



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, July 13, 2026 - 9:00 A.M.

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT WWW.HERNANDOCOUNTY.US. THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT MARYELLEN WAITE, HERNANDO COUNTY RISK MANAGEMENT MANAGER, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 442-7787. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.

A. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance
3. Poll Commission for Ex Parte Communications
4. County Attorney Statement
5. Administering of the Oath

B. STAFF ANNOUNCEMENTS

C. APPROVAL/MODIFICATION OF AGENDA

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS

E. UNIFIED AGENDA

- [17722](#) Approval of Minutes for Regular Meeting of September 11, 2023
- [17644](#) Approval of Minutes for Regular Meeting of June 08, 2026
- [17478](#) Conditional Plat File # 1514955 Shady Oaks North Subdivision
- [17701](#) Conditional Plat File # 1507064 Waterfall Park Subdivision
- [17702](#) Conditional Plat File # 1500973 Rivard Subdivision

F. STANDARD AGENDA

- [17675](#) Special Exception Use Permit Petition Submitted by Pablo Barrozo (SE2607)
- [17676](#) Rezoning Petition Submitted by Jacqueline Commons, LLC (H2617)
- [17677](#) Rezoning Petition Submitted by Edwin Santiago and Ileen Febus (H2610)
- [17678](#) Mater Plan Revision Petition Submitted by Mavis Tire Supply, LLC, on Behalf of Glen Lakes Station II, LLC (REZ0000202026)
- [17679](#) Rezoning Petition Submitted by Insteada, LLC, and CEA Development, Inc. (REZ00002102026)

G. COMMISSIONERS AND STAFF ISSUES

H. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, August 17, 2026, beginning at 9:00 AM, in the Commission Chambers



Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/13/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17722
Legal Request Number:
Bid/Contract Number:

TITLE

Approval of Minutes for Regular Meeting of September 11, 2023

BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on September 11, 2023, are submitted for review and approval.

STRATEGIC PLAN INITIATIVES

Strategic Theme: B - Commitment to Public Safety.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

N/A

RECOMMENDATION

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on September 11, 2023, are submitted for review and approval.

REVIEW PROCESS

Omar DePablo	Approved	07/02/2026	3:04 PM
Victoria Via	Approved	07/02/2026	3:28 PM



Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

September 11, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, September 11, 2023, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Jonathan McDonald	Chairman
W. Steve Hickey	Vice Chairman
Kathryn Birren	Regular Member
Nicholas Holmes	Regular Member
Mike Fulford	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Victoria Anderson	Assistant County Attorney
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Toddy Crosby	Interim Public Works Director / County Engineer
Robin Reinhart	Agenda Coordinator

Regular Member Donald Whiting was not present for the meeting today.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

The Commission members indicated they had no ex parte communications concerning the petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney, Victoria Anderson, provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

In recognition of Veterans Day, staff included a moment of silence to honor and remember the service and sacrifices of all United States Military Veterans. Planning administrator Michelle Miller explained Agenda Item No. 12756 [Election of Affordable Housing Advisory Committee Member].

Election of Affordable Housing Advisory Committee Member

Motion

To nominate W. Steven Hickey of the Planning and Zoning Commissioner to Affordable Housing Advisory Committee.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Mike Fulford
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the agenda.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Mike Fulford
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	W. Steven Hickey
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

PUBLIC HEARINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, October 9, 2023, beginning at 9:00 AM, in the Commission Chambers

UNIFIED AGENDA

Chairman Statement

Introduction of the Unified Agenda

CP 1454572 The Space Shop

Motion

To approve the Unified Agenda and pull Agenda Item Nos. 12716 [SE-23-02 Jose Andres De La Cruz, Francis Marilyn Abin: Special Exception Use Permit for Truck Parking; Southern terminus of Courts Ct] and 12717 [CU-23-07 - Pedone: Conditional Use Permit for Excavation; South of Dashback St and east side of Kettering Rd] to the Standard Agenda.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	W. Steven Hickey
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

SE-23-02 Jose Andres De La Cruz, Francis Marilyn Abin: Special Exception Use Permit for Truck Parking; Southern terminus of Courts Ct

This item was pulled to the Standard Agenda.

CU-23-07 - Pedone: Conditional Use Permit for Excavation; South of Dashback St and east side of Kettering Rd

This item was pulled to the Standard Agenda.

RECESS/RECONVENE

The Board recessed at 9:11am for a Moment of Silence in Memorial of September 11th and reconvened at 9:12am

Commissioners Discussion

Public Comment

Commissioner Vote

LEGISLATIVE AGENDA

STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)

**SE-23-02 Jose Andres De La Cruz, Francis Marilyn Abin:
Special Exception Use Permit for Truck Parking; Southern terminus of Courts Ct**

The Board accepted public input on this matter.

Motion

To convert the application to a Conditional Use Permit and approve the staff recommendation with modifications..

(Note: The Motion pertained to Modified Performance Condition No. 5 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	W. Steven Hickey
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

**CU-23-07 - Pedone:
Conditional Use Permit for Excavation; South of Dashback St and east side of Kettering Rd**

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 11, 12 and 13 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

**H-23-10 - M. Daniel Construction, Inc.:
Rezoning from Mining to AG (Agriculture); West side of Sunshine Grove Rd, approximately 2,000' north of Ken Austin Pkwy**

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	W. Steven Hickey
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

CU-23-01 - M. Daniel Construction, Inc.:
Conditional Use Permit for Excavation; West side of Sunshine Grove Rd, approximately 2,000' north of Ken Austin Pkwy

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 15 and 16 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	W. Steven Hickey
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

H-22-63 - M. Daniel Construction, Inc.:
Expansion of a Public Service Facility Overlay District (PSOFD); West side of Sunshine Grove Rd, approximately 2,000' north of Ken Austin Pkwy

There was no public input.

Motion

To postpone to a date certain of October 9, 2023.

RESULT:	ADOPTED
MOVER:	W. Steven Hickey
SECONDER:	Mike Fulford
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

**H-23-30 - Boone:
Rezoning from R1C (Residential) to AR-1 (Agricultural/Residential-1); Northeast terminus of Berryhill Dr**

The Board accepted public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	W. Steven Hickey
AYES:	McDonald, Birren, Hickey and Holmes
NAYES:	Fulford
ABSENT:	Whiting

**H-23-08 - Teramore Development, LLC,
Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial); East of US Hwy 19, between Ridge Rd and Osceola Dr**

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 3C, 3H, 4D, and 7B as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

RECESS/RECONVENE

The Board recessed at 12:40 pm and reconvened at 12:50 pm.

**H-23-24 - Big Sky:
Rezoning from AG (Agricultural) to AR (Agricultural/Residential); Southwest corner of Powell Rd and Burns Rd**

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	W. Steven Hickey
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

H-23-27 - Daryl Senica:

Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) and PDP(REC)/Planned Development Project (Recreation) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use for Outdoor Storage and with Deviation; North side of County Line Rd, approximately 1,500' west of Peach Tree Dr.

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

H-23-20 - Solterra Land, LLC c/o Jon Kattke:

Rezoning from AG (Agricultural) and AR (Agricultural/Residential) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; Northwest corner of Anderson Snow Rd and Amero Ln

There was no public input.

Motion

To table until the end of the meeting for Coastal to get applicant authorization.

RESULT:	TABLED
MOVER:	W. Steven Hickey
SECONDER:	Mike Fulford
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

H-23-18 - 75 Cortez:

Master Plan Revision on Property PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP (Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with Deviations; North of Cortez Blvd, approximately 2,000' west of I-75

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 7 and 10 as approved by the Planning Department).

H-23-20 - Solterra Land, LLC c/o Jon Kattke:

Rezoning from AG (Agricultural) and AR (Agricultural/Residential) to PDP(MF)/Planned Development Project (Multifamily) with Deviations; Northwest corner of Anderson Snow Rd and Amero Ln

The Board accepted public input.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 4, 8 and 9 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	W. Steven Hickey
AYES:	McDonald, Birren, Fulford, Hickey and Holmes
ABSENT:	Whiting

RECESS/RECONVENE

The Board recessed at 2:15 pm and reconvened at 2:20 pm.

H-23-29 - Toddy Mooney:
Rezoning from PDP(OP)/Planned Development Project (Office Professional) and PDP(SF)/Planned Development Project (Single Family) to PDP(MF)/Planned Development Project (Multifamily) Deviations; South side of Cortez Blvd, approximately 700' east of Nightwalker Rd

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 6, 7, 9 and 17 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford and Holmes
NAYES:	Hickey
ABSENT:	Whiting

COMMISSIONERS AND STAFF ISSUES

There were no issues to discuss.

ADJOURNMENT

The meeting was adjourned at 3:35 pm.

UPCOMING MEETINGS



Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/13/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17644
Legal Request Number:
Bid/Contract Number:

TITLE

Approval of Minutes for Regular Meeting of June 08, 2026

BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on June 08, 2026, are submitted for review and approval.

STRATEGIC PLAN INITIATIVES

Strategic Theme: B - Commitment to Public Safety.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

N/A

RECOMMENDATION

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on June 08, 2026, are submitted for review and approval.

REVIEW PROCESS

Michelle Miller	Approved	06/12/2026 11:35 AM
Victoria Via	Approved	06/12/2026 12:01 PM



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

June 8, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, June 08, 2026 in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Aenda Pcket was available online at www.hernandocounty.us.

<u>Attendee Name</u>	<u>Title</u>
Nicholas Holmes	Acting Chairman
Jonathan McDonald	Regular Member
Steven Markford	Regular Member
Justin Noe	Regular Member
Mike Fulford	Alternate Member
Lashaundra Ellison	Planner II
Natasha Lopez Perez	Assistant County Attorney
Valerie Pianta	Economic Development Director
Michelle Miller	Planning Manager
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Victoria Via	Agenda Coordinator

Chairwoman Birren was not in attendance for today's meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Members Markford, McDonald, and Noe announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairman Holmes and Alternate Member Fulford announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Lopez Perez provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Michelle Miller, Planning Manager, announced that Jim Lipsey, School Board Representative, was not in attendance. She also announced that Lashaundra Ellison, Planner II, was in attendance.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Holmes, Fulford, Markford, McDonald and Noe
ABSENT:	Birren

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Holmes, Fulford, Markford, McDonald and Noe
ABSENT:	Birren

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for Regular Meeting of November 13, 2023

Approval of Minutes for Regular Meeting of May 11, 2026

Motion

To approve the Unified Agenda.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Holmes, Fulford, Markford, McDonald and Noe
ABSENT:	Birren

STANDARD AGENDA

Conditional Use Permit Petition Submitted by Ronald J. Pollack and Nathan Pollack (CU2607)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Holmes, Fulford, Markford, McDonald and Noe
ABSENT:	Birren

Master Plan Revision Submitted by Southeast Investments, Inc., On Behalf of Jacobsen Property Investment, LLC; Christopher Gandy; and William Samuelson and Melissa Samuelson (H2605)

There was no public input.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition No. 20 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Holmes, Fulford, McDonald and Noe
NAYES:	Markford
ABSENT:	Birren

RECESS/RECONVENE

The Board recessed at 9:40 a.m. and reconvened at 9:50 a.m.

Rezoning Petition Submitted by Williams Realty and Investments Inc. (H2603)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 9 , 10, and 11 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Holmes, Fulford, Markford, McDonald and Noe
ABSENT:	Birren

RECESS/RECONVENE

The Board recessed at 11:00 a.m. and reconvened at 11:05 a.m.

Rezoning Petition Submitted by Land Supplier, LLC (H2339)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 7, 8 and 13 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Mike Fulford
AYES:	Holmes, Fulford, Markford, McDonald and Noe
ABSENT:	Birren

Rezoning Petition Submitted by M and S Enterprises of Central Florida, LLC (H2618)

There was no public input.

Motion

To approve with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 2 and 10 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Holmes, Fulford, Markford, McDonald and Noe
ABSENT:	Birren

Master Plan Revision Submitted by One Hernando, LLC (REZ0000262026)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Mike Fulford
AYES:	Holmes, Fulford, Markford, McDonald and Noe
ABSENT:	Birren

COMMISSIONERS AND STAFF ISSUES

The Board and staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 12:30 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, July 11, 2026, beginning at 9:00 AM, in the Commission Chambers



Planning & Zoning Commission

AGENDA ITEM

Meeting: 07/13/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17478
Legal Request Number:
Bid/Contract Number:

TITLE

Conditional Plat File # 1514955 Shady Oaks North Subdivision

BRIEF OVERVIEW

Conditional Plat for Shady Oaks North Subdivision

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County Review and Approval), Section 26-21 (Procedure for Approval of a Conditional Plat) of the Hernando County Code of Ordinances.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the Conditional Plat for Shady Oaks North Subdivision.

REVIEW PROCESS

Michelle Miller	Approved	04/30/2026	3:44 PM
Victoria Via	Approved	04/30/2026	3:45 PM
Natasha Lopez Perez	Approved	05/01/2026	3:47 PM
Toni Brady	Approved	05/05/2026	7:55 PM
Natasha Lopez Perez	Approved	05/06/2026	8:17 AM
Victoria Via	Approved	05/06/2026	11:46 AM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 13, 2026

APPLICANT: Shady Oaks North Subdivision

FILE NUMBER: 1514955

PURPOSE: Conditional Plat Approval for Shady Oaks North Subdivision

GENERAL LOCATION: East Side of Treiman Boulevard, 2,548 feet north of Reynolds Street, opposite Belt Drive

PARCEL KEY NUMBER: 1150471

The Conditional Plat for Shady Oak North Subdivision is for 196 Single Family homes. It is located on the East Side of Treiman Boulevard, 2,548 feet north of Reynolds Street, opposite Belt Drive.

The Conditional Plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this Conditional Plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the Conditional Plat of the Shady Oaks North subdivision with the following performance conditions:

1. The Conditional Plat shall expire in two (2) years; if no further approvals in the subdivision process are obtained.
2. The developer must conform to all Hernando County Facility Design Guidelines.
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.
4. The developer shall provide new residential property owners with Florida-Friendly Landscaping™ Program materials and encourage use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use shall be included. Educational materials are available through the Hernando County Utilities Department.

5. Geotechnical Subsurface Testing and Reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.
6. The petitioner must abide by the Memorandum of Understanding with the Hernando County Water and Sewer District as attached.

BOCC ACTION

On July 1, 2025, the Board of County Commissioners voted 4-0 to adopt a resolution approving the petitioner's request for a Rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with Deviations and Establish an Associated Master Plan with the following unmodified 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 development shall be limited to the entitled total of 196 single-family residential units.
7. Lot Width and Size:
 - Lot Size: 50'X120' (6,000 square feet)
 - Lot Coverage: 40% (Deviation from 35%)
 - Front Setback: 25'
 - Side Setbacks: 7.5' (Deviation from 10') - includes the second front for corner lots
 - Rear Setbacks: 15' (Deviation from 20')
8. Perimeter Setbacks
 - North: 30'
 - East: 30'
 - West: 30'
 - South: 50' (Master plan showed 30')
 - Along Treiman Boulevard: 125'

Signs and landscaping are allowed within the perimeter setback insofar as they meet all appropriate Hernando County Facility Design Guidelines and permit requirements, including sight triangle and circulation.

9. Perimeter Buffers:

- 10' landscape buffer along both sides of the entrance road into the development
 - 15' landscape buffer along the northern boundary where the residential development begins
 - 20' landscape buffer along the eastern boundary of the development
 - 15' along the south immediately adjacent to the residential pod
 - 25' landscape buffer along the southern boundary at the project exist
 - 15' landscape buffer along the project exit
10. The applicant shall reflect the location and acreage of the neighborhood park in accordance with the Hernando County Land Development Regulations at the time of conditional plat. This park shall be centrally located to be accessible to all residents within the development and should connect to the walkways as discussed in the narrative to provide comprehensive pedestrian access throughout the project. The amenity center as indicated in the narrative may count toward the total park acreage but shall not be the sole park location.
11. 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.
12. The applicant shall provide a fire protection plan at the time of conditional plat.
13. The applicant shall be required to complete a utility capacity analysis and connect to central water and sewer at the time of vertical construction. The preliminary analysis shall be required at conditional plat, with subsequent detailed analyses required at construction drawings.
14. The northernmost entrance to the development shall be constructed as a boulevard and shall be treed in accordance with the Land Development Regulations. The tree-lining shall continue throughout the entire entryway until the roadway meets the first residential pod of the development.
15. A Traffic Access Analysis is required to be submitted. Refer to Hernando County Facility Design Guideline IV-18. Any improvements found to be warranted in the Traffic Access Analysis will be the responsibility of the developer to install.
16. A Frontage Road is required for this project as it abuts Treiman Boulevard (US 301), per the requirement of Ordinance. Due to the unique layout of the site, the entrance road into the development shall serve as the frontage road to the development. At the time of conditional plat, the applicant shall be required to demonstrate interconnectivity with the surrounding parcels.

17. The petitioner has indicated that an interconnecting local road to Jodi W. Drive to the south will be constructed as part of the development. An additional potential connection to Reynolds Street is also proposed. These interconnections and their associated roundabouts shall be reviewed at the time of conditional plat.
18. The Roadway and Driveway design will need to meet Hernando County Standards.
19. 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

MEMORANDUM OF UNDERSTANDING

HERNANDO COUNTY WATER AND SEWER DISTRICT, a body corporate and politic of the State of Florida, with an address of 15470 Flight Path Drive, Brooksville, Florida 34604, hereinafter referred to as the "**DISTRICT**", and **SHADY OAKS PROJECT LLC**, a Florida limited liability company, with an address of 4912 Turnbury Wood Drive, Tampa, Florida 33647, hereinafter referred to as the "**DEVELOPER**", hereby enter into this Memorandum of Understanding for the purpose of outlining availability of wastewater treatment capacity for the proposed Shady Oaks North Subdivision consisting of 196 residential homes (**PROJECT**) in the interim period until the Ridge Manor Water Reclamation Facility Expansion project is substantially completed. **DEVELOPER** has provided the following construction schedule for **PROJECT**:

<u>Year</u>	<u>Certificate of Occupancies (CO)</u>
2027	0
2028	98
2029	98

Each party hereby agrees to the following:

DEVELOPER agrees to

- Acknowledge wastewater treatment capacity for the **PROJECT** is limited to the first two years (2027-28) of the construction schedule (98 COs total) until the Ridge Manor Water Reclamation Facility Expansion project is substantially completed.
- Schedule CO requests based on the construction schedule.

DISTRICT agrees to

- Review and approve the Conditional Plat and Construction Drawing submittals for the **PROJECT**.
- Provide general inspections for utility infrastructure during construction.
- Accept Water and Sewer Connection, Hook-up, and Deposit Fees and provide wastewater treatment capacity for up to 98 COs.

Upon request, HCUD may reevaluate wastewater capacity allotment and grant additional wastewater capacity to the **PROJECT** based on the remaining wastewater treatment capacity as the wastewater facility nears substantial completion (estimated June 2028).

After the Ridge Manor Water Reclamations Facility Expansion project is substantially completed, the CO limitation and this agreement will expire. **DISTRICT** will then accept Water and Sewer Connection, Hook-up, and Deposit Fees and provide wastewater capacity for the remainder of the **PROJECT** per the construction schedule.

All other requirements of Hernando County ordinances and building policies that are applicable to this project remain in effect.

DISTRICT

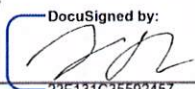
Hernando County Water and Sewer District

By: 
Brad Smith, Interim Director of Utilities

Date: 3-18-26

DEVELOPER

Shady Oaks Project LLC, a Florida limited liability Company

By: 
Joseph Tabshe, Manager

Date: 3/9/2026

County Attorney's Office
 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

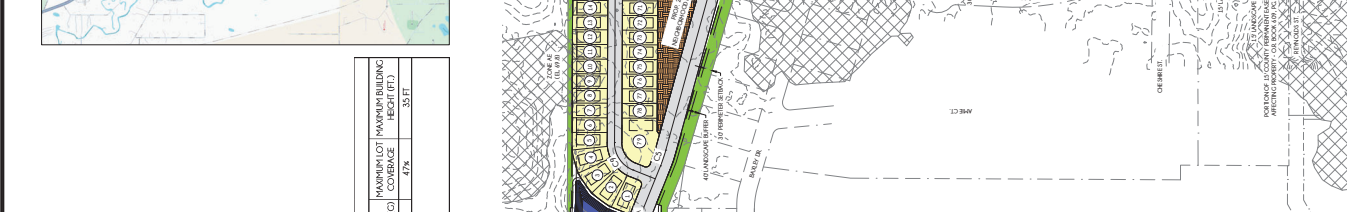
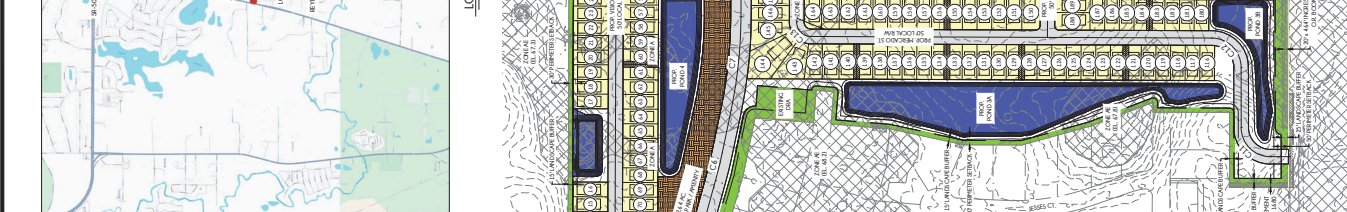
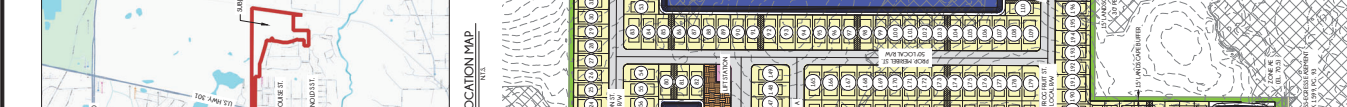
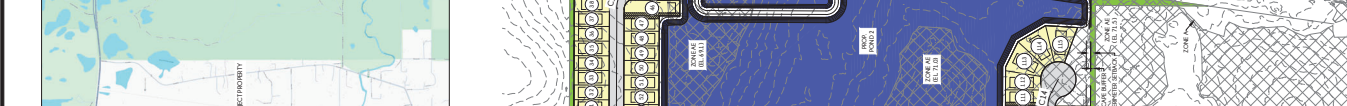
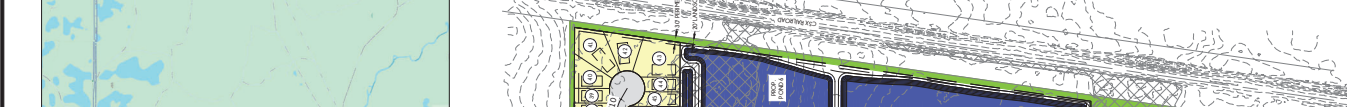
SHADY OAKS PROJECT, LLC
 4912 TINKERBURY WOOD DRIVE
 TAYLOR, ROBERTA 28447

PREPARED FOR:
 SHADY OAKS PROJECT, LLC
 15045 CYPRESS RIDGE RD., STE. 150
 WESTLEY CHAPEL, NC 27594
 P: (813) 694-7276

1 WORKING DAYS
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Curve #	Radius	Length	Chord/Direction	Start Point	End Point
C1	40000	13.54	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C2	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C3	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C4	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C5	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C6	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C7	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C8	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C9	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C10	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C11	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C12	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C13	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33
C14	40000	13.23	283° 41' 17.41"E	600214.65, 151000.33	600214.65, 151000.33

LAND USE	LAND USE TABLE	UNITS
RECREATION	RECREATION	2.46 AC. REQUIRED
BUFFERS & PRESERVED	BUFFERS & PRESERVED	79.4377 AC. RESERVED
VEGETATION REQUIRED	VEGETATION REQUIRED	4.18
COST SPACE	COST SPACE	9.18
TOTAL	TOTAL	83.47



MINIMUM LOT WIDTH (A)	MINIMUM LOT DEPTH (B)	MINIMUM LOT AREA (C)	MINIMUM FRONT YARD SETBACK (D)	MINIMUM SIDE YARD SETBACK (E)	MINIMUM REAR YARD SETBACK (F)	MINIMUM LOT COVERAGE (G)	MINIMUM BUILDING HEIGHT (H)
50 FT	120 FT	6000 SF	25 FT	7.5 FT	17.5 FT	47%	35 FT

NOTES:
 (A) Front setback shall be measured from the exterior face of the proposed right of way line.
 (B) Each corner lot shall be at least two (2) feet greater in width than the minimum required for interior lots within subdivision.
 (C) Each corner lot shall be at least two (2) feet greater in width than the minimum required for interior lots within subdivision.

DEVELOPMENT LOT STANDARDS
 MINIMUM LOT WIDTH (A) MINIMUM LOT DEPTH (B) MINIMUM LOT AREA (C) MINIMUM FRONT YARD SETBACK (D) MINIMUM SIDE YARD SETBACK (E) MINIMUM REAR YARD SETBACK (F) MINIMUM LOT COVERAGE (G) MINIMUM BUILDING HEIGHT (H)

NO.	DATE	DESCRIPTION
1	05/11/2025	ISSUED FOR PERMITTING
2	05/11/2025	ISSUED FOR PERMITTING
3	05/11/2025	ISSUED FOR PERMITTING
4	05/11/2025	ISSUED FOR PERMITTING
5	05/11/2025	ISSUED FOR PERMITTING
6	05/11/2025	ISSUED FOR PERMITTING
7	05/11/2025	ISSUED FOR PERMITTING
8	05/11/2025	ISSUED FOR PERMITTING
9	05/11/2025	ISSUED FOR PERMITTING
10	05/11/2025	ISSUED FOR PERMITTING

3 WORKING DAYS
 SUNSHINE STATE ONE
 CALL OF FLORIDA
 1-800-432-4770
 10000 W. BOCA RATON BLVD.
 BOCA RATON, FL 33433

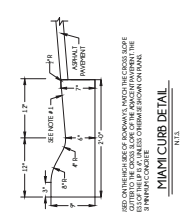
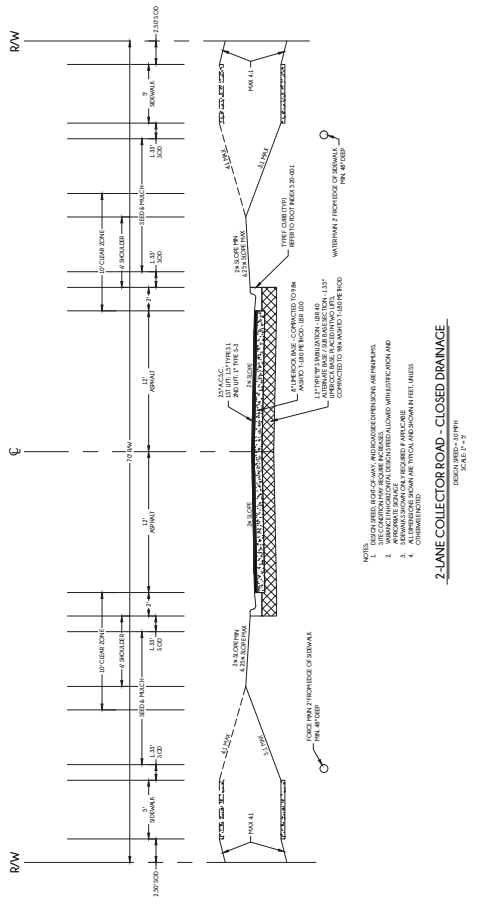
SHADY OAKS PROJECT, LLC
 4917 TURNBURY WOOD DRIVE
 TAMPA, FL 33634

PREPARED FOR:
 SHADY OAKS NORTH SUBDIVISION
 PARCELS KRY 1130471
 PROJECT # 2025-184

SUNCOAST
 WESTLEY CHAPPEL, FL 33544
 P. (813) 694-7676



CONDITIONAL PLAT
 CP-2



NOTES:
 1. DESIGN DITCHES TO BE 12\"/>

CP1514955 Aerial Map

This map was prepared by this office to be used as aid and 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.

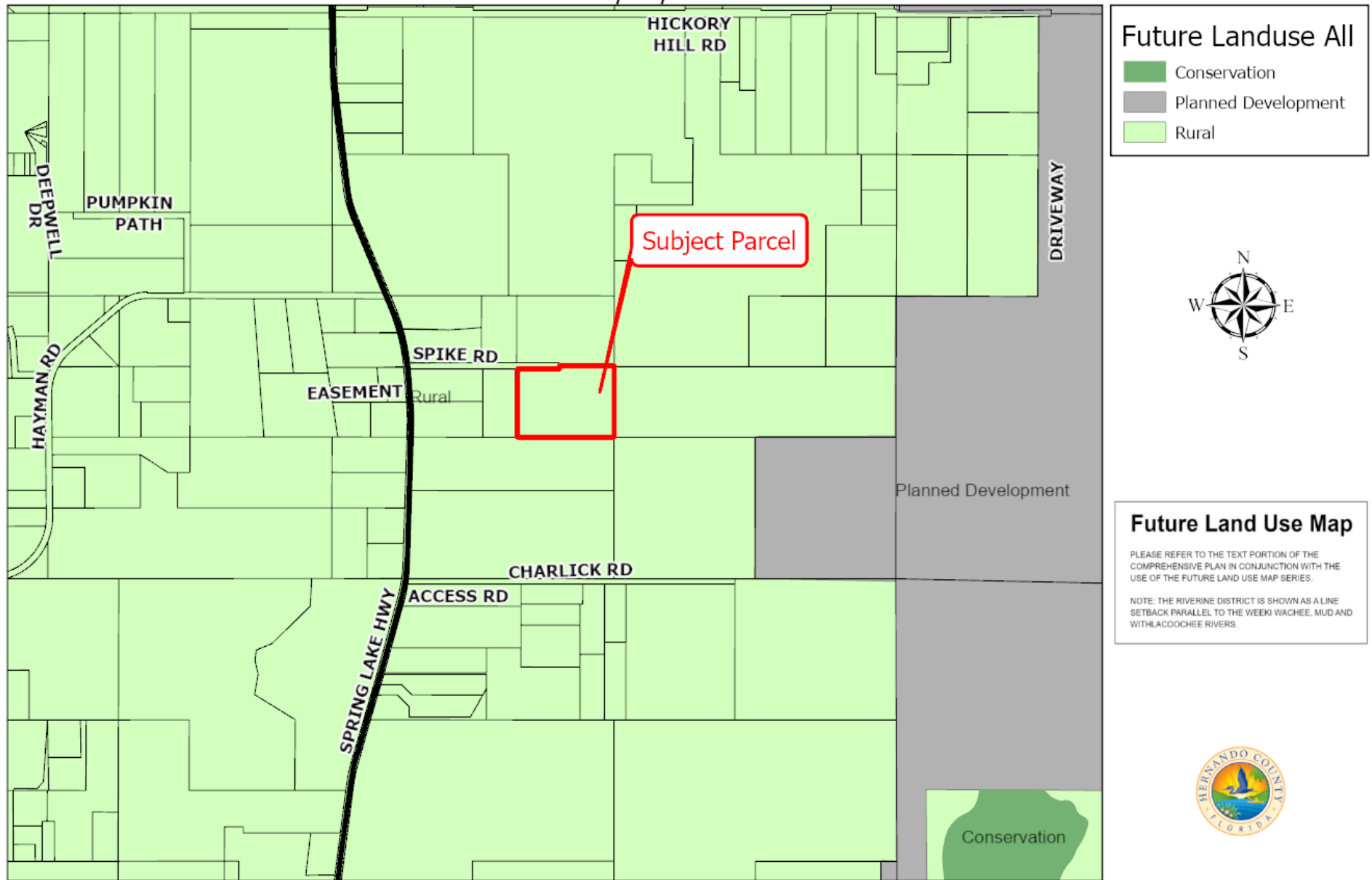


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: CP1514955

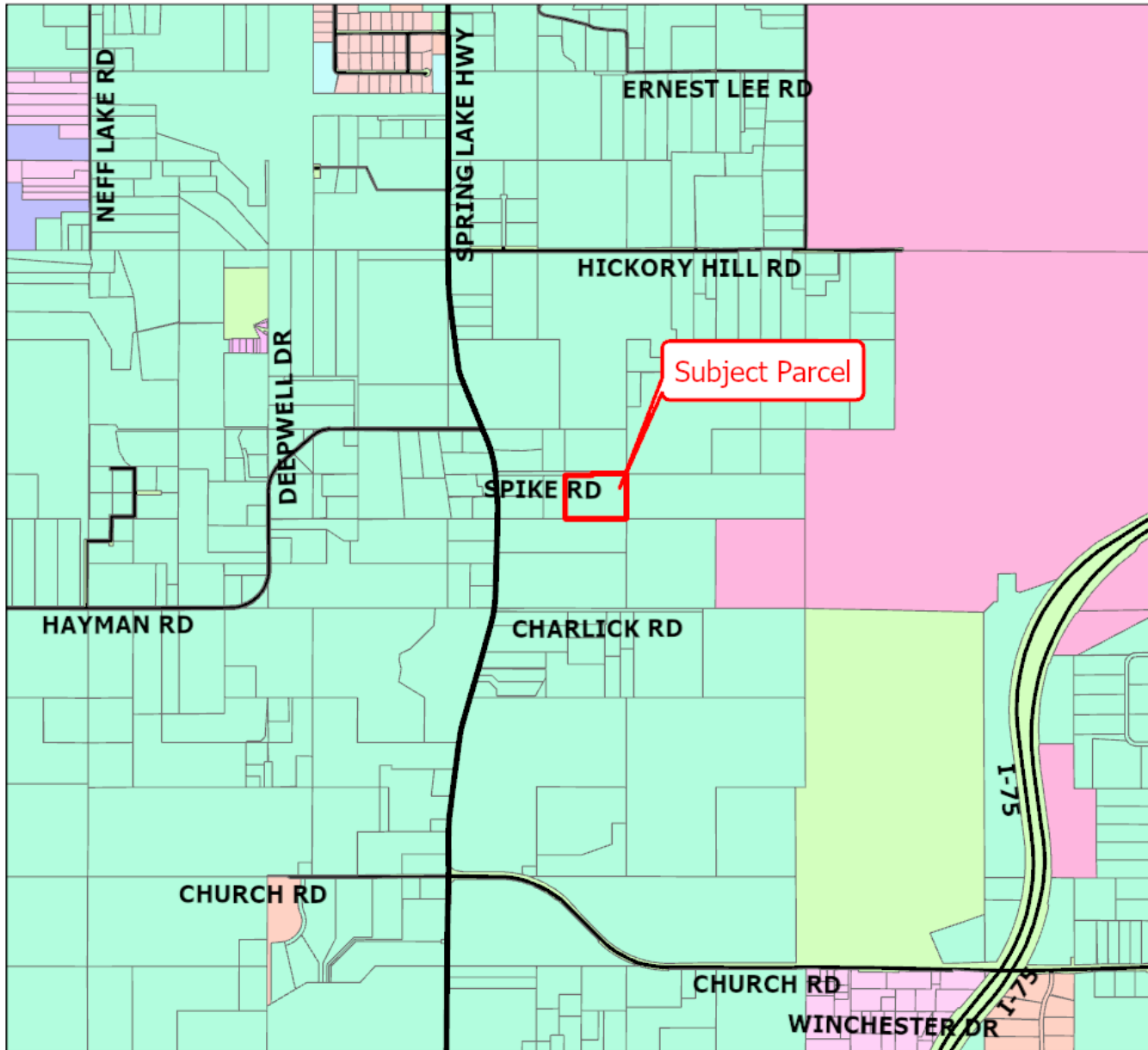
Version Date: 5/11/2026



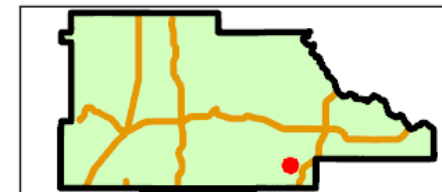
Not to Scale.

