



Hernando County

Board of County Commissioners

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

Land Use Hearings

Agenda

Thursday, April 3, 2025 - 9:00 A.M.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT COLLEEN CONKO, HERNANDO COUNTY ADMINISTRATION, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FLORIDA 34604, (352) 754-4002. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

If a person decides to appeal any quasi-judicial decision made by the Hernando County Board of County Commissioners with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

UPCOMING MEETINGS:

The Board of County Commissioners' next regular meeting is scheduled for Tuesday, April 8, 2025, beginning at 9:00 A.M., in the John Law Ayers County Commission Chambers, Room 160.

A. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance

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

C. PUBLIC HEARINGS

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

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

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

1. [15652](#) Ordinance Establishing Pinery Community Development District

BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY**STANDARD**

2. [15683](#) Request to Postpone Variance Petition Submitted by Jesse Navarro on Behalf of JC Navarro Properties, LLC for Property Located on Thunderbird Avenue
3. [15664](#) Master Plan Reestablishment Petition Submitted by Rivard Development, LLC (H2510)
4. [15645](#) Petition Submitted by EBH Acquisitions, LLC, to Vacate Right of Way of Jackson Street
5. [15576](#) Rezoning Petition Submitted by Muad Saeed on Behalf of Hamza Capital, Inc., for Property Located on Linden Drive (H2468)
6. [15577](#) Master Plan Revision Petition Submitted by Ocean Bleu Group and Bowman Consulting on Behalf of Spring Hill County Line, LLC for Property Located on County Line Road (H2469)
7. [15578](#) Rezoning Petition Submitted by ProCivil 360, LLC, on Behalf of Southern Valley Homes, LLC for Property Located on Waterfall Drive (H2470)
8. [15579](#) Rezoning Petition Submitted by David Griner for Property Located on Shoal Line Boulevard (H2472)
9. [15587](#) Petition to Re-Establish Master Plan Submitted by Catalyst Design Group on Behalf of Hilltop 408, LLC for Property Located on Spring Hill Drive (H2474)
10. [15663](#) Rezoning Petition Submitted by Coastal Engineering Associates, Inc., on Behalf of Joshua M. Whitney, Craig Gruber and Harold D. Werder for Property Located on Powell Road (H2438)

D. BOARD OF COUNTY COMMISSIONERS

1. Commissioner Steve Champion
2. Commissioner John Allocco
3. Commissioner Ryan Amsler
4. Commissioner Jerry Campbell
5. Chairman Brian Hawkins
6. County Attorney Jon Jouben
7. Deputy County Administrator Toni Brady
8. County Administrator Jeffrey Rogers

E. ADJOURNMENT

