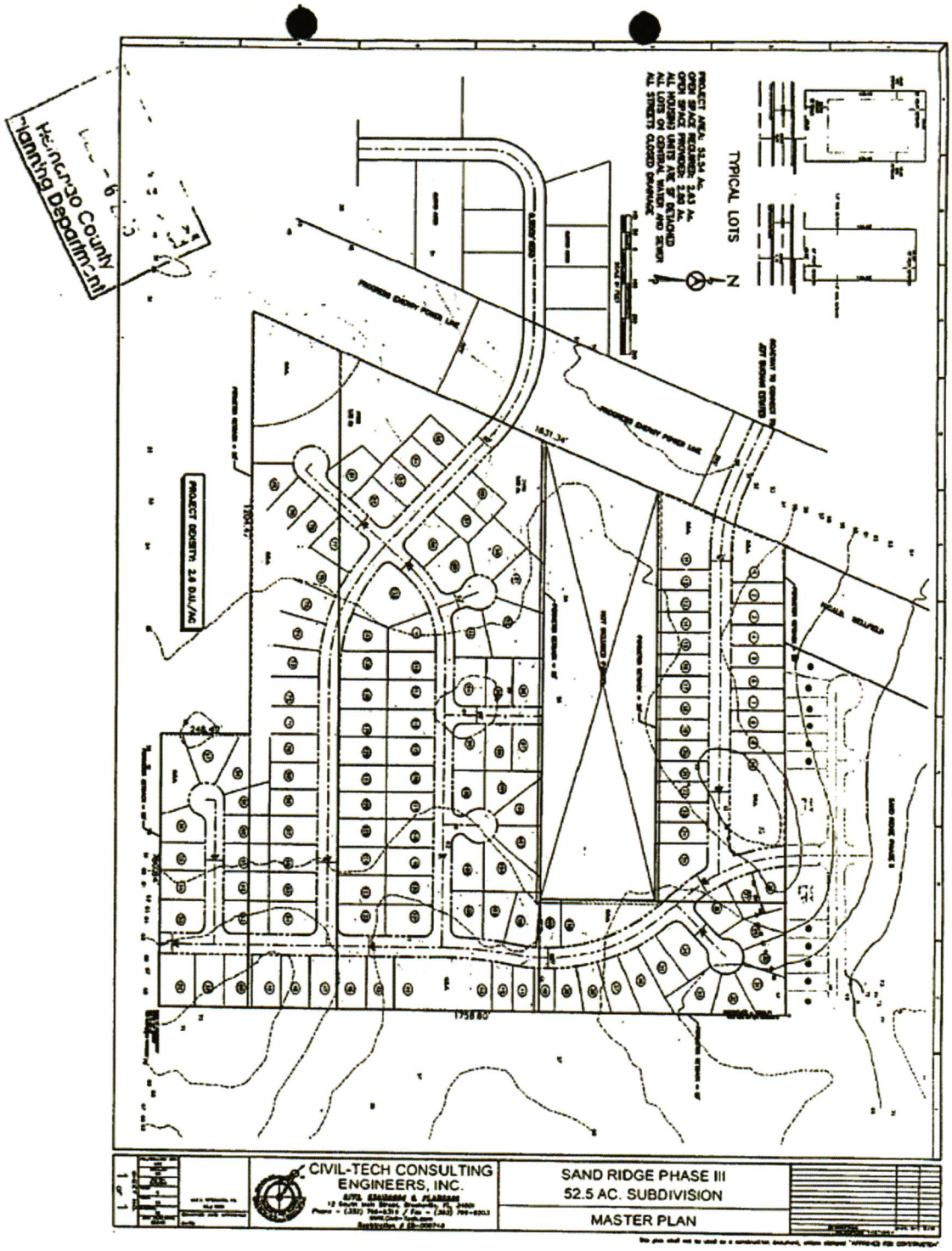
9. Interconnection to Sand Ridge and Elwood Acres is to be completed in the first phase of development.

10. The access points shall be provided as indicated on the plan.

11. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. A $250.00 late submittal fee will be required in the event the plan is not submitted within the specified time frame. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.

12. The petitioners shall enter into a developer's agreement which will require them to pay their proportionate fair share of offsite transportation improvements to mitigate impacts associated with development of the project

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TYPICAL LOTS
N
PROJECT DENSITY: 2.0 DU/AC
CIVIL-TECH CONSULTING ENGINEERS, INC.
SAND RIDGE PHASE III
52.5 AC. SUBDIVISION
MASTER PLAN

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: November 10, 2025 Board of County Commissioners: January 12, 2026
APPLICANT:	Sand Ridge Hernando 47, LLC
FILE NUMBER:	H-25-42
REQUEST:	Master Plan Revision on Property Zoned PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Blvd
PARCEL KEY NUMBER(S):	377158, 377229, 377247, 377265

APPLICANT'S REQUEST

The petitioner is requesting a revision of the Master Plan for Sand Ridge Phase 3. The subject parcels were rezoned in 2006 to PDP(SF) Planned Development Project (Single Family) under file number H-06-10. The previously approved master plan was for 138 lots on 7500 square feet with a 2.6 du/ac.

Deviations Requested

The petitioner has requested the following deviations:

- Increase from 138 lots to 145 to a gross density of 3.04 dwelling units/acre
- Reduce the lot size to 7,200 sq ft.
- Reduce the side setback from 7.5' to 5'
- Remove key 476470 which takes them from 52.54 acres to 47.7.

Due to Board policy staff will not support the reduction in the side setbacks from 7.5-5. Staff will also not support an increase in units due to the location and the effects on public utilities

Site Size	47.7 Acres	
Surrounding Zoning; Land Uses	North:	PDP SF Planned Development Project (Single Family
	South:	PDP SF Planned Development Project (Single Family and AG (Agricultural)
	East:	PDP SF Planned Development Project (Single Family
	West:	Duke Energy Powerline Easement
Current Zoning:	PDP SF Planned Development Project (Single Family)	

Future Land Use Map Designation: Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water management district and FWC permits.

UTILITIES REVIEW

Hernando County Utilities Department does not currently supply water or wastewater service to these parcels. Water and wastewater service are available to these parcels. HCUD has no objection to the master plan revision from 138 single family lots to 145 single family lots and change the lot size from 7,500 Square Feet to 7,200 Square Feet, subject to a utility capacity analysis and connection to the central water & wastewater systems at time of site development.

ENGINEERING REVIEW

The subject site is located approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Boulevard. The County Engineer has reviewed the petitioner's request and has the following comments:

- Provide a letter of/statement of no objection from DUKE Energy, with a no expiration date clause for powerline easement use.
- A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- The Roadway design shall comply with Hernando County Facility Design Guideline standards.
- Provide a Turn-around area for a "SU"class vehicle if Elwood Road and Goldfoil Road are proposed to be gated. (SU class as determined by FHWA/Federal Highway Administration)

Comments: The petitioner shall be required to provide a letter of no objection from Duke Energy prior to the approval of the final plat.

LAND USE REVIEW

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (50) units provide at least one

treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

Comments: The southernmost access shall be the treed entranceway into the development.

Lot Requirements:

The petitioner has requested the following lot setbacks, width, building coverage and size:

- Front: 25'
- Side: 5'
- Rear: 15'
- Minimum Lot Size: 7,200
- Minimum lot width: 60'

Comments: Due to current BOCC policy, will not support the deviation in the side setback from 7.5 'to 5'or the reduction in lot size. Additionally, as the petitioner has not established the maximum building coverage, the R1-C standards shall apply.

Perimeter Setbacks:

- North: 35'
- South: 35'
- East: 30'
- West: 30' adjacent to utility easement 5'

Buffers:

- North: 20'
- South: 20'
- East: 15'
- West: 0' along utility easement

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner shall set aside 3.39 acres for the preservation of natural vegetation within the development.

Neighborhood Parks:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling

units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width. If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

COMPREHENSIVE PLAN REVIEW

Future Land Use Element

Future Land Use Map

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Comments: An increase in units is not supported due to the increased impact on public facilities from the initial approval.

FINDINGS OF FACT

The requested master plan revision is appropriate with the following revisions:

- The number of units is recommended to be maintained at the previous approval of 138.
- Side setbacks are recommended to be 7.5' consistent with Board of County Commissioners policy

With these revisions, the request is consistent with the Comprehensive Plan and is compatible with the surrounding uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners approve a resolution adopting the petitioner's request for a master plan revision on property zoned PDP(SF)/Planned Development Project (Single Family) with deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. A comprehensive listed species floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping, as applicable.

4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. Provide a letter of/statement of no objection from DUKE Energy, with a no expiration date clause (subject to Duke Energy approval) for powerline easement use prior to the issuance of the final plat if required.

6. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

7. The Roadway design shall comply with Hernando County Facility Design Guideline standards.

8. The petitioner shall provide a Turn-around area for a "SU" class vehicle if Elwood Road and Goldfoil Road are proposed to be gated. (SU class as determined by FHWA/Federal Highway Administration)

9. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.

10. The petitioner shall be limited to a total of 145 lots.

11. Lot Requirements:

    - Front: 25' (Previously approved 20')
    - Side: 5' (previously approved deviation from 7.5')
    - Rear: 15' (previously approved deviation from 20')
    - Minimum Lot Width: 60'
    - Minimum Lot Size: 7,200

12. Perimeter Setbacks:

    - North: 35'
    - South: 35'
    - East: 30'
    - West: 30' adjacent to utility easement 5'

13. Buffers:

    - North: 20' Vegetative Buffer
    - South: 20' Vegetative Buffer (no Buffer adjacent to DRA)
    - East: 15' Vegetative Buffer
    - West: 0' along utility easement; 15' Vegetative Buffer adjacent to property

14. The petitioner shall meet the natural vegetation area requirements of the Community Appearance Ordinance.

15. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations.

16. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

17. The petitioner shall make the southernmost access the treed entranceway into the development.

18. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the Board of County Commissioners action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners approve a resolution adopting the petitioner's request for a master plan revision on property zoned PDP(SF)/Planned Development Project (Single Family) with deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. A comprehensive listed species floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping, as applicable.

4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. Provide a letter of/statement of no objection from DUKE Energy, with a no expiration date clause (subject to Duke Energy approval) for powerline easement use prior to the issuance of the final plat if required.

6. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

7. The Roadway design shall comply with Hernando County Facility Design Guideline standards.

8. The petitioner shall provide a Turn-around area for a "SU" class vehicle if Elwood Road and Goldfoil Road are proposed to be gated. (SU class as determined by FHWA/Federal Highway Administration)

9. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.

10. The petitioner shall be limited to a total of 145 lots.

11. Lot Requirements:

    - Front: 25' (Previously approved 20')
    - Side: 5' (previously approved deviation from 7.5')
    - Rear: 15' (previously approved deviation from 20')

- Minimum Lot Width: 60'
- Minimum Lot Size: 7,200
- Lot Coverage: maximum 65% (deviation from 35%)

12. Perimeter Setbacks:

    - North: 35'
    - South: 35'
    - East: 30'
    - West: 30' adjacent to utility easement 5'

13. Buffers:

    - North: 20' Vegetative Buffer
    - South: 20' Vegetative Buffer (no Buffer adjacent to DRA)
    - East: 15' Vegetative Buffer
    - West: 0' along utility easement; 15' Vegetative Buffer adjacent to property

14. The petitioner shall meet the natural vegetation area requirements of the Community Appearance Ordinance.

15. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations.

16. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

17. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

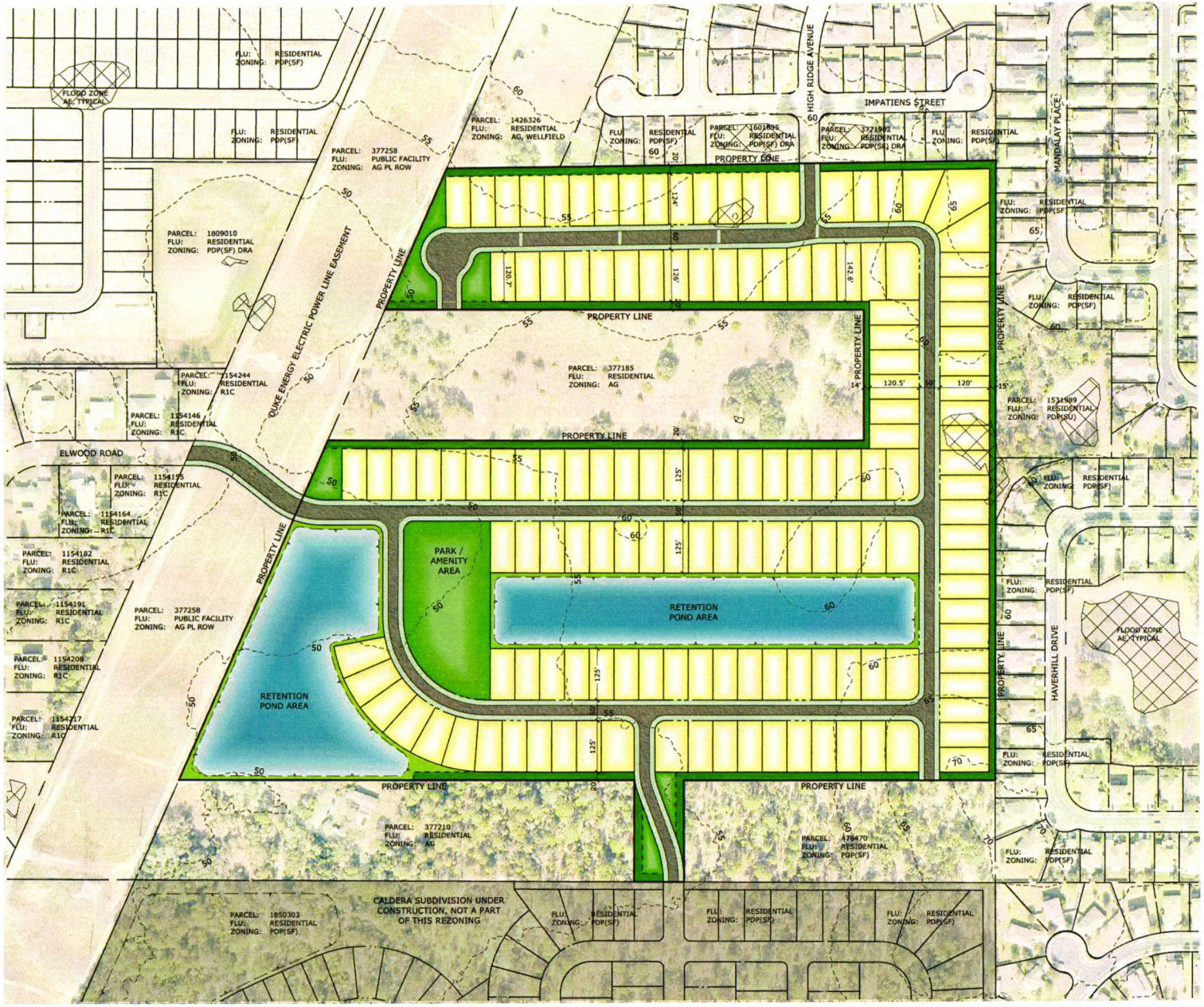
18. The petitioner shall make the southernmost access the treed entranceway into the development.

19. The access points for the development shall be prioritized as follows:
    - Access to the south
    - Access to the north
    - Access to the west (only if either the south or north access points are not available for use)

    The development shall have no less than two full access points.

~~19.~~ 20. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the Board of County Commissioners action from Development Services staff. Failure to submit the revised plan will result

in no further development permits being issued.





LOCATION MAP
N.T.S.

LEGEND

- 60' WIDTH SINGLE FAMILY LOTS
- LANDSCAPE BUFFER
- ASPHALT PAVEMENT
- PARK / AMENITY AREA
- RETENTION POND AREA

SITE DATA

OWNERS: MATTHEW TOLOS, DIANE JO RICHARD, MARY KROEPEL TRUSTEE, RICHARD S LEE, RICHARD A TANTUM, DYLAN AUPPERLEE, NICOLE AUPPERLEE
APPLICANT: SAND RIDGE HERNANDO 47, LLC
PARCEL KEY NOS: 377229, 377247, 377185, 377265
SECTION 09 **TOWNSHIP** 23 **RANGE** 18
CURRENT ZONING: PDP(SF)
PROPOSED ZONING: PDP (SF)
AREA: +/- 47.7 ACRES
WETLANDS: +/- 0.0 ACRES
UPLANDS: +/- 47.7 ACRES

CURRENT FLU: RESIDENTIAL
CURRENT ZONING: PDP (SF)

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / SINGLE FAMILY (PDP/SF)

BUILDING INFORMATION:

MAXIMUM BUILDING HEIGHT: 35'
MINIMUM DISTANCE BETWEEN BUILDINGS: 10' SINGLE FAMILY

PERIMETER SETBACKS:

NORTH 35'
SOUTH 35'
EAST 30'
WEST 30' EXCEPT ADJACENT TO UTILITY EASEMENT IS 5'

PROPOSED BUFFERS:

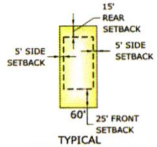
NORTH- 20' VEGETATIVE BUFFER
SOUTH- 20' VEGETATIVE BUFFER
EAST- 15' VEGETATIVE BUFFER
WEST- 0' VEGETATIVE BUFFER ALONG UTILITY EASEMENT
14' VEGETATIVE BUFFER ADJACENT TO PROPERTY

LAND USE TABLE

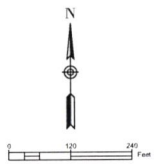
LAND USE	ACRES	UNITS
SINGLE FAMILY RESIDENTIAL (SF)	25.6	145
ROADWAYS	7.7	
DRAINAGE, BUFFERS, OPEN SPACE	14.4	
TOTAL:	+/- 47.7	

NOTES:
* ALL ACREAGES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.

* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.



TYPICAL
60' SINGLE FAMILY LOT
NTS



REZONING MASTER PLAN

SAND RIDGE PHASE 3

Coastal Engineering Consultants, Inc.
Engineering
Planning
Surveying
Environmental
Landscape Architecture
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED DATA, IS INTENDED FOR THE SPECIFIC APPLICATION TO A PROFESSIONAL SERVICE AND IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING ASSOCIATES, INC.

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

WHEN PRINTED TO SCALE, DRAWING BOX SHALL BE 22" X 34"

DATE	REV. BY	REV. NO	REVISION
12/2018	JMM	0	JMM
		1	
		2	
		3	
		4	
		5	
		6	
		7	
		8	

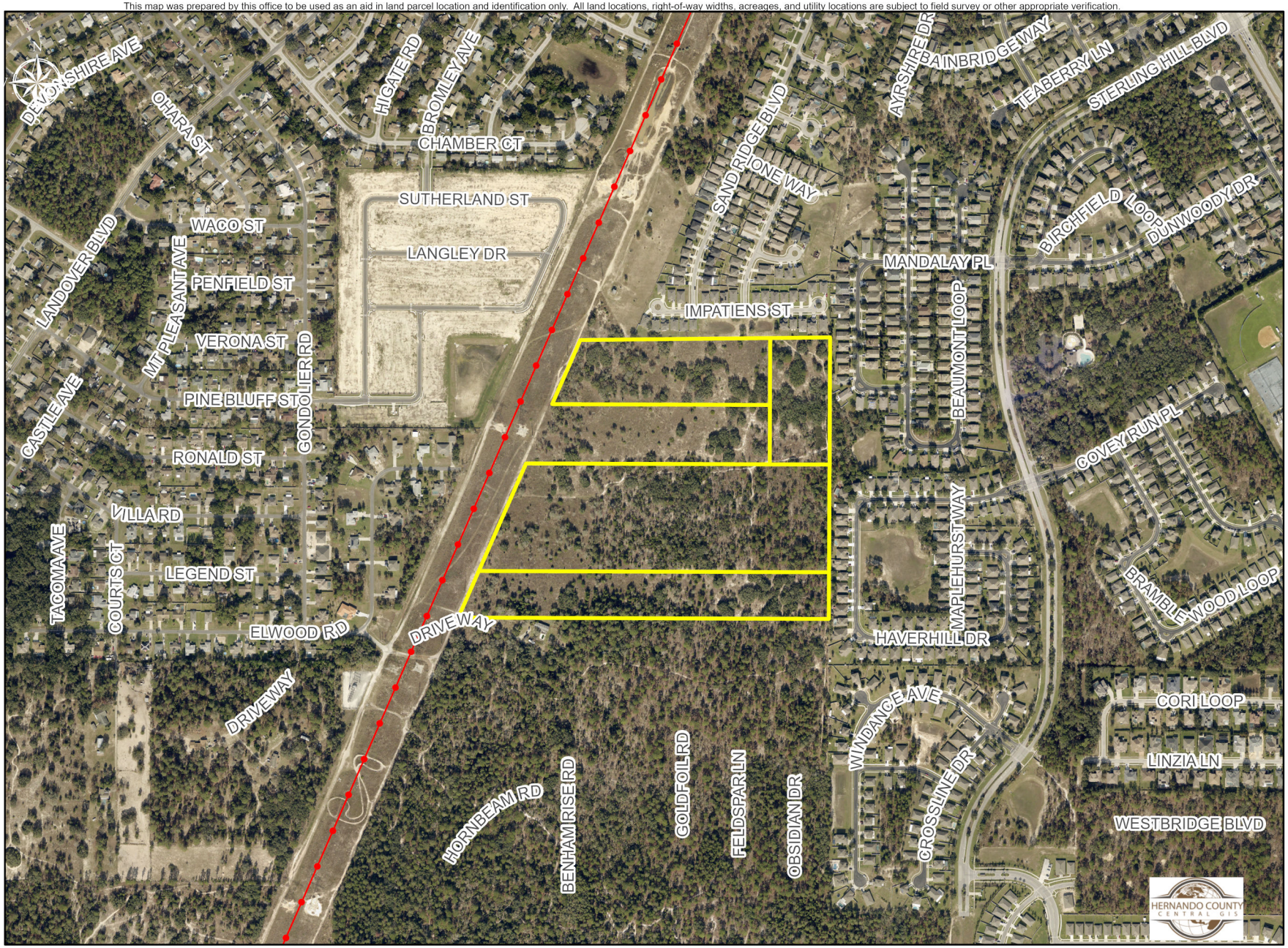
SHEET
1

JOB No. 25027

H-25-42

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

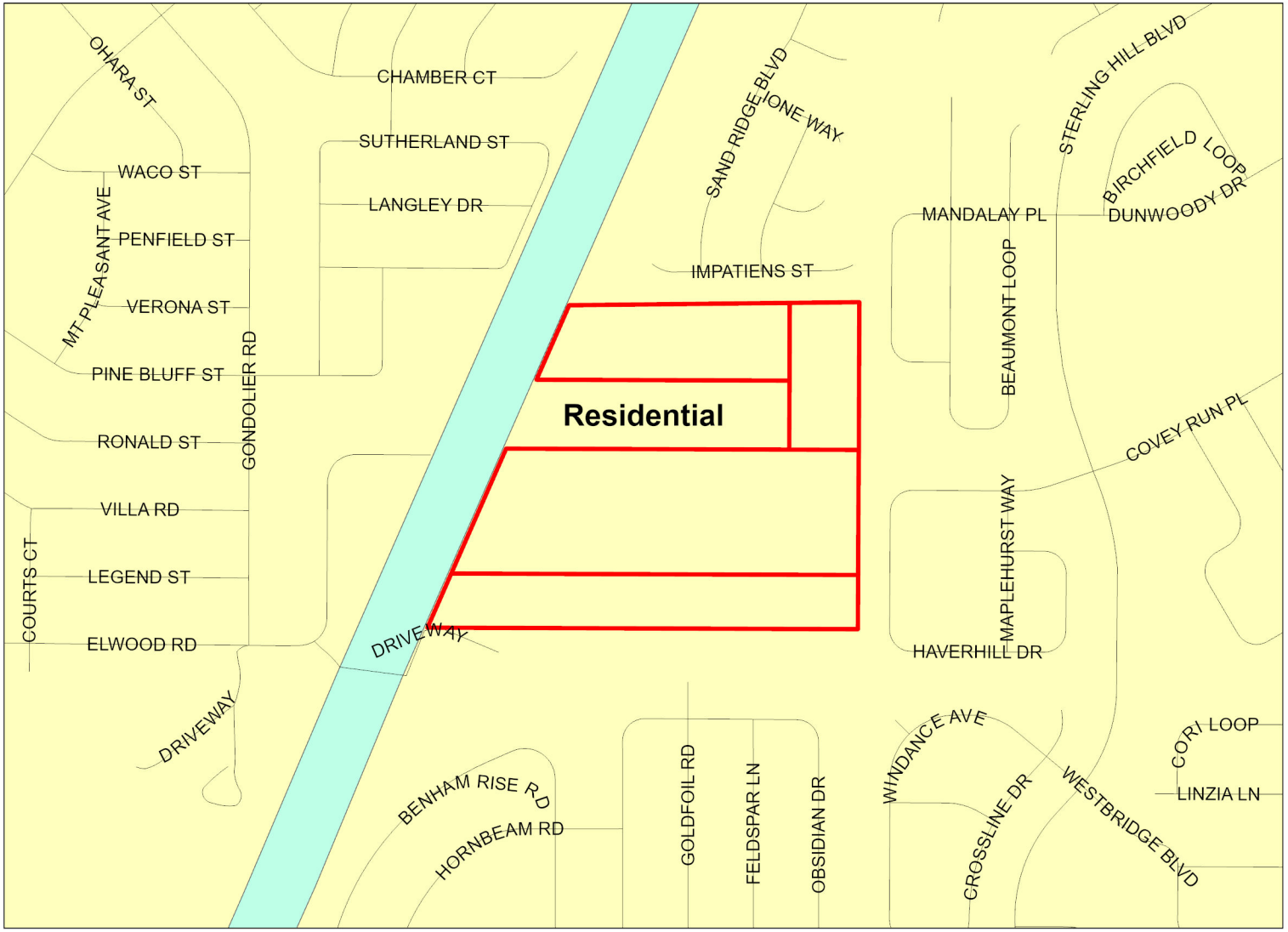


0 0.05 0.1 0.2 0.3 0.4 Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-42

Version Date: 12/09/2022



H-25-42

FLU Riverine District

Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.05 0.1 0.2 0.3 0.4 Miles

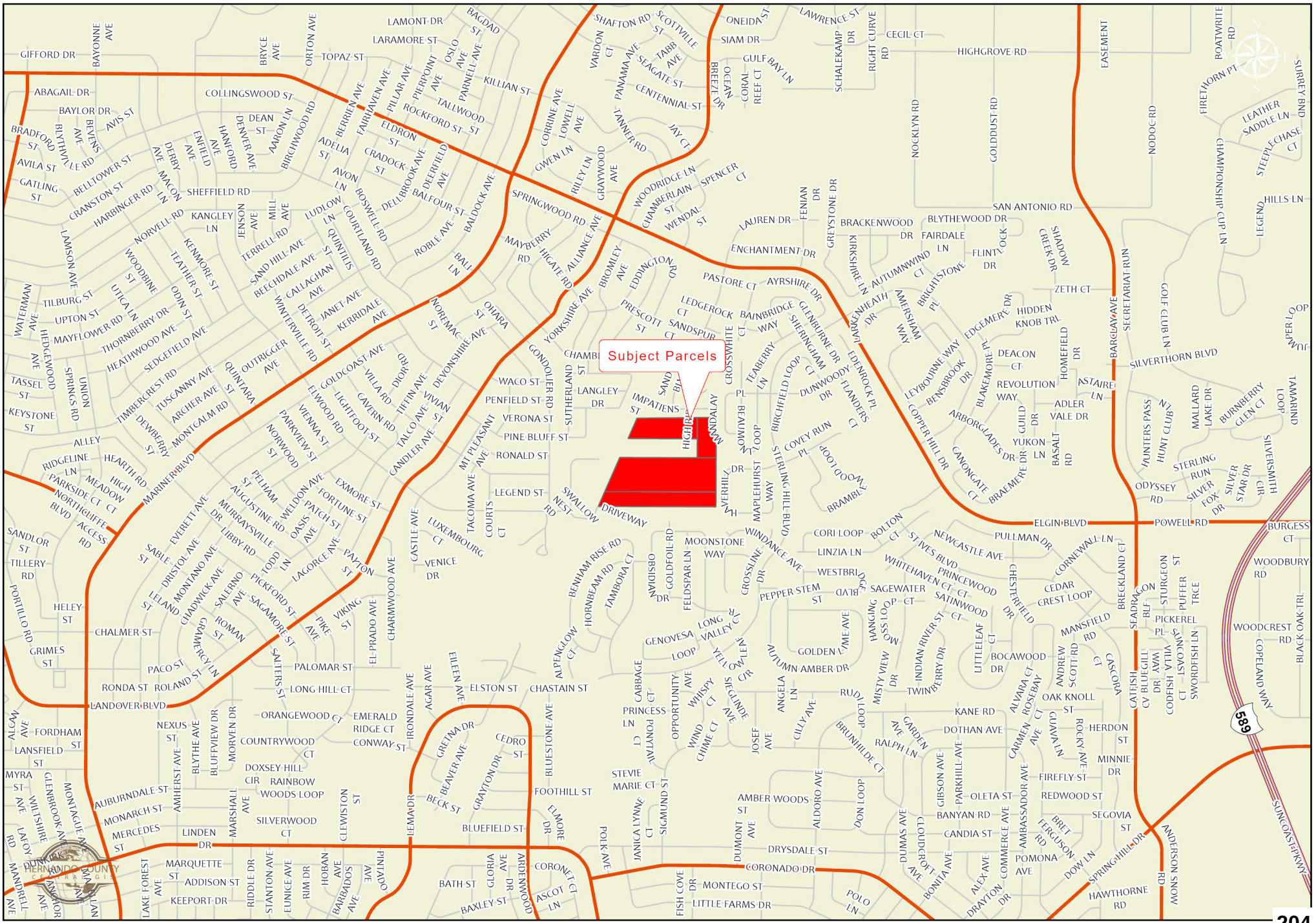
N W E S

Date of mapping: 08/19/2025

HERNANDO COUNTY CENTRAL GIS

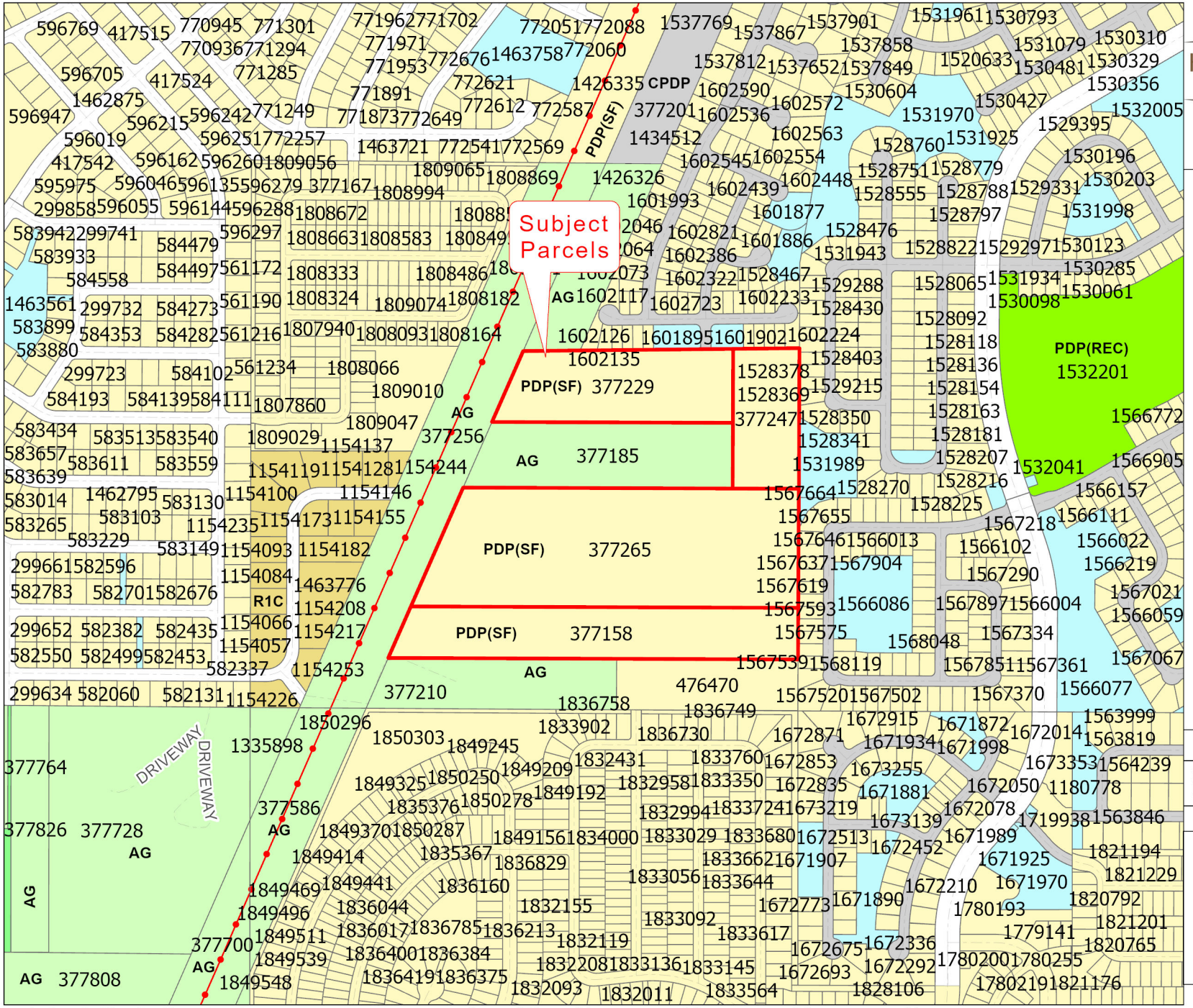
H-25-42 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-42

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

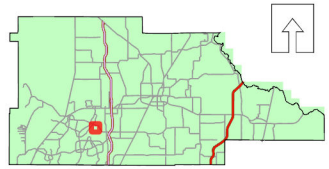


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 08/19/2025

0 0.05 0.1 0.2 0.3 0.4 Miles

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Sand Ridge Hernando 47, LLC

FILE NUMBER: H-25-42

REQUEST: Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family)

GENERAL LOCATION: Approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Blvd

PARCEL KEY NUMBERS: 377158, 377229, 377247, 377265

REQUEST: Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Name: _____
Title: Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
PD-25-32 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of
Public Hearing - Hernando County Planning and Zoning Commission - November 10, 2025

was published in said newspaper by print in the issue(s) of:
October 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on October 31, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 31st day of October, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

PD-25-32

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on November 10, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on January 6, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PD-P(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	West side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Granger Development LLC
FILE NUMBER:	H-25-09
REQUEST:	Master Plan Revision and Rezoning for a property zoned PDP (GC) Planned Development Project (General Commercial) with C-2 uses for Mini-Warehouses and Outdoor Storage with deviations, to CPDP(GC) Combined Planned Development Project (General Commercial) with additional C-2 u uses
GENERAL LOCATION:	North side of County Line Road, approximately 340' east of Seven Hills Drive
PARCEL KEY NUMBER:	01317685

Notice Continues on Page 2

APPLICANT:	520 SW 15 Street LLC- Jason Soldini
FILE NUMBER:	H-25-27
REQUEST:	Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational)
GENERAL LOCATION:	South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road
PARCEL KEY NUMBER:	89692

APPLICANT:	Aaron Lee Branham Sr.
FILE NUMBER:	H-25-34
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Alloy Street, approximately 725' west of the intersection of Atwood Drive and Alloy Street
PARCEL KEY NUMBER:	855729

APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521

APPLICANT:	Ville Di Toscana (Robert Bozzi)
FILE NUMBER:	H-25-36
REQUEST:	Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50)
PARCEL KEY NUMBER:	373090, 373660, 862604

APPLICANT:	Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch
FILE NUMBER:	H-25-37
REQUEST:	Rezoning from R1-C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road
PARCEL KEY NUMBER:	719351, 65226, 719404

APPLICANT:	Sand Ridge Hernando 47, LLC
FILE NUMBER:	H-25-42
REQUEST:	Master Plan Revision on Property Zoned PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Blvd
PARCEL KEY NUMBER:	377158, 377229, 377247, 377265

APPLICANT:	Goettle Special Services Co
FILE NUMBER:	H-25-43
REQUEST:	Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility
GENERAL LOCATION:	West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway
PARCEL KEY NUMBER:	378175

APPLICANT:	Maine Drilling and Blasting Inc
FILE NUMBER:	H-25-44
REQUEST:	Rezoning From AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations
GENERAL LOCATION:	Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	75965

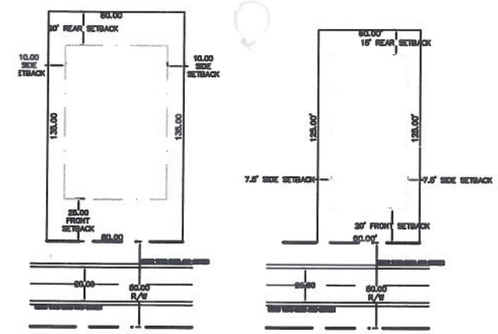
Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Tiffany Wright, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-540-6289, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: October 31, 2025



TYPICAL LOTS

PROJECT AREA: 52.54 Ac.
OPEN SPACE REQUIRED: 2.63 Ac.
OPEN SPACE PROVIDED: 2.80 Ac.
ALL HOUSING UNITS ARE SF DETACHED
ALL LOTS ON CENTRAL WATER AND SEWER
ALL STREETS CLOSED DRAINAGE

N

100 50 0 100 200 300
SCALE IN FEET

APPROVED MASTER PLAN
BCC HEARING DATE: 2-8-06
COMMENTS: See PD-47 for specific Conditions of approval
VERIFIED BY: CMH

SAND RIDGE PHASE II

H.C.U.D. WELLFIELD

ROADWAY TO CONNECT TO JEFF BUCHAN ESTATES

PROGRESS ENERGY POWER LINE

295'

1631.34'

PERIMETER SETBACK = 20'

NOT INCLUDED PARCEL

ELWOOD ROAD

ELWOOD ACRES

PARK 1.93 Ac.

PARK 1.78 Ac.

1758.60'

1204.47'

248.42'

780.84'

Received
MAR 09 2006
Hernando County Planning Department

BCC Approval Conditions:
1. The petitioner must obtain all permits from Hernndo Countyu and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The minimum lot size is 7,500 square feet.
3. The maximum number of lots is 138.
4. Minimum internal lot setbacks approved as follows:
   Front: 20' Side: 7.5' Rear: 15'
5. Lots with a minimum 10,000 square foot size shall be located along the South property line.
6. Minimum perimeter building setbacks shall be 20'.
7. The petitioner shall provide the minimum amount of open space indicated on the plan.
8. The developer shall provide documentation demonstrating use of the Sand Ridge roadways.
9. Interconnection to Sand Ridge and Elwood Acres is to be completed in the first phase of development.
10. The access points shall be provided as indicated on the plan.
11. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approva. A $250.00 late submittal fee will be required in the event the plan is not submitted within the specified time frame. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and vald.
12. The petitioners shall enter into a developer's agreement which will require them to pay their proportionate fair share of offsite transportation improvements to mitigate impacts associated with development of the project.

PROJECT DENSITY: 2.6 D.U./AC

SAND RIDGE PHASE III
52.5 AC. SUBDIVISION

MASTER PLAN

REVISION HISTORY		
DESCRIPTION	REV. BY	DATE
ad BCC amdtmts	dlk	3/07/06

CIVIL-TECH CONSULTING ENGINEERS, INC.
CIVIL ENGINEERS & PLANNERS
12 South Main Street, Brooksville, FL 34601
Phone - (352) 796-6319 / Fax - (352) 799-9203
WWW.Civil-Tech.com
Registration # EB-000748

LEE R. STRAWBRIDGE, P.E.
FLA #39169

PM/DRAWN BY: AKD
SCALED: 50
DATED: 8/5/05
SEC: 8
TWP: 23
RANGE: 18
JOB NUMBER: 05340

EXAMINED AND APPROVED
DATE:

SHEET NO.
1 OF 1

This plan shall not be used as a construction document, unless stamped "APPROVED FOR CONSTRUCTION".

INSTR #2026005845 BK: 4662 PG: 763 Page 1 of 2
FILED & RECORDED 1/30/2026 3:45 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2026 -001

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Sand Ridge Hernando 47, LLC

FILE NUMBER: H-25-42

REQUEST: Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family)

GENERAL LOCATION: Approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Blvd

PARCEL KEY NUMBERS: 377158, 377229, 377247, 377265

REQUEST: Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 6th DAY OF January 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Name: Jerry Campbell
Title: Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS ACTION

On November 10, 2025, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners approve a resolution adopting the petitioner's request for a master plan revision on property zoned PDP(SF)/Planned Development Project (Single Family) with deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. A comprehensive listed species floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping, as applicable.

4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. Provide a letter of/statement of no objection from DUKE Energy, with a no expiration date clause (subject to Duke Energy approval) for powerline easement use prior to the issuance of the final plat if required.

6. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

7. The Roadway design shall comply with Hernando County Facility Design Guideline standards.

8. The petitioner shall provide a Turn-around area for a "SU" class vehicle if Elwood Road and Goldfoil Road are proposed to be gated. (SU class as determined by FHWA/Federal Highway Administration)

9. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.

10. The petitioner shall be limited to a total of ~~145~~ 131 lots.

11. Lot Requirements:
    - Front: 25' (Previously approved 20')
    - Side: ~~5' (previously approved deviation from 7.5')~~ 7.5'
    - Rear: 15' (previously approved deviation from 20')
    - Minimum Lot Width: 60'

- Minimum Lot Size: ~~7,200~~ 7,500 square feet
- Lot Coverage: maximum 65% (deviation from 35%)

12. Perimeter Setbacks:
    - North: 35'
    - South: 35'
    - East: 30'
    - West: 30' adjacent to utility easement 5'

13. Buffers:
    - North: 20' Vegetative Buffer
    - South: 20' Vegetative Buffer (no Buffer adjacent to DRA)
    - East: 15' Vegetative Buffer
    - West: 0' along utility easement; 15' Vegetative Buffer adjacent to property

14. The petitioner shall meet the natural vegetation area requirements of the Community Appearance Ordinance.

15. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations.

16. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

17. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

18. The petitioner shall make the southernmost access the treed entranceway into the development.

19. The access points for the development shall be prioritized as follows:
    - Access to the south
    - Access to the north
    - Access to the west (only if either the south or north access points are not available for use) for emergency access only

    The development shall have no less than two full access points.

20. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the Board of County Commissioners action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16837
Legal Request Number:
Bid/Contract Number:

TITLE

Master Plan Revision Submitted by Goettle Special Services CO, for Property Located at Downwind Way (H2543)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-43 Official Date Stamp:

RECEIVED
AUG 06 2025
Hernando County Development Services
Zoning Division

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ☑ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 7/17/2025

APPLICANT NAME: Goettle Special Services Co., an Ohio corporation
Address: 12071 Hamilton Avenue
City: Cincinnati State: OH Zip: 45231
Phone: 513-604-2999 Email: erisberg@goettle.com; jsteinhour@rwharrisinc.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 378175
2. SECTION 26, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: PDP(HHC)/Planned Development Project (Heavy Highway Commercial)
4. Desired zoning classification: PDP(HHC)/Planned Development Project (Heavy Highway Commercial)
5. Size of area covered by application: 10.60
6. Highway and street boundaries: Suncoast Parkway and Downwind Way
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Bret Witte , as Secretary of Goettle Special Services Co., have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that **(check one)**:

☐ I am the owner of the property and am making this application **OR**

☑ I am the owner of the property and am authorizing *(applicant)*:
and *(representative, if applicable)*: Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner

STATE OF ~~FLORIDA~~ OHIO
COUNTY OF ~~HERNANDO~~ HAMILTON
The foregoing instrument was acknowledged before me this 18TH day of JULY, 2025, by BRET WITTE who is personally known to me or produced as identification.

Signature of Notary Public

Nancy Jarvis
Notary Public, State of Ohio
My Commission Expires:
June 18, 2028
Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

Rezoning Application Narrative

Parcel Key 378175

Applicant: Goettle Special Services Company



Figure 1. Parcel Key 378175 - Aerial and Location Map

General:

The site consists of a 10.6 acre vacant site. The site is located at 1121 Downwind Way, adjacent to Suncoast Parkway Boulevard (SR 589) on the west and is bounded by the Airport Regional WWTP on the north, south and east. Refer to Figure 1 above for the general location and aerial view.

Site Zoning and Land Use:

The site is currently zoned Planned Development Project/Heavy Highway Commercial (PDP/HHC) with a Public Service Facility (PSFOD) Overlay for a lime stabilization facility. The current zoning PDP/HHC allows all permitted uses in the C-4 zoning district. Heavy construction services establishments are a permitted use in the C-4 District. Please refer to Figure 2 below for the site zoning.

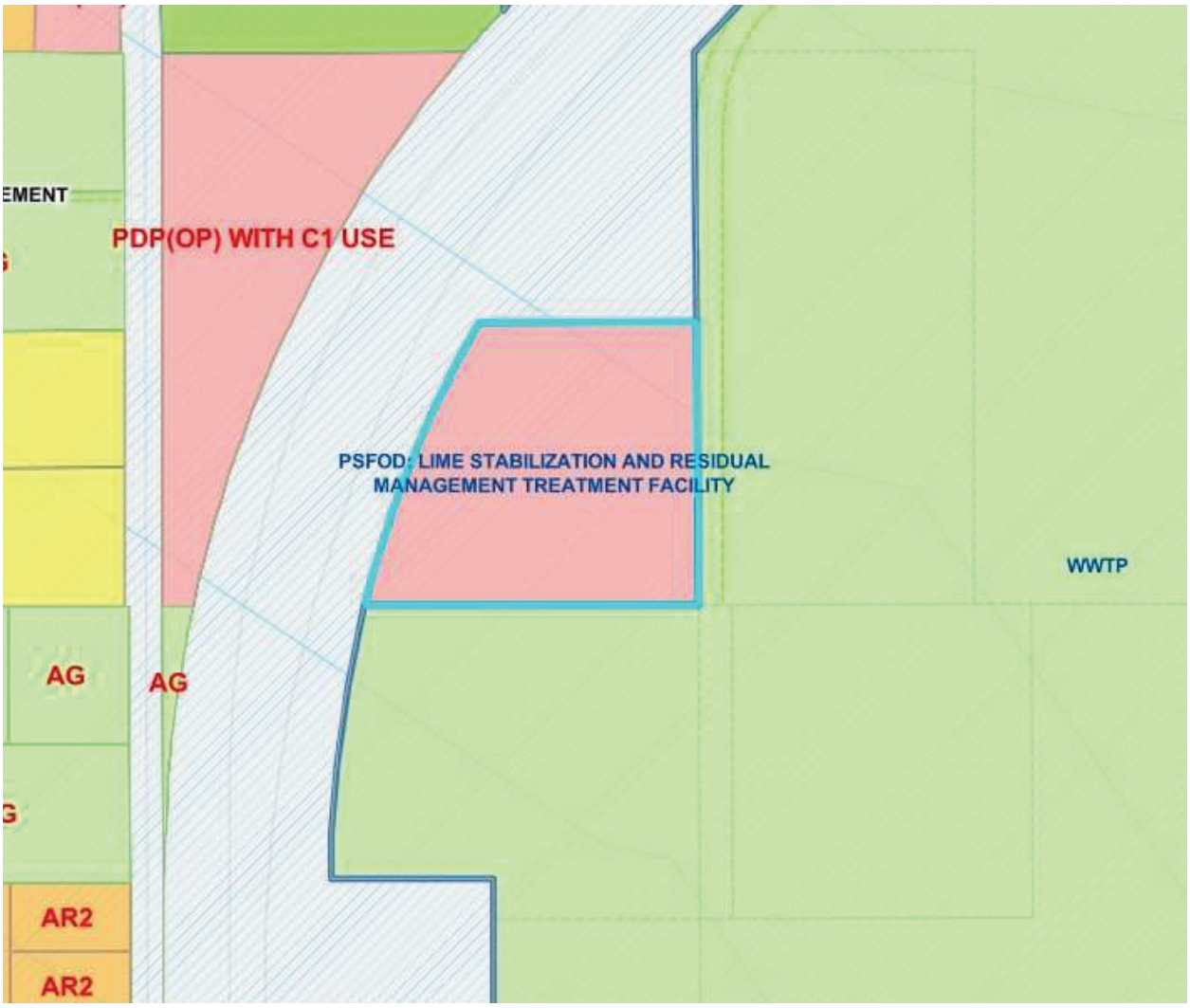


Figure 2. Parcel Key 378175 - Zoning Map

The site is currently designated as Residential on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the FLUM designations.

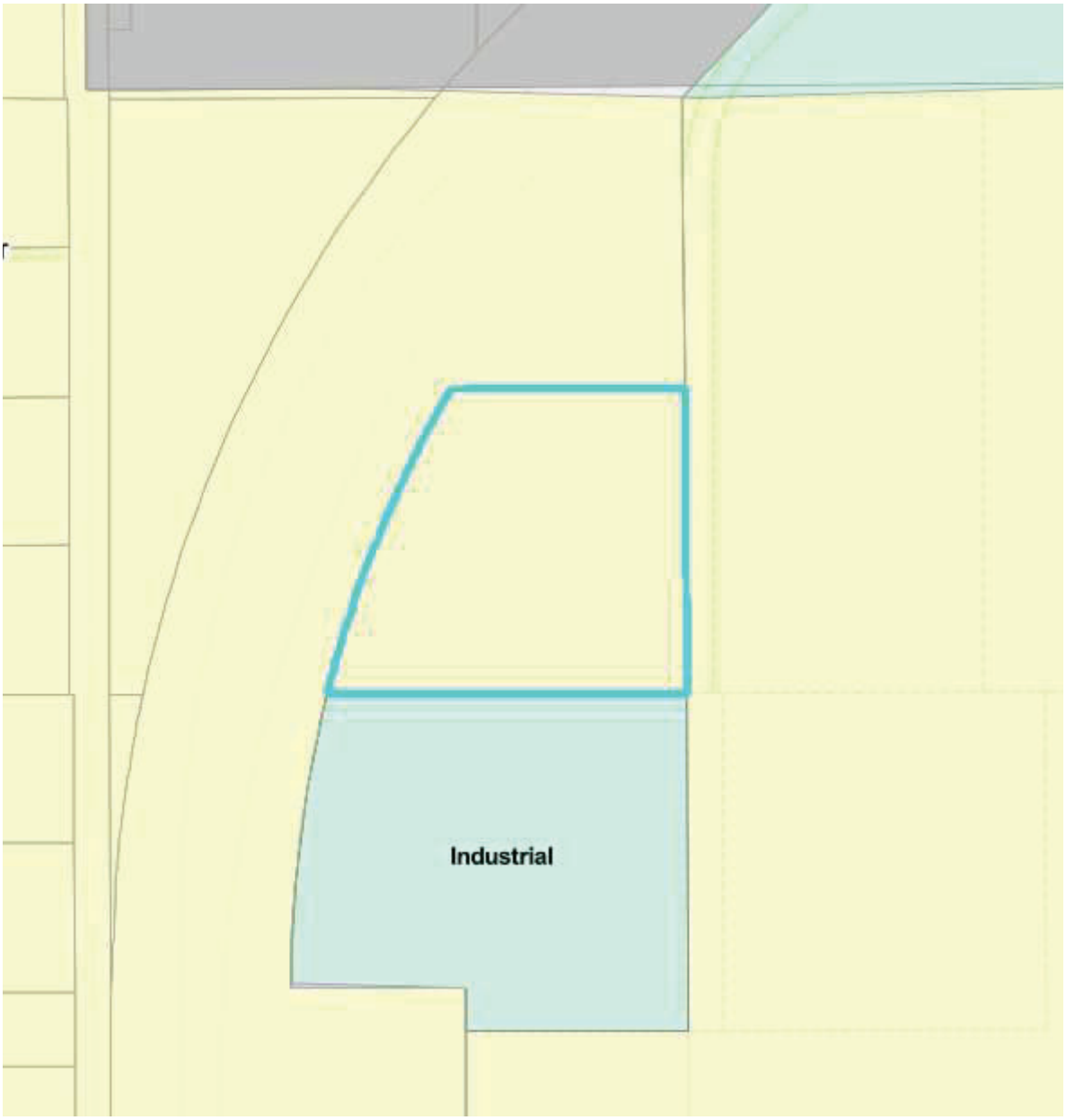


Figure 3. Parcel Key 378175- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	PDP/CP, AG	Residential/Airport PDD/Industrial	Industrial/Regional WWTP/ Suncoast Parkway
South	AG	Industrial	Regional WWTP
East	AG	Residential	Regional WWTP
West	PDP/OP and PDP/SF	Residential	Suncoast Parkway

Request:

The applicant is requesting a master plan modification for a heavy construction services establishment. The site was previously zoned and master planned for a heavy construction service establishment by H 20-09. The site has not been used for a lime stabilization facility for a number of years and the applicant would like to terminate the previously approved PSFOD designated on the property.

Project Description:

The applicant is requesting a master plan modification for up to 115,000 square feet of building, associated parking and outdoor storage for a heavy construction services establishment. The company is an engineering and construction services company that specializes in geotechnical, foundation systems and analyzing earth retention systems for construction projects. The facility will likely include 15-20 offices and a shop and will employ around 20 full-time and 30-35 temporary workers. The outdoor storage of equipment will not exceed 15 feet in height.

Comprehensive Plan Consistency:

The subject property is designated Residential on the future land use map. Specialty commercial, which includes heavy commercial uses, are not depicted on the Future Land Use Map due to their specialized function and are permitted in all future land use categories.

The request is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

Specialty Commercial

Strategy 1.04G(11): Specialty Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and specialized function. The County will provide for land use regulations that recognize and encourage specialty commercial uses important to the traditional economic base, including Agricultural Commercial, Marine Commercial and Heavy Commercial uses.

Strategy 1.04G(14): Heavy Commercial uses may be established to accommodate those uses that have potential impacts too significant for a standard commercial district and shall meet the following criteria:
a. not to be located proximate to residential housing;
b. be accessible to arterial or major collector roadways without requiring the use of residential roads;
c. provide for adequate buffers, screening and transition;
d. minimize negative impacts to adjoining properties.
e. minimize the visual impacts of outdoor storage

Analysis: The area is characterized by Hernando County Utility's Regional WWTP facility and ponds to the north, south and east and the Suncoast Parkway and Anderson Snow Park to the west. Access to the site from Down Wind Way is through the airport industrial park with which also allows heavy commercial and industrial uses. C-4, or Heavy Highway Commercial (HHC) uses are considered specialty commercial and permitted in the Residential land use designation at the appropriate location with appropriate performance conditions. The site is currently zoned for heavy commercial uses, is located in an area with similar compatible uses, and meets the locational/use criteria of Strategy 1.04G(14).

Proposed Dimensional Standards:

Maximum square feet - 115,000 square feet
Maximum Building Height – 60 feet
Minimum Building Setbacks
East (Downwind Way) - 35 feet
North and South - 20 feet
West (Suncoast) - 35 feet

Minimum distance between buildings- 15 feet

Outdoor storage areas will be screened by an 8 foot high fence where visible from outside the project site.

Equipment, including cranes, that will be placed on the site will reach heights of 100 feet or more. Equipment with the greatest height will be located along the southern/southeastern portions of the site.

Buffers
East (Downwind Way) - 5 feet landscaped
North and South - 10 feet natural vegetation
West (Suncoast Parkway) - 20 feet as described below:

The site will meet the buffer requirements of Section 10-21 of the Community Appearance Ordinance which states that any new commercial development along a designated scenic highway will require a twenty-foot-wide landscape buffer along the scenic roadway. The landscape buffer shall be planted with a staggered row of native shade trees and/or long-leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better, with maximum spacing of thirty (30) feet on center. Special care shall be taken to avoid monocultural plantings. The buffer shall also include ten (10) native shrubs for each required tree at a minimum planting height of eighteen (18) inches. The shrubs may be planted in groupings or in a serpentine pattern between trees. Grasses and/or other groundcover shall be required to complete the buffer. If a wall or fence is erected within the development and faces the designated scenic highway or is in the landscape buffer, it must be a minimum of eight (8) feet in height, shall be dominated by greenery and reach eighty (80) percent opacity within twelve (12) months. The wall/fence shall be installed to allow the required landscape buffer to be provided along the right-of-way side of the wall/fence. Where natural areas exist that meet or exceed the intent of this section, the planting of a buffer may be waived at the discretion of the county administrator or his designee. Retention of a natural vegetative buffer is encouraged and can be used to meet all or part of the requirement for preserved natural vegetation.

Site Conditions

Topography

The site is relatively flat and sits at an elevation of 75 feet above MSL. Please refer to Figure 4.

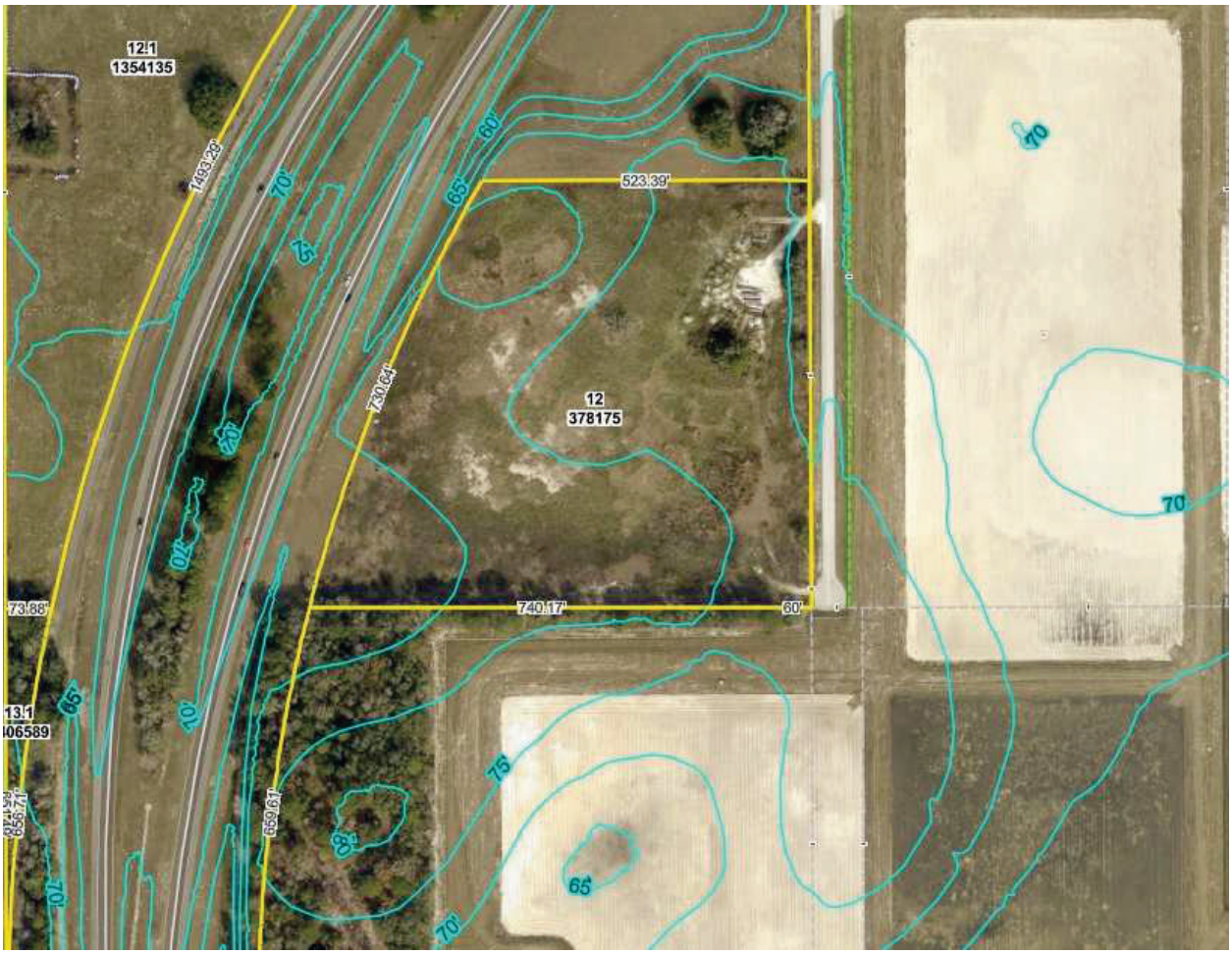


Figure 4. Parcel Key 378175-Topography Map

Floodplain

The site is not located in a designated floodplain. Please refer to Figure 5.



Figure 5. Parcel Key 378175 -Floodplain Map

Soils

The site soils consists of Candler Fine Sand. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. Refer to Figure 6 for the Soils Map.

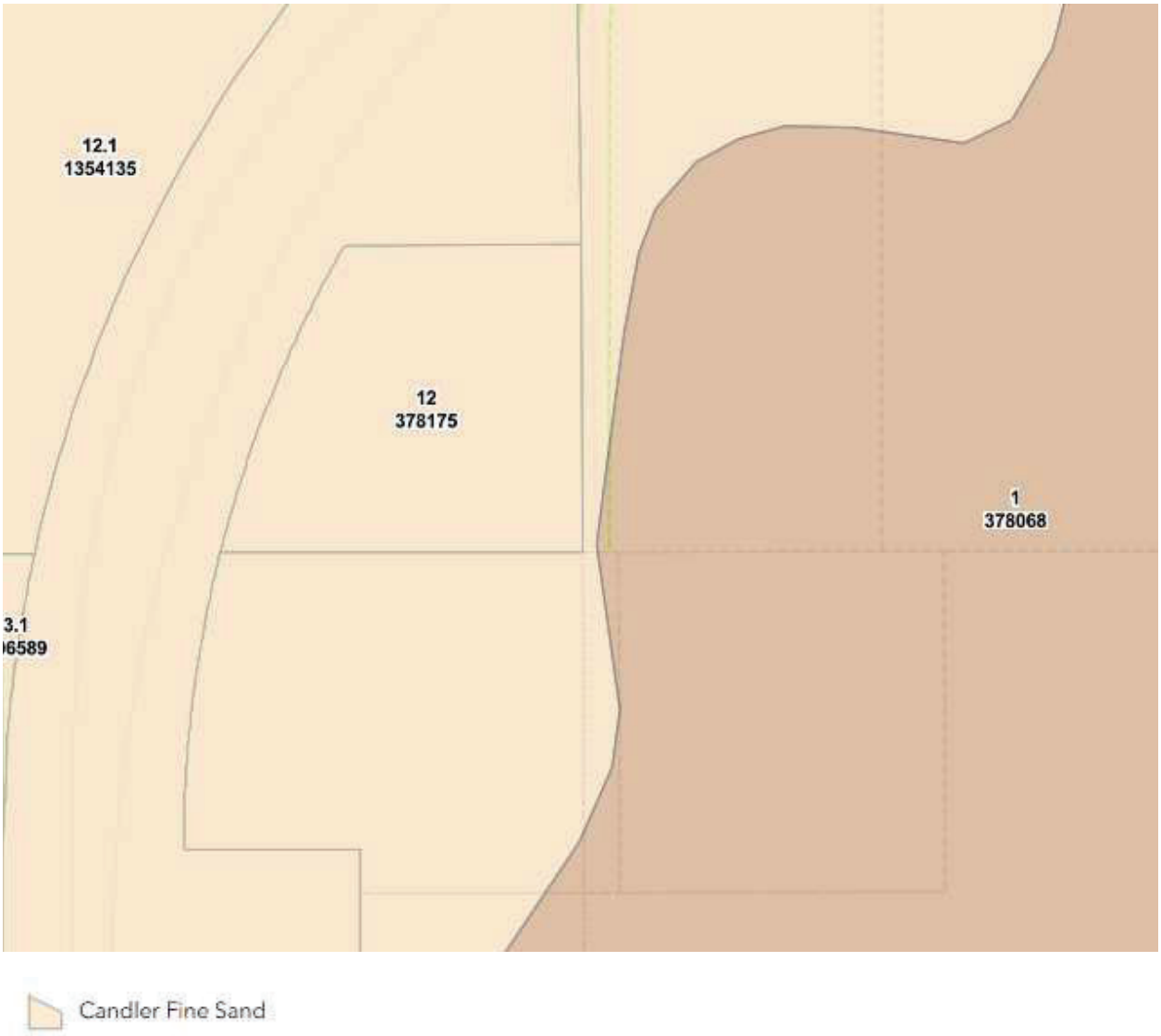


Figure 6. Parcel Key 378175 -Soils Map

Site Environmental

A preliminary environmental site visit was conducted on July 10, 2025. The following are the results of the site visit:

- The subject property is currently an unmaintained fallow pasture consisting of ruderal groundcover vegetation and a few chinaberry trees (invasive).
- Numerous gopher tortoise burrows are present. A preliminary gopher tortoise burrow survey has been completed (by others).
- No other state or federally listed species were detected.
- No jurisdictional wetlands or other surface waters are present.

Infrastructure

Adequate Access/Transportation

The project has access from Downwind Way which provides access to Corporate Boulevard via Radial Road and Dispense Lane. Corporate Way provides access through the Airport industrial park to Anderson Snow Road, Sergeant Lea Mills Blvd./US 41 and Aerial Way/Spring Hill Drive.

There is an excellent dispersion of traffic from the project site.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department. If required, the applicant will complete a capacity analysis to HCUD specifications to ensure the timing of connection to, and capacity of those facilities.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Deviations

No deviations to the dimensional standards are proposed.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	November 10, 2025 January 6, 2026
APPLICANT:	Goettle Special Services CO	
FILE NUMBER:	H-25-43	
REQUEST:	Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility.	
GENERAL LOCATION:	West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway	
PARCEL KEY NUMBER(S):	378175	

APPLICANT'S REQUEST

The applicant is requesting a Master Plan Modification for a previously approved heavy construction services establishment. The subject property was rezoned to PDP(HHC) – Planned Development Project (Heavy Highway Commercial) under File #H-20-09 for the intended use. Additionally, a PSFOD (Public Service Facility Overlay District) was approved under File #H-20-08 for a lime stabilization facility and a Residual Management Treatment Facility. The applicant is now requesting to terminate the previously approved PSFOD designation on the site.

The applicant proposes to develop a 115,500 square foot facility with a maximum building height of 60 feet that includes office space, a shop area, parking, and outdoor equipment storage. The use is associated with an engineering and construction services company that specializes in geotechnical engineering, foundation systems, and the analysis of earth retention systems used in construction projects. The facility will include 15 to 20 offices and is expected to employ approximately 20 full-time staff and 30–35 temporary workers. Outdoor storage of construction equipment is proposed, with a maximum storage height not to exceed 15 feet.

SITE CHARACTERISTICS

Site Size	10.6 Acres	
Surrounding Zoning; Land Uses	North:	AR-2; FDOT Pond
	South:	AG; Hernando County Utilities
	East:	AG; Hernando County Utilities
	West:	Suncoast Parkway
Current Zoning:	PDP(HHC)	

Future Land Use
Map Designation: Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements at the time of commercial remodel permit application.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water service is available, and there is a 6" force main that runs adjacent to the North and West side of parcel.
HCUD has no objection to the master plan modification subject to the following:

- connection to the utility system(s) at time of site development and
- entering into a roadway maintenance agreement for the portion of Downwind Way that extends beyond the last driveway for the Hernando County Utilities Department Airport WRF. This agreement will be based on the share of trips generated by this project and will be required at the time of site development.

ENGINEERING REVIEW

The subject site is located on the West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County standards.
- Downwind Way is owned and maintained by the Hernando County Utilities Department therefore requires review and approval of H.C.U.D. and may be subject to a Roadway Agreement

LAND USE REVIEW

The petitioner is requesting a Master Plan Revision for property zoned PDP(HHC) – Planned Development Project (Heavy Highway Commercial) to remove the existing PSFOD (Public Service Facility Overlay District). The overlay was originally approved for a lime stabilization and residual management treatment facility, which has not been in operation for several years and is not proposed for use under the current request for an engineering and construction services company.

Setbacks:
Proposed Minimum Building Setbacks:
Front: 35'
Sides: 20'

Rear: 35'
Between Buildings: 15'

Buffers:

In the heavy commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required from adjoining and contiguous properties by a wall, fence, or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.

The petitioner has proposed the following buffers:

North:	10’ Natural vegetative buffer
South:	10’ Natural vegetative buffer
East (Downwind Way):	5’
West (Suncoast Parkway):	20’

The petitioner has proposed a 8' high opaque fence around the outdoor storage area.

Comment: As the property adjacent to the east of this site is zoned AG (Agricultural) the minimum buffer shall be 20’. If the master plan is approved, the petitioner shall be required to provide the following buffers:

North:	10’ Natural vegetative buffer
South:	10’ Natural vegetative buffer
East (Downwind Way):	20’
West (Suncoast Parkway):	20’

All buffers shall be enhanced as necessary to meet the minimum 80% opacity criteria. The outdoor storage area shall have an 8’ opaque fence interior to the landscaping.

The Suncoast Parkway is considered a scenic highway. As part of any new subdivision or commercial development along a designated scenic highway, a 20' landscape buffer shall be required. The purpose of this buffer is to shield the traveling public from signage, development and walls/fences and provide views of open space and natural areas on designated scenic highways. Furthermore, the buffer shall be planted in accordance with the requirements of the Community Appearance Ordinance for scenic highways. If approved, the petitioner must provide a minimum 20' landscape buffer along the western boundary against the Suncoast Parkway.

Comment: If approved, the landscape buffer shall be planted with a staggered row of native shade trees and/or long-leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better, with maximum spacing of thirty (30) feet on center. Special care shall be taken to avoid monocultural plantings. The buffer shall also include ten (10) native shrubs for each required tree at a minimum planting height of eighteen (18) inches. The shrubs may be planted in groupings or in a serpentine pattern between trees. Grasses and/or other groundcover shall be required to complete the buffer. If a wall or fence is erected within the development and faces the designated scenic highway or is in the landscape buffer, it must be a

minimum of eight (8) feet in height, shall be dominated by greenery and reach eighty (80) percent opacity within twelve (12) months. The wall/fence shall be installed to allow the required landscape buffer to be provided along the right-of-way side of the wall/fence. Where natural areas exist that meet or exceed the intent of this section, the planting of a buffer may be waived at the discretion of the county administrator or his designee. Retention of a natural vegetative buffer is encouraged and can be used to meet all or part of the requirement for preserved natural vegetation.

Lighting:

County Land Development Regulations (LDRs) require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Outdoor Storage:

No storage of trucks, equipment, trailers, supplies, machinery and/or portalets shall occur until such time the subject site has been developed with the primary building (s). Screening for outdoor storage shall be in place prior to the storing of trucks, equipment, and/or portalets. Outdoor storage shall not exceed the height of the fence. All required screening shall consist of an 8-foot-high vinyl fence with any associated landscaping on the outside of the fence.

Comments: If approved, outdoor storage of trucks, equipment, trailers, material and/or portalets will not be permitted without site development and the primary structure being constructed.

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Residential land use classification on the adopted Future Land Use Map. The area is characterized by Hernando County Utility's facility and ponds to the north, south and east and the Suncoast Parkway and Anderson Snow Park to the west. Access to the site from Down Wind Way is through the airport industrial park with which allows heavy commercial and industrial uses. C-4 uses are considered specialty commercial and permitted in the Residential land use designation with appropriate performance conditions.

Specialty Commercial

Strategy 1.04G(11): Specialty Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and specialized function. The County will provide for land use regulations that recognize and encourage specialty commercial

uses important to the traditional economic base, including Agricultural Commercial, Marine Commercial and Heavy Commercial uses.