CP1514955 Zoning Map

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Legend	
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CPDP	
PDP(GHC)	
PDP(RUR)	
PDP(SF)	
PDP(SU)	
R1B	



Hernando County Tech GIS
with Hernando County Planning Department
Project date: May 11, 2026

Not to Scale.



Planning & Zoning Commission

Meeting: 07/13/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17701
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Conditional Plat File # 1507064 Waterfall Park Subdivision

BRIEF OVERVIEW

Conditional Plat for Waterfall Park Subdivision

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County Review and Approval), Section 26-21 (Procedure for Approval of a Conditional Plat) of the Hernando County Code of Ordinances.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the Conditional Plat for Waterfall Park Subdivision.

REVIEW PROCESS

Michelle Miller	Approved	06/28/2026	4:46 PM
Natasha Lopez Perez	Approved	06/29/2026	9:47 AM
Toni Brady	Approved	07/02/2026	2:26 PM
Victoria Via	Approved	07/02/2026	3:30 PM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 13, 2026

APPLICANT: Waterfall Park

FILE NUMBER: 1507064

PURPOSE: Conditional Plat Approval for Waterfall Park

GENERAL LOCATION: Bounded by Waterfall Drive, Placid Street, Page Lane and Baton Avenue

PARCEL KEY NUMBER: 00412360

The Conditional Plat for Waterfall Park Subdivision is for 10 Single Family homes. It is bounded by Waterfall Drive, Placid Street, Page Lane and Baton Avenue.

The Conditional Plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this Conditional Plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the Conditional Plat of the Waterfall Park subdivision with the following performance conditions:

1. The Conditional Plat shall expire in two (2) years; if no further approvals in the subdivision process are obtained.
2. The developer must conform to all Hernando County Facility Design Guidelines.
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.
4. The developer shall provide new residential property owners with Florida-Friendly Landscaping™ Program materials and encourage use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use shall be included. Educational materials are available through the Hernando County Utilities Department.
5. Geotechnical Subsurface Testing and Reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.

BOCC ACTION:

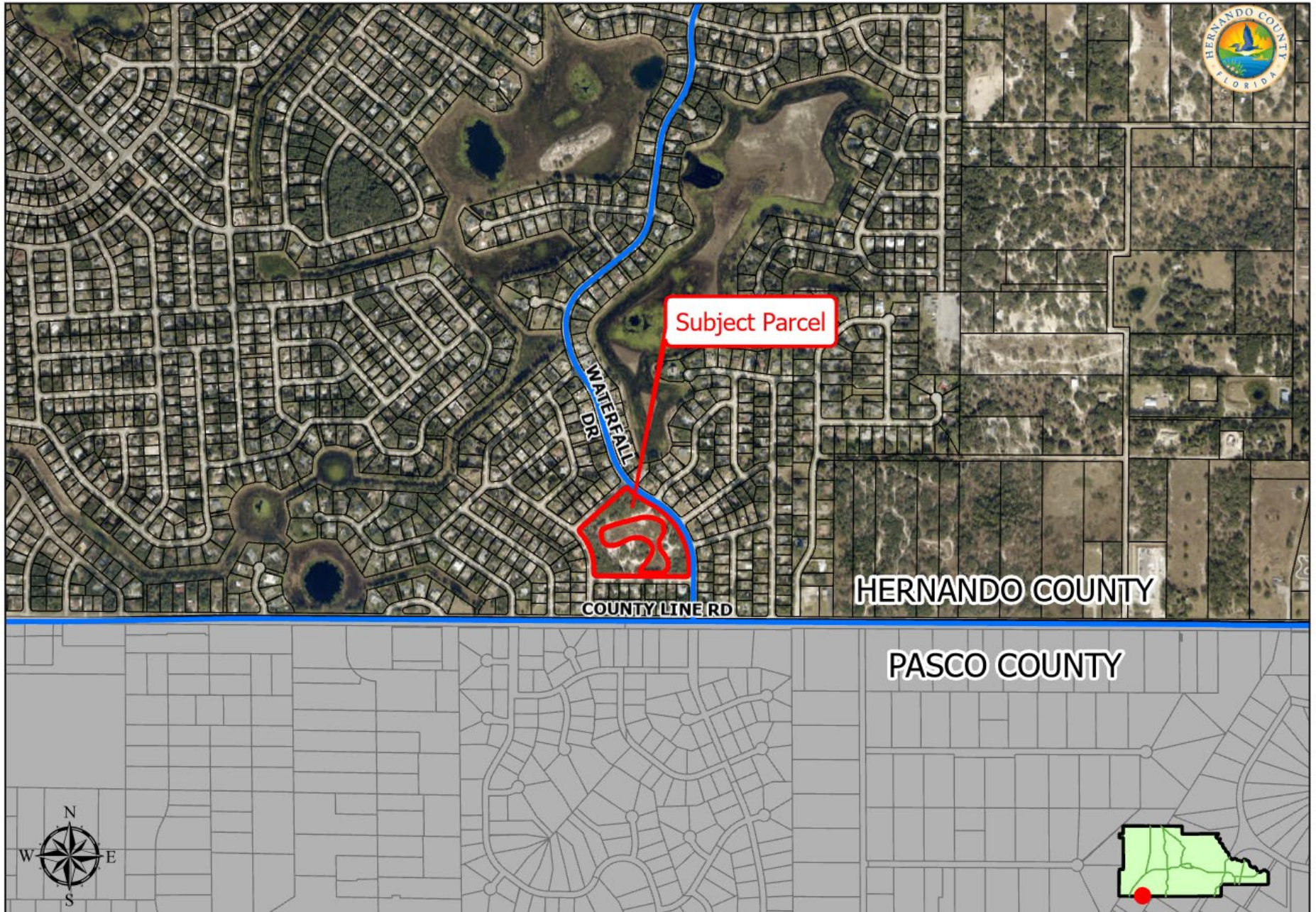
On April 3, 2025, the Board of County Commissioners voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner’s request for a Master Plan revision to include a rezoning from PDP Rec(Recreation) to PDP(SF)/Planned Development Project (Single Family) with deviations, and the following **unmodified** 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 wildlife survey shall be prepared by a qualified professional to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
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™ Program materials and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County’s Fertilizer Ordinance and fertilizer use is to be included. Educational materials are available through the Hernando County Utilities Department.
5. Invasive plant species shall be identified during the construction plan review and removed during the development process.
6. The developer shall complete a water capacity analysis (including necessary fire service/hydrant spacing) during the subdivision review process and connect to the central water system at the time of vertical construction.
7. The petitioner shall provide sidewalks for all streets surrounding subdivision.
8. Lots shall have a minimum lot size 21,500 square feet in accordance with Section 28-99(C) of the Code of Ordinances.
9. Minimum Building Setbacks:
 - Front: 25’
 - Side: 10’
 - Rear: 20’

10. 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.
11. The petitioner shall coordinate the use of or the vacation of the drainage easements with the County Engineer.
12. 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.

CP1507064 Aerial Map

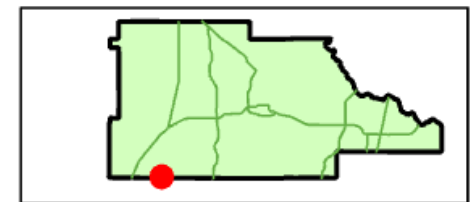
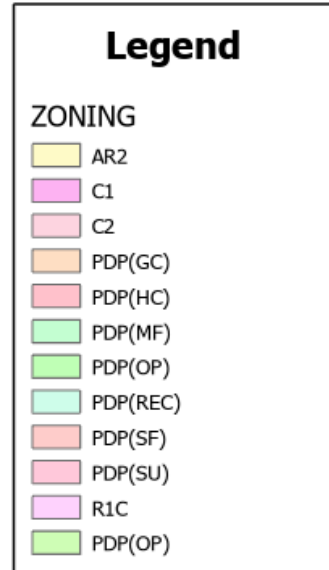
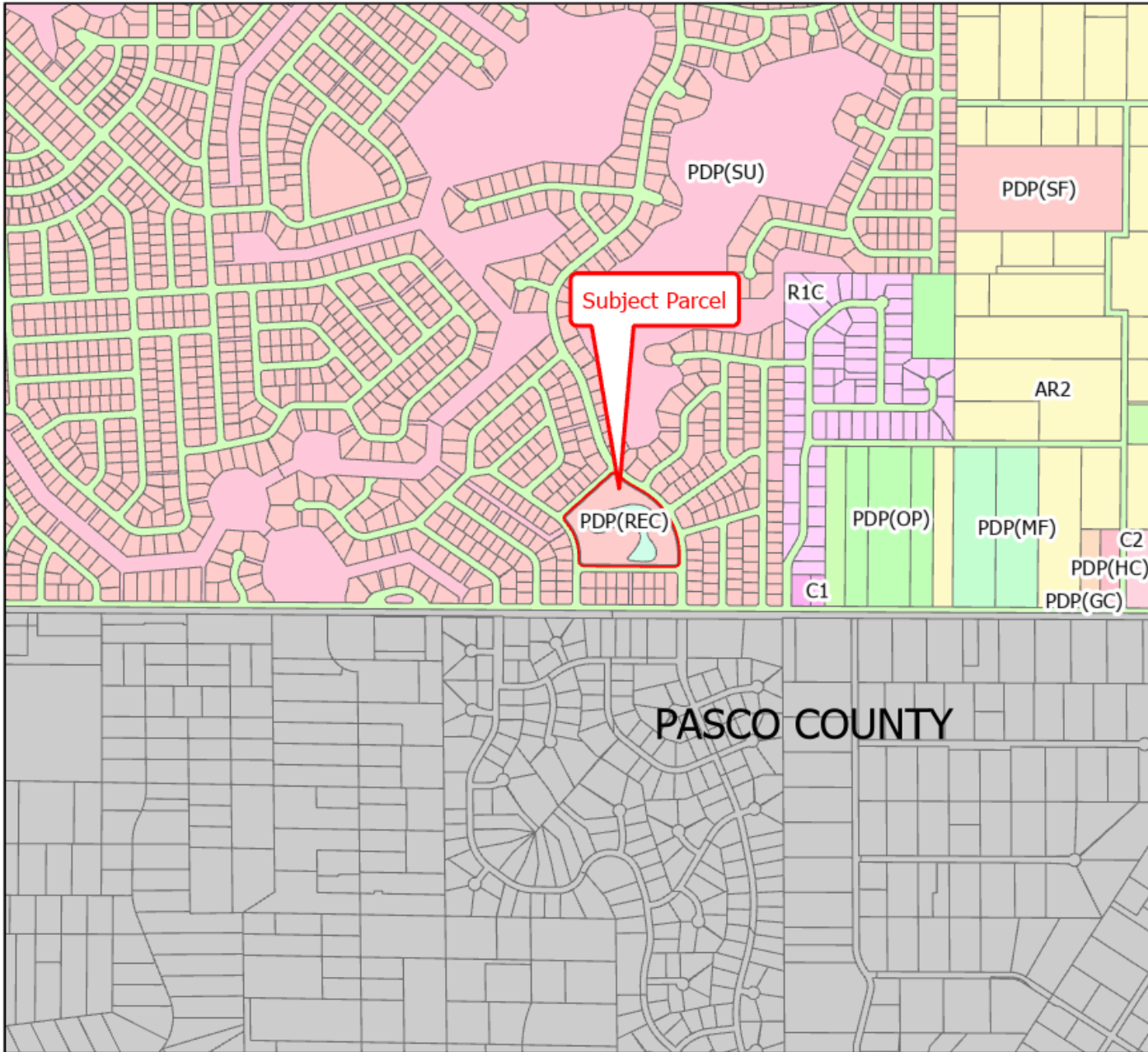
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

CP1507064 Zoning Map

This map was prepared by this office to be used as aid and 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.





Planning & Zoning Commission

Meeting: 07/13/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17702
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Conditional Plat File # 1500973 Rivard Subdivision

BRIEF OVERVIEW

Conditional Plat for Rivard Subdivision

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County Review and Approval), Section 26-21 (Procedure for Approval of a Conditional Plat) of the Hernando County Code of Ordinances.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the Conditional Plat for Rivard Subdivision.

REVIEW PROCESS

Michelle Miller	Approved	06/28/2026	4:44 PM
Natasha Lopez Perez	Approved	06/29/2026	9:47 AM
Toni Brady	Approved	07/02/2026	2:27 PM
Victoria Via	Approved	07/02/2026	3:30 PM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 13, 2026

APPLICANT: Rivard Subdivision

FILE NUMBER: 1500973

PURPOSE: Conditional Plat Approval for Rivard Subdivision

GENERAL LOCATION: Northern terminus of Old Oak Trail, northern terminus of Dog Leg Court, eastern terminus of Rivard Boulevard, and the eastern terminus of Clearview Drive.

PARCEL KEY NUMBER: 00383374

The Conditional Plat for Rivard Subdivision is for 240 Single Family homes. It is located on the northern terminus of Old Oak Trail, northern terminus of Dog Leg Court, eastern terminus of Rivard Boulevard, and the eastern terminus of Clearview Drive.

The Conditional Plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this Conditional Plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the Conditional Plat of the Rivard subdivision with the following performance conditions:

1. The Conditional Plat shall expire in two (2) years; if no further approvals in the subdivision process are obtained.
2. The developer must conform to all Hernando County Facility Design Guidelines.
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.
4. The developer shall provide new residential property owners with Florida-Friendly Landscaping™ Program materials and encourage use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use shall be included. Educational materials are available through the Hernando County Utilities Department.
5. Geotechnical Subsurface Testing and Reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.

6. The petitioner must abide by the Memorandum of Understanding with the Hernando County Water and Sewer District as attached.
7. The petitioner shall ensure the road sections for the construction drawings show a minimum 2.5-feet between the sidewalk and the right-of-way line for the installation of water meter boxes, sewer cleanouts, fire hydrants, etc.
8. The petitioner shall contact HCUD to discuss the potential of providing utility easements or dedicated tracts for the existing wastewater pump stations in the Rivard development during the construction drawing review process.
9. If a new wastewater pump station is proposed in the future phases based on the water and sewer capacity analysis, show the pump station tract(s) sized per HCUD detail S-10 (June 2023 version).
10. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
11. The developer shall either install the proposed utility systems within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 or S-15 (June 2023 version).
12. If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.

BOCC ACTION:

On July 16, 2019, the Board of County Commissioners voted 4-0 to adopt Resolution 2019-104, approving the petitioner's request to revise a Master Plan on property zoned CPDP/Combined Planned Development Project, with deviations, and with the following unmodified 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 preliminary floral and fauna (plant and wildlife) survey shall be conducted to determine if any listed species are present. If listed species are present, the petitioner would be required to comply with all applicable Fish and Wildlife Conservation Commission (FWC) regulations.
3. The development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.
4. At the time of preliminary plat, the developer will be required to update the Master Drainage Plan for the development, including providing any joint use documents with properties outside the current phase. Locations for any proposed drainage facilities should also be provided.
5. All lots, excluding the rear setback area, and roads shall be elevated at or above the regulatory 100-year flood elevation in accordance with the requirements of the Squirrel Prairie basin study and the adopted regulatory floodplain maps. All future development plans shall show the regulatory floodplain consistent with these documents.
6. The petitioner shall ensure that the post-development volumes and rate of drainage flow shall not exceed the volume and rate of pre-development for a 100-year storm event.
7. The petitioner shall design storage structures to the 100-year storm event.
8. A traffic analysis is required at the time of conditional plat, to include a traffic signal warrant study. The developer will be responsible for the cost of the traffic signal if warranted, the amount of which will be escrowed prior to final plat approval.
9. The petitioner shall provide a stub-out to the south.
10. The roads within the subdivision shall be private.

11. The petitioner shall grant an Avigation Easement to Hernando County for airport operations.
12. The developer shall provide new property owners with written program materials and owners shall be encouraged to utilize the Florida-Friendly Landscaping™ program best management practices.
13. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's LDRs. If approved, the petitioner must provide a minimum of natural vegetation. The required natural vegetation may be included as part of the required open space.
14. The property 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.
15. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
16. The total number of units is limited to 240.
17. The minimum lot sizes are 7,700 ft² and 5,500 ft².
18. There shall be an appropriate transition of lot sizes from the existing Trails of Rivard Phase 1 to the currently proposed Phase 2, with Lot sizes along Rivard Boulevard to the golf-court crossing, along Old Oak Trail, Brassey Drive, Dog Leg Court; and Clearview Drive to its intersection with Pine Lake Drive shall be a minimum of 7,700 ft². This lot size applies to homes constructed on either side of each of these roadways. Lot sizes along Pine Lake Drive and Wind Tree Court shall be a minimum of 5,500 ft².
19. Minimum Building Setbacks are as Follows:
 - a. 5,500 ft² Lots:
 - Front: 25'
 - Side: 5' (Reduction from 10')
 - Rear: 15'

- b. 7,700 ft² Lots:
Front: 25'
Side: 7.5' (Reduction from 10')
Rear: 15'
- 20. Minimum Perimeter Setback shall be 25'. No buildings shall be located within this setback.
- 21. There shall be a twenty-foot (20') natural vegetated buffer along the south and east boundaries where the proposed development is adjacent to existing subdivisions.
- 22. 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.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“MOU”) is entered into by and between the **HERNANDO COUNTY WATER AND SEWER DISTRICT**, a body corporate of the State of Florida, whose address is 15365 Cortez Blvd., Brooksville, FL 34615, (“**DISTRICT**”); and **RIVARD DEVELOPMENT, LLC**, a Florida Limited Liability Company, whose address is 6601 Memorial Highway, Suite 223, Tampa, FL 33615, (“**RIVARD**”), who are individually and collectively referred to as the “Party” or “Parties”.

The purpose of this MOU is to memorialize and acknowledge the information and procedures required for the processing and approval of the Conditional Plat for the Trails at Rivard phase 3 development, as approved by Hernando County Resolution No. 2025-053, signed and dated April 3, 2025.

RECITALS

WHEREAS, Rivard applied to reactivate an expired master plan on property identified by Parcel Key No. 383374, located in Hernando County, Florida, on the northern terminus of Old Oak Trail, northern terminus of Dog Leg Court, eastern terminus of Rivard Boulevard, and eastern terminus of Clearview Drive (“**Property**”); and

WHEREAS, the Hernando County Board of County Commissioner’s (“**Board**”) approved the reactivation of the expired master plan for the Property on April 3, 2025, as reflected in Hernando County Resolution No. 2025-053, signed and dated April 3, 2025 (attached hereto as “**Exhibit A**”); and

WHEREAS, the reactivation of the master plan for Rivard contemplated a new phase of the existing Trails at Rivard platted subdivision (“**Rivard Subdivision**”); and

WHEREAS, on October 15, 1996, the District and the Trails at Rivard, Inc., the developer of the previous phases of the Rivard Subdivision (“**Developer**”), entered into a Water and Sewer Service Agreement recorded in Official Records Book 1095, Page 1596, of the Public Records of Hernando County, Florida (attached hereto as “**Exhibit B**”), which contemplated a total of 308 residential units, consisting of 284 single-family homes and 24 villas, upon final build-out of the Rivard Subdivision; and

WHEREAS, the Rivard Subdivision contains 146 of the originally approved 308 residential units pursuant to the Water and Sewer Service Agreement dated October 15, 1996, with 162 lots remaining; and

WHEREAS, the reactivation of the master plan, which contemplated a new phase of the existing Rivard Subdivision, approved 240 single-family residential units for the Rivard Subdivision, resulting in 78 more single-family residential units than were provided for in the Water and Sewer Service Agreement dated October 15, 1996; and

WHEREAS, the Water and Sewer Service Agreement dated October 15, 1996, has since expired; and

WHEREAS, Rivard applied for a Conditional Plat and Construction Plan review with Hernando County (“County”), which was submitted on or around May 2025; and

WHEREAS, Chapter 26, Article II, Section 26-21(a)(8) of the Hernando County Code of Ordinances (“Code”) provides that an applicant for a Conditional Plat must provide a water supply and sewage disposal plan, to wit:

The developer or engineer of record shall provide the planned methods of water supply and sewage disposal in accordance with all required codes and regulations. In the event the proposed subdivision will connect to county water and/or sewer facilities, the engineer of record shall prepare a capacity analysis in accordance with county standards and requirements to ensure that the distribution and collection network can accommodate the additional projected flows.

NOW, THEREFORE, with full knowledge and understanding of the laws governing the subject matter of this MOU, and in consideration of the foregoing recitals and the mutual covenants and conditions contained herein, the Parties hereby acknowledge and agree as follows:

- (1) **Recitals and Exhibits.** The recitals set forth above are true and accurate and, by reference, are incorporated into and made a part of this MOU.
- (2) **Improvements Contemplated by this Memorandum of Understanding.** The Parties understand and acknowledge that water and wastewater upgrades and/or improvements may be required to provide utility system capacity for the development and to meet the minimum pressures and flows as required by the Code for the development of the Property, subject to Hernando County Resolution No. 2025-053. The Parties agree that the appropriate data and other improvements shall be approved as part of the construction plans drawings application for the Property, subject to Hernando County Resolution No. 2025-053. The Parties further agree that the execution of this MOU resolves the comments issued by the District regarding Rivard’s Conditional Plat application, thereby

allowing Rivard's Conditional Plat application to move forward for processing and approval as of the effective date of this MOU.

- (3) **Modifications or Waivers.** Any modification or waiver of the provisions in this MOU shall be effective only if made in writing and executed with the same formality as this MOU.
- (4) **Counterparts.** This MOU may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
- (5) **Effective Date.** This MOU shall become effective on the date executed by the last signing Party.

IN WITNESS WHEREOF, the Parties hereby cause this MOU, consisting of three (3) pages, to be signed by their duly authorized representative on the dates set forth below:


RIVARD DEVELOPMENT, LLC, a Florida Limited Liability Company



Paul Bakkalapulo, Manager
Rivard Development, LLC
6601 Memorial Hwy, Ste. 223
Tampa, FL 33615

Date: February 6, 2026

HERNANDO COUNTY UTILITIES DEPARTMENT



Brad Smith, Interim Director
Hernando County Utilities Department
15365 Cortez Blvd.
Brooksville, FL 34613

Date: 3.23.26

RESOLUTION NO. 2025 -053

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: Rivard Development, LLC

FILE NUMBER: H-25-10

REQUEST: Reestablishment of a Master Plan on Property zoned CPDP/Combined Planned Development Project

GENERAL LOCATION: Northern terminus of Old Oak Trail, northern terminus of Dog Leg Court, eastern terminus of Rivard Boulevard, and the eastern terminus of Clearview Drive

PARCEL KEY NUMBERS: 383374

REQUEST: Reestablishment of a Master Plan on Property zoned CPDP/Combined Planned Development Project 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 Reestablishment of a Master Plan on Property zoned CPDP/Combined Planned Development Project 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 3rd DAY OF April 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: Hindi Krueger, Deputy Clerk
for Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: Brian Hawkins
for Brian Hawkins, Jr., Vice Chairman
Chairman



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Victoria Anderson
County Attorney's Office

R

** OFFICIAL RECORDS **
BK: 1095 PG: 1596

WATER AND SEWER SERVICE AGREEMENT

10/26/96

THIS AGREEMENT is made and entered into this 15th day of October, 1996,

by and between the HERNANDO COUNTY WATER AND SEWER DISTRICT ("DISTRICT") and THE TRAILS AT RIVARD, INC. ("DEVELOPER"), as follows:

WHEREAS, the DEVELOPER has planned a residential development on property located in Hernando County, Florida, known as "THE TRAILS", the legal description of which is attached hereto as Exhibit "A", and the development shall hereinafter be referred to as the "PROJECT"; and

WHEREAS, The PROJECT shall consist of 284 single-family residential units and 24 villas at final build out; and

WHEREAS, The PROJECT shall be developed in six (6) phases; and

WHEREAS, The DISTRICT has enacted a water and sewer ordinance entitled "An Ordinance Providing for Connection to Water and Wastewater Facilities of Hernando County," hereinafter referred to as the "ORDINANCE". The parties have entered into this AGREEMENT to implement the provisions thereof for the PROJECT. The parties desire to delineate, make certain and define each of their obligations with respect to a water supply and distribution system as well as a wastewater collection and transmission system for the PROJECT; and

WHEREAS, The DISTRICT operates franchised water and sewer systems which are capable of providing potable water supply and wastewater treatment capacity to the PROJECT; and

WHEREAS, water service and wastewater service are currently available to the PROJECT; and

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the parties hereto each to the other, simultaneously with the execution and delivery of these presents, and in consideration of the mutual undertakings and agreements hereinafter set forth and contained, the parties hereto covenant and agree each with the other as follows:

I. AGREEMENT

A. WATER SUPPLY AND DISTRIBUTION SYSTEM.

1. Water Supply System. The DEVELOPER agrees to install and extend a water main and attendant water facilities from the nearest available point of connection with an existing DISTRICT water main located along U.S. Highway 41 to the western boundary of the PROJECT, as directed by the DISTRICT. The DISTRICT agrees to thereafter provide continuous potable water service of sufficient size and capacity to serve the potable water supply needs of the

FILE# 96-042153
HERNANDO COUNTY, FLORIDA

RCD Nov 15 1996 04:26pm
KAREN NICOLAI, CLERK

PROJECT. Said potable water supply needs shall be defined as that supply necessary to serve the **PROJECT** when the **PROJECT** is fully developed. The **PROJECT** will consist of approximately 284 single-family residential units and 24 villas at final build out. Water main extensions are to be sized based upon a maximum velocity of 4 feet per second (FPS) for estimated maximum daily domestic water usage, a maximum velocity of 5 FPS for estimated peak hour maximum daily domestic water usage, and a maximum velocity of 7.5 FPS for estimated maximum daily domestic water usage plus fire flow. Minimum fire flow capacity is 500 gallons per minute (gpm) for two (2) hours with a residual pressure greater than or equal to 20 pounds per square inch (psi) for residential service. The **DEVELOPER** agrees to assist the **DISTRICT**, during the course of the **PROJECT** (upon the **DISTRICT's** request), in developing field tests and projection modeling of the existing area water system to ensure compliance with the above criteria. The **DISTRICT** reserves the right to deny building permit approval for houses within the **PROJECT** if the area water system should fail to comply with the above criteria. The **DISTRICT** will resume approval of building permits for the **PROJECT** once the area water system has been brought into compliance with the above criteria.

2. **Water Distribution System.** **DEVELOPER** shall install at its expense all potable water distribution facilities within the **PROJECT** in accordance with the standards of the Florida Department of Environmental Protection (FDEP) and Hernando County as may be applicable and pertaining thereto.

3. **Payment of Water Connection Fees.** The **DEVELOPER** will make a non-refundable water connection fee payment in an amount equal to 139 Equivalent Residential Units ("ERUs") at then current rates (which represents the total water connection fees due for Phases I, II, and VI of the **PROJECT**) within twenty-one (21) days of Board approval of this **AGREEMENT**, or this **AGREEMENT** shall be null and void. This initial payment of 139 ERUs applies to the total water connection fee payment of 308 ERUs due for the **PROJECT**. The 308 ERUs entitles the **DEVELOPER** to a maximum potable water flow of 77,000 gallons per day (gpd).

The payment of water connection fees for 308 ERUs entitles **DEVELOPER** to 77,000 gpd of potable water supply for the **PROJECT**, and should any additional potable water supply be required, **DEVELOPER** shall pay any and all additional water connection fees pursuant to the **ORDINANCE**, as amended. Should **DEVELOPER** demand a lesser potable water supply, no reduction in or refund of connection fees shall be made by the **DISTRICT**.

The balance of the water connection fees for the **PROJECT** shall be paid by the **DEVELOPER**, its successors or assigns, as follows:

- a. At the three (3) year anniversary of Board approval of this **AGREEMENT**, or upon application for permit approval for Phase III, whichever occurs first, the cumulative sum of 196 ERUs at then current rates. (This represents the total water connection fees due for Phases I, II, III and VI of the **PROJECT**.)
- b. At the four (4) year anniversary of Board approval of this **AGREEMENT**, or upon application for permit approval for Phase IV, whichever occurs first, the cumulative sum of 253 ERUs at then current rates. (This represents the total water connection fees due for Phases I, II, III, IV and VI of the **PROJECT**.)
- c. At the five (5) year anniversary of Board approval of this **AGREEMENT**, or upon application for permit approval for Phase V, whichever occurs first, the cumulative sum of 308 ERUs at then current rates. (This represents the total water connection fees due for the entire **PROJECT**.)

The **DEVELOPER** agrees to pay the then current connection fee rates in effect at the time of each payment.

4. Plans and Specifications. The **DEVELOPER** agrees to prepare or have prepared plans and specifications necessary for the construction of the water distribution lines, fittings, backflow prevention devices, fire hydrants, and other water distribution facilities connecting the **PROJECT's** water distribution system with the **DISTRICT's** water distribution system. All engineering services necessary for the preparation of these plans, construction inspection and supervision, permitting, engineer's certification, and preparation and submittal of one (1) set of reproducible and two (2) sets of sealed "As Built" or "Record" drawings to the **DISTRICT** shall be at the expense of the **DEVELOPER**.

DEVELOPER agrees that before the plans or specifications prepared by the **DEVELOPER** in accordance with this **AGREEMENT** are submitted for review by any regulatory body, the plans and specifications shall have been submitted to and approved by the **DISTRICT**. Plans and specifications shall be either approved or disapproved within thirty (30) days of the date on which such documents are submitted to the **DISTRICT** and approval of such plans and specifications shall not be unreasonably withheld. **DEVELOPER** further agrees that he will obtain all necessary construction permits before commencement of construction of the aforementioned water supply and distribution system.

5. Water Connection Fee Credits. In consideration of and recognition of the **DEVELOPER** constructing an offsite water main extension from the

DISTRICT's potable water transmission system to the PROJECT's boundary, the DISTRICT shall grant water connection fee credits in accordance with the ORDINANCE, as amended. In addition, should any oversizing of water mains be required by the DISTRICT, DEVELOPER shall receive water connection fee credits for 100 percent of the incremental costs of the oversizing of water transmission mains required by the DISTRICT. Connection fee credits shall be based on the lowest of a minimum of three (3) reasonable and competitive bids from reputable contractors in order to verify the competitive cost of any credit eligible construction. The DEVELOPER agrees to solicit bids in accordance with Paragraph II.7 starting on Page 8 of this AGREEMENT. Bids received will be provided to the DISTRICT for concurrent approval and selection of the low bidder with the actual amount of credit based upon the lowest reasonable and responsive bid.

6. Conveyance of Project Potable Water Distribution System. After final inspection and acceptance by the DISTRICT of the potable water distribution system, the DEVELOPER shall convey all water lines and facilities comprising the potable water distribution system to the DISTRICT by means of a letter of dedication, an example of which is attached hereto as Exhibit "B". Upon acceptance, the DISTRICT shall be responsible for all maintenance and operation of said lines and facilities without further cost to DEVELOPER. All water distribution lines and facilities shall be placed by DEVELOPER in utility easements granted to the DISTRICT or in rights-of-way as provided by DEVELOPER. DEVELOPER agrees to repair or replace (at the option of the DISTRICT) any water distribution lines and facilities which may have construction or installation defects for a period of one (1) year from the date of conveyance to the DISTRICT, provided prompt notice of defects is given to DEVELOPER within said one (1) year period and further provided that the lines and facilities have been properly operated and maintained by the DISTRICT. DEVELOPER shall not receive any credits in exchange for the potable water supply and distribution system.