Strategy 1.04G(14): Heavy Commercial uses may be established to accommodate those uses that have potential impacts too significant for a standard commercial district and shall meet the following criteria:

a. not to be located proximate to residential housing;
b. be accessible to arterial or major collector roadways without requiring the use of residential roads;
c. provide for adequate buffers, screening and transition;
d. minimize negative impacts to adjoining properties.
e. minimize the visual impacts of outdoor storage

Comment: The subject site meets the minimum criteria for the proposed use. Access to the site from Downwind Way is through the airport industrial park and ties directly to Corporate Boulevard, a major collector roadway. Performance conditions should be implemented to mitigate any potential negative impacts as it relates to outdoor storage and buffering along the Suncoast Parkway.

Road Network – Suncoast Parkway Scenic Corridor

Strategy 5.01C(8): Hernando County designates the Suncoast Parkway as a Scenic Corridor, recognizing a vision for the corridor as rich in scenic and recreational opportunities. The County should maintain buffering standards consistent with the vision for development adjacent to the Parkway.

Comment: The Suncoast Parkway is considered a scenic highway. As part of any new subdivision or commercial development along a designated scenic highway, a 20' landscape buffer shall be required. The purpose of this buffer is to shield the traveling public from signage, development and walls/fences and provide views of open space and natural areas on designated scenic highways. Furthermore, the buffer shall be planted in accordance with the requirements of the Community Appearance Ordinance for scenic highways. If approved, the petitioner must provide a minimum 20' landscape buffer along the western boundary against the Suncoast Parkway.

FINDINGS OF FACT

The request for a Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility. The overlay was originally approved for a lime stabilization and residual management treatment facility, which has not been in operation for several years and is not proposed for use under the current request for an engineering and construction services company. The request is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate residential protection for existing surrounding residential developments.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. The petitioner shall be required to connect to the applicable utility system(s) at the time of site development.

4. The Petitioner must enter into a roadway maintenance agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF). This agreement shall be based on the proportionate share of vehicle trips generated by the proposed project.

5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

6. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County standards.

7. Downwind Way is owned and maintained by the Hernando County Utilities Department and therefore requires review and approval of H.C.U.D. and may be subject to a Roadway Agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF).

8. Proposed Minimum Building
   Setbacks: Front (East):
   3
   5'
   Sides (North & South): 20'
   Rear (Suncoast): 35'
   Between Buildings: 15'

9. In the heavy commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required from adjoining and contiguous properties by a wall, fence, or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.

   As the property adjacent to the east of this site is zoned AG (Agricultural) the minimum buffer shall be 20'. If the master plan is approved, the petitioner shall be required to provide the following buffers:

North:	10' Natural vegetative buffer
South:	10' Natural vegetative buffer
East (Downwind Way):	20' Natural vegetative buffer
West (Suncoast Parkway):	20' Natural vegetative buffer

   All buffers shall be enhanced as necessary to meet the minimum 80% opacity criteria. The outdoor storage area shall have an 8' opaque fence interior to the landscaping.

10. A 20-foot-wide landscape buffer shall be planted along the Suncoast Parkway with a staggered row of native shade trees and/or long-leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better, with maximum spacing of thirty (30) feet on center. Special care shall be taken to avoid monocultural plantings. The buffer shall also include ten (10) native shrubs for each required tree at a minimum planting height of eighteen (18) inches. The shrubs may be planted in groupings or in a serpentine pattern between trees. Grasses and/or another groundcover shall be required to complete the buffer. If a wall or fence is erected within the development and faces the designated scenic highway or is in the landscape buffer, it must be a minimum of eight (8) feet in height, shall be dominated by greenery and reach eighty (80) percent opacity within twelve (12) months. The wall/fence shall be installed to allow the required landscape buffer to be provided along the right-of-way side of the wall/fence.

11. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

12. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.

13. Outdoor storage shall not exceed the height of the fence.

14. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

15. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of receipt of the Board of County Commissioners Action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. The petitioner shall be required to connect to the applicable utility system(s) at the time of site development.

4. The Petitioner must enter into a roadway maintenance agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF). This agreement shall be based on the proportionate share of vehicle trips generated by the proposed project.

5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

6. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County standards.

7. Downwind Way is owned and maintained by the Hernando County Utilities Department and therefore requires review and approval of H.C.U.D. and may be subject to a Roadway Agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF).

8. Proposed Minimum Building
   Setbacks: Front (East): 35'
   Sides (North & South): 20'
   Rear (Suncoast): 35'
   Between Buildings: 15'

9. In the heavy commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required from adjoining and contiguous properties by a wall, fence, or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.

As the property adjacent to the east of this site is zoned AG (Agricultural) the minimum buffer shall be 20'. If the master plan is approved, the petitioner shall be required to provide the following buffers:

North:	10' Natural vegetative buffer
South:	~~10' Natural vegetative buffer~~
East (Downwind Way):	~~20' Natural vegetative buffer~~
West (Suncoast Parkway):	20' Natural vegetative buffer

All buffers shall be enhanced as necessary to meet the minimum 80% opacity criteria. The outdoor storage area shall have an 8' opaque fence interior to the landscaping.

10. A 20-foot-wide landscape buffer shall be planted along the Suncoast Parkway with a staggered row of native shade trees and/or long-leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better, with maximum spacing of thirty (30) feet on center. Special care shall be taken to avoid monocultural plantings. The buffer shall also include ten (10) native shrubs for each required tree at a minimum planting height of eighteen (18) inches. The shrubs may be planted in groupings or in a serpentine pattern between trees. Grasses and/or another groundcover shall be required to complete the buffer. If a wall or fence is erected within the development and faces the designated scenic highway or is in the landscape buffer, it must be a minimum of eight (8) feet in height, shall be dominated by greenery and reach eighty (80) percent opacity within twelve (12) months. The wall/fence shall be installed to allow the required landscape buffer to be provided along the right-of-way side of the wall/fence.

11. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

12. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.

13. Outdoor storage shall not exceed the height of the fence.

14. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

15. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of receipt of the Board of County Commissioners Action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

H-25-43

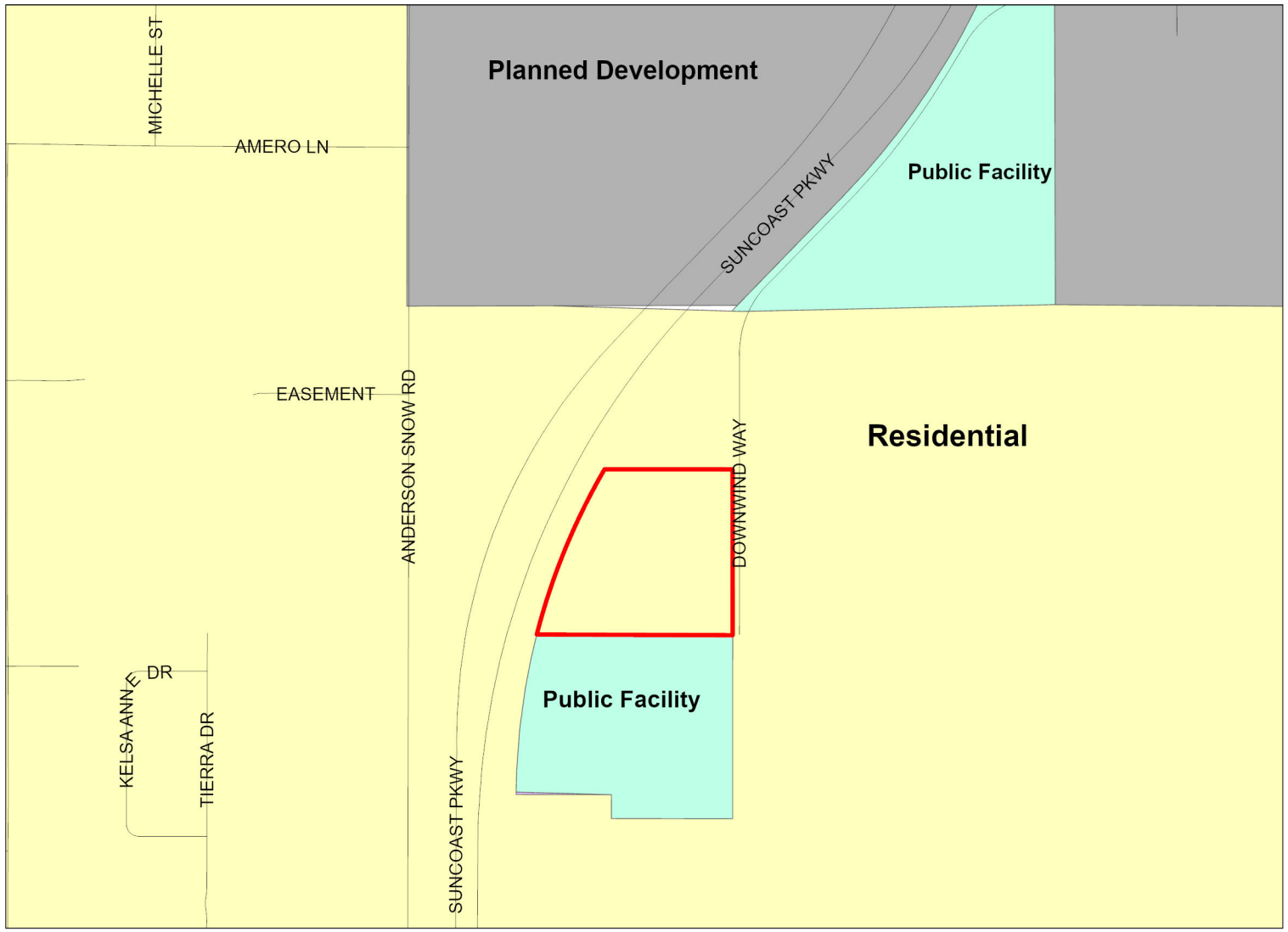
Photo date: 2023

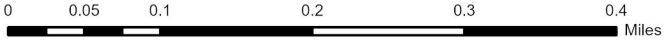
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



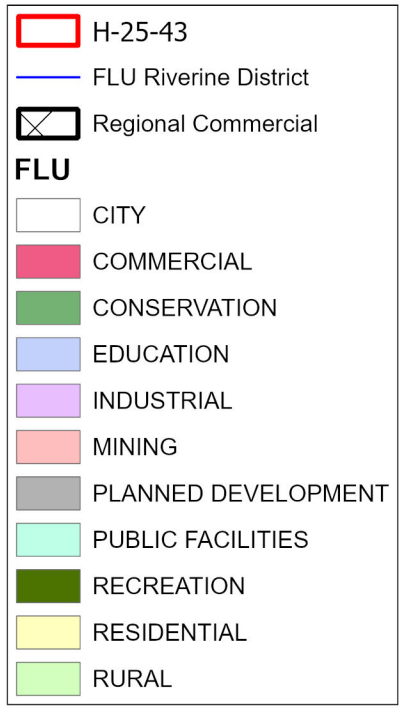
Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-43
Version Date: 12/09/2022









Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

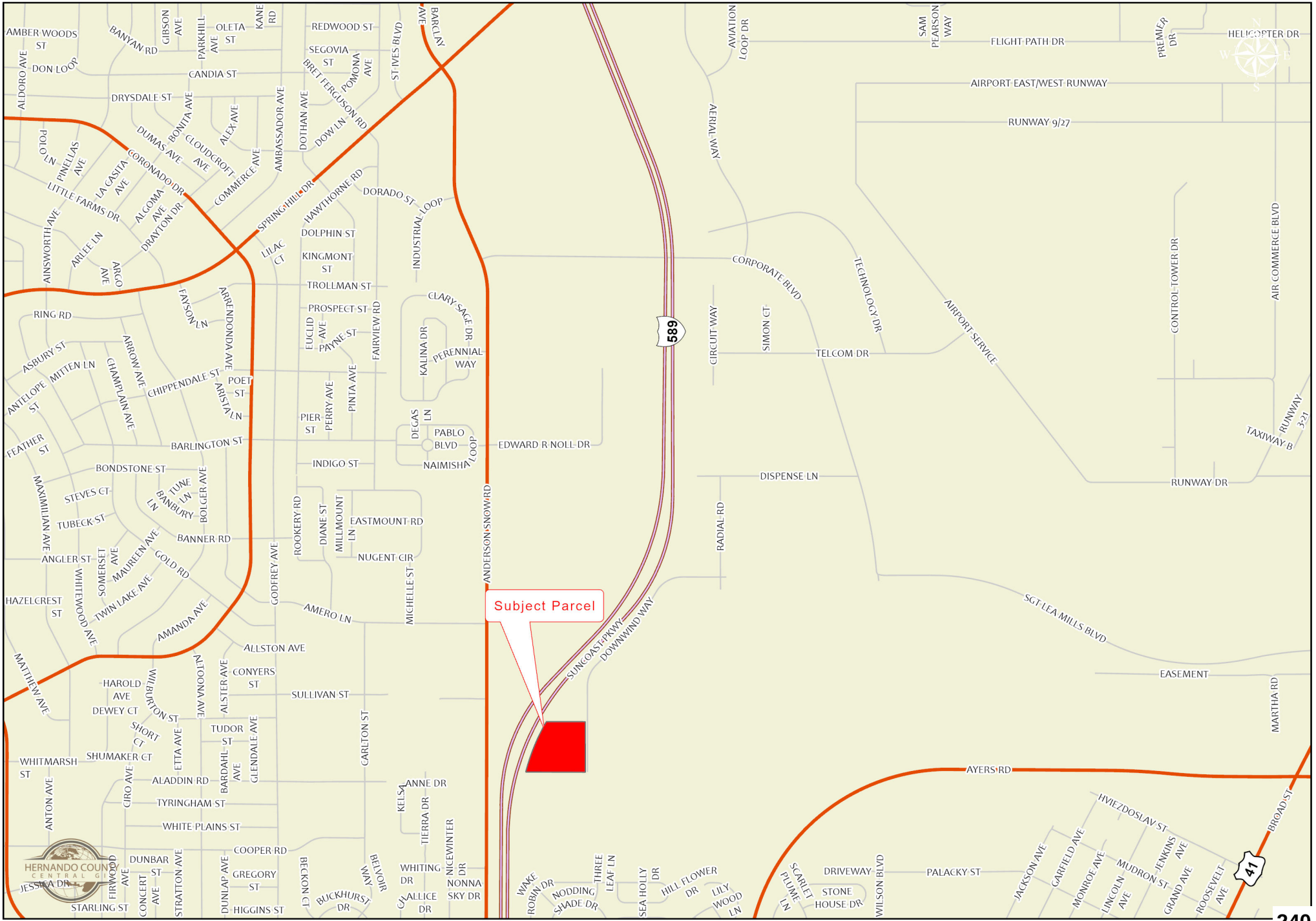
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Date of mapping: 08/21/2025

HERNANDO COUNTY CENTRAL GIS

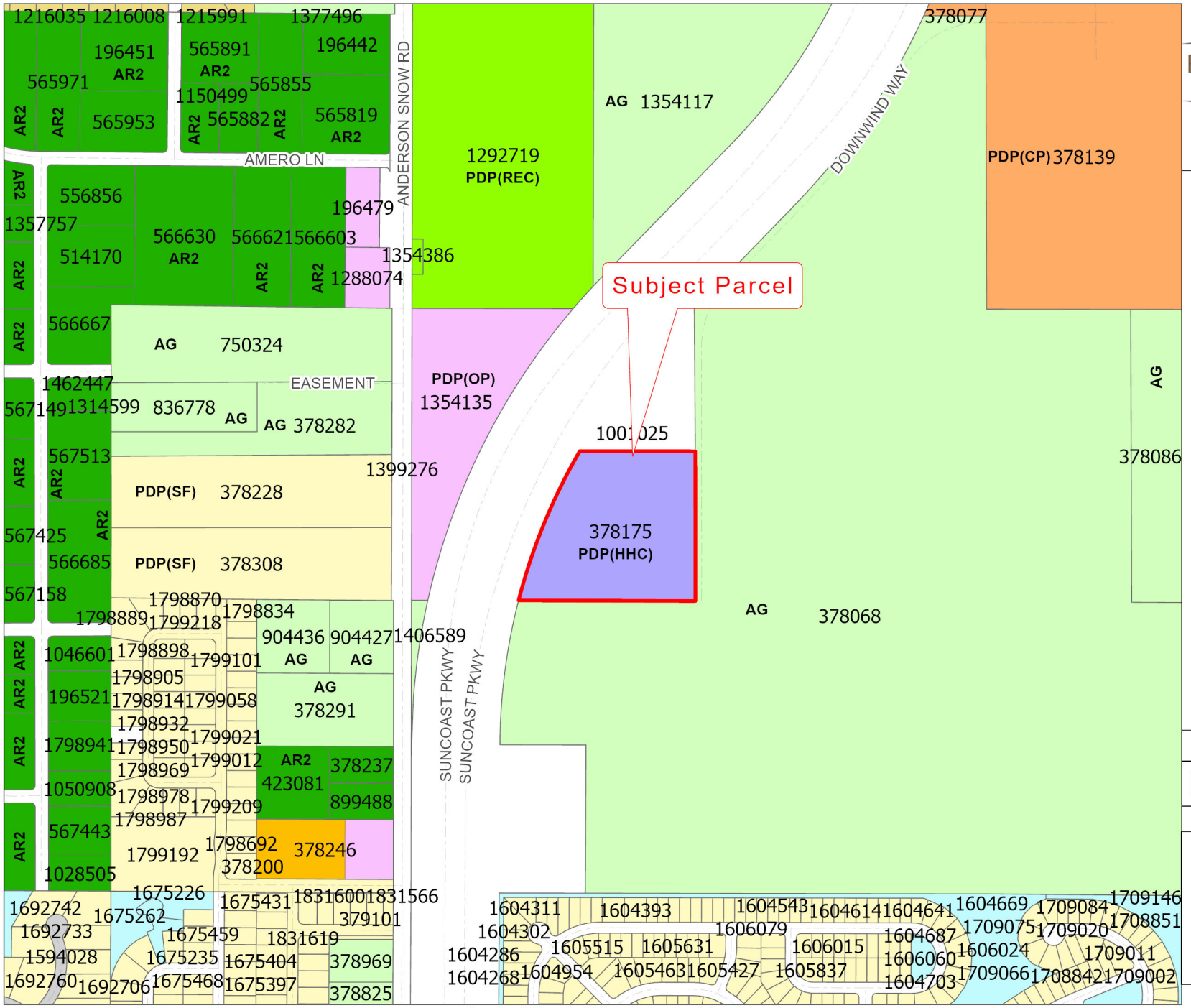
H-25-43 AREA MAP

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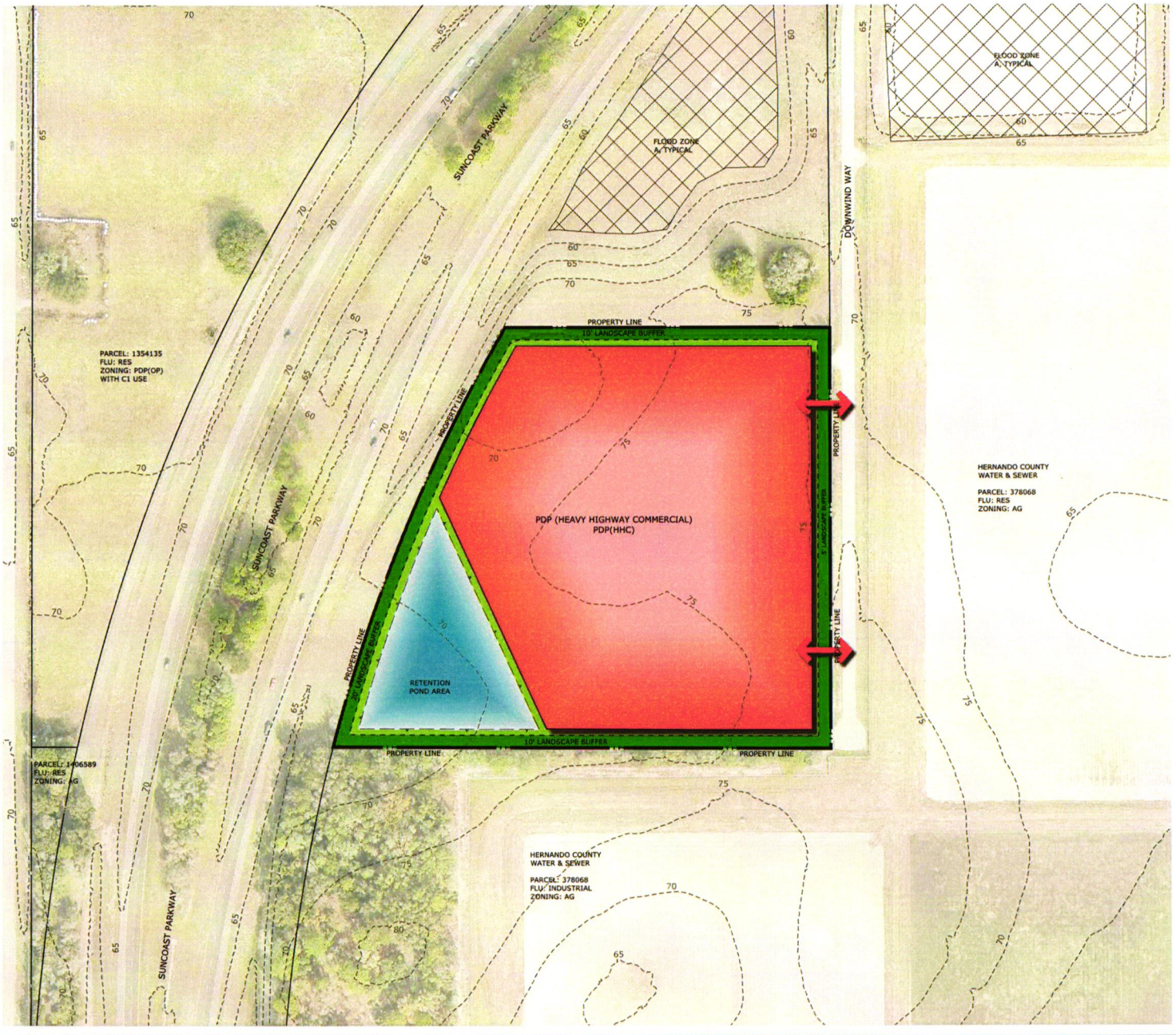


H-25-43

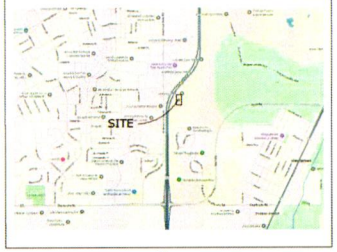
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Hernando County Planning Department
Project date: 08/21/2025



LOCATION MAP



N

0 50 150 Feet

LEGEND

- PDP (HEAVY HIGHWAY COMMERCIAL) PDP (HHC)
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA

SITE DATA

AREA: +/- 10.6 ACRES

OWNER / APPLICANT: GOETTLE SPECIAL SERVICES COMPANY
PARCEL KEY NO.: 378175
SITE ADDRESS: 1121 DOWNWIND WAY
SECTION / TOWNSHIP / RANGE: 26/23S/18E

CURRENT FLU: RESIDENTIAL
CURRENT ZONING: PDP(HHC) WITH A PSFOD FOR A LIME STABILIZATION AND RESIDUAL MANAGEMENT TREATMENT FACILITY

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / HEAVY HIGHWAY COMMERCIAL (PDP/HHC)

BUILDING INFORMATION:
MAXIMUM BUILDING HEIGHT: 60'
MINIMUM DISTANCE BETWEEN BUILDINGS: 15'

PERIMETER SETBACKS:

NORTH	20'
SOUTH	20'
EAST (DOWNWIND WAY)	35'
WEST (SUNCOAST)	35'

PROPOSED BUFFERS:

NORTH	10'
SOUTH	10'
EAST (DOWNWIND WAY)	5'
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OUTDOOR STORAGE AREAS WILL BE SCREENED BY AN 8' HEIGHT FENCE.

THE SITE WILL MEET THE BUFFER REQUIREMENTS FOR ANY NEW COMMERCIAL DEVELOPMENT ALONG A DESIGNATED SCENIC (SR 589 / SUNCOAST PARKWAY) CORRIDOR.

LAND USE TABLE

LAND USE	ACRES	COMM. SF
PDP (HHC)	7.6	115,000 SQ FT
DRAINAGE, BUFFERS, OPEN SPACE	3.0	
TOTAL:	+/- 10.6	

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REZONING MASTER PLAN

GOETTLE SPECIAL SERVICES COMPANY

Coastal
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0005142

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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" x 34"

SHEET 1

JOB No. 25064

PRINTED: 07/31/2025 - 9:47am PRINTED BY: RD PATH: L:\2504\Goettle Special Services Company\dwg\PLAN\rvt\25064_RZMP.dwg

Instr #2025045357 BK: 4579 PG: 136, Filed & Recorded: 7/1/2025 9:02 AM CAS Deputy Clk, #Pgs:3
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $27.00 Deed Doc Stamp: $9,800.00

Prepared by and return to:
Kim Marks
The Lyons Law Group, P.A.
8362 Forest Oaks Blvd.
Spring Hill FL 34606
(727) 375-8900
File Number: **2025-270SH**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **20th day of June, 2025** between **Venerable Corporate and Trust Services, LLC, a Florida Limited Liability Company, as Trustee under the Trust No. 1121DW dated 12-19-2023** whose post office address is **301 W Patt, Suite 657, Tampa, FL 33606**, grantor, and **Goettle Special Services Co., an Ohio Corporation,** whose post office address is **12071 Hamilton Ave., Cincinnati, OH 45231**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in **Hernando County**, **Florida** to-wit:

SEE EXHIBIT "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Alexis J. Diaz Villafane
P.O. Address: 4102 W Linebaugh Ave
Tampa, FL 33624

Witness
Printed Name: Robyn Smith
P.O. Address: 4102 W Linebaugh Ave
Tampa, FL 33624

Venerable Corporate and Trust Services, LLC a Florida Limited Liability Company, as Trustee under the Trust No. 1121DW dated 12-19-2023, a Florida Limited Liability Company

By: _____
Michelangelo Mortellaro, Manager

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 17 day of June, 2025 by Michelangelo Mortellaro, Manager of Venerable Corporate and Trust Services, LLC, a Florida Limited Liability Company, as Trustee under the Trust No. 1121DW dated 12-19-2023 who [ ] is personally known or [X] has produced a driver's license as identification.

[Seal]

Notary Public State of Florida
Crystal Gabbard
My Commission HH 531802
Expires 9/17/2028

Notary Public
Print Name: Crystal Gabbard
My Commission Expires: 9-17-28

Exhibit A

That part of the NW 1/4 of the SW 1/4 of Sec. 26, Township 23 South, Range 18 East, lying East of the right of way of the Sunshine Corridor, Less the following described property:
A portion of the Southwest 1/4 of Section 26, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:
Commence at a nail and disk (L.S. #3882) marking the Northwest corner of the Southwest 1/4 of said Section 26; thence S 89°55'10" E along the North line of the Southwest 1/4 of said Section 26, a distance of 771.29 feet for a Point of Beginning; thence continue S 89°55'10" E along the North line of the Southwest 1/4 of said Section 26, a distance of 550.81 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence S 00°02'13" E along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 26, a distance of 650.00 feet; thence departing the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 26, N 89°55'10" W 523.39 feet to a point on a curve concave Southwesterly having a radius of 2664.79 feet and a central angle of 15°42'34"; thence from a chord bearing of S 22°17'50" W Southwesterly along the arc of said curve, a distance of 730.64 feet to a point on said curve, said point lying on the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence N 89°54'23" W on the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 26, a distance of 411.13 feet to a point on a curve concave Southeasterly having a radius of 3064.79 feet and a central angle of 27°55'00"; thence departing the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 26 from a chord bearing of N 26° 29'45" E Northeasterly along the arc of said curve, a distance of 1493.29 feet to the Point of Beginning.
AND LESS
The East 60.00 feet of the South 60.00 feet of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 23 South, Range 18 East, Hernando County, Florida.

Parcel Identification Number: R26 423 18 0000 0120 0000

HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

2024 FINAL TAX ROLL

KEY #	00378175	PRINTED ON	03/22/25	PAGE	1
PARCEL #	R26 423 18 0000 0120 0000	SITUS	1121 DOWNWIND WAY		
OWNER(S)	VENERABLE CORPORATE AND TRUST LLC TTEE, TRUST NO 1121DW	PARCEL DESCRIPTION UPDATED 01/01/99	THAT PART OF NW1/4 OF SW1/4 LYING E OF SUNCOAST PKWY & LESS R/W FOR ANDERSON SNOW RD AS DES IN OR 704 PG 1101 DESC IN OR 1149 PG 410		
MAILING ADDRESS UPDATED 12/19/23	301 W PLATT ST # 657 TAMPA FL 33606-2292				

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	461,736	
ACRES	10.60	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	CAP1	CORPORATE AIRPARK PHS 1 & 2
SUBDIVISION	0	
DOR LAND USE	10	VACANT COMMERCIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

January 2023 GIS AERIAL



2024-02-00 PROPERTY VALUES

		COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND		413,400	413,400	413,400	
BUILDINGS	+				
FEATURES AND OUT BUILDINGS	+				
JUST/MARKET VALUE	=	413,400	413,400	413,400	
VALUE PRIOR TO CAP		413,400	413,400	413,400	
ASSESSED VALUE		413,400	413,400	413,400	
EXEMPT VALUE	-				
TAXABLE VALUE	**=**	**413,400**	**413,400**	**413,400**	
CLASSIFIED LAND USE VALUE					

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRADE	FRONTAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
11	COMMERCIAL AC	N	2020		Y	2			10.60	ACRES				39,000.00	413,400

ADDRESSES ON PARCEL

SITUS	KEY #
1121 DOWNWIND WAY	01774128

NON-RESIDENTIAL OCCUPANCY

BUSINESS NAME	NAICS	BUSINESS TYPE
JOHNS BY JOHN II INC	562991	SEPTIC TANK AND RELATED SER

BUILDING PERMITS

APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1415095	04/29/21	0000000	IGLU	INDUST/GENLGT/UN 30,000		VOID		1,500,000
1067984	05/24/00	1067984	WP	WELL POLE	05/24/00	FINALED	06/05/00	200
0087472	09/14/94	9407737	EL	ELECTRIC	09/14/94	FINALED	09/21/94	25
0000861	12/11/86	8700148	MH	MOBILE HOME 1 ACRE OR MO		FINALED	04/22/88	10,000

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
12/19/23	VENERABLE CORPORATE AND TRUST L	D	DISQUALIFIED	Y	WD	4378	1290		100
10/01/18	CRESCENZO ANTHONY R	Q	QUALIFIED	Y	WD	3630	0617		325,000
09/01/99	CATTARINI LIDIO	Q	QUALIFIED	N	WD	1290	1051		100,000
11/01/85	CAUFIELD E B & ROSE M	Q	QUALIFIED	N	WD	0593	0890		60,000
10/01/85	CAUFIELD F B & ROSE M	Q	QUALIFIED	N	WD	0591	0645		60,000
02/01/85	LANGLEY JAMES H JR & ELLEN	D	DISQUALIFIED	N	WD	0571	0290		100
05/01/81	BOLA CORP	D	DISQUALIFIED	N	WD	0482	1617		100
01/01/80	LANGLEY JAMES H JR ET UX		INVALID CODE	N		----	----		

HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

2024 FINAL TAX ROLL

KEY #	00378175	PRINTED ON	03/22/25	PAGE	2

PROPERTY APPRAISER INSPECTIONS

INSP.DATE	ROLL	EMPL	CODE	REASON
01/08/24	2024	170	21	VACANT
01/18/19	2019	196	15	GREEN BELT REVIEW
05/16/16	2016	196	17	5 YEAR REVIEW
08/02/11	2012	196	15	GREEN BELT REVIEW
07/20/09	2010	196	17	5 YEAR REVIEW
03/15/06	2006	196	15	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES

January 01 2019

NO GB


Spirit Tree
Johnsbury John II
589
Sunrise Pkwy
Google Earth
Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
© 2025 Airbus
N
300 ft


Google Earth
25 Google
7.10 ft
N



250

HB543 Pet. Exh 11/16 Pg 2

HQ5043 Pet. Exh.
11/10/25 PEZ

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. The petitioner shall be required to connect to the applicable utility system(s) at the time of site development.

4. The Petitioner must enter into a roadway maintenance agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF). This agreement shall be based on the proportionate share of vehicle trips generated by the proposed project.

5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

6. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County standards.
7. Downwind Way is owned and maintained by the Hernando County Utilities Department and therefore requires review and approval of H.C.U.D. and may be subject to a Roadway Agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF).

8. Proposed Minimum Building
   Setbacks: Front (East): 35'
   Sides (North & South): 20'
   Rear (Suncoast): 35'
   Between Buildings: 15'

9. In the heavy commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required from adjoining and contiguous properties by a wall, fence, or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of ~~five (5) feet and maximum of~~ eight (8) feet.

   ~~As the property adjacent to the east of this site is zoned AG (Agricultural) the minimum buffer shall be 20'.~~ If the master plan is approved, the petitioner shall be

required to provide the following buffers:

North:	10' Natural vegetative buffer
South:	10' Natural vegetative buffer
East (Downwind Way):	~~20~~ 5' ~~Natural vegetative~~ Landscape buffer
West (Suncoast Parkway):	20' ~~Natural vegetative~~ Landscape buffer

~~All buffers shall be enhanced as necessary to meet the minimum 80% opacity criteria. The outdoor storage area shall have an 8' opaque fence interior to the landscaping.~~

10. A 20-foot-wide landscape buffer shall be planted along the Suncoast Parkway with a staggered row of native shade trees and/or long-leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better, with maximum spacing of thirty (30) feet on center. Special care shall be taken to avoid monocultural plantings. The buffer shall also include ten (10) native shrubs for each required tree at a minimum planting height of eighteen (18) inches. The shrubs may be planted in groupings or in a serpentine pattern between trees. Grasses and/or another groundcover shall be required to complete the buffer. If a wall or fence is erected within the development and faces the designated scenic highway or is in the landscape buffer, it must be a minimum of eight (8) feet in height, shall be dominated by greenery and reach eighty (80) percent opacity within twelve (12) months. The wall/fence shall be installed to allow the required landscape buffer to be provided along the right-of-way side of the wall/fence.

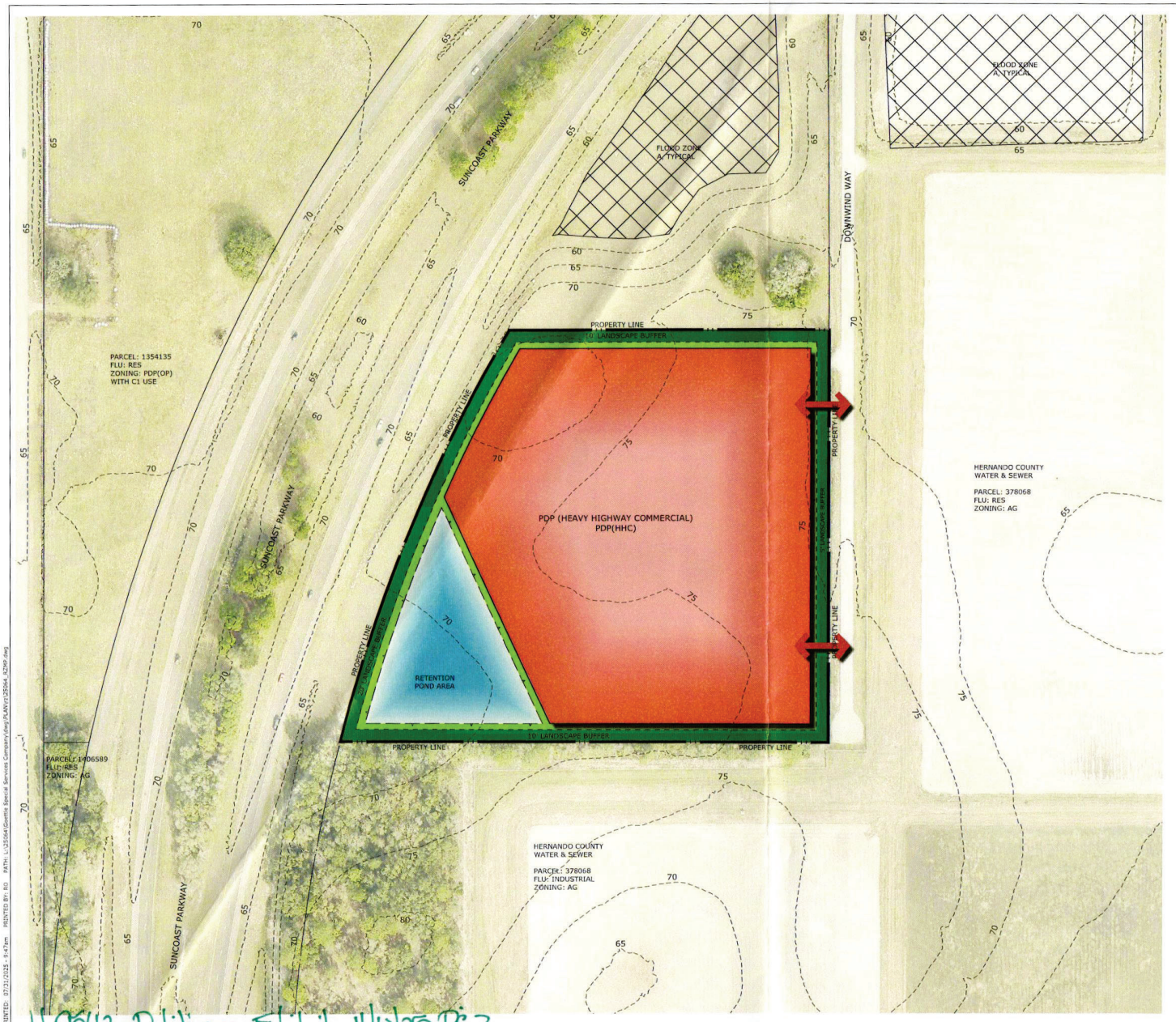
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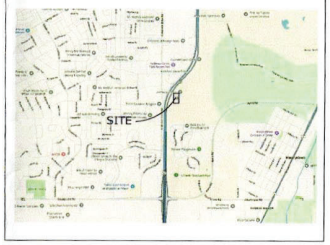
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14. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

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LOCATION MAP



N

0 80 160 Feet

LEGEND

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H20043 Petitioner Exhibit 11 Hobbs Pg 2

CONSENT TO ACTION WITHOUT MEETING
OF DIRECTORS OF
GOETTLE SPECIAL SERVICES CO.
CINCINNATI, OHIO
January 15, 2025

The undersigned, being all of the Directors of Goettle Special Services Co. (the "Company"), hereby unanimously consent and agree to the adoption of the following resolutions by written consent without meeting in accordance with Section 1701.54 of the Ohio Revised Code:

"Resolved, that the following individuals be, and are hereby, elected to the offices set forth opposite their names to serve for the ensuing year and until their successors are duly elected:

Douglas Keller-CEO
Michael Dyer-COO
Jeff Ginter-Treasurer/Vice President/CFO
Bret Witte-Secretary
Jon Huff-President
Brent Burman-Executive Vice President
Brian Heck-Vice President
David Hicks-Vice President
Eric Risberg-Vice President
Ralph Pagone-Vice President

Resolved, that any of the following individuals are hereby authorized on behalf of the Company to enter into contracts for all types of construction, to employ sub-constructors in the pursuance of general construction contracts entered into, to sign and deliver bids submitted to and contracts with the United States of America, any one of the United States, subdivision, bureau or department thereof, also with individuals, partnerships, corporations, public and private and public authorities and bodies, and to sign, seal, execute and deliver any and all bonds, guarantees, undertakings and reports required of the Company: Douglas Keller, Michael Dyer, Jeff Ginter, Brian Heck, David Hicks, Brent Burman, Ralph Pagone, Eric Risberg, Jon Huff and Bret Witte.

Resolved further, that all of the actions of the Officers and Directors of the Company to date be, and are hereby, approved, ratified and confirmed."

Douglas Keller

Michael Dyer

Bret Witte

Jeff Ginter

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Goettle Special Services CO

FILE NUMBER: H-25-43

REQUEST: Master Plan Revision on property zoned PDP(HHC)/Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility

GENERAL LOCATION: West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway

PARCEL KEY NUMBERS: 378175

REQUEST: Master Plan Revision on property zoned PDP(HHC)/Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Master Plan Revision on property zoned PDP(HHC)/Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Name: _____
Title: Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
PD-25-32 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of
Public Hearing - Hernando County Planning and Zoning Commission - November 10, 2025

was published in said newspaper by print in the issue(s) of:
October 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on October 31, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 31st day of October, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

PD-25-32

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on November 10, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on January 6, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PD-P(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	West side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Granger Development LLC
FILE NUMBER:	H-25-09
REQUEST:	Master Plan Revision and Rezoning for a property zoned PDP (GC) Planned Development Project (General Commercial) with C-2 uses for Mini-Warehouses and Outdoor Storage with deviations, to CPDP(GC) Combined Planned Development Project (General Commercial) with additional C-2 u uses
GENERAL LOCATION:	North side of County Line Road, approximately 340' east of Seven Hills Drive
PARCEL KEY NUMBER:	01317685

Notice Continues on Page 2

APPLICANT:	520 SW 15 Street LLC- Jason Soldini
FILE NUMBER:	H-25-27
REQUEST:	Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational)
GENERAL LOCATION:	South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road
PARCEL KEY NUMBER:	89692

APPLICANT:	Aaron Lee Branham Sr.
FILE NUMBER:	H-25-34
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Alloy Street, approximately 725' west of the intersection of Atwood Drive and Alloy Street
PARCEL KEY NUMBER:	855729

APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521

APPLICANT:	Ville Di Toscana (Robert Bozzi)
FILE NUMBER:	H-25-36
REQUEST:	Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50)
PARCEL KEY NUMBER:	373090, 373660, 862604

APPLICANT:	Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch
FILE NUMBER:	H-25-37
REQUEST:	Rezoning from R1-C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road
PARCEL KEY NUMBER:	719351, 65226, 719404

APPLICANT:	Sand Ridge Hernando 47, LLC
FILE NUMBER:	H-25-42
REQUEST:	Master Plan Revision on Property Zoned PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Blvd
PARCEL KEY NUMBER:	377158, 377229, 377247, 377265

APPLICANT:	Goettle Special Services Co
FILE NUMBER:	H-25-43
REQUEST:	Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility
GENERAL LOCATION:	West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway
PARCEL KEY NUMBER:	378175

APPLICANT:	Maine Drilling and Blasting Inc
FILE NUMBER:	H-25-44
REQUEST:	Rezoning From AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations
GENERAL LOCATION:	Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	75965

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Tiffany Wright, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-540-6289, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: October 31, 2025

RESOLUTION NO. 2026 - 002

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Goettle Special Services CO

FILE NUMBER: H-25-43

REQUEST: Master Plan Revision on property zoned PDP(HHC)/Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility

GENERAL LOCATION: West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway

PARCEL KEY NUMBERS: 378175

REQUEST: Master Plan Revision on property zoned PDP(HHC)/Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

INSTR #2026002634 BK: 4657 PG: 869 Page 1 of 2
FILED & RECORDED 1/14/2026 1:27 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION:

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Master Plan Revision on property zoned PDP(HHC)/Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 6th DAY OF January 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

By: _____
Name: Jerry Campbell
Title: Chairman

Attest: _____ Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY, FLORIDA
SEAL
(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

BOARD OF COUNTY COMMISSION RECOMMENDATION

On January 6, 2026, the Board of County Commission voted 5-0 to adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. The petitioner shall be required to connect to the applicable utility system(s) at the time of site development.

4. The Petitioner must enter into a roadway maintenance agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF). This agreement shall be based on the proportionate share of vehicle trips generated by the proposed project.

5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

6. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County standards.

7. Downwind Way is owned and maintained by the Hernando County Utilities Department and therefore requires review and approval of H.C.U.D. and may be subject to a Roadway Agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF).

8. Proposed Minimum Building
   Setbacks: Front (East): 35'
   Sides (North & South): 20'
   Rear (Suncoast): 35'
   Between Buildings: 15'

9. In the heavy commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required from adjoining and contiguous properties by a wall, fence, or other approved enclosures. ~~Screening shall meet an eighty (80) percent opacity standard.~~ Such screening shall be located <u>on the interior</u> of ~~behind the building~~ <u>buffer</u> line and shall have a minimum height of five (5) feet and maximum of

twenty ~~eight~~ (20~~8~~) feet consistent with height and location designations shown on the master plan. Such screening height may be satisfied with a mixture of berming and fencing.

~~As the property adjacent to the east of this site is zoned AG (Agricultural) the minimum buffer shall be 20'.~~ If the master plan is approved, the petitioner shall be required to provide the following buffers:

- North: 10' Landscape ~~Natural vegetative~~ buffer with black or dark colored opaque fence interior to landscaping
- ~~South: 10' Natural vegetative buffer~~
- East (Downwind Way): ~~20' Natural vegetative buffer~~No buffer with existing 6' ~~White~~ Galvanized Steel Fence to remain
- West (Suncoast Parkway): 20' Landscape~~Natural vegetative~~ buffer with black or dark colored opaque fence ranging from 15'-20' interior to landscaping and/or behind the drainage retention area upon final design, with the buffer being further described in Condition #10, below.

- South: Existing trees along the south side of the southern boundary are a sufficient buffer.

10. A 20-foot-wide landscape buffer shall be planted along the Suncoast Parkway external to a minimum 15'-20' opaque fence which will include clusters of landscape beds with native shade trees and/or long leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better and native shrubs at a minimum planting height of eighteen (18) inches planted in groupings or in a serpentine pattern between trees and grasses or another groundcover to complete the buffer. ~~with a staggered row of native shade trees and/or long leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better, with maximum spacing of thirty (30) feet on center. Special care shall be taken to avoid monocultural plantings. The buffer shall also include ten (10) native shrubs for each required tree at a minimum planting height of eighteen (18) inches. The shrubs may be planted in groupings or in a serpentine pattern between trees. Grasses and/or another groundcover shall be required to complete the buffer. If a wall or fence is erected within the development and faces the designated scenic highway or is in the landscape buffer, it must be a minimum of eight (8) feet in height, shall be dominated by greenery and reach eighty (80) percent opacity within twelve (12) months.~~ The wall/fence shall be installed to allow the required landscape buffer to be provided along the right-of-way side of the wall/fence.

11. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

12. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.

13. Outdoor storage shall not exceed 15' in height ~~the~~ of the fence with the exception of the crane shall not exceed 20' in height while in storage.

14. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

15. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of receipt of the Board of County Commissioners Action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

16. <u>The petitioner shall complete the following within 30 days pending the outcome of the Board of County Commissioners hearing:</u>

    a. <u>Initiation of fence permit application</u>
    b. <u>Filing of FAA Application(s) for airspace as necessary</u>
    c. <u>Filing of revised Site Development permit application</u>

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16833
Legal Request Number:
Bid/Contract Number:

TITLE

Master Plan Revision and Rezoning Petition Submitted by 520 SW 15 Street, LLC, for Property Located on Cortez Boulevard (H2527)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Amsler, Champion and Hawkins
NAYES:	Campbell and Allocco

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-27 Official Date Stamp:

RECEIVED
JUN 11 2025
HERNANDO COUNTY ZONING

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☑ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 6/9/2025

APPLICANT NAME: 520 SW 15 St LLC
Address: 6004 Cortez Blvd
City: Spring Hill State: FL Zip: 34607
Phone: 954-254-3769 Email: jasonsoldini@gmail.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME: Jason Soldini
Company Name:
Address: 6004 Cortez Blvd
City: Spring Hill State: FL Zip: 34607
Phone: 954-254-3769 Email: jasonsoldini@gmail.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 89692
2. SECTION , TOWNSHIP , RANGE
3. Current zoning classification: C1 / PDP CM1
4. Desired zoning classification: C1 / PDP Combined CM1 and REC
5. Size of area covered by application: 0.14 acre
6. Highway and street boundaries: Cortez Blvd
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Jason Soldini as Manager of 520 SW 15 St LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☑ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*:
and *(representative, if applicable)*:
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10TH day of JUNE, 2025, by JASON SOLDINI who is personally known to me or produced as identification.

NICOLE LOURAMORI
Notary Public - State of Florida
Commission # HH 587817
My Comm. Expires Oct 21, 2028
Bonded through National Notary Assn.

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

NARRATIVE – 520 SW 15 STREET LLC

Proposal

This is a 0.14 acre strip parcel (Lot 1A) of unimproved land located south of a C2 zoned parcel containing a motel. The property is located on S.R. 50 behind the C2 zoned parcel and is located on a man-made canal just above the Mud River. The parcel is currently zoned PDP(CM) with a specific CM-1 use for Boat Rentals. Petitioner is the owner of the property and is now requesting to rezone the strip property to combined PDP to include (CM) and (REC) for the purpose of using a portion of the property for placing no more than three beautifully restored vintage travel trailers to rent out on a transient basis in connection with the established "Old Florida" themed motel/vacation rental business. There is currently one vintage restored travel trailer on site that has been used as a unique vacation rental from 2022 until June 2025, with great success and appreciation by travelers, with no negative impact to surrounding residents.

The subject property was rezoned on 1/9/2024 to PDP(CM) with numerous restrictions including a 14' maximum boat length and only five rental boats permitted.

The subject 0.14 acre strip is vacant but is adjacent and connected to the petitioner's existing C2 zoned property on S.R. 50. Access is from Cortez Blvd. (S.R. 50). The surrounding zoning is as follows: to the north across S.R. 50 is AG, to the west is CPDP and PDP REC. Zoning to the east adjacent to subject and along Cortez Blvd. is CM1. Zoning to the east and south is R1B, and those properties are separated from the subject parcel by the canal.

The Petitioner desires to modify and clarify zoning use to permit the following:

- Transient overnight rentals of no more than 3 travel trailers on the subject property in connection with its C2 motel / Vacation Rental use. The campers will be beautifully restored and maintained vintage travel trailers. The travel trailers are intended to be for a "Glamping" experience and will include no interior running water or sewer facilities. A common bathroom is provided on the motel building for camper guest use. They will be located only on the north 200 feet of the strip property in close proximity to the building and guest bathroom. The travel trailers would be placed in this area, while the other unimproved portion of the property will remain used for passive recreational activity. NO CHANGES TO THE BOUNDARY OF ACTIVE AND PASSIVE USE AREAS IS REQUESTED. This area will continue to be used for boat dockage and boat rental according to the existing PDP, which was approved 1/9/2024. A copy of the survey/site plan indicating the uses is attached as Exhibit A. Aerials of the property with existing and intended camper placement is attached as Exhibit B.

- There is NO REQUEST TO INCREASE THE NUMBER OF RENTAL BOATS, although, the Petitioner requests that the 14' maximum boat length not apply to pontoon boats. The purpose of this request is to allow the petitioner to have the option of offering a larger pontoon boat for Gulf access rather than river access, while NOT

increasing the number of rental boats or increasing impact to the waterways. The petitioner's primary intention is to offer 14' 1960's era vintage style rental boats but also desires the ability to be flexible in the rental boat options for guests and the ability to dock their company owned pontoon boat which will be used for captained nature tours and daily rental.

- The petitioner desires to clarify the "guest use" of rental boats agreement previously discussed in the 1/9/2024 rezoning hearing. In early 2025, the petitioner began to offer LIMITED DAY USE of the property allowing visitors to enjoy the resort amenities during the daytime without requiring an overnight stay. Currently the day use is offered for no more than two bookings, each permitting parking for one car containing up to four people. In August 2025, the petitioner began to introduce the 1960's era vintage boat rentals. The question has arisen as to whether the boats could be rented to "day use" resort guests.

  The petitioner requests clarification that boats may be rented to ALL GUESTS of Neptune's Old Florida Adventure Retreats, whether they are staying at the Neptune's Grotto as an overnight or day use guest or whether they are staying at one of the vacation rental homes operating under the umbrella of Neptune's Old Florida Adventure Retreats.

Petitioner requests rezoning to Combined PDP(CM)(REC) to accommodate the requested uses. There will not be significant structures on the property, but docks/boardwalk and a chickee hut are contemplated.

Site and Environmental Characteristics

The entire site is on the water. No structures, other than docks/boardwalk in the water and a chickee hut, are contemplated.

There are no known endangered or protected species on site.

Site Plan

The plan for the site will be consistent with the current use of the property. Since the strip property is not zoned REC, this rezoning will eliminate any code non-compliance for the current use. The existing roadway network can accommodate this request, and there will not be upgrades to signals or roadway network due to this request.

There is existing water supply near the docks, and it is not contemplated that there will be further water or sewer for this site. The adjacent motel owned by Petitioner has water and sewer service and a common bathroom.

Conclusion

This proposal will be consistent with surrounding land uses. The property directly east of the petitioners C2 property on S.R 50 is zoned Euclidian CM-1, as are other properties to the east. Property just west along the waterway AKA Mary's Fish Camp is zoned PDP REC The

proposed changes/use will be very limited and will not be adverse to the public. We request approval of this strip property to Combined PDP(CM) (REC) as stated above.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	November 10, 2025 January 6, 2026
APPLICANT:	520 SW 15 Street LLC- Jason Soldini	
FILE NUMBER:	H-25-27	
REQUEST:	Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational)	
GENERAL LOCATION:	South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road	
PARCEL KEY NUMBER(S):	89692	

APPLICANT'S REQUEST

The petitioner is requesting a Master Plan revision with a rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational) on the 0.14-acre parcel to allow the placement of no more than three vintage travel trailers to be used as transient vacation rentals. These would operate in connection with the existing "Old Florida" themed motel and vacation rental business on the north side of the parcel that is zoned C2/ Commercial. The parcel lies behind the C2 property and fronts a man-made canal just above the Mud River. Access is provided from S.R. 50 (Cortez Blvd). Petitioner requests rezoning to Combine PDP(CM)/ Planned Development Project (Commercial Marine) and PDP(REC)/ Planned Development Project (Recreational) to accommodate the requested uses. There will not be significant structures on the property, but docks/boardwalk and a chickee hut are contemplated.

The property is currently zoned PDP(CM)/ Planned Development Projects (Commercial Marine) with a specific CM-1/ Commercial Marine 1 use for boat rentals. No changes are proposed to the existing boundary between active and passive use areas, and no increase in the number of rental boats is being requested.

Since 2022, one vintage trailer has been on-site and used successfully as a vacation rental through June 2025. The proposed use includes placing two additional trailers, for a maximum of three, only within the northern 200 feet of the parcel, near the motel building and a shared guest bathroom. The trailers will have no interior plumbing or sewer facilities.

This zoning was approved on January 9, 2024, with conditions limiting the use to a maximum of five rental boats and restricting the length of boats to 14 feet. The petitioner seeks to remove the 14-foot maximum boat length restriction as it applies specifically to pontoon boats. This would allow for flexibility in offering a larger pontoon boat for Gulf access or for use in captained nature tours. The petitioner intends to maintain the use of 1960s-era vintage boats for rentals but would

like the option to include a larger pontoon boat for guest experiences without increasing the number of rental boats or the overall impact on waterways.

The petitioner requests that boat rentals may be offered to all guests of "Neptune's Old Florida Adventure Retreats." This includes overnight guests staying at the motel or in travel trailers, guests staying in associated vacation rental homes under the same resort brand, and day-use guests. Day-use access began in early 2025 on a limited basis, with no more than two bookings per day, and each booking serving one vehicle with a maximum occupancy of four individuals utilizing each boat. Vintage-style boat rentals were introduced in August 2025, and the petitioner is now requesting that these boats be rented to day-use guests as well as overnight guests.

SITE CHARACTERISTICS

Site Size	.14 Acres	
Surrounding Zoning; Land Uses	North:	AG (Agricultural); Conservation
	South:	R-1B; Single Family
	East:	CM-1, R-1B; Dry Boat Storage/Marina, Single Family
	West:	PDP(SF), Mudd River; Undeveloped
Current Zoning:	C-2; PDP(CM)	
Future Land Use Map Designation:	Residential	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

HCUD currently supplies water and wastewater to this parcel. HCUD has no objection to the requested master plan revision and associated rezoning.

ENGINEERING REVIEW

The subject site is on the South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road. The County Engineer has reviewed the petitioner's request and provided the following comment:

- Commercial design standards for paved driveway access, paved parking, and ADA accessibility compliance required.

LAND USE REVIEW

The petitioner's request is to rezone a 0.14-acre portion of a 3.0 acre split zoned tract to PDP(CM)/Planned Development Project (Commercial Marine) for Boat Rentals to provide boat/water vessels rentals and PDP(REC)/ Planned Development Project (Recreational) for three (3) transient overnight accommodations using restored vintage travel trailers.

Setbacks:

Front: 75'
Side: 20'
Rear: 35'

Boat Docks:

Any proposed boat docks shall meet the minimum requirements of the Marine Construction Code and the Riverine Protection Ordinance (RPO).

Buffers:

The petitioner has not indicated any buffers or screening for the proposed boat rental; however, has indicated only utilizing the northern 200' of the 400' strip for boat rental and associated docks. The remaining 200' would be reserved for passive recreational use.

Comments: If approved, the southern 200' of the proposed 0.16 acre portion of the project, should remain as passive recreational in order to limit boat rental activities and intensity along the river.

Lighting:

The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels. Security lighting shall be shielded from the neighboring residential use.

Parking:

The petitioner shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

Comment: If approved, and it is determined that the existing motel does not have sufficient parking capacity to accommodate the addition of the three vintage trailers, the Petitioner shall be required to provide additional parking in compliance with the Hernando County Land Development Regulations.

COMPREHENSIVE PLAN REVIEW

The subject site is located in the Residential Land Use designation on the County's comprehensive plan. The area is characterized by C-3 (Neighborhood Commercial) and CM-1 (Commercial Marine) along Cortez Boulevard and R-1B (Residential) south across from the canal. The petitioner is requesting a PDP(CM)/Planned Development Project (Commercial Marine) with a specific CM-1 use for Boat Rentals PDP(REC)/ Planned Development Project (Recreational) for three (3) transient overnight accommodations using restored vintage travel trailers.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

FINDINGS OF FACT

A Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational) is appropriate based on the following:

1. The request for Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational) is compatible with land uses abutting Cortez Boulevard and the Specialty Commercial Strategies of the Comprehensive Plan.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. All conditions established under File H-23-48 shall remain in full effect and continue to apply to the subject property.
3. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications.
4. Minimum Building Setbacks:

   Front: 75'
   Side: 20'
   Rear: 35'

5. Commercial design standards for paved driveway access, paved parking, and ADA accessibility compliance required.
6. The southern 200' of the proposed 0.14-acre portion of the project, should remain as passive recreational in order to limit boat rental activities and intensity along the river.
7. The petitioner shall be required to provide adequate parking for the existing Motel and vintage trailer in accordance with the Land Development Regulations at the time of site plan approval.
8. A maximum of three (3) vintage travel trailers shall be permitted on the subject property.
9. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 5-0to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational) with the following modified performance conditions:

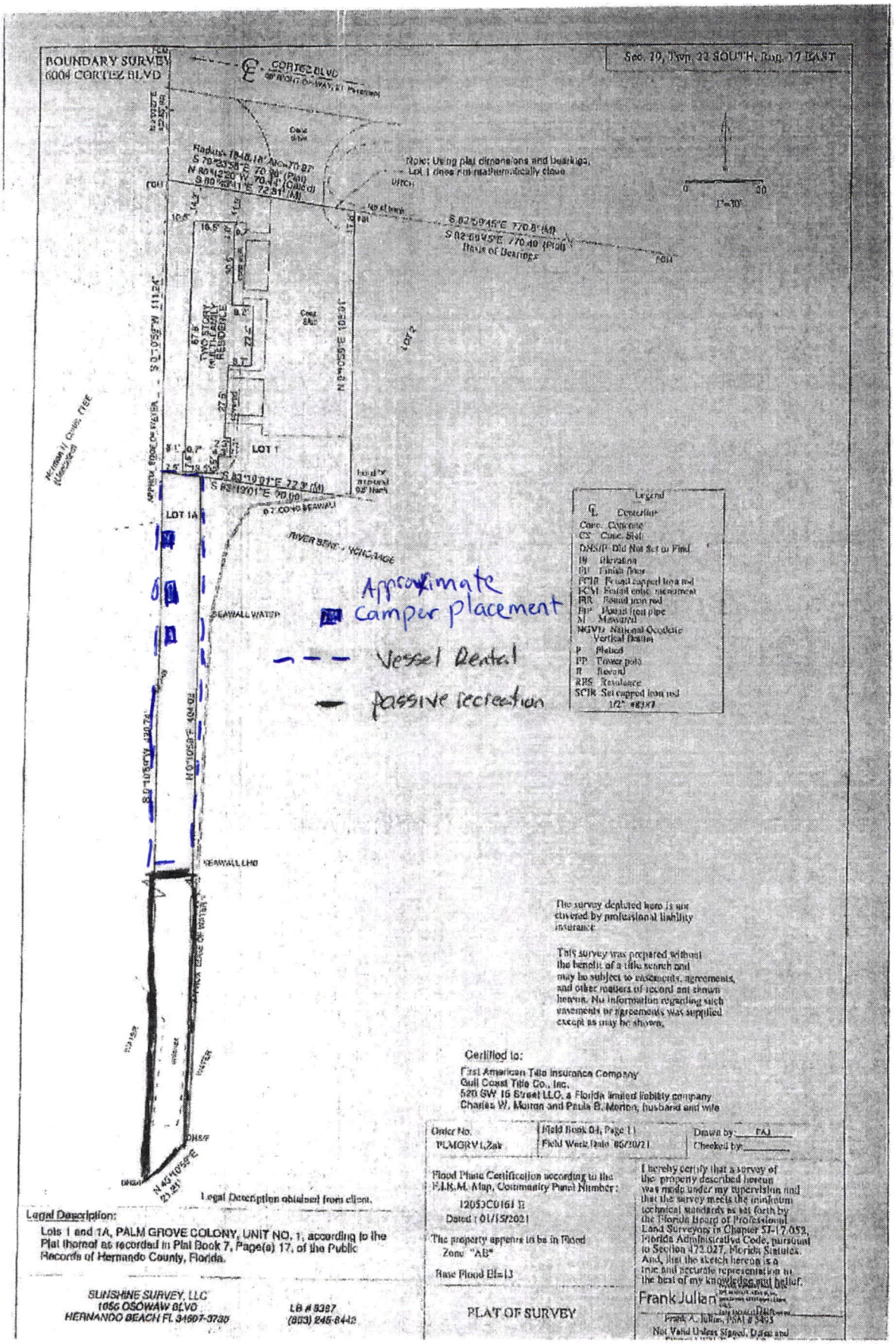
1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. All conditions established under File H-23-48 shall remain in full effect and continue to apply to the subject property with the following revision:
    a. The number of slips shall be limited to seven ~~(7)~~(8). The maximum number of commercial vessels to be moored at any time shall be limited to 5. No commercial vessel shall exceed 14 feet in length. No air boats shall be allowed.
        ~~i. The number of commercial rental vessels shall be limited to five (5). This is a maximum of one (1) commercial vessel per motel rental unit.~~
        ~~ii. Two (2) additional slips for the property owner shall be permitted for the owner's personal crafts~~ rental tenant's personal vessels.
        ~~iii. A single slip for the property owners personal vessel.~~
3. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications.
4. Minimum Building Setbacks:

    Front: 75'
    Side: 20'
    Rear: 35'

5. Commercial design standards for paved driveway access, paved parking, and ADA accessibility compliance required.
6. The southern 200' of the proposed 0.14-acre portion of the project, should remain as passive recreational in order to limit boat rental activities and intensity along the river.
7. The petitioner shall be required to provide adequate parking for the existing Motel and vintage trailer in accordance with the Land Development Regulations at the time of site plan approval.
8. A maximum of three (3) vintage travel trailers of the same character as the trailer currently on site shall be permitted on the subject property.
9. Day passes shall be allowed for any guests staying within the Neptune Retreat brand, including off-site vacation rentals rental trailers, based on the available parking on the site.

10. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued

Exhibit A


BOUNDARY SURVEY
6004 CORTEZ BLVD
Sec. 19, Twp. 22 SOUTH, Rge. 17 EAST
CORTEZ BLVD
Note: Using plat dimensions and bearings, Lot 1 does not mathematically close.
Basis of Bearings
S 82°59'45"E 770.8' (M)
S 82°59'45"E 770.40' (Plat)
LOT 1
LOT 1A
LOT 2
67.6' TWO STORY MULTI-FAMILY RESIDENCE
SEAWALL WATER
SEAWALL LINE
RIVER BANK - HOMOSASSA
Approximate camper placement
Vessel Rental
Passive recreation
Legend
Concrete
Chain Link
Did Not Set or Find
Elevation
Finish floor
Found capped iron rod
Found cmlc. monument
Found iron rod
Found iron pipe
Measured
NGVD National Geodetic Vertical Datum
Platted
Power pole
Record
Residence
Set capped iron rod 1/2" #8397
The survey depicted here is not covered by professional liability insurance.
This survey was prepared without the benefit of a title search and may be subject to easements, agreements, and other matters of record not shown hereon. No information regarding such easements or agreements was supplied except as may be shown.
Certified to:
First American Title Insurance Company
Gulf Coast Title Co., Inc.
520 GW 16 Street LLC, a Florida limited liability company
Charles W. Morton and Paula B. Morton, husband and wife
Order No. PLMGRV1Zak
Field Book 04, Page 11
Field Work Date: 05/20/21
Drawn by: FAJ
Checked by:
Flood Plain Certification according to the F.I.R.M. Map, Community Panel Number: 12053C0161 E
Dated: 01/15/2021
The property appears to be in Flood Zone "AE"
Base Flood El=13
I hereby certify that a survey of the property described hereon was made under my supervision and that the survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is a true and accurate representation to the best of my knowledge and belief.
Frank Julian
Frank A. Julian, PSM # 5463
Not Valid Unless Signed, Dated and
PLAT OF SURVEY
Legal Description obtained from client.
Legal Description:
Lots 1 and 1A, PALM GROVE COLONY, UNIT NO. 1, according to the Plat thereof as recorded in Plat Book 7, Page(s) 17, of the Public Records of Hernando County, Florida.
SUNSHINE SURVEY, LLC
1056 OSOWAW BLVD.
HERNANDO BEACH FL 34607-3730
LB # 8397
(863) 245-8442

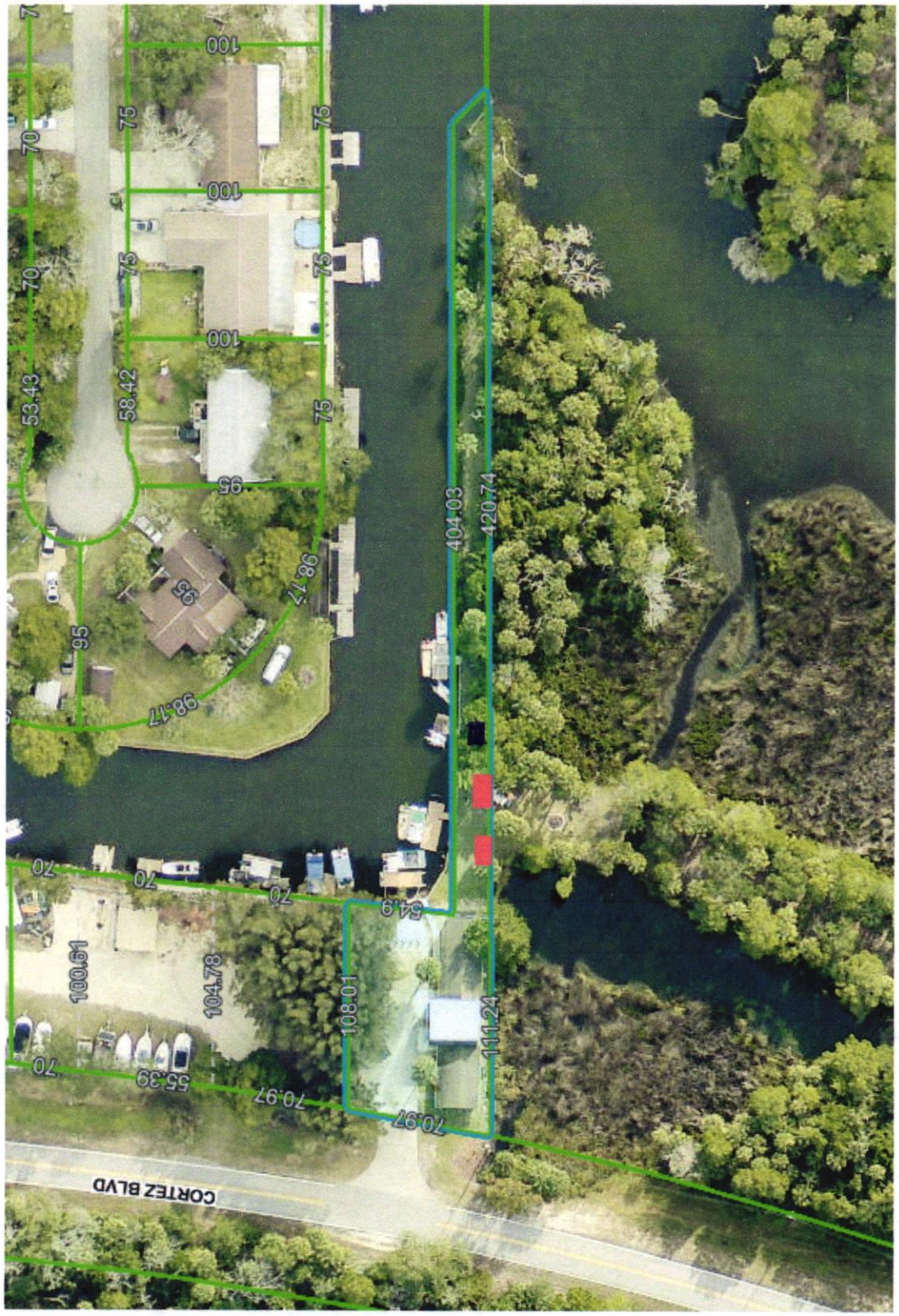
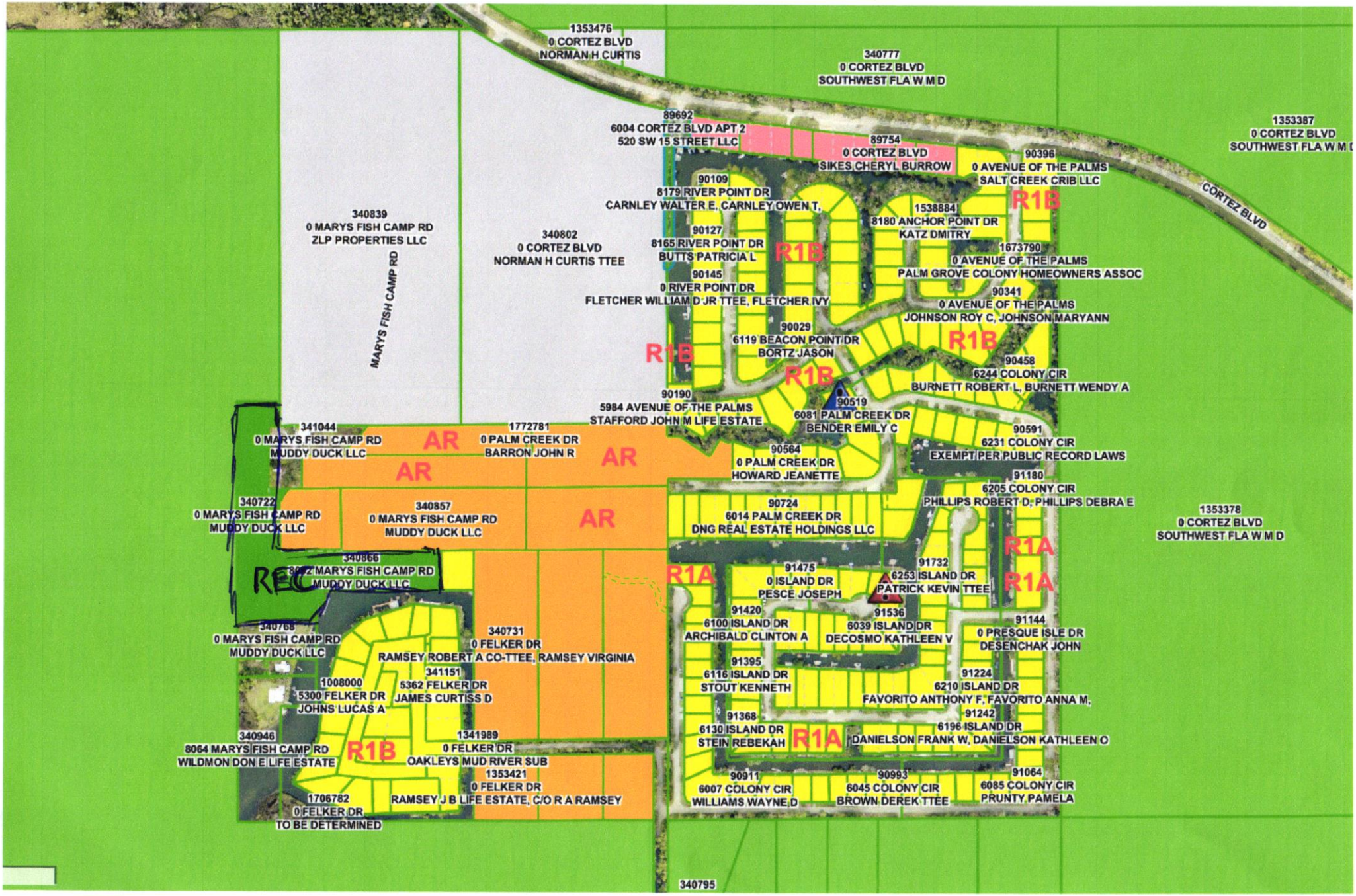

CORTEZ BLVD
100
75
70
53.43
58.42
95
98.17
404.03
420.74
64.9
70
100.61
104.78
108.01
111.24
55.39
70.97

Exhibit B


1353476
0 CORTEZ BLVD
NORMAN H CURTIS
340777
0 CORTEZ BLVD
SOUTHWEST FLA W M D
89692
6004 CORTEZ BLVD APT 2
520 SW 15 STREET LLC
89754
0 CORTEZ BLVD
SIKES CHERYL BURROW
90396
0 AVENUE OF THE PALMS
SALT CREEK CRIB LLC
1353387
0 CORTEZ BLVD
SOUTHWEST FLA W M D
CORTEZ BLVD
90109
8179 RIVER POINT DR
CARNLEY WALTER E, CARNLEY OWEN T,
R1B
1538884
8180 ANCHOR POINT DR
KATZ DMITRY
340839
0 MARYS FISH CAMP RD
ZLP PROPERTIES LLC
MARYS FISH CAMP RD
340802
0 CORTEZ BLVD
NORMAN H CURTIS TTEE
90127
8165 RIVER POINT DR
BUTTS PATRICIA L
R1B
1673790
0 AVENUE OF THE PALMS
PALM GROVE COLONY HOMEOWNERS ASSOC
90145
0 RIVER POINT DR
FLETCHER WILLIAM D JR TTEE, FLETCHER IVY
90341
0 AVENUE OF THE PALMS
JOHNSON ROY C, JOHNSON MARYANN
90029
6119 BEACON POINT DR
BORTZ JASON
R1B
R1B
R1B
90458
6244 COLONY CIR
BURNETT ROBERT L, BURNETT WENDY A
90190
5984 AVENUE OF THE PALMS
STAFFORD JOHN M LIFE ESTATE
90519
6081 PALM CREEK DR
BENDER EMILY C
341044
0 MARYS FISH CAMP RD
MUDDY DUCK LLC
AR
1772781
0 PALM CREEK DR
BARRON JOHN R
AR
AR
90591
6231 COLONY CIR
EXEMPT PER PUBLIC RECORD LAWS
90564
0 PALM CREEK DR
HOWARD JEANETTE
91180
6205 COLONY CIR
PHILLIPS ROBERT D, PHILLIPS DEBRA E
340722
0 MARYS FISH CAMP RD
MUDDY DUCK LLC
340857
0 MARYS FISH CAMP RD
MUDDY DUCK LLC
AR
90724
6014 PALM CREEK DR
DNG REAL ESTATE HOLDINGS LLC
1353378
0 CORTEZ BLVD
SOUTHWEST FLA W M D
R1A
340866
8062 MARYS FISH CAMP RD
MUDDY DUCK LLC
REC
R1A
91475
0 ISLAND DR
PESCE JOSEPH
91732
6253 ISLAND DR
PATRICK KEVIN TTEE
R1A
91420
6100 ISLAND DR
ARCHIBALD CLINTON A
91536
6039 ISLAND DR
DECOSMO KATHLEEN V
91144
0 PRESQUE ISLE DR
DESENCHAK JOHN
340768
0 MARYS FISH CAMP RD
MUDDY DUCK LLC
340731
0 FELKER DR
RAMSEY ROBERT A CO-TTEE, RAMSEY VIRGINIA
91395
6116 ISLAND DR
STOUT KENNETH
91224
6210 ISLAND DR
FAVORITO ANTHONY F, FAVORITO ANNA M,
341151
1008000
5362 FELKER DR
JAMES CURTISS D
5300 FELKER DR
JOHNS LUCAS A
91368
6130 ISLAND DR
STEIN REBEKAH
R1A
91242
6196 ISLAND DR
DANIELSON FRANK W, DANIELSON KATHLEEN O
340946
8064 MARYS FISH CAMP RD
WILDMON DON E LIFE ESTATE
R1B
1341989
0 FELKER DR
OAKLEYS MUD RIVER SUB
1353421
0 FELKER DR
RAMSEY J B LIFE ESTATE, C/O R A RAMSEY
1706782
0 FELKER DR
TO BE DETERMINED
90911
6007 COLONY CIR
WILLIAMS WAYNE D
90993
6045 COLONY CIR
BROWN DEREK TTEE
91064
6085 COLONY CIR
PRUNTY PAMELA
340795

H-25-27

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-27
Version Date: 12/09/2022



H-25-27
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL
- RAILROAD

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.03 0.07 0.13 0.2 0.26
Miles

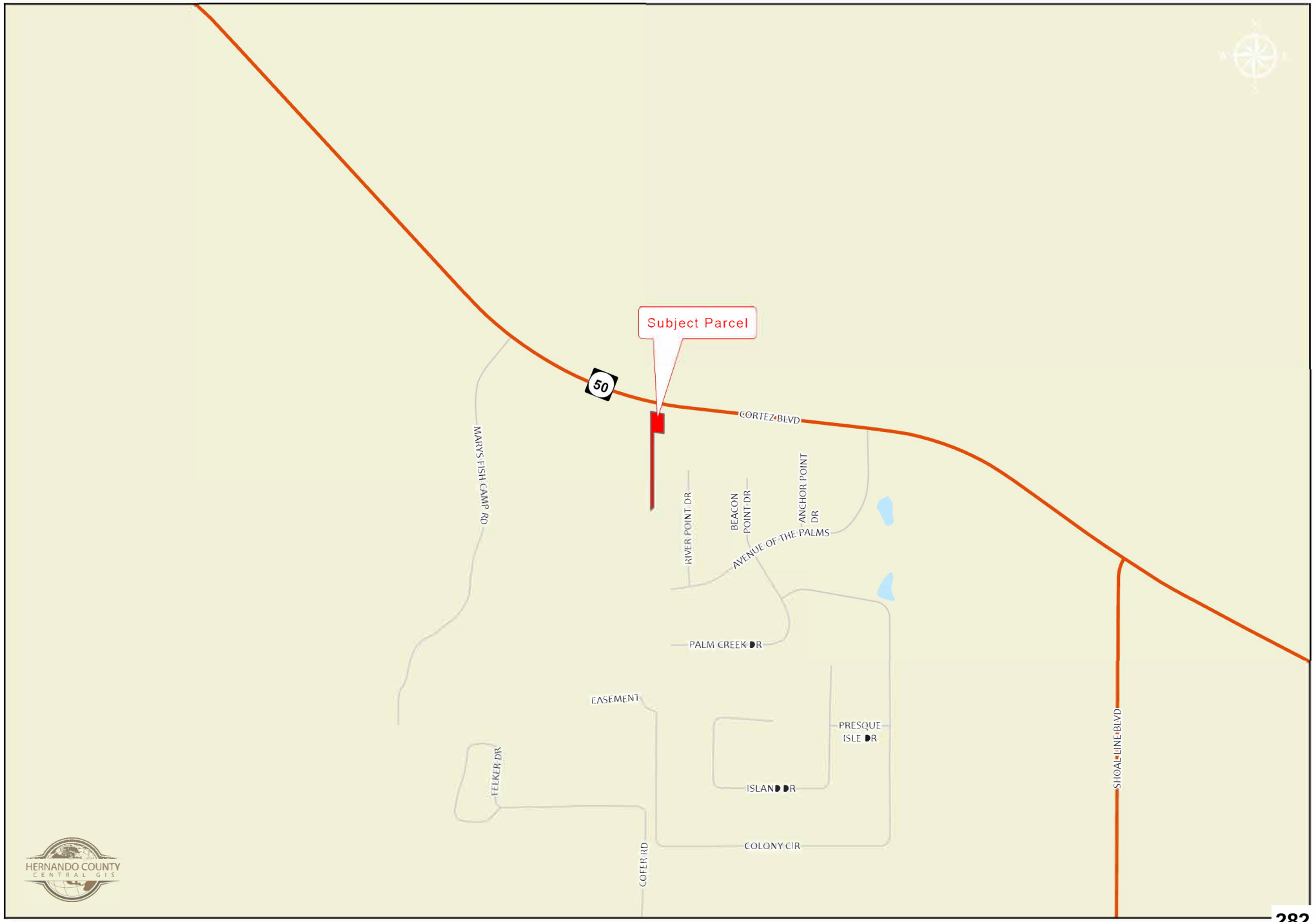
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W E
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Date of mapping: 07/24/2025

HERNANDO COUNTY
CENTRAL GIS

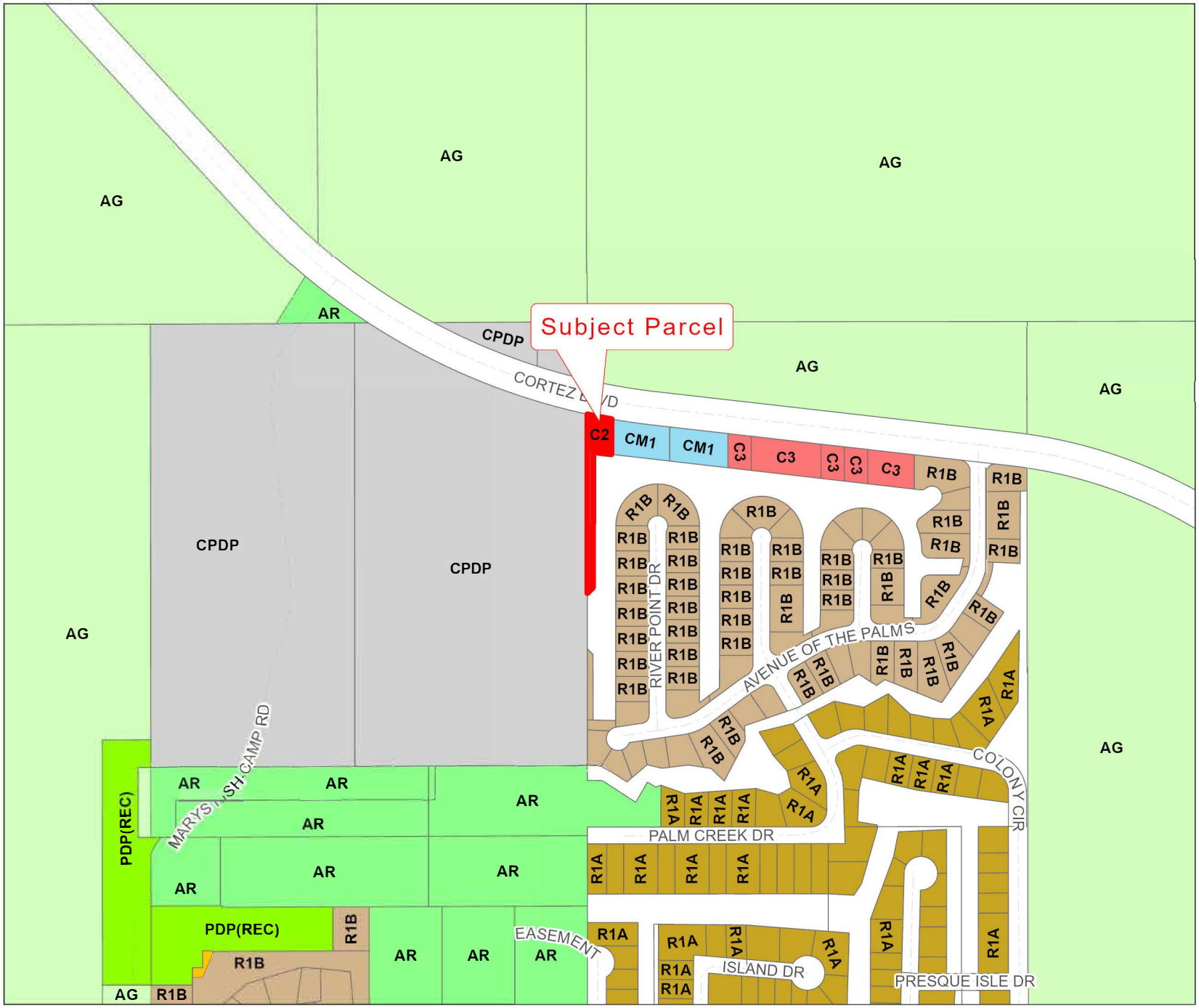
H-25-27 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-27

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

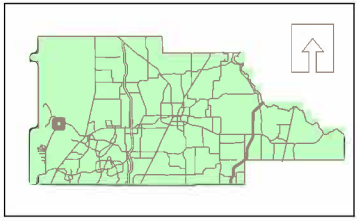


HERNANDO COUNTY
CENTRAL GIS

Zoning:

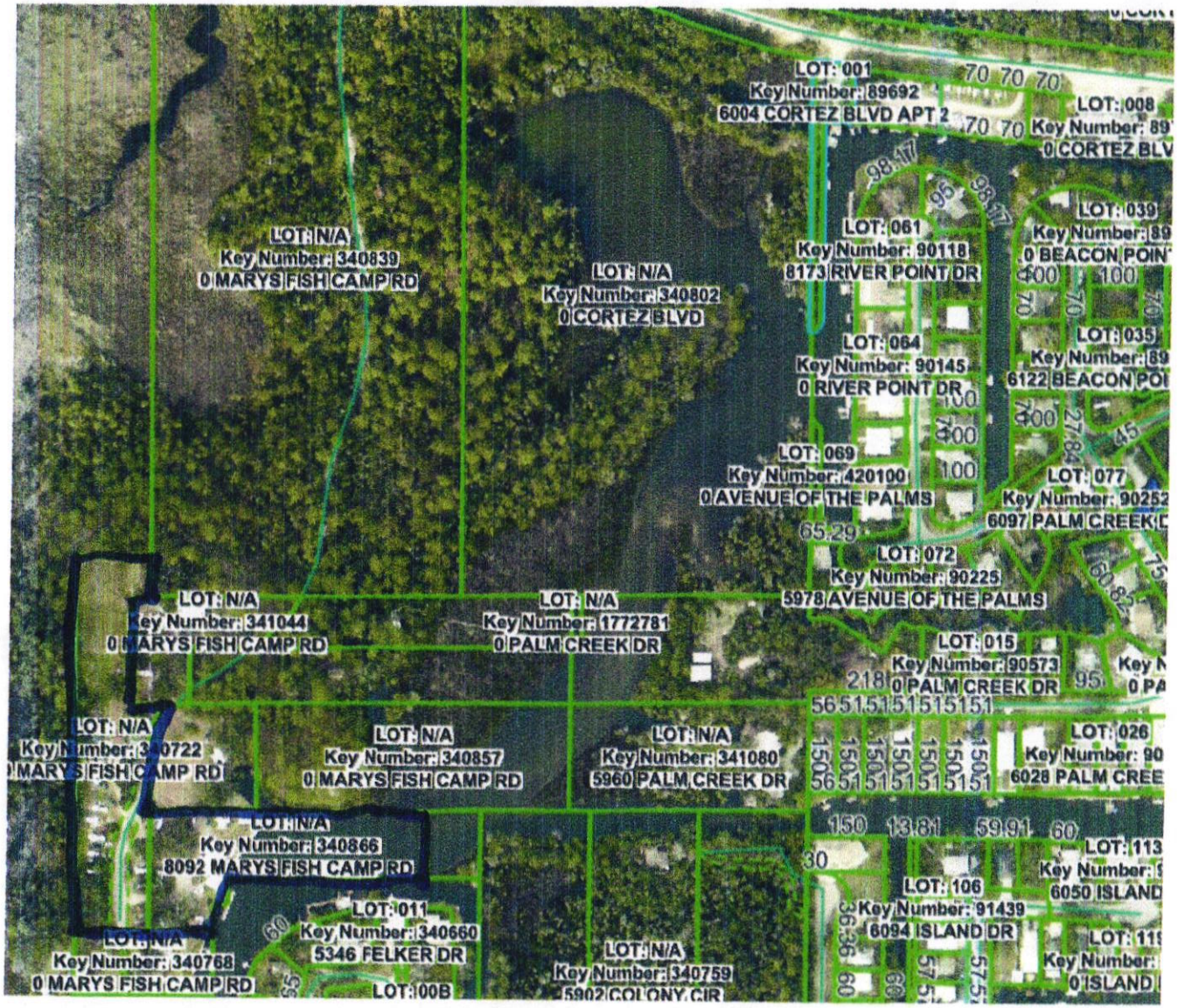
- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 07/24/2025

0 0.03 0.07 0.13 0.2 0.26 Miles

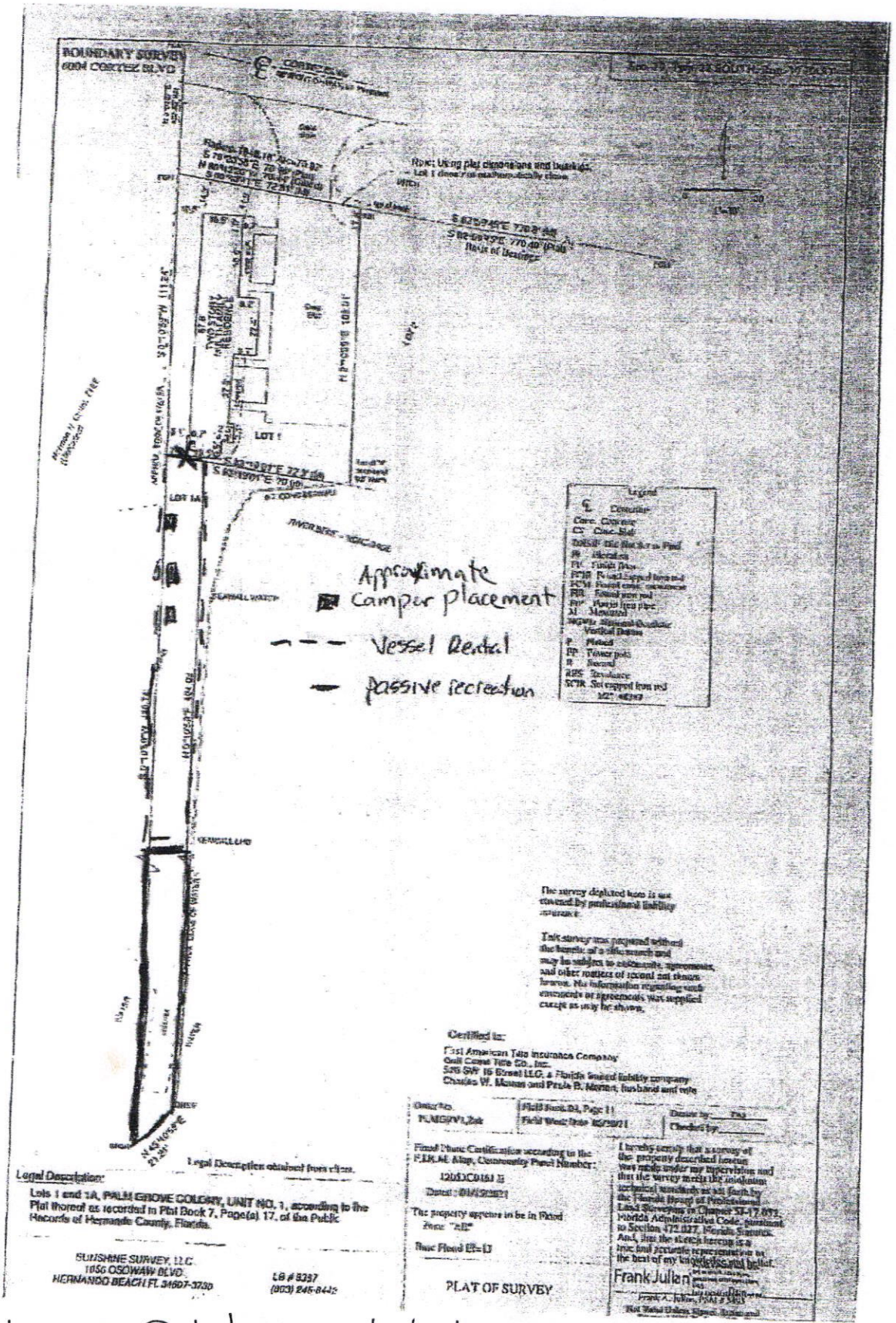


H8527 - Petitioner Exhibit
11/10/25 Pg 2



H2527 Petitioner Exhibit
11/10/25 PEZ

Exhibit A



Hasat Petitioner Exhibit
11/10/20 Pg 2

×

★ 4.74

107 reviews

How reviews work

Most relevant

Overall rating

5
4
3
2
1

Cleanliness	4.8
Accuracy	4.8
Check-in	4.9
Communication	4.9
Location	4.8
Value	4.7

Search all reviews

★★★★★ · March 2024 · Stayed one night

I was concerned being 6'2" that I wouldn't fit in this tiny camper but it was very comfortable. It's a super cute spot, better than the photos show. We had a herd of about 15 manatees visit within 100 yards of the property. The camper was super clean and the theme was great. My wife and I had a great little getaway.



Gayle
Sound Beach, New York

★★★★★ · February 2024 · Stayed one night

I loved staying at The Flamingo Camper. Absolutely adorable, clean and well equipped. The location and setting were amazing! Manatees popping up all over the place! The kayaks were added bonus, highly recommend taking advantage of them, so much beauty and wildlife on the River! Had the best time, highly recommend! Thank you!!

Ha0027 Petitioner Exhibit
11/10/20 PEZ

×

★ 4.74

107 reviews

How reviews work

Most relevant

Overall rating

5
4
3
2
1

Cleanliness	4.8
Accuracy	4.8
Check-in	4.9
Communication	4.9
Location	4.8
Value	4.7

Search all reviews



Joanne
Chicago, Illinois

★★★★★ · January 2025 · Stayed with kids

We had a very nice time at Andi's little Flamingo trailer. It was very cute and they put a lot of thought into decor and amenities. I stayed with my 11 year old kiddo and it was perfect for us. As noted in the description it is SMALL, we couldn't stand up inside. But there was a nice seating area outside of the trailer so it felt bigger than it was. There were some plastic plates and a mini fridge. I also really appreciated that there was both a little ac machine and a space heater because the temp dipped to 43 degrees that night, and we were nice and cozy inside. Finally, the locations was so great. We saw manatees in the morning right off the dock. We didn't even need to use the kayaks but we did! It was easy to get to the spring and we saw a lot of beautiful birds and wildlife

H2527 Petitioner Exhibit
11/18/20 PEZ

×

★ 4.74

107 reviews

Most relevant

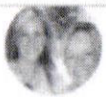
How reviews work

Overall rating

5
4
3
2
1

Cleanliness	4.8
Accuracy	4.8
Check-in	4.9
Communication	4.9
Location	4.8
Value	4.7

Search all reviews



Kristin
11 years on Airbnb

★★★★★ · April 2025

My grandson and I recently stayed at the Funky Flamingo, a vintage camper that exceeded our expectations. Its unique charm and cozy atmosphere made it an ideal accommodation for us. We took full advantage of the beautiful outdoors, spending most of our time exploring the surrounding area, kayaking, canoeing, looking at wildlife, and my grandson fished and played in the sand. We enjoyed relaxing evening with a campfire, stargazing, board games, and music, and I even managed to sleep through the night, a rare feat. Our trip also included visits to Weeki Wachee State Park, Buccaneer Bay, Rogers Park and Sunwest Park.
We packed in all of that in two days and not once did I feel rushed. Home now and re-energized.
We already booked another trip.
The on-site staff were very kind and helpful and gave us great tips for exploring.

HB527 Petitioner Exhibit
11/10/25 PEZ

×

★ 4.74

107 reviews

How reviews work

Most relevant

Overall rating

5
4
3
2
1

Cleanliness	4.8
Accuracy	4.8
Check-in	4.9
Communication	4.9
Location	4.8
Value	4.7

Search all reviews

Bryan
2 years on Airbnb

★★★★★ · **November 2023** · Stayed one night

Strongly recommend, The funky flamingo will forever remain in our minds and we will be back to visit again, getting to float in the canal with the manatees following us around on the kayaks was truly a thrilling experience and can't wait to visit again, the host heard our discussions and provided a much appreciated heater before we could even begin searching, or question as to the location of one. 10 outta 10 can't wait to do it again.



Heidi
Marco Island, Florida

★★★★★ · **February 2025** · Stayed one night

This is a beautiful place by the water!

Harper Petitioner Exhibit
11/10/25 PEZ

×

★ 4.74

107 reviews

How reviews work

Most relevant

Overall rating

5
4
3
2
1

Cleanliness	4.8
Accuracy	4.8
Check-in	4.9
Communication	4.9
Location	4.8
Value	4.7

Search all reviews

★★★★★ · August 2024 · Stayed with kids

The Funky Flamingo is so cute!!! Everything is convenient and easy to find and use. This is a great place to just get away!!! Me n my daughter had so much fun and we enjoyed having a nice little spot to escape the heat and rain. If you're thinking about going I highly recommend this spot!!! Super easy to find and perfectly located near anything you want to do in the area!! So secluded and peaceful to just relax the evenings away!!



Ariah
Tampa, Florida

★★★★★ · June 2024 · Stayed one night

Such an adorable Airbnb! We wanted something different than your typical home and we were happy we found this. So cozy and comfy! Peaceful, calm, right next to the water! Convenient to wake up and take out one of the kayaks they provide. Everything was exactly what the listing described. We will be back!

Ha5027-Petitioner Exhibit
11/10/25 PSZ

×

★ 4.74

107 reviews

How reviews work

Most relevant

Overall rating

5
4
3
2
1

Cleanliness	4.8
Accuracy	4.8
Check-in	4.9
Communication	4.9
Location	4.8
Value	4.7

Search all reviews



Claudia
Asheville, North Carolina

★★★★★ · **February 2024** · Stayed one night

Wow- we were so impressed with the funky flamingo! The best Airbnb experience I've had in a long time. We saw manatees right outside! It is such a bonus to have the use of kayaks. I would highly recommend staying here!



Jessica
Lakeland, Florida

★★★★★ · **December 2023** · Stayed a few nights

The vintage camper was absolutely adorable! The extra large fire pit held a great big fire and the kayaks were in great condition. Paddled up to Hospital Hole and saw plenty of manatee. Stopped by the Upper Deck for food and drinks on the way back. Thoroughly enjoyed our visit!

H6597 Petitioner Exhibit
11/10/25 P&Z

H0597 Petitioner Exhibit
11/10/20 Pg 2

×

★ 4.74

107 reviews

Most relevant

Learn how reviews work

Search all reviews

Overall rating

5
4
3
2
1

Cleanliness	4.8
Accuracy	4.8
Check-in	4.9
Communication	4.9
Location	4.8
Value	4.7

★★★★★ · **February 2025** · Stayed with kids

Hands down the best Airbnb I've stayed at so far. This trip was incredibly special because it was my daughter's birthday and her first time flying. It exceeded both of our expectations. The camper was absolutely precious and perfect for the two of us. The kayak was the best part and we were able to see multiple manatees. Everything was so perfect that we're already planning our next trip back.



Brook
3 years on Airbnb

★★★★★ · **February 2025** · Stayed one night

This was hands down one of the best stays I've had in a long time. The property was extremely clean and exactly what was listed. It was amazing getting to spend the morning watching the manatees right out the door. It was the perfect get away. 100% would book again.

HB527 - Petitioner Exhibit
11/10/25 P&Z


HB687 Pet. Exhibit
11 Hobbs
295



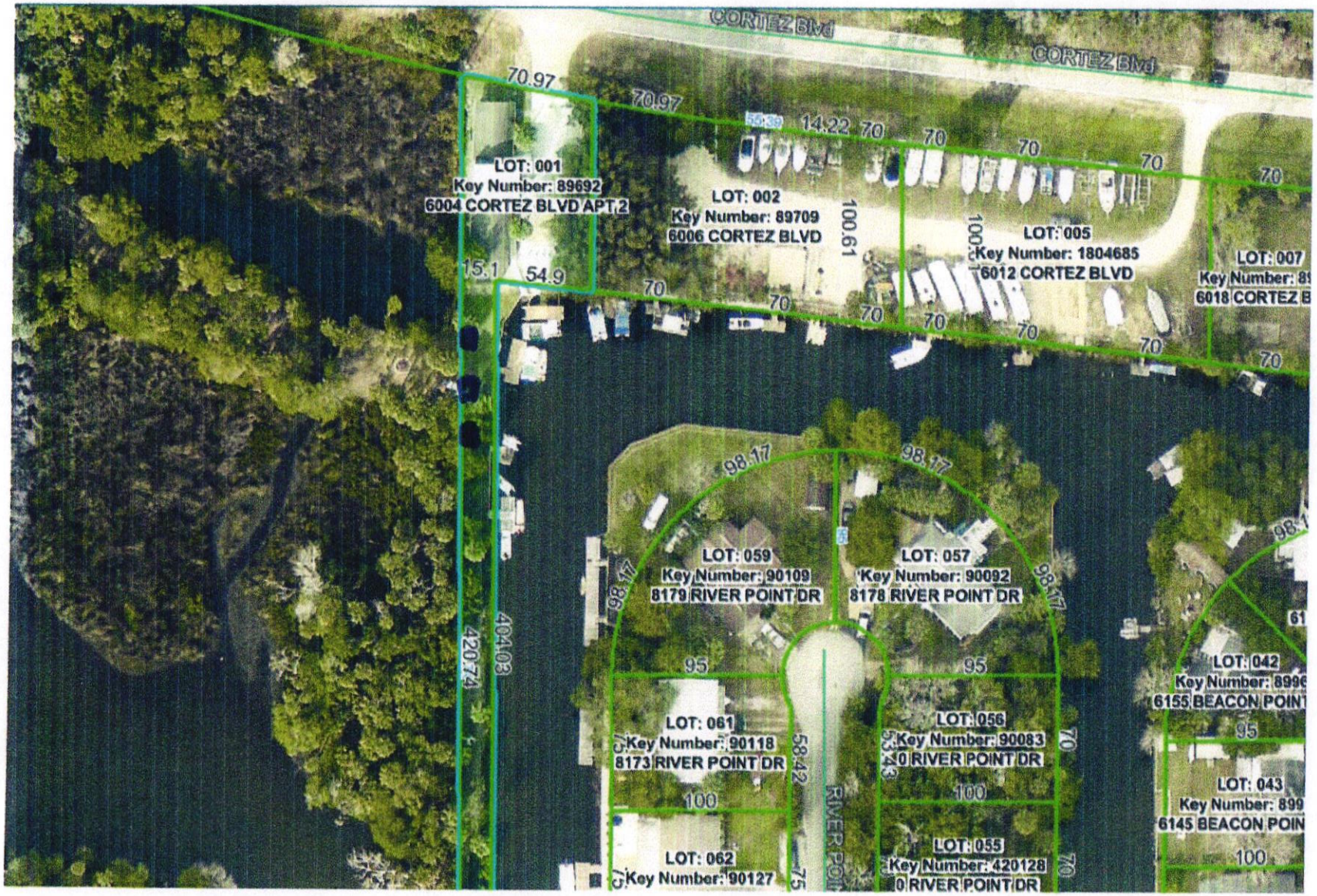
HB527 Petitioner Exhibit
11/10/20 P&Z



H&C07 Petitioner Exhibits
11/10/25 P&Z



Hearing Petitioner Exhibit
11/10/20 PEZ



H20327 Petitioner Exhibit
11/10/25 PEZ

Cities: Spring Hill, Brooksville, Hernando Beach, Pine Island, Ridge Manor, Bayport, More

Population: 218,150 (2024)

Hernando County, FL
https://www.hernandocounty.us

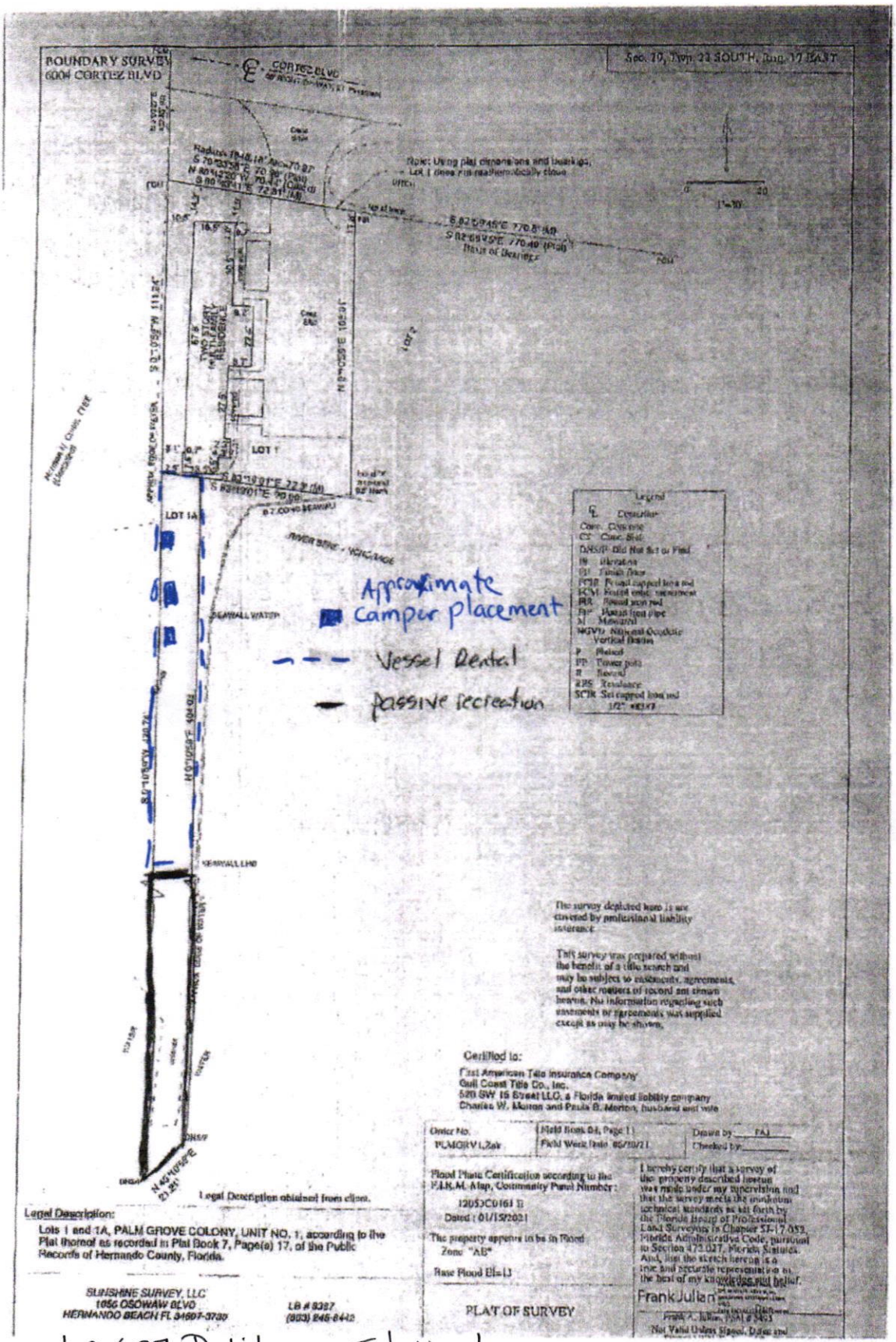
Hernando County

Hernando County, also known as Florida's Adventure Coast, is the geographic center of the state. The location is ideal to start or expand a business.

Departments >

H0027 Petitioner Exhibit
11/10/25 PJZ

Exhibit A



H2527 Petitioner Exhibit
11/10/20 PB2

Property View

Enter Key/Parcel Number Search

Key Number:
89692
Owner:
520 SW 15 STREET LLC
1400 NW 46TH ST
FORT LAUDERDALE, FL 33309-3766
UNITED STATES

Parcel:
R29 222 17 2840 0000 0010
6004 CORTEZ BLVD #1
Description:
PALM GROVE COLONY UNIT 1
LOTS 1 & 1A

MAP: 15A **BOOK:** 4028 **PAGE:** 1312 **PLAT BOOK:** 44 **PAGE:** 6
ZONING: INVALID ZONING CODE **ZONING ID #:**
SPECIAL USE ID #: -
GIS MAP

00089692
FLOOD: CAE FEMA: 100 YEAR FLOOD **FIRM PAN:** **ELEVATION REQ:** 71.70
EVAC: A/B **CENSUS:** 160625 **CITY/CNTY:** H HERNANDO **ENTERPRISE ZONE:** 0

Elevation Certificates on File

	Date	Document ID
View Document	08/31/2023	113500011910

Permits

	Application #	Permit #	Date	Use Description	Applicant	Status
View Permit	1497537	1497537	02/17/2025	HURR HELENE 24 DAMAG REP	520 SW 15 STREET LLC	FINALED
View Permit	1490664	1490664	10/23/2024	STRUCTURE STABILIZATION	520 SW 15 STREET LLC	FINALED
View Permit	1490302	1490302	10/17/2024	SNKHL/GRD INVESTIGATION	520 SW 15 STREET LLC	CLOSED
View Permit	1468455	1468455	08/31/2023	HURR IDALIA 23 ELEC RECO	520 SW 15 STREET LLC	FINALED
View Permit	1437406	1437406	05/11/2022	ZONING PERMIT ONLY	520 SW 15 STREET LLC	
View Permit	1427913	1427913	02/04/2022	COMMERCIAL ELECTRIC	520 SW 15 STREET LLC	FINALED
View Permit	1422924	1422924	10/12/2021	WINDOW/DOOR REPLACEMENT	520 SW 15 ST LLC	FINALED
View Permit	1422686	1422686	08/10/2021	RESIDENTIAL HTG/AIR	MORTON CHARLES W	FINALED
View Permit	1033724	1033724	11/12/1997	RESHINGLE	MORTON CHARLES W & PAULA B	FINALED
View Permit	1015571	1015571	06/10/1996	WALL SIGN	RIVER POINT LANDING WALL SIGN	FINALED

12

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H2527 - Petitioner Exhibit
11/10/25 PZ

H0027 Petitioner Exhibit
11/10/25



IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR HERNANDO COUNTY, FLORIDA

HERNANDO COUNTY,

Plaintiff,

v. Case No.: H-27-2023-CC-1197

520 SW 15 STREET, LLC and
WEEKI WACHEE BOAT RENTALS, LLC,

Defendants.
_____/

NOTICE OF VOLUNTARY DISMISSAL

COMES NOW, Plaintiff, **HERNANDO COUNTY,** by and through its undersigned counsel and pursuant to Rule 1.420 of the Florida Rules of Civil Procedure, and files this Notice of Voluntary Dismissal.

CERTIFICATE OF SERVICE

THE UNDERSIGNED CERTIFIES that a true and correct copy of the foregoing has been sent by the Florida e-filing portal to Joseph M. Mason, Jr., Esq., attorney for WEEKI WACHEE BOAT RENTALS, LLC, 101 S. Main Street, P.O. Box 1900, Brooksville, Florida 34605, at CourtDocs@McGeeMasonLaw.com and JoeMason@McGeeMasonLaw.com and Darryl W. Johnston, Esq., attorney for 520 SW 15 STREET, LLC, 29 S. Brooksville Avenue, Brooksville, Florida 34601, at dwj@djohnstonlaw.com on this 24th day of January, 2024.

/s/ Kyle J. Benda
KYLE J. BENDA, ESQ.
FL Bar No.: 113525
kbenda@co.hernando.fl.us
cao@co.hernando.fl.us
JON A. JOUBEN, ESQ.
FL Bar No.: 149561
jjouben@co.hernando.fl.us
cao@co.hernando.fl.us
Attorneys for Hernando County
20 North Main Street, Suite 462
Brooksville, FL 34601
352-754-4122/fax 352-754-4001

OFFICIAL DOCUMENT

From:	Planning Resource Object
To:	Nichole Street; Victoria Via; Michelle Miller
Subject:	FW: File #H-25-27 (Applicant Jason Soldini 520 SW 15 Street LLC)
Date:	Tuesday, November 4, 2025 12:38:06 PM
Attachments:	File #H-25-27 Rezoning Request.pdf Aerial for Key #89692 (1).pdf

From: Mitchell Anglin <mdaleanglin@yahoo.com>
Sent: Tuesday, November 4, 2025 12:25 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Fw: File #H-25-27 (Applicant Jason Soldini 520 SW 15 Street LLC)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email is in response to a letter (attached) that my wife and I received from Planning and Zoning concerning Jason Soldini's (520 SW 15 Street LLC) request for re-zoning classification for a property located on Cortez Blvd. with canal frontage on Mud River in western Hernando county. The property was purchased as an apartment building by the current owners. We live across the canal from this property.

Since the owner's wife is a Realtor, she knew what was permitted on the property at the time of purchase. It was a small apartment building with frontage on a canal to Mud River. However, the Soldinis chose to start an illegal boat rental and boat delivery business from the property without following county requirements. It's my understanding that after multiple warnings to cease and desist were ignored, the County apparently found it necessary to file suit against them in order to get their attention that they needed to play by the rules and make application for special exceptions concerning boat rentals and those activities that did not comply with the current zoning and permitted uses.

As a result of the county commission working out an agreement for a more restrictive rental plan than requested (after a large number of objections from the community), owners are still not satisfied with the compromise the commission ruled on. Instead, they are now wanting additional concessions for small vintage travel trailer rentals and fewer restrictions on boat rentals. This time they want a master plan revision with rezoning to CPDP to include PDP(REC)/Planned Development Project (Recreational).

This fragile property is not suitable for this. We encourage you to personally take a good look at how little dry, usable land is included in that canal front property. I've attached an aerial view of the property. The portion not already built on is a very narrow strip that has greatly eroded over time, and it appears that a portion of what they want to use doesn't even belong to them. Please refer to the property lines on the aerial view (maybe require a survey). You'll see that it obviously is too narrow to justify more rental units of any kind, much less larger size boats, especially considering the water frontage. The property is already located at a narrow canal that often times gets bottlenecked from recreational boaters and kayakers, as there is a property very close to them that is already zoned for boat rentals. It creates plenty of boat traffic as it is.

The owners of the subject property previously were granted permission for one boat rental per rental unit with a size restriction, but that wasn't good enough for them. Not only do they want more rental units, they've already indicated that they want to do boat tours, scalloping trips and a variety of other recreational activities from the property. Their rental boats take up a lot of space in the canal, and they've allowed other boaters to park their boats there. Due to parking limitations one of their pontoon boats is frequently docked at a neighbor's dock.

Increasing the number of rental units and boat sizes will not only affect the quality of life of the neighborhood, but more importantly it will further upset the fragility of Mud River and the numerous manatee that reside there. It could also become a liability for the County.

So many of the operators of the rental boats pay no attention to idle speed no wake zones, and a video was recorded of one of the boat's powering off a sandbar when the tide was a bit low. That's one of the things that destroys the natural grass bottom that the manatee once thrived on. The river and the wildlife deserve more protection not further opportunities for destruction. Six manatee died in Mud River about two years ago and necropsy results indicated they died from eating a toxic algae. I don't recall a manatee ever dying on Mud River as a result of something toxic they ingested in the 49 years I've lived on Mud River. Their safe food source is quickly disappearing and we're seeing more and more prop scars, even on the baby manatee that are born in Mud River. We need to protect them and their habitat, not create more threats.

The Soldinis had been granted additional benefits and opportunities from the county once already. Please don't open the door for additional changes that will only benefit them and their agenda while degrading the neighborhood and the wildlife that inhabit it.

Please refer to the attachments. Thank you for your time.

Respectfully,
Dale and Patti Anglin

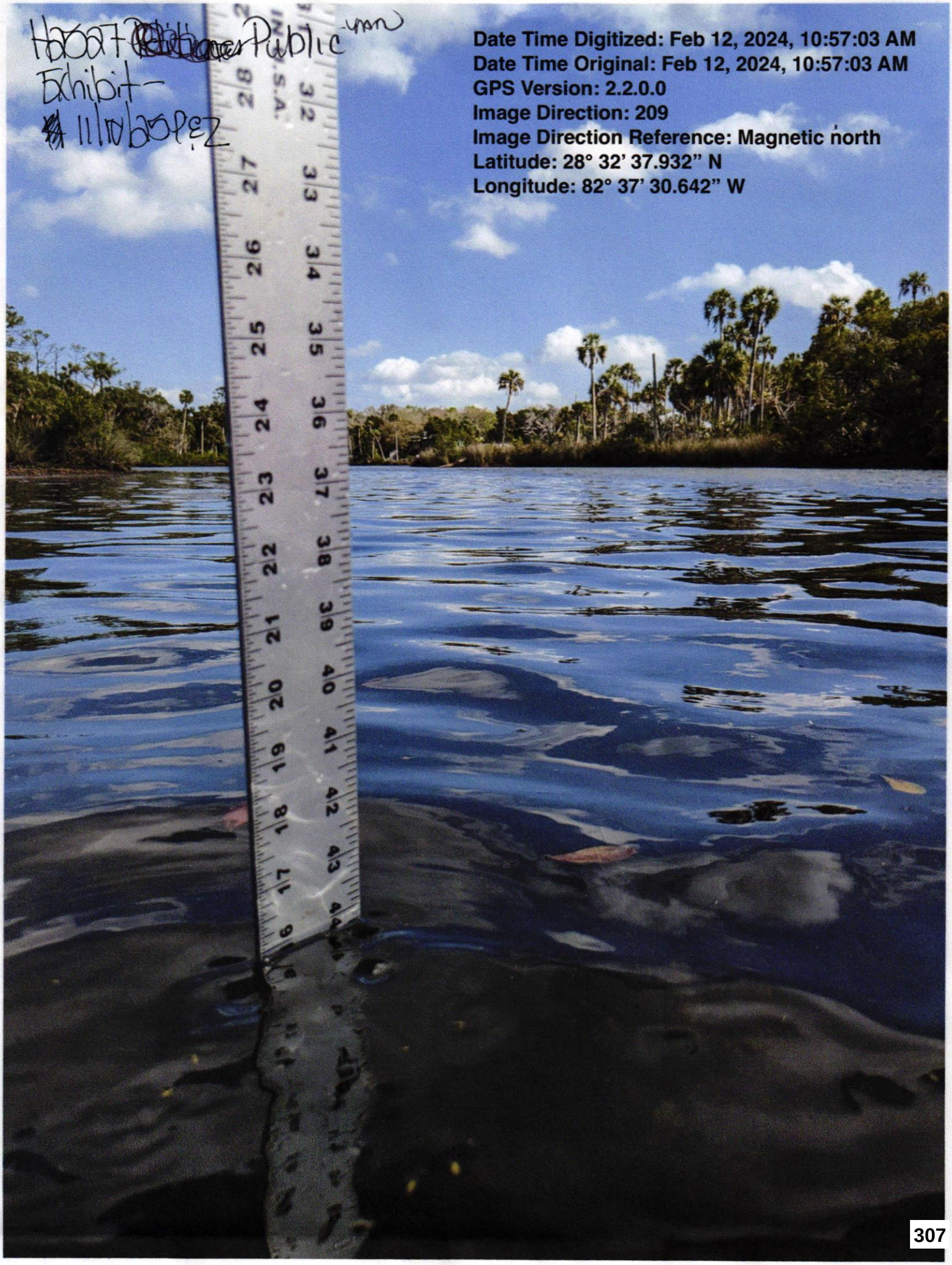

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Date Time Original: Feb 12, 2024, 10:57:03 AM
GPS Version: 2.2.0.0
Image Direction: 209
Image Direction Reference: Magnetic north
Latitude: 28° 32' 37.932" N
Longitude: 82° 37' 30.642" W

Exhibit –

An official website of the United States government Here's how you know

MENU

IMPORTANT Legacy real-time page

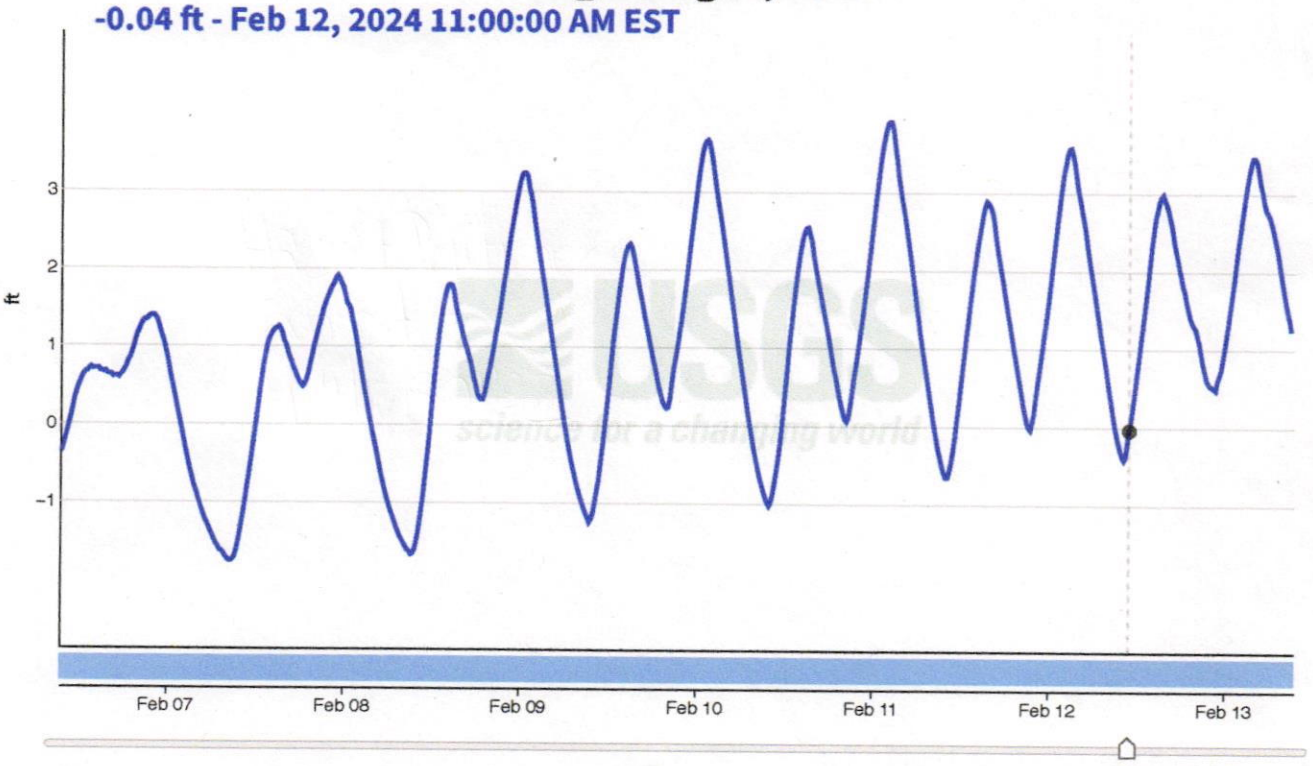
7 days 30 days 1 year

Gulf of Mexico Near Bayport FL - 02310600

February 6, 2024 - February 13, 2024

Gage height, feet

-0.04 ft - Feb 12, 2024 11:00:00 AM EST



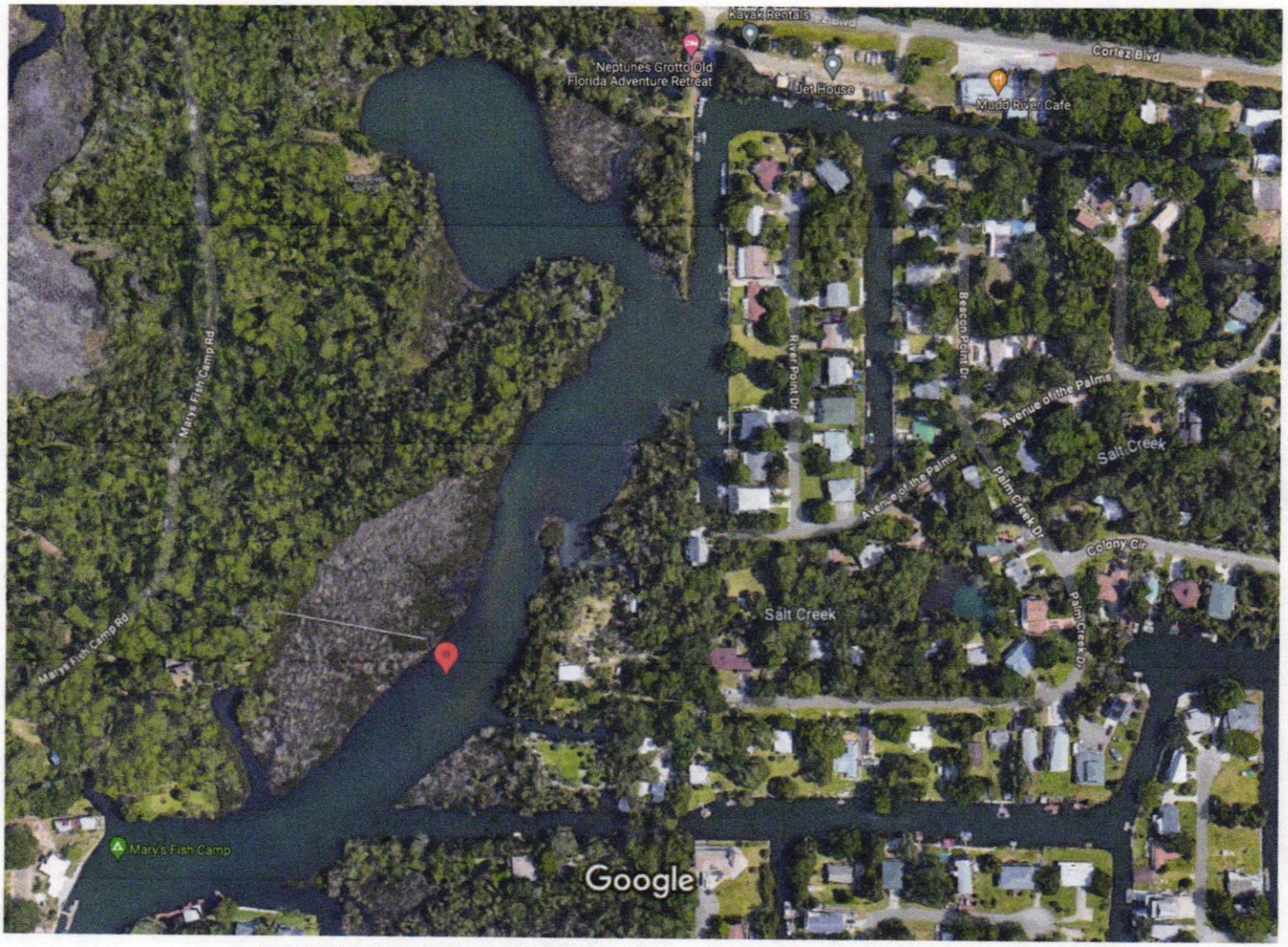
IMPORTANT Data may be provisional

Show legend

	Value	Status	Time
Latest value	1.24 ft	Provisional	Feb 13, 2024 09:00:00 AM EST
Selected	-0.04 ft	Provisional	Feb 12, 2024 11:00:00 AM EST
Compare			Add last year's data to graph

HOR027-Public Exhibit 11/10/25 PEZ

Google Maps 28°32'37.9"N 82°37'30.6"W



Imagery ©2024 Google, Imagery ©2024 Maxar Technologies, U.S. Geological Survey, Map data ©2024 100 ft

Harbor Public Exhibit
Hilda Paez

No such activity shall be expanded, changed, enlarged or altered in any manner which increases its nonconformity.

(2) When a nonconforming structure is destroyed to an extent equal to or exceeding fifty (50) percent of the size of the site or any structure, any use or activity related to that structure shall not be resumed except in a manner which conforms with the provisions of this article.

(3) If any nonconforming structure is destroyed to an extent equal to or exceeding fifty (50) percent of the size of the structure as determined by the Hernando County Building Official, such structure shall not be replaced except in accordance with this article unless a hardship, including economic hardship, has been demonstrated. Such hardship must be approved by the board of county commissioners in accordance with subsections 23-211(2), (3), (4) and (5).

(Ord. No. 90-17, § 16, 8-23-90)

HA5827 Public Exhibit
11/10/25 P&Z

(1) Development must be compatible with adjacent land uses.

(2) Adequate upland support services must be available.

(3) A hurricane contingency plan must be approved by the county.

(4) Ambient water quality must be protected as per Department of Environmental Regulation criteria.

(5) Access to an existing channel must be available.

(6) A spill prevention countermeasure control plan must be approved.

(7) Marinas shall be designed to prevent or minimize impacts to grassbeds and other biologically productive bottom habitats.

(8) No water-dependent structure, including mooring pilings, shall extend waterward of the mean low-water line more than twenty (20) percent of the width of the river at that particular location. If the distance is greater than the Marine Construction Code, the Marine Construction Code standards will apply.

(9) If a dock is constructed adjacent to a bulkhead and the water depth adjacent to the bulkhead is minus three feet (-3) feet at mean low water, the dock shall not extend more than twenty (20) percent of the width of the channel as measured from the bulkhead. If the distance is greater than the Marine Construction Code, the Marine Construction Code standards will apply.

(10) Main access docks shall be limited to a maximum width of six (6) feet.

(11) Dredging to obtain navigable water depths in conjunction with new docks is prohibited.

(12) Marinas shall only be approved in locations having adequate water depths in the vessel mooring, turning basin, access channels and other such areas which will accommodate the proposed vessel's use in order to ensure that a minimum of one (1) foot clearance is provided between the deepest draft of the vessel and the bottom at mean low water.

(13) Finger piers shall not exceed four (4) feet in width.

(14) Erosion-control measures shall be used during dock construction to prevent impacts to the landward/waterward interface.

(Ord. No. 90-17, § 14, 8-23-90)

Chapter 23 - PLANNING ARTICLE VI. - RIVERINE PROTECTION

Sec. 23-216. - Nonconforming uses.

A regulated activity that was lawful before the passage of the article, but which is not in conformity with the provisions of this article, may be continued subject to the following:

(1) Public

Hearing Exhibit

11/10/20 PSZ

4 of 5

January 1, 1990, shall be determined as follows:

(1) The wetland line shall be delineated.

(2) A natural buffer width of seventy-five (75) feet shall be added to the upland side of the wetland delineation.

(3) The applicant may use the methodology for newly created lots of record (paragraph (c)) if this application demonstrates that a smaller natural buffer width is appropriate.

(b) The buffer zone for a legally existing lot of record which existed prior to the effective date of the ordinance from which this article derived and in which the natural vegetation was removed prior to January 1, 1990, shall be determined as follows.

(1) A fifteen-foot buffer shall be retained adjacent to the wetland line.

(2) Site-specific stormwater treatment, such as a swale/berm system and erosion-control measures, shall be required adjacent to the upland side of the fifteen-foot buffer.

(c) Natural buffer zones for any lot of record created after the effective date of the ordinance from which this article derived shall be based on guidelines contained in "An Evaluation of the Applicability of Upland Buffers for the Wetlands of the Wekiva Basin (Center for Wetlands, Brown and Schaefer, 1987)" and "Buffer Zones for Water, Wetlands, and Wildlife (Center for Wetlands; Brown, Schaefer, and Brandt; 1989)." The applicant may propose alternate methodology, but such methodology may be subject to verification and must address the following:

(1) Erodibility of soils upland of the wetland line.

(2) Depth of the watertable below the soil surface in the zone immediately upland of the wetland line.

(3) Habitat requirements of aquatic and wetland-dependent wildlife based on:

a. Habitat suitability.

b. Spatial requirements.

c. Access to upland or transitional habitat.

d. Noise impacts.

(d) All new commercial and industrial development must follow the buffer methodology contained in paragraph (c) above.

(Ord. No. 90-17, § 10, 8-23-90)

Chapter 23 - PLANNING ARTICLE VI. - RIVERINE PROTECTION

Sec. 23-214. - Permitting requirements for marinas.

The following requirements shall apply to marinas:

H2027 Public Exhibit
11/10/20 PZ

include cash payments.

Natural buffer. An area adjacent to a wetland retained in a natural vegetative state which serves to minimize the adverse impacts of upland development on the wetland. This zone also provides habitat for water-dependent wildlife.

Point source discharge. Known potential sources of pollution which discharge within the watershed of a water body.

Regulated activity. Any activity which has received all appropriate state, federal and local permits for development within the riverine system prior to the adoption date of the ordinance from which this article derived.

Riverine system. The main body of the river plus all contiguous jurisdictional wetlands.

Vertical seawall. A seawall the waterward face of which is at a slope greater than seventy-five (75) degrees to the horizontal. A seawall with riprap of approximately six (6) inches in diameter installed to a height of one (1) foot above mean high water with a slope no greater than two to one (2:1) shall not be considered a vertical seawall.

Water-dependent activity. An activity which can only be conducted on, in, over or adjacent to water areas because the activity requires direct access to the water body or wetlands for transportation, recreation, energy production or transmission, or source of water and where the use of the water or wetlands is an integral part of the activity.

Wetland. Any area that is inundated or saturated by surface or groundwater with a frequency sufficient to support a prevalence of vegetative species that require saturated or seasonally saturated soil conditions for growth and reproduction. The wetlands shall be conclusively presumed to be that land which lies within the wetland jurisdictional line, as defined in this article.

Wetland line. The wetland line is the line of demarcation between a wetland and the adjacent upland. The wetland line as established or approved by the Southwest Florida Water Management District, the U.S. Army Corps of Engineers, Florida Department of Environmental Regulation, or an environmental consultant shall be accepted by the county. If a wetland has been established using any of the above methodologies, Hernando County may establish the line using hydric soils as identified by the Soil Conservation Service.

(Ord. No. 90-17, § 4, 8-23-90)

Chapter 23 - PLANNING ARTICLE VI. - RIVERINE PROTECTION

Sec. 23-210. - Buffer zones.

(a) The natural buffer zone for a legally existing lot of record which existed prior to the effective date of the ordinance from which this article derived and which was naturally vegetated as of

Hearing Exhibit 11 Page 2 of 5

Sec. 23-204. - Definitions.

The following terms shall have the meanings as follows for the purpose of this article:

AWT. Advance waste treatment which will provide a recovered water product that contains not more than the following concentrations on an annual basis:

(1) Biological oxygen demand .....5 mg/l

(2) Suspended solids .....5 mg/l

(3) Total Nitrogen, expressed as N .....3 mg/l

(4) Total Phosphorous, expressed as P .....1 mg/l

and has received high level disinfection as defined by rule of the Department of Environmental Regulation.

Buffer. An area adjacent to a wetland to be maintained with sufficient stabilizing ground cover to prevent erosion and sedimentation and to provide a medium for absorbing stormwater pollutants.

Bulkhead. Any structure which acts as a restraining wall adjacent to a water body to prevent erosion.

Coastal zone. That area designated as "Conservation" west of U.S. Highway 19 on the Future Land Use Map of the Hernando County Comprehensive Plan adopted June 7, 1989.

Development. The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land.

Dock. A fixed or floating structure including moorings as measured waterward from the mean or ordinary high-water line.

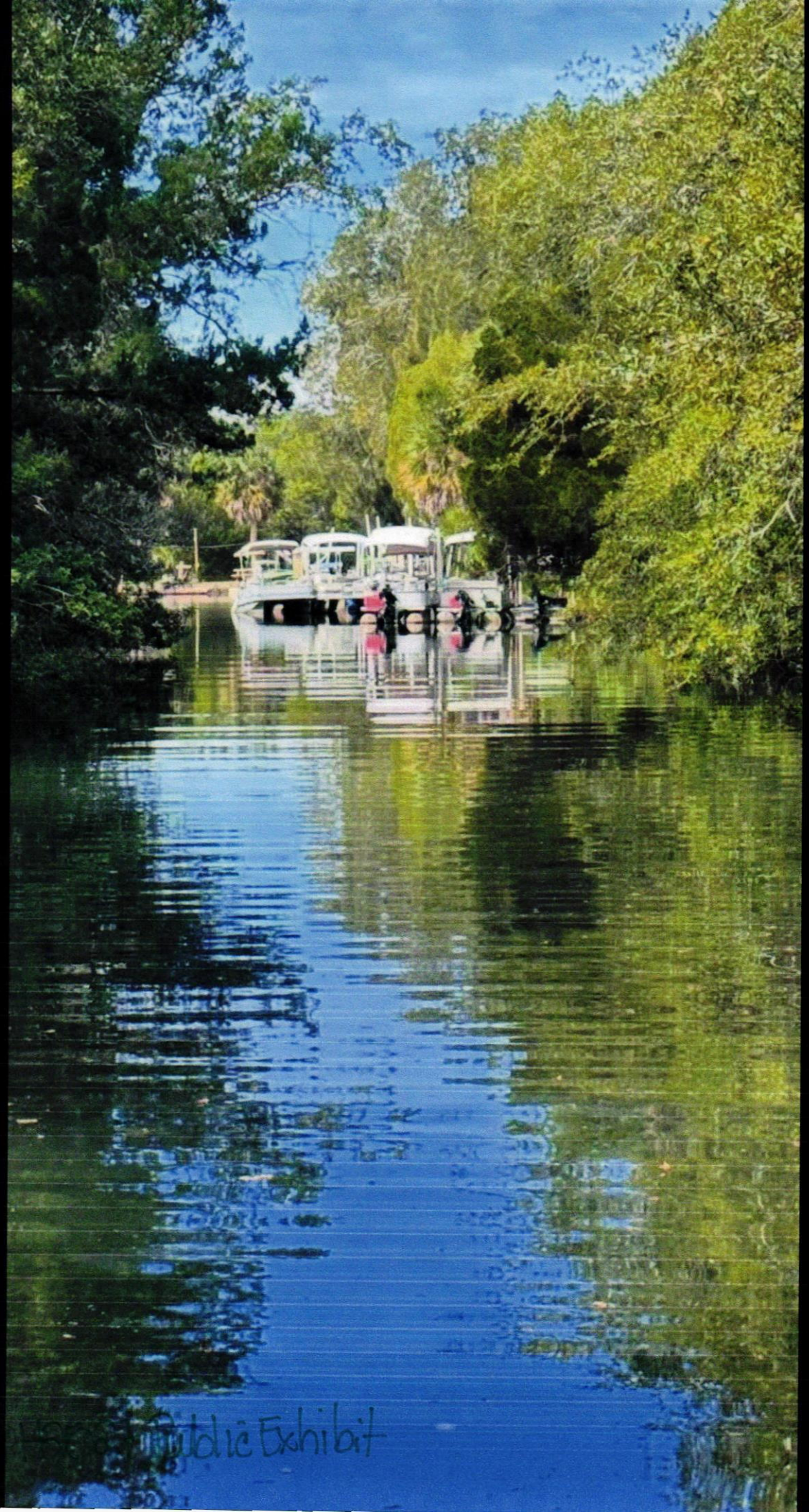
Exotic species. A plant species which is not indigenous to the geographic area under consideration as determined by the natural range of the plant species.

Finger pier. Any pier extending out from the main dock but not restricted from being a main dock.

Lot of record. A lot which is part of a subdivision and is shown on a plat or map thereof which has been recorded prior to the effective date of this article; or a parcel of land described by metes and bounds which is the subject of a deed or land contract which has been duly executed prior to the effective date of this article.

Marina. A watercraft harbor complex used primarily for boat moorage and/or storage, which may also provide associated accessory facilities and services including, but not limited to, the sale of fuel, lubricants, provisions and boats and the servicing of equipment.

Mitigation. An action or series of actions that will offset the adverse impacts on wetlands and any adjacent buffer due to development activity within the wetland and the buffer. Mitigation does not



Public Exhibit



Single Day 20' Pontoon Boat Rental — 8 hours $300

Full day rental of our 20' Pontoon Boat with 40 HP outboard between 8:00 am - 5:00 PM. Includes Fuel. Available from Hernando Beach! Delivery Available.
Explore the coastal waters of the Gulf of America nearshore within 5 miles, visit the coastal waterways, Henrnado Beach Flats, Enjoy fishing or scalloping, or just cruising! Contact us for multiday rental availability and pricing!

A $500 damage deposit will be collected at the time of departure, which will be immediately refunded upon timely and damage free return.

BOOK

Custom Multi Day Boat Rental — 2 days

Customized boat rental for more than one day.

BOOK

Half Day Vintage Boat Rental — 4 hours $105

Half Day day rental of our 1965 Orlando Clipper Runabout between 8:00 am - 12:00 PM or 12:00 - 4:00 Includes Fuel.
Explore the coastal waters of the Mud River and Jenkins Creek. Adventure up the Weeki Wachee River into the crystal clear waters, looking to spot, manatees, otters, various birds, deer, fish and other wildlife! Contact us for multi day rental avaialability and pricing.

A $35 Resort fee will be added to register as resort guests for parking and day use of the grounds for picnicing, BBQ, fishing, restroom, etc. A $500 damage deposit will be collected at the time of departure, which will be immediately refunded upon timely and damage free return.

BOOK

Ha2027 Public Exhibit
11/10/20 PEZ

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Hab27 Public Exhibit
11/10/25 PEZ

Welcome to our Boat Rentals page! Whether you're visiting Neptune's Grotto or Cabin by the Sea, we offer convenient boat rental options to enhance you

BOAT HERE!

BOOK NOW





Now Available at Neptune's Grotto! Vintage Boat Rentals!