B. WASTEWATER COLLECTION AND TRANSMISSION SYSTEM.

1. Onsite Wastewater Collection System. The DEVELOPER, at its expense, shall install all onsite wastewater collection and transmission lines, laterals, and pump stations, if required, within the PROJECT. The installation of the PROJECT's onsite wastewater collection and transmission system shall be installed by the DEVELOPER in accordance with the Rules of the FDEP and Hernando County Codes and Standards as applicable.

2. Wastewater Transmission. The DEVELOPER agrees to construct a

wastewater transmission system, at its expense, which shall connect the **PROJECT's** wastewater collection and transmission system to the **DISTRICT's** existing sewer main at the nearest available point of connection on the east side of U.S. Highway 41 (as directed by the **DISTRICT**). The **DEVELOPER** shall also construct, at its expense, all attendant facilities necessary to connect the wastewater collection and transmission system of the **PROJECT** with the **DISTRICT's** wastewater transmission system. This wastewater transmission system and attendant facilities shall be constructed in accordance with the Rules of the FDEP and Hernando County Codes and Standards as applicable.

3. Payment of Sewer Connection Fees. The **DEVELOPER** will make a non-refundable sewer connection fee payment in an amount equal to 139 ERUs at then current rates (which represents the total sewer connection fees due for Phases I, II, and VI of the **PROJECT**) within twenty-one (21) days of Board approval of this **AGREEMENT**, or this **AGREEMENT** shall be null and void. This initial payment of 139 ERUs applies to the total sewer connection fee payment of 308 ERUs due for the **PROJECT**. The 308 ERUs entitles the **DEVELOPER** to a maximum wastewater treatment capacity of 61,600 gpd.

The payment of sewer connection fees for 308 ERU's entitles **DEVELOPER** to 61,600 gpd of wastewater treatment capacity for the **PROJECT**, and should any additional wastewater treatment capacity be required, **DEVELOPER** shall pay any and all additional sewer connection fees pursuant to the **ORDINANCE**, as amended. Should **DEVELOPER** demand a lesser wastewater treatment capacity, no reduction in or refund of connection fees shall be made by the **DISTRICT**.

The balance of the sewer connection fees for the **PROJECT** shall be paid by the **DEVELOPER**, its successors or assigns, as follows:

- a. At the three (3) year anniversary of Board approval of this **AGREEMENT**, or upon application for permit approval for Phase III, whichever occurs first, the cumulative sum of 196 ERUs at then current rates. (This represents the total sewer connection fees due for Phases I, II, III and VI of the **PROJECT**.)
- b. At the four (4) year anniversary of Board approval of this **AGREEMENT**, or upon application for permit approval for Phase IV, whichever occurs first, the cumulative sum of 253 ERUs at then current rates. (This represents the total sewer connection fees due for Phases I, II, III, IV and VI of the **PROJECT**.)
- c. At the five (5) year anniversary of Board approval of this **AGREEMENT**, or upon application for permit approval for Phase V, whichever occurs first, the cumulative sum of 308 ERUs at then current rates. (This represents the total sewer connection fees

due for the entire PROJECT.)

The DEVELOPER agrees to pay the then current connection fee rates in effect at the time of payment.

4. Plans and Specifications. The DEVELOPER agrees to prepare or have prepared plans and specifications necessary for the construction of the onsite wastewater collection and transmission system and offsite wastewater transmission lines. All engineering services necessary for the preparation of these plans, construction inspection and supervision, engineer's certification, and preparation and submittal of one (1) set of reproducible and two (2) sets of sealed "As Built" or "Record" drawings to the DISTRICT shall be at the expense of the DEVELOPER.

DEVELOPER agrees that before the plans or specifications prepared by the DEVELOPER in accordance with this AGREEMENT are submitted for review by any regulatory body, the plans and specifications shall have been submitted to and approved by the DISTRICT. Plans and specifications shall be either approved or disapproved within thirty (30) days of the date on which such documents are submitted to the DISTRICT and approval of such plans and specifications shall not be unreasonably withheld. DEVELOPER agrees that he will obtain all necessary FDEP construction permits before commencement of construction of the aforementioned wastewater collection system.

5. Water Connection Fee Credits. In consideration of and recognition of the DEVELOPER constructing an offsite wastewater main extension from the DISTRICT's existing wastewater transmission system to the PROJECT's boundary, the DISTRICT shall grant sewer connection fee credits in accordance with the ORDINANCE, as amended. In addition, should any oversizing of sewer mains be required by the DISTRICT, DEVELOPER shall receive sewer connection fee credits for 100 percent of the incremental costs of the oversizing of wastewater transmission mains required by the DISTRICT. Connection fee credits shall be based on the lowest of a minimum of three (3) reasonable and competitive bids from reputable contractors in order to verify the competitive cost of any credit eligible construction. The DEVELOPER agrees to solicit bids in accordance with Paragraph II.7 starting on Page 8 of this AGREEMENT. Bids received will be provided to the DISTRICT for concurrent approval and selection of the low bidder with the actual amount of credit based upon the lowest reasonable and responsive bid.

6. Conveyance of Wastewater Collection and Transmission System. After final inspection and acceptance by the DISTRICT of the PROJECT'S wastewater collection and transmission system, the DEVELOPER shall convey all wastewater lines and facilities comprising the wastewater collection and transmission

system to the DISTRICT by means of a letter of dedication, an example of which is attached hereto as Exhibit "B". Upon acceptance, the DISTRICT shall be responsible for all maintenance and operation of said lines and facilities without further cost to DEVELOPER. All wastewater collection and transmission lines and facilities shall be placed by DEVELOPER in utility easements granted to the DISTRICT or in rights-of-way as provided by DEVELOPER. DEVELOPER agrees to repair or replace (at the option of the DISTRICT) any wastewater collection and transmission lines and facilities which may have construction or installation defects for a period of one (1) year from the date of conveyance to the DISTRICT, provided prompt notice of defects is given to DEVELOPER within said one (1) year period and further provided that said lines and facilities have been properly operated and maintained by the DISTRICT.

II. GENERAL PROVISIONS

1. Compliance with Ordinance. The DISTRICT and DEVELOPER agree that this AGREEMENT acknowledges a request for water and wastewater service from the Hernando County Water and Sewer District. This AGREEMENT further provides terms hereof which constitute the response to DEVELOPER's request for water services and the availability of such service is based upon the terms of this AGREEMENT. This AGREEMENT constitutes a formal commitment from the DISTRICT to DEVELOPER for a five (5) year period of time from the signing of this AGREEMENT. A time extension to this AGREEMENT may be granted for a period not to exceed two (2) years provided that a request is submitted in writing prior to 30 days before the expiration date of the commitment. Water and wastewater service as outlined in this AGREEMENT is contingent upon both the acceptance of the constructed water and wastewater lines and also the receipt of all connection fee payments for water and wastewater service. The DISTRICT shall accept said facilities so long as they are built in accordance with the provisions of this AGREEMENT and certified at DEVELOPER's expense by an engineer licensed by the State of Florida to have been built substantially in accordance with the approved plans and specifications.

2. Rates. The rates for water and wastewater service to be charged to those served by the water and wastewater system installed by DEVELOPER shall be those rates as set out by the DISTRICT in its ordinance entitled "An Ordinance Promulgating the Rates To Be Charged for Use of the Hernando County Water and Sewer Services" as amended.

3. Failure to Perform. The parties agree that failure or delay of the DISTRICT in performing any of the terms of this AGREEMENT, including the

providing of water and wastewater service to the DEVELOPER, shall be excused if and to the extent the failure or delay is caused by acts of God, wars, fires, strikes, floods, weather, or any law, ordinance, rule, or regulations, or the order or action of any court or agency or instrumentality of any government, other than the government of Hernando County, or any other cause or causes beyond the control of the DISTRICT.

4. Agency Approval. Water and wastewater service by the DISTRICT is contingent upon applicable federal, state and county regulatory agency permits and approvals. Should federal, state or local permits and/or approvals for service to the PROJECT be denied or withheld, this AGREEMENT shall be null and void and all connection fee payments shall be returned to DEVELOPER.

5. Indemnification. The DEVELOPER, its successor and assigns, agree to protect, indemnify and hold the DISTRICT harmless from all liabilities resulting from injuries or damages to persons or property caused by the act, omission or negligence of DEVELOPER's servants, agents, or employees arising out of the installation of the water and wastewater collection system by DEVELOPER. This indemnification shall include any and all liability resulting from DEVELOPER's installation of water and/or sewer lines beneath the Rivard Golf Course and Country Club.

6. Miscellaneous. This AGREEMENT may not be changed, orally, but only by instrument in writing signed by the parties. Titles and captions to paragraphs are inserted for convenience only, and in no way define, limit, extend or describe the scope or intent of this AGREEMENT or the paragraphs or provisions herein. Failure of either party to exercise any right or power given hereunder, or to insist upon compliance by the other party with its obligations set forth herein, shall not constitute a waiver of either parties right to demand strict compliance with the terms and provisions of this AGREEMENT. Neither party shall declare the other in default of the provision of this AGREEMENT without giving the other party at least thirty (30) days advance written notice of intention to do so, during which time the other parties shall have the opportunity to remedy the default. The notice shall specify the default with particularity.

7. Bidding. DEVELOPER agrees to solicit sealed bids for the construction of any requested offsite water and wastewater treatment facilities from at least three (3) reputable contractors and to otherwise comply with the the DISTRICT's bid process. The bids must clearly indicate the quantities and cost to construct offsite water and wastewater facilities to include alternate bids for any oversizing. DEVELOPER agrees to have DISTRICT

personnel supervise the bidding process and to be present when the sealed bids are opened, and DEVELOPER agrees to allow the DISTRICT to concurrently approve and accept the low bid.

8. Pre-Construction Conference. A pre-construction conference(s) for water and wastewater construction shall be held by DEVELOPER and the DISTRICT shall be notified of said conference(s) and be allowed to attend and make comments.

9. Notification of Inspector. DEVELOPER agrees to notify and allow the DISTRICT'S inspector to be present at all times during construction of the onsite water distribution and wastewater collection systems for the PROJECT. DEVELOPER shall notify the DISTRICT to arrange for the DISTRICT'S inspector to be present when actual connection is made to both the DISTRICT'S water and wastewater transmission lines.

10. Severability. In the event any one or more provisions contained in this AGREEMENT shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this AGREEMENT shall be construed as if such invalid, illegal, or unenforceable provision had not been contained herein.

11. Assignment. This AGREEMENT may not be assigned by DEVELOPER without the prior consent of the DISTRICT.

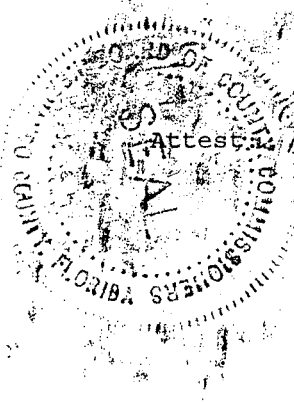
12. Binding Effect. This AGREEMENT shall be binding upon and shall inure to the benefit of the successors and assigns of the respective parties hereto. This AGREEMENT shall run with the land described in Exhibit "A" and successors and assigns of the DEVELOPER, including owners of lots within THE TRAILS AT RIVARD, who are hereby placed on notice of the terms of this AGREEMENT, including the obligation to pay water and wastewater connection fees as set forth in this AGREEMENT.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 15th day of October, 1996.

** OFFICIAL RECORDS **
BK: 1095 PG: 1605

SIGNED, SEALED AND DELIVERED
in the presence of:

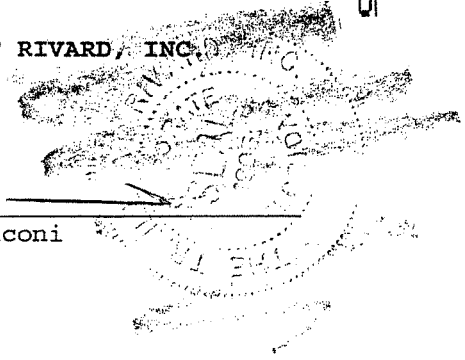
HERNANDO COUNTY WATER AND SEWER
DISTRICT, a body corporate and
politic.



Karen Nicolai
Attest:
Karen Nicolai
Clerk of the Circuit Court

By: Hannah M. Robinson
HANNAH M. ROBINSON
Chairwoman

THE TRAILS AT RIVARD, INC.



By: Mark W. Maconi
Mark W. Maconi
President

STATE OF FLORIDA
COUNTY OF Pulsask

This foregoing instrument was acknowledged before me this 15 day of marcit, 1996, by Mark W. Maconi, as President of The Trails at Rivard, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced FL Drivers License (type of ID) as identification and did (did not) take an oath.

Susan S. Barbree
Notary Public, State of Florida
Print SUSAN S. BARBEE

(SEAL)



SUSAN S. BARBEE
MY COMMISSION # CC406673 EXPIRES
September 13, 1998
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission expires: SEPT. 13, 1998
Commission Number: CC 406673

FOR THE USE AND RELIANCE OF HERNANDO COUNTY ONLY.
APPROVED AS TO FORM ONLY.

William P. Buztrey
For William P. Buztrey
Assistant County Attorney

TOTAL PROJECT - continued

bearing of S73°52'17"W, 179.50 feet; thence Southwesterly, along the arc of said curve, 180.63 feet; thence S62°44'35"W, 147.32 feet, to the point of curvature of a curve concave to the North, having a delta of 27°15'05" and a radius of 1535.00 feet and a chord and bearing of S76°22'07"W, 723.22 feet; thence Southwesterly, along the arc of said curve, 730.09 feet; thence S89°59'40"W, 432.36 feet, to the point of curvature of a curve concave to the North, having a delta of 52°11'47" and a radius of 535.00 feet and a chord and bearing of N63°54'27"W, 470.70 feet; thence Northwesterly, along the arc of said curve, 487.38 feet; thence N37°48'34"W, 513.44 feet, to the Eastern right-of-way of the CSX Railroad; thence N52°11'02"E, 2081.72 feet to the **POINT OF BEGINNING**, containing 224.24 acres more or less.

Total project: 276.81 acres more or less.

(Date)

** OFFICIAL RECORDS **
BK: 1095 PG: 1608

Hernando County Water and Sewer District
202 East Jefferson Street
Brooksville, Florida 34601

Re: Dedication of (Name of Project) Pipelines and Infrastructure

Gentlemen:

This letter will serve as formal dedication of the perpetual use and ownership to the Hernando County Water and Sewer District all water and/or sewer pipelines and infrastructures (onsite and/or offsite) installed by (Developer) for the (Name of Project) project. As consideration for these dedications, the Hernando County Water and Sewer District, shall after a one (1) year warranty of said facilities by (Developer) be responsible for all costs of maintenance, upkeep and replacement of any and all parts of the aforementioned dedicated water and/or sewer pipelines and infrastructures.

Further, (Developer) hereby certifies to the Hernando County Water and Sewer District that all laborers, materialmen and subcontractors have been paid for performing or furnishing the work, labor or materials and that there are no liens and/or encumbrances existing for said water and or sewer system. The one (1) year warranty period commences on (Completed by HCUD).

Corporate Name: Self Explanatory

Attest: _____

By: Self Explanatory

Title: Self Explanatory

Date: Self Explanatory

Accepted by the Hernando County
Water and Sewer District

Acknowledgement: _____
(Notary)

By: _____
 Manager

Attest: _____

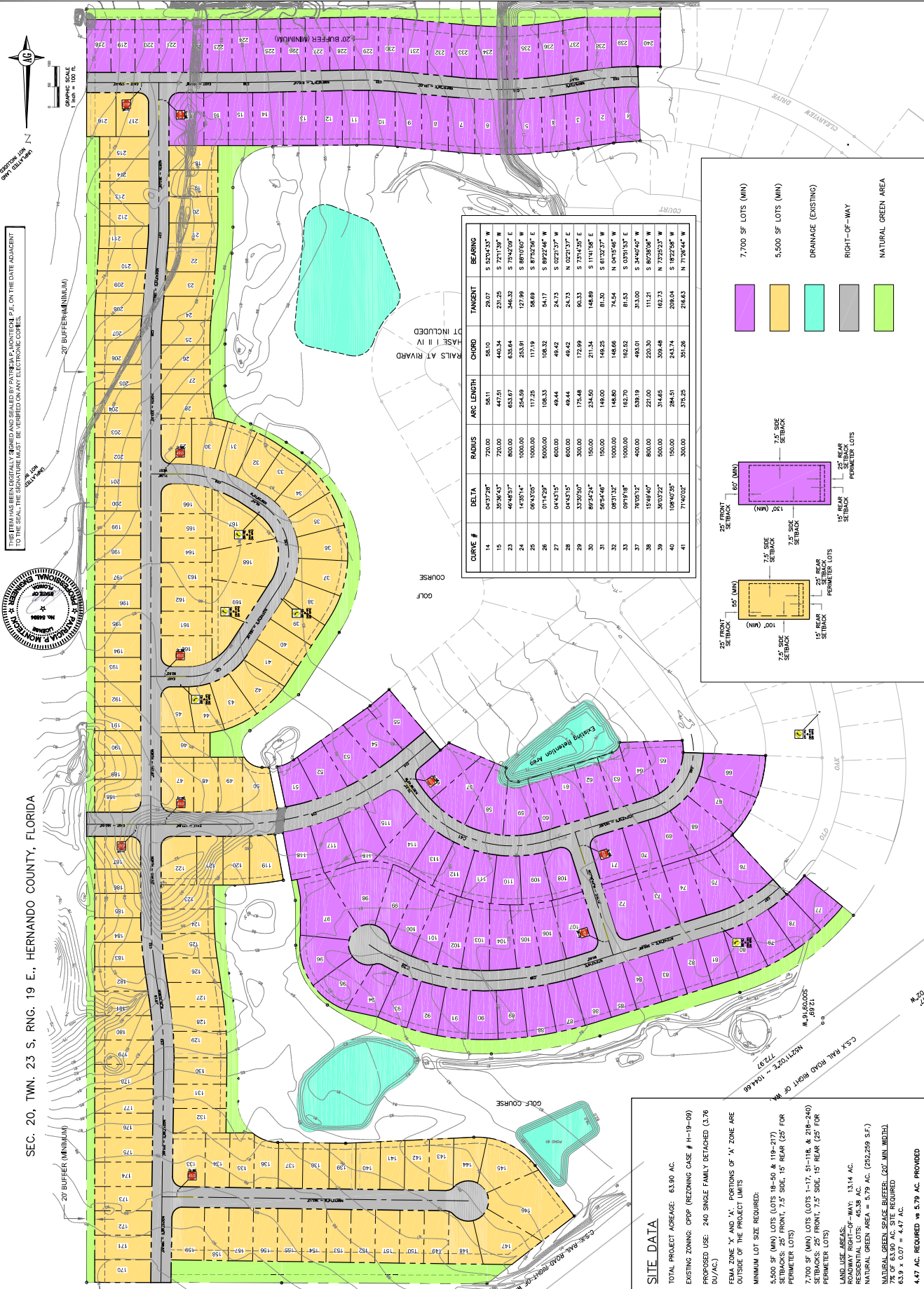
Date: _____

THE TRAILS AT RIVAPⁿLEGAL DESCRIPTION
TOTAL PROJECT** OFFICIAL RECORDS **
BK: 1095 PG: 1606

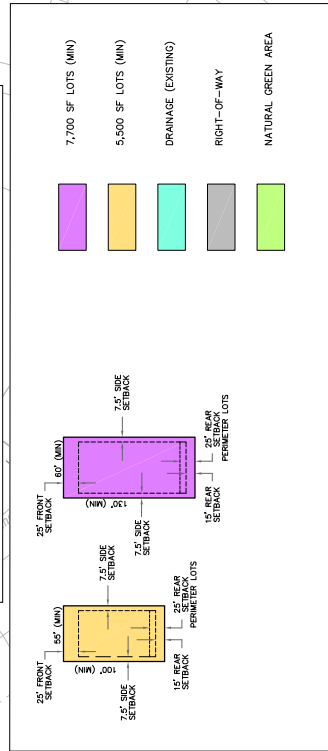
A portion of Sections 19 and 20, Township 23 South, Range 19 East, Hernando County, Florida, being further described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 20, the POINT OF BEGINNING; thence S00°07'20"W, 235.08 feet to the Western right-of-way of CSX Railroad; thence S52°11'02"W, along the Western right-of-way of CSX Railroad, 2081.71 feet; thence N47°26'58"W, 245.81 feet; thence N63°39'40"W, 409.95 feet to the eastern right-of-way U.S. 41; thence N26°20'20"E, 414.54 feet, to the point of curvature of a curve concave to the Southeast, having a delta of 00°01'39" and a radius of 11400.54 feet and a chord and bearing of N26°21'10"E, 5.47 feet; thence Northeasterly, along the arc of said curve, 5.47 feet; thence S63°38'01"E, 342.00 feet, to a point on a curve concave to the Southeast, having a delta of 01°14'21" and a radius of 11,058.54 feet and a chord and bearing of N26°59'09"E, 239.16 feet; thence Northeasterly along the arc of said curve, 239.17 feet; thence N27°36'20"E, 2297.16 feet; thence S89°49'55"E, 278.91 feet; thence N58°47'35"E, 220.97 feet; thence S89°47'30"E, 65.00 feet, to the West boundary of Section 20; thence S00°12'30"W, along the West boundary of Section 20, 383.17 feet; thence N89°47'30"W, 150.66 feet; thence N00°12'30"E, 111.16 feet; thence S58°48'17"W, 268.08 feet; thence S32°42'40"W, 606.02 feet; thence S38°03'03"E, 518.68 feet; thence N83°33'20"E, 153.80 feet; thence N08°20'30"W, 216.35 feet; thence N12°21'46"E, 535.15 feet; thence S89°47'03"E, 150.66 feet to the West boundary of Section 20; thence S00°12'30"W along the West boundary of Section 20, 848.24 feet to the POINT OF BEGINNING, containing 52.57 acres more or less.

Also, commence at the Southwest corner of the Northwest 1/4 of Section 20; thence S00°07'20"W, 235.08 feet to the Western right-of-way of CSX Railroad; thence S37°48'58"E, 100.00 feet to the Eastern right-of-way of CSX Railroad, the POINT OF BEGINNING; thence N52°11'02"E along the Eastern right-of-way of CSX Railroad, 509.37 feet; thence S89°46'55"E along the Eastern right-of-way of CSX Railroad, 16.23 feet; thence N52°11'02"E along the Eastern right-of-way of CSX Railroad, 1077.37 feet; thence N00°09'16"E along the Eastern right-of-way of CSX Railroad, 12.69 feet; thence N52°11'02"E along the Eastern right-of-way of CSX Railroad, 1044.66 feet, to the South line of the Northeast 1/4 of the Northwest 1/4 of Section 20; thence S89°48'09"E along the South line of the Northeast 1/4 of the Northwest 1/4 of Section 20, 503.99 feet, to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 20; thence S89°48'12"E along the South line of the Northwest 1/4 of the Northeast 1/4 of Section 20, 479.59 feet; thence SOUTH, 3129.52 feet; thence WEST, 2454.00 feet to the point of curvature of a curve concave to the North, having a delta of 05°58'19" and a radius of 335.00 feet and a chord and bearing of S82°00'51"W, 34.90 feet; thence Westerly, along the arc of said curve, 34.92 feet; thence S85°00'00"W, 120.22 feet, to the point of curvature of a curve concave to the South, having a delta of 22°15'25" and a radius of 465.00 feet and a chord and



CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD	TANGENT	BEARING
14	64°27'28"	720.00	58.11	58.10	28.07	S 03°04'33" W
15	55°54'33"	720.00	447.51	440.34	233.25	S 72°11'39" W
23	44°46'03"	600.00	653.67	633.64	344.32	S 75°42'09" E
24	143°14'44"	1000.00	244.59	233.91	127.99	S 89°10'07" E
25	90°43'05"	1000.00	108.33	108.32	54.17	S 87°25'06" E
26	01°42'07"	600.00	49.44	49.42	24.73	S 82°21'57" W
27	04°43'15"	600.00	49.44	49.42	24.73	N 02°21'57" E
28	04°53'15"	300.00	172.48	172.99	80.33	S 73°18'35" E
29	33°35'07"	1500.00	244.50	213.34	148.89	S 11°18'35" E
30	89°24'46"	1500.00	149.00	149.25	81.30	S 83°23'07" W
31	36°34'46"	1000.00	148.86	148.86	74.54	N 04°16'46" W
32	09°21'32"	1000.00	162.70	162.52	81.53	S 03°51'32" E
33	09°21'32"	1000.00	162.70	162.52	81.53	S 03°51'32" E
37	76°50'15"	400.00	538.19	493.01	313.00	S 34°46'05" W
38	15°19'40"	600.00	221.00	220.30	111.21	S 80°28'06" W
39	30°13'22"	500.00	314.65	309.46	162.73	N 73°23'27" W
40	108°40'35"	150.00	284.51	243.74	209.04	S 89°22'05" W
41	71°40'02"	300.00	376.25	351.26	216.63	N 71°39'44" W



SITE DATA
 TOTAL PROJECT ACRES: 63.90 AC.
 EXISTING ZONING: CPPP (REZONING CASE # 14-19-09)
 PROPOSED USE: 240 SINGLE FAMILY DETACHED (3.76 DU/AC)
 FEMA ZONE 'X' AND 'A'. PORTIONS OF 'A' ZONE ARE OUTSIDE OF THE PROJECT LIMITS
 MINIMUM LOT SIZE REQUIRED:
 5,500 SF (MIN) LOTS (LOTS 18-50 & 119-217)
 SETBACKS: 25' FRONT, 7.5' SIDE, 15' REAR (25' FOR PERIMETER LOTS)
 7,700 SF (MIN) LOTS (LOTS 1-17, 51-118, & 218-240)
 SETBACKS: 25' FRONT, 7.5' SIDE, 15' REAR (25' FOR PERIMETER LOTS)
 LAND USE AREAS:
 ROADWAY RIGHT-OF-WAY: 13.14 AC.
 EXISTING NATURAL GREEN AREAS: 1.46 AC.
 NATURAL GREEN AREA = 5.79 AC. (262,259 S.F.)
 NATURAL GREEN SPACE BUFFER: 120' MIN. WIDTH,
 63.9 x 0.07 = 4.47 AC.
 4.47 AC. REQUIRED vs 5.79 AC. PROVIDED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTONE P.E. ON THE DATE ADJACENT TO THE SEAL. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

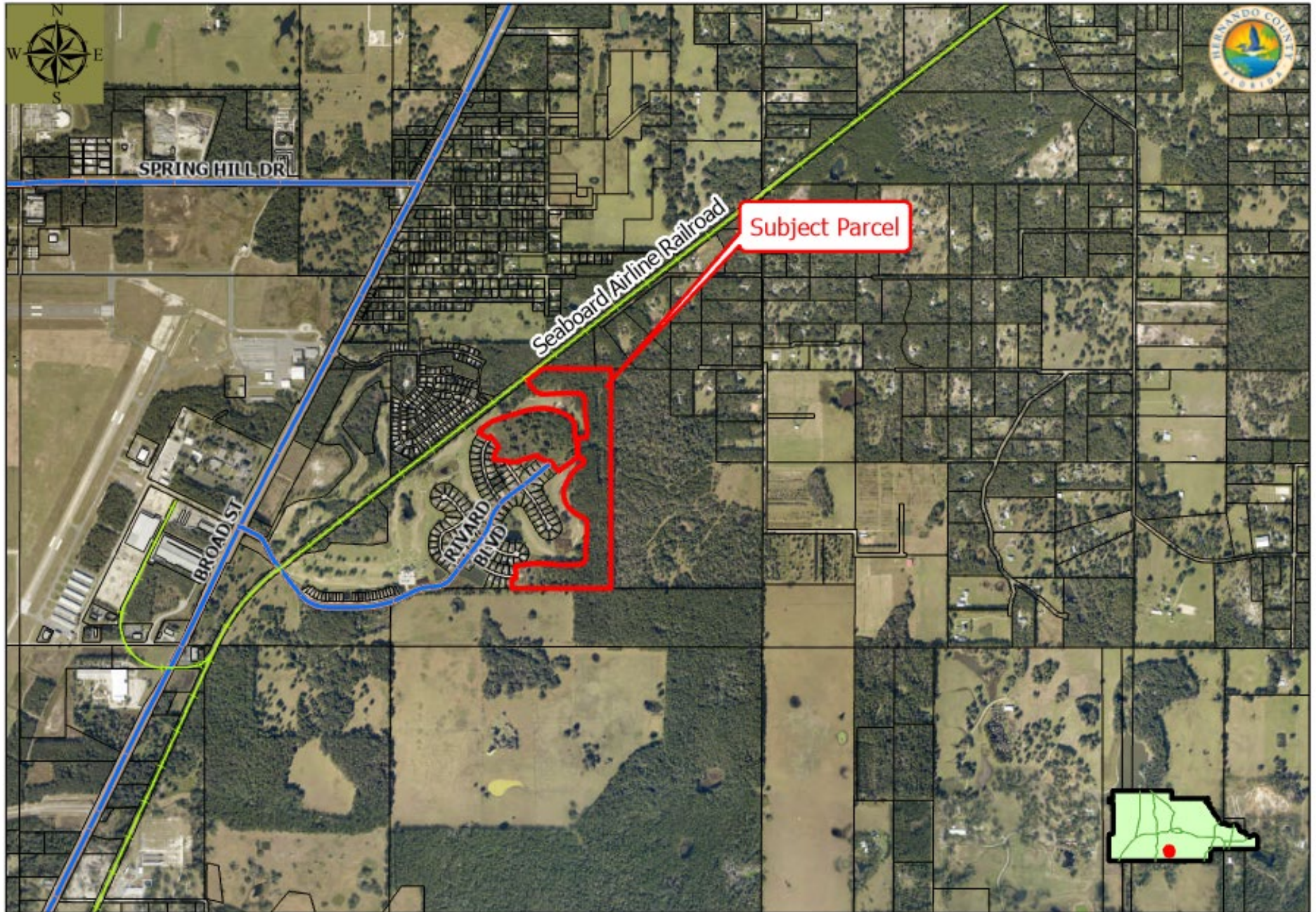


SEC. 20, TWN. 23 S, RING. 19 E., HERNANDO COUNTY, FLORIDA



CP1500973 Aerial Map

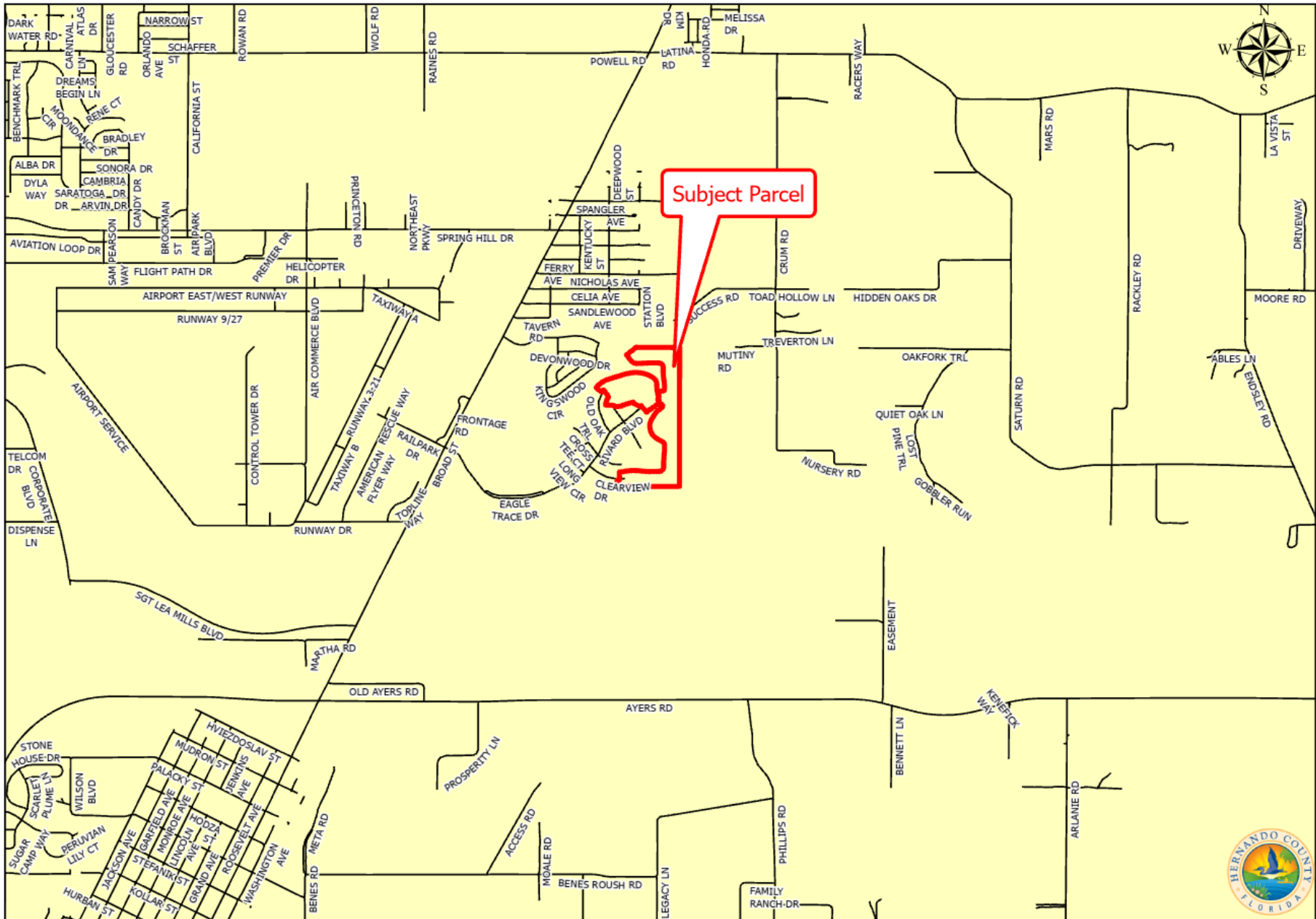
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

CP1500973 Area Map

This map was prepared by this office to be used as aid and 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.