Please call Jason at 954-254-3769 to arrange reservations

14 foot vintage boats bring a sense of Old

20 Foot Pontoon Boat

Please call Jason at 954-254-3769 to arrange reservations

20 foot pontoon boat that can accommodate up to eight people available for our guests at cabin by the sea in Hernando Beach for exploring the coastal marsh and flats, Gulf of America,

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HC0527 Public Exhibit 11/16/20 PEZ

Neptunes Old Florida Adventure Retreats LLC

6004 Cortez Blvd, Spring Hill, Florida 34607
VisitNeptunesGrotto@gmail.com
954-254-3769

www.visitneptunesgrotto.com/boat-rentals

English

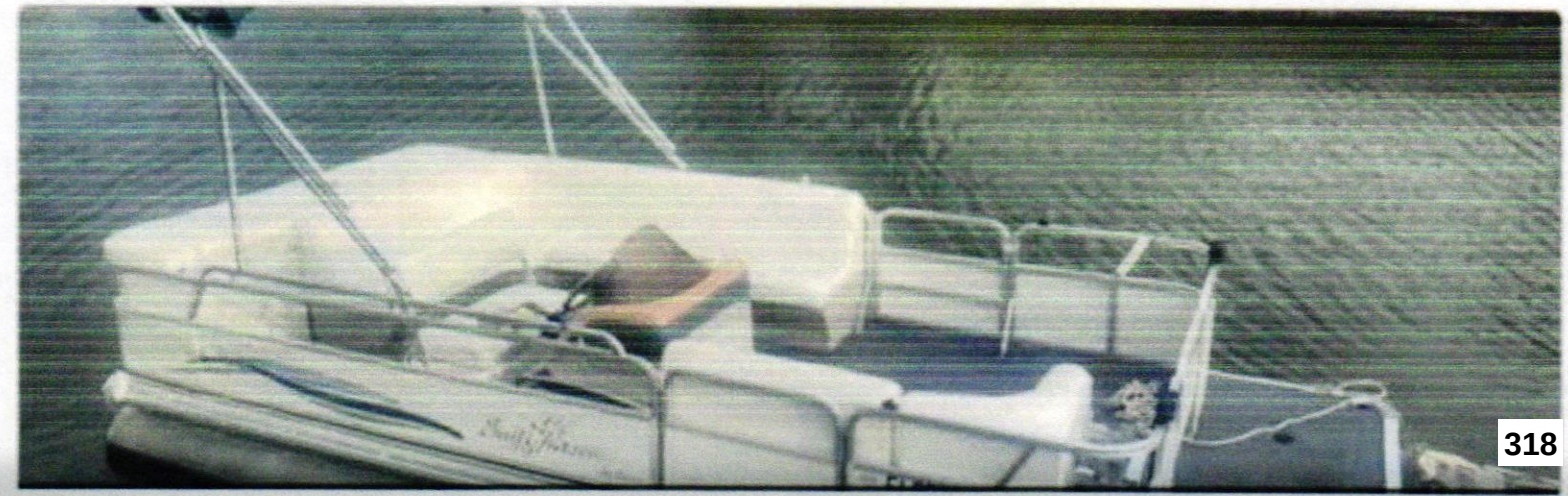


Single Day Vintage Boat Rental of the "Scarlett Siren" **8 hours $165**

Full day rental of our 1965 Orlando Clipper Runabout between 8:00 am - 5:00 PM. Includes Fuel.
Explore the coastal waters of the Mud River and Jenkins Creek. Adventure up the Weeki Wachee River into the crystal clear waters, looking to spot, manatees, otters, various birds, deer, fish and other wildlife! Contact us for multi day rental avaialability and pricing.

A $35 Resort fee will be added at checkout to register as resort guests for parking and day use of the grounds for picnicing, BBQ, fishing, restroom, etc. A $500 damage deposit will be collected at the time of departure, which will be immediately refunded upon timely and damage free return.

BOOK



Filing # 180539292 E-Filed 08/25/2023 01:50:36 PM

HBOS07 Public Exhibit 11/18/08 PEZ

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR HERNANDO COUNTY, FLORIDA

HERNANDO COUNTY,

Plaintiff,

v. Case No.: H-27-2023-CC-____

520 SW 15 STREET, LLC and
WEEKI WACHEE BOAT RENTALS, LLC,

Defendants.

_____/

COMPLAINT

Plaintiff, HERNANDO COUNTY ("County"), by and through its undersigned counsel and pursuant to Rule 1.100(a) of the Florida Rules of Civil Procedure, sues the Defendants, 520 SW 15 STREET, LLC ("520 SW 15 Street") and WEEKI WACHEE BOAT RENTALS, LLC ("Weeki Wachee Boat Rentals"), and alleges:

INTRODUCTORY ALLEGATIONS

1. This is an action for a permanent injunction and other related equitable remedies filed pursuant to the provisions of the Hernando County Code of Ordinances ("Code").

2. This Court has jurisdiction of this action pursuant to Sections 34.01(1)(b) and 162.30 of the Florida Statutes.

3. At all times pertinent to this Complaint, the County was a political subdivision of the State of Florida.

4. At all times pertinent to this Complaint, 520 SW 15 Street was a limited liability company with its principal place of business in Hernando County, Florida.

5. At all times pertinent to this Complaint, Weeki Wachee Boat Rentals was a limited liability company with its principal place of business in Hernando County, Florida.

Electronically Filed Hernando Case # 23001197CCAXMX 08/25/2023 01:50:36 PM

6. At all times pertinent to this Complaint, 520 SW 15 Street owned real property located at 6004 Cortez Boulevard, Weeki Wachee, Florida 34607, and more specifically described as

> Lots 1 and 1A, PALM GROVE COLONY, UNIT NO. 1, according to the Plat thereof as recorded in Plat Book 7, Page(s) 17, of the Public Records of Hernando County, Florida.
> Parcel ID No.: R29-222-17-2840-0000-0010 Key No.: 89692

(the "Subject Parcel"). The Subject Parcel is where Weeki Wachee Boat Rentals committed its violations of the Code.

7. At all times pertinent to this Complaint, Weeki Wachee Boat Rentals operated a boat rental business at the Subject Parcel.

8. All conditions precedent to the commencement of the instant action have occurred or have been met.

FACTUAL ALLEGATIONS

9. On May 30, 2023, Code Enforcement Officer Michael Steele ("Officer Steele") performed an initial inspection of the Subject Parcel after receiving complaints relating to traffic issues and excessive parking on the right-of-way near the Subject Property.

10. On the Subject Parcel, there are signs that direct vacation rental customers to an area of the Subject Property to obtain boat rentals for their use.

11. On June 26, 2023, a Notice of Violation was issued to 520 SW 15 Street, providing it until July 16, 2023, to correct their violations of the Code.

12. On July 17, 2023, Officer Steele performed a reinspection of the Subject Parcel and found that the rental boats were still present on the Subject Parcel. On this date, the rental boats were being cleaned and prepared at the Subject Parcel by employees of the Defendants for the use of future vacation rental customers.

Hearing 7 Public Exh. 11 Violator Pez

13. Also on July 17, 2023, Officer Steele issued citations before the Special Master of Hernando County, Florida for the Defendants' violations of the Code.

DEFENDANTS' VIOLATION OF APPENDIX A OF THE CODE

14. The Defendants'[1] operation of a boat rental business at the Subject Parcel violates the requirements of Appendix A of the Code.

15. In Hernando County, all properties located in the unincorporated areas are assigned a land use district (e.g., Residential, Commercial, Industrial, etc.). App. A, Art. IV, § 1, Code.

16. "Each zoning district is established to permit only those uses specifically listed as permitted except as hereinafter provided and is intended for the protection of those uses. *Id.* Art. II, § 1A.

17. The Subject Parcel is split zoned, with one portion being zoned R-1B and the remaining portion being zoned C-2.

18. The permitted uses in the R-1B zoning district are single-family dwellings and community residential homes of six or fewer residents. *Id.* Art. IV, § 2B(1).

19. The permitted accessory uses in the R-1B zoning district are carports, garages, or other buildings not used as dwellings and "customarily incidental to the principal use of the premises." *Id.* § 2B(2).

20. The operation of a boat rental business is not a permitted use in the R-1B zoning district.

---

[1] Throughout Chapter 162 of the Florida Statutes, it allows the assessment of fines and penalties against "violators" of the local codes and ordinances but does not define the term "violator." *See McNulty v. Bowser*, 233 So. 3d 1277, 1279 (Fla. 5th DCA 2018) (stating that in the absence of a word being defined in the statute, a court can consult dictionaries to derive the term's ordinary definition). A "violation" is an "infraction or breach of the law." Black's Law Dictionary (11th ed. 2019). Under the Local Government Code Enforcement Boards Act, a "violator" is any person, whether it be the property owner or the business operating on the property, who breaches the Code. Therefore, a "violator" is one who breaks the law.

21. The permitted uses in the C-2 zoning district do not expressly allow the operation of a boat rental business; however, the C-2 zoning district allows "[a]ny use permitted in the C-1 General Commercial District." *Id.* § 3A(2). Operation of "light marine establishments" is permitted in the C-1 zoning district. *Id.* § 3(1)(v).

22. "Light" in the Code is defined as

> Those uses which are nonhazardous and whose premises do not contain any outdoor or open storage or above ground tank storage of merchandise, products or materials or any outdoor or open storage of equipment, materials, or other items utilized by such establishments in practicing their vocation or occupation except for automobiles and delivery or service trucks.

Id. Art. I, § 3(71).

23. "Marine establishments" in the Code are identified as "boats and motorboats" as well as "new parts and accessories." *Id.* Art. II, §1B(65).

24. Because the outdoor storage and rental of motorized boats from the Subject Parcel do not fall within the definition of "light" in the Code, such uses are not authorized in the C-1 nor in the C-2 zoning district.

25. Moreover, the operation of a commercial boat rental facility is not a permitted use in the R-1B zoning district.

26. Thus, the Defendants' operation of the boat rental business on the Subject Parcel violates Appendix A of the Code.

27. Compliance with the Code by all landowners is compulsory so that the health, safety, and welfare of the County and its citizens can be protected.

28. The County is without an adequate remedy at law.

29. The County will be irreparably harmed unless a temporary injunction and a permanent injunction are issued, to ensure that the violations do not continue.

30. The County has a clear legal right to an injunction against the Defendants.

31. The issuance of an injunction will serve the public's interest.

32. All conditions precedent to the commencement of this action have occurred or have been waived.

WHEREFORE, Plaintiff, HERNANDO COUNTY, prays for the entry of a judgment in its favor and against the Defendants, WEEKI WACHEE BOAT RENTALS, LLC and 520 SW 15 STREET, LLC:

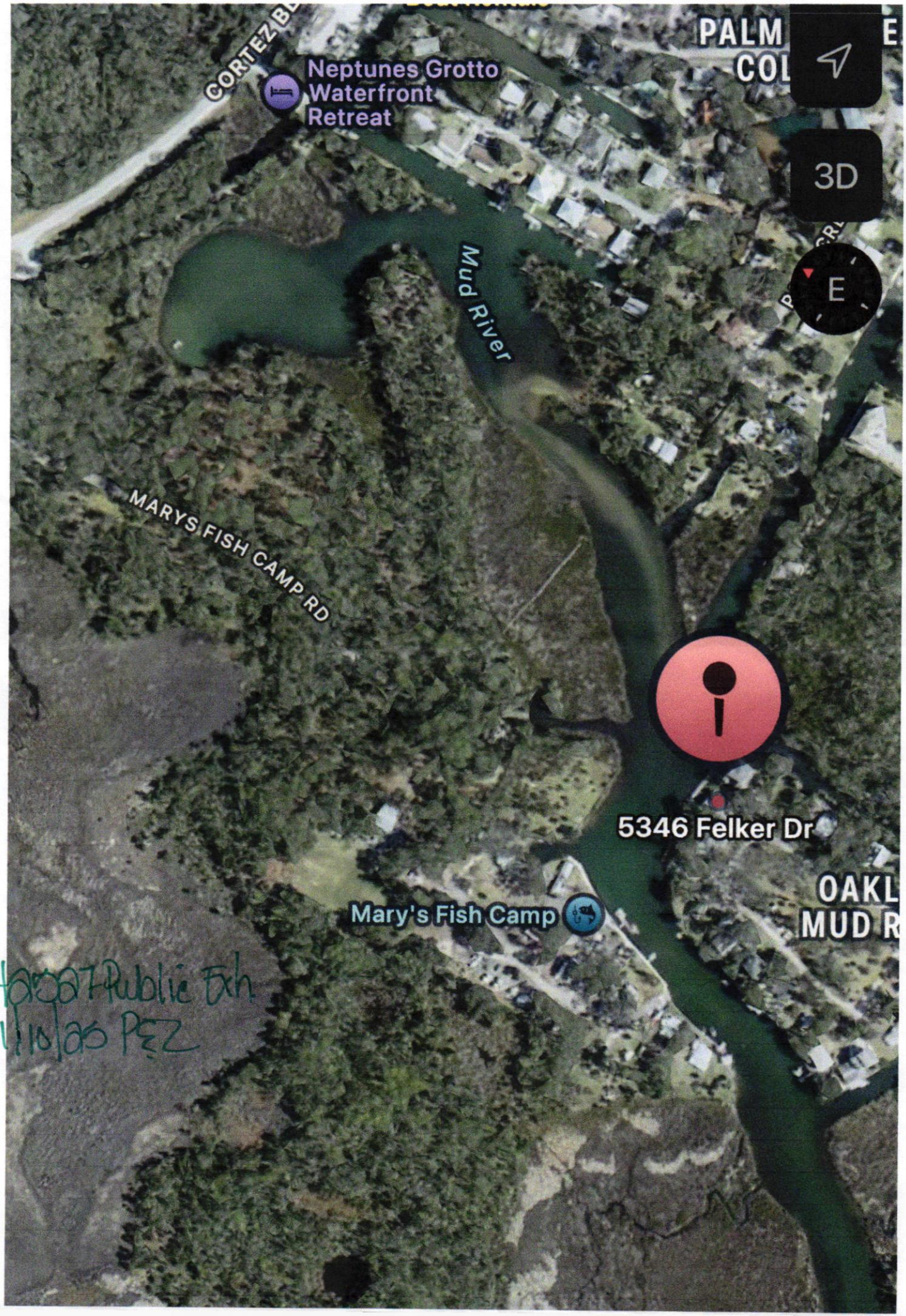
A. Granting a temporary injunction to the Plaintiff to enjoin the operation of the boat rental business on the Subject Parcel; and,

B. Granting a permanent injunction enjoining the Defendants from operating a boat rental business on the Subject Parcel; and,

C. Granting Plaintiff an award for its costs; and,

D. Granting such other and further relief as this Court deems just and proper.

/s/ Kyle J. Benda
Kyle J. Benda, Esq. (FBN 113525)
Assistant County Attorney
Kbenda@co.hernando.fl.us
Jon A. Jouben, Esq. (FBN 149561)
County Attorney
Jjouben@co.hernando.fl.us
Alt. E-Mails: cao@co.hernando.fl.us
phare@co.hernando.fl.us
20 N. Main Street, Suite 462
Brooksville, FL 34601
352-754-4001 Fax
352-754-4122
Attorneys for Plaintiff



Hard 7 Public Exh
11/10/25 PEZ

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: 520 SW 15 Street LLC

FILE NUMBER: H-25-27

REQUEST: Master Plan revision with a Rezoning to CPDP/Combined Planned Development Project to include PDP(REC)/Planned Development Project (Recreational)

GENERAL LOCATION: South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road

PARCEL KEY NUMBERS: 89692

REQUEST: Master Plan revision with a Rezoning to CPDP/Combined Planned Development Project to include PDP(REC)/Planned Development Project (Recreational) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Master Plan revision with a Rezoning to CPDP/Combined Planned Development Project to include PDP(REC)/Planned Development Project (Recreational) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Name: _____
Title: Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
PD-25-32 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of
Public Hearing - Hernando County Planning and Zoning Commission - November 10, 2025

was published in said newspaper by print in the issue(s) of:
October 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on October 31, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 31st day of October, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

PD-25-32

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on November 10, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on January 6, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PD-P(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	West side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Granger Development LLC
FILE NUMBER:	H-25-09
REQUEST:	Master Plan Revision and Rezoning for a property zoned PDP (GC) Planned Development Project (General Commercial) with C-2 uses for Mini-Warehouses and Outdoor Storage with deviations, to CPDP(GC) Combined Planned Development Project (General Commercial) with additional C-2 u uses
GENERAL LOCATION:	North side of County Line Road, approximately 340' east of Seven Hills Drive
PARCEL KEY NUMBER:	01317685

Notice Continues on Page 2

APPLICANT:	520 SW 15 Street LLC- Jason Soldini
FILE NUMBER:	H-25-27
REQUEST:	Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational)
GENERAL LOCATION:	South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road
PARCEL KEY NUMBER:	89692

APPLICANT:	Aaron Lee Branham Sr.
FILE NUMBER:	H-25-34
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Alloy Street, approximately 725' west of the intersection of Atwood Drive and Alloy Street
PARCEL KEY NUMBER:	855729

APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521

APPLICANT:	Ville Di Toscana (Robert Bozzi)
FILE NUMBER:	H-25-36
REQUEST:	Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50)
PARCEL KEY NUMBER:	373090, 373660, 862604

APPLICANT:	Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch
FILE NUMBER:	H-25-37
REQUEST:	Rezoning from R1-C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road
PARCEL KEY NUMBER:	719351, 65226, 719404

APPLICANT:	Sand Ridge Hernando 47, LLC
FILE NUMBER:	H-25-42
REQUEST:	Master Plan Revision on Property Zoned PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Blvd
PARCEL KEY NUMBER:	377158, 377229, 377247, 377265

APPLICANT:	Goettle Special Services Co
FILE NUMBER:	H-25-43
REQUEST:	Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility
GENERAL LOCATION:	West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway
PARCEL KEY NUMBER:	378175

APPLICANT:	Maine Drilling and Blasting Inc
FILE NUMBER:	H-25-44
REQUEST:	Rezoning From AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations
GENERAL LOCATION:	Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	75965

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Tiffany Wright, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-540-6289, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: October 31, 2025

INSTR #2026002635 BK: 4657 PG: 871 Page 1 of 2
FILED & RECORDED 1/14/2026 1:29 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2026 - 003

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: 520 SW 15 Street LLC

FILE NUMBER: H-25-27

REQUEST: Master Plan revision with a Rezoning to CPDP/Combined Planned Development Project to include PDP(REC)/Planned Development Project (Recreational)

GENERAL LOCATION: South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road

PARCEL KEY NUMBERS: 89692

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FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Master Plan revision with a Rezoning to CPDP/Combined Planned Development Project to include PDP(REC)/Planned Development Project (Recreational) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 6th DAY OF January 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

(SEAL)

By: _____
Name: Jerry Campbell
Title: Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

INSTR #2026002635 BK: 4657 PG: 871 Page 1 of 2
FILED & RECORDED 1/14/2026 1:29 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2026 - 003

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CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Master Plan revision with a Rezoning to CPDP/Combined Planned Development Project to include PDP(REC)/Planned Development Project (Recreational) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 6th DAY OF January 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

(SEAL)

By: _____
Name: Jerry Campbell
Title: Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16839
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Aaron Lee Branham, Sr., for Property Located on Alloy Street (H2534)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

ERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a Zoning Classification

File No. H-25-34 Official Date Stamp:

RECEIVED
JUL 18 2025
HERNANDO COUNTY ZONING

Application request *(check one)*:
Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: _____

APPLICANT NAME: Aaron Lee Branham SR
Address: 4121 Mayo St
City: Brooksville State: FL Zip: 34601
Phone: 434-390-9361 Email: Abranham123@yahoo.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☐ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): R36 122 21 0870 0480 0110 Key 855729
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: RIC
4. Desired zoning classification: AG
5. Size of area covered by application: 1.16 ACRES
6. Highway and street boundaries: ALLOY & ATWOOD
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☐ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☐ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☐ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Aaron Lee Branham SR, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that **(check one)**:

☒ I am the owner of the property and am making this application **OR**
☐ I am the owner of the property and am authorizing *(applicant)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

Aaron Lee Branham SR
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 18th day of July, 2025, by Aaron Lee Branham SR, who is personally known to me or produced FL DL. as identification.

Candida R Turner
Signature of Notary Public

CANDIDA R. TURNER
MY COMMISSION # HH380204
EXPIRES: March 28, 2027
Notary Seal/Stamp

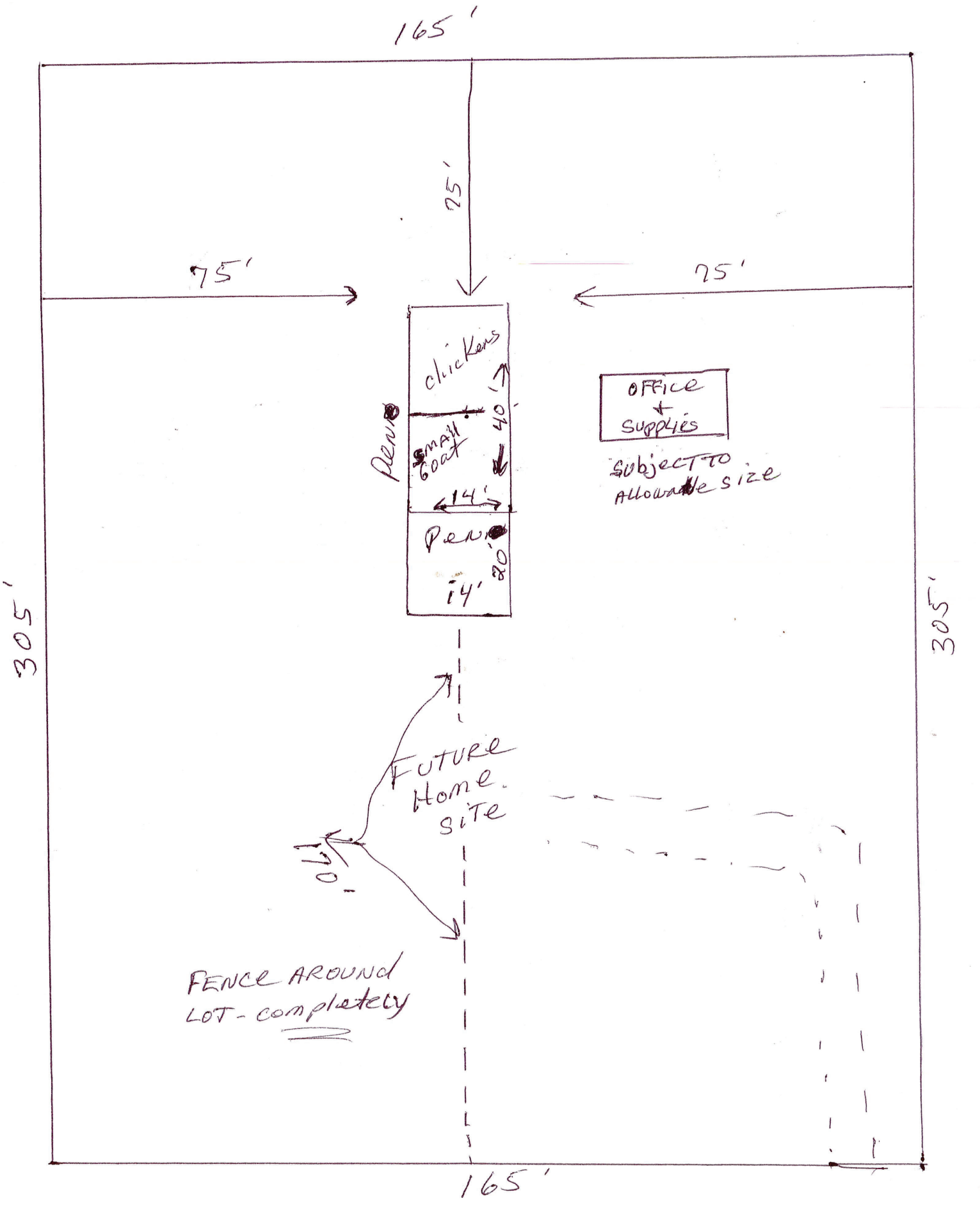
Effective Date: 11/8/16 Last Revision: 11/8/16 PRINT FORM CLEAR FORM

We Would like to Rezone our properities

R3612 22108700480011 0
R22 122 21 0900 1010 0060

So that we may have farm animals and gardens

Aaron Branham # R361221087004800110



Aaron Branham
Parcel Key 855729

As homeowners our goal is to have a simpler, more meaningful life with less reliance on external systems and a greater appreciation for the natural world. We plan to use our land to provide for our family and live a healthier lifestyle which is why we are requesting zoning for our property to be changed from residential to residential agriculture. We have a total of 1.2 acres where we plan to raise chickens, livestock, grow vegetable gardens and live off the land. Consuming home-grown, organic food can provide a healthier diet, free from the additives and pesticides found in commercially produced products. Sustainable practices like gardening and composting contribute to a healthier planet and reduces waste.

RECEIVED
SEP 10 2025
HERNANDO COUNTY ZONING

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	November 10, 2025 January 6, 2026
APPLICANT:	Aaron Lee Branham Sr.	
FILE NUMBER:	H-25-34	
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)	
GENERAL LOCATION:	North side of Alloy Street, approximately 725' west of the intersection of Atwood Drive and Alloy Street	
PARCEL KEY NUMBER(S):	855729	

APPLICANT'S REQUEST

The petitioner is requesting to rezone Parcel Key 855729, which consists of approximately 1.2 acres, from its current designation of R1-C (Residential) to AR (Agricultural/Residential).

The subject property is presently undeveloped. The petitioner intends to construct a single-family residence on the parcel and to utilize the property for small-scale agricultural purposes. Proposed activities include raising chickens and livestock, cultivating a vegetable garden, and practicing sustainable homesteading with the goal of establishing a self-sufficient lifestyle.

The applicant states that the rezoning would allow for the production of organically grown food, which they believe contributes to a healthier diet free of commercial additives and pesticides. Furthermore, the petitioner emphasizes that sustainable practices such as gardening and composting promote environmental stewardship, reduce waste, and contribute to the long-term health of the community.

SITE CHARACTERISTICS

Site Size:	1.2 acres	
Surrounding Zoning; Land Uses:	North:	R-1C (Residential); Undeveloped
	South:	R-1C (Residential); Undeveloped
	East:	R-1C (Residential);Undeveloped
	West:	R-1C (Residential); Undeveloped
Current Zoning:		R-1C (Residential)
Future Land Use Map Designation:		Rural

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- Hernando County Utilities does not currently supply water or sewer service to the subject parcel.
- Water and sewer service are not available to the parcel.
- Hernando County Utilities has no objection to the zoning change from R-1C (Residential) to A/R (Agricultural Residential)

ENGINEERING REVIEW

The subject parcel is situated on the north side of Alloy Street, approximately 725' west of the intersection of Atwood Drive and Alloy Street. The County Engineer has reviewed the petitioner's request and has no comments or objections.

LAND USE REVIEW

Minimum AR(Agricultural/Residential) Building Setbacks:

• Front: 50'
• Side: 10'
• Rear: 35'

The permitted uses in the AR (Agricultural/Residential) district are:

(a) *All agricultural/residential districts:*
   i. Aquaculture
   ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
   iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
   iv. Horticultural specialty farms, including the cultivation of crops.
   v. Accessory structures related to the principal use of the land.
   vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre.
   vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) *Agricultural/residential:*
   i. Single-family dwellings.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Residential Future Land Use classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Future Land Use Element, Rural Category

Objective 1.04C The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Strategy 1.04C(2) The Rural Category contains areas of predominately platted or divided lands which have a more dense development pattern and character of a rural residential or residential nature that are recognized by existing zoning designations which allow for infill in a manner consistent with the character of the area, but does not allow for expansion into areas designated with lower land use densities.

Strategy 1.04C(3) Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and recognized infill areas to protect the use and enjoyment of land and maintain appropriate development patterns. Specific areas and circumstances where the infill pattern is expected and where infill would allow for more efficient use of existing infrastructure are recognized by this strategy

Comments: The subject site is within the Rural land use designation; the permitted uses within the AR (Agricultural/Residential) district are consistent with the goals, objectives, and strategies of this land use designation.

FINDINGS OF FACT

The request for AR (Agricultural/Residential) zoning is consistent with the Comprehensive Plan and compatible with the surrounding land uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or

construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

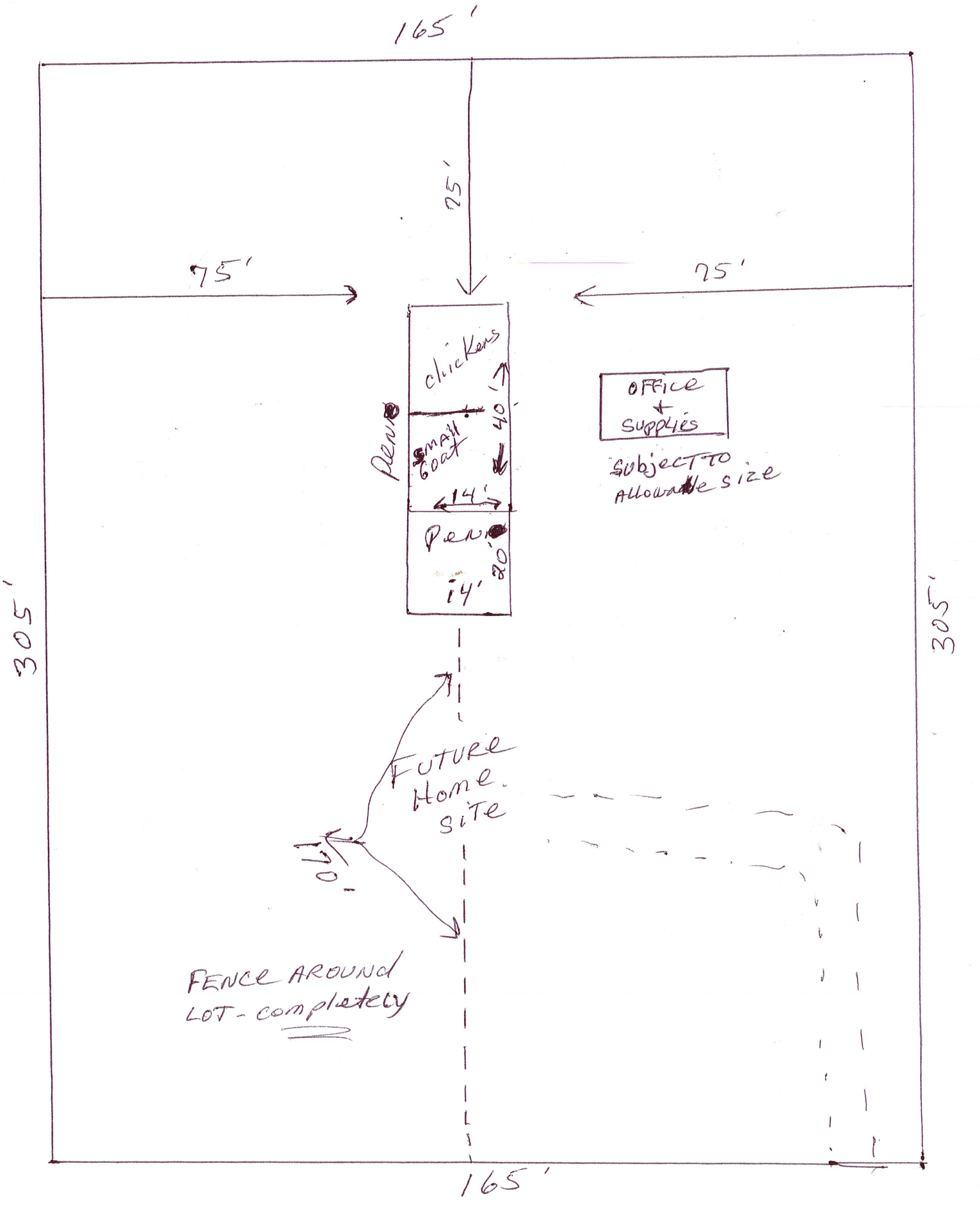
STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

STAFF RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

Aaron Branham # R36122210870048001l0



H-25-34

Photo date: 2023

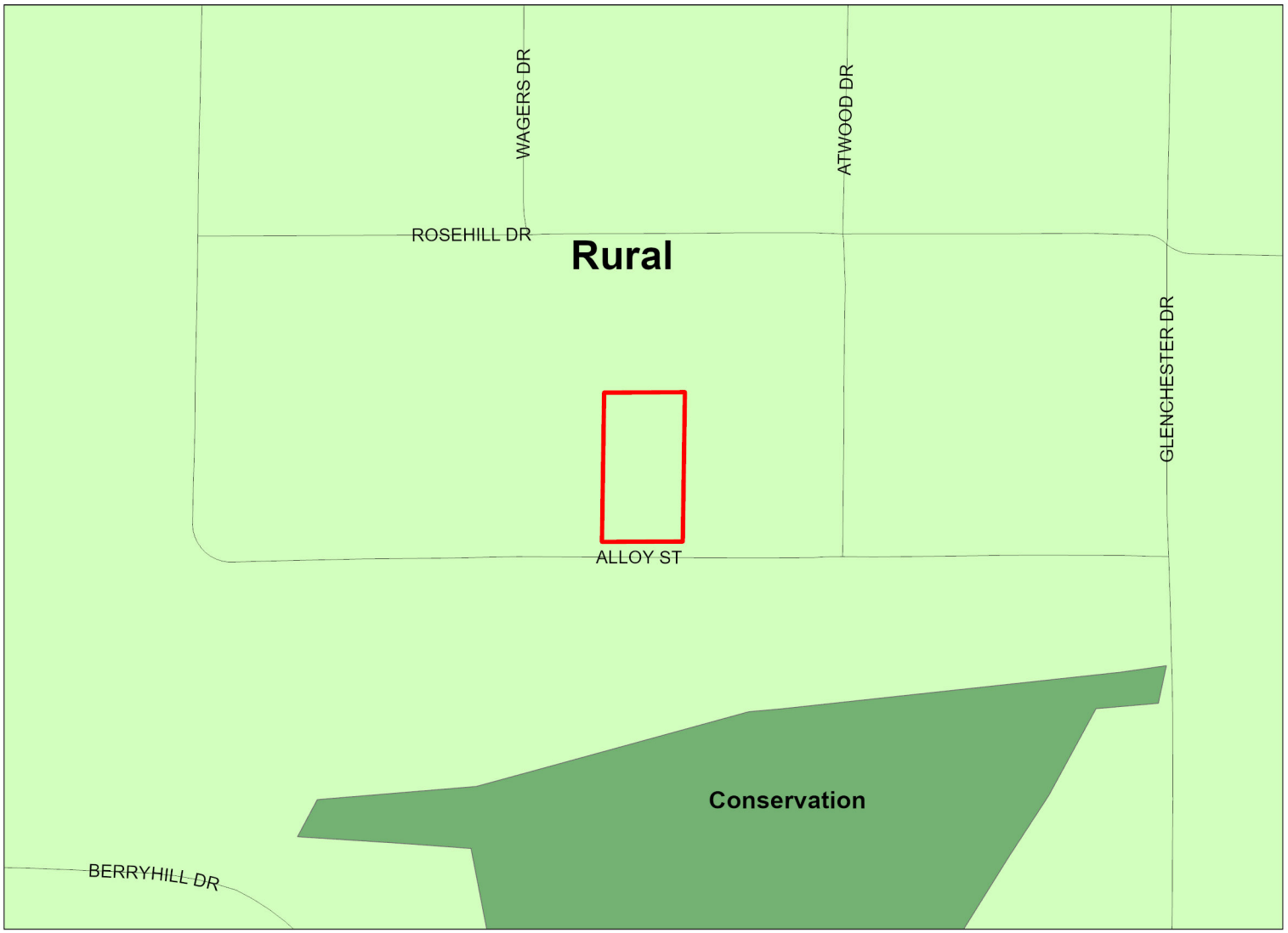
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



0 0.02 0.04 0.09 0.14 0.18 Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-34
Version Date: 12/09/2022



H-25-34
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.03 0.05 0.1 0.15 0.2 Miles

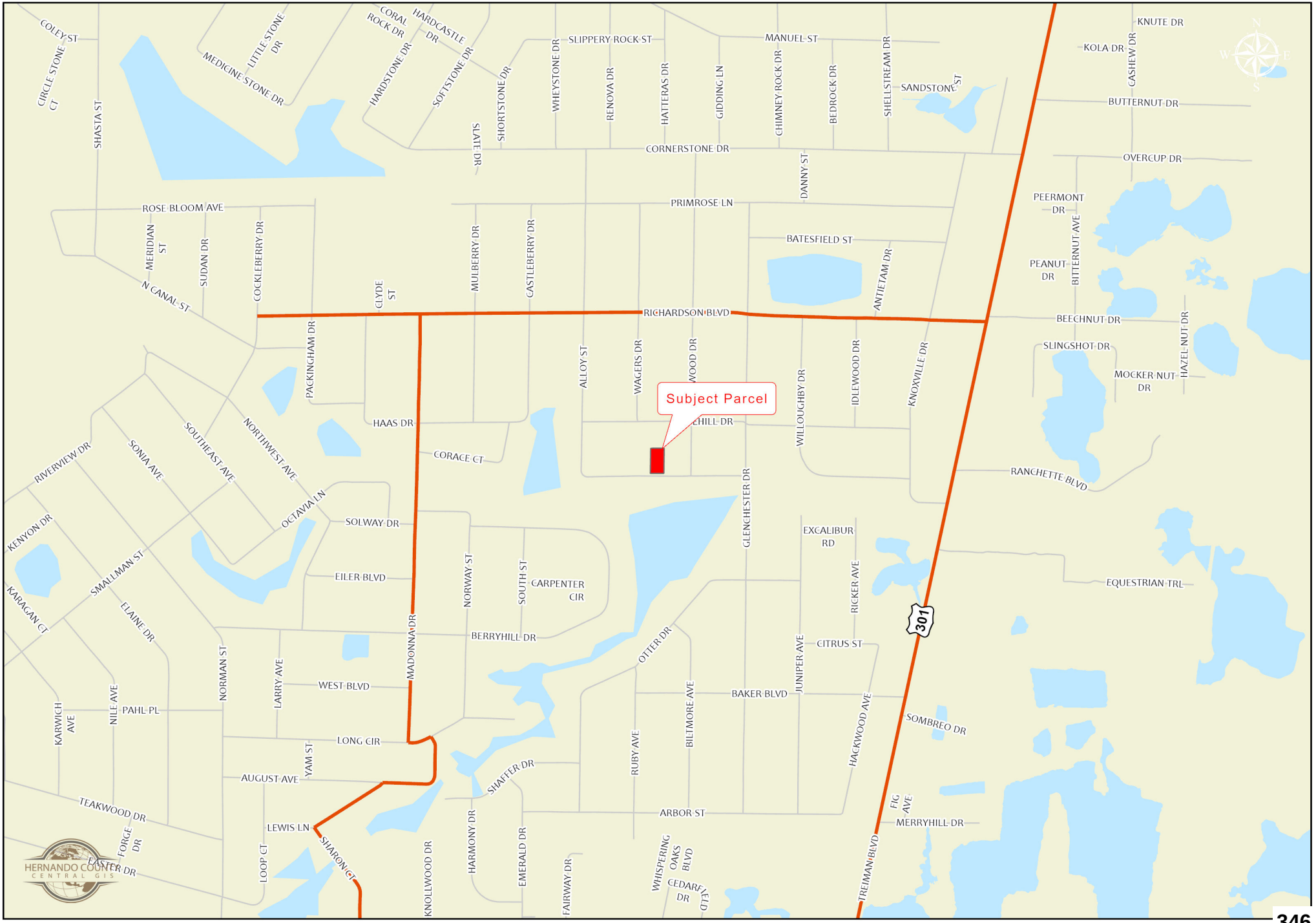
N W E S

Date of mapping: 08/20/2025

HERNANDO COUNTY CENTRAL GIS

H-25-34 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-34

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



HERNANDO COUNTY CENTRAL GIS

Hernando County Planning Department
Project date: 08/20/2025

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Aaron Lee Branham, Sr.

FILE NUMBER: H-25-34

REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

GENERAL LOCATION: North side of Alloy Street, approximately 725' west of the intersection of Atwood Drive and Alloy Street

PARCEL KEY NUMBERS: 00855729

REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from R-1C (Residential) to AR (Agricultural/Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Name: _____
Title: Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
PD-25-32 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of
Public Hearing - Hernando County Planning and Zoning Commission - November 10, 2025

was published in said newspaper by print in the issue(s) of:
October 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on October 31, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 31st day of October, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

PD-25-32

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on November 10, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on January 6, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PD-P(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	West side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Granger Development LLC
FILE NUMBER:	H-25-09
REQUEST:	Master Plan Revision and Rezoning for a property zoned PDP (GC) Planned Development Project (General Commercial) with C-2 uses for Mini-Warehouses and Outdoor Storage with deviations, to CPDP(GC) Combined Planned Development Project (General Commercial) with additional C-2 u uses
GENERAL LOCATION:	North side of County Line Road, approximately 340' east of Seven Hills Drive
PARCEL KEY NUMBER:	01317685

Notice Continues on Page 2

APPLICANT:	520 SW 15 Street LLC- Jason Soldini
FILE NUMBER:	H-25-27
REQUEST:	Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational)
GENERAL LOCATION:	South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road
PARCEL KEY NUMBER:	89692

APPLICANT:	Aaron Lee Branham Sr.
FILE NUMBER:	H-25-34
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Alloy Street, approximately 725' west of the intersection of Atwood Drive and Alloy Street
PARCEL KEY NUMBER:	855729

APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521

APPLICANT:	Ville Di Toscana (Robert Bozzi)
FILE NUMBER:	H-25-36
REQUEST:	Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50)
PARCEL KEY NUMBER:	373090, 373660, 862604

APPLICANT:	Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch
FILE NUMBER:	H-25-37
REQUEST:	Rezoning from R1-C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road
PARCEL KEY NUMBER:	719351, 65226, 719404

APPLICANT:	Sand Ridge Hernando 47, LLC
FILE NUMBER:	H-25-42
REQUEST:	Master Plan Revision on Property Zoned PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Blvd
PARCEL KEY NUMBER:	377158, 377229, 377247, 377265

APPLICANT:	Goettle Special Services Co
FILE NUMBER:	H-25-43
REQUEST:	Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility
GENERAL LOCATION:	West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway
PARCEL KEY NUMBER:	378175

APPLICANT:	Maine Drilling and Blasting Inc
FILE NUMBER:	H-25-44
REQUEST:	Rezoning From AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations
GENERAL LOCATION:	Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	75965

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Tiffany Wright, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-540-6289, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: October 31, 2025

RESOLUTION NO. 2026 - 004

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Aaron Lee Branham, Sr.

FILE NUMBER: H-25-34

REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

GENERAL LOCATION: North side of Alloy Street, approximately 725' west of the intersection of Atwood Drive and Alloy Street

PARCEL KEY NUMBERS: 00855729

REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

INSTR #2026002636 BK: 4657 PG: 873 Page 1 of 2
FILED & RECORDED 1/14/2026 1:31 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from R-1C (Residential) to AR (Agricultural/Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 6th DAY OF January 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Paige Lyttle, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Name: Jerry Campbell
Title: Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS ACTION

On January 6, 2026, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16838
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Maine Drilling and Blasting, Inc., on Behalf of Mark Harden and Josephine Elizabeth Harden for Property Located on Lake Lindsey Road and Ponce De Leon Boulevard (H2544)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-44 Official Date Stamp:

RECEIVED
AUG 06 2025
Hernando County Development Services
Zoning Division

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☑ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 07/17/2025

APPLICANT NAME: Maine Drilling and Blasting, Inc.
Address: 542 Brunswick Avenue
City: Gardiner State: ME Zip: 04345
Phone: Email: bscott@mdandb.com
Property owner's name: *(if not the applicant)* Harden Mark, Harden Josephine E

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 00075965
2. SECTION 29, TOWNSHIP 21, RANGE 19
3. Current zoning classification: AR2
4. Desired zoning classification: PDP-HHC (Planned Development Project – Heavy Highway Commercial)
5. Size of area covered by application: 4.8 acres
6. Highway and street boundaries: Lake Lindsey Road and Ponce De Leon Boulevard
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Mark Harden, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☐ I am the owner of the property and am making this application **OR**

☑ I am the owner of the property and am authorizing *(applicant)*: Maine Drilling and Blasting, Inc.
and *(representative, if applicable)*: Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner

STATE OF ~~FLORIDA~~ Pa
COUNTY OF ~~HERNANDO~~ Washington

The foregoing instrument was acknowledged before me this 18 day of July, 2025, by Mark Harden who is personally known to me or produced Pa DL as identification.

Commonwealth of Pennsylvania - Notary Seal
Carol S. Bertovich, Notary Public
Washington County
My commission expires February 28, 2029
Commission number 1011164

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16 PRINT FORM CLEAR FORM *Notary Seal/Stamp*

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☑ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 07/17/2025

APPLICANT NAME: Maine Drilling and Blasting, Inc.
Address: 542 Brunswick Avenue
City: Gardiner State: ME Zip: 04345
Phone: _____ Email: bscott@mdandb.com
Property owner's name: *(if not the applicant)* Harden Mark, Harden Josephine E

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 00075965
2. SECTION 29, TOWNSHIP 21, RANGE 19
3. Current zoning classification: AR2
4. Desired zoning classification: PDP-HHC (Planned Development Project – Heavy Highway Commercial)
5. Size of area covered by application: 4.8 acres
6. Highway and street boundaries: Lake Lindsey Road and Ponce De Leon Boulevard
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Josephine E. Harden, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☐ I am the owner of the property and am making this application **OR**

☑ I am the owner of the property and am authorizing *(applicant)*: Maine Drilling and Blasting, Inc. and *(representative, if applicable)*: Coastal Engineering Associates, Inc. to submit an application for the described property.

Josephine E Harden
Signature of Property Owner

Pa
STATE OF ~~FLORIDA~~
COUNTY OF ~~HERNANDO~~ Washington
The foregoing instrument was acknowledged before me this 18 day of July, 2025, by Josephine E Harden who is personally known to me or produced PA DL LIC as identification.

Commonwealth of Pennsylvania - Notary Seal
Carol S. Bertovich, Notary Public
Washington County
My commission expires February 28, 2029
Commission number 1[illegible]164

Carol L Bertovich
Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16 PRINT FORM CLEAR FORM *Notary Seal/Stamp*

Rezoning Application Narrative

Parcel Key 75965

Applicant: Maine Drilling and Blasting



Figure 1. Parcel Key 75965 - Aerial and Location Map

General:

The 4.8 acre vacant site is located south of Lake Lindsey Road at is intersection with US 98. Refer to Figure 1 above for the general location and aerial view.

Site Zoning and Land Use:

The site is currently zoned AR2 (Agricultural Residential District/single family dwellings and mobile homes). Please refer to Figure 2 below for the site zoning.

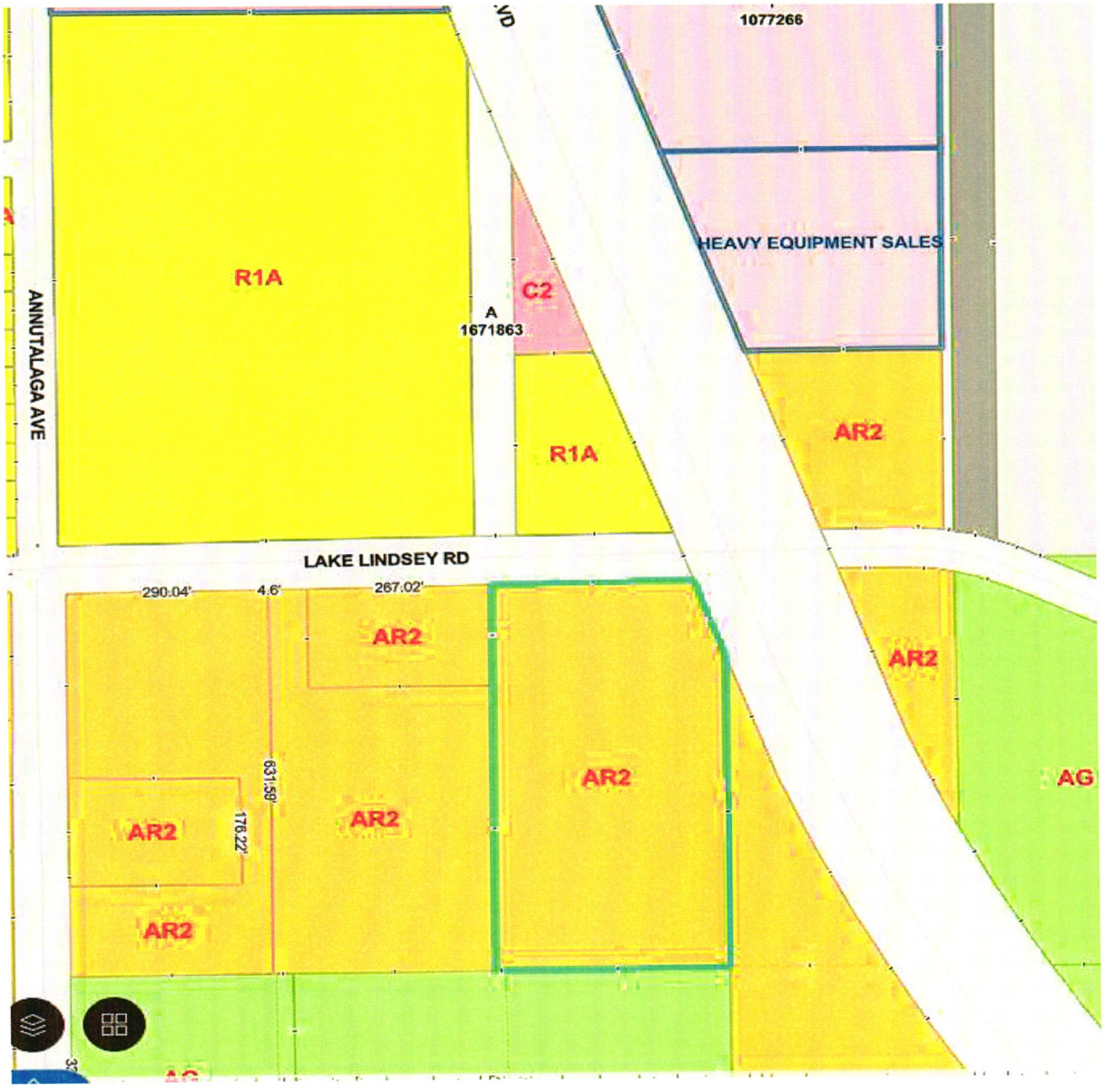


Figure 2. Parcel Key 75965 - Zoning Map

The site is currently designated as Commercial on the Comprehensive Plan Future Land Use Map. The present zoning is not consistent with the future land use designation. Please refer to Figure 3 below for the FLUM designation.

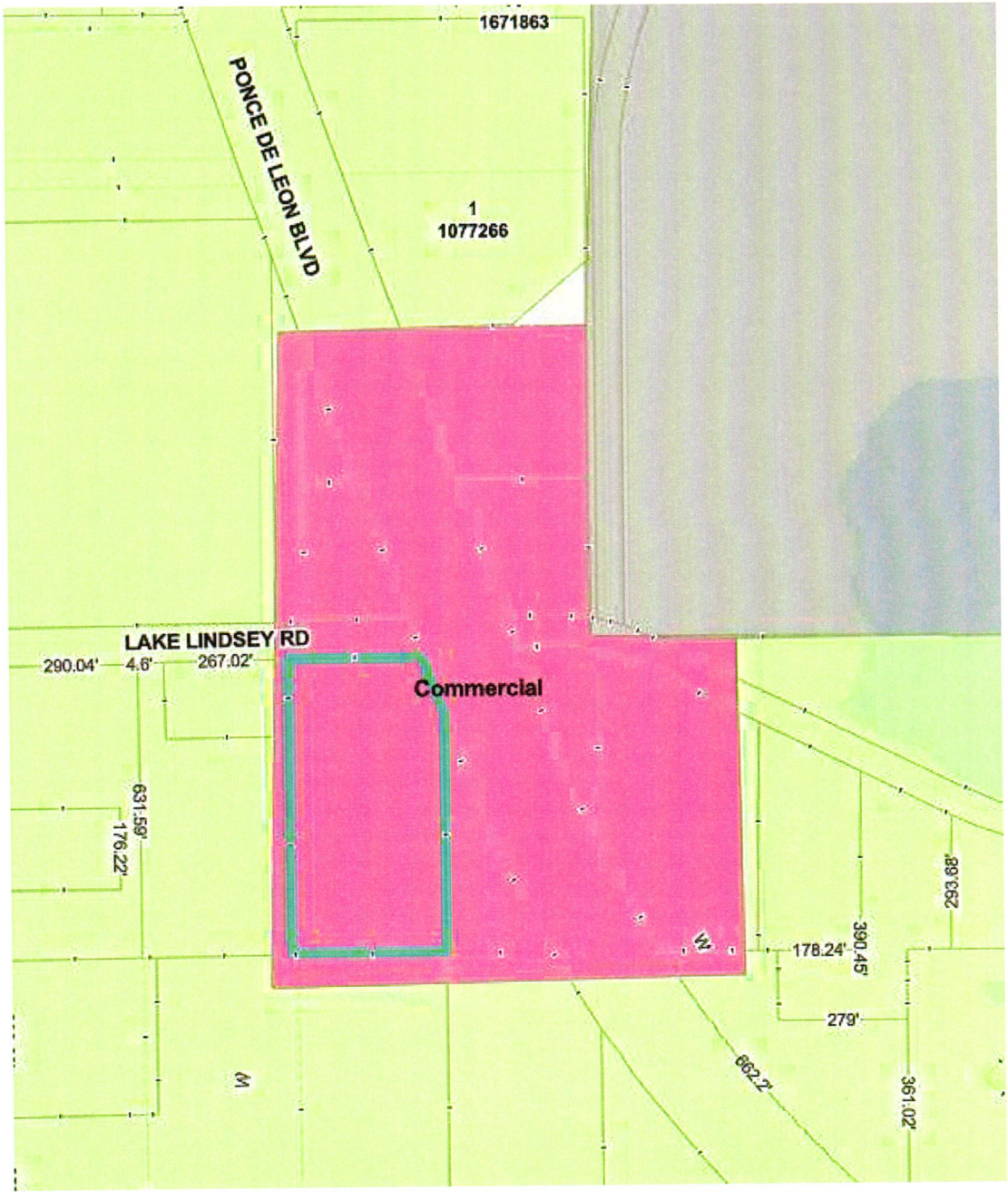


Figure 3. Parcel Key 75965- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	R1A, C-2, Commercial heavy equipment sales and repair, C-4	Commercial	Vacant, Ring Power Equipment, Goodwin Brothers Construction
South	AG, AR 2	Commercial, Rural	Vacant, Rural Residential
East	AR 2, CPDP	Commercial/Quarry Preserve PDD, Rural	Vacant, Rural Residential
West	AR 2	Rural	Rural Residential, Vacant

Request:

The applicant is requesting a rezoning to PDP/HHC (Planned Development Project/Heavy Highway Commercial) for a heavy construction services establishment. The PDP/HHC District allows all permitted uses in the C-4 District. Heavy construction services is a permitted use in the C-4 District.

Project Description:

The applicant is requesting a rezoning to PDP/HHC and a master plan to build p to 20,000 square feet of building, associated outdoor storage and parking for a heavy construction services establishment. The company is an engineering and construction services company that specializes in drilling and geotechnical work for construction projects, roadways, foundations and mining. Maine Drilling and Blasting provides fabrication and maintenance on drills and intends to use this site for that purpose.

Due to the site's limited frontage along US 98, access from Lake Lindsey Road is being proposed. A potential joint access directly to US 98 is being pursued with the owners of parcel key number 75974. If that takes place, the applicant intends to use the US 98 entrance as its main access point. Anticipated placement of the building(s) will be toward the eastern (US 98) portion of the property. With potable water and wastewater treatment service not available, the limited demands for the facility will be handled via well and septic. Stormwater retention will be handled on site and is conceptually located on the master plan.

Comprehensive Plan Consistency:

The subject property is designated Commercial on the future land use map.

The request is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas.

Analysis: The site is located in a Commercial Category as depicted on the Future Land Use Map where new commercial zoning is intended. The site is also located at an intersection along a major transportation corridor (Ponce De Leon Boulevard).

Commercial Nodes

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:
a. are located at the intersections of roads having collector status or greater;
b. recognize concentrations of existing commercial development;
c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
e. may be located in Centers or Corridors pursuant to the related strategies

Analysis: The site is located in a designated commercial node at the intersection of Ponce De Leon Boulevard and Lake Lindsey Road.

Specialty Commercial

Strategy 1.04G(14): Heavy Commercial uses may be established to accommodate those uses that have potential impacts too significant for a standard commercial district and shall meet the following criteria:
a. not to be located proximate to residential housing;
b. be accessible to arterial or major collector roadways without requiring the use of residential roads;

c. provide for adequate buffers, screening and transition;
d. minimize negative impacts to adjoining properties.
e. minimize the visual impacts of outdoor storage

Analysis: The area is characterized by heavy commercial and construction related uses, including Ring Power heavy equipment service and sales, Alans Roofing, Suncoast Pavers and Goodwin Brothers construction. In addition, the Quarry Preserve PDD includes approval for an 850,000 square foot business park on 85 acres. Access to the site from is from Ponce De Leon Boulevard, a designated arterial roadway by the Comprehensive Plan. The site meets the locational/use criteria of Strategy 1.04G(14). The request is also compatible with nearby uses.

Proposed Dimensional Standards:

Perimeter Building Setbacks
North - 75 feet (Lake Lindsey Road)
East where adjacent to US 98 Ponce De Leon Boulevard : 75' (deviation from 125 feet)
East where adjacent to parcel key number 75974 : 35'
West - 50 feet
South - 35 feet

Maximum Building square feet - 20,000
Building Height – 50 feet
Minimum Distance Between Buildings – 15 feet
Outdoor storage areas will be screened by an 8 foot high fence where visible from outside the property.

Buffers
North - 30 natural vegetative buffer
East where adjacent to US 98 Ponce De Leon Boulevard : 20 foot landscape buffer
East where adjacent to parcel key number 75974 : 10' natural vegetative buffer
West - 30 natural vegetative buffer
South - 20 natural vegetative buffer

Site Conditions

Environmental

A preliminary environmental site visit was conducted on July 9, 2025. The following are the results of the site visit:

- A small portion of the subject property was previously cleared for a residential dwelling.

- The property is undeveloped and contains an assemblage of laurel oak, southern magnolia, water oak, longleaf pine, and pignut hickory trees.
- Specimen trees (18-inch dbh and greater) were detected.
- No listed species were detected.
- The soils are somewhat poorly drained.
- No jurisdictional wetlands or other surface waters were detected.

Topography

The site is relatively flat and sits at an elevation of 90 feet MSL. Please refer to Figure 4.



Figure 4. Parcel Key 75965-**Topography Map**

Floodplain

The site is not located in a designated floodplain. Please refer to Figure 5.



Figure 5. Parcel Key 75965 -**Floodplain Map**

Soils

The site soils consists primarily of Wauchula Fine Sand. The Wauchula series consists of very deep, very poorly or poorly drained, moderately slow or slowly permeable soils on flatwoods on the lower coastal plains. Refer to Figure 6 for the Soils Map.

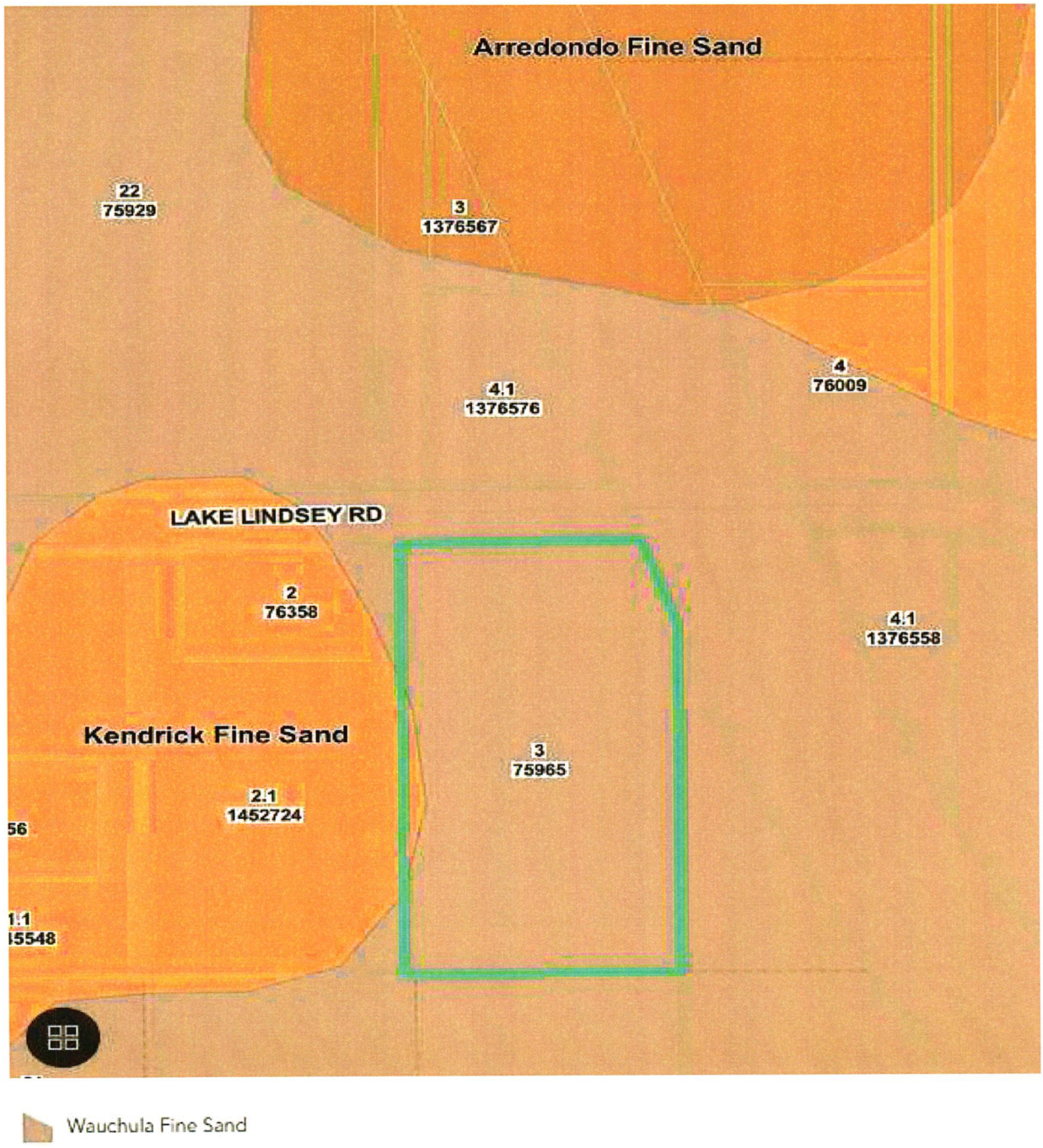


Figure 6. Parcel Key 75965 -**Soils**

Access

The project has sufficient frontage along Lake Lindsey Boulevard, a 2 lane undivided collector roadway. The site has roughly 150 feet of road frontage on Ponce De Leon Boulevard (US 98), an arterial roadway on the Comprehensive Plan thoroughfare map. The intersection is signalized and includes dedicated left turn lanes. The roadways have an excellent level of service. Due to the site's limited frontage along US 98, access from Lake Lindsey Road is being proposed. A potential joint access directly to US 98 is being pursued with the owners of parcel key number 75974. If that takes place, the applicant intends to use the US 98 entrance as its main access point.

Utilities

The site does not have access to public water or sewer. The project will be developed with a private well and septic system.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD). The site is of sufficient size to accommodate required drainage retention.

Deviations

A deviation to the building setback of 125 to 75 feet from US 98n is requested to allow flexibility in the location potential buildings.

The applicant is requesting a waiver of the frontage road requirement of Section 24-2 of the Land Development Regulations (Code of Ordinances) due to that fact that there are no frontage roads on the adjoining parcels and there is no logical connection. If access is secured directly from US 98, a joint access could be configured with the adjacent property to the south.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	November 10, 2025 January 6, 2025
APPLICANT:	Maine Drilling and Blasting Inc	
FILE NUMBER:	H-25-44	
REQUEST:	Rezoning From AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations.	
GENERAL LOCATION:	Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard	
PARCEL KEY NUMBER(S):	75965	

APPLICANT'S REQUEST

The petitioner is requesting a rezoning from AR-2 (Agricultural Residential) to PDP(HHC) – Planned Development Project (Heavy Highway Commercial) to allow for the development of a Heavy Construction Service Establishment, including outdoor storage and parking.
The proposed development includes the construction of a 20,000-square-foot building, along with associated outdoor storage areas and parking. The business is an engineering and construction services company specializing in drilling and geotechnical work for construction projects, roadways, foundations, and mining operations. The company also provides fabrication and maintenance of drilling equipment and intends to use this site for those operations.

Due to the unavailability of centralized potable water and wastewater services, the site will be served by a private well and septic system.

Access

Primary access to the site is currently proposed from Lake Lindsey Road. However, the petitioner is also in discussions with the owners of Parcel Key #75974, located along Ponce De Leon Boulevard, to establish joint access. If an agreement is finalized, the petitioner intends to use Ponce De Leon Boulevard as the main access point.

Requested Deviations

The petitioner is requesting the following deviations from the Land Development Regulations:

- Building Setback Reduction: A reduction in the required building setback along Ponce De Leon Boulevard from 125 feet to 75 feet, to allow greater flexibility in building placement.
- Frontage Road Requirement: A deviation from the frontage road requirement specified in Section 24-2 of the Land Development Regulations. The request is based on the

absence of existing frontage roads on adjacent parcels and the lack of a logical connection for such a road in this area.

SITE CHARACTERISTICS

Site Size	4.8 Acres	
Surrounding Zoning; Land Uses	North:	Lake Lindsey Rd/ R1A; Undeveloped
	South:	Agriculture; Developed
	East:	Ponce De Leon Blvd/ AR2; Undeveloped
	West:	AR2; Developed
Current Zoning:	Agriculture Residential/ AR2	
Future Land Use Map Designation:	Commercial	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements at the time of commercial remodel permit application.

UTILITIES REVIEW

The **Hernando County Utilities Department (HCUD)** has reviewed this the petitioners request and provided the following comments:

- This property is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments. Parcel Key# 75965.

The **City of Brooksville Utilities Department (CBUD)** has reviewed this the petitioners request and provided the following comments:

- The site is not within City limits and not currently connected to City of Brooksville utilities. Connections are not available in the area. City of Brooksville utilities can be reached at (352) 540-3860.

Comments: The petitioner shall contact City of Brooksville Utilities Department (CBUD) for any utility-related concerns.

ENGINEERING REVIEW

The subject site is located on the Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard. The applicant is seeking a deviation from the frontage road requirement specified in Section 24-2 of the Land Development Regulations. The request is based on the absence of existing frontage roads on adjacent parcels and the lack of a logical connection for such a road

in this area. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- A Frontage Road is required as Ponce De Leon (US-98) is an Arterial roadway.
- The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County Facility Design Guidelines standards.
- U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation, Access management and drainage permits may be required.

Comments: The petitioner shall be required to modify the master plan to provide a frontage road in accordance with the County Engineer requirements.

LAND USE REVIEW

The petitioner is requesting a rezoning from AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations**.**

Setbacks:

The petitioner is proposing the following setbacks:

- North (Lake Lindsey Rd): 75'
- South: 35'
- East (Ponce De Leon Blvd): 75' (Deviation from 125')
- East (Adj Property): 35'
- West: 35'

Comments: Due to the frontage road requirement along Ponce De Leon Boulevard, the deviation request from 125' to 75' cannot be supported. If the master plan is approved, the petitioner shall be required to meet the following setbacks:

- North (Lake Lindsey Rd): 75'
- South: 35'
- East (Ponce De Leon Blvd): 125'
- East (Adj Property): 35'
- West: 35'

Buffers:

The petitioner is proposing the following buffers:

- North (Lake Lindsey Rd): 30' Natural Vegetative Buffer
- South: 20' Natural Vegetative Buffer
- East (Ponce De Leon Blvd): 10' Natural Vegetative Buffer
- East (Adj Property): 10' Natural Vegetative Buffe
- West: 30' Natural Vegetative Buffer

Comments: The adjacent property to the East is zone AR2/ Agriculture Residential due to residential standards staff recommends a 20-foot landscape buffer. If the

master plan is approved, the petitioner shall be required to provide the following setbacks:

• North (Lake Lindsey Rd):	30' Natural Vegetative Buffer
• South:	20' Natural Vegetative Buffer
• East (Ponce De Leon Blvd)	20' Natural Vegetative Buffer
• East (Adj Property):	20' Natural Vegetative Buffer
• West:	30' Natural Vegetative Buffer

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner shall provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

Residential Protection Standards:

The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

Outdoor Storage:

Hernando County Land Development Regulations require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet. In this instance, the primary use is storage, and the entire site must be fenced

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map, Commercial Category

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Comments: The subject property is located within the Commercial land use classification on the adopted Future Land Use Map. The subject site is located on the Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard. The uses are consistent with the Comprehensive Plan Goals, Objectives and Strategies for commercial development.

FINDINGS OF FACT

The rezoning request from AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) is appropriate due to the following findings of fact:

1. The proposed PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) zone is compatible with surrounding zoning districts.

2. Residential Protection Standards, as necessary, will apply to the subject site at the time of site development.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.
The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. Due to the project having frontage on Ponce De Leon (US-98), a Frontage Road is required, unless the petitioner constructs a joint direct access to US 98 with the adjacent parcel to the south (Parcel Key # 75974) as part of site development. The proposed location and configuration of the Frontage Road or the joint access shall be reviewed and approved by the County Engineer.

4. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County Facility Design Guidelines standards.

5. U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation, Access management and drainage permits may be required.

6. Water and wastewater services are in the City of Brooksville Utility Department's (CBUD) first right to serve district. The petitioner shall contact City of Brooksville Utilities Department (CBUD) for any utility-related concerns.

7. A Frontage Road is required as Ponce De Leon (US-98) is an Arterial roadway.

8. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County Facility Design Guidelines standards.

9. U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation, Access management and drainage permits may be required.

10. Setbacks:
    - North (Lake Lindsey Rd): 75'
    - South: 35'
    - East (Ponce De Leon Blvd): 125'
    - East (Adj Property): 35'
    - West: 35'

11. Minimum Buffers:

North (Lake Lindsey Rd):	30' Natural Vegetative Buffer
South:	20' Natural Vegetative Buffer
East (Ponce De Leon Blvd)	20' Natural Vegetative Buffer
East (Adj Property):	20' Natural Vegetative Buffer
West:	30' Natural Vegetative Buffer

12. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

13. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

14. The subject site shall be subject to the following Residential Protection Standards:
    - There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
    - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
    - No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
    - No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
    - All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-

family residential district property line. Screening may include landscape plantings, berms, fences or walls.

- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

15. Hernando County Land Development Regulations require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet. In this instance, the primary use is storage, and the entire site must be fenced.

16. Parking requirements are calculated for a Heavy Construction Service Establishment at a rate of 1.5 parking spaces per employee.

17. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. Due to the project having frontage on Ponce De Leon (US-98), a Frontage Road is required, unless the petitioner constructs a joint direct access to US 98 with the adjacent parcel to the south (Parcel Key # 75974) as part of site development. The proposed location and configuration of the Frontage Road or the joint access shall be reviewed and approved by the County Engineer.

4. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County Facility Design Guidelines standards.

5. U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation, Access management and drainage permits may be required.

6. Water and wastewater services are in the City of Brooksville Utility Department's (CBUD) first right to serve district. The petitioner shall contact City of Brooksville Utilities Department (CBUD) for any utility-related concerns.

~~7. A Frontage Road is required as Ponce De Leon (US-98) is an Arterial roadway.~~

~~8. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County Facility Design Guidelines standards.~~

~~9. U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation, Access management and drainage permits may be required.~~

10. <u>Setbacks:</u>
    - North (Lake Lindsey Rd): 75'
    - South: 35'
    - East (Ponce De Leon Blvd): 125'
    - East (Adj Property): 35'
    - West: 35'

    - <u>If Joint access is achieved, the 125' front setback on the East (Ponce De Leon Blvd) shall be reduced to 75'. If not achieved, the 125' setback requirement will remain.</u>

11. Minimum Buffers:

North (Lake Lindsey Rd):	30' Natural Vegetative Buffer
South:	20' Natural Vegetative Buffer
East (Ponce De Leon Blvd)	20' Natural Vegetative Buffer
East (Adj Property):	20' Natural Vegetative Buffer
West:	30' Natural Vegetative Buffer

12. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

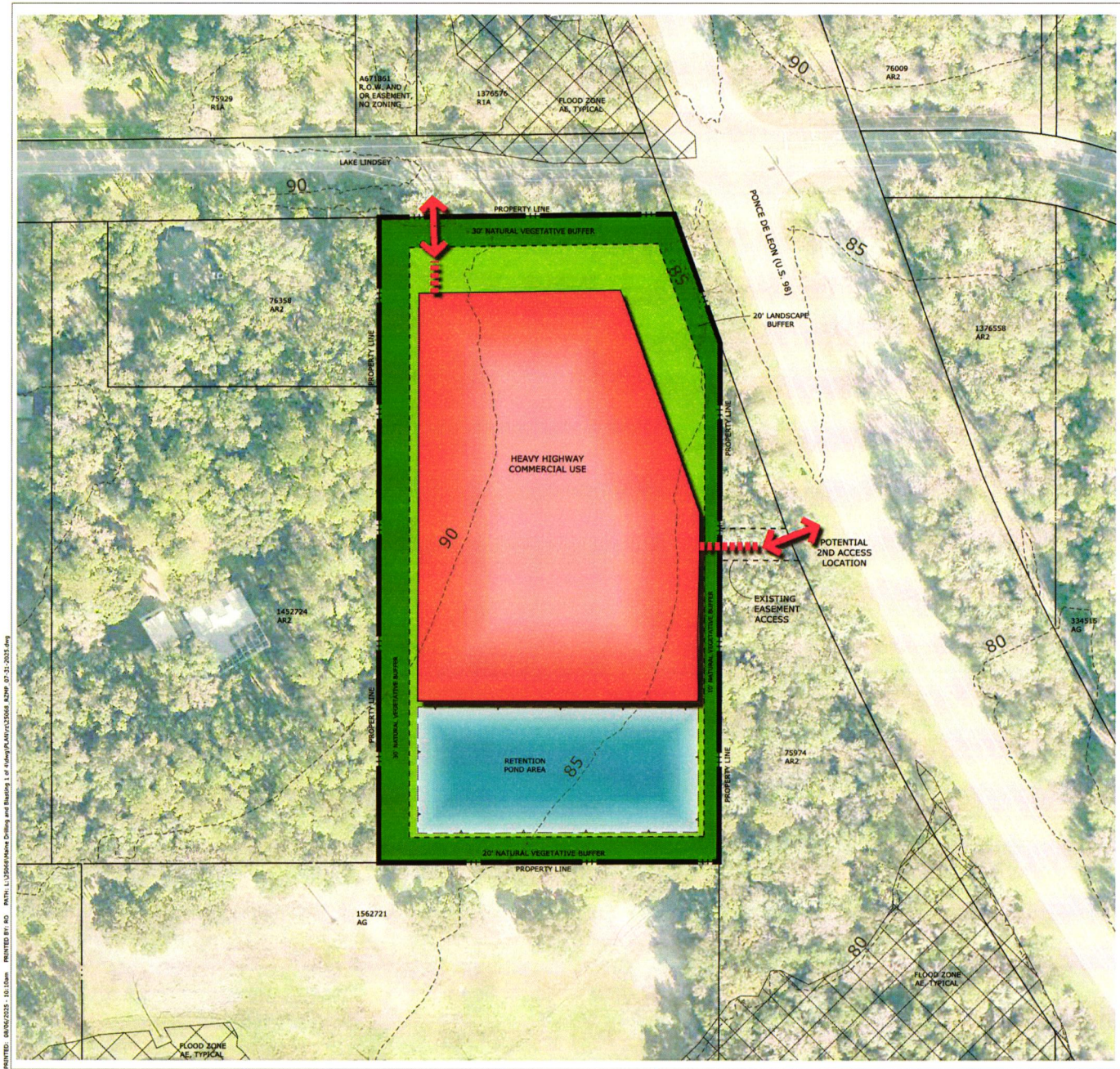
13. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

14. The subject site shall be subject to the following Residential Protection Standards:
    - There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
    - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
    - No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
    - No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
    - All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
    - Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

15. Hernando County Land Development Regulations require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet. In this instance, the primary use is storage, and the entire site must be fenced.

16. Parking requirements are calculated for a Heavy Construction Service Establishment at a rate of 1.5 parking spaces per employee.

17. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued.



LOCATION MAP



N

0 50 100 Feet

LEGEND

- HEAVY HIGHWAY COMMERCIAL AREA
- VEGETATIVE BUFFERS
- RETENTION POND AREA

SITE DATA

AREA: +/- 4.8 ACRES

OWNER / APPLICANT: MAINE DRILLING AND BLASTING

PARCEL KEY NO.: 75965

SECTION / TOWNSHIP / RANGE: 06/23S/18E

CURRENT FLU: COMMERCIAL

CURRENT ZONING: AR2

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / HEAVY HIGHWAY COMMERCIAL (PDP/HHC)

BUILDING INFORMATION:

MAXIMUM BUILDING HEIGHT: 50'

MINIMUM DISTANCE BETWEEN BUILDINGS: 15'

PERIMETER SETBACKS:

NORTH	75' (LAKE LINDSEY RD)
SOUTH	35'
EAST (U.S. 98)	75' (DEVIATION FROM 125')
EAST (ADJ. PROPERTY)	35'
WEST	50'

PROPOSED BUFFERS:

NORTH-	30' NATURAL VEGETATIVE BUFFER
SOUTH-	20' NATURAL VEGETATIVE BUFFER
EAST (U.S.98)	20' NATURAL LANDSCAPE BUFFER
EAST (ADJ PROPERTY)	10' NATURAL VEGETATIVE BUFFER
WEST-	30' NATURAL VEGETATIVE BUFFER

LAND USE TABLE		
LAND USE	ACRES	COMM. SF
HEAVY HIGHWAY COMMERCIAL (HHC)	3.4	20,000 SQ FT
DRAINAGE, BUFFERS, OPEN SPACE	1.4	
TOTAL:	+/- 4.8	

NOTES:

* ALL ACREAGES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.

* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.

REZONING MASTER PLAN

MAINE DRILLING AND BLASTING

Coastal Engineering Planning Surveying Environmental Transportation Construction Management
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0006142

REUSE OF DOCUMENT
THIS DOCUMENT COMPRISED OF THE INDICATED PLANS AND SPECIFICATIONS AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DATE	REV. BY	REV. NO	REVISION

WHEN PRINTED TO SCALE, DRAWING SHT SHALL BE 22" X 34"

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

SHEET 1

JOB No. 25068

PRINTED: 08/06/2025 - 10:10am PRINTED BY: RO PATH: L:\25068\Maine Drilling and Blasting_1 of 4\dwg\PLAN\rc25068 RZMP 07-31-2025.dwg

H-25-44

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

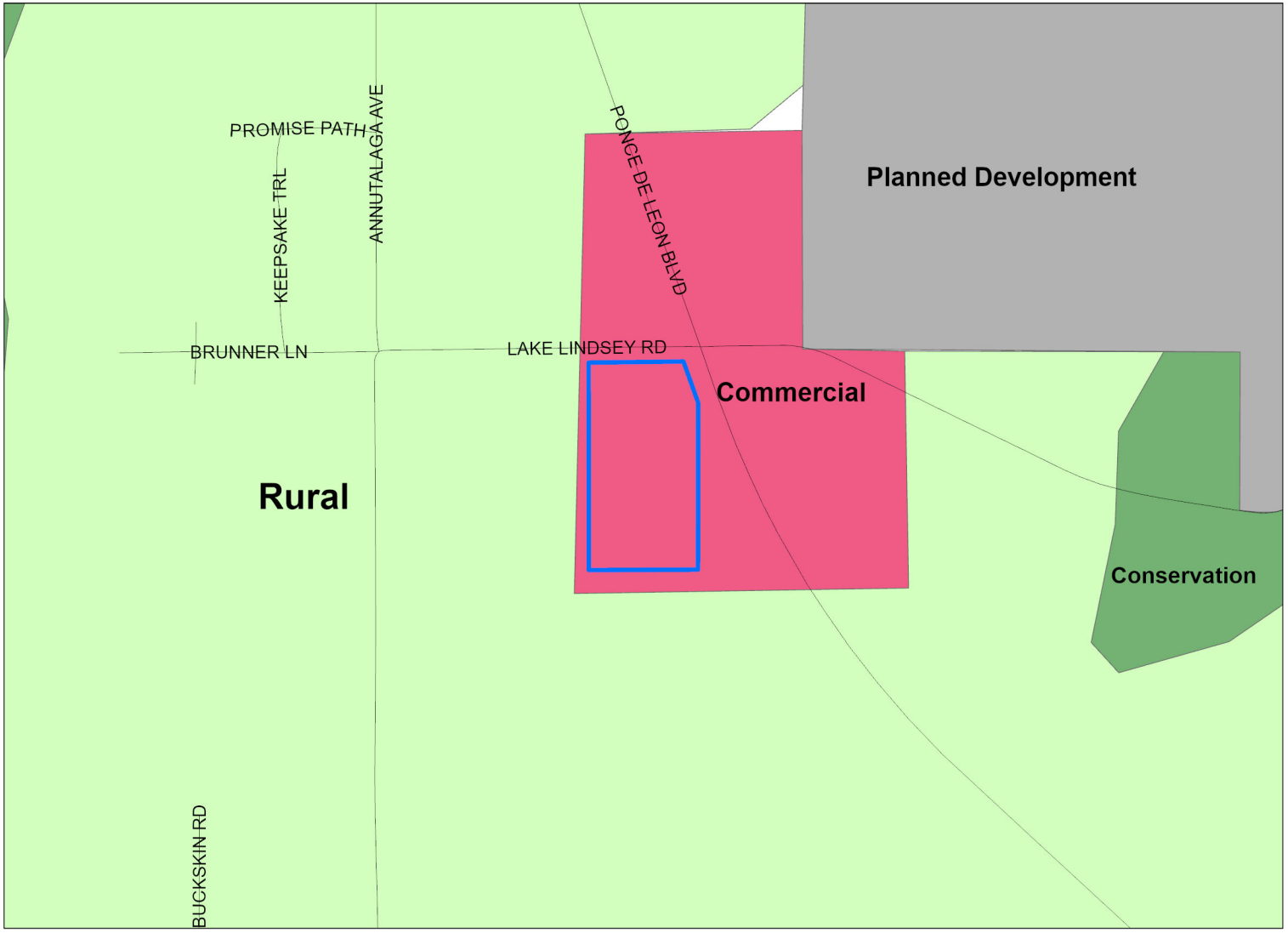


0 0.04 0.07 0.14 0.21 0.28
Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-44

Version Date: 12/09/2022



H-25-44

FLU Riverine District

Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.04 0.08 0.16 0.24 0.32 Miles

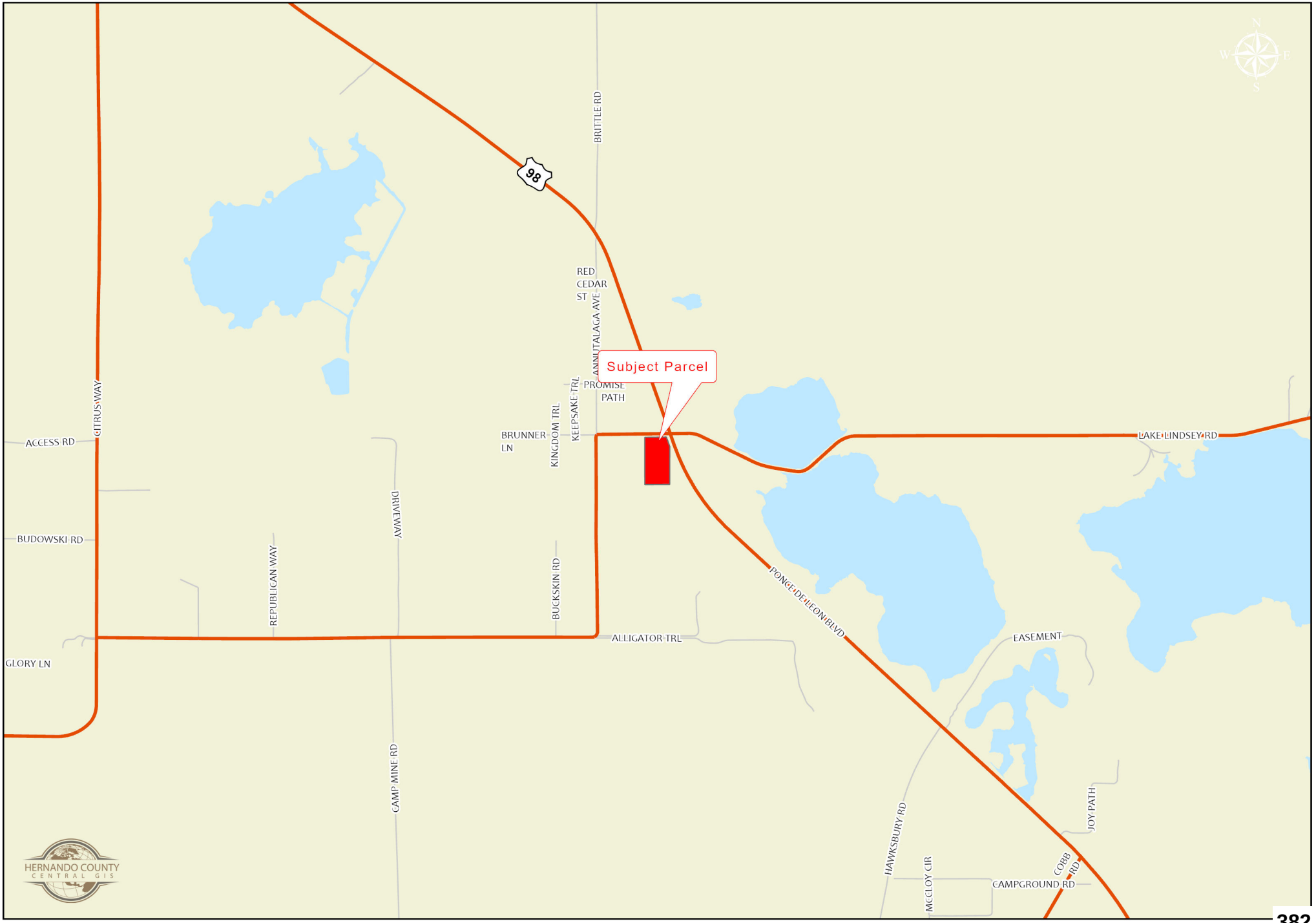
N W E S

Date of mapping: 08/21/2025

HERNANDO COUNTY CENTRAL GIS

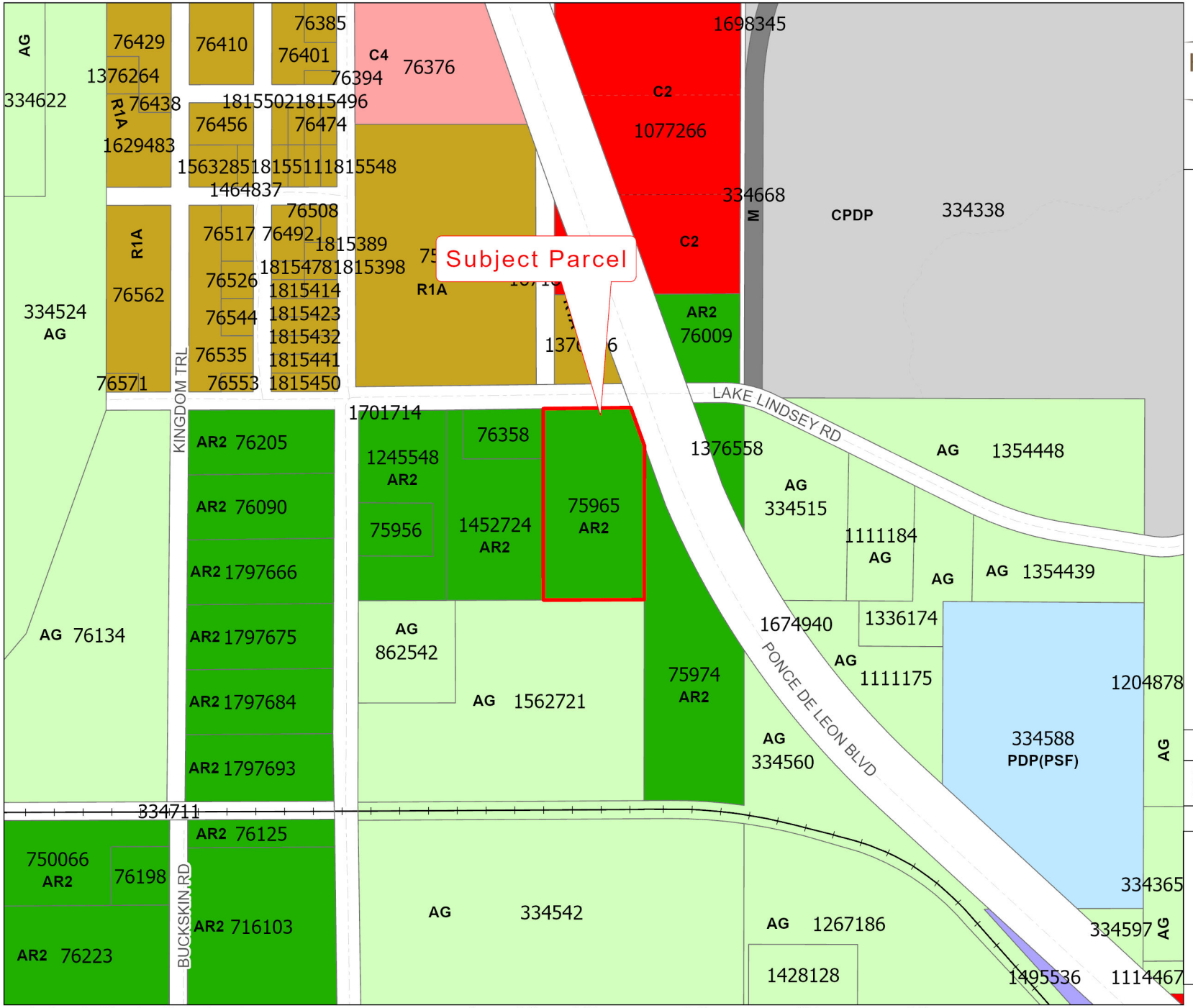
H-25-44 AREA MAP

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H-25-44

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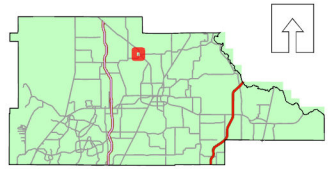


HERNANDO COUNTY
CENTRAL GIS

Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending

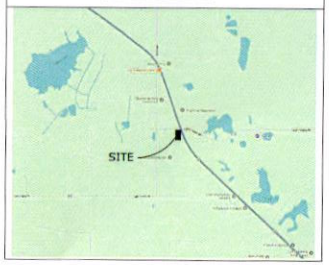


Hernando County Planning Department
Project date: 08/21/2025

0 0.04 0.07 0.14 0.21 0.28 Miles



LOCATION MAP



N

0 80 160 Feet

LEGEND

- HEAVY HIGHWAY COMMERCIAL AREA
- VEGETATIVE BUFFERS
- RETENTION POND AREA

SITE DATA

AREA: +/- 4.8 ACRES

OWNER / APPLICANT: MAINE DRILLING AND BLASTING
PARCEL KEY NO.: 75965
SECTION / TOWNSHIP / RANGE: 08/23S/18E

CURRENT FLU: COMMERCIAL
CURRENT ZONING: AR2

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / HEAVY HIGHWAY COMMERCIAL (PDP/HHC)

BUILDING INFORMATION:
MAXIMUM BUILDING HEIGHT: 50'
MINIMUM DISTANCE BETWEEN BUILDINGS: 15'

PERIMETER SETBACKS:

NORTH	75' (LAKE LINDSEY RD)
SOUTH	35'
EAST (U.S. 98)	75' (DEVIATION FROM 125')
EAST (ADJ. PROPERTY)	35'
WEST	50'

PROPOSED BUFFERS:

NORTH-	30' NATURAL VEGETATIVE BUFFER
SOUTH-	20' NATURAL VEGETATIVE BUFFER
EAST (U.S.98)	20' NATURAL LANDSCAPE BUFFER
EAST (ADJ PROPERTY)	10' NATURAL VEGETATIVE BUFFER
WEST-	30' NATURAL VEGETATIVE BUFFER

LAND USE TABLE

LAND USE	ACRES	COMM. SF
HEAVY HIGHWAY COMMERCIAL (HHC)	3.4	20,000 SQ FT
DRAINAGE, BUFFERS, OPEN SPACE	1.4	
TOTAL:	+/- 4.8	

NOTES:
* ALL ACREAGES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.

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REZONING MASTER PLAN

MAINE DRILLING AND BLASTING

Coastal Engineering Associates, Inc.
Planning
Engineering
Surveying
Environmental
Transportation
Construction Management
968 Candlelight Boulevard • Brooksville • Florida 34601
(352) 796-8423 • Fax (352) 799-8359
EB-0006192

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DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" x 34"

SHEET 1

JOB NO. 25068

PRINTED: 10/24/2025 - 4:07pm PRINTED BY: RD Path: L:\25068\Maine Drilling and Blasting 1 of 4.dwg PLAN\Coastal 25068 ICMP 07-21-2025.dwg

Hatch Hearing Pet. Exhibit 11/10/25 PEZ

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Maine Drilling and Blasting, Inc. on behalf of Mark Harden and Josephine Elizabeth Harden

FILE NUMBER: H-25-44

REQUEST: Rezoning from AR2/Agricultural Residential to PDP(HHC)/Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations

GENERAL LOCATION: Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard

PARCEL KEY NUMBERS: 75965

REQUEST: Rezoning from AR2/Agricultural Residential to PDP(HHC)/Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from AR2/Agricultural Residential to PDP(HHC)/Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Name: _____
Title: Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
PD-25-32 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of
Public Hearing - Hernando County Planning and Zoning Commission - November 10, 2025

was published in said newspaper by print in the issue(s) of:
October 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on October 31, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 31st day of October, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

PD-25-32

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on November 10, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on January 6, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PD-P(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	West side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Granger Development LLC
FILE NUMBER:	H-25-09
REQUEST:	Master Plan Revision and Rezoning for a property zoned PDP (GC) Planned Development Project (General Commercial) with C-2 uses for Mini-Warehouses and Outdoor Storage with deviations, to CPDP(GC) Combined Planned Development Project (General Commercial) with additional C-2 u uses
GENERAL LOCATION:	North side of County Line Road, approximately 340' east of Seven Hills Drive
PARCEL KEY NUMBER:	01317685

Notice Continues on Page 2

APPLICANT:	520 SW 15 Street LLC- Jason Soldini
FILE NUMBER:	H-25-27
REQUEST:	Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational)
GENERAL LOCATION:	South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road
PARCEL KEY NUMBER:	89692

APPLICANT:	Aaron Lee Branham Sr.
FILE NUMBER:	H-25-34
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Alloy Street, approximately 725' west of the intersection of Atwood Drive and Alloy Street
PARCEL KEY NUMBER:	855729

APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521

APPLICANT:	Ville Di Toscana (Robert Bozzi)
FILE NUMBER:	H-25-36
REQUEST:	Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50)
PARCEL KEY NUMBER:	373090, 373660, 862604

APPLICANT:	Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch
FILE NUMBER:	H-25-37
REQUEST:	Rezoning from R1-C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road
PARCEL KEY NUMBER:	719351, 65226, 719404

APPLICANT:	Sand Ridge Hernando 47, LLC
FILE NUMBER:	H-25-42
REQUEST:	Master Plan Revision on Property Zoned PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Blvd
PARCEL KEY NUMBER:	377158, 377229, 377247, 377265

APPLICANT:	Goettle Special Services Co
FILE NUMBER:	H-25-43
REQUEST:	Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility
GENERAL LOCATION:	West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway
PARCEL KEY NUMBER:	378175

APPLICANT:	Maine Drilling and Blasting Inc
FILE NUMBER:	H-25-44
REQUEST:	Rezoning From AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations
GENERAL LOCATION:	Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	75965

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Tiffany Wright, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-540-6289, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: October 31, 2025

INSTR #2026002640 BK: 4657 PG: 878 Page 1 of 2
FILED & RECORDED 1/14/2026 1:33 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2026 - 005

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Maine Drilling and Blasting, Inc. on behalf of Mark Harden and Josephine Elizabeth Harden

FILE NUMBER: H-25-44

REQUEST: Rezoning from AR2/Agricultural Residential to PDP(HHC)/Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations

GENERAL LOCATION: Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard

PARCEL KEY NUMBERS: 75965

REQUEST: Rezoning from AR2/Agricultural Residential to PDP(HHC)/Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION:

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from AR2/Agricultural Residential to PDP(HHC)/Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 6th DAY OF January 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Name: Jerry Campbell
Title: Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS ACTION

On January 6, 2026, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a Rezoning from AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations with the following modified performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. Due to the project having frontage on Ponce De Leon (US-98), a Frontage Road is required, unless the petitioner constructs a joint direct access to US 98 with the adjacent parcel to the south (Parcel Key # 75974) as part of site development. The proposed location and configuration of the Frontage Road or the joint access shall be reviewed and approved by the County Engineer.

4. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County Facility Design Guidelines standards.

5. U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation, Access management and drainage permits may be required.

6. Water and wastewater services are in the City of Brooksville Utility Department's (CBUD) first right to serve district. The petitioner shall contact City of Brooksville Utilities Department (CBUD) for any utility-related concerns.

7. Setbacks:
   - North (Lake Lindsey Rd): 75'
   - South: 35'
   - East (Ponce De Leon Blvd): 125'
   - East (Adj Property): 35'
   - West: 35'

   - If Joint access is achieved, the 125' front setback on the East (Ponce De Leon Blvd) shall be reduced to 75'. If not achieved, the 125' setback requirement will remain.

8. Minimum Buffers:

North (Lake Lindsey Rd):	30' Natural Vegetative Buffer
South:	20' Natural Vegetative Buffer
East (Ponce De Leon Blvd)	20' Natural Vegetative Buffer
East (Adj Property):	20' Natural Vegetative Buffer
West:	30' Natural Vegetative Buffer

9. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

10. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

11. The subject site shall be subject to the following Residential Protection Standards:
    - There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
    - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
    - No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
    - No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
    - All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
    - Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

12. Hernando County Land Development Regulations require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet. In this instance, the primary use is storage, and the entire site must be fenced.

13. Parking requirements are calculated for a Heavy Construction Service Establishment at a rate of 1.5 parking spaces per employee.

14. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of the final Board of County Commissioners approval from County staff. Failure to submit the revised plan will result in no further development permits being issued.

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16835
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Erran J. O' Donnell, Sasha N. Ripa, David E. Soch and Maria C. Soch for Property Located on Mahoning Avenue (H2537)

RESULT:	**ADOPTED**
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

H-25-37

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. [redacted] Official Date Stamp:

RECEIVED
AUG 01 2025
HERNANDO COUNTY ZONING

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☑ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 8-1-2025

APPLICANT NAME: Erran O'Donnell, Sasha Ripa
Address: 11320 Hyde St.
City: Weeki Wachee, ~~FL~~ State: FL Zip: 34614
Phone: 727-992-3456 Email: n/a
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
~~Company~~ Name: Jennifer Lombardi
Address: 12499 Harris Hawk Rd.
City: Weeki Wachee, ~~FL~~ State: FL Zip: 34614
Phone: 352-232-1333 Email: sochjennifer@gmail.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 719351, 65226 (will be merged)
2. SECTION 7, TOWNSHIP 22, RANGE 18
3. Current zoning classification: RLC
4. Desired zoning classification: AR
5. Size of area covered by application: 2.3
6. Highway and street boundaries: Hyde St. / Mahoning Ave.
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Erran O'Donnell / Sasha Ripa, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☐ I am the owner of the property and am making this application **OR**
☑ I am the owner of the property and am authorizing *(applicant)*: Erran O'Donnell / Sasha Ripa
and *(representative, if applicable)*: Jennifer S. Lombardi
to submit an application for the described property.

E O'Donnell Sasha Ripa
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 11th day of July, 20 25, by Erran O'Donnell + Sasha Ripa who is personally known to me or produced _____ as identification.

Jacqueline M Mays
Signature of Notary Public

JACQUELINE MARIE MAYS
Notary Public - State of Florida
Commission # HH 285732
My Comm. Expires Jul 16, 2026
Bonded through National Notary Assn.
Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☑ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 8.1.25

APPLICANT NAME: David E. Soch + Maria C. Soch
Address: 10495 Mahoning Ave
City: Weeki Wachee State: FL Zip: 34614
Phone: 813.380.3422 Email: n/a
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: Jennifer Lombardi
Address: 12499 Harris Hawk Rd
City: Weeki Wachee State: FL Zip: 34614
Phone: 352-232-1333 Email: Sochjennifer@gmail.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 719404
2. SECTION 7, TOWNSHIP 22, RANGE 18
3. Current zoning classification: RLC
4. Desired zoning classification: AR
5. Size of area covered by application: 1.10
6. Highway and street boundaries: Mahoning Ave / Hyde St.
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, David E. Soch + Maria C. Soch, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☐ I am the owner of the property and am making this application **OR**
☑ I am the owner of the property and am authorizing *(applicant)*: David E. Soch / Maria C. Soch
and *(representative, if applicable)*: Jennifer Lombardi
to submit an application for the described property.

David E. Soch Maria C. Soch
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 1 day of August, 20 25, by David + Maria Soch who is personally known to me or produced _____ as identification.

Stephanie Rose
Signature of Notary Public

STEPHANIE JEANNE ROSE
Notary Public - State of Florida
Commission # HH 447332
My Comm. Expires Sep 24, 2027
Bonded through National Notary Assn.

Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

PERMISSION AND AUTHORIZATION AGREEMENT

This Agreement is made and entered into on this 30 day of June, 2025, by and between the undersigned individuals:

- Property Owner: Erran J. O'Donnell, Sasha N. Ripa

- Authorized Representative: Jennifer S. Lombardi

Purpose:

The undersigned Property Owner hereby authorizes the Authorized Representative to act on their behalf for the following purposes:

1. To include the Property Owner's real property located at:
   11320 Hyde St., Weeki Wachee, FL 34614

2. To merge said property with adjacent or nearby parcels as part of a property merger process.

3. To prepare, submit, and represent the Property Owner in any rezoning petition, application, or other proceedings related to this property and its merger with other parcels.

This authorization includes the authority to sign forms, attend hearings, and otherwise engage with the appropriate governmental authorities as necessary for the rezoning process.

This Agreement shall remain valid and in full effect until the completion of the rezoning petition process, unless otherwise revoked in writing by the Property Owner.

PROPERTY OWNER:

Signature: Sasha Ripa

Printed Name: Sasha Ripa

Date: 6/30/25

PROPERTY OWNER:

Signature: E J O'Donnell

Printed Name: ERRAN O'DONNELL

Date: 6-30-25

NOTARY BLOCK FOR PROPERTY OWNERS

State of Florida

County of Citrus

On this 30 day of June, 2025, before me personally appeared Sasha Ripa and Erran O'Donnell, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and acknowledged that they executed it voluntarily for the purposes stated herein.

Witness my hand and official seal.

Notary Public Signature: Donna Perrone

Printed Name: Donna Perrone

My Commission Expires: 03/29/2029

[Seal]

DONNA PERRONE
Notary Public - State of Florida
Commission # HH 637091
My Comm. Expires Mar 29, 2029
Bonded through National Notary Assn.

AUTHORIZED REPRESENTATIVE:

Signature: Jennifer Lombardi

Printed Name: Jennifer Lombardi

Date: July 11, 2025

NOTARY BLOCK FOR AUTHORIZED REPRESENTATIVE

State of FC

County of Hernando

On this 11th day of July, 2025, before me personally appeared Jennifer Lombardi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and acknowledged that they executed it voluntarily for the purposes stated herein.

Witness my hand and official seal.

Notary Public Signature: Jacqueline M. Mays

Printed Name: Jacqueline M. Mays

My Commission Expires: 7/16/26

[Seal]

JACQUELINE MARIE MAYS
Notary Public - State of Florida
Commission # HH 285732
My Comm. Expires Jul 16, 2026
Bonded through National Notary Assn.

Narrative

Date: August 1, 2025

Applicant Name: Erran O'Donnell, Sasha Ripa, David E. Soch, and Maria C. Soch

Parcel Alt IDs: 719351, 65226 (properties to be merged via Property Appraiser's office), and 719404

Current Zoning: R1C – Single Family Residential

Proposed Zoning: AR – Agricultural/Residential

Total Acreage: 3.4 acres

Narrative Statement

The purpose of this rezoning request is to change the zoning classification of the subject properties from R1C (single family residential) to AR (agricultural/residential) to allow for greater use and sustainability of the land through agricultural and limited homestead style activities. The parcels are located approximately 2,168' east of Commercial Way and 2,372' north of Hexam Road in Hernando County, FL. The proposed AR zoning aligns with the property's rural character and is consistent with the long-term vision for responsible land stewardship. The location of the properties is within flood zone X.

The applicants intend to utilize the land for the following purposes:

Cultivation of Fruits and Vegetables

The rezoning will support the cultivation of fruits, vegetables, and other crops intended for personal use and small-scale local sharing. This use is in harmony with the surrounding environment and promotes self-sufficiency and local food resilience.

Raising Free-Range Chickens

With AR zoning, the applicants seek to maintain a modest number of free-range chickens for personal egg consumption. The scale of this activity will be appropriate to the size of

the parcel and managed to ensure minimal impact on neighboring properties, with all necessary setbacks and waste management practices in place.

Potential for Grass-Fed Cattle or other Livestock (Personal Consumption Only)

The applicants are also exploring the future possibility of raising a small number of grass-fed livestock (i.e. cattle, pig, goat, etc.) again solely for personal use. Limits of said livestock would be consistent with the AR permitted uses as described in the Hernando County Code of Ordinances Appendix A; Article IV; Section 13-A. This would be conducted under humane, environmentally responsible practices and will not involve any commercial operation or public nuisance.

The transition to AR zoning will not result in a significant change to the physical appearance or intensity of use of the property. The proposed uses are low-impact and will not burden existing infrastructure or public services. Furthermore, these uses support the principles of sustainability, local food production, and conservation – values increasingly embraced by the broader community.

In conclusion, the requested rezoning from R1C to AR will allow for responsible and beneficial use of the property, while remaining compatible with neighboring land uses and consistent with the county's comprehensive plan and zoning objectives. The applicants respectfully request approval of this rezoning application and are available to provide any additional information or documentation needed to support this request.

Sincerely,

Jennifer Lombardi
Consultant for Applicants O'Donnell, Ripa, and Soch, et al

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	November 10, 2025 January 6, 2026
APPLICANT:	Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch	
FILE NUMBER:	H-25-37	
REQUEST:	Rezoning from R1-C (Residential) to AR (Agricultural/Residential)	
GENERAL LOCATION:	Approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road	
PARCEL KEY NUMBER(S):	719351, 65226, 719404	

APPLICANT'S REQUEST

The petitioners are requesting to rezone their parcels from R1-C (Residential) to AR (Agricultural/ Residential). The petitioners have indicated a desire to utilize their properties for livestock, crops and other agricultural benefits.

SITE CHARACTERISTICS

Site Size	3.4 acres	
Surrounding Zoning; Land Uses	North:	AR Agricultural/Residential
	South:	R1-C Residential
	East:	R1-C Residential
	West:	R1-C Residential
Current Zoning:	R1-C Residential	
Future Land Use Map Designation:	Residential	

UTILITIES REVIEW

Hernando County Utilities Department does not currently supply water or wastewater service to these parcels. Water and wastewater service are not available to these parcels. HCUD has no objection to the zoning change from R1C to AR (Agriculture/ Residential) to allow chickens, cattle, and other livestock on parcels.

ENGINEERING REVIEW

The subject site is located approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road. The County Engineer has reviewed the petitioner's request and has no comments.

LAND USE REVIEW

Minimum AR (Agricultural/Residential) Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:
   (1) Permitted uses:
      (a) All agricultural/residential districts:
         i. Aquaculture
         ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
         iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
         iv. Horticultural specialty farms, including the cultivation of crops.
         v. Accessory structures related to the principal use of the land.
         vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons per acre.
         vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

      (b) Agricultural/residential:
         i. Single-family dwellings

COMPREHENSIVE PLAN REVIEW

The subject is located within the Residential Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located in the Royal Highlands area which is currently in transition with many parcels in close proximity requesting rezoning from R-1C (Residential) to AR (Agricultural/Residential) due to the rural nature of the area.

Future Land Use, Rural Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Comments: The parcel is within the Rural land use classification and is surrounded by residential parcels 1.0 acre in size. The proposed rezoning is consistent with the strategies for rural density and the pattern of land development on the surrounding parcels.

FINDINGS OF FACT

A rezoning from R-1C (Residential) to AR (Agricultural/Residential) is appropriate based on consistency with the County's adopted Comprehensive Plan.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential).

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential).

RECEIVED
By BCROSBY at 8:58 am, Mar 27, 2020

COFFIN & McLEAN ASSOC., INC.
Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-5145
OFFICE (352) 683-5993 FAX (352) 683-9156

Party Chief:	J. PAYNTER	W.O.	20-58SP
Drawn By:	D. WILLIAMS	DATE:	02\20\2020
Checked By:	J.COFFIN	F.B. 938	PG. 78-79

CERTIFIED TO THE FOLLOWING ONLY:
RIPA / O'DONNELL

PASTORE CUSTOM BUILDERS

DESCRIPTION:
LOT 2, BLOCK 318, UNIT 5, ROYAL HIGHLANDS, according to the Plat thereof as recorded in Plat Book 12, Pages 45 - 59, inclusive of the Public Records of Hernando County, Florida.

11320 HYDE STREET
Parcel KEY# 00719351

SECTION: 7 TOWNSHIP: 22 S, RANGE: 18 E

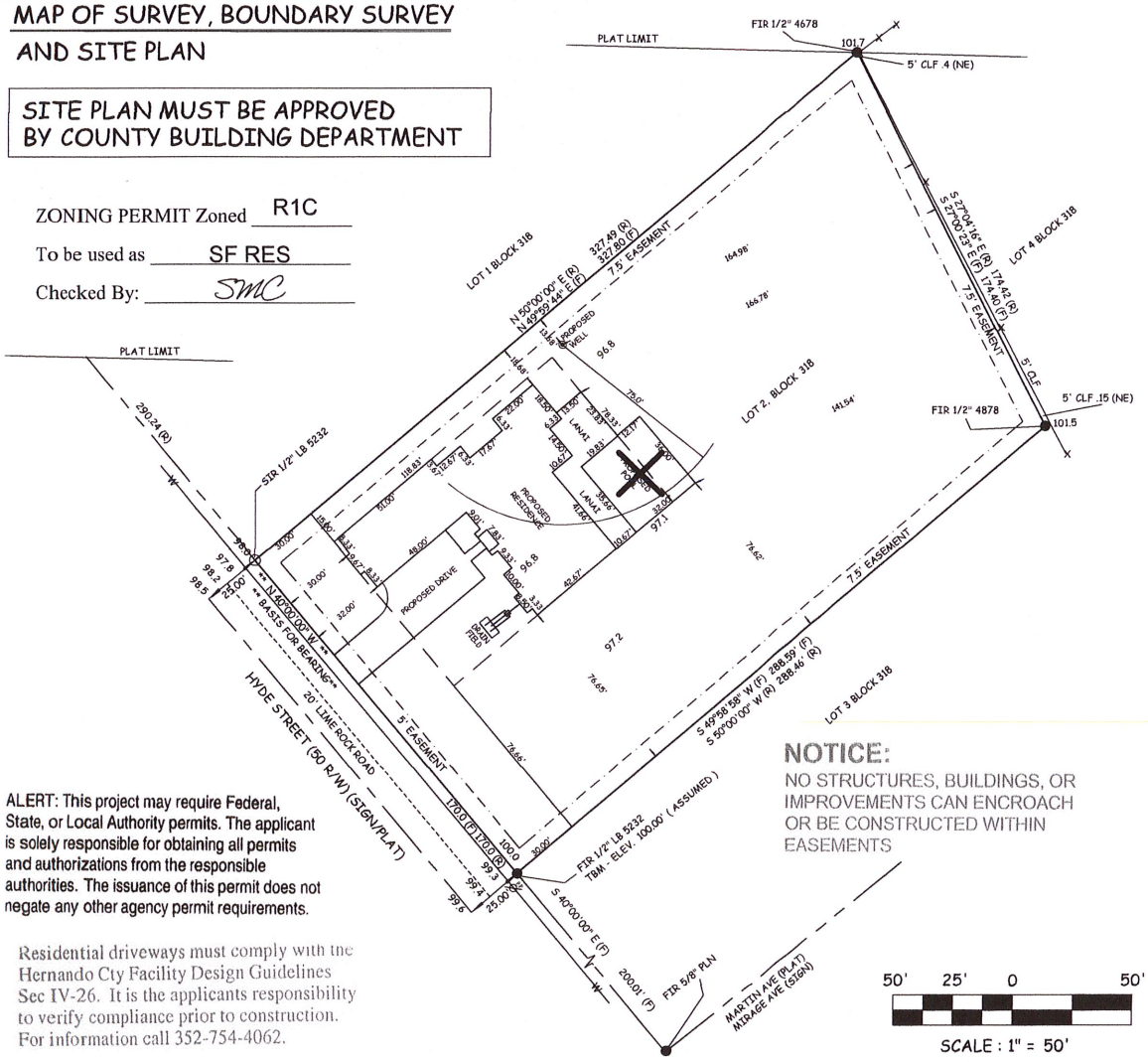
MAP OF SURVEY, BOUNDARY SURVEY AND SITE PLAN

SITE PLAN MUST BE APPROVED BY COUNTY BUILDING DEPARTMENT

ZONING PERMIT Zoned R1C

To be used as SF RES

Checked By: SMC



SCALE : 1" = 50'

ALERT: This project may require Federal, State, or Local Authority permits. The applicant is solely responsible for obtaining all permits and authorizations from the responsible authorities. The issuance of this permit does not negate any other agency permit requirements.

Residential driveways must comply with the Hernando Cty Facility Design Guidelines Sec IV-26. It is the applicants responsibility to verify compliance prior to construction. For information call 352-754-4062.

NOTICE:
NO STRUCTURES, BUILDINGS, OR IMPROVEMENTS CAN ENCROACH OR BE CONSTRUCTED WITHIN EASEMENTS

SURVEYOR NOTES

1. Survey based on the description furnished by the client and without benefit of a title search.
2. Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the "**BASIS FOR BEARINGS is depicted by ** next to the bearing.
3. Underground utilities and improvements not located or shown.
4. There are no visible encroachments unless shown hereon.
5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
6. Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
7. The distances shown hereon as ties to existing occupation are at right angles to subject property line.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
9. The property shown heron may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated otherwise.
10. Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
11. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
12. The property shown heron is subject to Reservations, Restrictions, and Easements of Record and not of Record.
13. The Ties to Property Lines are Calculated from Field Measurement unless otherwise shown and are Perpendicular Ties.

ABBREVIATIONS LEGEND

AC Air Conditioner
AGL Above Ground Level
AGP Above Ground Pool
ALUM Aluminum
ASNS Aluminum Shed No Slab
BLDG Building
BM Benchmark
BWF Barbed Wire Fence
C Calculated from Record Information
C1 Curve #1
CATV Cable Television Box
CB Catch Basin
CBS Concrete Block Structure
CE Covered Entry
CLF Chain Link Fence
CM Concrete Monument
CMP Corrugated Metal Pipe
CONC Concrete
CPP Concrete Powerpole
CW Concrete Walk
D Deed
DI Drop Inlet
DRA Drainage Retention Area
DROW Drainage Right-of-way
EB Electric Box
EL Elevation
EP Edge of pavement
F Derived from Field Measurement
FB Field Book
F.C.I.P. Found Capped Iron Pipe
F.C.I.R. Found Capped Iron Rod
FCM Found Concrete Monument
FF Finished Floor
FH Fire Hydrant
FIP Found Iron Pipe
FIR Found Iron Rod
FMNAD Found Mag Nail & Disk
Fnc. Fence
FND. Found
FPKNAD Found PK Nail & Disk
GP Guy Pole
GW Guy Wire
HWF Hog Wire Fence
IGV Irrigation Valve box
INV Invert
L-1 Line #1
LB Land Surveyor Business
LP Light Pole
LS Land Surveyor
MES Mitered End Section
MH Manhole
NAVD North American Vertical Datum
NCF No Climb Fence
NGVD National Geodetic Vertical Datum
OE Overhead Electric Wire
OR. Official Record
PB Plat Book
PC Point of Curvature
PI Point of Intersection
POB Point of Beginning
POC Point of Commencement
PP Power Pole
PPF Pool Pump & Filter
PRM Permanent Reference Monument
PT Point of Tangency
PVMT Pavement
R Record Plat or Deed
RCP Reinforced Concrete Pipe
RNG Range
RPZ Reduced Pressure Zone
R/W Right of Way
SCE Screened Covered Entry
SEC Section
SEOP Screened Enclosed Concrete Pool
SES Screened Enclosed Slab
SIR Set Iron Rod
SIS Sewer in Street
SP Screen Porch
TBM Temporary Bench Mark
TOB Top of Bank
TOE Top of Slope
TRANS Transformer
TWP Township
TYP Typical
UGPS Underground Power Service
WFSNS Wood Frame Shed No Slab
WFSOS Wood Frame Shed On Slab
WM Water Meter
WO Work order
WRF Wood Rail Fence
WV Water Valve
YL Yard lamp

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (FORMERLY 61G17-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

02/18/2020
DATE OF LAST FIELD WORK

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

CONTROL & CORNER LEGEND

○ Set 5/8" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LS# 3882

Elevations Shown Refer to: ☐ NGVD 1929 ☐ NAVD 1988 ☒ Assumed Datum.

OFFICE USE ONLY: C:\DRAWING\DWG\2020\20-58\20-58-SP.DWG | LAST PLOTTED: 02/20/20

Flood Plane Certification:
According to the F.I.R.M. Map, Community Panel: 12053C 0158 D
Dated: 02-02-12
This property appears to be in Flood Zone "X".
Base Flood Elevation : NONE
Datum: N/A

REVISIONS	DATE
BOUNDARY SURVEY & SITE PLAN	02/20/20

FILE : 20-58.CR5 PAGE 1 OF 1

RECEIVED
By HKromke at 10:35 am, Sep 16, 2020

1401805

COFFIN & McLEAN ASSOC., INC.
Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-5145
OFFICE (352) 683-5993 FAX (352) 683-9156

Party Chief:	J. PAYNTER	W.O.	20-58SP2
Drawn By:	C. COFFIN	DATE:	02\20\2020
Checked By:	J.COFFIN	F.B. 938	PG. 78-79

CERTIFIED TO THE FOLLOWING ONLY:
SASHA RIPA
BRANNEN BANK
ALL PERFORMANCE TITLE, INC. / WESTCOR LAND TITLE INSURANCE COMPANY
PASTORE CUSTOM BUILDERS

DESCRIPTION:
LOT 2, BLOCK 318, UNIT 5, ROYAL HIGHLANDS, according to the Plat thereof as recorded in Plat Book 12, Pages 45 - 59, inclusive of the Public Records of Hernando County, Florida.

11320 HYDE STREET
Parcel KEY# 00719351

SECTION: 7 TOWNSHIP: 22 S, RANGE: 18 E

MAP OF SURVEY, BOUNDARY SURVEY AND SITE PLAN FOR OUT BUILDINGS

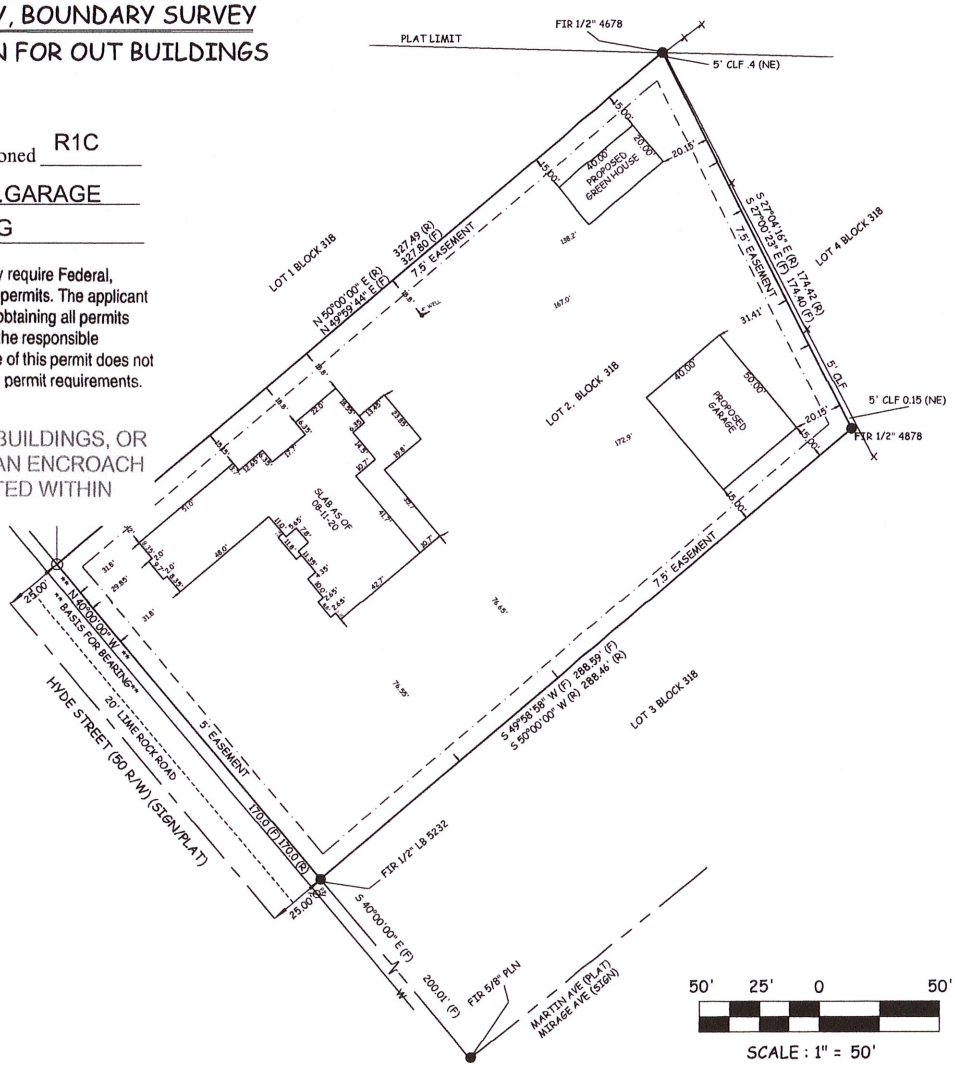
ZONING PERMIT Zoned R1C

To be used as DET.GARAGE

Checked By: CDG

ALERT: This project may require Federal, State, or Local Authority permits. The applicant is solely responsible for obtaining all permits and authorizations from the responsible authorities. The issuance of this permit does not negate any other agency permit requirements.

NOTICE:
NO STRUCTURES, BUILDINGS, OR IMPROVEMENTS CAN ENCROACH OR BE CONSTRUCTED WITHIN EASEMENTS



SURVEYOR NOTES

1. Survey based on the description furnished by the client and without benefit of a title search.
2. Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the **BASIS FOR BEARINGS is depicted by ** next to the bearing.
3. Underground utilities and improvements not located or shown.
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7. The distances shown hereon as ties to existing occupation are at right angles to subject property line.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
9. The property shown heron may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated otherwise.
10. Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
11. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
12. The property shown heron is subject to Reservations, Restrictions, and Easements of Record and not of Record.
13. The Ties to Property Lines are Calculated from Field Measurement unless otherwise shown and are Perpendicular Ties.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (FORMERLY 61G17-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

02/18/2020
DATE OF LAST FIELD WORK

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

ABBREVIATIONS LEGEND

AC Air Conditioner
AGL Above Ground Level
AGP Above Ground Pool
ALUM Aluminum
ASNS Aluminum Shed No Slab
BLDG Building
BM Benchmark
BWF Barbed Wire Fence
C Calculated from Record Information
C1 Curve #1
CATV Cable Television Box
CB Catch Basin
CBS Concrete Block Structure
CE Covered Entry
CLF Chain Link Fence
CM Concrete Monument
CMP Corrugated Metal Pipe
CONC Concrete
CPP Concrete Powerpole
CW Concrete Walk
D Deed
DI Drop Inlet
DRA Drainage Retention Area
DROW Drainage Right-of-way
EB Electric Box
EL Elevation
EP Edge of pavement
F Derived from Field Measurement
FB Field Book
F.C.I.P. Found Capped Iron Pipe
F.C.I.R. Found Capped Iron Rod
FCM Found Concrete Monument
FF Finished Floor
FH Fire Hydrant
FIP Found Iron Pipe
FIR Found Iron Rod
FNAIL Found Mag Nail & Disk
Fnc. Fence
FND. Found
FPKNAIL Found PK Nail & Disk
GP Guy Pole
GW Guy Wire
HWF Hog Wire Fence
IGV Irrigation Valve box
INV Invert
L-1 Line #1
LB Land Surveyor Business
LP Light Pole
LS Land Surveyor
MES Mitered End Section
MH Manhole
NAVD North American Vertical Datum
NCF No Climb Fence
NGVD National Geodetic Vertical Datum
OE Overhead Electric Wire
OR. Official Record
PB Plat Book
PC Point of Curvature
PI Point of Intersection
POB Point of Beginning
POC Point of Commencement
PP Power Pole
PPF Pool Pump & Filter
PRM Permanent Reference Monument
PT Point of Tangency
PVMT Pavement
R Record Plat or Deed
RCP Reinforced Concrete Pipe
RNG Range
RPZ Reduced Pressure Zone
R/W Right of Way
SCE Screened Covered Entry
SEC Section
SEOP Screened Enclosed Concrete Pool
SES Screened Enclosed Slab
SIR Set Iron Rod
SLS Sewer in Street
SP Screen Porch
TBM Temporary Bench Mark
TOB Top of Bank
TOE Top of Slope
TRANS Transformer
TWP Township
TYP Typical
UGPS Underground Power Service
WFSNS Wood Frame Shed No Slab
WFSOS Wood Frame Shed On Slab
WM Water Meter
WO Work order
WRF Wood Rail Fence
WV Water Valve
YL Yard lamp

CONTROL & CORNER LEGEND

○ Set 5/8" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LS# 3882

Elevations Shown Refer to: ☐ NGVD 1929 ☐ NAVD 1988 ☒ Assumed Datum.

OFFICE USE ONLY: C:\DRAWING\DWG\2020\20-58\20-58SP2.DWG | LAST PLOTTED: 09/14/20

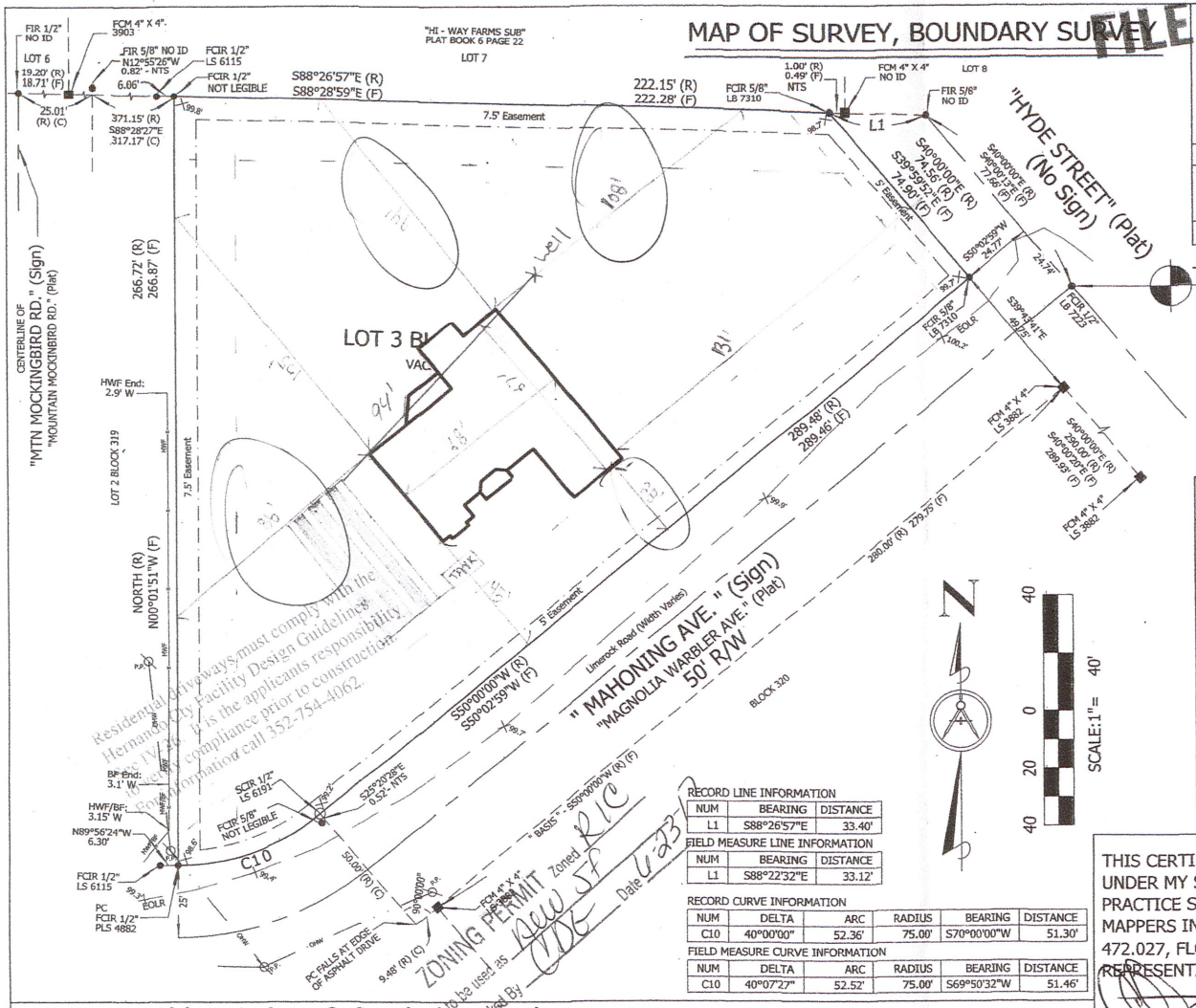
Flood Plane Certification:
According to the F.I.R.M. Map, Community Panel: 12053C 0158 D
Dated: 02-02-12
This property appears to be in Flood Zone "X".
Base Flood Elevation : NONE
Datum: N/A

REVISIONS	DATE
BOUNDARY SURVEY & SITE PLAN	02/20/20
TIE-IN	08/11/20
SITE PLAN FOR OUT BUILDINGS	09/14/20

FILE : 20-58.CR5

MAP OF SURVEY, BOUNDARY SURVEY

FILE COPY



RECORD LINE INFORMATION

NUM	BEARING	DISTANCE
L1	S88°26'57"E	33.40'

FIELD MEASURE LINE INFORMATION

NUM	BEARING	DISTANCE
L1	S88°22'32"E	33.12'

RECORD CURVE INFORMATION

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C10	40°00'00"	52.36'	75.00'	S70°00'00"W	51.30'

FIELD MEASURE CURVE INFORMATION

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C10	40°07'27"	52.52'	75.00'	S69°50'32"W	51.46'

Abbreviations & Symbol Legend

BF - Board Fence
C - Calculated from Field Measurement
C# - Curve Table Number
ELEV - Elevation
EOLR - Edge of Limerock Road
F - Derived from Field Measurement
FCIR - Found Capped Iron Rod
FCM - Found Concrete Monument
FIR - Found Iron Rod
HWF - Hog Wire Fence
ID - Identification
L# - Line Table Number
LB - Land Surveyor Business
LS - Land Surveyor
NTS - Not to Scale
OHW - Overhead Wire(s)
PB - Plat Book
PC - Point of Curve
PLS - Professional Land Surveyor
PP - Power Pole
R - Record Plat or Deed
RNG - Range
R/W - Right of Way
SCIR - Set Capped Iron Rod
SEC - Section
TBM - Temporary Benchmark
TWP - Township

180.00'X - Ground Shot
○ - Set Monument
● - Found Monument
■ - Found Monument
± - More or Less

INTEGRITY LAND SOLUTIONS GROUP, INC.
Professional Land Surveying & Mapping
5344 Elwood Rd. / P.O. Box 6890 Spring Hill, FL 34611
Phone: (352) 428-2351 Fax: (352) 515-5647 Email: ILSG@tampabay.rr.com

WORK ORDER : 17 - 127	MAP DATE: 6/13/17	SECTION: 7	TOWNSHIP: 22 S	RANGE: 18 E

CERTIFIED TO THE FOLLOWING ONLY:
- DAVID & MARIA SOCH
- ALL PERFORMANCE TITLE LLC
- CAPITAL CITY BANK

Parcel ID: R01 221 17 3340 0319 0030 Physical Address: @ Mahoning Ave.

T.B.M. # 1
ELEV: 100.00' (Assumed)
TOP OF IRON ROD AT INTERSECTION

DESCRIPTION:
LOT 3, BLOCK 319, ROYAL HIGHLANDS UNIT NO. 5, according to the plat thereof, as recorded in Plat Book 12 Pages 45 - 59, inclusive of the Public Records of Hernando County, Florida.

NOTICE:
NO STRUCTURES, BUILDINGS, OR IMPROVEMENTS CAN ENCROACH OR BE CONSTRUCTED WITHIN EASEMENTS.

RECEIVED
JUN 21 2017
HERNANDO COUNTY BUILDING DIVISION
134257

Surveyor Notes

1. Survey based on the description furnished by the Client and without benefit of a title search.
2. Survey is subject to notes, statements, and notations shown hereon.
3. Underground utilities and subsurface improvements not located unless otherwise shown hereon.
4. There are no visible encroachments unless otherwise shown hereon.
5. Ownership of fences located on or near property line(s) was not determined by this Surveyor.
6. The measured distance from existing improvements to designated features, such as, but not limited to, property lines and/or other lines, or other existing improvements, are perpendicular unless otherwise shown hereon.
7. Gutters, overhangs, underground foundations and irrigation systems are not located unless otherwise shown hereon.
8. The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.
9. According to FEMA, FIRM map panel 12053C0158D, dated February 02, 2012 subject property appears to lie within Flood Zone(s): " X ".
10. Prior to any construction and/or reliance on Flood Zone information shown hereon, the County shall be contacted for verification of said information.
11. Bearings shown hereon are based on the Southeasterly R/W of Magnolia Warbler Ave. (Mahoning Ave.), as it is shown on the plat of Royal Highlands Unit No. 5. Record Bearing: S50°00'00"W is assumed per plat and designated hereon by the graphical entry "BASIS" at aforestated bearing. North arrow is assumed per stated plat bearing.
12. Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
13. All easements shown hereon are for drainage and/or utility purposes unless otherwise shown.
14. Held monuments found in place set by previous surveyors, unless otherwise shown hereon.
15. Elevations shown hereon are assumed and are not part of a national datum.
16. This Map of Survey shall not be used for any other purposes than what it was created for and shall be considered in such case, information purposes only and not valid.
16. Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF LAST FIELD SURVEY:
6/12/17

CHRISTIAN T. GORDON,
Professional Surveyor & Mapper
Florida Registration # 6191
Integrity Land Solutions Group, Inc. LB #8065

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

OFFICE USE ONLY: C:\SURVEYS\2017DWG\100-17\17-127\17-127.DWG LAST PLOTTED: 6/16/17 Field Book: 15 Page(s): 43 - 44 Drawn By: CRC Checked By: CTG

COFFIN & McLEAN ASSOC., INC.
Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-5145
(352) 683-5993 FAX = (352) 683-9156

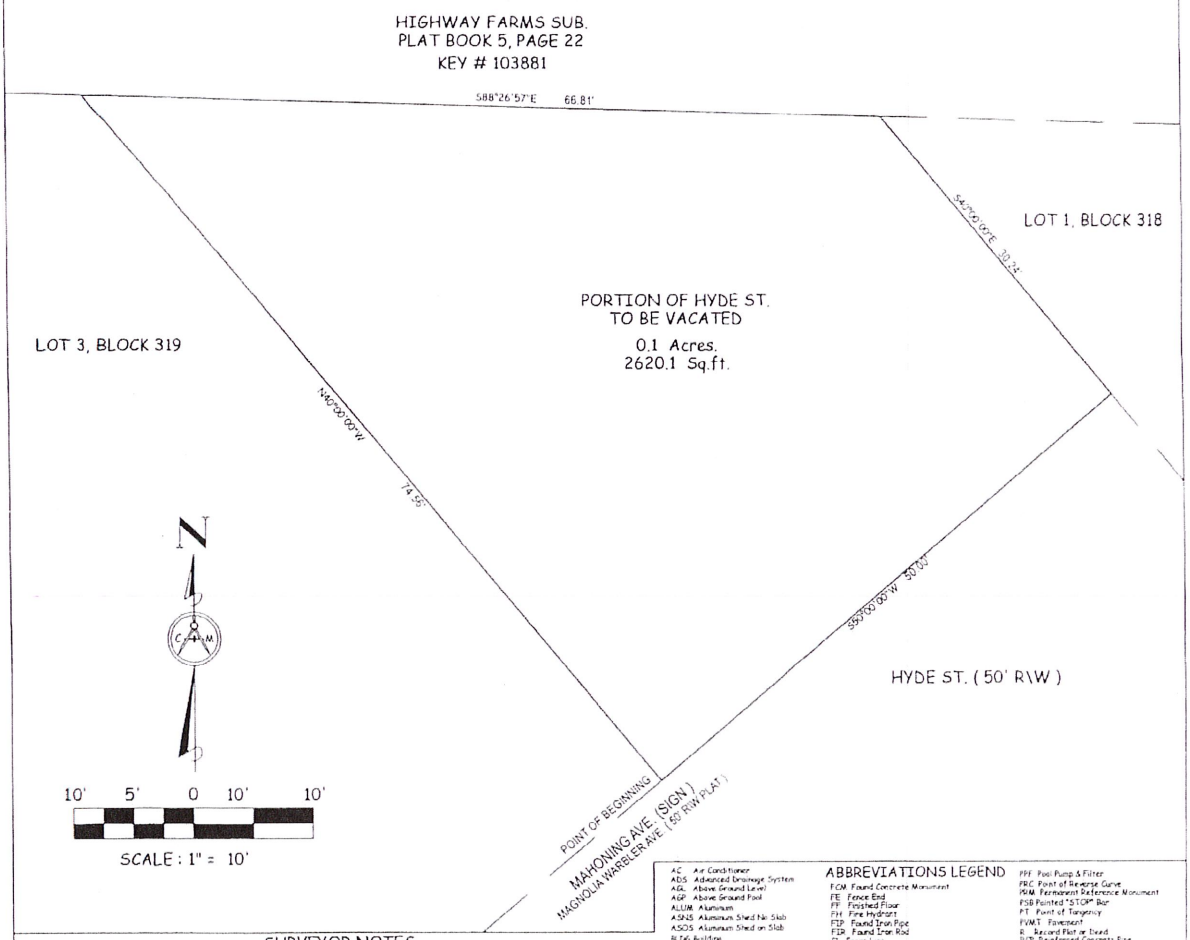
Party Chief:		W.O.	23-175
Drawn By	J.COFFIN	DATE:	05\02\23
Checked By:	J.COFFIN	F.B.	PG.

CERTIFIED TO THE FOLLOWING ONLY:
DAVID & MARIA SOCH

DESCRIPTION: A portion of Hyde St. between Lot 3, Block 319 and Lot 1, Block 318 of Royal Highlands Unit 5, according to the Plat thereof, as recorded in Plat Book 12, Pages 45-59, of the Public records of Hernando County, Florida. Being more particularly described as follows: Beginning at the SE corner of said Lot 3, Block 319; thence N40° 00'00"W, along the Easterly boundary line of said Lot 3, Block 319, a distance of 74.56 feet to the NE corner of said Lot 3, Block 319; thence S88°26'57"E, a distance of 66.81 feet to the NW corner of Lot 1, Block 318 of said Unit 5; thence S40°00'00"W, along the Westerly property line of said Lot 1, Block 318, a distance of 30.24 feet; thence S50°00'00"W., a distance of 50.00 feet to the Point of Beginning.
Containing 0.1± acre (2,620.1 square feet).

SECTION 7 TOWNSHIP 22 S. RANGE 18 E

MAP OF SURVEY, SKETCH FOR LEGAL DESCRIPTION



SURVEYOR NOTES

1. Survey based on the description furnished by the client and without benefit of a title search.
2. Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the **BASIS FOR BEARINGS is depicted by ** next to the bearing.
3. Underground utilities and improvements not located or shown.
4. There are no visible encroachments unless shown hereon.
5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
6. Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
7. The distances shown hereon as ties to existing occupation are at right angles to subject property line.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
9. The property shown hereon may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated otherwise.
10. Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
11. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
12. The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.
13. THE TIES TO PROPERTY LINES ARE CALCULATED FROM FIELD MEASUREMENT UNLESS OTHERWISE SHOWN AND ARE PERPENDICULAR TIES.