Not to Scale.



AGENDA ITEM

TITLE

Special Exception Use Permit Petition Submitted by Pablo Barrozo (SE2607)

BRIEF OVERVIEW

Request:

Special Exception Use Permit for the use of a private Heliport

General Location:

South side of Peach Bloom Road Approximately 755 feet East of Peach Blossom Road

Parcel Key Number:

1403369

Summary of Applicant's Request:

The petitioner is requesting a Special Exception Use Permit to establish a private heliport on a parcel zoned PDP (Rural) with agricultural uses. The subject property consists of approximately 8.4 acres.

The proposed facility will operate strictly as a private heliport and will not be open to the public or utilized for commercial aviation activities. All helicopter takeoffs and landings will be limited to the hours of 10:00 a.m. and 5:00 p.m., which are within the hours permitted under any applicable noise ordinances of Hernando County .

The heliport is proposed to support a charitable event held approximately four times per year for autistic children in Lake City, Florida. Operational activity is expected to be minimal, consisting of approximately two takeoffs and two landings per event, for a total of approximately eight takeoffs and eight landings annually. The combination of minimal operational frequency, restricted hours of operation, existing FAA approval, and the use of an existing landing area is expected to minimize impacts on surrounding properties and preserve the rural character of the area.

All flights associated with the proposed heliport will be logged in accordance with standard aviation procedures. Additionally, the helicopter is equipped with an Automatic Dependent Surveillance-Broadcast (ADS-B) system, which provides real-time flight tracking and permanently records flight activity.

The applicant has provided documentation demonstrating approval from the Federal Aviation Administration (FAA) for the proposed heliport. No site improvements, grading, or construction activities are proposed, as the heliport will utilize an existing grassed area on the property. All takeoffs and landings are proposed to occur within the southern portion of the site, which is free of structures and provides adequate separation from existing improvements.

The property is secured by fencing, and safety measures are in place, including the installation of warning markers on adjacent power lines by the local electric company. The applicant indicates that flight operations will be conducted over any adjacent properties.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the petitioner’s requested Special Exception Use Permit for a Private Heliport, with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	06/28/2026	4:56 PM
Natasha Lopez Perez	Approved	06/29/2026	11:51 AM
Toni Brady	Approved	07/02/2026	2:29 PM
Victoria Via	Approved	07/02/2026	3:29 PM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 8, 2026

APPLICANT: Pablo Barrozo

FILE NUMBER: SE-26-07

PURPOSE: Special Exception Use Permit for the use of a private Heliport

GENERAL LOCATION: South side of Peach Bloom Road Approximately 755 feet east of Peach Blossom Road

PARCEL KEY NUMBER: 1403369

APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit to establish a private heliport on a parcel zoned PDP (Rural) with agricultural uses. The subject property consists of approximately 8.4 acres.

The proposed facility will operate strictly as a private heliport and will not be open to the public or utilized for commercial aviation activities. All helicopter takeoffs and landings will be limited to the hours of 10:00 a.m. and 5:00 p.m., which are within the hours permitted under any applicable noise ordinances of Hernando County.

The heliport is proposed to support a charitable event held approximately four times per year for autistic children in Lake City, Florida. Operational activity is expected to be minimal, consisting of approximately two takeoffs and two landings per event, for a total of approximately eight takeoffs and eight landings annually. The combination of minimal operational frequency, restricted hours of operation, existing FAA approval, and the use of an existing landing area is expected to minimize impacts on surrounding properties and preserve the rural character of the area.

All flights associated with the proposed heliport will be logged in accordance with standard aviation procedures. Additionally, the helicopter is equipped with an Automatic Dependent Surveillance-Broadcast (ADS-B) system, which provides real-time flight tracking and permanently records flight activity.

The applicant has provided documentation demonstrating approval from the Federal Aviation Administration (FAA) for the proposed heliport. No site improvements, grading, or construction activities are proposed, as the heliport will utilize an existing grassed area on the property. All takeoffs and landings are proposed to occur within the southern portion of the site, which is free of structures and provides adequate separation from existing improvements.

The property is secured by fencing, and safety measures are in place, including the installation of warning markers on adjacent power lines by the local electric company. The applicant indicates that flight operations will be conducted over any adjacent properties.

SITE CHARACTERISTICS:

Site Size	8.4 Acres
Surrounding Zoning; Land Uses	North: ROW/ PDP(RUR) With AG Uses: Developed South: Mining East: PDP(RUR) With AG Uses: Developed West: PDP(RUR) With AG Uses: Developed
Current Zoning:	PDP(RUR) With AG Uses
Future Land Use Map Designation:	Rural

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) 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 Special Exemption to allow a private heliport on the property.

ENGINEERING REVIEW:

The subject site is located on the South side of Peach Bloom Road. The County Engineer has reviewed the petitioner’s request and has no comments at this time.

FIRE REVIEW:

Hernando County Fire Rescue (HCFR) has requested aerial imagery of the proposed heliport site and the surrounding area. The aerials should clearly identify all structures, including any accessory buildings, sheds, barns, residences, and other improvements located in the vicinity of the proposed heliport.

LAND USE REVIEW:

A private Airstrip is included as a Special Exception in an Agriculture zoning district, Appendix A, Article IV, Section 6 (3) of the Hernando County Code of Ordinances.

Future Building Setbacks:

- Front: 75'
- Side: 30'
- Rear: 50'

Comments: The petitioner has not indicated any new structure to be constructed for the private Heliport.

Noise

Although the Federal Aviation Administration (FAA) reviews Form 7480-1 submissions to ensure compliance with FAA Part 77 standards and to promote safety, efficiency, and compliance within the National Airspace System, its review is limited in scope. The FAA does not generally consider factors such as noise impacts, operational frequency, or local land-use compatibility.

Comments: The Petitioner shall have a Noise study conducted to assess impact on the neighboring properties. This shall be supplied to the Hernando County Development Services Department upon completion.

Hours of Operation

The petitioner has advised the location is going to be a private heliport and will not be open to the public or utilized for commercial aviation activities. All helicopter takeoffs and landings will be limited to the hours of 10:00 a.m. and 5:00 p.m., which are within the hours permitted under any applicable noise ordinances of the City of Brooksville. The petitioner has advised the Heliport is to support a charitable event held approximately four times per year for autistic children in Lake City, Florida. Operational activity is expected to be minimal, consisting of approximately two takeoffs and two landings per event, for a total of approximately eight takeoffs and eight landings annually.

Comments: There shall be no night flights; all flights shall be logged and provided to the Administrative Official upon request.

Petitioner shall be limited to the 4 charitable events per year and regular flights Maintenance for his Helicopter

Fuel Storage and Maintenance

The petitioner shall clarify whether fuel storage or maintenance facilities are proposed on-site. These uses are generally discouraged in residential areas because of their potential impacts on neighboring properties and overall land-use compatibility.

Comments: The petitioner shall revise the master plan to indicate the location of the fuel storage.

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 large tracts of single family and mobile home residences. A private Heliport is a permitted use in Rural districts.

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 1.04A(4): The Rural Category retains and promotes agricultural activities, retains the rural nature and countryside character of a significant portion of the County including rural residential uses with limited agricultural activities, limits residential density and infrastructure outside of recognized urbanizing areas as shown on the Adjusted Urbanized Area Map, and, may be used to recognize properties with natural physical development limitations such as floodplains.

Comments: The use of a private Heliport would not negatively impact the residential nature of this parcel.

FINDINGS OF FACT:

The request for a Special Exception Use Permit for a private Heliport is appropriate based on the following conclusions:

1. The proposed use is compatible based on consistency with the Comprehensive Plan and compatibility with the surrounding land uses.
2. The request meets the minimum requirements for Reasonable Accommodation.

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 Concurrence. 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 requested Special Exception Use Permit for a Private Heliport, 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 provide Hernando County Fire Rescue (HCFR) with aerial imagery of the proposed heliport site and the surrounding area. The aerials should clearly identify all structures, including any accessory buildings, sheds, barns, residences, and other improvements located in the vicinity of the proposed heliport.
3. The petitioner shall revise the master plan to indicate the location of the fuel storage.
4. Any building or site development will require an amendment to this Special Exception Use Permit.
5. The Petitioner shall have a Noise study conducted to assess impact on the neighboring properties. This shall be supplied to the Hernando County Development Services Department upon completion.
6. The heliport shall be limited to the petitioner's helicopter only.
7. There shall be no helicopter operations during nighttime hours. The petitioner shall maintain a log of all helicopter flights, including maintenance and testing flights, and shall provide such records to the Administrative Official upon request. All takeoffs and landings, whether associated with charitable events or maintenance activities, shall be restricted to the hours of 10:00 a.m. to 5:00 p.m.
8. The petitioner shall be limited to a maximum of four (4) charitable events per calendar year. Helicopter operations shall be permitted only for those charitable events and for routine maintenance, testing, and upkeep of the petitioner's helicopter.
9. Any conditions shall have Federal Aviation Administration (FAA) approval and communications with Brooksville-Tampa Bay Regional Airport.

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

File No. _____ Official Date Stamp:



Application request (check one):
 Conditional Use Permit
 Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION



Date: JUNE 25/26

APPLICANT NAME: Pablo Barrozo
Address: 15354 Peach Bloom Rd.
City: BROOKSVILLE State: FL Zip: 3
Phone: 352 942 5449 Email: pablobarrozo@gmail.com
Property owner's name: (if not the applicant) PABLO BARROZO

REPRESENTATIVE/CONTACT NAME: SAME AS ABOVE
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): 1403369
2. SECTION 11, TOWNSHIP 22, RANGE 18
3. Current zoning classification: RURAL AGRICULTURAL
4. Desired use: PRIVATE HELIPORT
5. Size of area covered by application: 800 X 100 FT +/-
6. Highway and street boundaries: PEACH BLOOM 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

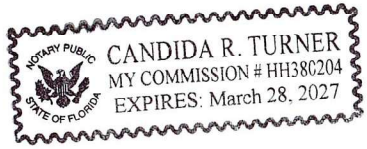
I, Pablo Barrozo, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):
 I am the owner of the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

Pablo Barrozo
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 25th day of June, 20 26, by Pablo Barrozo who is personally known to me or produced FLDL as identification.

Candida R. Turner
Signature of Notary Public



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

Notary Seal/Stamp

RECEIVED

MAY 07 2025

HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

DESCRIPTION OF PROPOSED USE.

Application for special use Exemption Permit to establish a private heliport on private property with its zoned Rural with Agricultural use.

FAA approval letter was obtained after they did an air survey on the property, and it's included in the application.

No construction will be required. High ground property, 8.4 acres approx. 950ft by 385ft wide.

Estimated activity will be 2 takeoffs and landing 4 times a year.

Property is fenced, and Power company has already provided and install warning orange balls on the adjacent power line.

No noise study has been conducted. This small ultralight helicopter uses a small two-stroke engine (equivalent to that of a Zero turn lawnmower). Far less noise than our diesel tractors when we cut nearly 9 acres twice a month for 4.5 hours each time. Average take off time is 4 minutes to warm up the engine and 4 minutes to cool off after landing. 4 times approx. per year.

Nearest home from the landing spot is approx. 700 ft,

All Approaches and Departures will be executed as per my request to the FAA on the south side of the property, where there's hundreds of empty acres with absolutely no structures of any kind on it.

This will be strictly a private heliport. Not a public or commercial airport. And any takeoffs and landings will be done between the hrs. of 10 am and 5 pm. Well within any noise ordinance that may be in place in the city of Brooksville.

All fueling will be done at BKV (Brooksville Regional Airport located about 5 miles south of the property.

All flights will be logged as per Standard Aviation Procedure. The helicopter is also equipped with ADSB device that tracks and logs all flights permanently in real time.

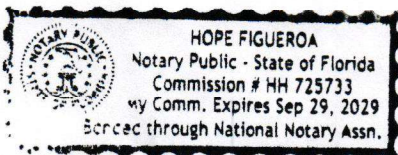
There will be no night operations at all. I only fly VFR (visual) not IFR (instruments, also use for night fly). So, there will be no light pollution for neighbors.

Thank you again for your consideration.

Pablo Barrozo.

Pablo Barrozo
5/6/26

State of Florida
County of Hernando
The foregoing instrument was acknowledged before me 6th day of May, 2026
Hope Figueroa
Your Name Here. Notary Public
My Commission Expires Sep 29, 2029





Federal Aviation Administration

January 26, 2026

TO:

Pablo Barrozo Garcia
Attn: Pablo Barrozo
4025 bluefish dr
Hernando Beach, FL 34607
pablobarrozo09@gmail.com

NOTICE OF HELIPORT AIRSPACE ANALYSIS DETERMINATION
ESTABLISH PRIVATE USE HELIPORT
NO OBJECTION

The Federal Aviation Administration(FAA) has conducted an aeronautical study under the provisions of Title 14 of the Code of Federal Regulations, Part 157, concerning:

RE: (See attached Table 1 for referenced case(s))

Table 1 - Letter Referenced Case(s)

Table with 8 columns: ASN, Prior ASN, Heliport Name, Description, Location, Latitude (NAD83), Longitude (NAD83), Heliport Elevation (feet). Row 1: 2025-ASO-12711-NRA, JAIME'S HELIPORT, LAP ASN # 2025-ESA-588-LAP, Brooksville,, FL, 28-35-09.00N, 82-28-19.00W, 86

We have completed an airspace analysis of the proposed private use airport. As studied, the location is approximately 5 nautical miles NE of Brooksville,, FL.

2025-ASO-12711-NRA / 2025-ESA-588-LAP
JAIME'S HELIPORT
Brooksville, Florida

This determination is based on a Flight Standards-approved virtual evaluation conducted in accordance with FAA Order 7400.2 (current edition). The evaluation determined that the proposed heliport results in an acceptable level of risk; therefore, an on-site Flight Standards evaluation is not required.

FAA Advisory Circular (AC) 150/5390-2D, Heliport Design, was referenced in the conduct of this analysis. Flight Standards has no objection to the proposed site, provided the heliport is developed, operated, and maintained in accordance with the guidance contained in AC 150/5390-2D, including, but not limited to, standards for the Touchdown and Liftoff Area (TLOF), Final Approach and Takeoff Area (FATO), Safety Area (SA), and applicable Approach/Departure (A/D) surface areas, in order to establish and maintain an acceptable level of safety for helicopter operations.

Our aeronautical study has determined that the subject private use heliport will not adversely affect the safe and efficient use of airspace by aircraft. Therefore, we have no objection to the proposal.

This determination does not mean FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of airspace by aircraft and with respect to the safety of persons and property on the ground. In making the determination, the FAA has considered matters such as the effect the proposal would have on existing or planned traffic patterns of neighboring airports, the effects it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA) and known natural objects within the affected area would have on the heliport proposal.

The FAA cannot prevent the construction of structures near a heliport. The heliport environs can only be protected through such means as local zoning ordinances or acquisitions of property in fee title or aviation easements, letters of agreement, or other means. This determination in no way preempts or waives any ordinances, laws, or regulations of any government body or agency.

In order to avoid placing any unfair restrictions on users of the navigable airspace, this determination is valid until 07/26/2027. Should the Airport Master Record 5010 Form not be returned by 07/26/2027, an extension of our determination should be requested by 04/26/2027.

Be advised, in accordance with 14 CFR Part 157, any construction, alteration to, or abandonment of the subject heliport requires notice to the FAA for aeronautical review. Notice for these actions can be given using FAA Form 7480-1, "Notice for Construction, Alteration, and Deactivation of Airports".

If you have any questions concerning this determination or completion of the Airport Master Record 5010 Form, please contact me at robert.linscheid@faa.gov or at 1-404-305-5678.

Sincerely,

Robert Linscheid

Specialist

Signature Control No: 686315406-691574637

PEACH bloom rd.

385'

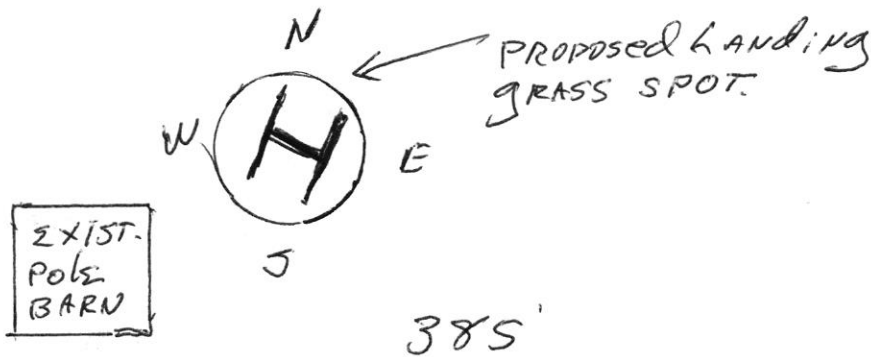
8.4 ACRES

Key # 01403369

NOT SCALE
SITE PLAN

950'

950'



MINING AREA

PEACH bloom rd.

385'

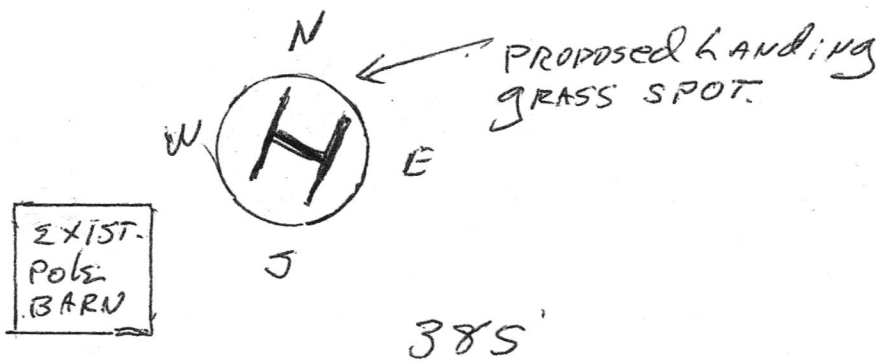
8.4 ACRES

Key # 01403369

NOT SCALE.
SITE PLAN.

950'

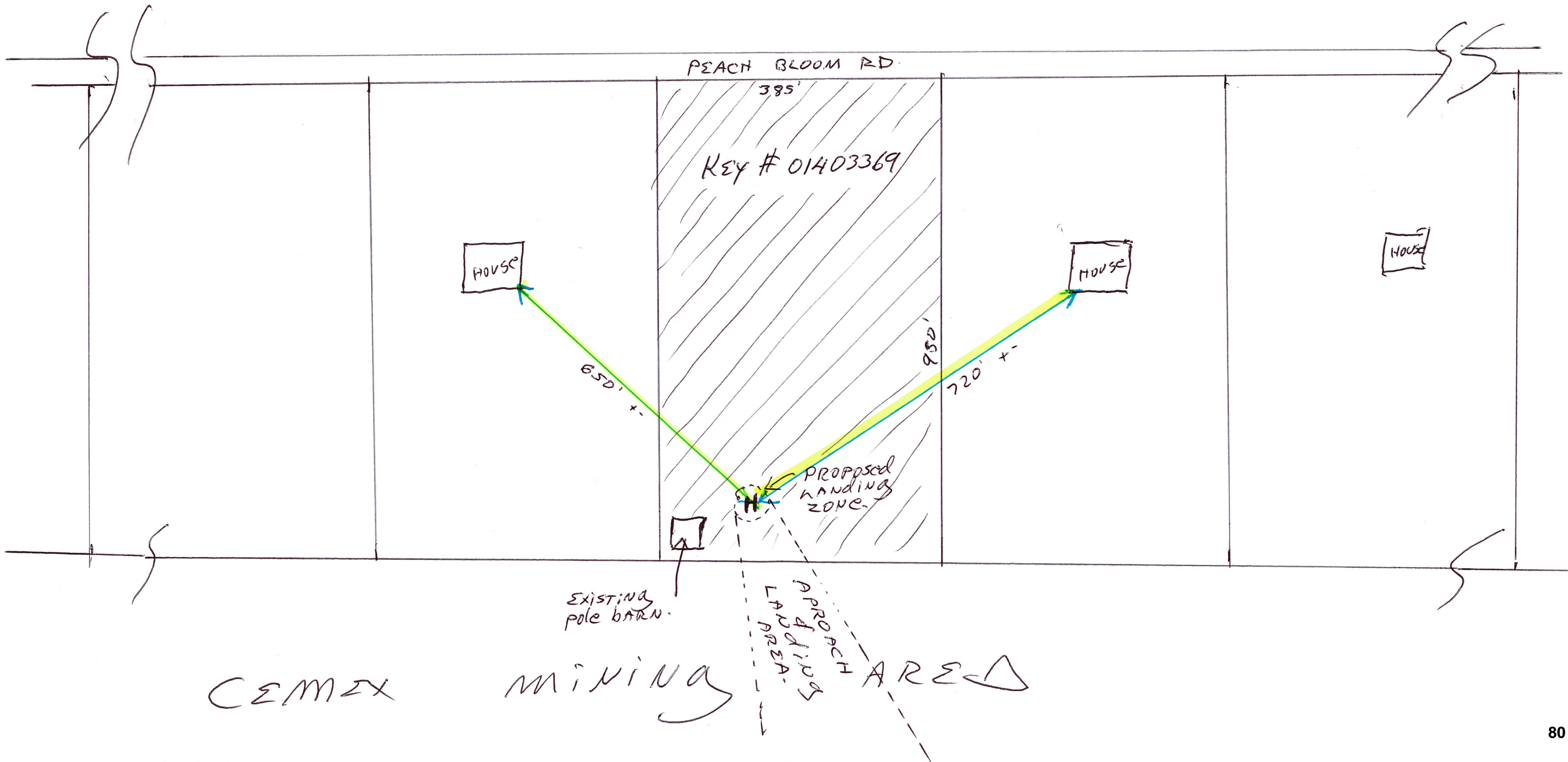
950'



MINING AREA

SITE OVERVIEW

NOT SCALE.



SE-26-07 Aerial Map

This map was prepared by this office to be used as aid and 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.

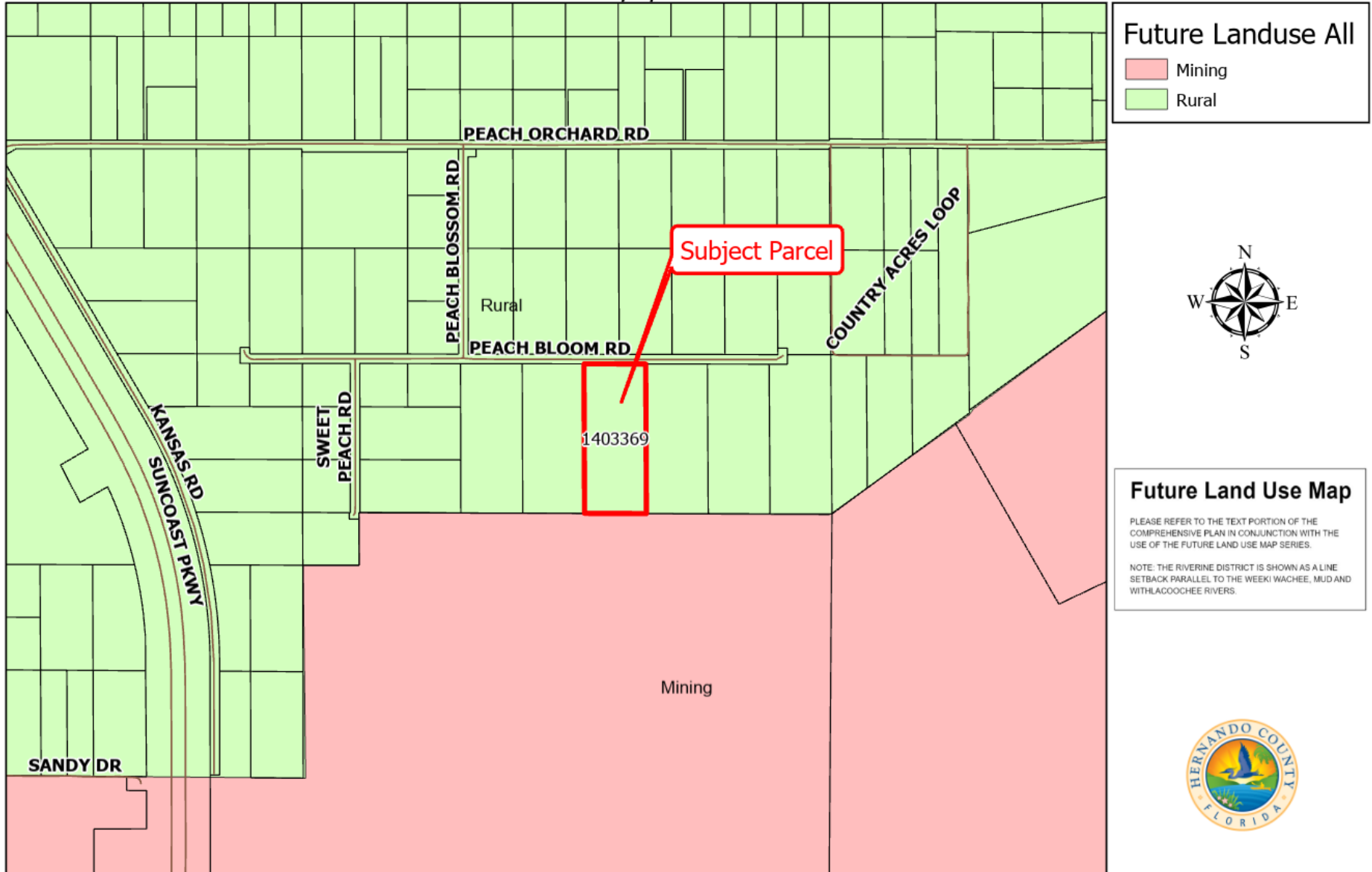


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-26-07

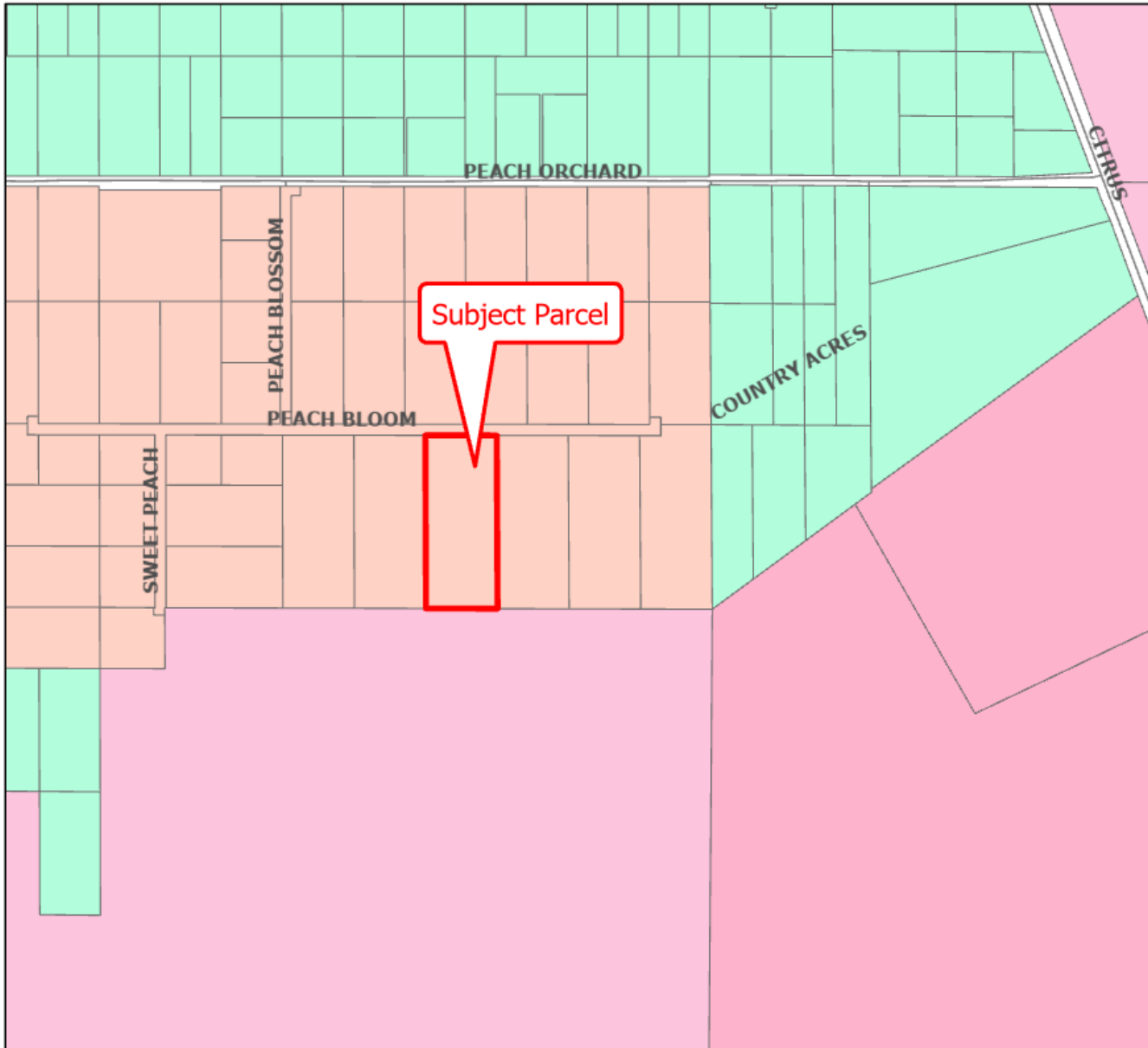
Version Date: 7/7/2026



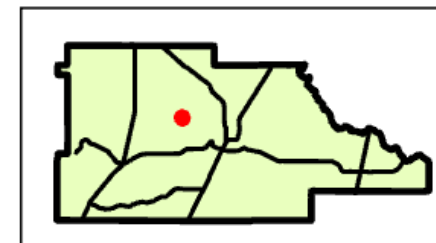
Not to Scale.

SE-26-07 Zoning Map

This map was prepared by this office to be used as aid and 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.



Zoning	
	AG
	M
	PDP(RUR)
	PSFOD



Hernando County Tech GIS
with Hernando County Planning Department
Project date: July 7, 2026

Not to Scale.



AGENDA ITEM

TITLE

Rezoning Petition Submitted by Jacqueline Commons, LLC (H2617)

BRIEF OVERVIEW

Rezoning Request:

Rezone from AR2 (Agricultural Residential - 2) to PDP(OP)/ Planned Development Project (Office Professional) with specific C-1 uses

General Location:

Northside of Jacqueline Road, approximately 350' south of Mariner Boulevard

Parcel Key Number:

999842

Summary of Applicant's Request:

The property owner is requesting to rezone the current AR2 (Agricultural Residential - 2) property to PDP(OP) (Planned Development Project (Office Professional)) with the following C-1 (General Commercial) uses:

1. Comparison Goods Store
2. Personal service establishments
3. Domestic and business service establishments
4. Domestic and business repair establishments
5. Indoor commercial amusement establishments

This rezoning will allow small-scale commercial uses such as retail stores, personal and business services, repair shops, and restaurants with or without alcohol service.

The proposed site plan includes three buildings:

1. A 10,500-square-foot mixed-use building at the front of the property with offices and small retail spaces on the first floor and eight apartments above, intended primarily for business owners.
2. A 10,000-square-foot commercial building along Jacqueline Street designed for small offices and service businesses, with overhead doors for storage. This space is intended for local service providers such as pool companies, electricians, and similar businesses. Industrial uses and high-end retail will not be permitted.
3. A 15,000-square-foot building at the rear of the property to be used as a youth sports training facility.

To provide separation from the surrounding neighborhood, a 10-foot landscaped buffer and fencing are proposed along the north, east, and west property lines.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner’s request to for Rezoning from AR2 (Agricultural Residential - 2) to PDP(OP)/ Planned Development Project (Office Professional) with specific C-1 uses with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	06/28/2026	4:53 PM
Natasha Lopez Perez	Approved	06/29/2026	10:57 AM
Toni Brady	Approved	07/02/2026	2:43 PM
Victoria Via	Approved	07/02/2026	3:29 PM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 13, 2026
Board of County Commissioners: September 1, 2026

APPLICANT: Jacqueline Commons LLC

FILE NUMBER: H-26-17

REQUEST: Rezone to PDP(OP)/ Planned Development Project (Office Professional) with specific C-1 uses

GENERAL LOCATION: Northside of Jacqueline Road, approximately 350' south of Mariner Boulevard

PARCEL KEY NUMBER(S): 999842

APPLICANT'S REQUEST

The property owner is requesting to rezone the current AR2 (Agricultural Residential-2) property to PDP(OP) (Planned Development Project (Office Professional)) with the following C-1 (General Commercial) uses:

1. (a) Comparison Goods Store
2. (c) Personal service establishments
3. (d) Domestic and business service establishments
4. (e) Domestic and business repair establishments
5. (i) Indoor commercial amusement establishments

This rezoning will allow small-scale commercial uses such as retail stores, personal and business services, repair shops, and restaurants with or without alcohol service.

The proposed site plan includes three buildings:

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3. A 15,000-square-foot building at the rear of the property to be used as a youth sports training facility.

To provide separation from the surrounding neighborhood, a 10-foot landscaped buffer and fencing are proposed along the north, east, and west property lines.

SITE CHARACTERISTICS

Site Size	4.76 Acres
Surrounding Zoning; Land Uses	North: AR2 South: ROW/ AR2 East: AR2 West: PDP(GC) Commercial
Current Zoning:	AR2
Future Land Use Map Designation:	Commercial

ENVIRONMENTAL REVIEW

The petitioner shall comply with all applicable Florida Fish and Wildlife Commission and Southwest Florida Water Management District requirements.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water is available, there is an 8" force main in the right of way on the North side of Jacqueline Rd. HCUD has no objection to the zoning change from AR2 to PDP (OP) with C-1 uses to allow restaurants, goods stores, and business on the parcel. Subject to a utility capacity analysis and connection to the central water & wastewater system at time of site development

Comments: The petitioner shall provide a utility capacity analysis and demonstrate connection to the central water and wastewater system at the time of site development.

ENGINEERING REVIEW

The subject site is located on Northside of Jacqueline Road, approximately 350' south of Mariner Boulevard. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis is required for this project. Any improvements identified by the traffic access analysis will be the responsibility of the developer.
- Relocate the access connection further to the west, so there are no conflicts with the existing access to the adjacent parcel to the east.
- Jacqueline Road is a Collector Road, sidewalk along the entire property frontage of Jacqueline Road is required.
- Connect buildings to the future sidewalk on Jacqueline Road.

LAND USE REVIEW

The petitioner is requesting a Rezoning to PDP(OP)/ Planned Development Project (Office Professional) with specific C1 uses for:

1. (a) Comparison Goods Store
2. (c) Personal service establishments
3. (d) Domestic and business service establishments
4. (e) Domestic and business repair establishments
5. (i) Indoor commercial amusement establishments

Setbacks:

- Jaqueline Road: 35'
- West: 20'
- East: 20'
- North: 35'

Buffers:

The petitioner has proposed the following perimeter buffers for the subject site:

- Front (Jacqueline Road): 5' Natural Enhanced Landscape Buffer
- Sides: 10' Natural vegetated buffer enhanced as necessary to meet 80% opacity
- Rear : 10' Natural vegetated buffer enhanced as necessary to meet 80% opacity

Comments: Buffers shall consist of natural vegetated areas, enhanced as necessary to achieve 80% opacity. The existing natural 10-foot buffer shall be preserved and enhanced to meet this requirement.

In accordance with Chapter 10 Article II Section 10-21:

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.

Primary facade: For parcels of one-half-acre or larger except large retail projects, building perimeter landscaping on the primary facade side shall be planted adjacent to, or between the building and the drive aisle or parking area and shall include shrubs and ground cover. The minimum landscaped area shall be determined by the following formula: Five (5) feet times the length of each primary facade times fifty (50) percent. The area of building perimeter landscaping can be used to meet the

requirement for overall landscaping for the parcel. Landscaping shall use native and drought tolerant materials.

In accordance with Chapter 10 Article II Section 10-26 Vegetative Buffer requirements;

- (b) A vegetative buffer is an area of land containing any combination of preserved natural vegetation or installed greenery. It may include berms, fences, or walls. Turf grass is acceptable as a "vegetative ground cover", but not as a "vegetative buffer". If a fence or wall is used, it shall be visually dominated by greenery and attain fifty (50) percent opacity/coverage within twelve (12) months of planting.
- (d) A vegetative buffer is required in the following locations:
 - (1) *Along street right-of-way/pavements:*
 - a. A vegetative buffer at least five (5) feet in width shall abut the street right-of-way/pavements for at least half of the street right-of-way frontage. If only installed planting areas are used, the vegetative buffer shall include a hedge of shrubs with a minimum height of eighteen (18) inches at time of planting. Shrubs shall be appropriately spaced according to growth needed of the species for the hedge to attain eighty (80) percent opacity within twelve (12) months of planting.

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.

Parking:

In accordance with the Hernando County Land Development Regulations, retail and office uses are required to provide parking at a rate of 4 spaces per 1,000 square feet. Construction service establishments are required to provide 1.5 parking spaces per employee. Recreation facilities are required to provide 5 parking spaces per 1,000 square feet of Gross Floor Area (GFA).

COMPREHENSIVE PLAN REVIEW

The subject site is located within the Commercial Land use designation on the County's adopted Comprehensive Plan.

- Strategy 1.04A(6):** The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.
- 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 request is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate residential protection for existing surrounding residential developments.

FINDINGS OF FACT

A Rezone to PDP(OP)/ Planned Development Project (Office Professional) with specific C1 uses is appropriate due to the following findings of fact:

1. The request is consistent with the Comprehensive Plan Strategies for the location of commercial development and the surrounding commercial 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 Master Plan revision on parcel zoned PDP(GHC)/ Planned Development Project (General Commercial to Include C2 Uses for Fuel Station 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 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.
4. The petitioner is requesting a Rezoning to PDP(OP)/ Planned Development Project (Office Professional) with specific C1 uses for:
 1. (a) Comparison Goods Store
 2. (c) Personal service establishments
 3. (d) Domestic and business service establishments
 4. (e) Domestic and business repair establishments
 5. (i) Indoor commercial amusement establishments
5. The petitioner shall provide a utility capacity analysis and connection to the utility system(s), as required by ordinance, at time of site development.
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 petitioner shall relocate the access connection further to the west, so there are no conflicts with the existing access to the adjacent parcel to the east.

8. Jacqueline Road is a Collector Road, sidewalk along the entire property frontage of Jacqueline Road is required.
9. The petitioner shall provide pedestrian connections from the buildings to the future sidewalk along Jacqueline Road.
10. The driveways, parking spaces, and overall site layout shall be required to meet all applicable County standards, as outlined in the facility design guidelines.
11. The petitioner shall coordinate with the Florida Department of Transportation (FDOT) for Access Management approval and obtain any required drainage permits prior to site development.
12. Building Setbacks:
 - Jacqueline Road: 35'
 - West: 20'
 - East: 20'
 - North: 35'
13. Minimum Buffers:
 - Front (Jacqueline Road): 5' Natural Enhanced Landscape Buffer
 - Sides: 10' Natural vegetated buffer enhanced as necessary to meet 80% opacity
 - Rear : 10' Natural vegetated buffer enhanced as necessary to meet 80% opacity
14. The petitioner shall establish and maintain the natural vegetive buffer in accordance with Chapter 10, Article II, Sections 10-21 and 10-26 of the Hernando County Land Development Regulations.
15. No signage shall be located within the vegetative buffer in accordance with Chapter 10, Article II of the Hernando County Land Development Regulations.
16. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
17. In accordance with the Hernando County Land Development Regulations, retail and office uses are required to provide parking at a rate of 4 spaces per 1,000 square feet. Construction service establishments are required to provide 1.5 parking spaces per employee. Recreation facilities are required to provide 5 parking spaces per 1,000 square feet of Gross Floor Area (GFA). The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.
18. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of Board of County Commissioners action from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [] Standard [X] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 03/04/2026



APPLICANT NAME: Jacqueline Commons, LLC

Address: 5471 Spring Hill Drive
City: Spring Hill State: FL Zip: 3460
Phone: 352-796-3224 Email: randy@suncoastpagroup.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: ProCivil 360, LLC
Address: 12 S. Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4225 Email: permitting@procivil360.com

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 999842
2. SECTION 28, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: AR-2
4. Desired zoning classification: PDP(OP), specifically C-1 Uses (a), (c), (d), (e), and (i)
5. Size of area covered by application: 4.72 Acres
6. Highway and street boundaries: Jacqueline Road
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, _____, 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
[X] I am the owner of the property and am authorizing (applicant): Randall Woodruff
and (representative, if applicable): ProCivil 360, LLC
to submit an application for the described property.

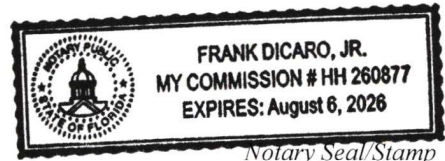
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 3 day of March, 2026, by
Randall Woodruff who is personally known to me or produced _____ as identification.

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16





12 S. MAIN STREET, BROOKSVILLE, FL 34601

352-593-4255

www.procivil360.com

ENGINEER'S NARRATIVE FOR JACQUELINE COMMONS LLC

Project Summary: The property owner is seeking to rezone the current AR2 area to PDP(OP) to allow uses such as Comparison Goods Stores, Personal Service Establishments, Domestic and Business Service Establishments, Repair Establishments, and Restaurants (with or without alcohol service). The site plan includes three main buildings: first, at the front, a structure with a 10,500-square-foot footprint, designed to accommodate offices and small retailers on the ground floor, and eight apartments above—ideally for the owners of the businesses located there. Second, adjacent to Jacqueline Street, a proposed building with a 10,000-square-foot footprint intended for office/commercial/service establishments, these feature small offices and overhead doors for inventory storage, catering to local business owners such as pool companies or electricians who provide services to the community. No industrial uses or high-end retail will be allowed on this site. Third, at the rear, 15,000-square-foot building that will be utilized as a sports training facility for the local youth. To ensure adequate buffering to the existing neighborhood a 10' buffer with fencing is provided along the North, East, and West property lines.

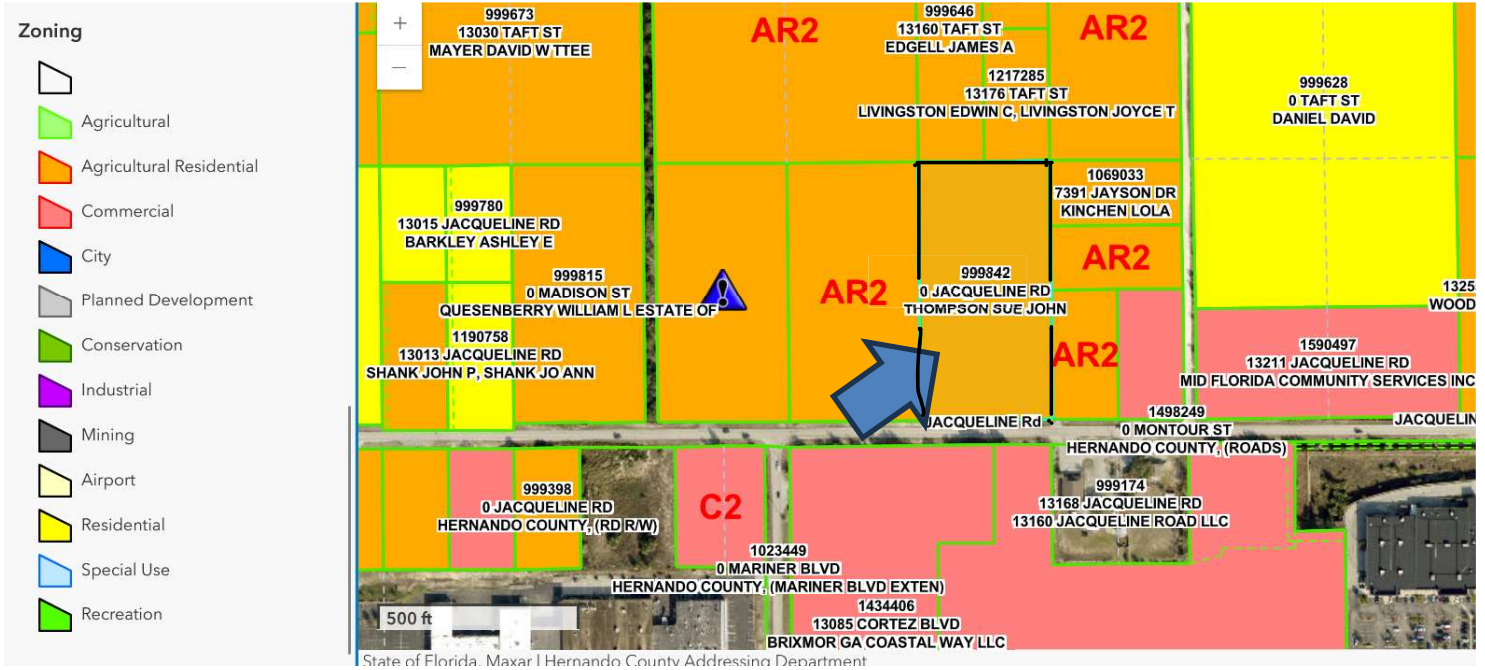
History: This application is a zoned AR2 lot with access to Jacqueline Road, and is part of the Pottersfield Garden Acres Subdivision.

Location: This Site is located on the north side of Jacqueline Road between Jason Drive and Mariner Blvd. The site is approximately 1.8 miles west of the Suncoast Parkway. The parcel is approximately 4.72 acres.



Present Zoning: This parcel is currently zoned AR2. The Surrounding zonings are:

- North: AR2
- East: AR2
- South: PDP GC
- West: AR2





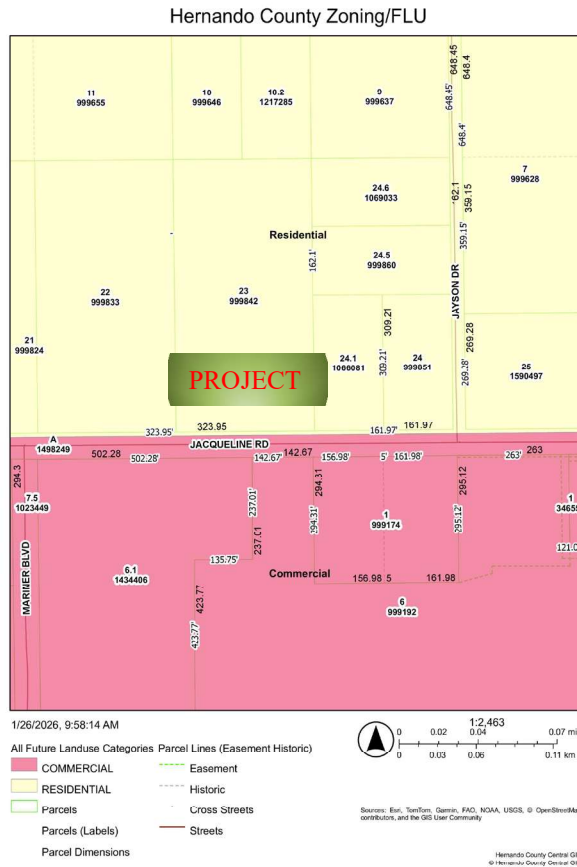
12 S. MAIN STREET, BROOKSVILLE, FL 34601

352-593-4255

www.procivil360.com

Proposed Zoning: The application is to rezone to PDP(OP), specifically Comparison Goods Store, Personal Service Establishments, Domestic and Business Service Establishments, Domestic and Business Repair Establishments and Restaurants with or without alcohol dispensation.

FLUM: The area is mapped as Residential





12 S. MAIN STREET, BROOKSVILLE, FL 34601

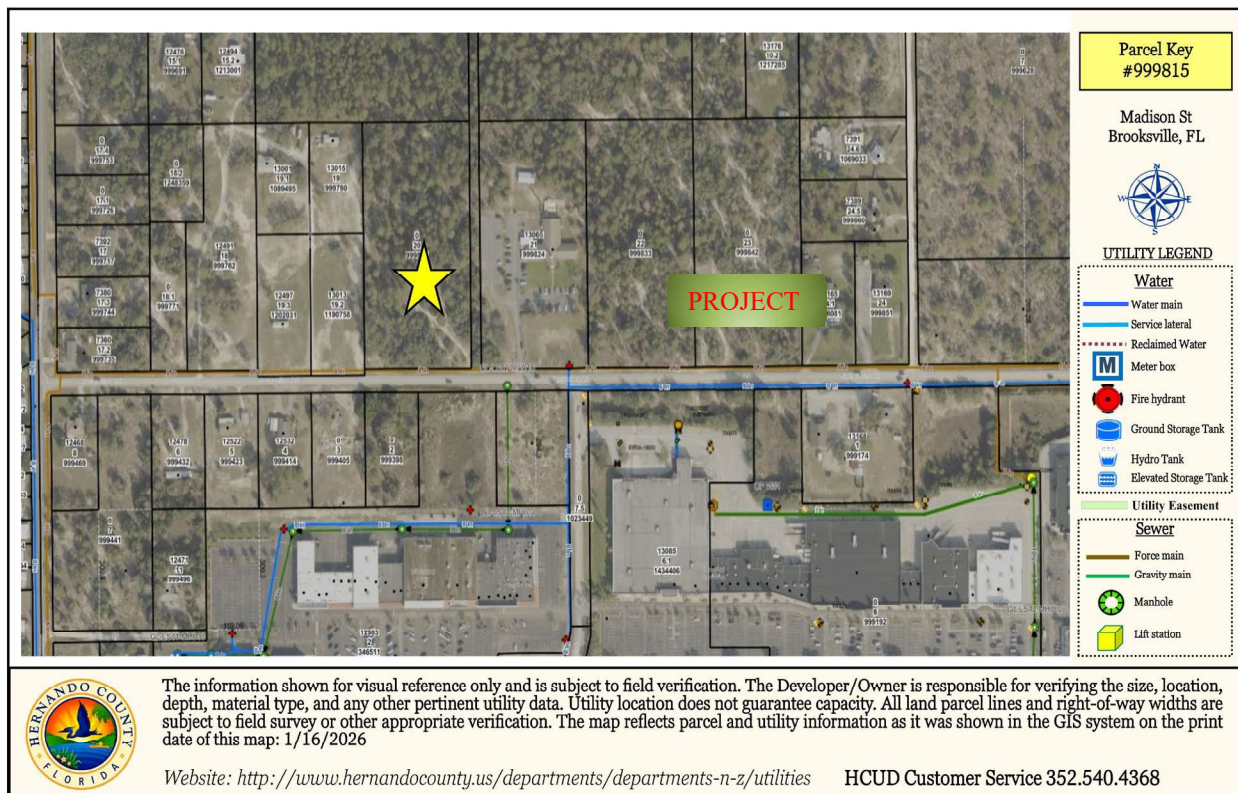
352-593-4255

www.procivil360.com

Access: The site is accessed via Jacqueline Road. The site would only have one future connection to the existing County owned and maintained roadway and all internal circulation would meet design criteria.

Water Source: The site is served by Hernando County Utility Department via a 6” water main located in the South side of Jacqueline Road Right of way. This buildout would require a water analysis due to the size of the project.

Sanitary Disposal: The site is served by Hernando County Utility Department via a 8 inch force main, located on the Northern side of the Jacqueline Road Right of way. This buildout would require a sewer analysis due to the size of the project.



Environmental: The site is prime land to harbor gopher tortoise. There are no wetlands, or sensitive lands contained within this boundary.

Soils: The predominant soil type on this site is Candler fine sand. Candler fine sand is the predominant soil type for most of the Spring Hill Community. Candler is a buildable soil, with high infiltration.

Flood Plain: The area to be developed with this application area is in Flood Zone “X”, an area of minimal flooding.

National Flood Hazard Layer FIRMette



Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AH, AR
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
 - OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/24/2025 at 7:18 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Drainage Considerations: Through the use of SWFWMD Watershed studies the Site may have to bypass or take on some offsite runoff from the North acreage. This all appears to go South across Jacqueline Road and into the existing drainage ponds on the Rear of BJ’s Warehouse.

Buffers: A proposed 10’ buffer would be located along the North, East and Western boundaries with fencing. The buffer would also include Trees and Shrubs on the exterior of the fence to meet Hernando County Requirements. The South buffer would meet Hernando County R/W buffer code.

Traffic: The site, if approved will require a traffic analysis since the project would exceed 250 Peak PM hour trips per day. The Owner would work with the County on any upgrade requirements needed on Jacqueline Road.

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L25000364527
FILED 8:00 AM
August 07, 2025
Sec. Of State
grkersey

Article I

The name of the Limited Liability Company is:

JACQUELINE COMMONS LLC

Article II

The street address of the principal office of the Limited Liability Company is:

5471 SPRING HILL DRIVE
SPRING HILL, FL. US 34606

The mailing address of the Limited Liability Company is:

5471 SPRING HILL DRIVE
SPRING HILL, FL. US 34606

Article III

The name and Florida street address of the registered agent is:

RANDALL WOODRUFF
5471 SPRING HILL DRIVE
SPRING HILL, FL. 34606

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: RANDALL WOODRUFF

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
SEAN BRADLEY
5471 SPRING HILL DRIVE
SPRING HILL, FL. 34606 US

Title: MGR
ANTHONY KANARIS
5471 SPRING HILL DRIVE
SPRING HILL, FL. 34606 US

Title: MGR
TERRY WILLIAMS
5471 SPRING HILL DRIVE
SPRING HILL, FL. 34606 US

Title: MGR
RANDY WOODRUFF
5471 SPRING HILL DRIVE
SPRING HILL, FL. 34606 US

L25000364527
FILED 8:00 AM
August 07, 2025
Sec. Of State
grkersey

Article V

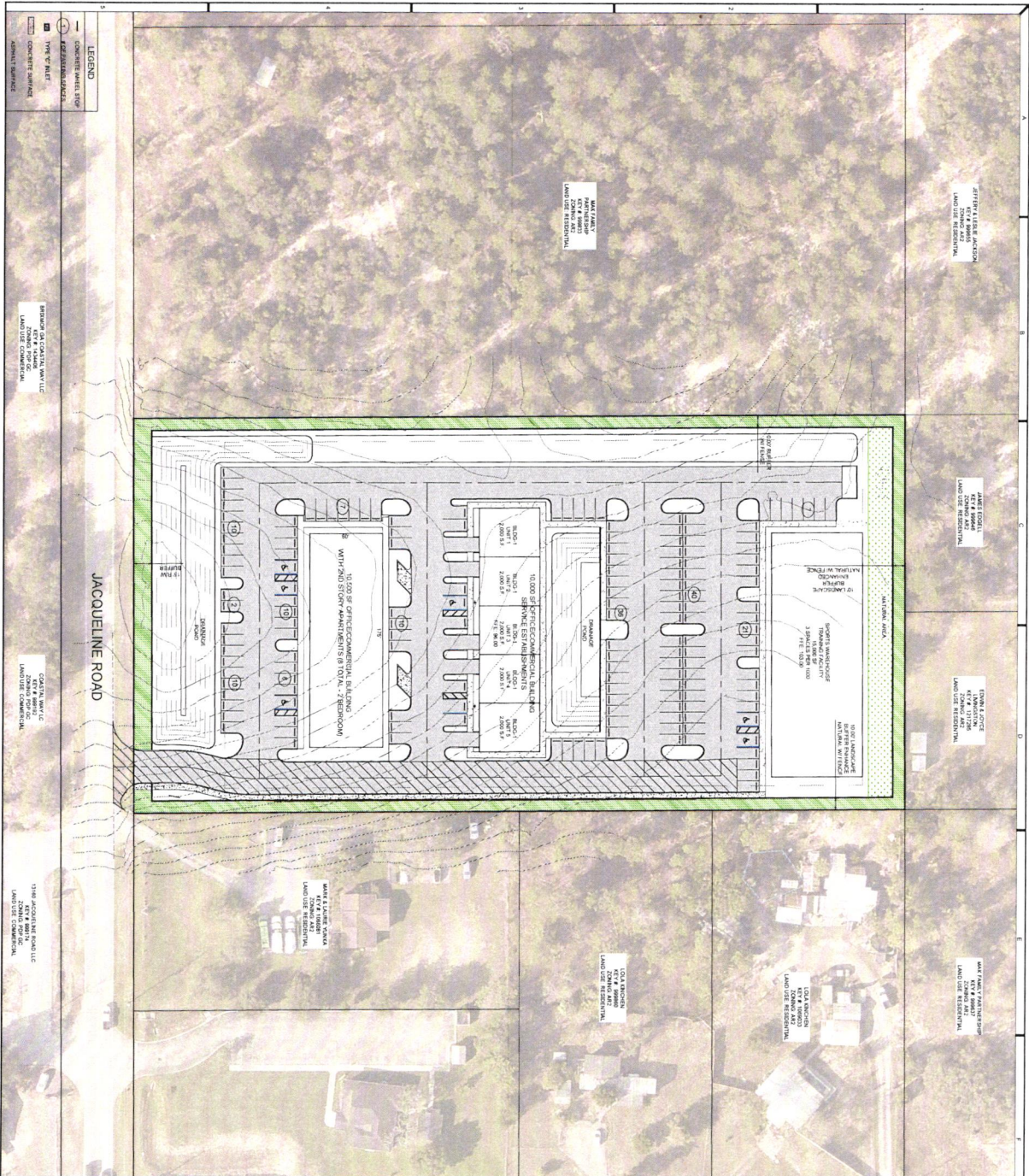
The effective date for this Limited Liability Company shall be:

08/07/2025

Signature of member or an authorized representative

Electronic Signature: RANDALL WOODRUFF

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



LEGEND

- CONCRETE WALKWAY
- ASPHALT DRIVEWAY
- TYPE 'B' PAVEMENT
- CONCRETE DRIVEWAY
- ADMINISTRATIVE

WOODRUFF - JACQUELINE COMMERCIAL, FLEX, SPORTS COMPLEX

REZONING PLAN

1777

DESCRIPTION

REVISION HISTORY

REV. BY DATE

PROCVIL 360

CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES

12 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 PHONE: (352) 593-4255
WWW.PROCVIL360.COM

WOODRUFF - JACQUELINE COMMERCIAL, FLEX, SPORTS COMPLEX

REZONING PLAN

1777

DESCRIPTION

REVISION HISTORY

REV. BY DATE

H-26-17 Aerial Map

This map was prepared by this office to be used as aid and 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.

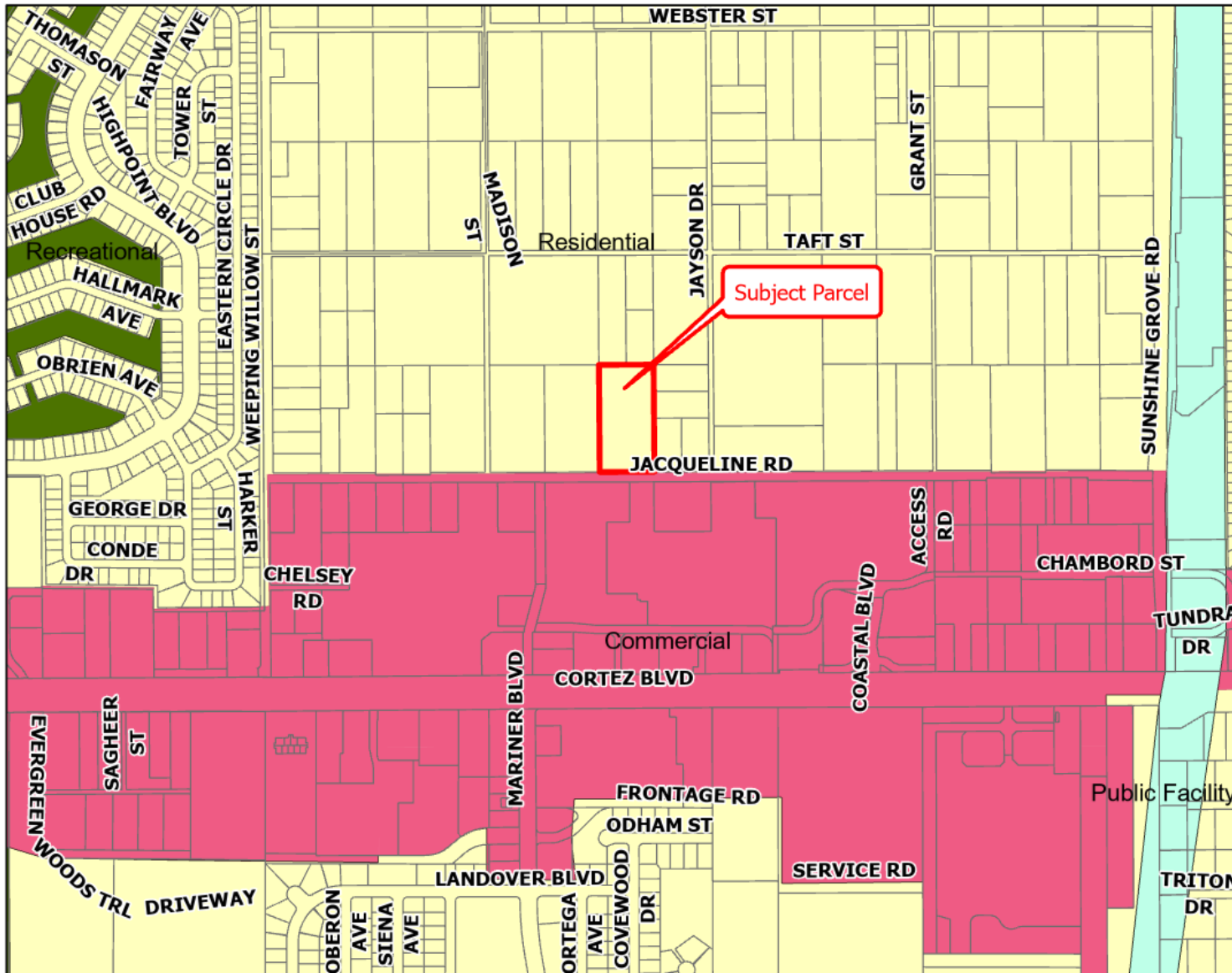


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-17

Version Date: 6/8/2026



Legend

Future Landuse All

- Commercial
- Public Facility
- Recreational
- Residential



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.

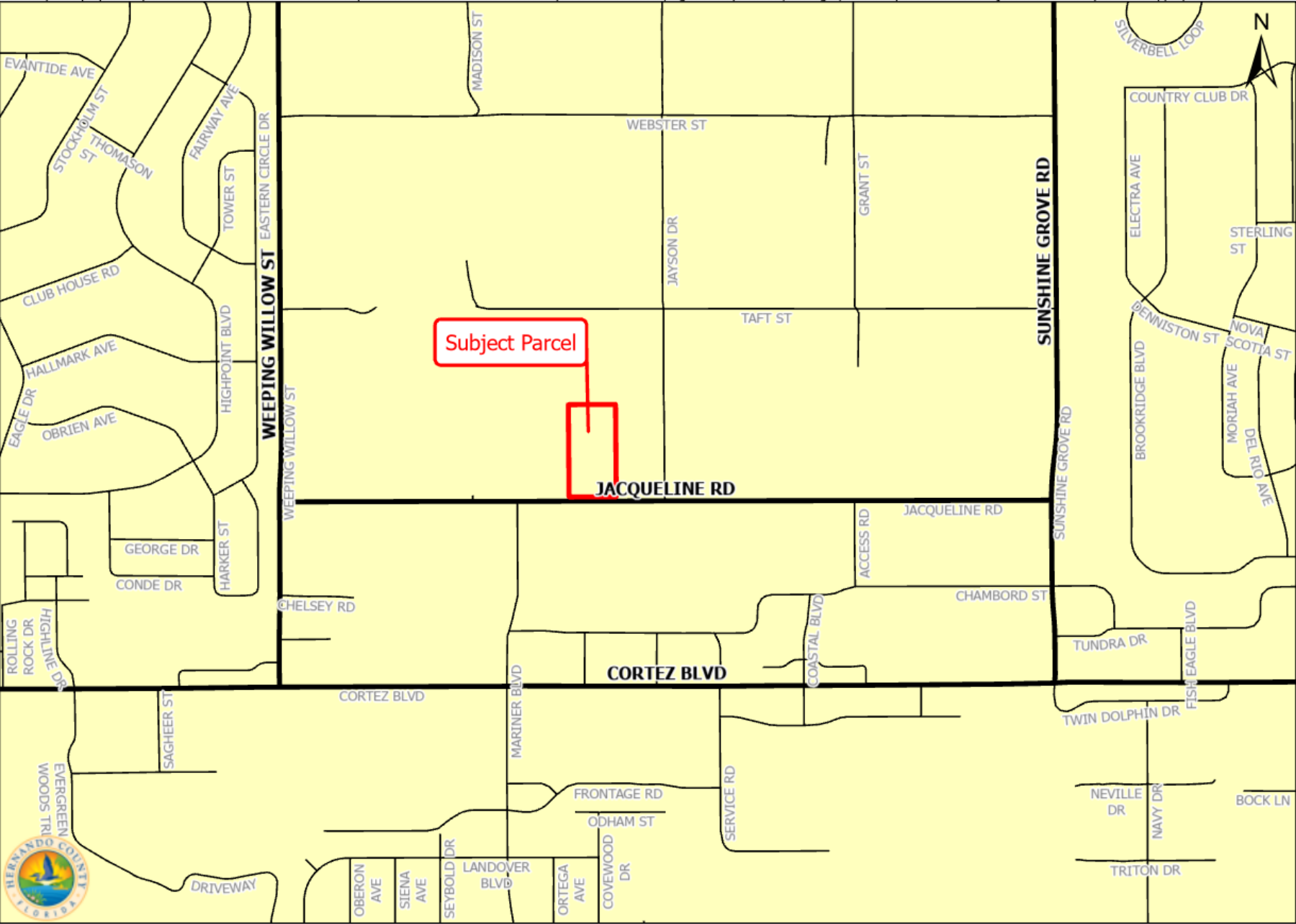
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Not to Scale.