ABBREVIATIONS LEGEND

AC Air Conditioner
ADS Advanced Drainage System
AGL Above Ground Level
AGP Above Ground Pool
ALUM Aluminum
ASNS Aluminum Shed No Slab
ASOS Aluminum Shed on Slab
BLDG Building
BM Benchmark
BWF Barbed Wire Fence
C Calculated from Record Information
C1 Curve #1
CATV Cable Television Box
CB Catch Basin
CBS Concrete Block Structure
CC Concrete Curb
CE Covered Entry
CLF Chain Link Fence
CLP Concrete Light Pole
CM Concrete Monument
CMP Corrugated Metal Pipe
CONC Concrete
CP Carport
CPP Concrete Powerpole
CPSD Concrete Pool & Deck
CR County Road
CW Concrete Walk
D DEED
DI Drop Inlet
DL Decorative Ledge
DRA Drainage Retention Area
DROW Drainage Right-of-way
DW Decorative Window
DWL Decorative Wall
EB Electric Box
EL Elevation
EOLR Edge of Limerock Road
EP Edge of pavement
F Farthest From Field Measurement
FB Field Book
FC Fence Corner
FCIP Found Capped Iron Pipe
FCIR Found Capped Iron Rod
FCM Found Concrete Monument
FE Fence End
FF Finished Floor
FH Fire Hydrant
FIP Found Iron Pipe
FIR Found Iron Rod
FL Fence Line
FNAIL Found Mag Nail & Disk
FND Found
FPKND Found PK Nail & Disk
FR Florida Room
GP Guy Pole
GW Guy Wire
HCS Handicap Parking Sign
HWF Hog Wire Fence
IGV Irrigation Valve box
INV Invert
L-1 Line #1
LB Land Surveyor Business
LP Light Pole
LS Land Surveyor
MES Mitered End Section
MH Manhole
MOL More or Less
MP Meter Pole
NTS Not to Scale
NAVD North American Vertical Datum
NCF No Climb Fence
NGVD National Geodetic Vertical Datum
OE Overhead Electric Wire
OR Official Record
OTV Overhead Television Wire
OTW Overhead Telephone Wire
PB Plat Book
PE Plat Error
PC Point of Curvature
PCC Point of Compound Curve
PCP Permanent Control Point
PI Point of Intersection
PLTR Planter
POB Point of Beginning
POC Point of Commencement
PP Power Pole
PPF Pool Pump & Filter
PRC Point of Reverse Curve
PRM Permanent Reference Monument
PSB Painted "STOP" Bar
PT Point of Tangency
PVMT Pavement
R Record Plat or Deed
RCP Reinforced Concrete Pipe
RNG Range
RNS Roof No Slab
ROS Roof over Slab
ROW Roof over Wing(s)
RPZ Reduced Pressure Zone
R/W Right of Way
SCE Screened Covered Entry
SEC Section
SECP Screened Enclosed Concrete Pool
SEFP Screened Enclosed Fiberglass Pool
SES Screened Enclosed Slab
SEVP Screened Enclosed Vinyl Pool
SFS Stucco Over Frame Residence
SIR Set Iron Rod
SLS Sewer in Street
SP Screen Porch
SR State Road
SROS Suspended Roof Over Slab
STA Station
STY Story
SUB Subdivision
SVE Screen & Vinyl Enclosure
TBM Temporary Bench Mark
TOB Top of Bank
TOE Top of Slope
TRANS Transformer
TWP Township
TYP Typical
UGPS Underground Power Service
VF Vinyl Fence
WDF Wood Fence
WFSNS Wood Frame Shed No Slab
WFSOS Wood Frame Shed On Slab
WM Water Meter
WO Work order
WRF Wood Rail Fence
WV Water Valve
YL Yard lamp

CONTROL & CORNER LEGEND

○ Set 5/8" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LS# 3882

Elevations Shown Refer to: ☐ NGVD 1929 ☐ NAVD 1988 ☐ Assumed Datum

OFFICE USE ONLY	C:\DWG\2023DWG\100-23\23-100\23-175.DWG	LAST PLOTTED:	05/08/23

Flood Plane Certification:
According to the F.I.R.M. Map, Community Panel: 12053C 0158 D
Dated: 02-02-12
This property appears to be in Flood Zone "X"
Base Flood Elevation: NONE
Datum: N/A

REVISIONS	DATE
SKETCH FOR LEGAL	05/08/23

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (formerly 61G17-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

N/A
DATE OF LAST FIELD WORK

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID

H-25-37

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

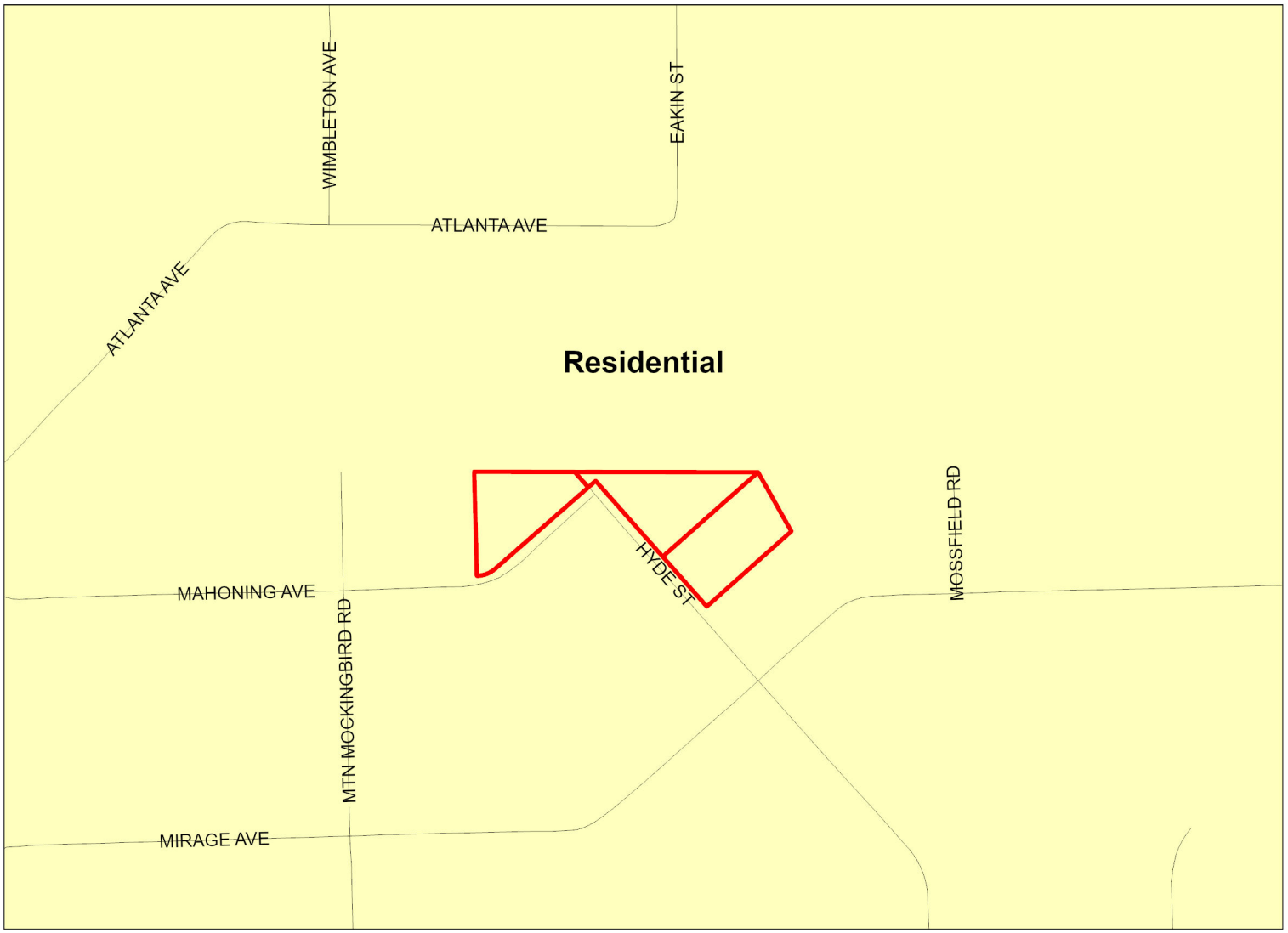


0 0.03 0.06 0.12 0.18 0.24
Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-37

Version Date: 12/09/2022



H-25-37

FLU Riverine District

Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.03 0.07 0.13 0.2 0.26 Miles

N W E S

Date of mapping: 08/20/2025

HERNANDO COUNTY CENTRAL GIS

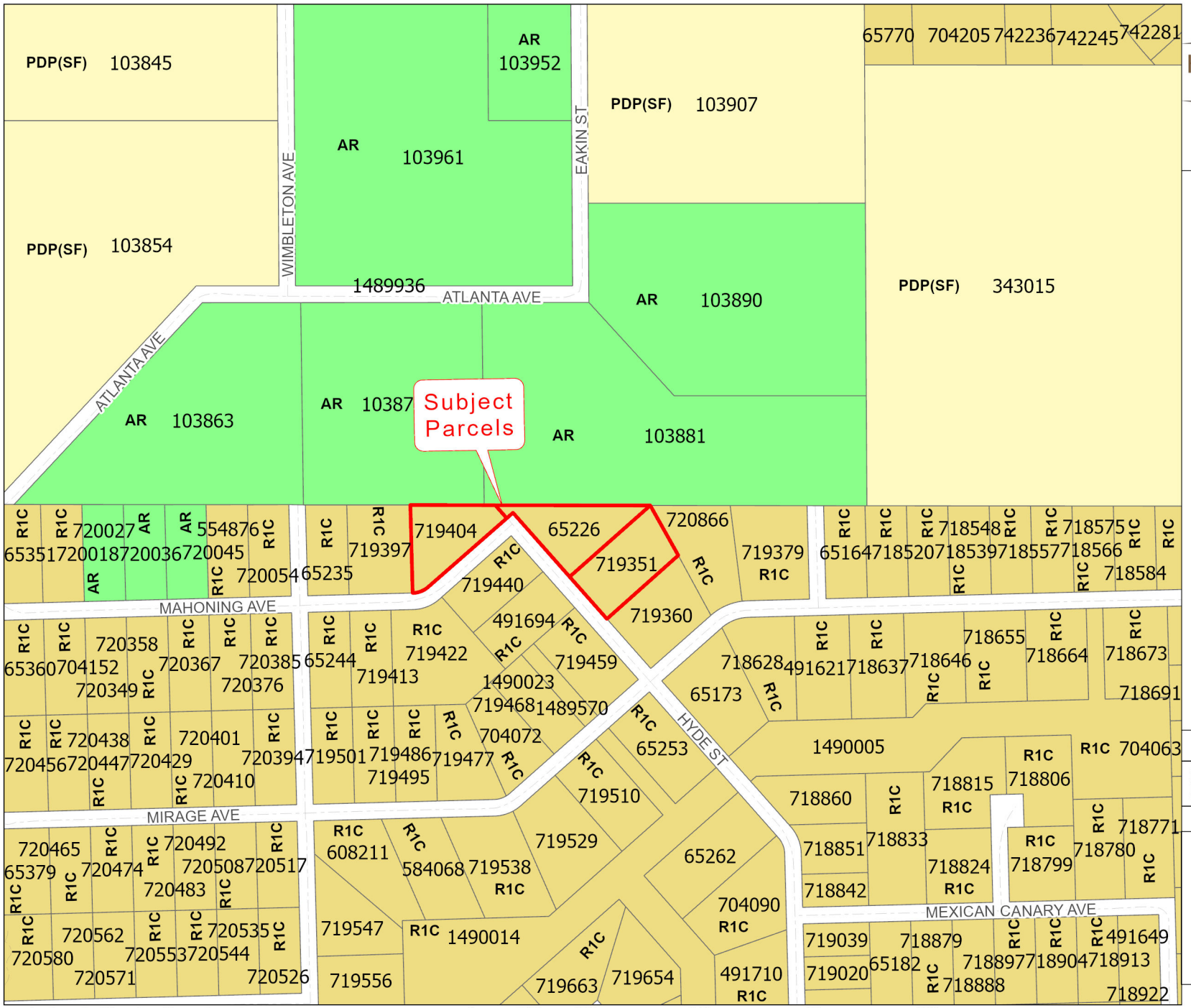
H-25-37 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-37

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

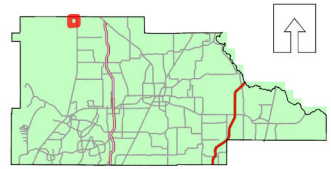


HERNANDO COUNTY CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 08/20/2025

0 0.03 0.07 0.13 0.2 0.26 Miles

From:	Planning Resource Object
To:	Michelle Miller; Victoria Via
Subject:	FW: rezoning regarding file number H-25-37
Date:	Friday, November 7, 2025 7:41:45 AM

From: SANILE@tampabay.rr.com <SANILE@tampabay.rr.com>
Sent: Thursday, November 6, 2025 11:38 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: rezoning regarding file number H-25-37

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I recently received notification that a parcel of land directly abutting my property was requesting to be rezoned from residential to agricultural and would like to provide written comments on the matter.

I am absolutely in opposition to this, and would like to bring up the following points:
1. The homeowners owning this parcel knew exactly what type of property they were purchasing and the limitations before their purchase.
2. I absolutely do not want to live near any livestock or have them raised adjacent to my property. I do not wish to hear them, smell them, or have their waste polluting the well water that my family relies on. I own property in Shady Hills in Pasco County and purposely chose to build here because of the residential zoning.
3. Hernando County has recently approved multiple housing developments in the nearby area; therefore, agricultural use is not consistent with the area. What is consistent with the area are all the homes that have chosen to build in a known RESIDENTIAL area.
4. This is clearly suggestive of some type of tax scheme. Several lots around here have "backyard chickens" for personal egg consumption. A family does not need a multitude of chickens for personal egg consumption. I know this, having come from a family that DID raise chickens and livestock in the aforementioned property. Growing plants and fruits for personal consumption should not require a change in zoning either, as there are no restrictions on these that I am aware of.
5. I would also like to point out that this will set a precedent for everyone else that would like to lower their taxes in the area.

I sincerely hope that the planning commission will take into consideration the points that I have made. Thank you for your time,

Sandra Anile

From: Planning Resource Object
To: Victoria Via; Michelle Miller
Subject: FW: Subject → Case H-25-37 (Rezoning R1-C to AR) — Comment Regarding Roosters
Date: Monday, November 10, 2025 7:42:01 AM

From: Jim Weinheimer <jaweinheimer@gmail.com>
Sent: Saturday, November 8, 2025 7:53 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jim Weinheimer <jaweinheimer@gmail.com>
Subject: Subject → Case H-25-37 (Rezoning R1-C to AR) — Comment Regarding Roosters

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

November 8, 2025

Planning and Zoning Commission Members
Hernando County Planning Department

Dear Planning and Zoning Commission Members,

My name is **James Weinheimer**, and I am a homeowner residing immediately adjacent to one of the properties included in the zoning change request referenced as **Case H-25-37**. My property borders that of **Mr. David Soch**, who is among the applicants.

I am **not opposed** to the requested rezoning from **R1-C (Residential)** to **AR (Agricultural/Residential)**. However, I respectfully request that the County **include a condition prohibiting the keeping of roosters on these parcels**.

A number of years ago, there was a rooster in this same vicinity at my previous residence, and it caused significant noise disturbance during all hours of the day and evening. I am concerned about a recurrence of that problem if a rooster, or roosters are permitted under the new zoning. Currently, there are already **two roosters within hearing range**; when one begins crowing, the other responds, and these roosters are of greater distance than the properties

included in the zoning change request.

I do not know whether these existing roosters are permitted, but my wife and I did not move to **Royal Highlands** with the expectation of living in a farming environment. Once again, I am not opposed to a small number of hens for personal egg production; **my concern is specifically with roosters**.

A **"no-rooster" condition** would help protect the quiet enjoyment of neighboring properties while still allowing the applicants to maintain hens and other small-scale agricultural uses in harmony with the surrounding residential setting.

Thank you for considering this request as part of the public record.

Respectfully,

James Weinheimer
10471 Mahoning Ave.
Weeki Wachee, FL 34614
jaweinheimer@gmail.com

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Erran J. O'Donnell, Sasha N. Ripa, David E. Soch and Maria C. Soch

FILE NUMBER: H-25-37

REQUEST: Rezoning from R1-C (Residential) to AR (Agricultural/Residential)

GENERAL LOCATION: Approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road

PARCEL KEY NUMBERS: 65226, 719351, 719404

REQUEST: Rezoning from R1-C (Residential) to AR (Agricultural/Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from R1-C (Residential) to AR (Agricultural/Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Name: _____
Title: Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
PD-25-32 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of
Public Hearing - Hernando County Planning and Zoning Commission - November 10, 2025

was published in said newspaper by print in the issue(s) of:
October 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on October 31, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 31st day of October, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

PD-25-32

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on November 10, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on January 6, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PD-P(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	West side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Granger Development LLC
FILE NUMBER:	H-25-09
REQUEST:	Master Plan Revision and Rezoning for a property zoned PDP (GC) Planned Development Project (General Commercial) with C-2 uses for Mini-Warehouses and Outdoor Storage with deviations, to CPDP(GC) Combined Planned Development Project (General Commercial) with additional C-2 u uses
GENERAL LOCATION:	North side of County Line Road, approximately 340' east of Seven Hills Drive
PARCEL KEY NUMBER:	01317685

Notice Continues on Page 2

APPLICANT:	520 SW 15 Street LLC- Jason Soldini
FILE NUMBER:	H-25-27
REQUEST:	Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational)
GENERAL LOCATION:	South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road
PARCEL KEY NUMBER:	89692

APPLICANT:	Aaron Lee Branham Sr.
FILE NUMBER:	H-25-34
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Alloy Street, approximately 725' west of the intersection of Atwood Drive and Alloy Street
PARCEL KEY NUMBER:	855729

APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521

APPLICANT:	Ville Di Toscana (Robert Bozzi)
FILE NUMBER:	H-25-36
REQUEST:	Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50)
PARCEL KEY NUMBER:	373090, 373660, 862604

APPLICANT:	Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch
FILE NUMBER:	H-25-37
REQUEST:	Rezoning from R1-C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road
PARCEL KEY NUMBER:	719351, 65226, 719404

APPLICANT:	Sand Ridge Hernando 47, LLC
FILE NUMBER:	H-25-42
REQUEST:	Master Plan Revision on Property Zoned PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Blvd
PARCEL KEY NUMBER:	377158, 377229, 377247, 377265

APPLICANT:	Goettle Special Services Co
FILE NUMBER:	H-25-43
REQUEST:	Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility
GENERAL LOCATION:	West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway
PARCEL KEY NUMBER:	378175

APPLICANT:	Maine Drilling and Blasting Inc
FILE NUMBER:	H-25-44
REQUEST:	Rezoning From AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations
GENERAL LOCATION:	Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	75965

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Tiffany Wright, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-540-6289, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: October 31, 2025

INSTR #2026002641 BK: 4657 PG: 880 Page 1 of 2
FILED & RECORDED 1/14/2026 1:36 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2026 - 006

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Erran J. O'Donnell, Sasha N. Ripa, David E. Soch and Maria C. Soch

FILE NUMBER: H-25-37

REQUEST: Rezoning from R1-C (Residential) to AR (Agricultural/Residential)

GENERAL LOCATION: Approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road

PARCEL KEY NUMBERS: 65226, 719351, 719404

REQUEST: Rezoning from R1-C (Residential) to AR (Agricultural/Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from R1-C (Residential) to AR (Agricultural/Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 6th DAY OF January 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Patricia Lefferts, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: Jerry Campbell
Name: Jerry Campbell
Title: Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16834
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Ville Di Toscana, LLC, for Property Located on Croom Rital Road (H2536)

RESULT:	**ADOPTED**
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☒ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: _____

APPLICANT NAME: Ville Di Toscana, LLC / Robert Bozzi
Address: 4512 Flounder Drive
City: Hernando Beach, FL 3 State: FL Zip: 34607
Phone: _____ Email: _____
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: Tampa Civil Design
Address: 17937 Hunting Bow Cir Unit 102
City: Lutz State: FL Zip: 33558
Phone: (813) 920-2005 Email: Jennifer@tampacivil.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 373090 & 373660 & 862604
2. SECTION 32 & 33, TOWNSHIP 22, RANGE 21
3. Current zoning classification: PDP(RR)
4. Desired zoning classification: PDP (SF)
5. Size of area covered by application: 24.50 +/- Acres
6. Highway and street boundaries: _____
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Robert Bozzi, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☐ I am the owner of the property and am making this application **OR**

☒ I am the owner of the property and am authorizing *(applicant)*: _____
and *(representative, if applicable)*: Tampa Civil Design
to submit an application for the described property.

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 14th day of July, 2025, by Robert Bozzi who is personally known to me or produced Drivers License as identification.

_____
Signature of Notary Public

JENNIFER S. HOOKER
MY COMMISSION # HH 682265
EXPIRES: August 27, 2029

Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

To: Planning and Zoning Division, Development Services Department

From: Kayla Harrell, Tampa Civil Design

Date: Revised September 30, 2025

RE: Ville Di Toscana

Executive Summary

Jurisdiction: Unincorporated Hernando County	**Address:** Croom Rital Road, Brooksville FL
Parcel Number: R32 422 21 0000 0030 0000 ± 20.4 Acres - Key#: 373090 R33 422 21 0000 0050 0000 ± 3.9 Acres - Key#: 373660 R32 122 21 1000 0000 00B0 ± 0.5 Acres - Key#: 862604	**Acres:** ± 24.8 Total Acres
Overlay District Overlay District 3	
Existing Future Land Use (FLU): RES (Residential)	
Existing Zoning: PDP (RR)	
Proposed Zoning: PDP(SF) (Planned Development Project/Single-Family)	
Flood Zone Portions of project site are within FEMA Flood Zone AE	

Project Description

The subject property is comprised of three contiguous parcels and is located within Unincorporated Hernando County, just west of Croom Rital Rd and approximately a third of a mile north of Cortez Blvd. Interstate 75 is approximately one mile to the west of the project's location. The site is surrounded on the North and West side by medium single-family residential consisting of density between 5-6 units per acre. North of the site is also the Sherman Hills Golf Glub and south of the project site is currently vacant commercial land. Not only does the site directly abut established single-family neighborhoods, but the project site is in close proximity to existing commercial parcels, recently approved industrial parcels, and recently approved mixed-use development as seen in Exhibit 1. The surrounding developments that have been approved but are not yet developed reflect the current growth pattern of the corridor along Cortez Blvd and Croom Rital Road. The existing commercial establishments that make up a combination of mixed uses provide current and future residents with access to goods, services, and employment opportunities. The unique location of this project site enhances the livability of the area by providing opportunities for shopping, dining, and other daily needs within a short distance. The surrounding neighborhoods share similar development characteristics making the proposed single-family development compatible with existing communities. The proposed development will ensure the current neighborhood pattern continues the overall urban fabric of the area. The proposed development proposes 108 single-family homes with primary project access from Croom Rital Road. Additional vehicular access is proposed to Park Ridge Dr along the south-western boundary. Overall, the subject site is located within a rapidly developing area of Hernando County characterized by ongoing residential, commercial, and mixed-use development. This proposed development is consistent with current development trends and aligns with the county's policy objectives of accommodating population growth through planned, context-sensitive residential development.

The property was originally rezoned in 2007 under file number H-06-9 8 from PDP (SF) and Agricultural to PDP (MF) with an approved density of 9.84 units to the acre. The originally approved plan at 9.84 units per acre would have resulted in a more intensive development making this proposed development more compatible with the surrounding subdivisions and development patterns. The lower density allows for more green space, larger lot sizes, and preservation of natural features. The proposed density aligns with current market demands for larger, more livable homes with increased outdoor spaces. This proposed development also will reduce overall impact to the surrounding area and is more compatible with current housing needs while remaining consistent with the goals, objectives, and policies of the Hernando County Comprehensive Plan for orderly growth, compatibility, and community character.

In 2010 the property was rezoned again from PDP (MF) to PDP (RR) under file number H-10-12. This rezoning brought the site to its current zoning designation of PDP (Resort Residential) for the development of 241 townhomes. The rezoning at that time would have previously allowed for the leasing of townhomes for tourist and resort usage which

no longer fits with the need and growing demand for this area. The density of the 2010 rezoning remained the same as the 2007 rezoning and was approved for a maximum density of 9.84 units per acre reflecting a much higher density than what is currently proposed with this application. Overall, the development of 108 Single-Family homes is more compatible with the current development pattern of the area and is better aligned with the growing demand for medium-density single-family subdivisions.

Table 1: Adjacent Property Information

	Parcel ID	FLU	Zoning	Existing Use
West	R32 122 21 1004 0000 0040 R32 122 21 1004 0000 0050 R32 122 21 1004 0000 0030 R32 122 21 1004 0000 0020 R32 122 21 1004 0000 0010 R32 122 21 1003 00K0 0020 R32 122 21 1003 00K0 0010 R32 122 21 1000 00A0 0320	Residential	PDP(SF)	Single-Family Residential
	Park Ridge Dr	-	-	Right-Of-Way (ROW)
North	R32 122 21 1214 0000 00D0 R32 122 21 1214 0000 00F2 R32 122 21 1214 0000 00E0	Residential	PDP (SU) DRA	Vacant/Buffer
	R32 422 21 0000 0010 0010	Conservation	Recreation	Recreation
East	Croom Rital Road	-	-	Right-of-Way (ROW)
South	R32 422 21 0000 0060 0000 R33 422 21 0000 0020 0000	Commercial	C2	Vacant

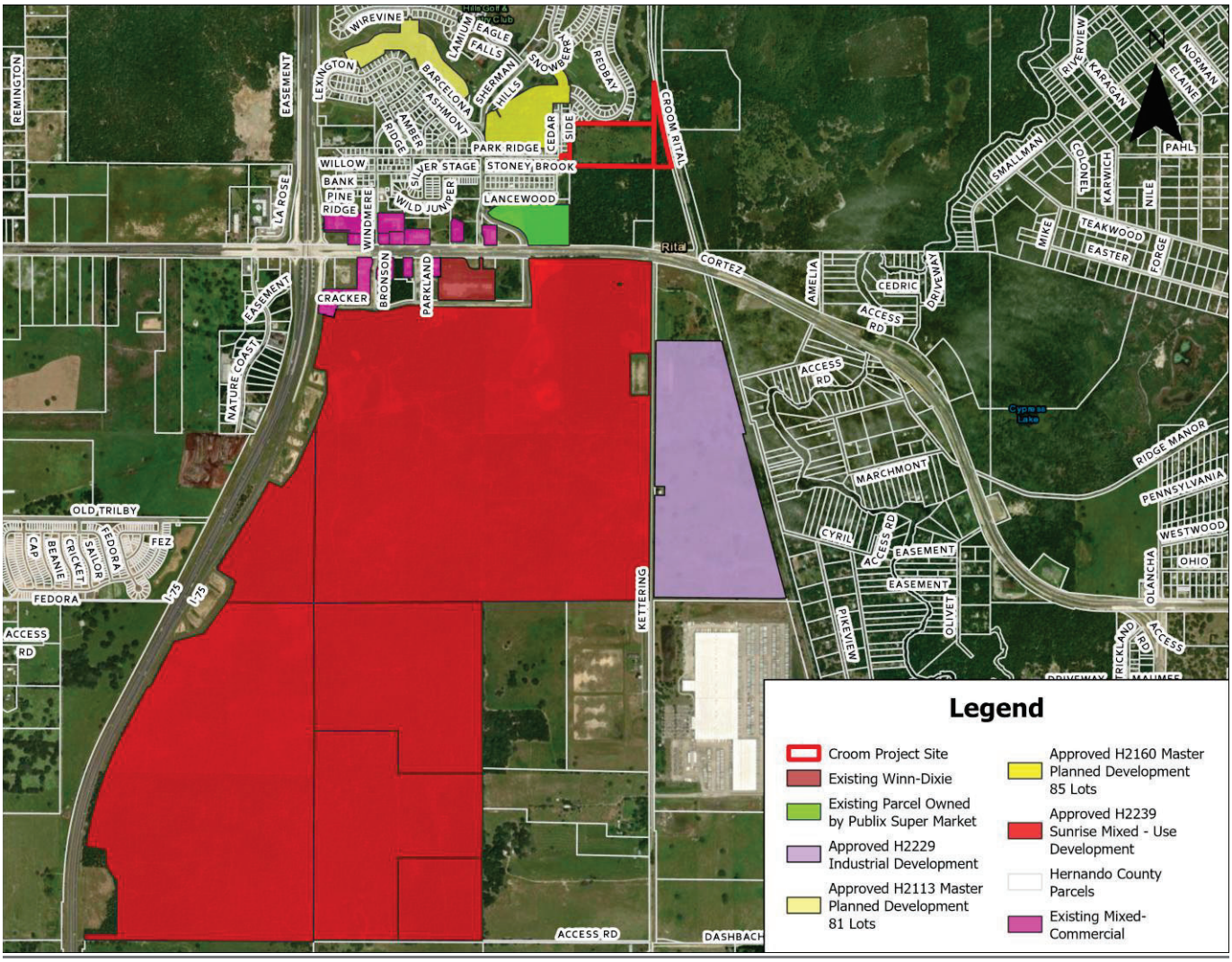


Exhibit 1:

Application Request

This application is being submitted for the development of 108 Single Family homes. The current Residential FLU has a maximum density of 22 units per gross acre with single-family housing having an average density of 2.5 dwelling units per gross acre to 6 dwelling units per gross acre pursuant to Strategy 1.04B(3) of the Future Land Use Element. The proposed development has a density of 4.3 units per gross acre well under the maximum of 22 dwelling units per gross acre and within the average density for single-family housing.

	Allowable	Proposed
Density	22 U/GA	4.3 U/GA
Dwelling Units	545 DU	108 DU

Consistency with Land Development Regulations

1. **Proposed land uses and approximate acreage of land uses**
    a. This application is being submitted to allow for the development of 108 Single-Family homes on approximately 24.8 Acres of land.

2. **Proposed density levels for the residential development (if applicable)/intensity of commercial (in square footage);**
    a. The proposed development of 108 Single-family homes will have a proposed density of 4.3 du/ac.
3. **Separation distances for the differing land uses within, and external to, the proposed PDP;**
    a. The only proposed use for this site is single-family residential.
4. **Proposed setbacks, minimum sizes for individual lots, and building heights;**
    a. **Development Standards are as follows:**
    b. **Setbacks:**
        i. **20' Front**
        ii. **20' Rear**
        iii. **7.5' Side**
    c. **Minimum Lot Size: 45'x 110' (4950 square feet)**
    d. **Minimum living space per unit: 1400 square feet.**
    e. **Buffers:**
        i. **10' along North, South, and Western property lines**
        ii. **20' Along Croom Rital Rd**

5. **Condition of and impact on natural features;**
    a. The 0.4 acre existing wetland along the northern property line will be utilized for stormwater retention and will be designed in accordance with SWFWMD regulations.
    b. The site sits primarily within FEMA flood zone X within portions of the site along the north-eastern and south-western side within FEMA flood zone AE.
6. **Discussion of the impact on infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities, along with any necessary data and**

analysis required to demonstrate that adequate public facilities will be available;

a. Transportation: The site will gain access from Croom Rital Road, a 2 lane undivided roadway.

b. Water Drainage: The proposed development will have on-site retention ponds to ensure that no adverse impacts to the off-site drainage will occur. The project will be required to obtain permits with SWFWMD and Hernando County and will comply with all relevant codes for treatment, retention and floodplain mitigation.

c. Sanitary Sewer: The site will be connected to the Hernando County public wastewater system. A capacity analysis will be required at the time of conditional plat submittal.

d. Parks and Recreation: The proposed development will comply with all open space and neighborhood park requirements pursuant to Hernando County Development Regulation Section 26-75 for Neighborhood Parks.

e. Solid Waste: The Sherman Hills Area is serviced by Hernando County Solid Waste and Recycling.

f. Public School: A school concurrency shall be performed after the rezoning application process. Impacts to the public school system will be reviewed during that time. Any impact to public schools shall be mitigated.

Any impacts to infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities shall be mitigated.

7. **Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities;**

a. Any infrastructure improvements required shall be determined during the site plan review.

8. **Proposed uses within all the pods;**

a. Only one pod of development is proposed within the proposed residential single-family use.

9. **Existing land uses on the site and the adjacent site;**

a. The site is currently vacant land and has a residential future land use. The adjacent uses to the west and north are primarily single-family homes, and to the south is currently undeveloped land. To the east is Croom Rital ROW. An additional access is proposed to Park Ridge Dr to support the current street pattern of the surrounding area and extend ongoing connectivity to the overall road network.

10. **Concept of the development plan, including project phasing if applicable;**

    a. The proposed development will consist of a single-family subdivision. The proposed concept consists of homes along an internal vehicular access where primary access will be gained from Croom Rital Road.

11. **Identification, and justification of, any proposed deviations from the design standards;**

    a. A deviation from the setbacks and buffers are requested with this application.

        i. A deviation to reduce the side yards from 10' to 7.5' is requested.

            1. Justification:

                a. Consistency with the surrounding area. The 21.2 Acre Master Development for 81 lots was approved under Sherman Hills Phase 4 (H2113) was approved with 5' side yards.

                b. The 22.68 acre master development for 81 lots was approved under (H2160) with 5' side yards in 2021.

                c. The recent action of the BOCC has found 7.5' side yards supportable.

        ii. A deviation to reduce the minimum lot size from 6,000 to 4950 pursuant to Section 2 of the LDR for Residential Districts is requested with this application.

            1. Reducing the lot sizes from 6,000 square feet to 4,950 square feet promotes more efficient land use and allows for more space to be allocated to the neighborhood park. Smaller lot sizes reduce urban sprawl and allow for more affordable single-family homes.

        iii. Increase lot coverage from 35% to 51%.

            1. Justification: Greater coverage is necessary to accommodate a wider array of product types. All drainage will be calculated based on greater coverage to ensure no adverse impacts to surrounding properties and off-site drainage.

12. **If the project or any portion involves dedicated senior or age-restricted housing, or is restricted to affordable housing as defined in section 420.0004, Florida Statutes, or workforce housing as defined in section**

420.5095, Florida Statutes, as such statutes may be amended or renumbered from time to time, then a description of such housing shall be included in the narrative. The county shall require a separate development agreement with the applicant and/or evidence of recordable deed restrictions or such other recordable instrument acceptable to the county which memorializes and enforces such commitment to provide senior or age-restricted housing, affordable housing, and/or work-force housing.

a. This project is not proposing any senior/age-restricted housing or affordable housing.

13. **Depending upon the location, complexity or size of the proposed project the planning staff may request additional information necessary to complete the review of the project.**

    a. Acknowledged.

Zoning

The purpose and intent of the Hernando County Zoning ordinance is to promote, protect and improve the public health, safety, comfort, order, appearance, convenience, morals and general welfare by establishing land use regulations, policies, procedures and minimum standards to encourage and provide for the harmonious, orderly and planned development of the area in accordance with the community's comprehensive plan and existing and future social, economic and physical needs

Future Land Use

The Hernando County Residential Future Land Use category is meant to accommodate residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facility plans of the county pursuant to Strategy 1.04A(3) of the Future Land Use Element. The residential category allows primarily singe family, duplex, resort, and multi-family housing pursuant to Objective 1.04B of the Future Land Use Element.

Environmental

The project site consists mainly of uplands and is primarily made up of Sparr Fine Sand and Candler Fine Sand. There is one wetland to the north of the site that is approximately 0.4 acres in size and is part of the Palustrine(P) System for nontidal wetlands dominated predominantly by trees, shrubs, persistent emergents, emergent mosses or lichens. The wetland is not proposed to be impacted with this development.

Transportation and Connectivity

The proposed development will gain primary access from Croom Rital Road, a 2-lane undivided highway. The proposed development will have additional vehicular access to Park Ridge Drive to the west of the sites property line. The developer will work with the property owners to the south of the site designated by Key numbers 373205 and 373642 to coordinate interconnections.

Parks and Recreation

The proposed development will comply with all open space and neighborhood park requirements pursuant to Hernando County Development Regulation Section 26-75 for Neighborhood Parks.

Additionally, the site is located near Withlacoochee State Trail, Ridge Manor Trailhead, and Croom River Trail Loop and this accessibility will support and increase the overall livability, walkability, and quality of life for future residents to this development.

Consistency with Comprehensive Plan

This proposed Single-Family Development is consistent with the following goals, objectives, and policies of the Comprehensive Plan:

GOAL 1.01 – Growth Strategy Hernando County's 2040 growth strategy promotes economic prosperity, protects community character, improves quality of life through community design opportunities, provides for directed infrastructure, discourages urban sprawl, protects property rights, and maintains the integrity of natural resources significant to Hernando County.

GOAL 1.04 – Future Land Use Map Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use. [F.S. 163.3177(6)(a)]

Residential Category

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

APPLICANT RESPONSE TO P&Z RECOMMENDATION

For the Consideration of the Hernando County Board of County Commissioners
Project: Ville Di Toscana – H-25-36
November 26th, 2025

Dear County Commissioners,

On behalf of the applicant, we respectfully submit this memorandum to clarify our position in response to the Planning and Zoning Commission's Recommendation and feedback regarding for the Ville Di Toscana Planned Development rezoning request.

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend that the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family). The original submittal included a mix of both 45-foot and 55-foot wide lots The Commission's recommendation modified the request by supporting approval with only 55-foot wide lots.

The applicant concurs with all staff conditions except for the Commission's recommendation to require a 55-fot minimum lot width.

The applicant respectfully requests the board to consider the original request to allow **both 45-foot wide lots and 55-foot wide lots**. All lots will continue to provide 7.5-foot side yards, and HVAC units will be placed in the rear yards. The proposed project is consistent with previously approved developments that utilize comparable lot and yards standards.

- H2257 was approved for:
  - 30 Single Family Detached Lots
  - 50 x 100 lot sizes (5,000 square foot lots)
  - 5' Side yards
  - 4.4 Du/Ac

- H2160 was approved for:
  - 85 Single Family Detached Lots
  - 50 x 120 Lot Sizes (6,000 square foot lots)
  - 5' Side Yards
  - 3.75 Du/Ac

- H2036 was approved for:
  - 77 Single Family Detached Lots

17937 HUNTING BOW CIRCLE
STE 102
LUTZ, FL 33558
813.920.2005

- 40 x 100 Lot Sizes (4,000 square foot lots)
- 5' Side Yards
- 4.3 Du/Ac

- H2239 was approved for:
  - 4200 Single Family Detached Lots and 600 Multifamily Units
  - 40 x 100 Lot Sizes (4,000 square foot lots)
  - 5' Side Yards
  - 75% Lot Coverage

- H2113 was approved for:
  - 81 Single Family Detached Lots
  - 50 x 120 Lot Sizes (6,000 square foot lots)
  - 5' Side Yards
  - 3.8 Du/Ac

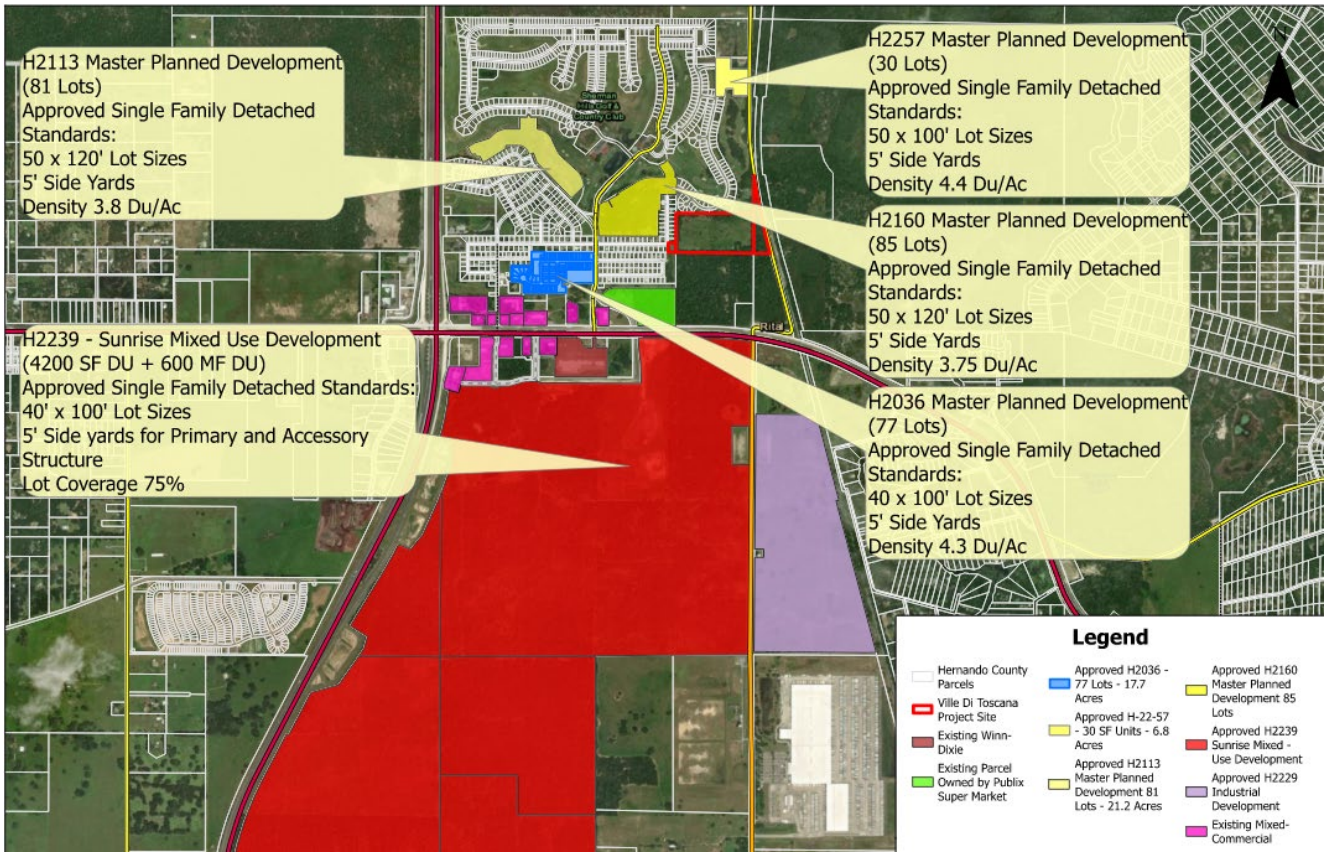


Exhibit to show locations of previously approved developments

The average lot size of the surrounding previously approved developments is approximately 5,000 square feet. The Ville Di Toscana development proposes a minimum lot size of 4,950 square feet for the 45-foot lots and 6,050 square feet for the 55-foot lots, resulting in an average lot size of approximately 5,500 square feet. This design is clearly compatible with surrounding developments and will maintain the established design pattern and character of the area. Our proposal for the inclusion of both 45' and 55' lots supports market diversity and housing options for future homeowners while still addressing the Commission's concerns.

The applicant agrees with the following conditions of approval and requests only an amendment to condition 16 for minimum lot width:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.
3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
4. The applicant shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.
5. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
6. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian- accessible for all residents within the development.
7. The applicant shall preserve the minimum 7% natural vegetation on the subject site in accordance with the Hernando County Land Development Regulations. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width. The preserved vegetation must be designated during the conditional plat phase of development.
8. The applicant shall provide a fire protection plan at the time of conditional plat.
9. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to

submit the revised plan will result in no further development permits being issued.

10. The petitioners shall be required to comply with all applicable Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements for the subject site.

11. If utilities capacity is not available at the time of development, the developer shall coordinate with the Planning Division and the Hernando County Utilities Department to establish the procedure by which capacity can be reserved at conditional plat and memorialized in the Water and Sewer Agreement as needed.

12. The petitioner shall explain and/or demonstrate how the access to Parkridge Drive impacts the Hernando County Water Retention area at neighboring Parcel key number 373580

13. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

14. The petitioner must work with the property owner of parcels located to the South (Key numbers 373205 and 373642) to determine Traffic Access Impacts

15. The petitioner shall develop the main entryway from Croom Rital Road as the treed entryway from development entrance to the first internal road intersection in accordance with the Land Development Regulations.

16. **Minimum Lot Requirements**
    - Front: 20'
    - Side: 7.5' (Deviation from 10')
    - Rear: 20'
    - Maximum Building Coverage: 51% (Deviation from 35%)
    - **Minimum Lot Width: 45'**
    - Minimum Lot Size: 4,950 square feet (Deviation from 6000)

17. Perimeter Buffers:
    - North: 10'
    - South: 10'
    - East (Croom Rital Road): 20'
    - West: 10'

All buffers shall be preserved and/or enhanced to meet a minimum of 80% opacity within 18 months of planting.

This request is supported by staff and we respectfully ask the board to approve the applicant's proposal as presented, notwithstanding the Planning and Zoning Commission's Recommendation regarding the 55-foot and 45-foot lots.

Jeremy Couch, P.E. **Kayla Harrell B.S.**

PRESIDENT

LAND USE PLANNER

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	November 10, 2025 January 6, 2026
APPLICANT:	Ville Di Toscana (Robert Bozzi)	
FILE NUMBER:	H-25-36	
REQUEST:	Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family)	
GENERAL LOCATION:	Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50)	
PARCEL KEY NUMBER(S):	373090, 373660, 862604	

BACKGROUND

The property was originally rezoned in 2007 (File No. H-06-98) from PDP(SF) Planned Development Project (Single Family) and AG (Agricultural) to PDP (MF) Planned Development Project (Multifamily) with an approved density of 9.84 units to the acre.

In 2010 the property was rezoned again from PDP(MF) Planned Development Project (Multifamily) to PDP(RR) Planned Development Project (Resort Residential) (File No. H-10-12). This rezoning allowed for the development of 241 townhomes for tourist and resort usage, which are no longer marketable uses in this community.

APPLICANT'S REQUEST

The proposed development proposes a Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family) to develop a 108 single-family home subdivision, reducing the overall project density by 55%. The units proposed are for permanent single-family residents. This will assist in creating a sustainable neighborhood and provide more stability within the Ridge Manor neighborhood.

Deviations Requested

The petitioner has requested the following deviations:

- Increase lot coverage from 35% to 51%
- Reduction in lot size from 6,000 square feet to 4,950 square feet
- Reduction of side setbacks from 10' to 7.5'

Site Size	24.50 acres	
Surrounding Zoning; Land Uses	North:	PDP(SU) DRA; Vacant/Buffer
	South:	C2; Vacant
	East:	ROW; Croom Rital Road
	West:	PDP(SF) Planned Development Project (Single Family)
Current Zoning:	PDP(RR) Planned Development Project (Resort Residential)	
Future Land Use Map Designation:	Residential; within the I-75/SR 50 PDD Overlay District 3	

ENVIRONMENTAL REVIEW

According to the petitioner, the project site consists mainly of uplands and is primarily made up of Sparr Fine Sand and Candler Fine Sand. There is one wetland to the north of the site that is approximately 0.4 acres in size and is part of the Palustrine(P) System for nontidal wetlands dominated predominantly by trees, shrubs, persistent emergent mosses or lichens. The wetland is not proposed to be impacted with this development.

Comments: The petitioners shall be required to comply with all applicable Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements for the subject site.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has reviewed the petitioner' request and has the following comments:

- HCUD does not currently supply water or wastewater service to these parcels.
- Water and wastewater service are located West of these parcels.
- HCUD has no objection to the zoning change from PDP (MF) to PDF (SF) to allow 108 single family homes, subject to the following:
    - HCUD is unable to immediately provide the necessary sewer service to the site from existing infrastructure and the necessary Ridge Manor Wastewater Treatment Plant expansion may not be in place when the impacts of the site development occur.
    - However, options to facilitate service can be explored. If a water and sewer (W&S) agreement is accepted, the utility would be able to extend services to your development. This agreement would outline the specific terms and conditions under which water and sewer services would be provided.

ENGINEERING REVIEW

The subject site is located at the Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50). The County Engineer has reviewed the petitioner's request and has the following comments:

- The petitioner shall explain and/or demonstrate how the access to Parkridge Drive impacts the Hernando County Water Retention area at neighboring Parcel key number 373580

- Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

- The petitioner must work with the property owner of parcels located to the South (Key numbers 373205 and 373642) to determine Traffic Access Impacts

Comments: The developer is proposing its primary access from Croom Rital Road, a 2-lane undivided highway. The proposed development will have additional vehicular access to Park Ridge Drive to the west of the site's property line. The developer will work with the property owners to the south of the site designated by Key numbers 373205 and 373642 to coordinate interconnections and will reflect those interconnections on the conditional plat.

LAND USE REVIEW

The petitioner is proposing a single-family residential development with a maximum of 108 homes.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (50) units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

Comments: The petitioner has shown two access points to the development – one from Croom Rital Road and the second from Park Ridge Drive. If the master plan is approved, the petitioner shall develop the main entryway from Croom Rital Road as the treed entryway from development entrance to the first internal road intersection in accordance with the Land Development Regulations.

Single-Family Lot Requirements:

- Front: 20'
- Side: 7.5' (Deviation from 10')
- Rear: 20'
- Maximum Building Coverage: 51% (Deviation from 35%)

- Minimum Lot Width: 40'
- Minimum Lot Size: 4,950 square feet (Deviation from 6000)

Comments: The petitioner is proposing side setbacks consistent with the Board of County Commissioners' direction of 7.5'.

Perimeter Buffers:

The petitioner has proposed the following perimeter buffers for the subject site:

- North: 10'
- South: 10'
- East (Croom Rital Road): 20'
- West: 10'

Comments: All buffers shall be preserved and/or enhanced to meet a minimum of 80% opacity within 18 months of planting.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area.

Comments: The petitioner shall be required to comply with all natural vegetation preservation requirements.

Neighborhood Parks:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: The petitioner has indicated that the proposed development will comply with all open space and neighborhood park requirements pursuant to Hernando County Development Regulation Section 26-75 for Neighborhood Parks.

Additionally, the site is located near Withlacoochee State Trail, Ridge Manor Trailhead, and Croom River Trail Loop and this accessibility will support and increase the overall livability, walkability, and quality of life for future residents to this development.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If the master plan is approved, the applicant shall be required to provide a fire protection plan as part of the Conditional Plat submittal package.

COMPREHENSIVE PLAN REVIEW

This proposed Single-Family Development is consistent with the following goals, objectives, and policies of the Comprehensive Plan:

Future Land Use Map

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Comments: The subject site is within the Residential land use classification; the proposed uses are consistent with the goals, objectives and strategies of this classification.

Urban Sprawl

GOAL 1.11: In accordance with the County's growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, Hernando County will provide mechanisms that prioritize public infrastructure and direct growth towards urbanized and urbanizing areas of the County.

Directed Infrastructure

Objective 1.11A: All County infrastructure planning shall ensure that the existing and future infrastructure needs, especially for roads, wastewater service, and potable water service, are prioritized for urbanized, urbanizing and infill areas of the County, especially in the Residential, Commercial, Industrial and Planned Development District Future Land Use Categories.

Strategy 1.11A(1): The County's long range and master plans for transportation, potable water service, wastewater service and other public facilities are utilized to provide guidance for the timing and location of infrastructure according to need and level of service. Capital infrastructure projects shall be primarily directed to the urbanized areas of the County as depicted on the Adjusted Urbanized Area Map.

Strategy 1.11A(2): The County shall manage infrastructure availability to influence the timing and location of development.

Strategy 1.11A(3): Direct infrastructure toward the urbanized area and areas designated under the Plan for new development to prevent urban sprawl.

Comments: The subject site is located within an urbanizing area of the County, with available public facilities. The Hernando County Utilities Department has identified potential wastewater capacity concerns. At the time of site development, the petitioner shall coordinate with the Hernando County

Utilities Department to enter into a water/sewer agreement to memorialize the construction schedule in accordance with utilities availability.

FINDINGS OF FACT

The requested Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family) is appropriate based on the following findings of fact:

- The request is consistent with the Comprehensive Plan and is compatible with the surrounding uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family) with deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. The applicant shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.

5. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's

written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

6. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.

7. The applicant shall preserve the minimum 7% natural vegetation on the subject site in accordance with the Hernando County Land Development Regulations. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width. The preserved vegetation must be designated during the conditional plat phase of development.

8. The applicant shall provide a fire protection plan at the time of conditional plat.

9. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

10. The petitioners shall be required to comply with all applicable Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements for the subject site.

11. If utilities capacity is not available at the time of development, the developer shall coordinate with the Planning Division and the Hernando County Utilities Department to establish the procedure by which capacity can be reserved at conditional plat and memorialized in the Water and Sewer Agreement as needed.

12. The petitioner shall explain and/or demonstrate how the access to Parkridge Drive impacts the Hernando County Water Retention area at neighboring Parcel key number 373580

13. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

14. The petitioner must work with the property owner of parcels located to the South (Key numbers 373205 and 373642) to determine Traffic Access Impacts

15. The petitioner shall develop the main entryway from Croom Rital Road as the treed entryway from development entrance to the first internal road intersection in accordance with the Land Development Regulations.

16. Minimum Lot Requirements
    - Front: 20'
    - Side: 7.5' (Deviation from 10')
    - Rear: 20'
    - Maximum Building Coverage: 51% (Deviation from 35%)

- Minimum Lot Width: 40’
- Minimum Lot Size: 4,950 square feet (Deviation from 6000)

17. Perimeter Buffers:
    - North: 10’
    - South: 10’
    - East (Croom Rital Road): 20’
    - West: 10’

    All buffers shall be preserved and/or enhanced to meet a minimum of 80% opacity within 18 months of planting.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family) with deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. The applicant shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.

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6. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.

7. The applicant shall preserve the minimum 7% natural vegetation on the subject site in accordance with the Hernando County Land Development Regulations. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width. The preserved vegetation must be designated during the conditional plat phase of development.

8. The applicant shall provide a fire protection plan at the time of conditional plat.

9. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

10. The petitioners shall be required to comply with all applicable Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements for the subject site.

11. If utilities capacity is not available at the time of development, the developer shall coordinate with the Planning Division and the Hernando County Utilities Department to establish the procedure by which capacity can be reserved at conditional plat and memorialized in the Water and Sewer Agreement as needed.

12. The petitioner shall explain and/or demonstrate how the access to Parkridge Drive impacts the Hernando County Water Retention area at neighboring Parcel key number 373580

13. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

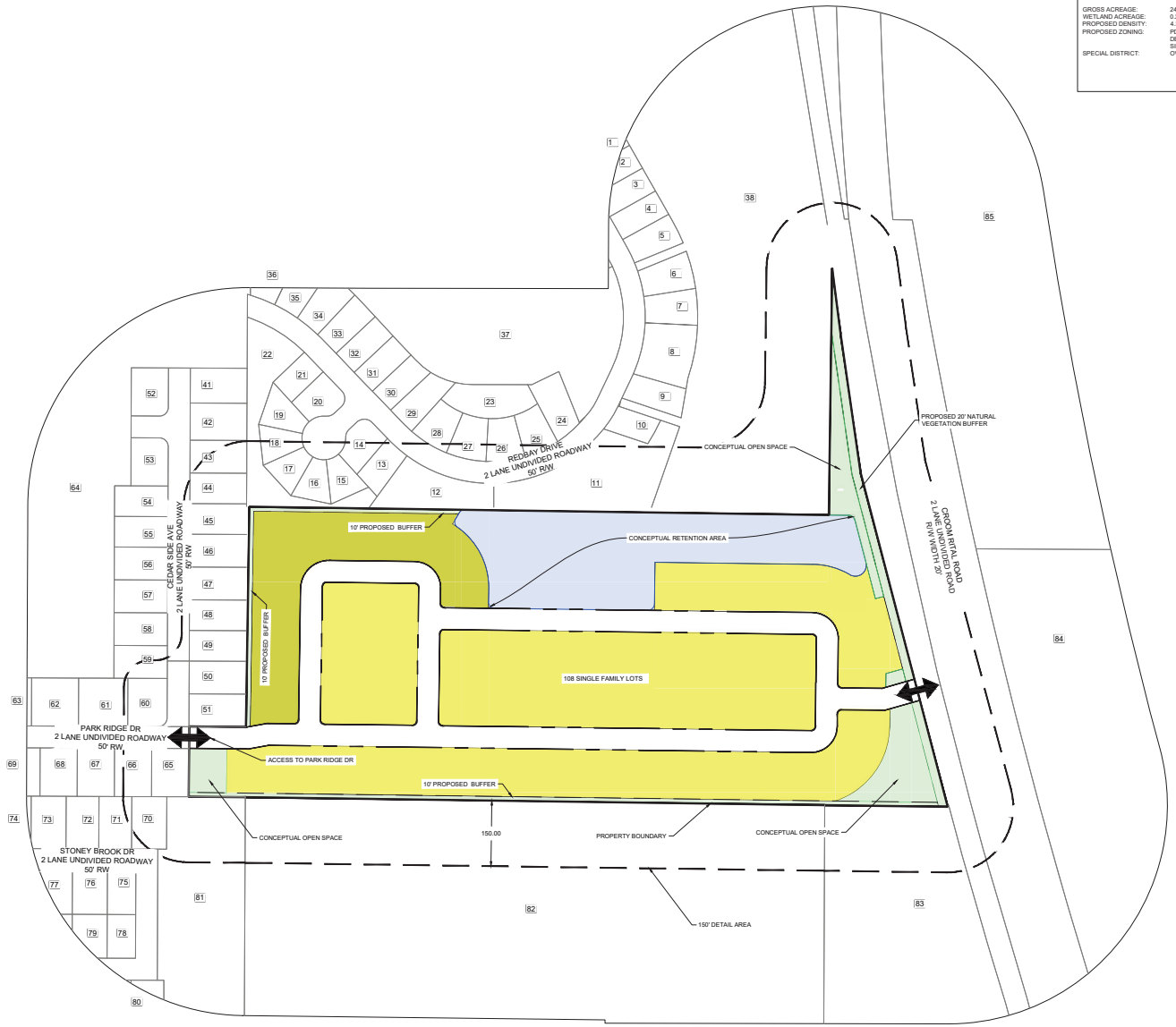
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    - Maximum Building Coverage: 51% (Deviation from 35%)
    - Minimum Lot Width: ~~40’~~ 55’
    - Minimum Lot Size: 4,950 square feet (Deviation from 6000)

17. Perimeter Buffers:
    - North: 10’
    - South: 10’
    - East (Croom Rital Road): 20’
    - West: 10’

    All buffers shall be preserved and/or enhanced to meet a minimum of 80% opacity within 18 months of planting.



SITE DATA:

PROJECT AREA:	24.8 AC
TOTAL LOTS:	108
ZONING:	PDP(RR)
FLU:	RESIDENTIAL
SPECIAL DISTRICT:	OVERLAY DISTRICT 3
KEY NUMBERS:	373660
	373090
	373205
GROSS ACREAGE:	24.8 AC
WETLAND ACREAGE:	0.23 AC
PROPOSED DENSITY:	4.3 DUA
PROPOSED ZONING:	PDP (SF) PLANNED DEVELOPMENT SINGLE FAMILY
SPECIAL DISTRICT:	OVERLAY DISTRICT 3

NORTH

SCALE: 1"=120'

0' 60' 120' 240

GRAPHIC SCALE (IN FEET)

LEGEND

- MASTER PLAN BOUNDARY
- EXISTING PARCELS
- 150' DETAIL AREA
- PROPOSED 20' NATURAL VEGETATIVE BUFFER
- 55 FT LOTS
- 45 FT LOTS

1. THE PETITIONER MUST OBTAIN ALL PERMITS FROM HERNANDO COUNTY AND OTHER APPLICABLE AGENCIES AND MEET ALL APPLICABLE LAND DEVELOPMENT REGULATIONS, FOR EITHER CONSTRUCTION OR USE OF THE PROPERTY, AND COMPLETE ALL APPLICABLE DEVELOPMENT REVIEW PROCESSES.
2. THE PETITIONER SHALL PROVIDE A COMPREHENSIVE FLORAL/FAUNAL (WILDLIFE) SURVEY PREPARED BY A QUALIFIED PROFESSIONAL TO IDENTIFY ANY LISTED SPECIES PRESENT PRIOR TO ANY CLEARING OR DEVELOPMENT OCCURRING ON THE PROPERTY. FURTHERMORE, COPIES OF ANY REQUIRED FWC PERMITS SHALL BE PROVIDED PRIOR TO CLEARING OR DEVELOPMENT.
3. THE PETITIONER MUST MEET THE MINIMUM REQUIREMENTS OF FLORIDA FRIENDLY LANDSCAPING™ PUBLICATIONS AND THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM FOR REQUIRED PLANTINGS AND BUFFERS, AS APPLICABLE. IMPLEMENTATION OF FLORIDA FRIENDLY LANDSCAPING™ PRINCIPLES, TECHNIQUES, AND MATERIALS, AND ARE DESIGNED TO CONSERVE WATER AND REDUCE POLLUTANT LOADING TO FLORIDAS WATERS.
4. MINIMUM BUILDING SETBACKS:
   - FRONT: 20'
   - **SIDE: 7.5' (DEVIATION FROM 10'). ALL HVAC UNITS MUST BE CONSTRUCTED IN THE REAR YARDS.**
   - **CORNER: 10'**
   - REAR: 20'
   - ACCESSORY STRUCTURES: 5' FROM THE REAR AND SIDE PROPERTY LINES. IF LOCATED IN THE SECONDARY FRONT YARD, THE SETBACKS SHALL BE EQUAL TO THE SETBACKS OF THE PRIMARY STRUCTURE.
5. MINIMUM PERIMETER SETBACKS:
   - NORTH: 20'
   - SOUTH: 20'
   - EAST (CROOM RITAL RD): 20'
   - WEST: 20'
6. BUFFERS:
   - NORTH: 10' NATURAL VEGETATED BUFFER, ENHANCED TO 80% OPACITY WITHIN 18 MONTHS.
   - SOUTH: 10' NATURAL VEGETATED BUFFER, ENHANCED TO 80% OPACITY WITHIN 18 MONTHS.
   - EAST: 20' LANDSCAPED (CROOM RITAL RD) AT 80% OPACITY WITHIN 18 MONTHS. (MAY BE LOCATED WITHIN THE PERIMETER SETBACK)
   - WEST: 10' NATURAL VEGETATED BUFFER, ENHANCED TO 80% OPACITY WITHIN 18 MONTHS.
7. MINIMUM LOT SIZE: 4,950 SQUARE FEET
8. NO HVAC EQUIPMENT SHALL BE LOCATED WITHIN THE SIDE YARDS. HVAC EQUIPMENT SHALL BE LOCATED WITHIN THE REAR YARDS.
9. THE DEVELOPER SHALL PROVIDE A UTILITY CAPACITY ANALYSIS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY DEPARTMENT AT THE TIME OF CONDITIONAL PLAT REVIEW AND CONNECT TO THE CENTRAL WATER AND SEWER SYSTEMS AT TIME OF VERTICAL CONSTRUCTION. THE DEVELOPER SHALL BE EXPECTED TO PARTICIPATE IN AND CONTRIBUTE THEIR PROPORTIONATE SHARE TOWARD ANY OFF-SITE CAPACITY IMPROVEMENTS DETERMINED BY THE UTILITY CAPACITY ANALYSIS. A UTILITY SERVICE AGREEMENT MAY BE REQUIRED.
10. THE DEVELOPER SHALL PROVIDE UTILITY PLACEMENT DETAILS SHOWING THE LOCATIONS OF ALL UTILITIES ON THE CONDITIONAL PLAT FOR LOTS WITH SIDE SETBACKS OF LESS THAN 10 FEET.
11. A TRAFFIC ACCESS ANALYSIS (TAA) SHALL BE PERFORMED AND SUBMITTED TO THE ENGINEERING DEPARTMENT. ANY IMPROVEMENTS IDENTIFIED BY THE TRAFFIC ACCESS ANALYSIS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL. REFER TO HERNANDO COUNTY FACILITY DESIGN GUIDELINE IV-18.
12. ALL ROADWAY AND DRIVEWAY CONNECTIONS SHALL BE INSTALLED TO HERNANDO COUNTY STANDARDS.
13. A SIDEWALK SHALL BE INSTALLED ALONG THE ENTIRE FRONTAGE OF CROOM RITAL RD (COLLECTOR ROADWAY).
14. THE SUBDIVISION SHALL PROVIDE A SECONDARY ACCESS POINT TO PARK RIDGE DR.
15. ADDITIONAL RIGHT-OF-WAY ALONG CROOM RITAL RD MAY BE REQUIRED. THE PETITIONER SHALL WORK WITH THE COUNTY ENGINEER TO IDENTIFY THE RIGHT-OF-WAY NEEDS ALONG CROOM RITAL RD, AT THE TIME OF CONSTRUCTION DRAWING APPROVAL.
16. THE DEVELOPER SHALL PROVIDE 10% VISITOR PARKING THROUGHOUT THE DEVELOPMENT.
17. THE PETITIONER MUST APPLY FOR AND RECEIVE A FINDING OF SCHOOL CAPACITY FROM THE SCHOOL DISTRICT PRIOR TO THE APPROVAL OF THE CONDITIONAL PLAT OR THE FUNCTIONAL EQUIVALENT. THE COUNTY WILL ONLY ISSUE A CERTIFICATE OF CONCURRENCY FOR SCHOOLS UPON THE SCHOOL DISTRICT'S WRITTEN DETERMINATION THAT ADEQUATE SCHOOL CAPACITY WILL BE IN PLACE OR UNDER ACTUAL CONSTRUCTION WITHIN THREE (3) YEARS AFTER THE ISSUANCE OF SUBDIVISION APPROVAL OR SITE PLAN APPROVAL (OR FUNCTIONAL EQUIVALENT) FOR EACH LEVEL OF SCHOOL WITHOUT MITIGATION, OR WITH THE EXECUTION OF A LEGALLY BINDING PROPORTIONATE SHARE MITIGATION AGREEMENT BETWEEN THE APPLICANT, THE SCHOOL DISTRICT, AND THE COUNTY.
18. THE PETITIONER SHALL PROVIDE A REVISED PLAN IN COMPLIANCE WITH ALL THE PERFORMANCE CONDITIONS WITHIN 30 CALENDAR DAYS UPON RENDITION OF THE RESOLUTION AND THE BOCC PERFORMANCE CONDITIONS. FAILURE TO SUBMIT THE REVISED PLAN WILL RESULT IN NO FURTHER DEVELOPMENT PERMITS BEING ISSUED UNTIL SUBMITTED BY THE APPLICANT.
19. ALL PARK AND OPEN SPACE AREA WITHIN THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE HERNANDO COUNTY LAND DEVELOPMENT CODE.

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
COA 28971

PROJECT: L1154

Ville Di Toscana
PARCEL ID: R32 422 21 0000 0030 0000
PARCEL ID: R32 422 21 0000 0030 00B0
PARCEL ID: R32 122 21 0000 0000 00B0
RECKOW WAY, RD 39
BROOKSVILLE, FL 34604

CLIENT:

MSW LLC
26 SOUTH MAIN AVE
BROOKSVILLE, FL 34601

REVISION	DATE

DES. J.C. DWT. R.A.

JEREMY COUCH LICENSE No 70658 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jeremy Couch, P.E
State of Florida, Professional Engineer, License No. 70658

This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ZONING MASTER PLAN

SHEET NO:
MP-1

FEMA FLOOD ZONE EXHIBIT

LAND USE INFORMATION OUTSIDE THE PROJECT WITHIN 500 FOOT

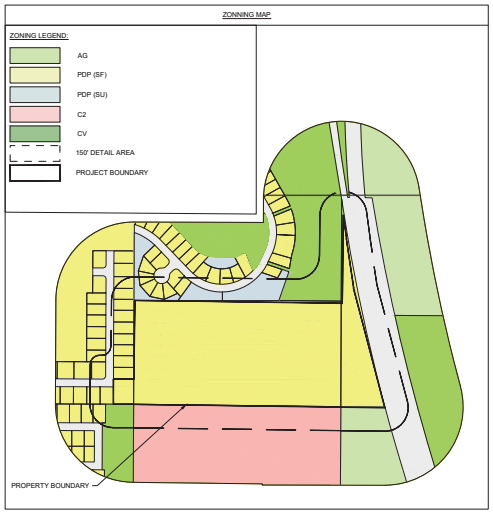
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2	R32 122 21 1214 0000 0950	RESIDENTIAL	PDP (SF)
3	R32 122 21 1214 0000 0940	RESIDENTIAL	PDP (SF)
4	R32 122 21 1214 0000 0930	RESIDENTIAL	PDP (SF)
5	R32 122 21 1214 0000 0920	RESIDENTIAL	PDP (SF)
6	R32 122 21 1214 0000 0910	RESIDENTIAL	PDP (SF)
7	R32 122 21 1214 0000 0900	RESIDENTIAL	PDP (SF)
8	R32 122 21 1214 0000 00E1	RESIDENTIAL	PDP (SF)
9	R32 122 21 1214 0000 0890	RESIDENTIAL	PDP (SF)
10	R32 122 21 1214 0000 0880	RESIDENTIAL	PDP (SF)
11	R32 122 21 1214 0000 00E0	Special Use	PDP (Special Use)
12	R32 122 21 1214 0000 00F2	Special Use	PDP (Special Use)
13	R32 122 21 1214 0000 0870	RESIDENTIAL	PDP (SF)
14	R32 122 21 1214 0000 0860	RESIDENTIAL	PDP (SF)
15	R32 122 21 1214 0000 0850	RESIDENTIAL	PDP (SF)
16	R32 122 21 1214 0000 0840	RESIDENTIAL	PDP (SF)
17	R32 122 21 1214 0000 0830	RESIDENTIAL	PDP (SF)
18	R32 122 21 1214 0000 0820	RESIDENTIAL	PDP (SF)
19	R32 122 21 1214 0000 0810	RESIDENTIAL	PDP (SF)
20	R32 122 21 1214 0000 0800	RESIDENTIAL	PDP (SF)
21	R32 122 21 1214 0000 0790	RESIDENTIAL	PDP (SF)
22	R32 122 21 1214 0000 00D0	Special Use	PDP (Special Use)
23	R32 122 21 1214 0000 00F1	PDP (SU) DRA	PDP (Special Use)
24	R32 122 21 1214 0000 0660	RESIDENTIAL	PDP (SF)
25	R32 122 21 1214 0000 0670	RESIDENTIAL	PDP (SF)
26	R32 122 21 1214 0000 0680	RESIDENTIAL	PDP (SF)
27	R32 122 21 1214 0000 0690	RESIDENTIAL	PDP (SF)
28	R32 122 21 1214 0000 0700	RESIDENTIAL	PDP (SF)
29	R32 122 21 1214 0000 0710	RESIDENTIAL	PDP (SF)
30	R32 122 21 1214 0000 0720	RESIDENTIAL	PDP (SF)
31	R32 122 21 1214 0000 0730	RESIDENTIAL	PDP (SF)
32	R32 122 21 1214 0000 0740	RESIDENTIAL	PDP (SF)
33	R32 122 21 1214 0000 0750	RESIDENTIAL	PDP (SF)
34	R32 122 21 1214 0000 0760	RESIDENTIAL	PDP (SF)
35	R32 122 21 1214 0000 0770	RESIDENTIAL	PDP (SF)
36	R32 122 21 1214 0000 0780	RESIDENTIAL	PDP (SF)
37	R32 422 21 0000 0010 0010	PDP (REC) GOLF COURSE	PDP (Recreational)
38	R32 422 21 0000 0010 0010	PDP (REC) GOLF COURSE	PDP (Recreational)
39	R32 422 21 0000 0030 0000	Residential	PDP (Resort Residential)
40	R33 422 21 0000 0050 0000	Residential	PDP (Resort Residential)
41	R32 122 21 1004 0000 0090	Residential	PDP (SF)
42	R32 122 21 1004 0000 0080	Residential	PDP (SF)
43	R32 122 21 1004 0000 0070	Residential	PDP (SF)

LAND USE INFORMATION OUTSIDE THE PROJECT WITHIN 500 FOOT

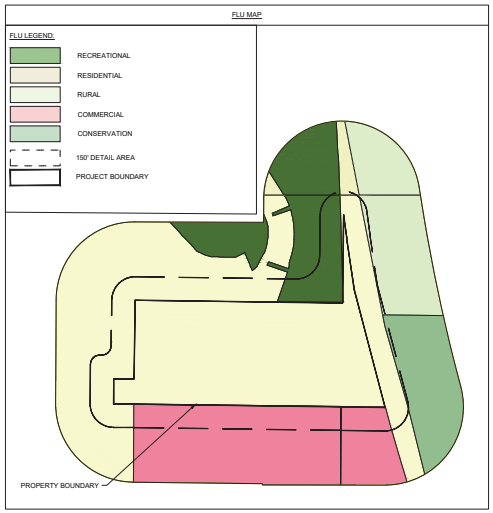
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46	R32 122 21 1004 0000 0040	Residential	PDP (SF)
47	R32 122 21 1004 0000 0030	Residential	PDP (SF)
48	R32 122 21 1004 0000 0020	Residential	PDP (SF)
49	R32 122 21 1004 0000 0010	Residential	PDP (SF)
50	R32 122 21 1003 00K0 0020	Residential	PDP (SF)
51	R32 122 21 1003 00K0 0010	Residential	PDP (SF)
52	R32 122 21 1004 0000 0600	Residential	PDP (SF)
53	R32 122 21 1004 0000 0160	Residential	PDP (SF)
54	R32 122 21 1004 0000 0150	Residential	PDP (SF)
55	R32 122 21 1004 0000 0140	Residential	PDP (SF)
56	R32 122 21 1004 0000 0130	Residential	PDP (SF)
57	R32 122 21 1004 0000 0120	Residential	PDP (SF)
58	R32 122 21 1004 0000 0110	Residential	PDP (SF)
59	R32 122 21 1004 0000 0100	Residential	PDP (SF)
60	R32 122 21 1003 00J0 0010	Residential	PDP (SF)
61	R32 122 21 1003 00J0 0020	Residential	PDP (SF)
62	NOT AVAILABLE	Residential	PDP (SF)
63	R32 122 21 1003 00J0 0050	Residential	PDP (SF)
64	R32 422 21 0000 0010 0034	Residential	PDP (SF)
65	R32 122 21 1000 00A0 0320	Residential	PDP (SF)
66	R32 122 21 1000 00A0 0310	Residential	PDP (SF)
67	R32 122 21 1000 00A0 0300	Residential	PDP (SF)
68	R32 122 21 1000 00A0 0290	Residential	PDP (SF)
69	R32 122 21 1000 00A0 0280	Residential	PDP (SF)
70	R32 122 21 1000 00A0 0030	Residential	PDP (SF)
71	R32 122 21 1000 00A0 0040	Residential	PDP (SF)
72	R32 122 21 1000 00A0 0050	Residential	PDP (SF)
73	R32 122 21 1000 00A0 0060	Residential	PDP (SF)
74	R32 122 21 1000 00A0 0070	Residential	PDP (SF)
75	R32 122 21 1000 00B0 0010	Residential	PDP (SF)
76	NOT AVAILABLE	Residential	PDP (SF)
77	NOT AVAILABLE	Residential	PDP (SF)
78	R32 122 21 1000 00B0 0280	Residential	PDP (SF)
79	R32 122 21 1000 00B0 0270	Residential	PDP (SF)
80	R32 122 21 1000 00C0 0030	Residential	PDP (SF)
81	R32 422 21 0000 0400 0000	Recreation	PDP (Recreational)
82	R32 422 21 0000 0060 0000	Commercial	C2 Highway Commercial District
83	R33 422 21 0000 0020 0000	Agricultural	AG Agricultural District
84	R33 422 21 0000 0010 0010	Conservation	CV Conservation District
85	R33 422 21 0000 0010 0000	Agricultural	AG Agricultural District
86	R32 122 21 1000 0000 00B0	Residential	PDP (Resort Residential)

N.T.S.