H-26-17 Area Map

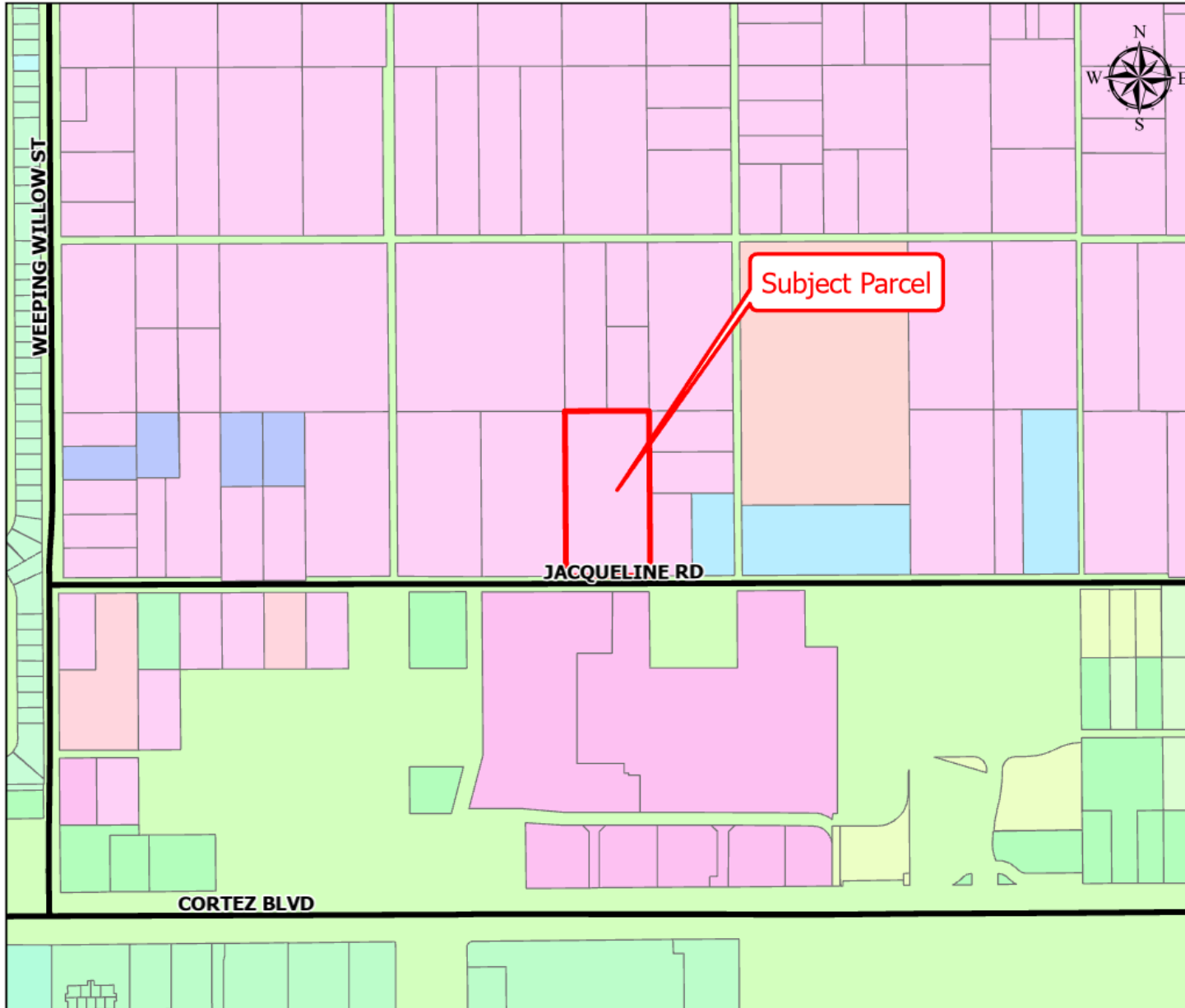
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Not to Scale.

H-26-17 Zoning Map

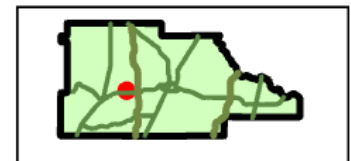
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Legend

Zoning_

	AG
	AR2
	C1
	C2
	C4
	PDP(GC)
	PDP(GHC)
	PDP(HC)
	PDP(MF)
	PDP(MH)
	PDP(OP)
	PDP(SF)
	PDP(SU)



Hernando County Tech GIS
with Hernando County Planning Department
Project date: June 8, 2026

Not to Scale.



AGENDA ITEM

TITLE

Rezoning Petition Submitted by Edwin Santiago and Ileen Febus (H2610)

BRIEF OVERVIEW

Rezoning Request:

Rezoning from AG (Agricultural) and C1 to PDP(GC)/ Planned Development Project (General Commercial) with specific C-2 uses.

General Location:

South Side of Spring Hill Drive approximately 311 feet from US 41 (Broad Street).

Parcel Key Number:

203032

Summary of Applicant's Request:

The Petitioner is requesting to rezone from AG (Agricultural) and C-1 (General Commercial) to PDP(GC) Planned Development Project (General Commercial) with a specific C-2 use for a drive-in restaurant. The parcel is in the Airport PDD behind Circle K on US 41 (Broad Street) with frontage on Spring Hill Drive.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

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 AG (Agricultural) and C1 to PDP GC with specific C-2 uses with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	06/28/2026 4:47 PM
Natasha Lopez Perez	Approved	06/29/2026 10:32 AM

Toni Brady
Victoria Via

Approved
Approved

07/02/2026 2:30 PM
07/02/2026 3:28 PM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 13, 2026
Board of County Commissioners: September 1, 2026

APPLICANT: Edwin and Ileen Febus

FILE NUMBER: H-26-10

REQUEST: Rezoning from AG (Agricultural) and C1 to PDP(GC)/ Planned Development Project (General Commercial) with specific C-2 uses.

GENERAL LOCATION: South Side of Spring Hill Drive approximately 311 feet from US 41 (Broad Street).

PARCEL KEY NUMBER(S): 203032

APPLICANT'S REQUEST

The Petitioner is requesting to rezone from AG (Agricultural) and C-1 (General Commercial) to PDP(GC) Planned Development Project (General Commercial) with a specific C-2 use for a drive-in restaurant. The parcel is in the Airport PDD behind Circle K on US 41 (Broad Street) with frontage on Spring Hill Drive.

SITE CHARACTERISTICS

Site Size: .45 Acres

Surrounding Zoning;

Land Uses: North: AG (Agricultural) and CPDP (Combined Planned Development Project)
South: AG (Agricultural) and C-1
East: CPDP Combined Planned Development Project
West: C1

Current Zoning: PDP(SF) Planned Development Project (Single Family)

Future Land Use

Map Designation: Airport PDD

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

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water is available to this parcel. There is a 12” force main at the intersection of Spring Hill Dr & US 41. HCUD has no objection to the zoning change from AG (Agricultural) and C-1 (General Commercial) to PDP (General Commercial)) with specific C-2 uses to allow a drive-in restaurant, subject to connection to the central water system at time of site development.

ENGINEERING REVIEW

The subject site is on South side of Spring Hill Drive approximately 311 feet from US 41 (Broad Street). The County Engineer has reviewed the petitioner’s request and provided the following comments:

- The petitioner may be required to submit a Traffic Analysis. This shall be determined at the time of site development permitting.
- A cross-access easement shall be provided to the West. The petitioner shall revise the master plan to reflect this cross-access.
- The project is required to connect to the existing Circle K to the East at the time of site development.

LAND USE REVIEW

Minimum Setbacks:

- Spring Hill Drive 125’
- East 20’
- West 20’
- Rear: 20’

Buffers:

- Spring Hill Drive 10’
- East 5’
- West 5’
- Rear: 5’

A buffer shall be required between a Planned Development Project (PDP) land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. 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.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and 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 should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.

Parking:

County Land Development Regulations require a minimum of three and a half (3.5) parking spaces per One Thousand (1,000) square feet of gross-floor area. The petitioner is proposing three thousand two hundred fifty (3,250) square feet and will need to provide twelve (12) parking spaces.

Landscape:

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.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Airport PDD 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, Residential Category

Strategy 1.04A(6): The Commercial Category provides commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

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.

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 site is next to a Circle K and close to the Spring Hill Drive and Us 41 (Broad Street) intersection. The proposed use is consistent with the Comprehensive Plan and is consistent with the surrounding uses.

FINDINGS OF FACT

The rezoning request Rezoning from AG (Agricultural) and C1 to PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses is appropriate due to the following findings of fact:

1. The proposed Planned Development Project (General Commercial) with Specific C2 uses is compatible with surrounding zones.

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 Concurrence. 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 AG (Agricultural) and C1 to PDP GC with specific C-2 uses with the following performance conditions.

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations and permitting.
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, as applicable.
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 petitioner may be required to submit a Traffic Analysis. This shall be determined at the time of site development permitting.
5. A cross-access easement shall be provided to the West. The petitioner shall revise the master plan to reflect this cross-access.
6. The project is required to connect to the existing Circle K to the East at the time of site development.
7. **Setbacks:**

Spring Hill Drive	125'
East	20'
West	20'
Rear:	20'

Buffers:

Spring Hill Drive 10'
East 5'
West 5'
Rear: 5'

8. The maximum building height shall be forty-five (45) feet, except on parcels abutting residential properties, where the maximum building height shall be limited to twenty (20) feet.
9. The driveways, parking spaces, and overall site layout shall be required to meet all applicable County standards, as outlined in the facility design guidelines
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 petitioner shall establish and maintain the natural vegetive buffer in accordance with Chapter 10, Article II, Sections 10-21 and 10-26 of the Hernando County Land Development Regulations.
12. The petitioner shall provide a Master Plan in compliance with all the performance conditions within thirty (30) calendar days of receipt of Board of County Commissioners action from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION

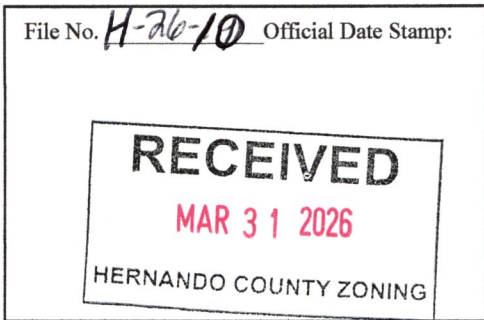
File No. H-26-10 Official Date Stamp:



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [] Standard [x] PDP
Master Plan [] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION



Date: December 3, 2025

APPLICANT NAME: Edwin Febus Santiago and Ileen Lissett Febus

Address: 5024 Culpepper Place
City: Wesley Chapel State: FL Zip: 33544
Phone: Email:
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Darryl W. Johnston

Company Name: Johnston Law Group, P.A.
Address: 29 S. Brookville Ave.
City: Brooksville State: FL Zip: 34601
Phone: 352-796-5124 Email: dwi@djohnstonlaw.com

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 203032
2. SECTION 18, TOWNSHIP 23, RANGE 19
3. Current zoning classification: Split zoned AG and C-1
4. Desired zoning classification: PDP(GC) with specific C-2 uses
5. Size of area covered by application: .45 acres
6. Highway and street boundaries: Spring Hill Drive
7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Edwin Febus Santiago and Ileen Lissett Febus, 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):

[x] I am the owner of the property and am making this application OR

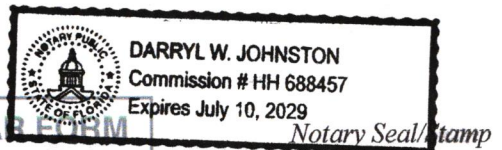
[] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable): Y
to submit an application for the described property.

Signature of Property Owner (handwritten signature)

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26 day of March, 2026, by Ileen Lissett Febus's Edwin Febus Santiago who is personally known to me or produced Fla Driver License as identification.

Signature of Notary Public (handwritten signature)



Effective Date: 11/8/16 Last Revision: 11/8/16

PRINT FORM

CLEAR FORM

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-26-10 Official Date Stamp: RECEIVED DEC 10 2025 HERNANDO COUNTY ZONING



Application to Change a Zoning Classification

Application request (check one): Rezoning [] Standard [x] PDP Master Plan [] New [] Revised PSFOD [] Communication Tower [] Other PRINT OR TYPE ALL INFORMATION

Date: December 3, 2025

APPLICANT NAME: Edwin Febus Santiago and Ileen Lissett Febus

Address: 5024 Culpepper Place City: Wesley Chapel State: FL Zip: 33544 Phone: Email: Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Darryl W. Johnston

Company Name: Johnston Law Group, P.A. Address: 29 S. Brookville Ave. City: Brooksville State: FL Zip: 34601 Phone: 352-796-5124 Email: dwj@djohnstonlaw.com

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name: Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 203032 2. SECTION 18, TOWNSHIP 23, RANGE 19 3. Current zoning classification: Split zoned AG and C-1 4. Desired zoning classification: PDP(GC) with specific C-2 uses 5. Size of area covered by application: .45 acres 6. Highway and street boundaries: Spring Hill Drive 7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No 8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.) 9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Edwin Febus Santiago, 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):

- [x] 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.

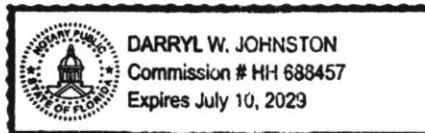
Edwin Febus Ileen Febus Signature of Property Owner

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9 day of December, 2025, by Edwin Febus Santiago and Ileen Lissett Febus who is personally known to me or produced Florida Driver's License as identification.

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16



Notary Seal/Stamp

NARRATIVE – FEBUS

Proposal

This application is to rezone one unimproved parcel located on the south side of Spring Hill Drive directly behind the Circle K on the southwest corner of U.S. 41 and Spring Hill Drive. The subject property is .45 acres and is split zoned AG and C-1. Petitioner is the owner of the property and desires to rezone the property for PDP-(GC) with specific C-2 commercial uses. The C-2 uses include: drive in restaurant. The property is located on the eastern edge of the Airport PDD on the future land use map as commercial.

The future land use on all sides of the property is part of the Airport PDD. Zoning to the south and west is CPDP. Zoning to the east is C-1, and Spring Hill Drive is adjacent to the north with property north of Spring Hill Drive is split zoned AG. The exact use is not known, but the applicant anticipates a small commercial center with restaurant and retail. A copy of the site plan is attached to the application and incorporated herein by reference.

Petitioners request rezoning of their property for the purpose stated above.

Site and Environmental Characteristics

The entire site is unimproved.

There are no known endangered or protected species on site.

Deviations. Petitioner requests a deviation of the 75' setback on Spring Hill Drive due to the size of the subject property.

Site Plan

There is no specific use contemplated other than as stated above. The existing roadway network is capable of accommodating this request, and there will not be upgrades to any signals or roadway network due to this request. The County Engineer has reviewed and approved the proposed connection to the property located adjacent to and directly west of this property.

Water and sewer for this site is not available from a public provider.

Conclusion

This proposal will be consistent with historical use of the property, and everything around it contemplates commercial uses. The proposed use will not be adverse to the public. We request approval of this rezoning petition.

LETTER OF AUTHORIZATION


Hernando County
Planning and Zoning Division
1653 Blaise Drive
Brooksville, Fl. 34601

RE: Rezoning – Key No. 203032

To Whom it May Concern:

Please allow this to serve as a Letter of Authorization for Darryl W. Johnston, Esq., of Johnston Law Group, P.A., to represent us in the Application for a rezoning of the above-referenced property.

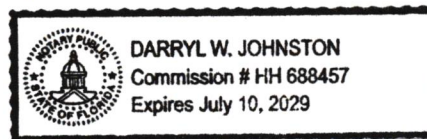

Edwin Febus Santiago

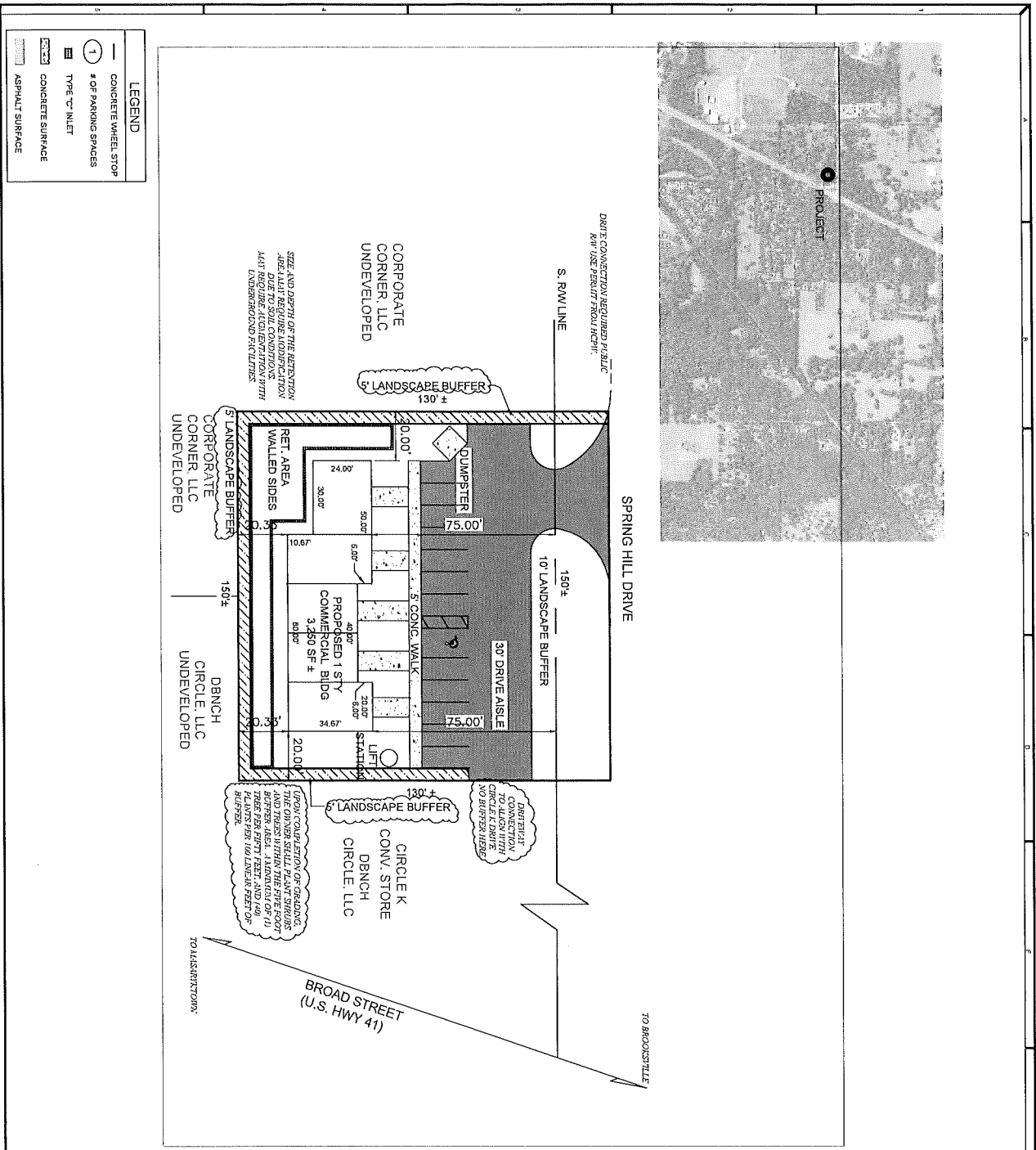

Ileen Lissett Febus

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument of sworn to and subscribed by means of physical presence or online notarization, before me this 9 day December, 2025 by Edwin Febus Santiago and Ileen Lissett Febus, who are personally known to me or who has produced Fla Driver as identification.


NOTARY PUBLIC





LEGEND

- CONCRETE WHEEL STOP
- # OF PARKING SPACES
- TYPE "C" INLET
- CONCRETE SURFACE
- ▨ ASPHALT SURFACE

DATE: _____
 EXAMINED AND APPROVED: _____
 DATE: _____

PROCIVIL 360

CIVIL ENGINEERING / RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES

12 SOUTH MAIN STREET, BROOKSVILLE, FL.
 31801 PHONE - (352) 593-4255
 WWW.PROCIVIL360.COM

CONCEPTUAL PLAN
FEBUS SPRING HILL DRIVE
HERNANDO COUNTY FLORIDA

MASTER PLAN

SCALE: 1" = 40'

LAND USE TABULATION:

TOTAL AREA:	0.4477 ACRES
BUILDING AREA:	0.073 ACRES
OTHER IMP. SURFACE:	0.181 ACRES
OPEN SPACE:	0.1407 ACRES
D.R.A. AREA:	.091 ACRES

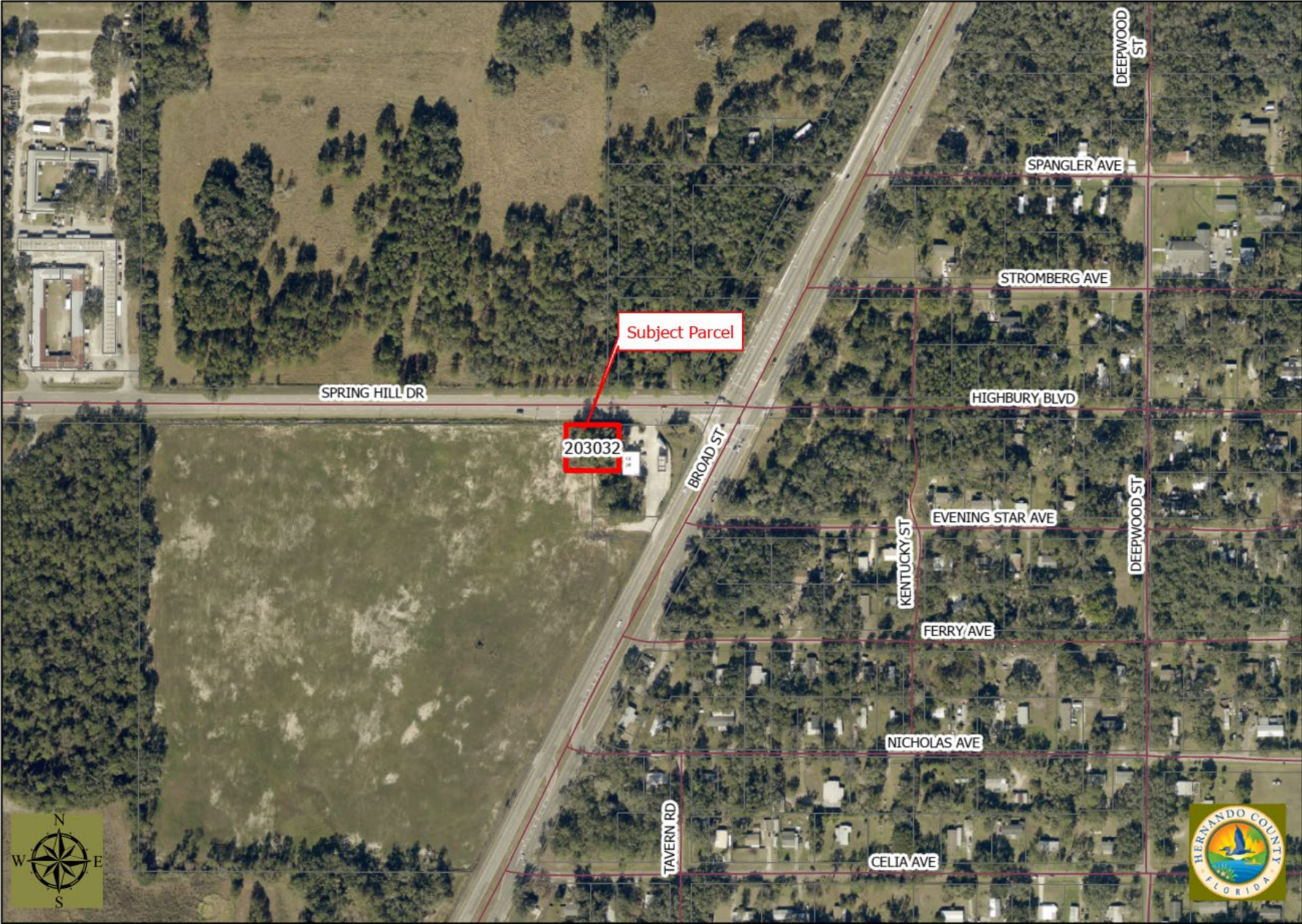
PARKING CALCULATIONS
 3,250 SF BLDG @ 0.004 SPACES / SF
 = 13 SPACES REQUIRED
 13 SPACES PROVIDED

BOTH POTABLE WATER AND SEWER TREATMENT ARE TO BE PROVIDED BY CONNECTING TO H.C.U.D. SEWER CONNECTION WILL MORE THAN LIKELY BE THROUGH LIFT STATION WITH FORCE MAIN.

UNDEVELOPED OR EXISTING BUFFER AREA, A MINIMUM OF 10' BUFFER FROM LANDSCAPE BUFFER.

H-26-10 Aerial Map

This map was prepared by this office to be used as aid and 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.

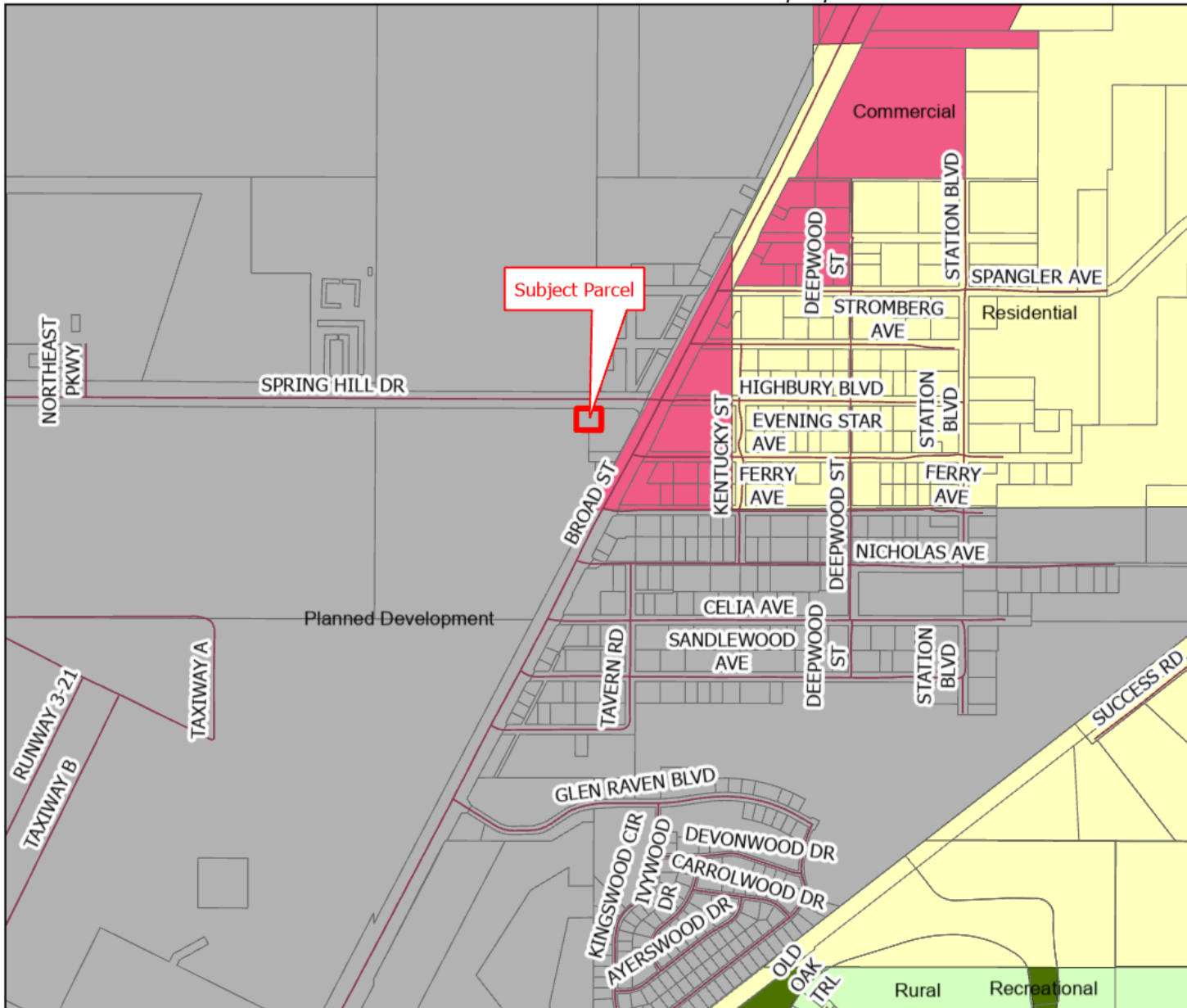


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-10

Version Date: 6/12/2026



Legend

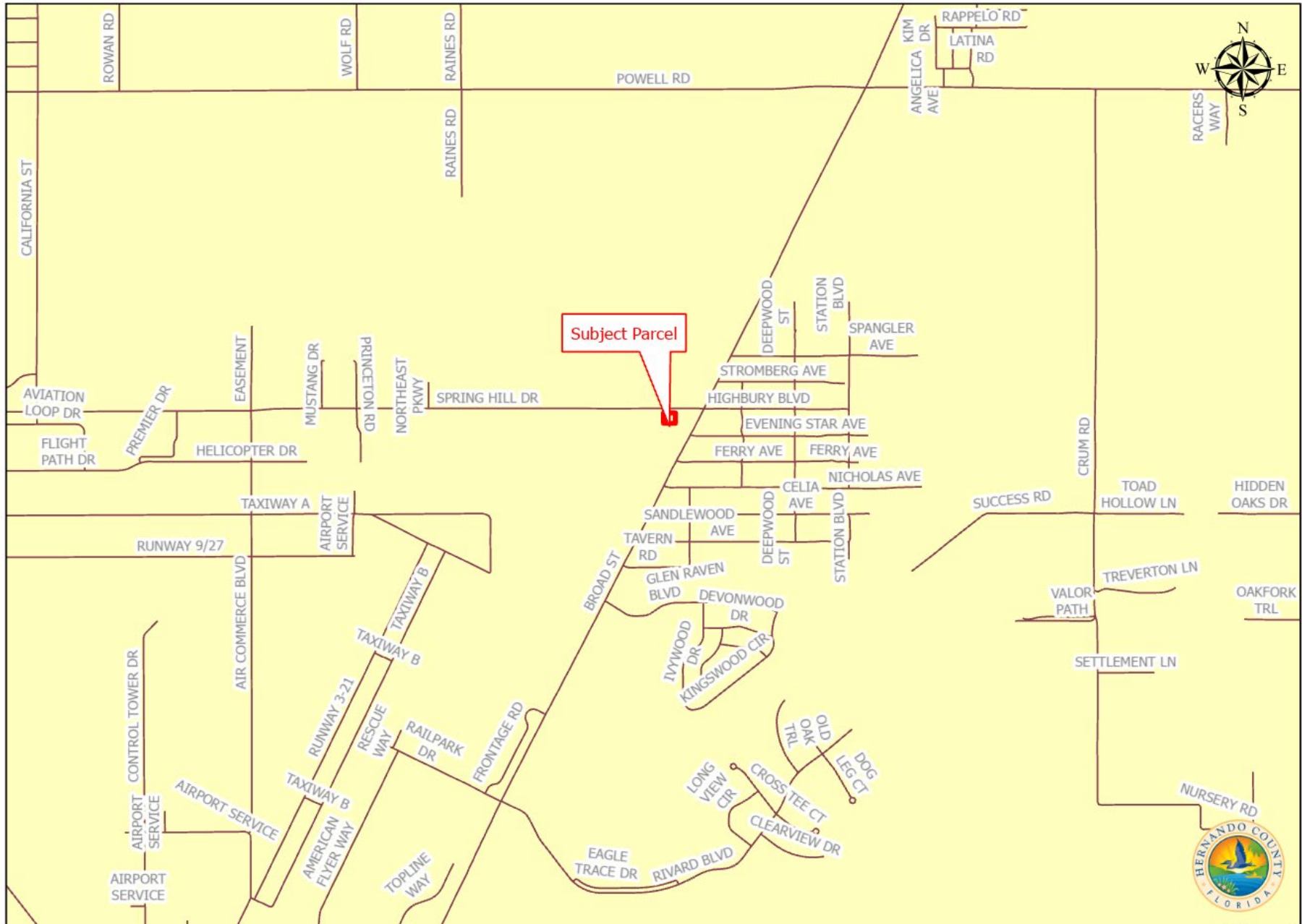
- Commercial
- Planned Development
- Recreational
- Residential
- Rural



Not to Scale.

H-26-10 Area Map

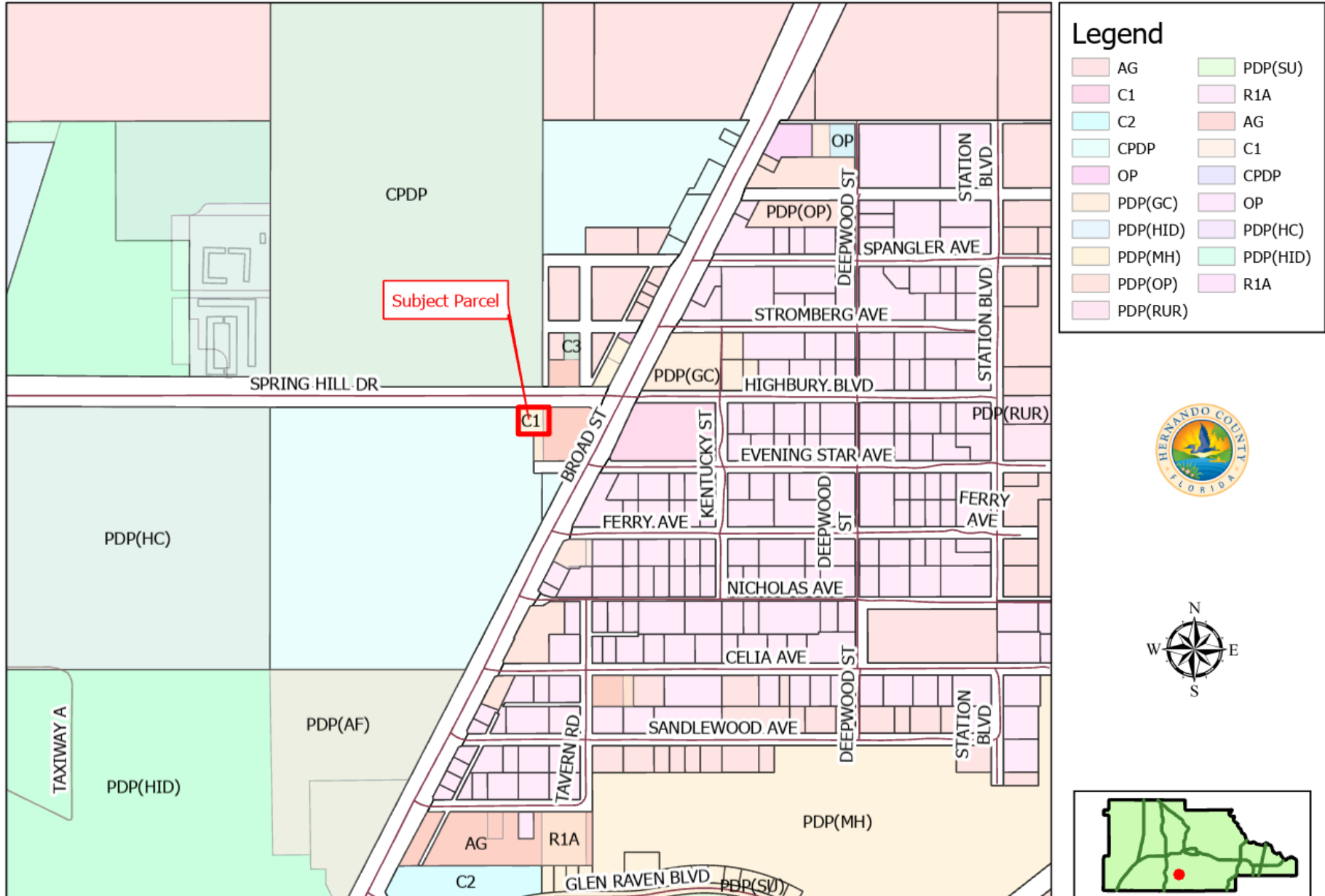
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-26-10 Zoning Map

This map was prepared by this office to be used as aid and 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.



Hernando County Tech GIS
with Hernando County Planning Department
Project date: July 7, 2026

Not to Scale.



AGENDA ITEM

TITLE

Mater Plan Revision Petition Submitted by Mavis Tire Supply, LLC, on Behalf of Glen Lakes Station II, LLC (REZ0000202026)

BRIEF OVERVIEW

Request:

Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GHC) General Highway Commercial to include a Specific C2 Use for Automobile Service Establishment

General Location:

West side of Commercial Way, approximately 430' from Glen Lakes Boulevard

Parcel Key Number:

1150266

Summary of the Applicant's Request:

The petitioner is requesting a revision to the approved Master Plan for the Planned Development Project (General Highway Commercial) (PDPGHC) to allow an Automobile Service Establishment with up to 7 service bays on Lot 2.

The existing PDP allows C-1 Commercial District uses on Lots 1, 2, and 3 within the Shoppes at Glen Lakes development. The proposed amendment would add Automobile Service Establishments as a permitted C-2 Commercial District use on Lot 2 while retaining all previously approved C-1 uses. The overall PDP, approved under File No. H-19-15, contains three lots totaling approximately 5.98 acres. This amendment applies only to Lot 2 and does not affect the other lots within the development.

The proposed development consists of a Mavis Tire automobile service facility with a single building, associated parking, a dumpster enclosure, and related site improvements. Under the current PDP approval, an Automobile Service Establishment is permitted as a C-1 use with a maximum of four (4) service bays. The requested amendment would allow three (3) additional service bays under the C-2 use category, increasing the total number of service bays from four (4) to seven (7).

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

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 parcel zoned PDP(GC)/ Planned Development Project (General Commercial) to include specific C-2 Uses with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	06/28/2026	4:54 PM
Natasha Lopez Perez	Approved	07/02/2026	9:14 AM
Toni Brady	Approved	07/02/2026	2:31 PM
Victoria Via	Approved	07/02/2026	3:29 PM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 8, 2026
Board of County Commissioners: August 4, 2026

APPLICANT: Mavis Tire Supply, LLC

FILE NUMBER: REZ-000020-2026

REQUEST: Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GHC) General Highway Commercial to include a Specific C2 Use for Automobile Service Establishment

GENERAL LOCATION: West side of Commercial Way, approximately 430' from Glen Lakes Boulevard

PARCEL KEY NUMBER(S): 1150266

APPLICANT'S REQUEST

The petitioner is requesting a revision to the approved Master Plan for the Planned Development Project (General Highway Commercial) (PDPGHC) to allow an Automobile Service Establishment with up to 7 service bays on Lot 2.

The existing PDP allows C-1 Commercial District uses on Lots 1, 2, and 3 within the Shoppes at Glen Lakes development. The proposed amendment would add Automobile Service Establishments as a permitted C-2 Commercial District use on Lot 2 while retaining all previously approved C-1 uses. The overall PDP, approved under File No. H-19-15, contains three lots totaling approximately 5.98 acres. This amendment applies only to Lot 2 and does not affect the other lots within the development.

The proposed development consists of a Mavis Tire automobile service facility with a single building, associated parking, a dumpster enclosure, and related site improvements. Under the current PDP approval, an Automobile Service Establishment is permitted as a C-1 use with a maximum of four (4) service bays. The requested amendment would allow three (3) additional service bays under the C-2 use category, increasing the total number of service bays from four (4) to seven (7).

SITE CHARACTERISTICS

Site Size	1.3 Acres
Surrounding Zoning; Land Uses	North: PDP(GHC)/Commercial
	South: PDP(GHC)/Commercial
	East: ROW &PDP(GC)/ Commercial
	West: PDP(GHC)/Commercial

Current Zoning:	PDP(GC)
Future Land Use Map Designation:	Commercial

FIRE REVIEW

Hernando County Fire Rescue (HCFR) advises that the petitioner work closely with HCFR to remain in compliance with fire codes. An approved water supply capable of providing the required fire flow for fire protection must be available for all premises where facilities or buildings are constructed or relocated within the jurisdiction. The approved water supply shall meet the requirements of applicable code sections.

The maximum distance from the closest point on a building to a fire hydrant shall not exceed four hundred (400) feet (122 meters). Given the current fire station locations, the Fire Department does not have sufficient resources to respond to commercial development at this site. Therefore, HCFR may require that the developer execute a proportionate share mitigation agreement to offset the impacts on fire and emergency services. This will be determined at the time of site development at the discretion of the Fire Chief.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) HCUD does not currently supply water or wastewater service to this parcel. Water & wastewater service are available. HCUD has no objection to the Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GHC) General Highway Commercial to include a Specific C2 Use for Automobile Service Establishment.

Comments: The petitioner shall provide a utility capacity analysis and demonstrate connection to the central water and wastewater system at the time of site development.

ENGINEERING REVIEW

The subject site is located on West side of Commercial Way, approximately four hundred thirty (430) feet from Glen Lakes Boulevard. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- Provide Traffic Access Analysis for entire project area; all three (3) lots being developed. Each lot is required to provide traffic access analysis which is cumulative of the other parcels. Any improvements identified by the traffic analysis is the responsibility of the developer. Corrective Action: Provide Traffic Access Analysis
- Provide sidewalk connection from Building to sidewalk located in Florida Department of Transportation (FDOT) right of way.
- Provide a pedestrian circulation plan, showing connection(s) to existing shopping plaza. Corrective Action: Provide pedestrian circulation plan.

LAND USE REVIEW

The petitioner is requesting a Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GHC) General Highway Commercial to include a Specific C2 Use for Automobile Service Establishment.

Setbacks:

Perimeter Setbacks:

- Commercial Way: 75'
- Frontage: 35'
- Glen Lakes Boulevard 35'
- Internal Building setbacks: 35'

Buffers:

The petitioner has proposed the following perimeter buffers for the subject site:

- Front (Commercial Way): 35' Buffer
- North: 10' Buffer
- Rear (Frontage): 10' Buffer
- South: 10' Buffer

Parking:

In accordance with the Hernando County Land Development Regulations, Retail uses are required to provide parking at a rate of four (4) spaces per thousand (1000) square feet. And one (1) space per Point of Sale.

COMPREHENSIVE PLAN REVIEW

The subject site is located within the Commercial Land use designation on the County's adopted Comprehensive Plan.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

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 request is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate residential protection for existing surrounding residential developments.

FINDINGS OF FACT

A Master Plan revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial to Include C-2 Uses is appropriate due to the following findings of fact:

1. The request is consistent with the Comprehensive Plan Strategies for the location of commercial development and the surrounding commercial 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 Master Plan revision on parcel zoned PDP(GC)/ Planned Development Project (General Commercial) to Include C-2 Uses 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 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.
4. The petitioner shall provide a utility capacity analysis and connection to the utility system(s), as required by ordinance, at time of site development.
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 driveways, parking spaces, and overall site layout shall be required to meet all applicable County standards, as outlined in the facility design guidelines.
7. Sidewalk connection from Building to sidewalk located in Florida Department of Transportation (FDOT) right of way.
8. Sidewalk / pedestrian circulation plan, showing connection(s) to existing shopping plaza.
9. Access to Commercial Way must be authorized by the Florida Department of Transportation (FDOT) through an access management permit.
10. The maximum building height shall be forty-five (45) feet, except on parcels abutting residential properties, where the maximum building height shall be limited to twenty (20) feet.
11. Minimum Perimeter Setbacks:
 - Commercial Way: 75'
 - North: 35'
 - Frontage Road 35'
 - South: 35'

12. Minimum Buffers:

- Front (Commercial Way): 35'
- North: 5'
- Rear (Frontage): 5'
- South: 5'

13. The petitioner shall meet all of the Large Retail Project design standards as approved through Rezoning file H-19-50.
14. The petitioner shall provide a master sign plan at the time of site development (or conditional plat if the property is to be subdivided). All on-site signage, including signage for outparcels, shall be designed as part of a unified signage system and shall be limited to ground-mounted monument-type signs. Monument signs shall have a maximum height of ten (10) feet from grade to the bottom edge of the sign and must comply with all applicable provisions of this Code. The predominant sign materials shall be consistent with the architectural materials of the principal buildings on the subject property (e.g., brick, stone, etc.).
15. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
16. In accordance with the Hernando County Land Development Regulations, Retail uses are required to provide parking at a rate of four (4) spaces per thousand (1000) Square feet. The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.
17. The petitioner shall work closely with the Hernando County Fire Rescue to remain in compliance with fire codes.
18. The maximum distance from the closest point on a building to a fire hydrant shall not exceed four hundred (400) feet (122 meters).
19. Hernando County Fire Rescue may require that the developer execute a proportionate share mitigation agreement to offset the impacts on fire and emergency services. This will be determined at the time of site development at the discretion of the Fire Chief. Given the current fire station locations, the Fire Department does not have sufficient resources to respond to commercial development at this site.
20. The petitioner shall provide a Master Plan in compliance with all the performance conditions within thirty (30) calendar days of receipt of Board of County Commissioners action from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.



PLAN SNAPSHOT REPORT REZ-00020-2026 FOR HERNANDO COUNTY

Plan Type: Rezoning	Project:	App Date: 04/01/2026
Work Class: Rezoning PDP	District: Blank	Exp Date: 09/28/2026
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Reinhart, Robin	Approval Expire Date:

Description: Rezone to PDP - This proposed PDP amendment seeks approval to add Automobile Service Establishments as a permitted use under the C-2 zoning district, allowing for three (3) additional service bays. Currently, the property is approved for four (4) service bays under the existing C-1 uses.

Parcel: 1150266	Main	Address: 0 Commercial Way Weeki Wachee, FL 34613	Main	Zone:
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Applicant	Property Owner	Representative
Dominic Pardue	Joe Schlosser	Justin Napolitano
1800 Second Street Suite 900	Home: (513) 338-2728	Home: (239) 673-2263
Suite 900	Business: (513) 338-2728	Business: (239) 673-2263
Sarasota, FL 34236	Mobile: (513) 338-2728	Mobile: (239) 673-2263
Business: (941) 465-0352		

Plan Custom Fields

Proposed Land Uses and Acres	This proposed PDP amendment seeks approval to add Automobile Service Establishments as a permitted use under the C-2 zoning district, allowing for three (3) additional service bays. Currently, the property is approved for four (4) service bays under the existing C-1 uses. The property currently approved under the PDP (per File Number H-19-15) consists of three (3) lots located within the Shoppes at Glen Lakes, encompassing a total land area of approximately ±5.98 acres. The requested revision to permit the one (1) C-2 use applies exclusively to Lot 2, which is a single ±1.26-acre parcel identified as Parcel Identification Number R13 222 17 3481 0000 0070.	Proposed Residential Density	NA	Proposed Commercial Intensity	The proposed amendment does not alter the previously approved commercial development standards associated with the PDP. The approved Large Retail Development parameters remain unchanged, including a maximum allowable building height of 35.0 feet and a maximum allowable building square footage of 72,000 square feet (SF).
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Proposed Deviations From Code	None	Site Size (Acres)	5.98	Existing Land Uses and Acreage	The ±1.26-acre site is currently vacant and undeveloped. While the overall PDP contains multiple lots, with Lots 1 and 2 vacant, and a portion of Lot 3 (0.61 acres) currently used for recreational use with an
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PLAN SNAPSHOT REPORT (REZ-00020-2026)

	<p>existing recreational maintenance building and associated parking/storage, the Project parcel remains undeveloped and unoccupied.</p>	<p>Known Activities or Uses On-Site</p>	<p>The ±1.26-acre site is currently vacant and undeveloped. While the overall PDP contains multiple lots, with Lots 1 and 2 vacant, and a portion of Lot 3 (0.61 acres) currently used for recreational use with an existing recreational maintenance building and associated parking/storage, the Project parcel remains undeveloped and unoccupied.</p>	<p>Previous Land Use Approvals</p>	<p>File Number H-07-59 and File Number H-19-50</p>
<p>Environmental Considerations</p>	<p>According to the Hernando County GeoHub Land Use and Standards GIS, the subject property is not located within a FEMA Special Flood Hazard Area. Based on the FEMA National Flood Hazard Layer (NFHL) FIRMette, the site is situated within Flood Zone X, which is classified as an Area of Minimal Flood Hazard. Review of the applicable FEMA Flood Insurance Rate Map (FIRM) panel confirms that the property is located outside of the delineated 100-year floodplain. There are no existing manmade or natural drainage features located on the subject site. The existing previously-approved PDP Master Site Plan includes stormwater retention for the entire PDP encompassing all three Lots. As part of the proposed development, the Project will require onsite retention/ detention and a stormwater quality facility, which is depicted on the Master Site Plan in compliance with applicable Hernando County and state requirements. There are no naturally occurring water features located on the property. Additionally, no jurisdictional wetlands or surface waters are</p>		<p>present on-site based on existing site conditions. The previously approved PDP File H07-59 and PD 475 required a 2.11-acre tract to be dedicated to the natural preservation of upland habitat. This 2.11-acre tract is presented on the Master Site Plan. A wildlife study will be conducted by a qualified professional prior to the development of each parcel, including the proposed Project, contained within the PDP and copies of any required permits will be provided prior to the issuance of development permits by Hernando County.</p>	<p>Proposed Perimeter Buffers and Perimeter Setbacks</p>	<p>Building setbacks are clearly defined as 75 feet along U.S. Highway 19, 35 feet along Glen Lakes Boulevard and the frontage road, and 0 feet for internal setbacks, with maximum building sizes of 15,000 square feet on Lots 1 and 2 and 42,000 square feet on Lot 3. A minimum 35-foot landscape buffer along U.S. Highway 19 is required, along with a 2.1-acre rear natural area preserved under a conservation easement to provide buffering.</p>

PLAN SNAPSHOT REPORT (REZ-000020-2026)

Proposed Lot Setbacks and/or Building Separation	Building setbacks are clearly defined as 75 feet along U.S. Highway 19, 35 feet along Glen Lakes Boulevard and the frontage road, and 0 feet for internal setbacks, with maximum building sizes of 15,000 square feet on Lots 1 and 2 and 42,000 square feet on Lot 3. A minimum 35-foot landscape buffer along U.S. Highway 19 is required, along with a 2.1-acre rear natural area preserved under a conservation easement to provide buffering.	Access to Project, including Treed Entranceway	Vehicular access points are noted on the plan along with the establishment of cross-access easements.	Proposed Preserved Natural Vegetation	The previously approved PDP File H07-59 and PD 475 required a 2.11-acre tract to be dedicated to the natural preservation of upland habitat. This 2.11-acre tract is presented on the Master Site Plan.
Neighborhood Park Locations and Size	N/A	Is this a Master Plan Revision?	Minor	Is This a Public Service No Facility Overlay District	
Transportation	Refer to project narrative.	Water/Sewer	Refer to project narrative.	Public Schools	Refer to project narrative.
Parks and Recreation	Refer to project narrative.	Stormwater and Drainage	Refer to project narrative.		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Dominic_Pardue_4/1/2026.jpg	04/01/2026 10:05	Pardue, Dominic		Uploaded via CSS
Receipt - REZ-000020-2026.pdf	04/06/2026 12:30	Miller, Michelle		
REZ-000020-2026 Staff Recommendations.pdf	06/12/2026 14:58	Reinhart, Robin	Available Online	Staff Recommendations

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Rezoning PDP Planning Base Fee	\$0.00	\$0.00
	Technology Fee - Public Works	\$300.00	\$0.00
	ZZZZ Rezoning Engineering Fee Per Acre	\$0.00	\$0.00
	Technology Fee - Planning	\$491.00	\$0.00
	DPW - Rezoning Engineering Base Fee	\$0.00	\$0.00
	Total for Invoice NOT INVOICED	\$791.00	\$0.00
	Grand Total for Plan	\$791.00	\$0.00

Activity Type	Activity Number	Name	Workflow Action Name	User	Created On
Email	EMAIL-000024-2026	Emailed Applicant		Michelle Miller	04/02/2026

PLAN SNAPSHOT REPORT (REZ-00020-2026)

Comments: Good morning!

Please be advised that Hernando County is in receipt of your rezoning application. This will be distributed to our review departments on Monday, April 6. Your case planner will be reaching out with more information and next steps upon assignment next week. As we transition to our new Tyler Technologies Enterprise Permitting and Licensing system, please reach out to me if you have any questions or need any additional information.

A separate acknowledgement will be sent upon receipt of fee payment.

Sincerely,

Michelle L. Miller, M.S. | Planning Manager
 Planning Division | Development Services Department
 1653 Blaise Drive, Brooksville, FL 34601
 Cell: 352-442-7448
 Email: mlmiller@hernandocounty.us
 Website: <http://www.hernandocounty.us>
 Office Hours: Monday – Friday, 7:30 AM – 4:00 PM

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

Note: Please be advised that Hernando County has transitioned to the Tyler Enterprise Permitting and Licensing System for the processing of all permit and planning applications.

The link to register as a contractor in Tyler Civic Access is <https://hernandocountyfl-energovweb.tylerhost.net/apps/selfservice#/home>.

The link to submit applications through Tyler is: www.HernandoCounty.us/CivicAccess

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Rezoning Review v.1	In Review	05/04/2026	06/02/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
DPW/Department of Public Works	Department of Public Works	McCorkel, Kandi	Approved	05/04/2026	06/02/2026	06/15/2026

Comments: At time of development (construction drawings) a Traffic Trip Generation Analysis shall be submitted and be cumulative of the proposed project area and the commercial subdivision: Shoppes at Glen Lakes Phase 2 Outparcels.
 An Updated FDOT Access Management Permit will be required at the time of construction drawing review.

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Rezoning Review v.1	Denied	04/06/2026	05/04/2026	06/15/2026	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
DPW/Department of Public Works	Department of Public Works	McCorkel, Kandi	Requires Re-submit	04/06/2026	05/04/2026	06/15/2026

Comments: Approved with corrections as condition of approval

Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction	Provide sidewalk connection from Building to sidewalk located in FDOT right of way.	N/A	No	04/27/2026	
General	General Correction	Provide Traffic Access Analysis for entire project area; all 3 lots being developed. Each lot is required to provide traffic access analysis which is cumulative of the other parcels. Any improvements identified by the traffic analysis is the responsibility of the developer.	Provide Traffic Access Analysis	No	04/27/2026	
General	General Correction	Provide a pedestrian	Provide pedestrian circulation	No	04/27/2026	

PLAN SNAPSHOT REPORT (REZ-00020-2026)

circulation plan, showing plan.
connection(s) to existing shopping plaza.

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Fire	Fire		Approved	04/06/2026	05/04/2026	04/07/2026

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Rezoning Review v.1	In Review	05/04/2026	06/02/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Fire	Fire	LaChausse, Thomas	Approved	05/04/2026	06/02/2026	05/05/2026

Comments: NFPA 1, Fire Code (2024), provides specific requirements for fire hydrant distance to buildings:

For detached one- and two-family dwellings: The maximum distance from the closest point on the building to a fire hydrant shall not exceed 600 ft (183 m). Maximum spacing between hydrants is 800 ft (244 m). (1)

For buildings other than detached one- and two-family dwellings: The maximum distance from the closest point of the building to a hydrant shall not exceed 400 ft (122 m). Maximum spacing between hydrants is 500 ft (152 m). (2)

These distances are measured as the fire apparatus would lay hose along the fire department access road, not across fences or obstructions. Only hydrants within 1000 ft (305 m) of a building can supply the fire flow for that building. (3) (4)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Utilities	HCUD	Laurie, Andrew	Approved	05/04/2026	06/02/2026	05/05/2026

Comments: HCUD does not currently supply water or wastewater service to this parcel. Water & wastewater service are available. HCUD has no objection to the zoning change from PDP-GHC to PDP-GHC with specific C-2 uses to allow an automobile service establishment on the parcel, subject to connection of the central water & wastewater system at time of site development. Parcel Key# 1150266.

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Rezoning Review v.1	Denied	04/06/2026	05/04/2026	06/15/2026	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Utilities	HCUD	Laurie, Andrew	Approved	04/06/2026	05/04/2026	05/05/2026

Comments: HCUD does not currently supply water or wastewater service to this parcel. Water & wastewater service are available. HCUD has no objection to the zoning change from PDP-GHC to PDP-GHC with specific C-2 uses to allow an automobile service establishment on the parcel, subject to connection of the central water & wastewater system at time of site development. Parcel Key# 1150266.

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Rezoning Review v.1	In Review	05/04/2026	06/02/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning/Zoning Team	Planning/Zoning	Reinhart, Robin	Pending BOCC	05/04/2026	06/02/2026	

Comments: Please see the attached Staff Recommendations

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Rezoning Review v.1	Denied	04/06/2026	05/04/2026	06/15/2026	Yes	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning/Zoning Team	Planning/Zoning	Miller, Michelle	Requires Re-submit	04/06/2026	05/04/2026	04/27/2026

Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction	Update master plan, narrative, trip generation to include corrected address, setbacks, buffers, building placement and parking.	Planning Resubmittal Comments	No	04/27/2026	

Update application to show signature and notary.

Recommendation	Create Date
Further comments will be provided upon receipt of revised documents.	04/27/2026

PLAN SNAPSHOT REPORT (REZ-000020-2026)

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/06/2026 9:40	
Intake Review v.1	Plan Activity		04/06/2026 9:33
Assess Fees v.1	Generic Action		04/06/2026 9:34
File Assignment v.1	Task	04/06/2026 9:40	04/06/2026 9:46
Rezoning Review v.1	Receive Submittal	04/06/2026 0:00	06/15/2026 14:07
Rezoning Review v.1	Receive Submittal	05/04/2026 0:00	
Rezoning Review v.2	Receive Submittal	06/15/2026 0:00	
Completeness Determination v.1	Task		
Deficiencies Addressed v.1	Generic Action		
Generate Maps v.1	Task		
Staff Analysis v.1			
Master Merge Finalization v.1	Task		
Finalization of Staff Report v.1	Generic Action		
Forward Recommendation to Applicant v.1	Task		
Finalize Staff Recommendation v.1	Generic Action		
Administrative Tasks v.1			
Email Applicant and Representative v.1	Generic Action		
Complete Advertising v.1	Task		
Prepare Item for Public Hearing v.1	Generic Action		
Public Hearings v.1			
Planning and Zoning Commission v.1	Hold Hearing		
Prepare Item for BOCC v.1	Generic Action		
BOCC v.1	Hold Hearing		

Mavis Spring Hill

Planned Development Project (PDP) Amendment with Associated Master Plan Amendment

HERNANDO COUNTY, FL

APRIL 2026

Prepared For: Hernando County Planning & Zoning Department
Prepared By: Kimley-Horn and Associates, Inc.
Contacts: Justin Napolitano, PE
Philip DiMaria Jr., AICP, CNU-A
Dominic Pardue

Kimley»Horn

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NARRATIVE DESCRIPTION OF REQUEST

On behalf of Mavis Tire, LLC (the “Applicant”), we respectfully submit the enclosed application requesting an amendment to the previously approved Planned Development Project (PDP). The existing PDP permits C-1 Commercial District uses on three (3) lots (1, 2, and 3) within the Master Site Plan, and the proposed amendment seeks approval to add a specific C-2 Commercial District use to allow for Automobile Service Establishments, as defined by the Hernando County Land Development Code, on Lot 2 (the “Project”) of the Property.

Lot 2 is currently zoned Planned Development Project (PDP) – General Highway Commercial (GHC) and carries a Future Land Use (FLU) designation of Commercial. The site is generally located south of the existing Publix Shopping Center, along the west side of U.S. Highway 19, and north of Glen Lakes Boulevard.

Proposal Summary

Pursuant to Article IV, Section 5 of the Hernando County Code of Ordinances, the PDP - GHC zoning designation permits all uses allowed within the C-1 zoning district, as well as any C-1 special exception uses that are specifically identified in the PDP narrative or on the master plan. In addition, the PDP - GHC allows permitted and special exception uses from the C-2 zoning district when such uses are expressly designated in the narrative or on the master plan.

While the original PDP approval did not explicitly designate C-2 uses beyond those permitted in the C-1 district, both C-1 and C-2 uses, as listed in Article IV. Section 3 of the County Code of Ordinances are allowable under the PDP GHC zoning designation. The existing PDP permits Automobile Service Establishments as a C-1 use, limited to four (4) service bays.

This proposed PDP amendment seeks approval to add Automobile Service Establishments as a permitted use under the C-2 zoning district, allowing for three (3) additional service bays. Currently, the property is approved for four (4) service bays under the existing C-1 uses. With this amendment, the total number of service bays will increase to seven (7), in addition to all previously approved C-1 uses as defined by the Hernando County Land Development Code.

The property currently approved under the PDP (per File Number H-19-15) consists of three (3) lots located within the Shoppes at Glen Lakes, encompassing a total land area of approximately ±5.98 acres. The requested revision to permit the one (1) C-2 use applies exclusively to Lot 2, which is a single ±1.26-acre parcel identified as Parcel Identification Number R13 222 17 3481 0000 0070 and addressed as 0 Commercial Way. No other lots within the PDP are affected by this request.

The Project parcel is proposed to be developed with a Mavis Tire automobile service facility consisting of a single building with associated parking, dumpster enclosure, and other necessary site infrastructure.

Residential density is not applicable to this amendment, as no residential uses are proposed. The additional land use requested, Automobile Service Establishments, is commercial in nature and classified as a C-2 use and therefore does not introduce or modify any residential density provisions.

The proposed amendment does not alter the previously approved commercial development standards associated with the PDP. The approved Large Retail Development parameters remain

unchanged, including a maximum allowable building height of 35.0 feet and a maximum allowable building square footage of 72,000 square feet (SF).

No deviations from the Hernando County Land Development Code are proposed as part of this amendment. All development associated with the requested C-2 use will comply with the previously approved PDP-GHC (File Number H-07-59) and any previous amendments to the PDP, including File Number H-19-50.

Site Characteristics

The Project consists of a ±1.26-acre parcel, identified as Parcel Identification Number R13 222 17 3481 0000 0070. This parcel is part of a previously approved PDP (File Number H-07-59) which was later amended under File Number H-19-50 which includes three (3) lots and encompasses a total area of approximately ±5.98 acres.

The ±1.26-acre site is currently vacant and undeveloped. While the overall PDP contains multiple lots, with Lots 1 and 2 vacant, and a portion of Lot 3 (0.61 acres) currently used for recreational use with an existing recreational maintenance building and associated parking/storage, the Project parcel remains undeveloped and unoccupied.

Environmental Considerations

According to the Hernando County GeoHub Land Use and Standards GIS, the subject property is not located within a FEMA Special Flood Hazard Area. Based on the FEMA National Flood Hazard Layer (NFHL) FIRMette, the site is situated within Flood Zone X, which is classified as an Area of Minimal Flood Hazard. Review of the applicable FEMA Flood Insurance Rate Map (FIRM) panel confirms that the property is located outside of the delineated 100-year floodplain.

There are no existing manmade or natural drainage features located on the subject site. The existing previously-approved PDP Master Site Plan includes stormwater retention for the entire PDP encompassing all three Lots. As part of the proposed development, the Project will require onsite retention/ detention and a stormwater quality facility, which is depicted on the Master Site Plan in compliance with applicable Hernando County and state requirements.

There are no naturally occurring water features located on the property. Additionally, no jurisdictional wetlands or surface waters are present on-site based on existing site conditions.

The previously approved PDP File H07-59 and PD 475 required a 2.11-acre tract to be dedicated to the natural preservation of upland habitat. This 2.11-acre tract is presented on the Master Site Plan. A wildlife study will be conducted by a qualified professional prior to the development of each parcel, including the proposed Project, contained within the PDP and copies of any required permits will be provided prior to the issuance of development permits by Hernando County.

Site Plan Discussion in the Narrative

The master plan proposes a planned commercial development under PDP-GHC zoning intended for commercial development, not to exceed the maximum of 72,000 square feet established within the previous PDP approvals. The master plan is established for highway-oriented commercial uses with coordinated access, shared circulation, and pedestrian connectivity between development phases and adjacent properties. Building setbacks are clearly defined as 75 feet along U.S. Highway 19, 35 feet along Glen Lakes Boulevard and the frontage road, and 0 feet for

internal setbacks, with maximum building sizes of 15,000 square feet on Lots 1 and 2 and 42,000 square feet on Lot 3. A minimum 35-foot landscape buffer along U.S. Highway 19 is required, along with a 2.1-acre rear natural area preserved under a conservation easement to provide buffering.

Vehicular access points are noted on the plan along with the establishment of cross-access easements. The plan identifies a proposed stormwater retention pond, sidewalk connections, and internal pedestrian circulation linking Phase I, Phase II, and Outer Banks Drive. Utilities are to be provided by Hernando County Utilities for water and sewer, Withlacoochee River Electric Cooperative for electric service, and Hernando County Fire Rescue for fire protection. The proposed uses are limited to C-1 commercial uses, with Lot 2 specifically allowing an automobile service establishment as a C-2 use, and no residential or noncommercial uses identified. Impacts or improvements beyond access coordination, pedestrian connectivity, and proportionate fair-share contributions for future traffic signals are not detailed in the master plan.

Impacts to Public Facilities

Stormwater management for the site is regulated by the Southwest Florida Water Management District (SWFWMD) and is incorporated into the approved master development. Site runoff is designed to discharge to an off-site retention/detention system, with a 15-inch HDPE stormwater stub-out provided on the northwest side of the property for connection. The master stormwater system was designed to accommodate development within the PUD and is assumed to have sufficient capacity for the proposed use.

Existing public infrastructure, including water, sanitary sewer, stormwater, roadways, and solid waste services, has adequate capacity to serve the proposed development. The project is consistent with the previously approved development intensity, and no impacts to transportation, parks, recreation, or public school facilities are anticipated due to the commercial nature of the use and absence of residential development. No off-site facilities analysis or capacity upgrades are required.

No off-site infrastructure improvements are proposed. The development will connect to existing adjacent public utilities and the master stormwater system as previously approved. All required infrastructure will be accommodated within the existing public facilities framework.

The proposed amendment does not increase project intensity and therefore is not anticipated to generate additional traffic within the project area. Please refer to the Traffic Impact Statement (TIS) included within this rezone submittal.

Water and Sewer Services

Potable water service to the subject property is available and will be provided by Hernando County. The applicant will demonstrate compliance with the connection standards of the applicable ordinances at the time of site development. Existing water connections are assumed to be adjacent to the site, and no off-site water main improvements or extensions are anticipated. Based on the approved master development, it is assumed that adequate water capacity is available to serve the proposed development.

Sanitary sewer service is also available and provided by Hernando County. The applicant will demonstrate compliance with the connection standards of the applicable ordinances at the time of site development. Sewer infrastructure is assumed to be located adjacent to the site, allowing

for direct connection. As a result, no off-site sewer improvements or system extensions are required. It is assumed that sufficient sanitary sewer capacity exists to accommodate the proposed development as part of the approved master development.

Senior, Age-Restricted or Affordable Housing

No portion of the proposed project includes dedicated senior housing, age-restricted housing, affordable housing as defined in Section 420.0004, Florida Statutes, or workforce housing as defined in Section 420.5095, Florida Statutes. The proposed PUD Amendment is commercial in nature and solely requests approval of an additional commercial land use. No residential components of any type are proposed as part of this amendment.

Thank you for your time and consideration, if you have any questions please feel free to contact Philip DiMaria Jr., (Philip.DiMaria@Kimley-Horn.com) or (941) 379-7600

Sincerely,



Philip DiMaria Jr., AICP, CNU-A
Agent



Dominic Pardue
Agent

COMPREHENSIVE PLAN CONSISTENCY REVIEW

The justification for the requested Planned Development Project (PDP) Amendment is supported by, and not in conflict with, the Hernando County Comprehensive Plan. The proposed planned development is consistent with the following Comprehensive Plan Goals, Objectives, and Policies, with justification following in **bold**:

- *Future Land Use Strategy 1.04A(6)*: The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties.

RESPONSE: The proposed PDP Amendment is consistent with the Commercial Future Land Use Category, which supports commercial services along major corridors such as U.S. Highway 19. The subject property is located within an established commercial corridor and commercial node and is designated Commercial on the Future Land Use Map. The proposed Automobile Service Establishment is a commercial service use that intends to serve both local and regional markets and represents appropriate development within a previously approved planned development.

- *Future Land Use Strategy 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.

RESPONSE: The proposed amendment is consistent with the intent of the Commercial Category, which allows retail and commercial service uses. The proposed Automobile Service Establishment is a C-2 commercial service use that builds upon the previously approved C-1 Automobile Service Establishment by increasing the number of permitted service bays. No residential or mixed-use components are proposed, and the amendment remains fully within the scope of allowable commercial development envisioned by the Comprehensive Plan.

- *Future Land Use 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.