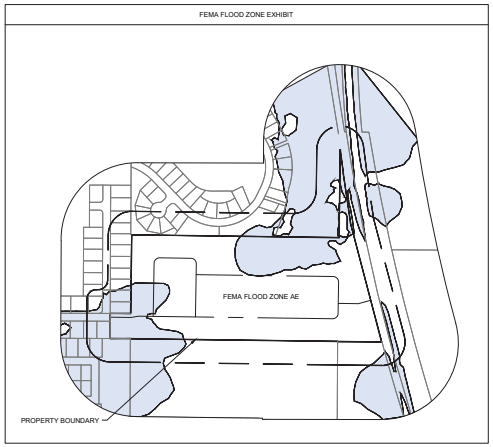
ZONNING MAP



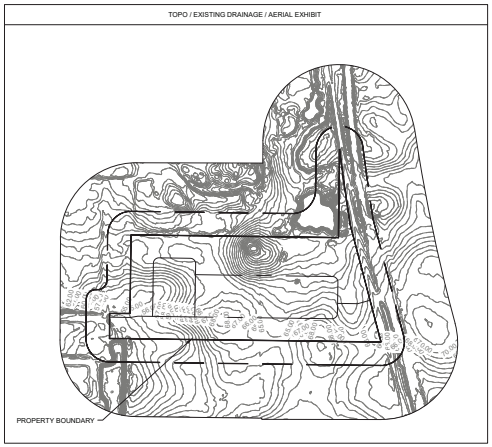
FLU MAP



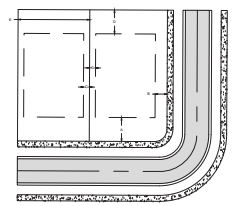
FEMA FLOOD ZONE EXHIBIT



TOPO / EXISTING DRAINAGE / AERIAL EXHIBIT



SINGLE FAMILY LOT DETAIL



MIN. FRONT SETBACK (A)	MIN. CORNER SETBACK (B)	MIN. SIDE SETBACK* (C)	MIN. REAR SETBACK (D)	MIN. LOT WIDTH (E)	MIN. LOT SIZE	MAX HEIGHT	MAX LOT COVERAGE
20'	10'	7.5'	20'	45'	4,950 SQFT	35'	51%

*NO HVAC EQUIPMENT WILL BE LOCATED WITHIN SIDE YARDS. HVAC EQUIPMENT SHALL BE LOCATED WITHIN THE REAR YARDS.

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
COA: 28971

PROJECT: L1154

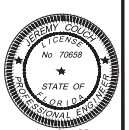
Ville Di Toscana
PARCEL ID R32 122 21 1000 0030 0000
PARCEL ID R32 422 21 0000 0030 0000
PARCEL ID R32 122 21 1000 0000 00B0
PARCEL ID R32 122 21 1214 0000 00F1
8220 KOVAL PL RD 39
BROOKSVILLE, FL 34602

CLIENT:

MSW LLC
26 S SAINT CLAIR AVE
BROOKSVILLE, FL 34601

REVISION	DATE

DES. J.C. DRFT. R.A.



Jeremy Couch, P.E
State of Florida, Professional Engineer,
License No. 70658

This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal.

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ZONING MASTER PLAN

SHEET NO:
MP-2

H-25-36

Photo date: 2023

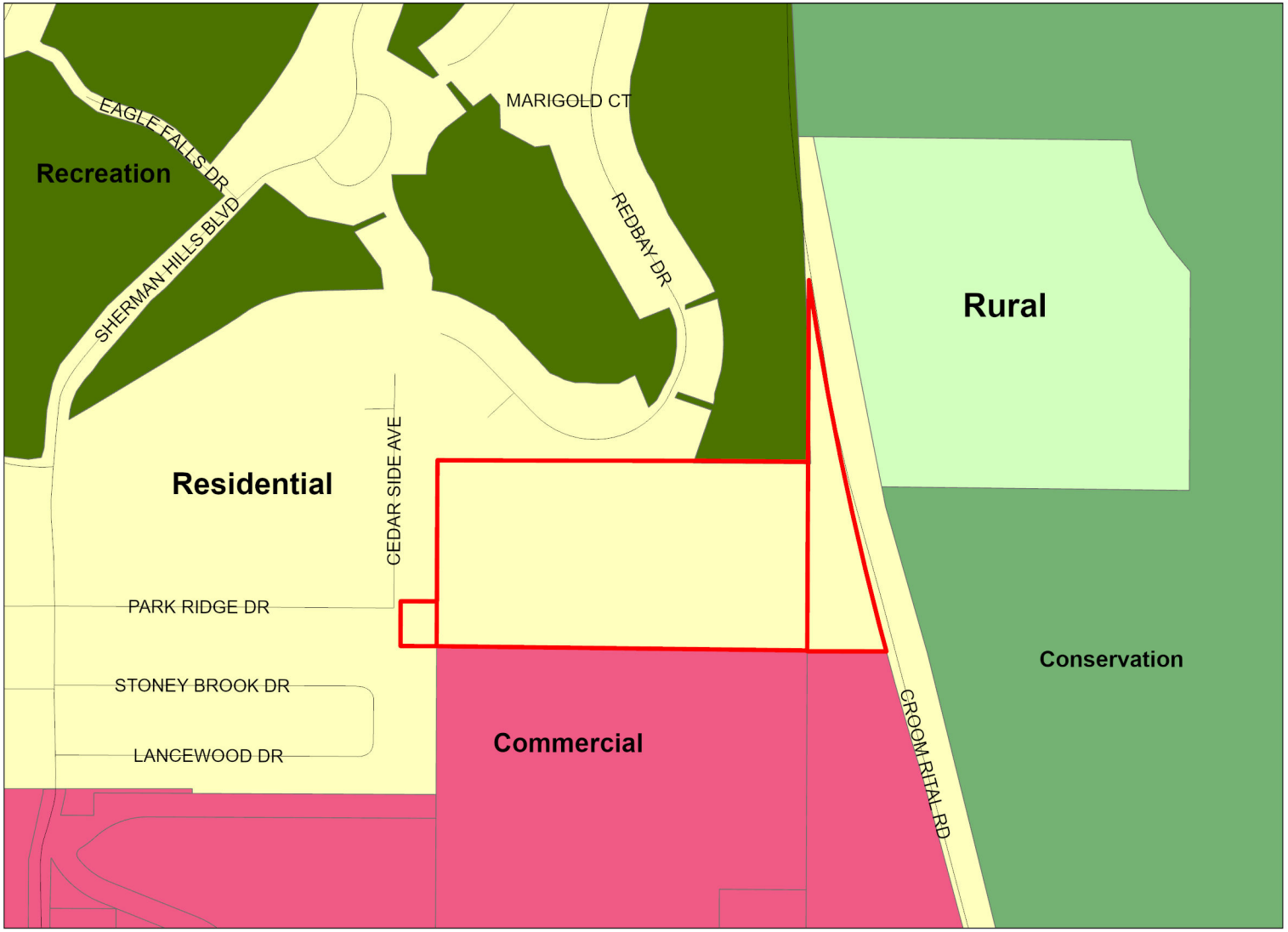
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



0 0.04 0.09 0.18 0.27 0.36 Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-36
Version Date: 12/09/2022



H-25-36
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.04 0.09 0.18 0.27 0.36
Miles

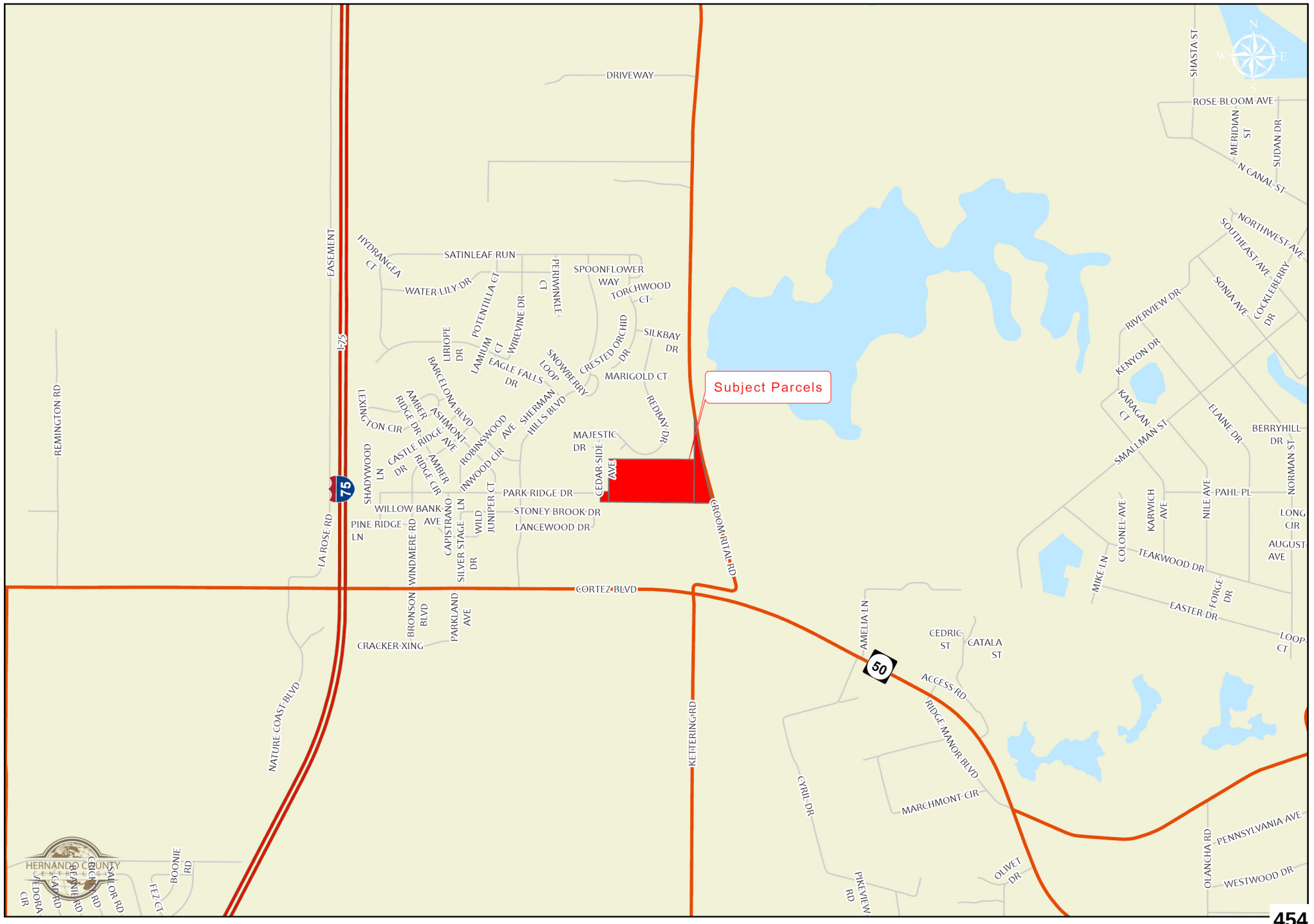
N
W E
S

Date of mapping: 08/19/2025

HERNANDO COUNTY
CENTRAL GIS

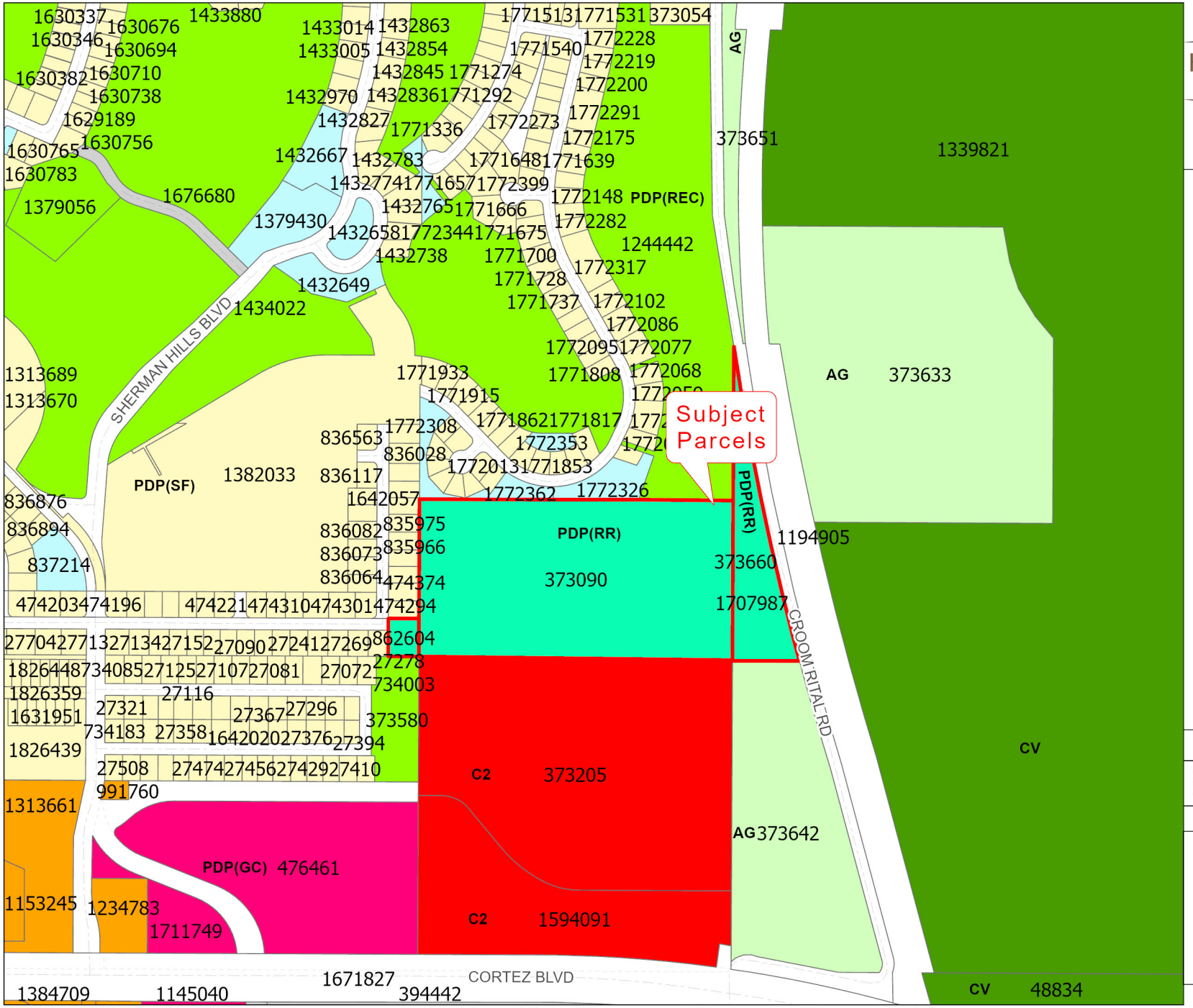
H-25-36 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-36

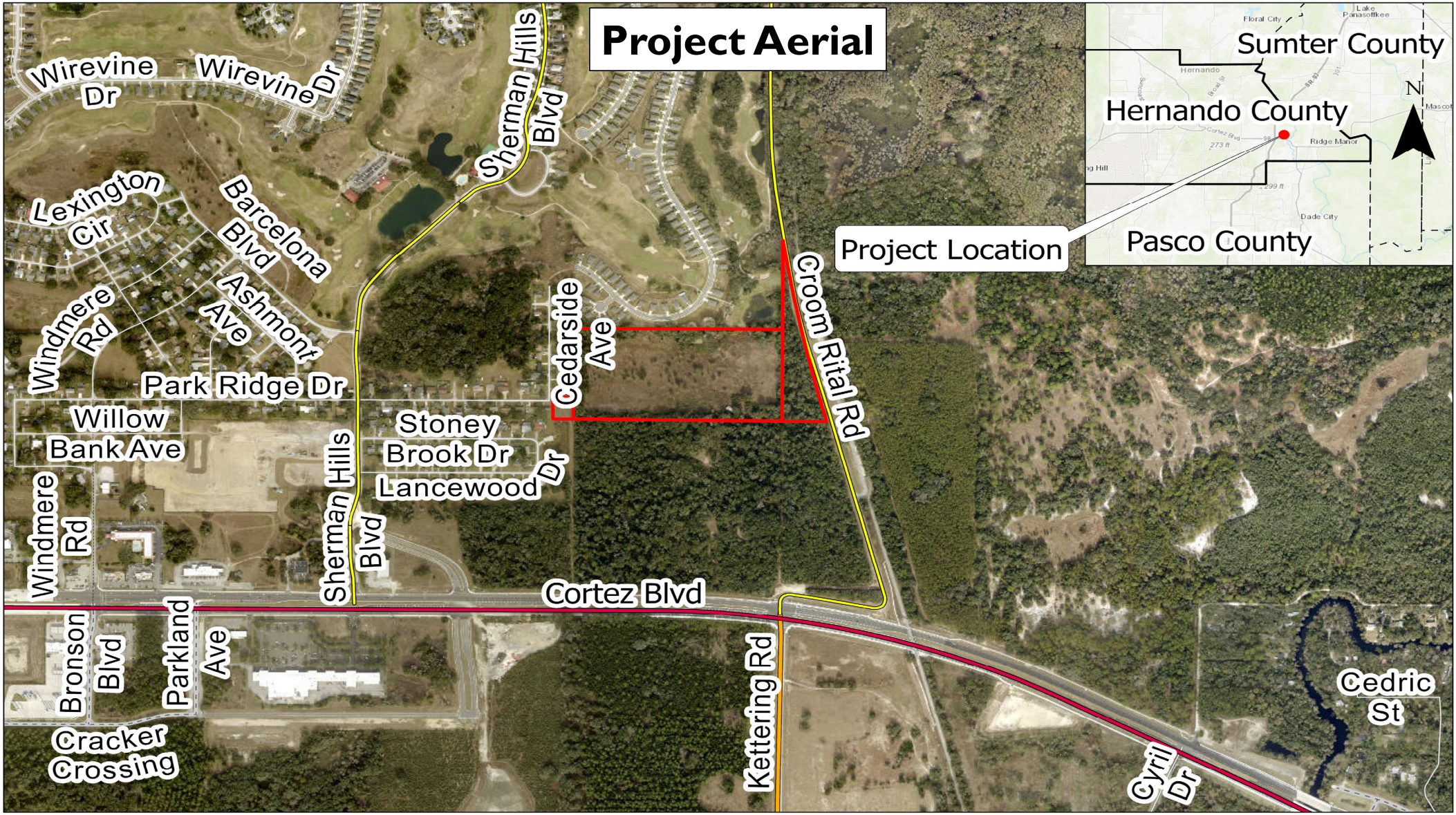
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

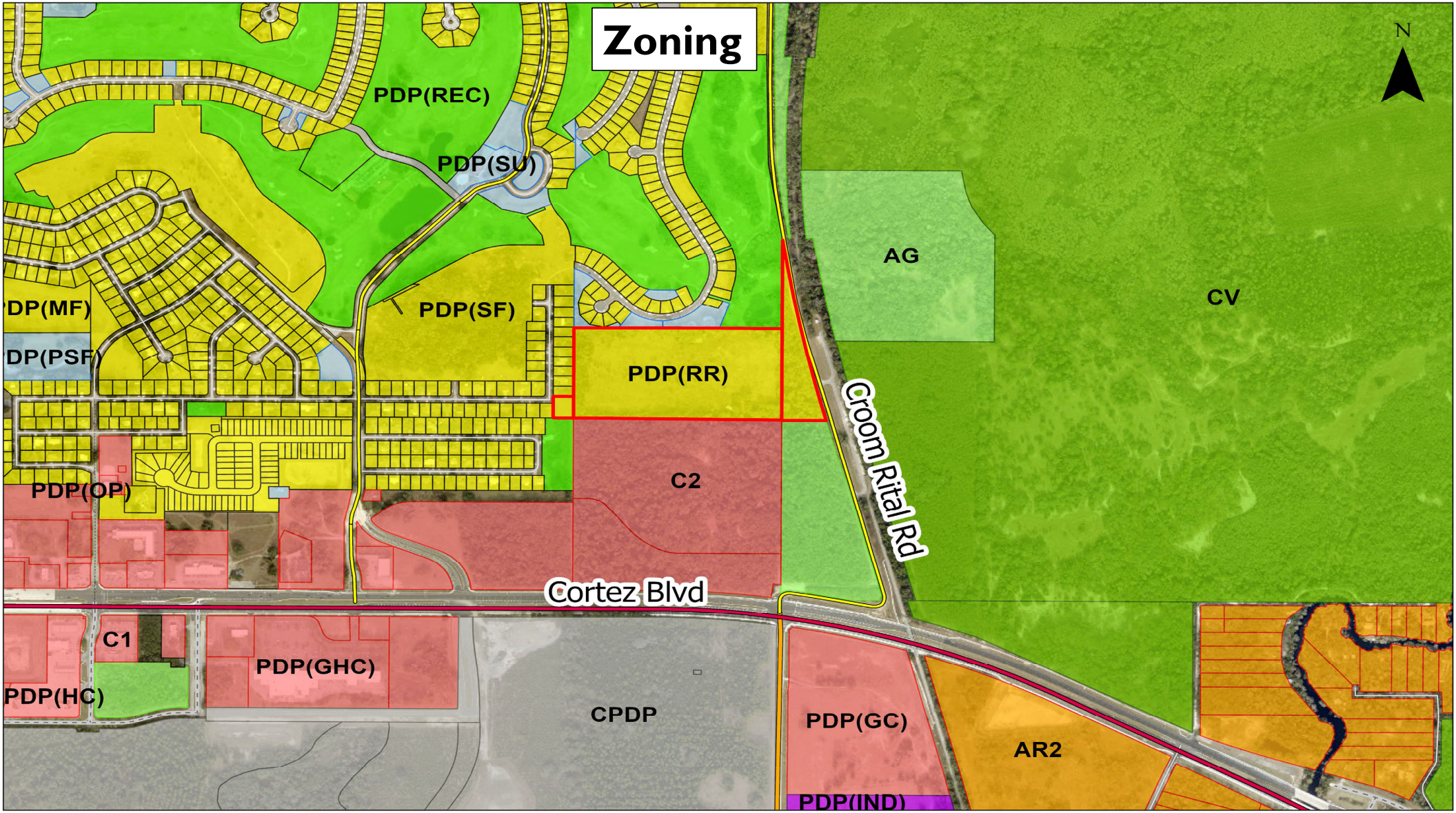


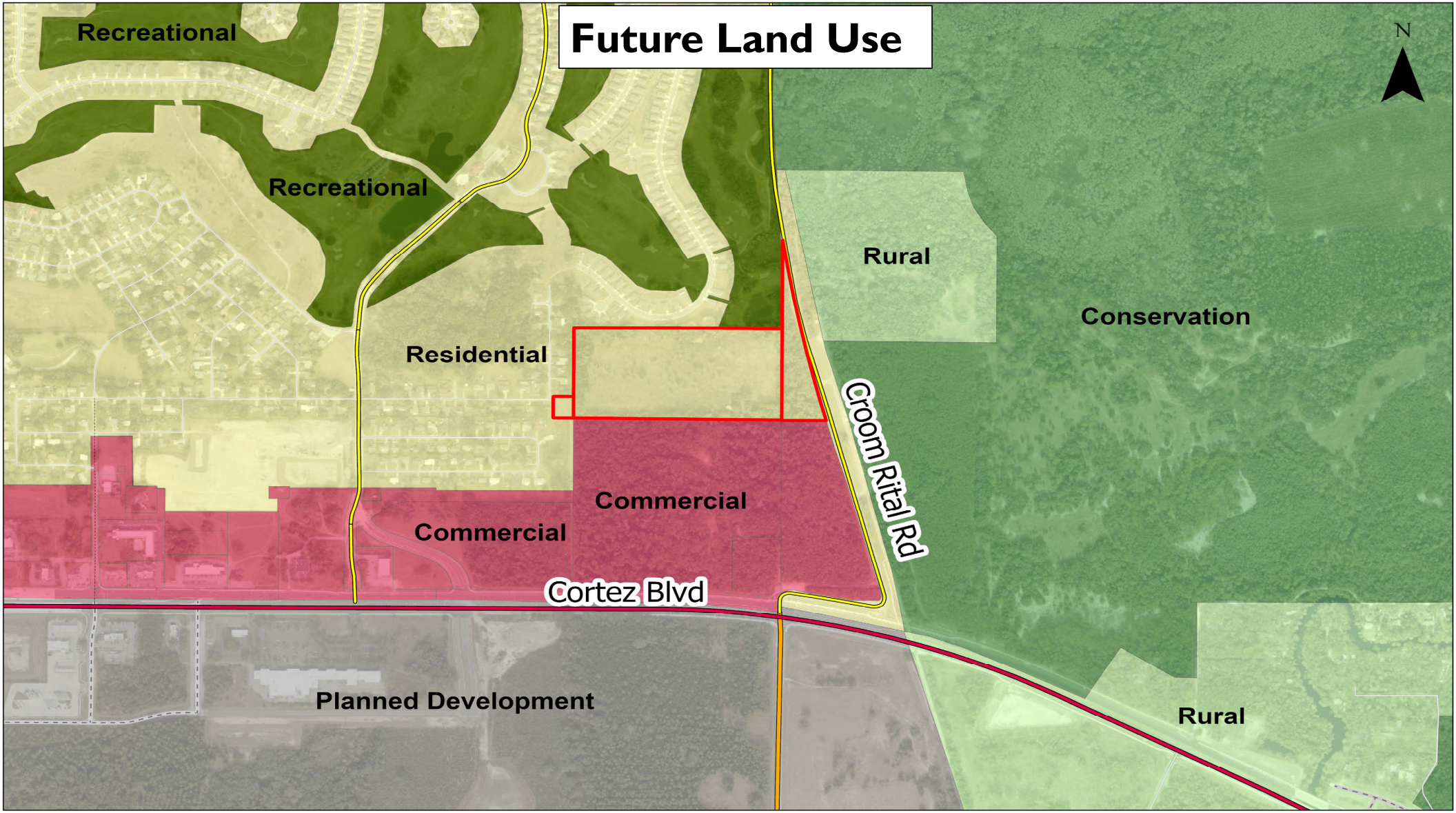
Hernando County Planning Department
Project date: 08/19/2025

H-25-36 VILLE DI TOSCANA REZONING

TAMPA CIVIL


Project Aerial
Wirevine Dr
Wirevine Dr
Sherman Hills Blvd
Lexington Cir
Barcelona Blvd
Ashmont Ave
Windmere Rd
Park Ridge Dr
Cedarside Ave
Croom Rital Rd
Willow Bank Ave
Stoney Brook Dr
Lancewood Dr
Sherman Hills Blvd
Windmere Rd
Cortez Blvd
Bronson Blvd
Parkland Ave
Cracker Crossing
Kettering Rd
Cyril Dr
Cedric St
Project Location
Sumter County
Hernando County
Pasco County
N


Zoning
N
PDP(REC)
PDP(SU)
PDP(SF)
DP(MF)
DP(PSF)
PDP(RR)
AG
CV
Croom Rital Rd
C2
PDP(OP)
Cortez Blvd
C1
PDP(GHC)
PDP(HC)
CPDP
PDP(GC)
AR2
PDP(IND)


Future Land Use
N
Recreational
Recreational
Residential
Commercial
Commercial
Cortez Blvd
Planned Development
Rural
Conservation
Croom Rital Rd
Rural

SITE HISTORY

- 2007: Property was originally rezoned from PDP (SF) to PDP (MF) for the development of a high-density apartment complex.
  - Original approved density of 9.8 DU/A

- 2010: Rezoned from PDP(MF) to PDP(RR) for the development of a high-density townhome subdivision consisting of 241 units.
  - Development was designed for townhome leasing for tourist and resort usage.
  - Remained at the 9.8 DU/A

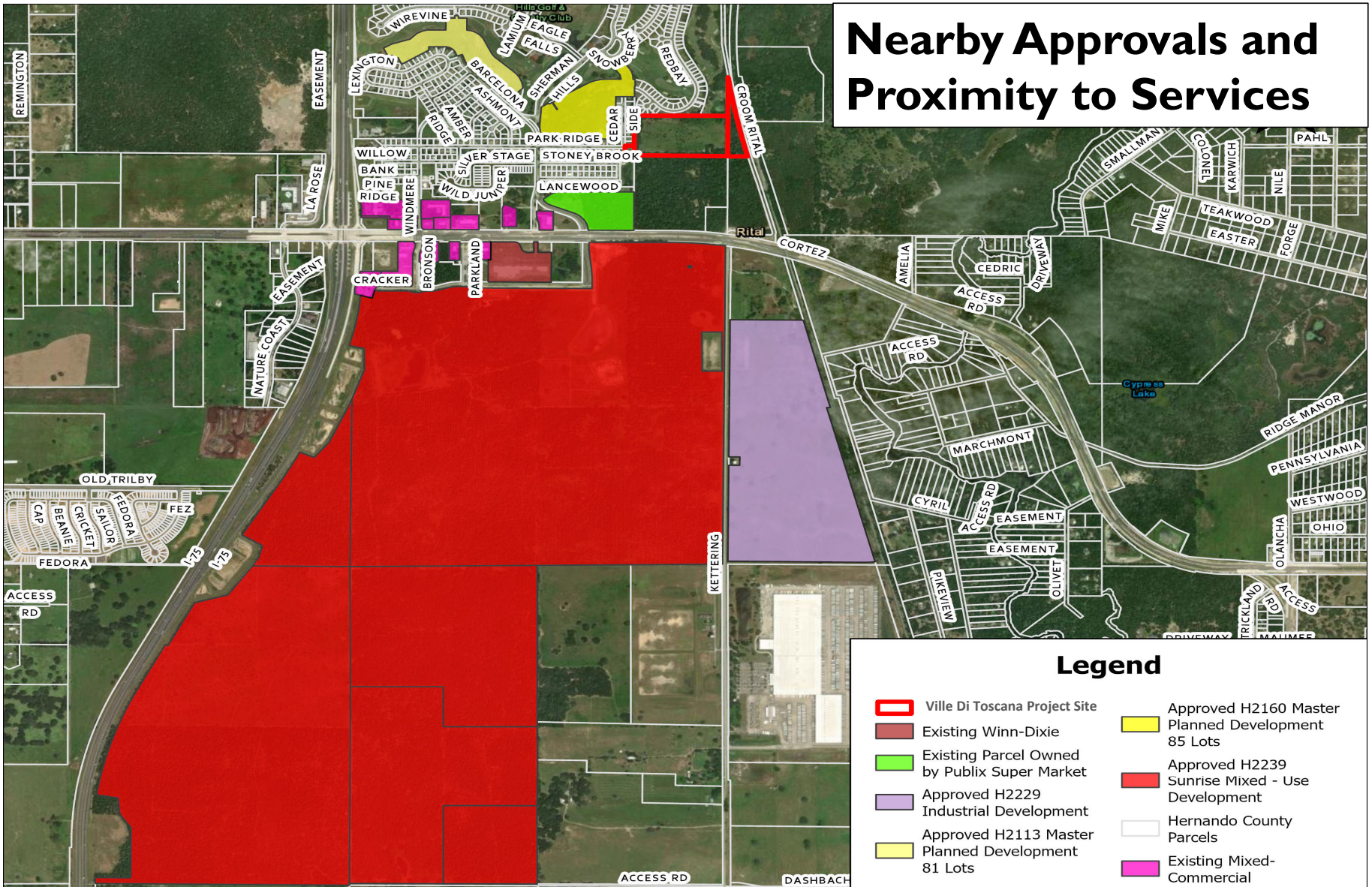
✓ Current Proposed development is more compatible with the growth pattern reflecting only 4.3 DU/AC (56% Reduction from original rezoning).
  - ✓ 108 units
  - ✓ 45' and 55' lots

	2007	2010	Proposed Today
Density	9.8 du/ac	9.8 du/ac	4.3 du/ac
Overall units	241	241	108

PROJECT ATTRIBUTES

- Site is 24.8 Acres
- 108 Single Family Lots proposed
- Minimum lot size is 4,950
- Primary access to the site will be gained from Croom Rital Road
  - A stub out is proposed to Park Ridge Drive
- Site is located in an area experiencing growth and is located near access to services and commercial uses.
- A 0.2 acre wetland exists along the northern property where the retention area is proposed.
- 10% Holiday Parking is proposed for overflow.
- Site is located near Withlacoochee State Trail and the Florida Trail

Nearby Approvals and Proximity to Services



Legend

- Ville Di Toscana Project Site
- Existing Winn-Dixie
- Existing Parcel Owned by Publix Super Market
- Approved H2229 Industrial Development
- Approved H2113 Master Planned Development 81 Lots
- Approved H2160 Master Planned Development 85 Lots
- Approved H2239 Sunrise Mixed - Use Development
- Hernando County Parcels
- Existing Mixed-Commercial

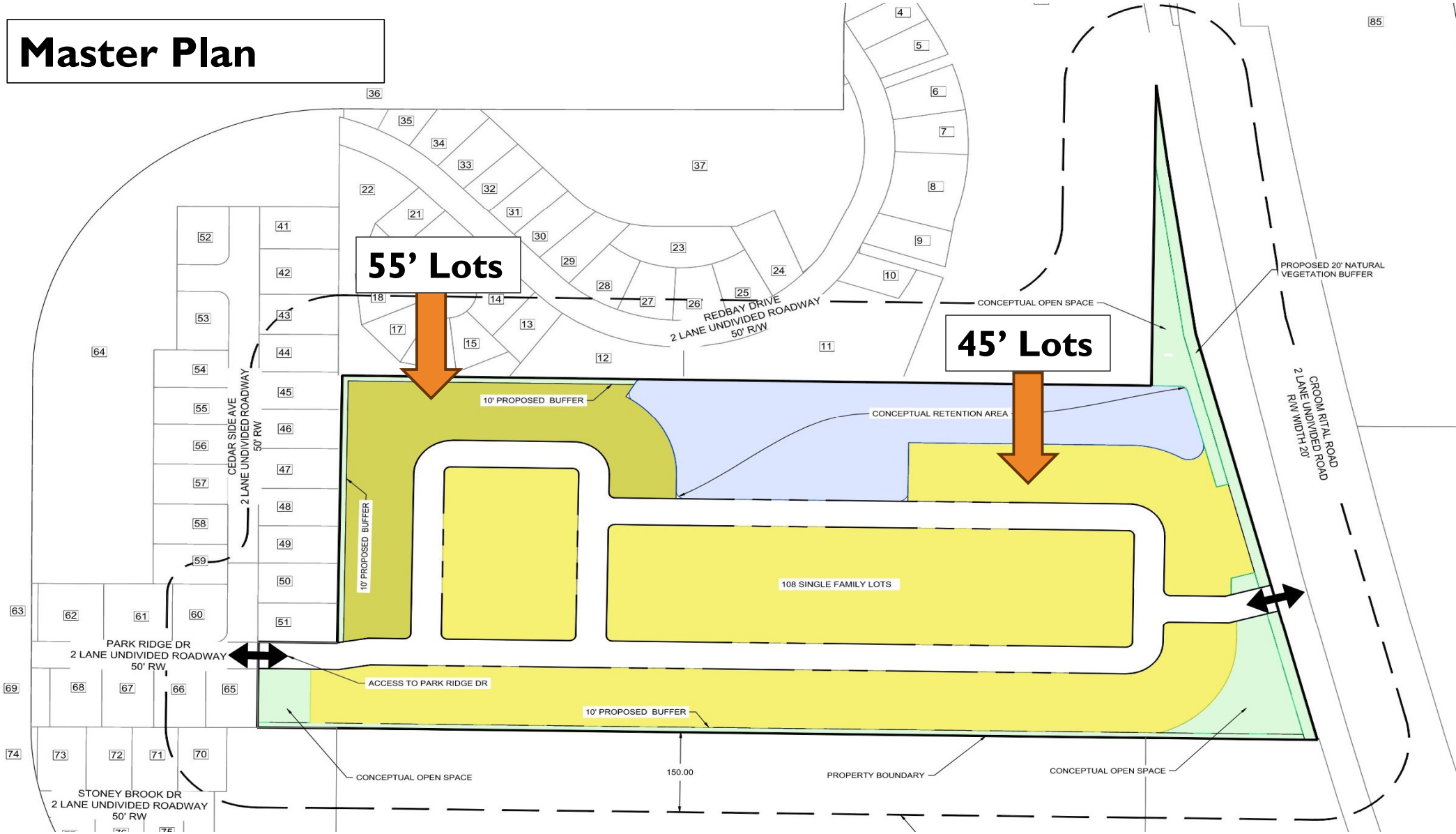
DEVIATIONS

- Increase lot coverage from 35% to 51%
  - Greater coverage is necessary to accommodate a wider array of product types.

- Reduction in lot size from 6,000 square feet to 4,950 square feet
  - Promotes more efficient land use and allows for more space to be allocated to the neighborhood park.
  - Smaller lots reduce urban sprawl allow for more affordable single-family homes

- Reduction of side setbacks from 10' to 7.5'
  - Consistency with surrounding area
    - Sherman Hills H2113 -approved with 5' Side yards
    - H2160 – approved with 5' side yards
    - Recent BOCC direction supports 7.5' side yards

Master Plan


55' Lots
45' Lots
REDBAY DRIVE
2 LANE UNDIVIDED ROADWAY
50' R/W
CONCEPTUAL OPEN SPACE
PROPOSED 20' NATURAL VEGETATION BUFFER
CROOM RITTAL ROAD
2 LANE UNDIVIDED ROAD
R/W WIDTH 20'
CEDAR SIDE AVE
2 LANE UNDIVIDED ROADWAY
50' R/W
10' PROPOSED BUFFER
CONCEPTUAL RETENTION AREA
10' PROPOSED BUFFER
108 SINGLE FAMILY LOTS
PARK RIDGE DR
2 LANE UNDIVIDED ROADWAY
50' RW
ACCESS TO PARK RIDGE DR
10' PROPOSED BUFFER
CONCEPTUAL OPEN SPACE
150.00
PROPERTY BOUNDARY
CONCEPTUAL OPEN SPACE
STONEY BROOK DR
2 LANE UNDIVIDED ROADWAY
50' RW

BUFFERS

North: 10’ Natural Vegetated Buffer

South: 10’ Natural Vegetated Buffer

East: 20’ Landscaped buffer along Croom Rital Road

West: 10’ Natural Vegetated Buffer

SETBACKS

Minimum Building Setbacks:

Front: 20’

Side: 7.5’ (All HVAC units to be placed in rear yards)

Rear: 20’

Corner: 10’

Minimum Perimeter Setbacks:

North: 20’

South: 20’

East: 20’

West: 20’

VILLE DI TOSCANA OVERVIEW

	Current	Proposed
FLU	RESIDENTIAL	RESIDENTIAL
ZONING	PDP(RR)	PDP(SF)
DENSITY	22 DUA	**4.3 DUA**
DWELLING UNITS	545	**108**

CONSISTENCY WITH COMPREHENSIVE PLAN

GOAL 1.01 – Growth Strategy Hernando County's 2040 growth strategy promotes economic prosperity, protects community character, improves quality of life through community design opportunities, provides for directed infrastructure, discourages urban sprawl, protects property rights, and maintains the integrity of natural resources significant to Hernando County.

GOAL 1.04 – Future Land Use Map Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use. [F.S. 163.3177(6)(a)].

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

SUMMARY

- ✓ Staff recommends approval
- ✓ The proposed development is consistent with the goals, objectives and strategies Comprehensive Plan and is compatible with the surrounding uses and development pattern.
- ✓ 56% Reduction in density from original approval
- ✓ Minimum Lot Size: 4,950 (45 x 110)
- ✓ Site is located near multiple trails to foster pedestrian connectivity, and recreational opportunities
- ✓ Nearby mix of uses to support access to commercial uses, employment opportunities, and services.

THANK YOU

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Ville Di Toscana, LLC

FILE NUMBER: H-25-36

REQUEST: Rezoning from PDP(RR)/Planned Development Project (Resort Residential) to PDP(SF)/Planned Development Project (Single Family)

GENERAL LOCATION: Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50)

PARCEL KEY NUMBERS: 373090, 373660, 862604

REQUEST: Rezoning from PDP(RR)/Planned Development Project (Resort Residential) to PDP(SF)/Planned Development Project (Single Family) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from PDP(RR)/Planned Development Project (Resort Residential) to PDP(SF)/Planned Development Project (Single Family) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Name: _____
Title: Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
PD-25-32 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of
Public Hearing - Hernando County Planning and Zoning Commission - November 10, 2025

was published in said newspaper by print in the issue(s) of:
October 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on October 31, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 31st day of October, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

PD-25-32

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on November 10, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on January 6, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PD-P(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	West side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Granger Development LLC
FILE NUMBER:	H-25-09
REQUEST:	Master Plan Revision and Rezoning for a property zoned PDP (GC) Planned Development Project (General Commercial) with C-2 uses for Mini-Warehouses and Outdoor Storage with deviations, to CPDP(GC) Combined Planned Development Project (General Commercial) with additional C-2 u uses
GENERAL LOCATION:	North side of County Line Road, approximately 340' east of Seven Hills Drive
PARCEL KEY NUMBER:	01317685

Notice Continues on Page 2

APPLICANT:	520 SW 15 Street LLC- Jason Soldini
FILE NUMBER:	H-25-27
REQUEST:	Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational)
GENERAL LOCATION:	South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road
PARCEL KEY NUMBER:	89692

APPLICANT:	Aaron Lee Branham Sr.
FILE NUMBER:	H-25-34
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Alloy Street, approximately 725' west of the intersection of Atwood Drive and Alloy Street
PARCEL KEY NUMBER:	855729

APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	North side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521

APPLICANT:	Ville Di Toscana (Robert Bozzi)
FILE NUMBER:	H-25-36
REQUEST:	Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50)
PARCEL KEY NUMBER:	373090, 373660, 862604

APPLICANT:	Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch
FILE NUMBER:	H-25-37
REQUEST:	Rezoning from R1-C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road
PARCEL KEY NUMBER:	719351, 65226, 719404

APPLICANT:	Sand Ridge Hernando 47, LLC
FILE NUMBER:	H-25-42
REQUEST:	Master Plan Revision on Property Zoned PDP(SF) Planned Development Project (Single Family)
GENERAL LOCATION:	Approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Blvd
PARCEL KEY NUMBER:	377158, 377229, 377247, 377265

APPLICANT:	Goettle Special Services Co
FILE NUMBER:	H-25-43
REQUEST:	Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility
GENERAL LOCATION:	West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway
PARCEL KEY NUMBER:	378175

APPLICANT:	Maine Drilling and Blasting Inc
FILE NUMBER:	H-25-44
REQUEST:	Rezoning From AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations
GENERAL LOCATION:	Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	75965

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Tiffany Wright, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-540-6289, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: October 31, 2025

RESOLUTION NO. 2026 - 007

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Ville Di Toscana, LLC

FILE NUMBER: H-25-36

REQUEST: Rezoning from PDP(RR)/Planned Development Project (Resort Residential) to PDP(SF)/Planned Development Project (Single Family)

GENERAL LOCATION: Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50)

PARCEL KEY NUMBERS: 373090, 373660, 862604

REQUEST: Rezoning from PDP(RR)/Planned Development Project (Resort Residential) to PDP(SF)/Planned Development Project (Single Family) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT:

ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from PDP(RR)/Planned Development Project (Resort Residential) to PDP(SF)/Planned Development Project (Single Family) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 6th DAY OF January 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Regina Tiffany, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: Jerry Campbell
Name: Jerry Campbell
Title: Chairman

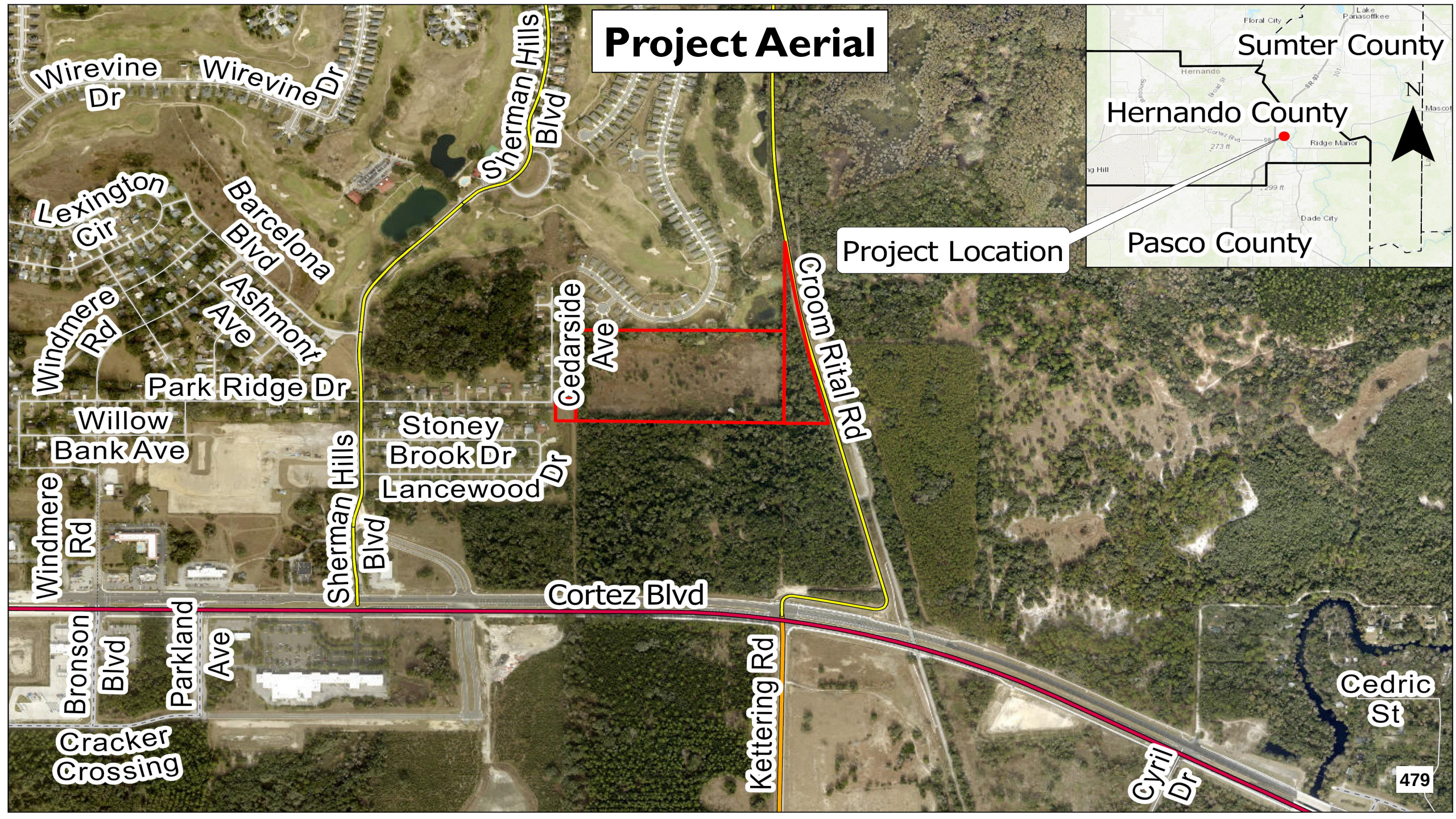
(SEAL)

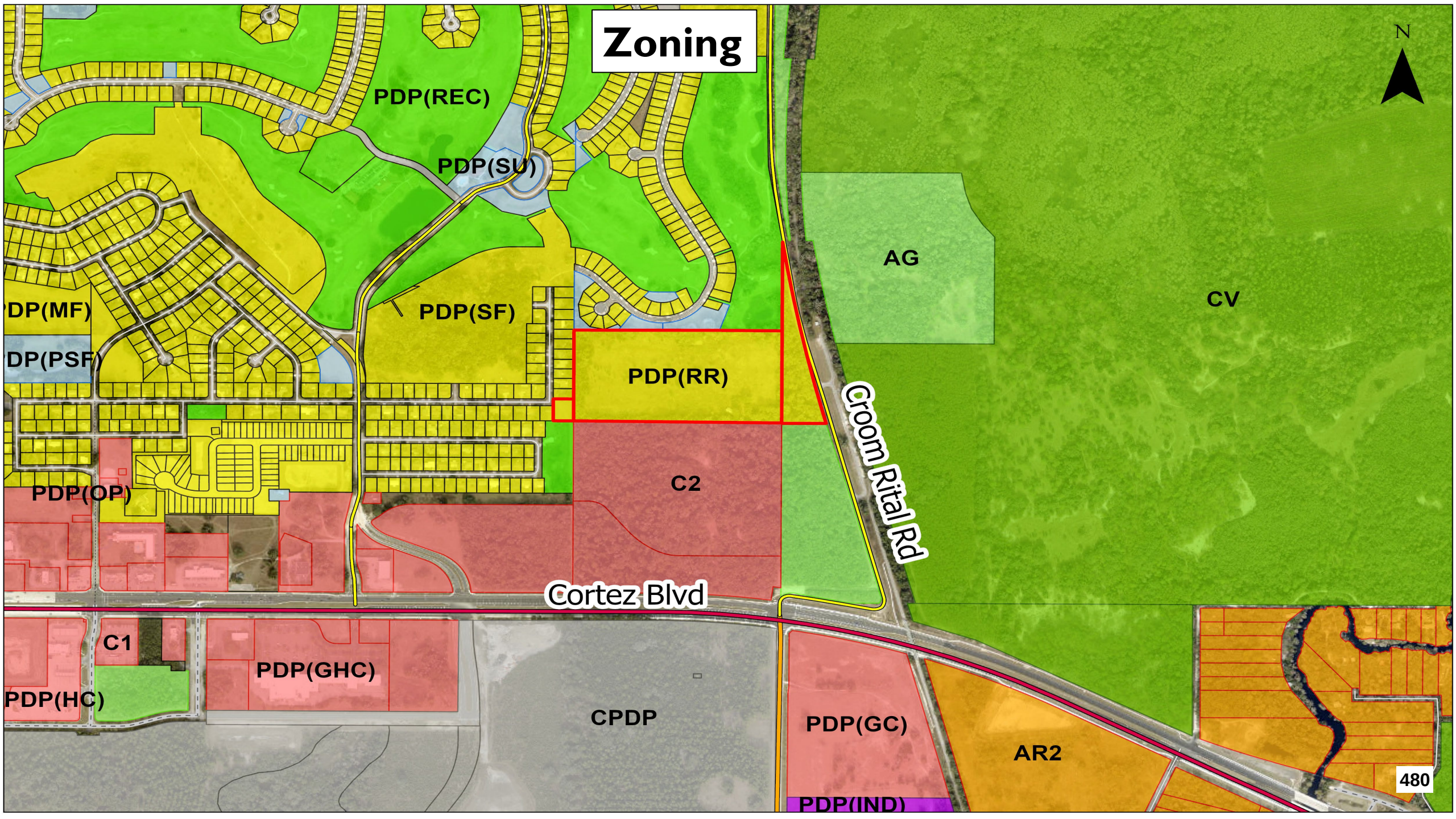
APPROVED AS TO FORM AND LEGAL SUFFICIENCY

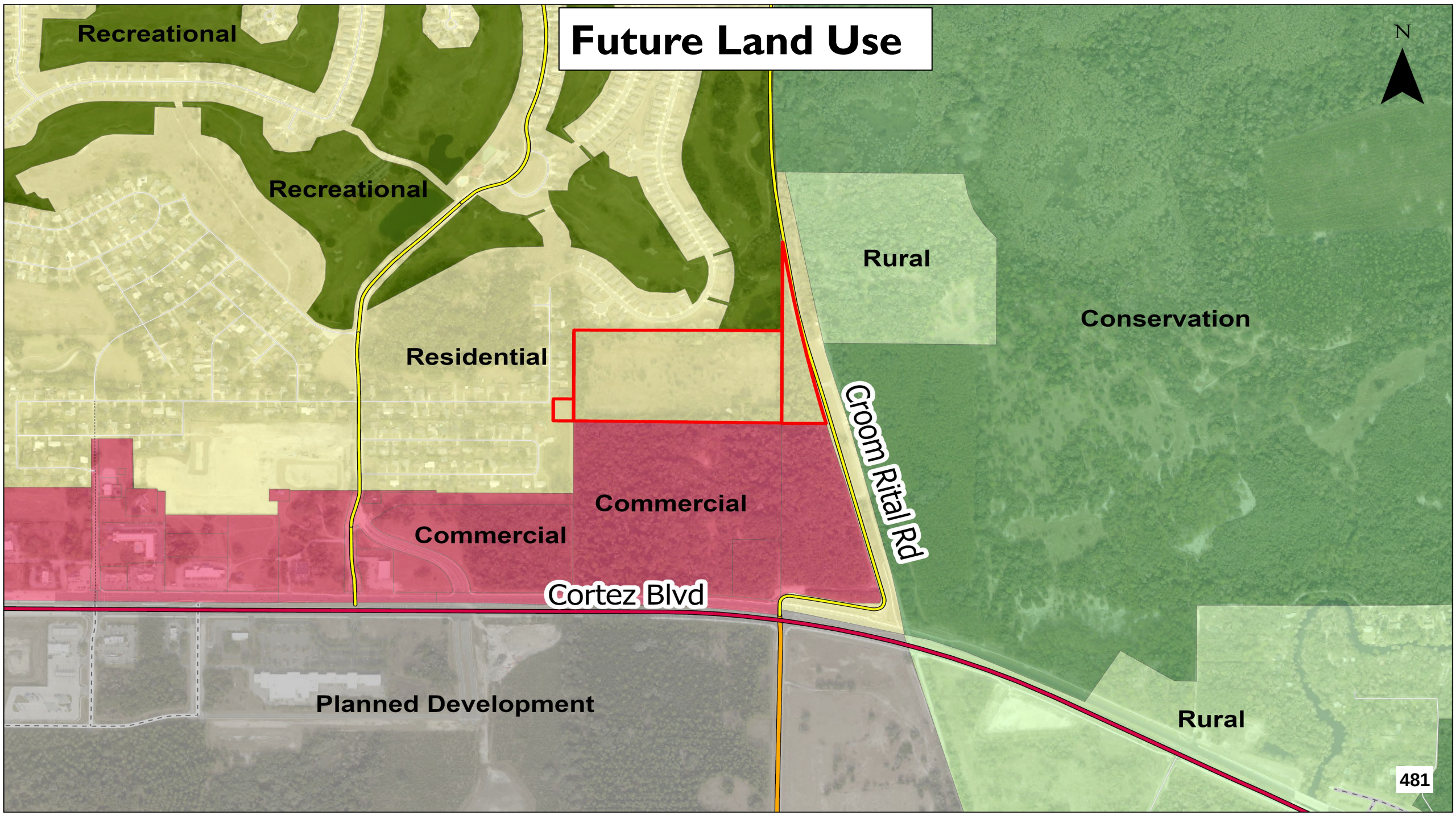
By: Natasha López Perez
County Attorney's Office

H-25-36 VILLE DI TOSCANA REZONING

TAMPA CIVIL


Project Aerial
Wirevine Dr
Wirevine Dr
Sherman Hills Blvd
Lexington Cir
Barcelona Blvd
Ashmont Ave
Windmere Rd
Park Ridge Dr
Cedarside Ave
Croom Rital Rd
Willow Bank Ave
Stoney Brook Dr
Lancewood Dr
Windmere Rd
Sherman Hills Blvd
Cortez Blvd
Bronson Blvd
Parkland Ave
Cracker Crossing
Kettering Rd
Cedric St
Cyril Dr
479
Project Location
Sumter County
Hernando County
Pasco County
N


Zoning
N
PDP(REC)
PDP(SU)
PDP(SF)
DP(MF)
DP(PSF)
PDP(RR)
AG
CV
Croom Rital Rd
PDP(OP)
C2
Cortez Blvd
C1
PDP(GHC)
PDP(HC)
CPDP
PDP(GC)
AR2
PDP(IND)
480


Future Land Use
N
Recreational
Recreational
Residential
Commercial
Commercial
Rural
Conservation
Croom Rital Rd
Cortez Blvd
Planned Development
Rural
481

SITE HISTORY

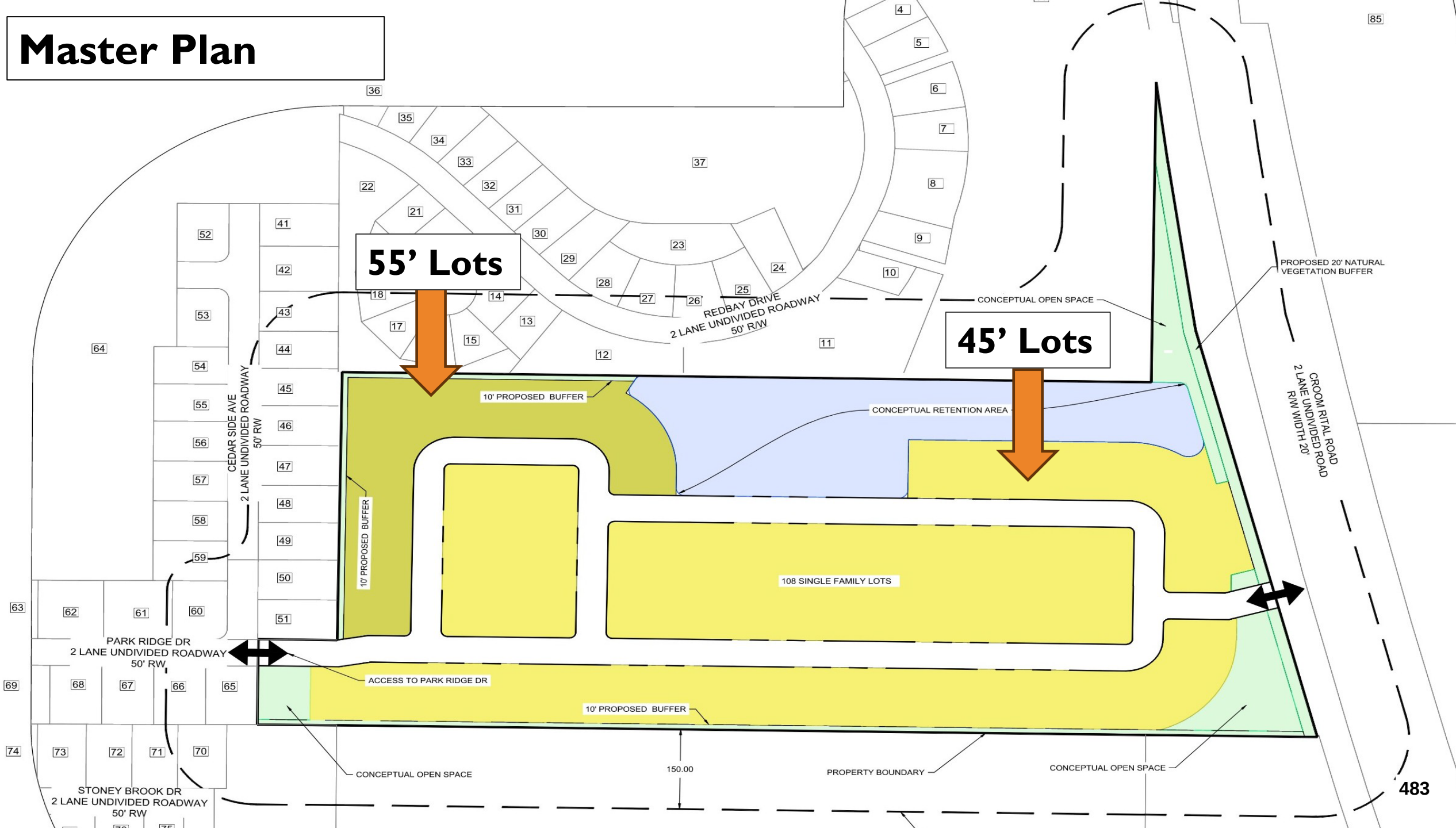
- 2007: Property was originally rezoned from PDP (SF) to PDP (MF) for the development of a high-density apartment complex.
  - Original approved density of 9.8 DU/A

- 2010: Rezoned from PDP(MF) to PDP(RR) for the development of a high-density townhome subdivision consisting of 241 units.
  - Development was designed for townhome leasing for tourist and resort usage.
  - Remained at the 9.8 DU/A

✓ Current Proposed development is more compatible with the growth pattern reflecting only 4.3 DU/AC (56% Reduction from original rezoning).
  - ✓ 108 units
  - ✓ 45' and 55' lots

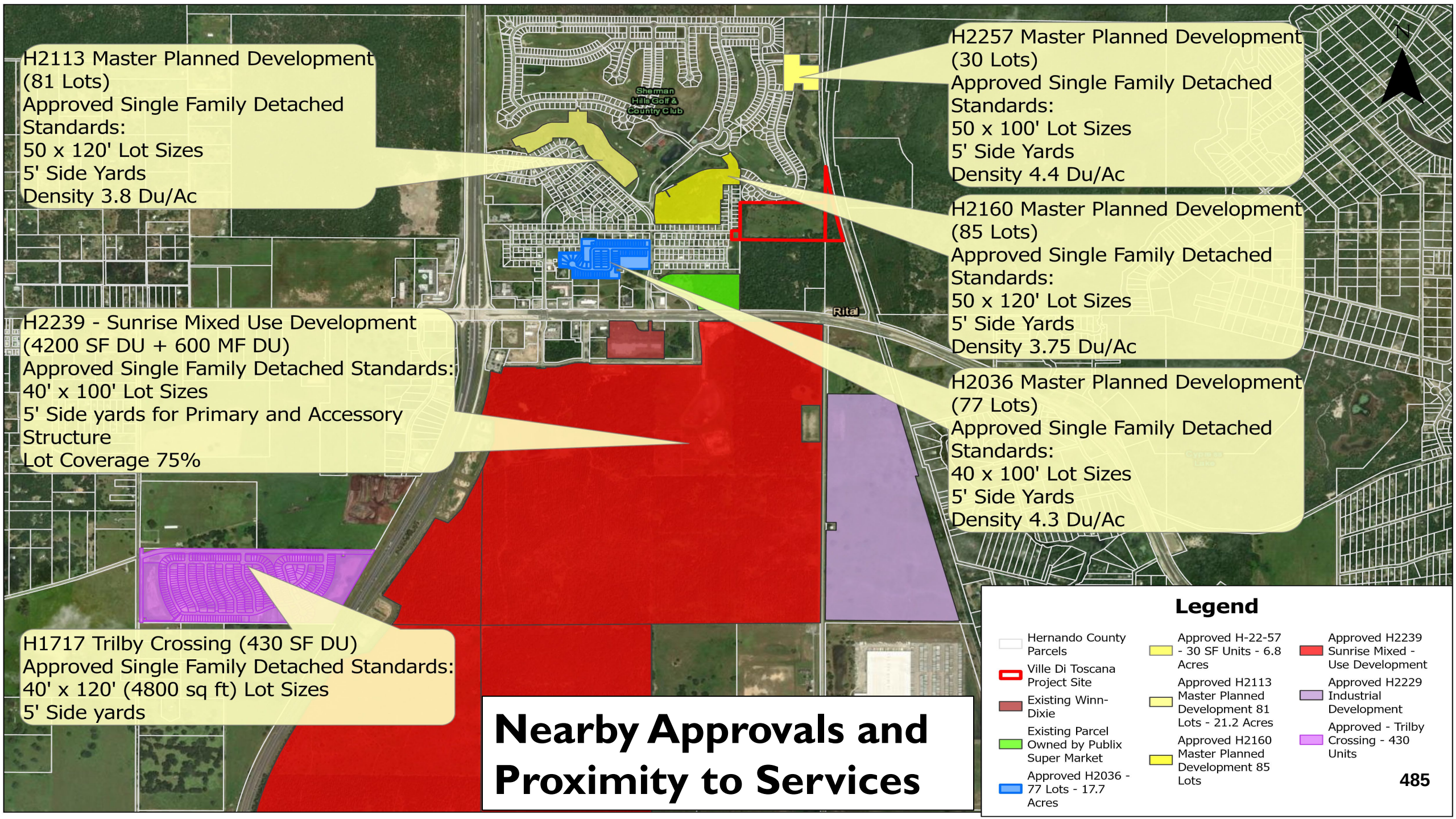
	2007	2010	Proposed Today
Density	9.8 du/ac	9.8 du/ac	4.3 du/ac
Overall units	241	241	108

Master Plan


55’ Lots
45’ Lots
REDBAY DRIVE
2 LANE UNDIVIDED ROADWAY
50' R/W
CONCEPTUAL OPEN SPACE
PROPOSED 20' NATURAL VEGETATION BUFFER
CROOM RITAL ROAD
2 LANE UNDIVIDED ROAD
R/W WIDTH 20'
CEDAR SIDE AVE
2 LANE UNDIVIDED ROADWAY
50' RW
10' PROPOSED BUFFER
CONCEPTUAL RETENTION AREA
10' PROPOSED BUFFER
108 SINGLE FAMILY LOTS
PARK RIDGE DR
2 LANE UNDIVIDED ROADWAY
50' RW
ACCESS TO PARK RIDGE DR
10' PROPOSED BUFFER
CONCEPTUAL OPEN SPACE
150.00
PROPERTY BOUNDARY
CONCEPTUAL OPEN SPACE
STONEY BROOK DR
2 LANE UNDIVIDED ROADWAY
50' RW

PROJECT ATTRIBUTES

- Site is 24.8 Acres
- 108 Single Family Lots proposed
- Minimum lot proposed is 4,950
- Primary access to the site will be gained from Croom Rital Road
  - A vehicular and pedestrian cross connection is proposed to Park Ridge Drive.
- Site is located in an area experiencing growth and is located near access to services and commercial uses.
- 10% per unit Holiday Parking is proposed for overflow.
- Site is directly across from the Withlacoochee State Trail and the Florida Trail
- The proposed standards are less intense than the surrounding approved developments.
- Zero opposition at Planning Commission



Nearby Approvals and Proximity to Services

PROPOSED LOT STANDARDS AND SETBACKS

Minimum Building Setbacks:
Front: 20’
Side: 7.5’ (All HVAC units to be placed in rear yards)
Rear: 20’
Corner: 10’

Minimum Lot Sizes:
45’ and 55’ lots (4,950 Minimum)
51% Lot Coverage

Minimum Perimeter Setbacks:
North: 20’
South: 20’
East: 20’
West: 20’

BUFFERS

North: 10’ Natural Vegetated Buffer

South: 10’ Natural Vegetated Buffer

East: 20’ Landscaped buffer along Croom Rital Road

West: 10’ Natural Vegetated Buffer

VILLE DI TOSCANA OVERVIEW

	Current	Proposed
FLU	RESIDENTIAL	RESIDENTIAL
ZONING	PDP(RR)	PDP(SF)
DENSITY	9.8	**4.3 DUA**
DWELLING UNITS	241	**108**

CONSISTENCY WITH COMPREHENSIVE PLAN

GOAL 1.01 – Growth Strategy Hernando County's 2040 growth strategy promotes economic prosperity, protects community character, improves quality of life through community design opportunities, provides for directed infrastructure, discourages urban sprawl, protects property rights, and maintains the integrity of natural resources significant to Hernando County.

GOAL 1.04 – Future Land Use Map Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use. [F.S. 163.3177(6)(a)].

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

SUMMARY

- ✓ Staff recommends approval.
- ✓ Project is consistent with nearby developments.
- ✓ The proposed development is consistent with the goals, objectives and strategies Comprehensive Plan and is compatible with the surrounding uses and development pattern.
- ✓ 56% Reduction in density from original approval.
- ✓ Site is located near multiple trails to foster pedestrian connectivity, and recreational opportunities.
- ✓ Nearby mix of uses to support access to commercial uses, employment opportunities, and services.

Thank You

PROPOSED CONDITIONS

- Increase lot coverage from 35% to 51%
  - Greater coverage is necessary to accommodate a wider array of product types.

- Reduction in lot size from 6,000 square feet to 4,950 square feet
  - Promotes more efficient use of the land.
  - Smaller lots reduce urban sprawl allow for more affordable single-family homes

- Reduction of side setbacks from 10’ to 7.5’

BOARD OF COUNTY COMMISSIONERS ACTION

On January 6, 2026, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family) with deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. The applicant shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.

5. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

6. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.

7. The applicant shall preserve the minimum 7% natural vegetation on the subject site in accordance with the Hernando County Land Development Regulations. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width. The preserved vegetation must be designated during the conditional plat phase of development.

8. The applicant shall provide a fire protection plan at the time of conditional plat.

9. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

10. The petitioners shall be required to comply with all applicable Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements for the subject site.

11. If utilities capacity is not available at the time of development, the developer shall coordinate with the Planning Division and the Hernando County Utilities Department to establish the procedure by which capacity can be reserved at conditional plat and memorialized in the Water and Sewer Agreement as needed.

12. The petitioner shall explain and/or demonstrate how the access to Parkridge Drive impacts the Hernando County Water Retention area at neighboring Parcel key number 373580

13. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

14. The petitioner must work with the property owner of parcels located to the South (Key numbers 373205 and 373642) to determine Traffic Access Impacts

15. The petitioner shall develop the main entryway from Croom Rital Road as the treed entryway from development entrance to the first internal road intersection in accordance with the Land Development Regulations.

16. Minimum Lot Requirements
    - Front: 20’
    - Side: 7.5’ (Deviation from 10’)
    - Rear: 20’
    - Maximum Building Coverage: 51% (Deviation from 35%)
    - Minimum Lot Width: ~~55’~~ 45’
    - Minimum Lot Size: 4,950 square feet (Deviation from 6000)

17. Perimeter Buffers:
    - North: 10’
    - South: 10’
    - East (Croom Rital Road): 20’
    - West: 10’

    All buffers shall be preserved and/or enhanced to meet a minimum of 80% opacity within 18 months of planting.

18. The silt fence shall be installed internal to the buffer during construction.

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Planning
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 16879
Legal Request Number: 25-650
Bid/Contract Number:

TITLE

Petition Submitted by James W. Beadling and Debra L. Beadling for Hardship Relief From Subdivision Regulations for Property Located on Root Road

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Rcvd 10/27/25 CLC

HERNANDO COUNTY PLANNING DEPARTMENT
CLASS D SUBDIVISION REVIEW APPLICATION

1653 Blaise Dr
Brooksville, FL 34601
(352)754-4057 Ext. 28020
Carrie Cline, Planner I – Email: ccline@hernandocounty.us

Date: 10/17/25

APPLICANT: James Beadling

Mailing Address: 24420 Root RD

City, State, Zip Code: Brooksville Fl. 34601

Daytime Phone: 727-944-6136 Email : Beadling_james@yAhoo.com

REPRESENTATIVE: _____

Mailing Address: _____

City, State, Zip Code: _____

Daytime Phone: _____ Email : _____

Legal Description: Write the complete legal description of the property below. Include Section, Township and Range, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.

N1/2 of W 1/2 of NE 1/4 of NW 1/4 LESS N50 Ft R/W SUBJ TO EASE OVR E20 FT THEREOF

PARCEL KEY NUMBER 547224 SEC _____ TWP _____(S) RANGE _____(E)

Size of Area Covered by Application: 4.7 Ac + 4.7 ac see Parcels A-1 + A-2

Highway & Street Boundaries: Root RD

Number of Parcels Proposed: 2

Minimum Size(s) of Lot(s) Created: 4.7

Key 547224

Board Of County Commissioners
Hernando County Planning and Zoning Department
Brooksville, Florida

RECEIVED FROM James Beadling $ 150 .00
Planning Only $150.00 DOLLARS

PURPOSE OF PAYMENT ☐ RENT ☐ GOODS ☐ DEPOSIT ☒ Class D Subdivision

DATE 10/27/25

AMOUNT DUE	
THIS PAYMENT	
BALANCE DUE	

PAYMENT METHOD
☐ CREDIT CARD ☒ CHECK
☐ MONEY ORDER ☐ CASH

121

RECEIVED BY Hfig

No. 34406

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, James Beadling, Debra L. Beadling hereby state and affirm that I have read the instructions for filing this application and that:

☑ I am the owner of the property covered under this application.

☐ I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

James Beadling Debra L Beadling

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 29th day of October, 2025, before me, the undersigned Notary Public of the State of Florida, personally appeared James Beadling + Debra L. Beadling and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal

Hope Figueroa

Notary Signature

HOPE FIGUEROA
Notary Public, State of Florida
Commission # HH 725733
My Commission Expires Sep 29, 2029
Bonded through National Notary Assn.

NOTARY SEAL & COMMISSION

The individual(s) are ☐ personally known to me or, ☑ presented the following Identification: FL ID.

STAFF REPORT

HEARINGS: Board of County Commissioners: January 6, 2026

APPLICANT: James W. & Debra L. Beadling

FILE NUMBER: 1513692

PURPOSE: Class D Subdivision Appeal

GENERAL LOCATION: Lying on Root Rd.

PARCEL KEY NUMBER: 547224

APPLICANT'S REQUEST:

The petitioner is requesting a relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to the hardships more fully described below.

The subject site is a 9.30+/- AG (Agricultural) parcel and is lying on Root Rd. The site is part of an unrecorded subdivision and is therefore not considered a parent parcel. To subdivide the parcel, the petitioner must apply through the Class D subdivision process.

The minimum parcel size requirements for the AG (Agricultural) district requires 2.5 acres. The Class D Subdivision for James W. & Debra L. Beadling is to create (2) two parcels, Parcel A will be 4.70+/- acres and Parcel B will be 4.70+/- acres. It is the petitioners desire to subdivide the subject property due to financial hardship and challenges associated with maintaining the land.

HARDSHIP:

The survey has been reviewed by the Planning Department; found not to be within County standards for a Class D Subdivision according to Sec. 26-3. Class D (2) a. i. "Each lot must be created from a parent parcel". The Department of Public Works has Approved the driveway location.

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the Class D subdivision with the following conditions:

(1) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(2) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(3) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

(4) The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

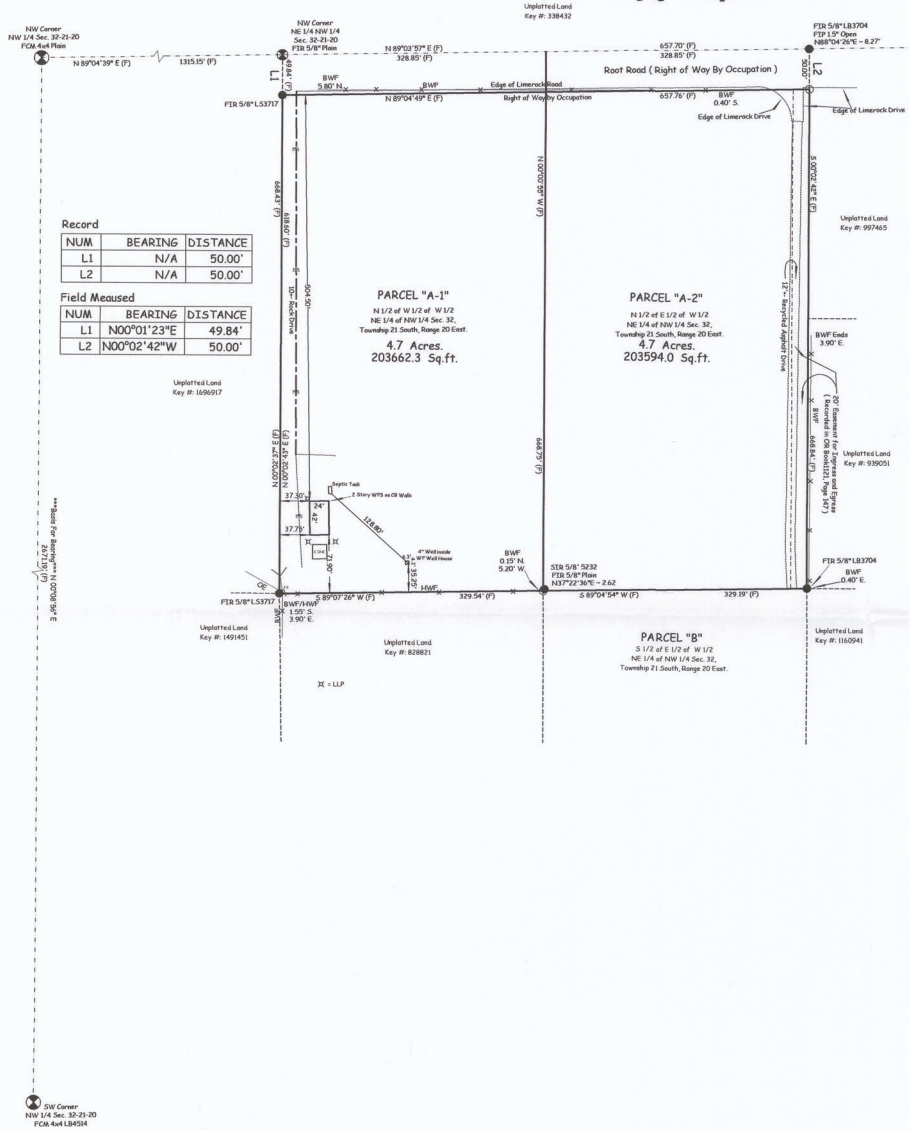
(5) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(6) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(7) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

MAP OF SURVEY – BOUNDARY SURVEY

For Mortgage Purposes


NW Corner NW 1/4 Sec. 32-21-20 FCM 4x4 Plain
NW Corner NE 1/4 NW 1/4 Sec. 32-21-20 FIR 5/8" Plain
NE Corner NW 1/4 Sec. 32-21-20 FCM 3x3 Plain Alum. Disk: DCJ N84°08'36"E – 4.02'
SW Corner NW 1/4 Sec. 32-21-20 FCM 4x4 LB4514
Unplatted Land Key #: 338432
Root Road (Right of Way By Occupation)
FIR 5/8" LB3704 FIP 1.5" Open N88°04'26"E – 8.27'
FIR 5/8" LS3717
Edge of Limerock Road Right of Way by Occupation
Edge of Limerock Drive
PARCEL "A-1"
N 1/2 of W 1/2 of W 1/2 NE 1/4 of NW 1/4 Sec. 32, Township 21 South, Range 20 East.
4.7 Acres.
203662.3 Sq.ft.
PARCEL "A-2"
N 1/2 of E 1/2 of W 1/2 NE 1/4 of NW 1/4 Sec. 32, Township 21 South, Range 20 East.
4.7 Acres.
203594.0 Sq.ft.
PARCEL "B"
S 1/2 of E 1/2 of W 1/2 NE 1/4 of NW 1/4 Sec. 32, Township 21 South, Range 20 East.
Unplatted Land Key #: 997465
Unplatted Land Key #: 1696917
Unplatted Land Key #: 939051
Unplatted Land Key #: 1491451
Unplatted Land Key #: 828821
Unplatted Land Key #: 1160941
20' Easement for Ingress and Egress (See Book 628, Page 387)
Septic Tank
2 Story WFFS on CB Walls
4" Well inside 42" WF Well House
STR 5/8" 5232 FIR 5/8" Plain N31°72'36"E – 2.62
BWF 0.15' N. 5.20' W.
BWF/HWF 1.55' S. 3.90' E.
BWF Ends 3.90' E.
BWF 0.40' S.
BWF 0.40' E.
Bearing Base N 89°04'39" E (F)
N 89°03'57" E (F) 328.85' (F)
N 89°00'25" E (F) 657.73' (F)
657.70' (F) 328.85' (F)
657.76' (F)
S 89°04'54" W (F) 329.19' (F)
S 89°07'26" W (F) 329.54' (F)
N 00°00'59" W (F) 668.43' (F)
N 00°02'43" E (F) 668.60' (F)
S 00°02'43" E (F) 668.75' (F)
N 00°00'59" W (F) 668.79' (F)
N 89°04'39" E (F) 1315.15' (F)
S 89°04'49" E (F) 657.76' (F)
S 89°04'54" W (F) 329.19' (F)
50.00'
L1
L2
37.30'
37.79'
24'
42'
12'
12.04'
12.50'
12.50'
12.50

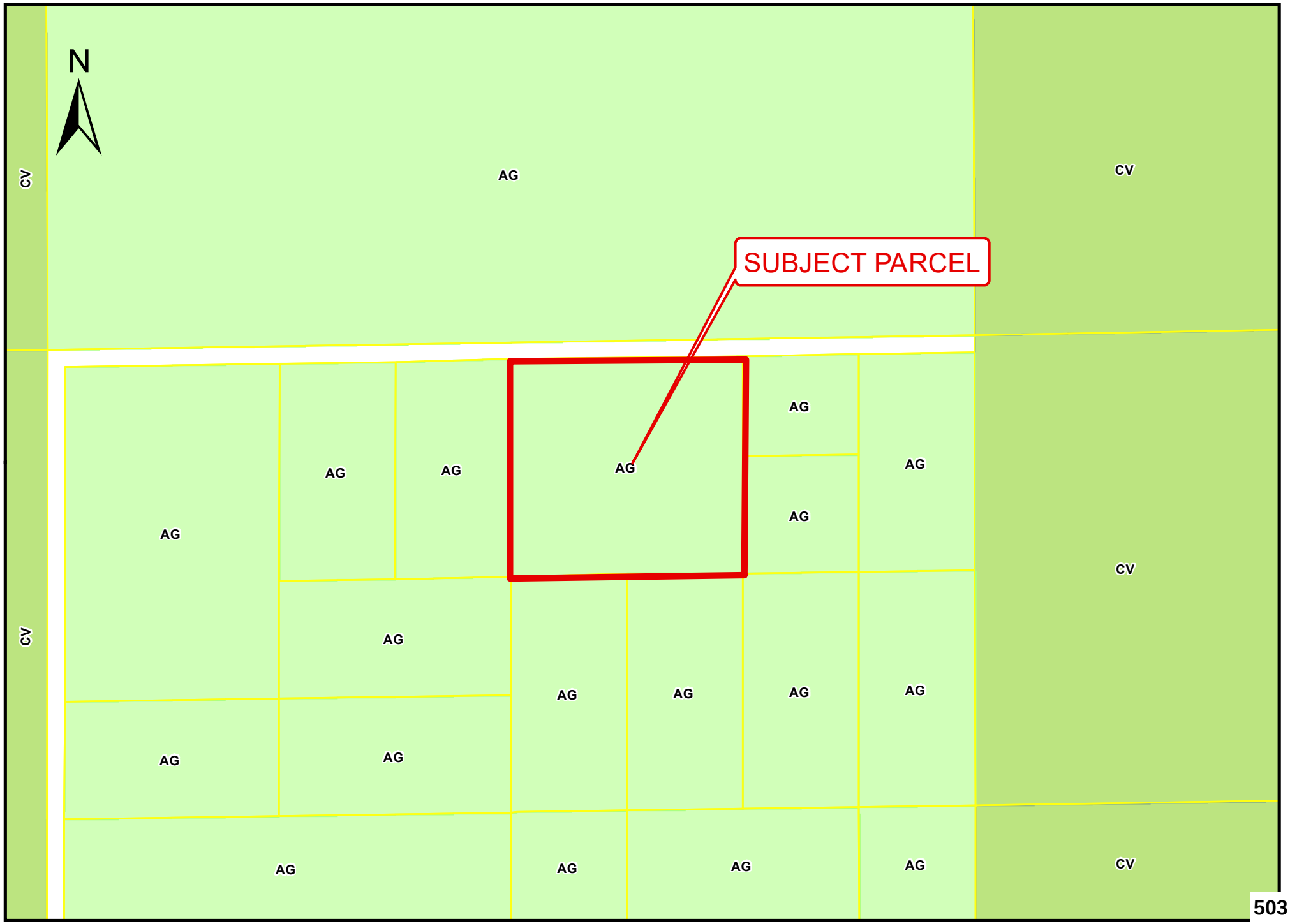
Key #547224 – James W & Debra L Beadling

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Key #547224 – James W & Debra L Beadling

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:
David Eppley
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R32 421 20 0000 0050 0020
File No.: 19086115

We herby certify this instrument to be a true and exact copy of the original.
By: Gulf Coast Title Co., Inc

WARRANTY DEED

This Warranty Deed, made the 30th day of December, 2019, by **Frank D. Brown and Joan M. Brown, husband and wife**, hereinafter called the grantor, whose post office address is: 2422 Rosehaven Dr., Wesley Chapel, FL 33544, to **James W. Beadling and Debra L. Beadling, husband and wife,** whose post office address is: 24420 Root Rd., Brooksville, FL 34601, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of $156,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, to wit:

N 1/2 of W 1/2 of W 1/2 of NE 1/4 of NW 1/4, AND N 1/2 of E 1/2 of W 1/2 of NE 1/4 of NW 1/4 AND S 1/2 of E 1/2 of W 1/2 of NE 1/4 of NW 1/4 of Section 32, Township 21 South, Range 20 East, Hernando County, Florida, LESS R/W, for public road.

The property is the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2019, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____ Frank D. Brown
Printed Name: Scott Little Frank D. Brown

Witness Signature: _____ Joan M. Brown
Printed Name: DAVID EPPLEY Joan M. Brown

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 30th day of December, 2019 by Frank D. Brown and Joan M. Brown. He/She/They is/are ☐ Personally known to me or ☑ Produced DRIVERS LICENSE as identification.

_____ My Commission Expires: 1/9/2022
Notary Public Signature
Printed Name: David Eppley
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

NOTARY PUBLIC DAVID EPPLEY
MY COMMISSION # GG 171299

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us

Property Split Tax Clearance Form

Florida Statutes: Title XIV
§197 Taxation and Finance

§197.192 Land not to be divided or plat filed until taxes paid. *No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land.*

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be split have been paid through the current tax year.

DATE: 10-23-2025

I hereby certify that the property taxes on parcel key number 547224

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Tabatha Reagin
Print Name: Tabatha Reagin
Title: CSR

SEAL

RCVD ENGINEERING
OCT 17 '25 PM12:07

Class D Subdivision Department of Public Works Clearance Form

Pursuant to Hernando County Ordinance, Chapter 26, Section 26-3, Class D (1), Applicants must receive driveway location approval by the Department of Public Works prior to approval of the Class D subdivision.

Please submit this form with one copy of the survey showing proposed driveway and access locations to the Department Of Public Works for review. The review results will be returned to the Subdivision Review Technician. A fee set by the Department of Public Works will be collected with the clearance form submittal.

Date: 10/17/26 Parcel Key: 547224

Print Applicant Name: James Beadling

Applicant Address: 24420 Root RD Brooksville Fl 34601

Applicant Phone Number: 727-944-6136

Applicant Email address: Beadling_james@yahoo.com

Review Results:

Department of Public Works inspector Name: ~~Scott~~ Redman

X The proposed driveway location is **approved** by the Department of Public Works. At such time a driveway installation or Right Of Way improvement is proposed, a Right-of-Way permit or Building Department driveway permit will be required prior to construction.

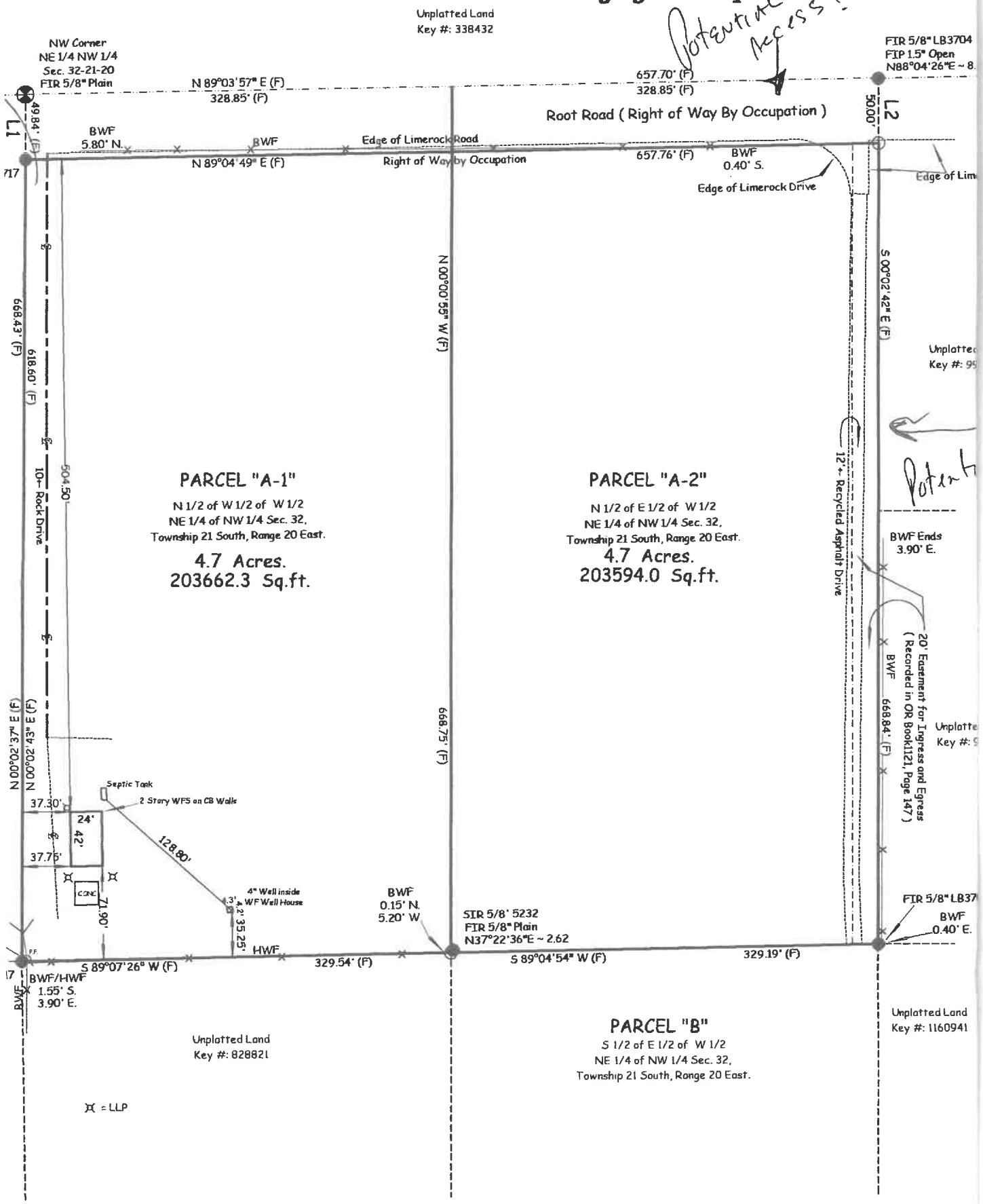
____ The proposed driveway location is **not approved**.

Notes: _____

Rcvd Ezpatay 10/17/25 chk#220 $100 Rct#4506

MAP OF SURVEY – BOUNDARY SUR

For Mortgage Purposes



DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION

1653 BLAISE DRIVE ▯ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 www.HernandoCounty.us

November 13, 2025

James W. & Debra L. Beadling
24420 Root Road
Brooksville, FL 34601

RE: Key No. 547224
Section 32, Township 21, Range 20 East
File No: 1513692 - Class D Subdivision

Dear James & Debra,

This letter is the formal notice to you of County denial of your request to create a Class D subdivision requesting the creation of two (2) parcels. Your request is denied because the proposed subdivision does not meet Hernando County's Ordinance regarding Class D subdivision, to-wit:

1. **Sec. 26-3(e) Class D (2)i – Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.**

Under Chapter 26 of the Hernando County Ordinance Code, there is a mechanism in the subdivision regulations by which you may appeal this denial to the Board of County Commissioners. Chapter 26-3(f) states:

(f) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(2) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(g) Petition for relief from family hardship. A petition for relief from family hardship may be filed by any person who feels the provisions of this chapter, if complied with, would place upon them an undue burden on their ability to transfer land to family members. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A map on which is indicated an accurate representation of the proposed subdivision. The map shall clearly indicate the access to be provided and any improvements to be provided in the project. The petition will include the prospective recipient of each tract and his/her relationship to the grantor.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the family and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(4) **All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.**

If you appeal the denial to the Board of County Commissioners, please submit the following:

1. A letter requesting to appeal the denial to the Board with the **requirement as indicated above**; and
2. A filing fee of $ 100.00.

If an appeal is filed and approved by the Board of County Commissioners, conditions as stated above will be included in the resolution as well as the following:

1. Provide a final original signed/sealed survey including the flood hazard areas delineated and existing structure setback compliance prior to final subdivision approval.
2. Subsequent lot owners should be advised of potential for listed protected species and state/federal permit requirements. Prior to site development of each lot, a gopher tortoise burrow survey by a qualified professional is required to determine presence or absence. If present, follow FWC permitting and regulation requirements.

If I may be of further assistance in this matter, please contact me.

Sincerely,

Carrie L. Cline
Subdivisions - Planner I

11/14/2025

To whom it might concern

FPP # 1513692

Our request to partition PARCEL A-2
4.7 Acres
N 1/2 of E 1/2 of W 1/2 NE 1/4 of NW 1/4 Sec. 32
Township 21 South, Range 20 East
is for financial reasons. the property values for our area has increased our taxes to create stresses combined with cost of living increases as myself and my wife are 68 yrs old and on a fixed income. We are also at that age where it's becomes expreamly hard to maintain this 4.7 acre land.
Please grant our request due to the above listed reasons

Thanks for your review of this request
Sincerely
James & Debra Bradling

James Bradling.
Debra L Bradling

RECEIVED
NOV 14 2025
HERNANDO COUNTY ZONING

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: James W. Beadling & Debra L. Beadling

FILE NUMBER: 1513692

PURPOSE: To divide 9.3 acres into two parcels creating Parcel A-1 (4.7 acres) and Parcel A-2 (4.7 acres)

GENERAL LOCATION: A portion of Section 32, Township 21 South, Range 20 East, lying approximately 6017 feet east of Broad Street.

PARCEL KEY: 547224

REQUEST: The Petitioners were denied a Class D Subdivision to divide 9.3 acres into two parcels creating Parcel A-1 (4.7 acres) and Parcel A-2 (4.7 acres) for failing to meet all the requirements for a Class D Subdivision set forth in Chapter 26 Article I, Section 26-3(e) of the Hernando County Ordinance Code (hereinafter, individual provisions referred to as "Section"). Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the Petitioner's request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(f) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE TO FOLLOW]

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: James W. Beadling & Debra L. Beadling

FILE NUMBER: 1513692

PURPOSE: To divide 9.3 acres into two parcels creating Parcel A-1 (4.7 acres) and Parcel A-2 (4.7 acres)

GENERAL LOCATION: A portion of Section 32, Township 21 South, Range 20 East, lying approximately 6017 feet east of Broad Street.

PARCEL KEY: 547224

REQUEST: The Petitioners were denied a Class D Subdivision to divide 9.3 acres into two parcels creating Parcel A-1 (4.7 acres) and Parcel A-2 (4.7 acres) for failing to meet all the requirements for a Class D Subdivision as set forth in Chapter 26 Article I, Section 26-3(e) of the Hernando County Ordinance Code (hereinafter, individual provisions referred to as "Section"). Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the Petitioner's request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The strict application of the Class D Subdivision regulations in Section

26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby DENIES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

INSTR #2026002643 BK: 4657 PG: 883 Page 1 of 3
FILED & RECORDED 1/14/2026 1:38 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $27.00

RESOLUTION NO. 2026 - 008

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: James W. Beadling & Debra L. Beadling

FILE NUMBER: 1513692

PURPOSE: To divide 9.3 acres into two parcels creating Parcel A-1 (4.7 acres) and Parcel A-2 (4.7 acres)

GENERAL LOCATION: A portion of Section 32, Township 21 South, Range 20 East, lying approximately 6017 feet east of Broad Street.

PARCEL KEY: 547224

REQUEST: The Petitioners were denied a Class D Subdivision to divide 9.3 acres into two parcels creating Parcel A-1 (4.7 acres) and Parcel A-2 (4.7 acres) for failing to meet all the requirements for a Class D Subdivision set forth in Chapter 26 Article I, Section 26-3(e) of the Hernando County Ordinance Code (hereinafter, individual provisions referred to as "Section"). Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the Petitioner's request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

ACTION:

Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(f) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE TO FOLLOW]

ADOPTED IN REGULAR SESSION THE 6th DAY OF January 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Paige Jeffreys, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: Jerry Campbell
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 01/06/2026
Department: Planning
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 16799
Legal Request Number: 25-659
Bid/Contract Number:

TITLE

Petition Submitted by Sandra Weaver f/k/a Sandra Robinson and Kelton Weaver for Hardship Relief From Subdivision Regulations for Property Located North of Manecke Road

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

RECEIVED
NOV 04 2025
HERNANDO COUNTY ZONING

HERNANDO COUNTY PLANNING DEPARTMENT
CLASS D SUBDIVISION REVIEW APPLICATION

1653 Blaise Dr
Brooksville, FL 34601
(352)754-4057 Ext. 28020
Carrie Cline, Planner I – Email: ccline@hernandocounty.us

Date: 11-04-25

APPLICANT: Kelton Weaver + Sandra Weaver

Mailing Address: 19951 Manecke Rd.

City, State, Zip Code: Brooksville Fl. 34601

Daytime Phone: 352-842-3893 Email : sandys_cleaning@yahoo.com

REPRESENTATIVE: _____

Mailing Address: _____

City, State, Zip Code: _____

Daytime Phone: _____ Email : _____

Legal Description: Write the complete legal description of the property below. Include Section, Township and Range, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.

PARCEL KEY NUMBER 70.0 SEC 16 TWP 22 (S) RANGE 19 (E)

Size of Area Covered by Application: 16.10 acres

Highway & Street Boundaries: Manecke Rd.

Number of Parcels Proposed: 2

Minimum Size(s) of Lot(s) Created: 5.36 and 10.74 acres

Board Of County Commissioners
Hernando County Planning and Zoning Department
Brooksville, Florida

RECEIVED FROM Sandra Weaver $ 150.00

Planning $150.00 DOLLARS

PURPOSE OF PAYMENT ☐ RENT ☐ GOODS ☐ DEPOSIT ☑ Class D Subdivide

AMOUNT DUE	
THIS PAYMENT	
BALANCE DUE	

PAYMENT METHOD
☐ CREDIT CARD ☑ CHECK # 2172
☐ MONEY ORDER ☐ CASH

DATE 11/4/25
RECEIVED BY Candi
No. 34382

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Kelton Weaver and Sandra Weaver, hereby state and affirm that I have read the instructions for filing this application and that:

☒ I am the owner of the property covered under this application.

☐ I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

Kelton W. Sandra Weaver

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 4th day of November, 2025, before me, the undersigned Notary Public of the State of Florida, personally appeared Kelton Weaver & Sandra Weaver and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal

Carrie L. Cline

Notary Signature

CARRIE L. CLINE
Commission # HH 259804
Expires May 1, 2026

NOTARY SEAL & COMMISSION EXPIRATION:

The individual(s) are ☐ personally known to me or, ☒ presented the following Identification: FLDL Photo ID's.

R10.50

** OFFICIAL RECORDS **
BK: 1048 PG: 743

DEED DOC STAMPS 315.00
01/11/96 Deputy Clk

FILE# 96-001146
HERNANDO COUNTY, FLORIDA

Prepared by and return to:
KENNETH R. MISEMER
ALLGOOD & MISEMER, P.A.
5645 Nebraska Avenue
New Port Richey, FL 34652

R

RCD Jan 11 1996 10:52am
KAREN NICOLAI, CLERK

Parcel R16-422-19-0000-0700-0000

WARRANTY DEED

THIS INDENTURE, made this 5th day of January, 1996,

BETWEEN ADELLE C. BARBER, a married woman, whose mailing address is 6809 Oak Hill Drive, New Port Richey, FL 34653, grantor,

and SANDRA ROBINSON and KELTON WEAVER, as joint tenants with rights of survivorship, whose mailing address is 19951 Maneckee Road, Brooksville, FL 34601, grantees,

WITNESSETH that said grantor for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

That part of the Southeast 1/4, lying South of the Seaboard Coast Line Railroad right-of-way as described in Official Record Book 175, page 743 of the Public Records of Hernando County, Florida, in Section 16, Township 22 South, Range 19 East, Hernando County, Florida,
LESS a tract of land described in Official Record Book 288, page 194,
ALSO LESS a tract of land 311.2 feet X 100 feet described in Official Record Book 376, page 648,
ALSO LESS a tract of land 200 feet X 140 feet described in Official Record Book 363, page 548,
ALSO LESS a tract of land 311 feet X 150 feet described in Official Record Book 492, page 1154,
ALSO LESS a tract of land 50 feet X 258 feet described in Official Record Book 517, page 1943,
ALSO LESS a tract of land 311 feet X 152 feet X 350 feet X 325 feet, more or less as described in Official Record Book 517, page 1944,
ALL BEING FURTHER DESCRIBED AS FOLLOWS:
Commencing at the Southeast corner of Section 16, Township 22 South, Range 19 East, Hernando County, Florida, go thence South 89°53'05" West, along the South line of said Section 16, a distance of 1,914.85 feet; thence North 00°06'05" West, a distance of 25 feet; thence South 89°53'05" West (25 feet from and parallel to said South line of Section 16) a distance of 140 feet; thence North 00°01'56" West, a distance of 459.53 feet to the POINT OF BEGINNING; thence North 89°53'05" East, a distance of 311 feet; thence South 00°06'55" East, a distance of 150 feet; thence South 89°53'05" West a distance of 311 feet; thence North 00°01'56" West, a distance of 150 feet to the POINT OF BEGINNING. The West 50 feet thereof to be used solely as a public right-of-way.
LESS Commencing at the Southeast corner of Section 16, Township 22 South, Range 19 East, Hernando County, Florida, go thence South 89°53'05" West, along the South line of said Section 16, a distance of 1,913.85 feet; thence North 00°06'55" West, a distance of 25 feet; thence South 89°53'05" West (25 feet from and parallel to the said South line of Section 16) a distance of 330 feet to the POINT OF BEGINNING; thence North 00°01'56" West, a distance of 184 feet; thence North 89°53'05" East, a distance of 140 feet; thence South 00°01'56" East, a distance of 184 feet; thence South 89°53'05" West, a distance of 140 feet to the POINT OF BEGINNING.

This instrument was prepared from information furnished by the parties without benefit of title examination.

LESS Commence at the Southeastern corner of Section 16, Township 22 South, Range 19 East, Hernando County, Florida, go thence South 89°53'05" West, along the South line of said Section 16, a distance of 1,913.85 feet; thence North 00°06'55" West, adistance of 25 feet; thence South 89°53'05" West, a distance of 140 feet; thence North 00°06'55" West, a distance of 450 feet to the POINT OF BEGINNING; thence North 89°53'05" East, a distance of 311 feet; thence North 00°06'55" West, a distance of 152 feet; thence North 60°42'50" West, a distance of 350 feet; thence South 00°06'55" East to the POINT OF BEGINNING.

Grantor hereby covenants and warrants that the subject property is not the homestead of grantor, nor contiguous to the homestead of grantor; grantor, in fact, resides at 6809 Oak Hill Drive, Pasco County, Florida, and the property being herein conveyed is located in Brooksville, Hernando County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Kenneth R. Misemer

Adelle C. Barber

Ernestine V. SAnders

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 5th day of January, 1996, by ADELLE C. BARBER, who is personally known to me ~~or who has produced as identification~~.

Notary Public
Kenneth R. Misemer

My commission expires:

KENNETH R. MISEMER
MY COMMISSION # CC250569 EXPIRES
January 14, 1997
BONDED THRU TROY FAIN INSURANCE, INC.

Inst #2015004445 Bk: 3105 Pg: 685, Filed & Recorded: 1/26/2015 10:45 AM ADM Deputy Clk, #Pgs:1
Don Barbee Jr,Clerk of the Circuit Court Hernando CO FL

Department of Health • Vital Statistics

STATE OF FLORIDA
MARRIAGE RECORD

TYPE IN UPPER CASE
USE BLACK INK
This license not valid unless seal of Clerk, Circuit or County Court, appears thereon.

(STATE FILE NUMBER)

2015ML50332
(APPLICATION NUMBER)

APPLICATION TO MARRY

1. GROOM'S NAME (First, Middle, Last): KELTON DANA WEAVER			2. DATE OF BIRTH (Month, Day, Year): 07/21/1965
3a. RESIDENCE - CITY, TOWN, OR LOCATION: 19951 MANECKE RD	3b. CITY: BROOKSVILLE	3c. STATE: FL	4. BIRTHPLACE (State or Foreign Country): FLORIDA
5a. BRIDES NAME (First, Middle, Last): SANDRA LEE ROBINSON		5b. MAIDEN SURNAME (If different): ROBINSON	5. DATE OF BIRTH (Month, Day, Year): 01/27/1968
7a. RESIDENCE - CITY, TOWN, OR LOCATION: 19951 MANECKE RD	7b. CITY: BROOKSVILLE	7c. STATE: FL	8. Birthplace (State or Foreign Country): OHIO

WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.

9. SIGNATURE OF GROOM (Sign full name using black ink): Kelton Dana Weaver	10. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE): 01/21/2015
11. TITLE OF OFFICIAL: DEPUTY CLERK	12. SIGNATURE OF OFFICIAL (Use black ink): [signature]
13. SIGNATURE OF BRIDE (Sign full name using black ink): Sandra Lee Robinson	14. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE): 01/21/2015
15. TITLE OF OFFICIAL: DEPUTY CLERK	16. SIGNATURE OF OFFICIAL (Use black ink): [signature]

LICENSE TO MARRY

AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.

17. COUNTY ISSUING LICENSE	18. DATE LICENSE ISSUED	18a. DATE LICENSE EFFECTIVE	19. EXPIRATION DATE
HERNANDO	01/21/2015	01/24/2015	03/22/2015

20a. SIGNATURE OF COURT CLERK OR JUDGE	20b. TITLE	20c. BY D.C.
DON BARBEE JR	CLERK OF THE COURT	[signature]

CERTIFICATE OF MARRIAGE

I HEREBY CERTIFY THAT THE ABOVE NAMED GROOM AND BRIDE WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

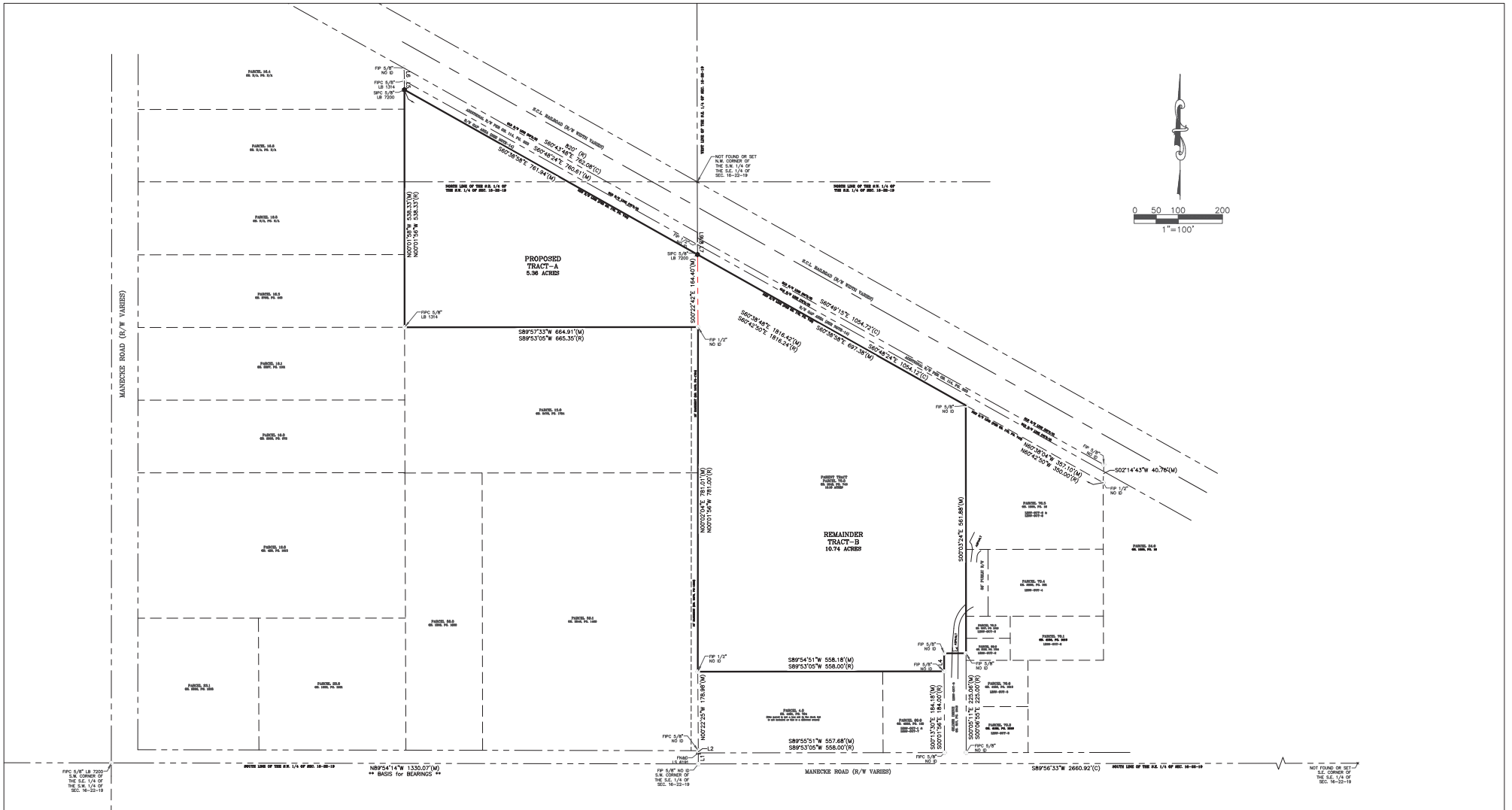
21. DATE OF MARRIAGE (Month, Day, Year)	22. CITY, TOWN, OR LOCATION OF MARRIAGE
January 26, 2015	Brooksville, Florida

23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink)	23c. ADDRESS (Of person performing ceremony)
[signature]	20 N. Main St.
23b. NAME AND TITLE OF PERSON PERFORMING CEREMONY (Notary stamp): Antoinette Morgan, Deputy Clerk	24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink)
	25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink)

INFORMATION BELOW FOR USE BY VITAL STATISTICS ONLY

CERTIFIED TO BE A TRUE COPY
DOUG CHORVAT, JR.
CLERK OF COURTS
BY [signature] D.C.
THIS 7 DAY OF May 20 24

EXHIBIT "A"



C1 = SEE CURVE TABLE	FFE = FINISHED FLOOR ELEVATION	R/W = RIGHT–OF–WAY	FH = FIRE HYDRANT
L1 = SEE LINE TABLE	CCR = CERTIFIED CORNER REPORT	AC = AIR CONDITIONER PAD	UP = UTILITY POLE
(C) = CALCULATED	CBS = CONCRETE BLOCK STRUCTURE	CS = CONCRETE SLAB	LP = LIGHT POLE
(P) = PLAT OR MAP	C.L.F. = CHAIN LINK FENCE	CE = COVERED ENTRY	UGV = UTILITY GATE VALVE
(M) = FIELD MEASURED	B.W.F. = BARBED WIRE FENCE	SEC. = SECTION	TP = TELEPHONE SERVICE RISER
(R) = RECORD or DEED	H.W.F. = HOG WIRE FIELD FENCE	MES = MITERED END SECTION	ET = ELECTRIC TRANSFORMER
FIP = FOUND IRON PIN NO ID	SW = SIDEWALK	RCP = REINFORCED CONCRETE PIPE	FOB = FIBER OPTIC BOX
FIPC = FOUND IRON PIN AND CAP	OHP = OVERHEAD POWER	TOB = TOP OF BANK	WM = WATER METER
FN&D = FOUND NAIL AND DISK	ELEC = ELECTRIC	TOE = TOE OF SLOPE	WS = WATER SERVICE
FCM = FOUND CONCRETE MONUMENT	EP = EDGE OF PAVEMENT	TBM = TEMPORARY BENCHMARK	SMH = SANITARY MANHOLE
SIPC = SET IRON PIN AND CAP	O.R. = OFFICIAL RECORD	POB = POINT OF BEGINNING	SSI = SANITARY SEWER SERVICE
SCM = SET CONCRETE MONUMENT	P.B. = PLAT BOOK	POC = POINT OF COMMENCEMENT	SIGN = SIGN
CONC = CONCRETE	PG. = PAGE	PRC = POINT of REVERSE CURVE	USB = UTILITY SPLICE BOX
RES = RESIDENCE	PC = POINT of CURVATURE	PCC = POINT of COMPOUND CURVE	CM = CATV MARKER
DRA = DRAINAGE RETENTION AREA	PT = POINT of TANGENT	+100.0' = EXISTING ELEVATION	FIPC = FOUND IRON PIN AND CAP
			FIP = FOUND IRON PIN NO ID
			FN&D = FOUND NAIL AND DISK
			SIPC = SET IRON PIN AND CAP (5/8"IR LB #7200)
			FN&D = FOUND NAIL AND DISK (AS SHOWN)
			SN&D = SET NAIL AND DISK (LB #7200)
			FCM = FOUND CONCRETE MONUMENT (AS SHOWN)
			SCM = SET CONCRETE MONUMENT (4X4" LB #7200)
			DP = DESCRIPTIVE POINT

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF N89°54'14"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16–22–19. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. DESCRIPTION FOR THE PARENT TRACT AS SHOWN HEREON WAS PROVIDED BY THE CLIENT.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
6. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
7. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT–OF–WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J–17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0183–D, EFFECTIVE DATE 02/02/2012.

SHEET 2 OF 4 SHEET

JOB No.: 25089–SPLIT–1

DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
10/13/25	SMO	RAA	376/19	09/17/25	DG/MC

REVISION

DATE	SURVEYOR	REV. BY	COMMENTS

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal engineering associates, inc.
Engineering Planning Surveying Environmental Construction Management
966 Candlelight Blvd. Brooksville, FL 34601 Office: 352-796-9423
3703 East Forest Drive Inverness, FL 34453 352-344-2016
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

BOUNDARY SURVEY
& CLASS–D SUBDIVISION
OF PARCEL 70.0
SECTION 16, TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:

SANDRA WEAVER

SURVEYORS CERTIFICATE

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J–17 OF THE FLORIDA ADMINISTRATIVE CODE.

Scott M Osborne

Digitally signed by Scott M Osborne
DN: c=US, o=Florida, ou=Coastal Engineering Associates, LLC, cn=Scott M Osborne, email=scott@coastalengineering.com
Date: 2025.10.13 15:43:00 -04'00'

SCOTT M. OSBORNE, PSM — DATE SIGNED

PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028

SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

Legal description for TRACT-A

Commencing at the southwest corner of the southeast 1/4 of section 16, township 22 south, range 19 east, Hernando county, Florida; thence along the west line of said southeast 1/4, run n00°18’40”e, 24.98 feet to the north right-of-way line of Manecke road for parcels lying east of this line; thence continue along said west line n00°33’26”w, 5.04 feet to a point of the north right-of-way line of Manecke road for the parcels lying west of this line; thence continue along said west line n00°22’25”w, 178.98 feet to the northwest corner of parcel 4.0 as recorded in official records book 4451, page 704 of the public records of Hernando county, Florida, and the point of beginning; thence continue along the west line of the southeast 1/4 of said section 16, n00°02’04”e, 781.01 feet to the northeast corner of parcel 13.0 as recorded in official records book 3470, page 1784 of the public records of Hernando county, Florida, and the point of beginning; thence along the north line of said parcel 13.0, run s89°57’33”w, 664.91 feet to the west line of the east 1/2 of the southeast 1/4 of the southwest 1/4 of said section 16; thence along said west line, and the northerly extension thereof, run n00°01’58”w, 538.33 feet to the south right-of-way line of the seaboard coastline railroad as recorded in official records book 175, page 743 of the public records of Hernando county, Florida; thence along said south right-of-way line, run s60°38’58”e, 761.94 feet to the west line of the southeast 1/4 of said section 16; thence along said west line, run s00°22’42”e, 164.40 feet to the point of beginning.

containing 5.36 acres more or less.

Legal description for TRACT-B

commencing at the southwest corner of the southeast 1/4 of section 16, township 22 south, range 19 east, Hernando county, Florida; thence along the west line of said southeast 1/4, run n00°18’40”e, 24.98 feet to the north right-of-way line of Manecke road for parcels lying east of this line; thence continue along said west line n00°33’26”w, 5.04 feet to a point of the north right-of-way line of Manecke road for the parcels lying west of this line; thence continue along said west line n00°22’25”w, 178.98 feet to the northwest corner of parcel 4.0 as recorded in official records book 4451, page 704 of the public records of Hernando county, Florida, and the point of beginning; thence continue along the west line of the southeast 1/4 of said section 16, n00°02’04”e, 781.01 feet to the northeast corner of parcel 12.0 as recorded in official records book 3470, page 1784 of the public records of Hernando county, Florida; thence continue along said west line, n00°22’42”w, 164.40 feet to the south right-of-way line of the seaboard coastline railroad as recorded in official records book 175, page 743 of the public records of Hernando county, Florida; thence along said south right-of-way line, run s60°38’58”e, 697.38 feet to the northwest corner of parcel 70.5 as recorded in official records book 1095, page 18 of the public records of Hernando county, Florida; thence along the west line of said parcel 70.5, and the southerly extension thereof, run s00°03’24”e, 561.88 feet to the northeast corner of gilder drive as recorded in official records book 517, page 1943 of the public records of Hernando county, Florida; thence along the north right-of-way line of gilder road, run s89°57’10”w, 49.61 feet to the northwest corner of said gilder road; thence along the west right-of-way line of gilder road, run s00°01’26”w, 40.83 feet to the northeast corner of parcel 80.0 as recorded in official records book 4262, page 120 of the public records of Hernando county, Florida; thence s89°54’51”w, 558.18 feet to the point of beginning.

containing 10.74 acres more or less.

Class D Subdivision Department of Public Works Clearance Form

RCVD ENGINEERIN
OCT 28 '25 PM2:32

Pursuant to Hernando County Ordinance, Chapter 26, Section 26-3, Class D (1), Applicants must receive driveway location approval by the Department of Public Works prior to approval of the Class D subdivision. Department of Public Works is located at 1525 E. Jefferson St., Brooksville, FL 34601.

Please submit this form with one copy of the survey showing proposed driveway and access locations to the Department Of Public Works for review. The review results will be returned to the Subdivision Review Technician. A fee set by the Department of Public Works will be collected with the clearance form submittal.

Date: 10-28-25 Parcel Key: 352 353

Print Applicant Name: Sandra Robinson/Weaver & Kelton Weaver

Applicant Address: 19951 Maneck Rd. not the address of split

Applicant Phone Number: 352-842-3893

Applicant Email address: Sandys_cleaning@yahoo.com

Review Results:

Department of Public Works inspector Name: Scott Rudman

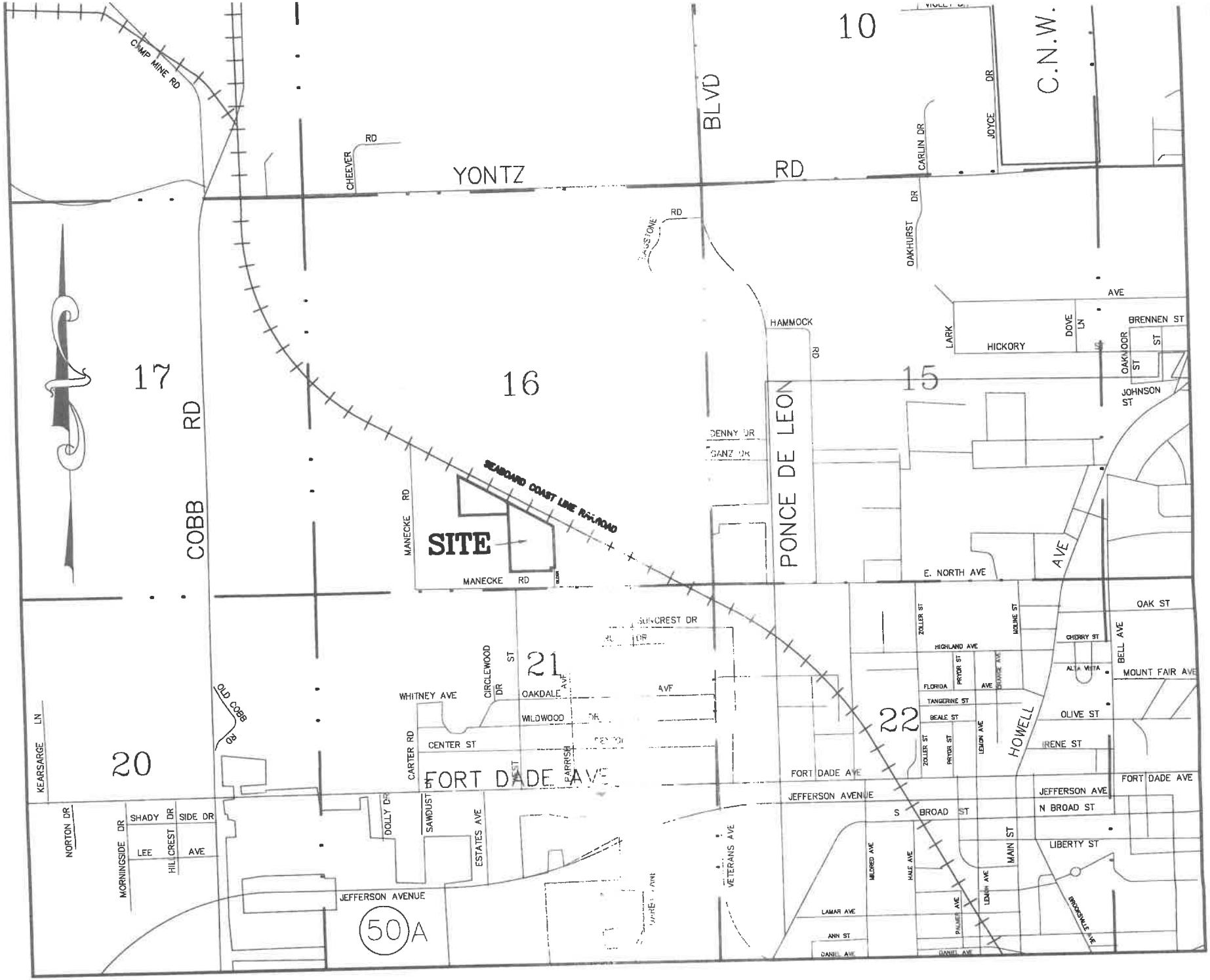
X The proposed driveway location is **approved** by the Department of Public Works. At such time a driveway installation or Right-of-Way improvement is proposed, a Right-of-Way permit or Building Department driveway permit will be required prior to construction.

____ The proposed driveway location is **not approved**.

Notes:_____

Receipt #4562 Ck#2171 $100.00

Rev 03/25 CLC



VICINITY MAP

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us

Property Split Tax Clearance Form

Florida Statutes: Title XIV
§197 Taxation and Finance

§197.192 Land not to be divided or plat filed until taxes paid. *No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land.*

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be split have been paid through the current tax year.

DATE: 10/20/25

I hereby certify that the property taxes on parcel key number 3523353

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Herriam Paynecur
Print Name: Herriam Paynecur
Title: Customer Service Rep

SEAL

DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION

1653 BLAISE DRIVE ▯ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 www.HernandoCounty.us

November 14, 2025

Sandra Robinson (Weaver) & Kelton Weaver
19951 Manecke Rd.
Brooksville, FL 34601-1705

RE: Key No. 352353
Section 16, Township 22, Range 19 East
File No: 1513700 - Class D Subdivision

Dear NAME,

This letter is the formal notice to you of County denial of your request to create a Class D subdivision requesting the creation of two (2) parcels. Your request is denied because the proposed subdivision does not meet Hernando County's Ordinance regarding Class D subdivision, to-wit:

1. **Sec. 26-3(e) Class D (2)i – Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.**

Under Chapter 26 of the Hernando County Ordinance Code, there is a mechanism in the subdivision regulations by which you may appeal this denial to the Board of County Commissioners. Chapter 26-3(f) states:

(f) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(2) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(g) Petition for relief from family hardship. A petition for relief from family hardship may be filed by any person who feels the provisions of this chapter, if complied with, would place upon them an undue burden on their ability to transfer land to family members. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A map on which is indicated an accurate representation of the proposed subdivision. The map shall clearly indicate the access to be provided and any improvements to be provided in the project. The petition will include the prospective recipient of each tract and his/her relationship to the grantor.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the family and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(4) **All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.**

If you appeal the denial to the Board of County Commissioners, please submit the following:

1. A letter requesting to appeal the denial to the Board with the **requirement as indicated above**; and
2. A filing fee of $ 100.00.

If an appeal is filed and approved by the Board of County Commissioners, conditions as stated above will be included in the resolution as well as the following:

1. Provide a final original signed/sealed survey including the flood hazard areas delineated and existing structure setback compliance prior to final subdivision approval.
2. Subsequent lot owners should be advised of potential for listed protected species and state/federal permit requirements. Prior to site development of each lot, a gopher tortoise burrow survey by a qualified professional is required to determine presence or absence. If present, follow FWC permitting and regulation requirements.

If I may be of further assistance in this matter, please contact me.

Sincerely,

Carrie L. Cline
Subdivisions - Planner I

Sandra Weaver (FKA – Sandra Robinson)
Kelton Weaver
19951 Manecke Road
Brooksville, FL 34601
(352)842-3893
sandys_cleaning@yahoo.com

RECEIVED
NOV 18 2025
Hernando County Development Services
Zoning Division

November 17, 2025

Board of County Commissioners
Hernando County Government Center
20 N Main Street
Brooksville, FL 34601

Subject: Appeal of Class D Subdivision Denial and Petition for Relief from Hardship - Parcel Key # 352353 Application # 1513700

Board of County Commissioners:

I am writing to formally appeal the denial of our Class D Subdivision application, dated November 14, 2025, concerning the property located at 0 Manecke Road, Brooksville, FL 34601, identified by Parcel Key # 352353.

Pursuant to Chapter 26, Article I, Section 26-3(g) of the Hernando County Code of Ordinances, we are submitting this Petition for Relief from Hardship. We believe that a literal interpretation and strict enforcement of the current subdivision regulations, in this specific case, place an undue and unnecessary burden on the us as the parcel owners.

I. Description of the Undue Hardship

We assert that the following special conditions and circumstances are peculiar to the land and did not result from any action or negligence on our part:

Our parcel is a parent parcel but does not have frontage on a county-maintained road.

The existing county road-maintained frontage requirement cannot be met due to the parcel being created prior to 1988 was provided with an easement to access the parcel.

Without this relief, we would not be able to sell a portion of the parcel making it easier to pay the taxes in the future on the remaining 10.74-acre

parcel.

II. Written Proposal Defining Desired Methods of Completing the Project

We propose the following alternative method for completing the project, which we believe addresses the hardship while remaining in harmony with the general intent and purpose of the County Code and Comprehensive Plan:

Specific Provisions to be Excepted From: We respectfully request an exception from the requirement that each lot must have frontage on an existing county-maintained street (as per Sec. 26-3(e)2.a.i).

Desired Method: We propose to create access via a minimum fifteen-foot access/utility easement to provide ingress and egress to the proposed parcels, as provided for in the hardship relief section of the code.

Justification: This modified plan is consistent with the County's adopted Comprehensive Plan and is compatible with surrounding land uses. All proposed lots will meet the minimum lot size requirements of the Agricultural zoning district. The requested variance is the minimum necessary to allow for the reasonable use of the land.

We kindly request a public hearing before the Board of County Commissioners to present our case.

We believe our petition demonstrates a genuine, non-self-created hardship unique to our property, and that the proposed solution provides a reasonable use of the land consistent with County goals.

Thank you for your time and consideration of this critical matter. We look forward to a favorable resolution.

Sincerely,

Sandra Weaver Sandra Weaver

Kelton Weaver Kelton Weaver

Board Of County Commissioners
Hernando County Planning and Zoning Department
Brooksville, Florida

Key 352353
App 1513700

RECEIVED FROM Sandra Weaver/Kelton Weaver $ 100 00 DOLLARS

Planning Only $100.00

PURPOSE OF PAYMENT ☐ RENT ☐ GOODS ☐ DEPOSIT ☒ Class D Appeal

AMOUNT DUE	
THIS PAYMENT	
BALANCE DUE	

PAYMENT METHOD
☐ CREDIT CARD ☒ CHECK
☐ MONEY ORDER ☐ CASH

DATE 11/17/25
2086
RECEIVED BY HFig
No. 34421

STAFF REPORT

HEARINGS:	Board of County Commissioners: January 6, 2026
APPLICANT:	Sandra Weaver (FKA Sandra Robinson) & Kelton Weaver
FILE NUMBER:	1513700
PURPOSE:	Class D Subdivision Appeal
GENERAL LOCATION:	Approximately 200 feet north of Manecke Road.
PARCEL KEY NUMBER:	352353

APPLICANT'S REQUEST:

The petitioner is requesting relief from the strict application standards of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to HARDSHIP, as more fully described below.

The subject site is a 16.10-acre AG (Agricultural) parcel. The Class D Subdivision for Sandra Weaver (FKA Sandra Robinson) and Kelton Weaver is to create (2) two parcels Tract A – 5.36 acres and Tract B – 10.74 acres. It is the petitioner's desire to sell a portion of the parcel for financial reasons. Due to the property's non-parent parcel status, the petitioner is requesting to split the parcel in order to sell a portion. The parcel is located on Approximately 200 feet from Manecke Road.

The survey has been reviewed by the Planning Department and found not to be within County standards for a Class D Subdivision according to Sec. 26-3. Class D (2) a. i. "Each lot must be created from a parent parcel". The Department of Public Works has Approved the driveway location.

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the Class D subdivision with the following conditions:

(1) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(2) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(3) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

(4) The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

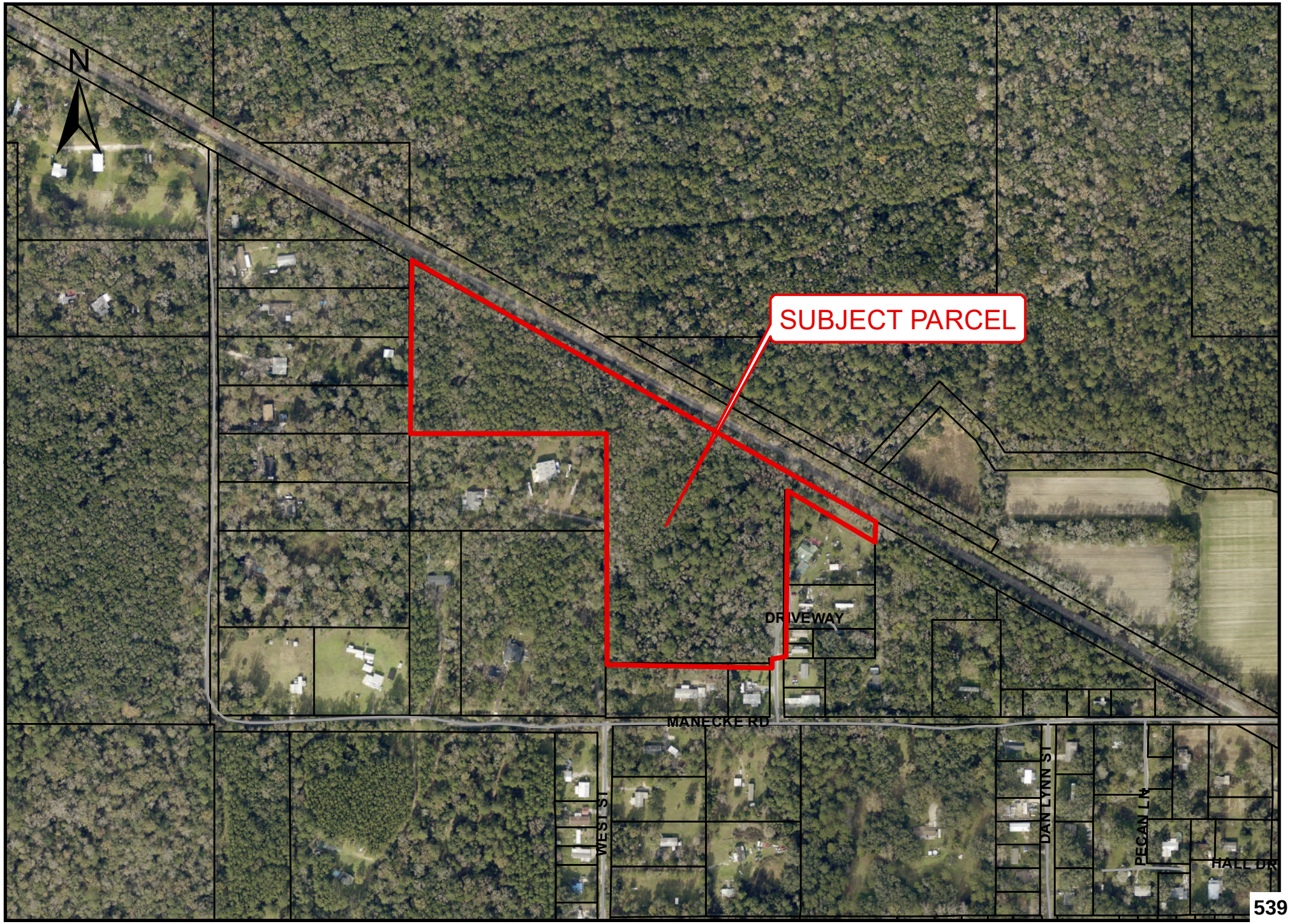
(5) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(6) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(7) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

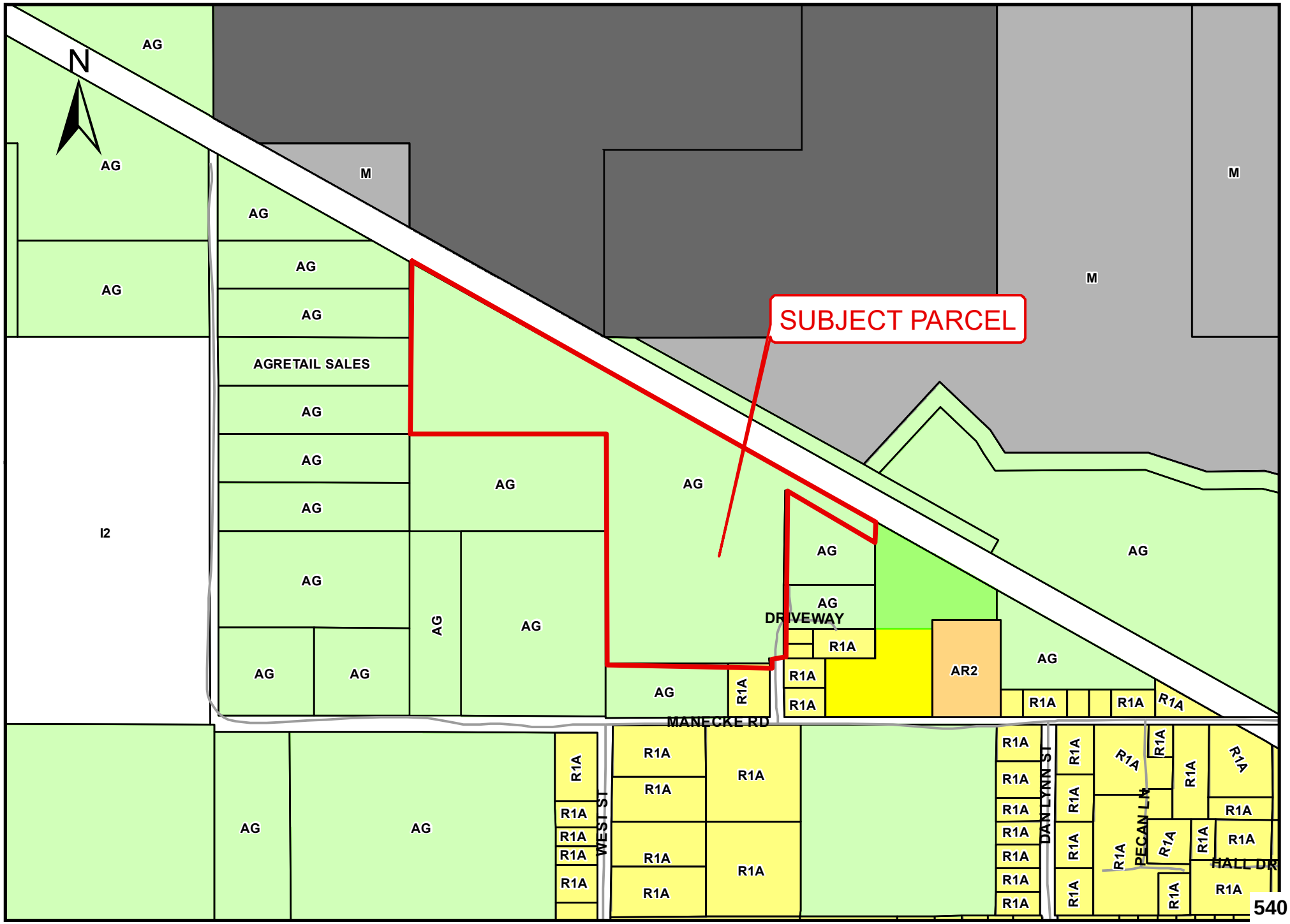
Permit #1513700

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Permit #1513700

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Sandra Weaver (F/K/A Sandra Robinson) & Kelton Weaver

FILE NUMBER: 1513700

PURPOSE: To divide 16.10 acres into two parcels creating Tract A (5.36 acres) and Tract B (10.74 acres)

GENERAL LOCATION: A portion of Section 16, Township 22 South, Range 19 East, lying approximately 200 feet north of Manecke Road.

PARCEL KEY: 352353

REQUEST: The Petitioners were denied a Class D Subdivision to divide 16.10 acres into two parcels creating Tract A (5.36 acres) and tract B (10.74 acres) for failing to meet all the requirements for a Class D Subdivision as set forth in Chapter 26 Article I, Section 26-3(e) of the Hernando County Ordinance Code (hereinafter, individual provisions referred to as "Section"). Therefore, the Petitioners request relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the Petitioners' request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioners.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioners.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioners' request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(f) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE TO FOLLOW]

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Sandra Weaver (F/K/A Sandra Robinson) & Kelton Weaver

FILE NUMBER: 1513700

PURPOSE: To divide 16.10 acres into two parcels creating Tract A (5.36 acres) and Tract B (10.74 acres)

GENERAL LOCATION: A portion of Section 16, Township 22 South, Range 19 East, lying approximately 200 feet north of Manecke Road.

PARCEL KEY: 352353

REQUEST: The Petitioners were denied a Class D Subdivision to divide 16.10 acres into two parcels creating Tract A (5.36 acres) and tract B (10.74 acres) for failing to meet all the requirements for a Class D Subdivision as set forth in Chapter 26 Article I, Section 26-3(e) of the Hernando County Ordinance Code (hereinafter, individual provisions referred to as "Section"). Therefore, the Petitioners request relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the Petitioners' request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The strict application of the Class D Subdivision regulations in Section

26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioners.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioners.

ACTION: Based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES the Petitioners' request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

INSTR #2026002644 BK: 4657 PG: 886 Page 1 of 3
FILED & RECORDED 1/14/2026 1:40 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $27.00

RESOLUTION NO. 2026 - 009

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Sandra Weaver (F/K/A Sandra Robinson) & Kelton Weaver

FILE NUMBER: 1513700

PURPOSE: To divide 16.10 acres into two parcels creating Tract A (5.36 acres) and Tract B (10.74 acres)

GENERAL LOCATION: A portion of Section 16, Township 22 South, Range 19 East, lying approximately 200 feet north of Manecke Road.

PARCEL KEY: 352353

REQUEST: The Petitioners were denied a Class D Subdivision to divide 16.10 acres into two parcels creating Tract A (5.36 acres) and tract B (10.74 acres) for failing to meet all the requirements for a Class D Subdivision as set forth in Chapter 26 Article I, Section 26-3(e) of the Hernando County Ordinance Code (hereinafter, individual provisions referred to as "Section"). Therefore, the Petitioners request relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the Petitioners' request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioners.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioners.

ACTION:

Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioners' request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(f) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE TO FOLLOW]

ADOPTED IN REGULAR SESSION THE 6th DAY OF January 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Patricia Lyons, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: Jerry Campbell
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office