RESPONSE: The property already allows all C-1 uses under the previous approval, which includes Automobile Service Establishments limited to a maximum of four (4) service bays. C-2 uses—such as Automobile Service Establishments with no bay limit—are only permitted if specifically requested through a rezone amendment. This proposal simply requests approval for the C-2 Automobile Service Establishment use. The use itself was previously reviewed and found to be compatible with the surrounding area and consistent with the Hernando County Comprehensive Plan. The property is located along U.S. Highway 19, a major corridor designated for commercial development serving both local and regional markets and is within a planned development district with an approved master site plan. In summary, this amendment seeks to allow an unrestricted C-2 Automobile Service Establishment, building upon the previously permitted use, while maintaining compliance with the comprehensive plan and compatibility with existing development.

Future Land Use Strategy 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

RESPONSE: The PDP Amendment has been evaluated using the County’s established land use compatibility standards through the planned development review process. The current amendment request is limited in the proposed scope, applies to a single lot within an existing PDP, and maintains consistency with the approved land use pattern, development standards, and Comprehensive Plan designations.

- *Future Land Use Strategy 1.10B(2):* Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

RESPONSE: The amendment proposes no changes to the existing zoning and maintains the Property’s compatibility with surrounding commercial development and does not introduce impacts to adjacent properties or natural resources. The Project will comply with all applicable development standards, including setbacks, buffering, and stormwater requirements, and does not request any waivers or deviations. Environmental impacts will be addressed through compliance with previously approved PDP conditions and applicable County and state regulations.

- *Utilities Objective 6.04A:* Development must be served with potable water, wastewater handling, drainage and solid waste disposal that meet accepted level of service standards. The Land Development Regulations shall ensure a review of the potable water, wastewater handling, drainage and solid waste needs for new developments.

RESPONSE: The Project will be served by existing public potable water, sanitary sewer, stormwater, and solid waste systems provided by Hernando County. Infrastructure capacity was established as part of the previously approved PDP, and adequate service is available to accommodate the proposed development. No off-site utility extensions or capacity improvements are required, and all utilities will meet level of service standards.

- *Conservation Strategy 10.01B(1)*: Identify locations and extent of prime habitat for listed and rare species using state and regional habitat coverage and site occurrence information, especially as updated by the Florida Natural Areas Inventory (FNAI), the Southwest Florida Water Management District (SWFWMD) and the Florida Fish and Wildlife Conservation Commission (FFWCC) and other professionally accepted sources. Habitat identification shall include species listed as endangered, threatened, species of special concern, imperiled or rare.

RESPONSE: Environmental resource identification for the PDP was previously addressed through approved development conditions, including habitat preservation requirements. The subject parcel does not contain wetlands, surface waters, or mapped floodplain areas. Consistent with PDP approvals, a wildlife study will be conducted by a qualified professional prior to development of the parcel, and any required permits will be obtained in coordination with applicable state and regional agencies.

- *Conservation Objective 10.01C*: Identify and preserve environmentally sensitive lands, archaeological resources, imperiled communities and natural areas important to Hernando County.

RESPONSE: The proposed amendment does not impact environmentally sensitive lands or designated preservation areas. The previously approved PDP includes a dedicated upland preservation tract that remains unchanged by this request. Development of the Project parcel will comply with all environmental protection requirements and previously approved PDP conditions to ensure preservation of natural resources and environmentally sensitive areas within the overall development.



April 29, 2026

Todd Crosby, P.E.
 County Engineer
 Hernando County Department of Public Works
 1525 East Jefferson Street
 Brooksville, FL 34601

**Re: Mavis Spring Hill
 Trip Generation Letter
 Hernando County, Florida**

Dear Mr. Crosby:

The purpose of this letter is to document the anticipated trip generation from the proposed Mavis Spring Hill development located at 0 Commercial Way (Parcel R13 222 17 3481 0000 0070), in Hernando County, Florida. A site location map is provided as an attachment. According to the Hernando County Guidance for Traffic Study Methodology Requirements, a traffic study is required if 50 or more p.m. peak hour trips are generated by the project. As detailed in this document, the proposed Mavis Spring Hill development is anticipated to generate fewer than 50 p.m. peak-hour trips.

The project site is approximately 1.25 acres and located in the northwest quadrant of Commercial Way and Glen Lakes Boulevard. Access to the site is proposed to be provided through a right-in/right-out access on Commercial Way as shown in the conceptual site plan provided as an attachment.

Project Trip Generation: Trip generation for the proposed development was calculated based on rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition for up to 6.5 KSF tire store using land use code (LUC) 848 (Tire Store).

Internal capture and pass-by reductions uses were not considered in the trip generation calculation. Following buildout, the proposed development is anticipated to generate 25 gross p.m. peak-hour trips (11 entering/14 exiting). The trip generation is summarized in **Table 1**.

Table 1: P.M. Peak Hour Trip Generation

ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS TRIPS		
Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total
					In	Out			
Tire Store	12	848	6.5	KSF	43%	57%	11	14	25

According to the Hernando County Guidance for Traffic Study Methodology Requirements, a traffic study is required if 50 or more p.m. peak hour trips are generated by the project. As identified in **Table 1**, the proposed Mavis Spring Hill development is anticipated to generate fewer than 50 p.m. peak-hour trips.

Should you have any comments or questions, please contact us at your earliest convenience.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



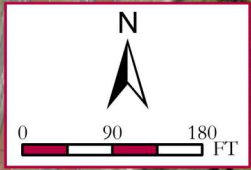
Caroline Fraser, P.E., RSP1
Transportation Engineer



Henly Crosby, E.I.
Transportation Analyst

Attachments: Site Location Map
 Conceptual Site Plan

APPENDIX



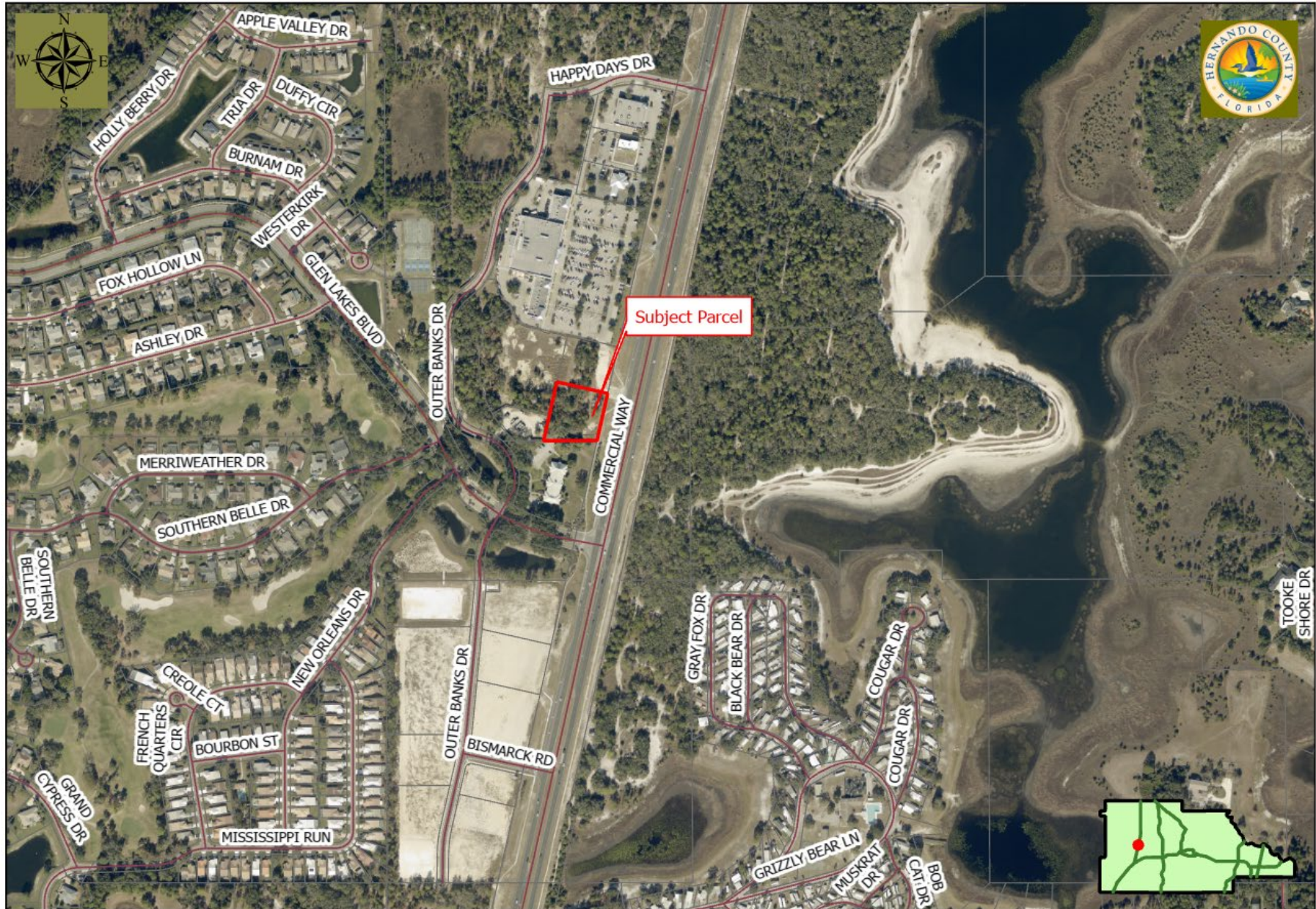
Legend

 Project Site

<p>Kimley»Horn</p> <p>© 2026 Kimley-Horn and Associates, Inc. 201 North Franklin St, Suite 1400, Tampa, FL 33602 Phone: (813) 620 1460 www.kimley-horn.com</p>	<p>Project Site Location Map</p> <p>MAVIS SPRING HILL HERNANDO COUNTY, FLORIDA</p>		
	<p>Scale: As Noted</p>	<p>April 2026</p>	<p>Figure 1</p>

REZ-000020-2026 Aerial Map

This map was prepared by this office to be used as aid and 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.

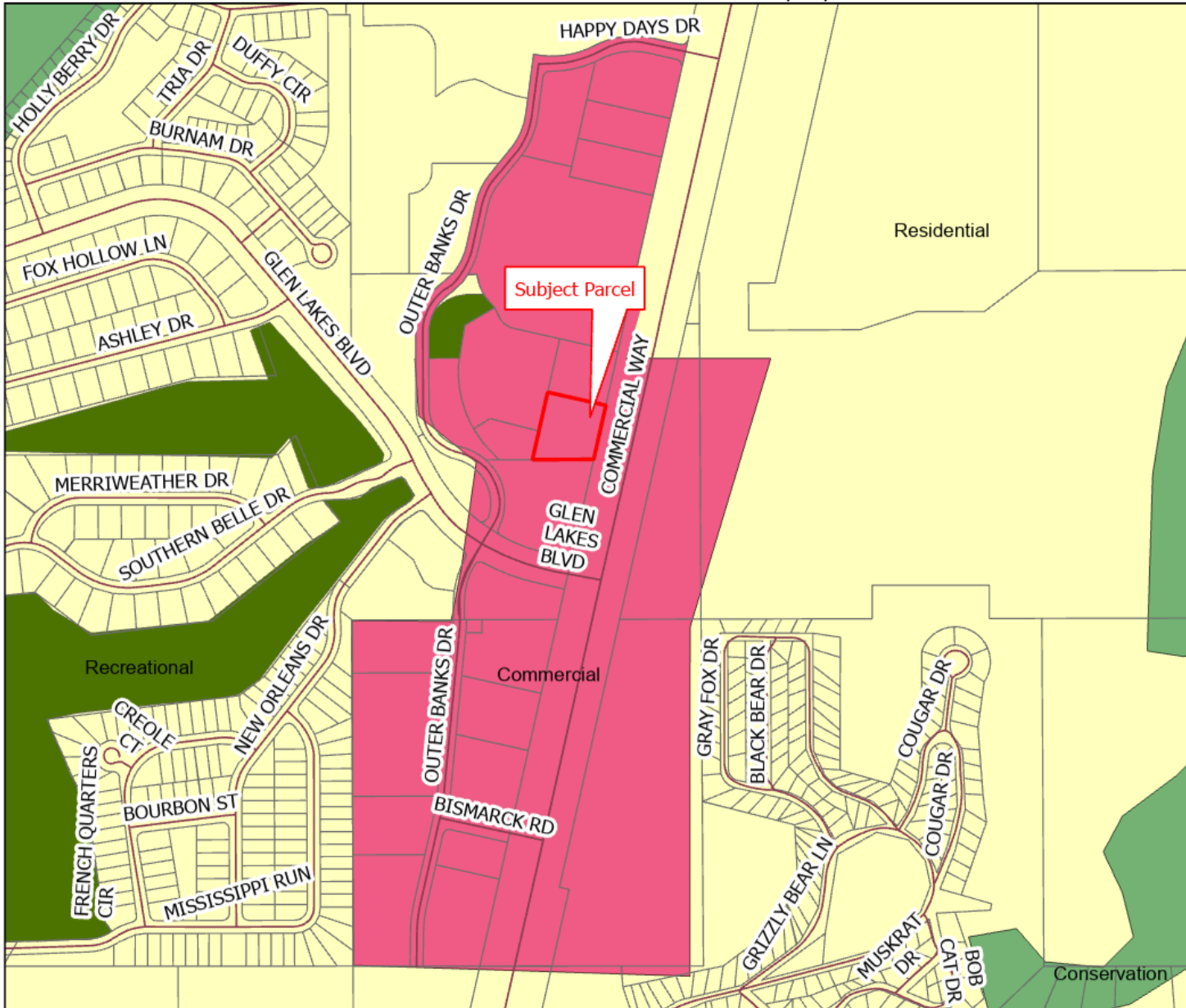


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: REZ-000020-2026

Version Date: 6/12/2026



Legend

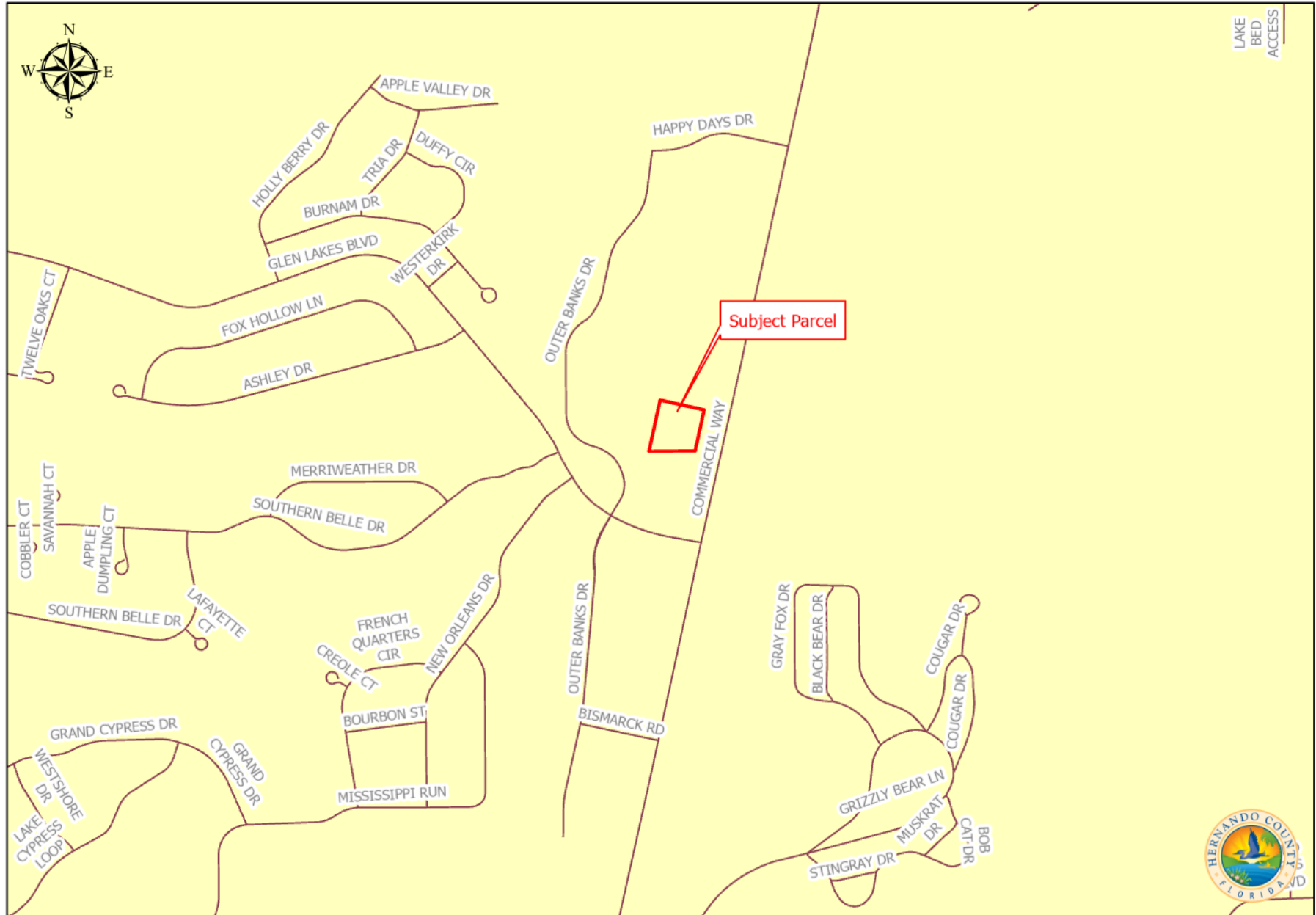
- Commercial
- Conservation
- Recreational
- Residential



Not to Scale.

REZ-000020-2026 Area Map

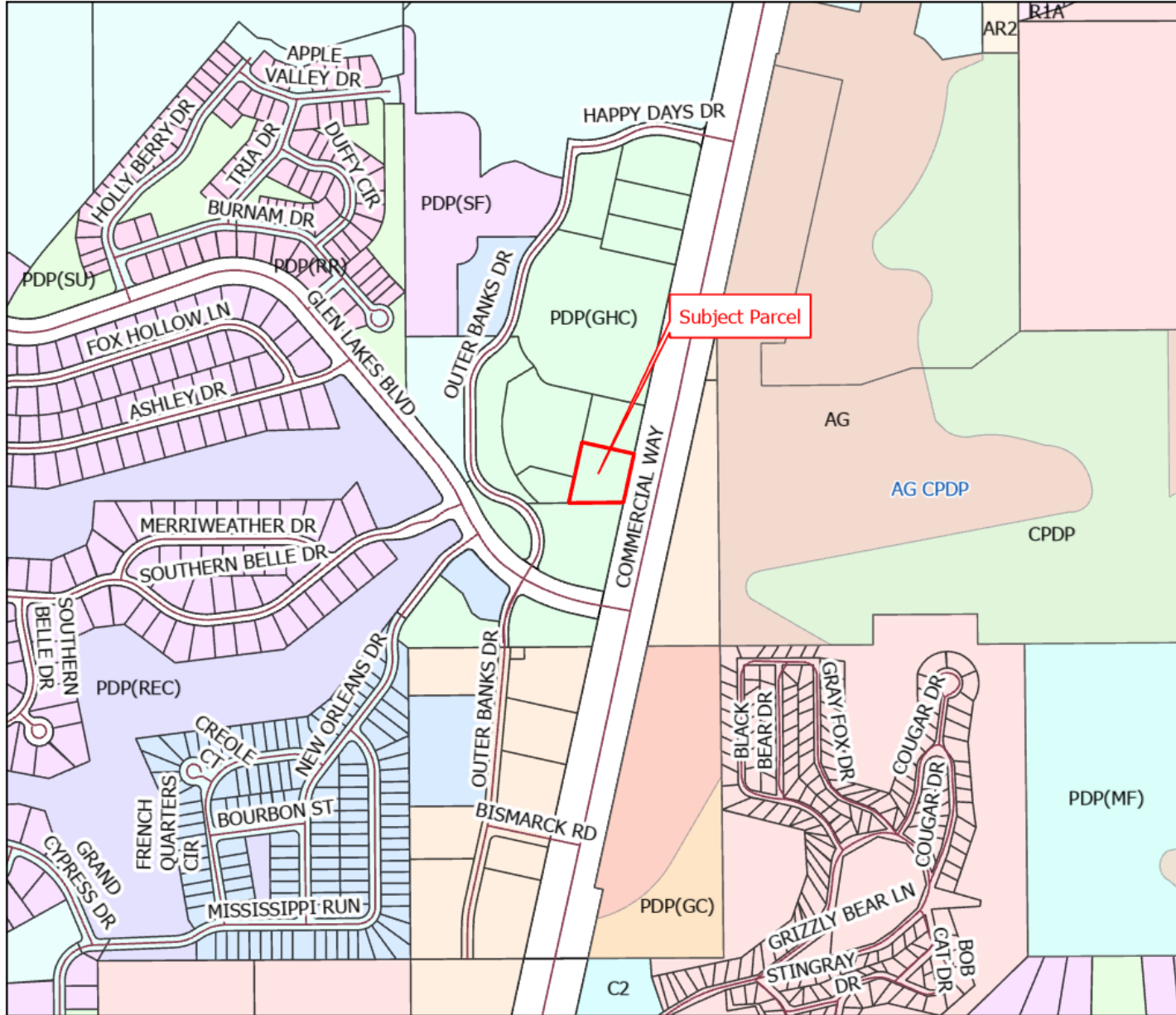
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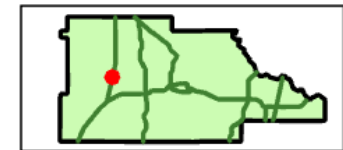
Not to Scale.

REZ-000020-2026 Zoning Map

This map was prepared by this office to be used as aid and 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.



Legend	
AG	PDP(REC)
AR2	PDP(RR)
C2	PDP(SF)
CPDP	PDP(SU)
PDP(GC)	R1A
PDP(GHC)	AG
PDP(MF)	PDP(MF)



Hernando County Tech GIS
with Hernando County Planning Department
Project date: July 7, 2026

Not to Scale.

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: Mavis Tire Supply, LLC

Address: 100 Hillside Avenue
 City: White Plains State: New York Zip: 10603
 Phone: 914-305-0363 Email: rvalverde@mavis.com
Property owner's name: (if not the applicant) Glen Lakes Station II LLC

REPRESENTATIVE/CONTACT NAME: Richard Valverde

Company Name: Mavis Tire Supply, LLC
 Address: 100 Hillside Avenue
 City: White Plains State: New York Zip: 10603
 Phone: 914-305-0363 Email: rvalverde@mavis.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1150266
2. SECTION 13, TOWNSHIP 22, RANGE 17
3. Current zoning classification: Planned Development Project - General Highway Commercial (PDP-GHC); Commeri
4. Desired zoning classification: PDP-GHC; with Specific C-2 Use: Automobile Service Establishments permitted,
5. Size of area covered by application: 1.26 acres
6. Highway and street boundaries: Glen Lakes Blvd and Commercial 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, Glen Lakes Station II 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): Mavis Tire Supply, LLC
 and (representative, if applicable): Kimley-Horn and Associates, Inc.
 to submit an application for the described property.

See attached page

Signature of Property Owner

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who is personally known to me or produced _____ as identification.

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

GLEN LAKES STATION II LLC
a Delaware limited liability company

By: Phillips Edison Grocery Center Operating Partnership II, L.P.
a Delaware limited partnership, its sole member

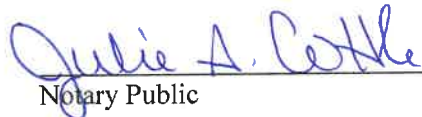
By: Phillips Edison Grocery Center OP GP II LLC,
a Delaware limited liability company, its General Partner

By: 
Name: Joe Schlosser
Title: Executive Vice President

COUNTY OF HAMILTON)
)SS:
STATE OF OHIO)

The foregoing instrument was acknowledged before me on march 17, 2026 by Joe Schlosser, Executive Vice President of Phillips Edison Grocery Center OP GP II LLC, a Delaware limited liability company, the General Partner of Phillips Edison Grocery Center Operating Partnership II, L.P., a Delaware limited partnership, the sole member of GLEN LAKES STATION II LLC, a Delaware limited liability company, on behalf of the companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal on the date and year above-mentioned.


Notary Public



JULIE A. COTTLE
Notary Public, State of Ohio
My Commission Expires
January 22, 2027
Recorded in Warren County



AGENDA ITEM

TITLE

Rezoning Petition Submitted by Insteada, LLC, and CEA Development, Inc.
(REZ00002102026)

BRIEF OVERVIEW

Rezoning Request:

Rezoning from R-1B (Residential) to PDP(SF)/ Planned Development Project (Single Family)

General Location:

North side of Eagle Nest Drive, west and north of Maplewood Drive

Parcel Key Number:

153078, 1411369, 153103, 1411378, 153112, 1411378

Summary of the Applicant's Request:

The applicant is requesting a rezoning from R-1B (Residential) to PDP(SF)/Planned Development Project (Single-Family). The PDP(SF) zoning designation permits all principal and special exception uses allowed within the R-1A, R-1B, R-1C, R-2.5, R-2, and R-1MH zoning districts.

The applicant proposes to expand the residential development options currently available on the subject property by allowing two-family dwellings in addition to the previously approved single-family detached dwellings. Both housing types shall be developed in accordance with the R-2 (Residential) development standards, which permit single-family and two-family residential uses.

The subject property consists of six existing platted lots that are vested for six single-family dwelling units. Under the proposed PDP(SF) zoning, the applicant seeks authorization to develop up to six two-family dwellings, resulting in a maximum of twelve residential dwelling units on the site. The two-family dwellings may be constructed in a variety of configurations, including side-by-side or stacked units, and ownership arrangements may vary.

The applicant also retains the ability to develop one or more of the existing platted lots with single-family detached dwellings. The subject property consists of six existing platted lots ranging from approximately 0.93 acres to 3.25 acres in size. The existing plat configuration allows up to six dwelling units, equating to an overall density of approximately 0.51 dwelling units per acre. The proposed Master Plan would permit a maximum of twelve dwelling units, resulting in an overall density of approximately 1.02 dwelling units per acre.

The proposed Master Plan provides flexibility to develop the property in any one of, or a combination of, the following configurations:

- Six (6) single-family detached dwelling units constructed on the existing six platted lots;

- Six (6) duplex buildings, each containing two attached dwelling units under single ownership, constructed on one, several, or all of the existing six platted lots; and/or
- Up to twelve (12) fee-simple villa lots created through a replat of the existing six lots into as many as twelve individual lots, allowing for the construction of up to twelve (12) attached villa units. Each villa unit may be separately owned and conveyed on an individual fee-simple lot.

Deviations Requested:

- Setbacks:
 - Front: 20' (Deviation from 25')
 - Sides: 7.5' (Deviation from 10'),
 - Sides Two Family Dwelling: 0' (Deviation from 10')
- Maximum Height - 45' (Deviation from 35')
- Minimum Lot Width at the Building Line - 30' (Deviation from 75')
- Minimum Street Frontage: 30' (Deviation from 50")

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner’s request to rezone the subject property from R-1B (Residential) to PDP(SF)/ Planned Development Project (Single Family) with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	06/28/2026	4:50 PM
Natasha Lopez Perez	Approved	07/02/2026	9:16 AM
Toni Brady	Approved	07/02/2026	2:32 PM
Victoria Via	Approved	07/02/2026	3:30 PM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 13, 2026
Board of County Commissioners: September 1, 2026

APPLICANT: Insteada, LLC/CEA Development, Inc.

FILE NUMBER: REZ-000021-2026

REQUEST: Rezoning from R-1B (Residential) to PDP(SF)/ Planned Development Project (Single Family)

GENERAL LOCATION: North side of Eagle Nest Drive, west and north of Maplewood Drive

PARCEL KEY NUMBER(S): 153078, 1411369, 153103, 1411378, 153112, 1411378

APPLICANT'S REQUEST

The applicant is requesting a rezoning from R-1B (Residential) to PDP(SF)/Planned Development Project (Single-Family). The PDP(SF) zoning designation permits all principal and special exception uses allowed within the R-1A, R-1B, R-1C, R-2.5, R-2, and R-1MH zoning districts.

The applicant proposes to expand the residential development options currently available on the subject property by allowing two-family dwellings in addition to the previously approved single-family detached dwellings. Both housing types shall be developed in accordance with the R-2 (Residential) development standards, which permit single-family and two-family residential uses.

The subject property consists of six existing platted lots that are vested for six single-family dwelling units. Under the proposed PDP(SF) zoning, the applicant seeks authorization to develop up to six two-family dwellings, resulting in a maximum of twelve residential dwelling units on the site. The two-family dwellings may be constructed in a variety of configurations, including side-by-side or stacked units, and ownership arrangements may vary.

The applicant also retains the ability to develop one or more of the existing platted lots with single-family detached dwellings. The subject property consists of six existing platted lots ranging from approximately 0.93 acres to 3.25 acres in size. The existing plat configuration allows up to six dwelling units, equating to an overall density of approximately 0.51 dwelling units per acre. The proposed Master Plan would permit a maximum of twelve dwelling units, resulting in an overall density of approximately 1.02 dwelling units per acre.

The proposed Master Plan provides flexibility to develop the property in any one of, or a combination of, the following configurations:

- Six (6) single-family detached dwelling units constructed on the existing six platted lots;
- Six (6) duplex buildings, each containing two attached dwelling units under single ownership, constructed on one, several, or all of the existing six platted lots; and/or

- Up to twelve (12) fee-simple villa lots created through a replat of the existing six lots into as many as twelve individual lots, allowing for the construction of up to twelve (12) attached villa units. Each villa unit may be separately owned and conveyed on an individual fee-simple lot.

Deviations Requested:

- Setbacks:
 - Front: 20' (Deviation from 25')
 - Sides: 7.5' (Deviation from 10'),
 - Sides Two Family Dwelling: 0' (Deviation from 10')
- Maximum Height - 45' (Deviation from 35')
- Minimum Lot Width at the Building Line - 30' (Deviation from 75')
- Minimum Street Frontage: 30' (Deviation from 50")

SITE CHARACTERISTICS:

Site Size 11.8 Acres

Surrounding Zoning; Land Uses

North:	AG(Agricultural)/ Minnow Creek
South:	R-1B(Residential)/ Vacant Lot, Single Family Homes
East:	PDP(RR) Planned Development Project (Resort Residential)/ Vacant
West:	R-1B(Residential) and AG(Agricultural)/ Minnow Creek, Single Family Homes

Current Zoning: R-1B (Residential)

Future Land Use Residential

Map Designation:

Density 6 Dwelling Units = .51 per acre
12 Dwelling Units = 1.02 per acre

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water management district and Florida Fish and Wildlife Conservation Commission (FWC) permits.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has reviewed the petitioner’s request and has the following comments:

- HCUD does not currently supply water or wastewater service to these parcels. Water & wastewater service are available. HCUD has no objection to the zoning change from R1B (Residential) to PDP(SF) Planned Development Project (Single Family) to allow all permitted uses and special exception uses allowed in the R-1A, R-1C, R-2.5, and R-1MH zoning districts.

ENGINEERING REVIEW

The subject site is located on North side of Eagle Nest Drive, west and north of Maplewood Drive.

The County Engineer has reviewed the petitioner's request and has the following comments:

- Each parcel must install a residential driveway apron meeting the requirements of Hernando County Facility Design Guideline IV-26/Residential Connection.

LAND USE REVIEW

The petitioner is proposing a residential development consisting of a combination of single-family detached dwellings and/or two-family dwelling units, with a maximum total of twelve (12) dwelling units permitted regardless of the development configuration selected. The property consists of six existing platted lots ranging from approximately 0.93 acres to 3.25 acres in size, totaling 11.80 acres. Based on the proposed development options, the overall density of the project would range from approximately 0.51 dwelling units per acre to 1.02 dwelling units per acre

Single Family Dwelling Lot Requirements:

- Setbacks:
 - Front: 20' (Deviation from 25')
 - Side: 7.5' (Deviation 10')
 - Rear: 20'
- Dimensions and Area Regulations:
 - Minimum Lot Area: 7,500 square feet
 - Minimum Living Area: 900 square feet
 - Maximum Building Coverage: 35% of the lot area
 - Minimum Lot Width at Building Line: 30' (Deviation from 75')
 - Minimum Street Frontage: 30' (Deviation from 50")
 - Maximum Building Height: 45' / 2 ½ stories (Deviation from 35')

Two-Family Dwelling Lot Requirements

- Setbacks:
 - Front: 20' (Deviation from 25')
 - Side: 0' (Deviation 10')
 - Rear: 20'
- Dimensions and Area Regulations:
 - Minimum Lot Area: 12,000 square feet
 - Minimum Living Area: 600 square feet
 - Maximum Building Coverage: 35% of the lot area
 - Minimum Lot Width at Building Line: 30' (Deviation from 75')
 - Minimum Street Frontage: 30' (Deviation from 50")
 - Maximum Building Height: 45' / 2 ½ stories (Deviation from 35')

Comments: The applicant has advised that due to floodplain development requirements, the finished floor elevation of future residential structures may need to be elevated by as much as ten (10) feet above existing grade. As a result, the applicant is requesting a deviation from the maximum building height requirement to accommodate the additional elevation necessary to meet applicable flood hazard regulations while maintaining functional residential building designs

Buffers:

The property contains a significant jurisdictional wetland feature (Minnow Creek) that forms a natural buffer along the northern, western, and eastern boundaries of the site. An existing 25' upland buffer will be maintained adjacent to the jurisdictional line in compliance with the applicable Southwest Florida Water Management District (SWFWMD) regulations.

Comments: Article VIII (Planned Development Project), Section 1 (General Provisions) requires buffers external to the PDP and only specifies buffers between multifamily and commercial uses that are adjacent to residential and agricultural uses. There are no compatibility issues or land use conflicts, so an extra level of buffering is unnecessary.

COMPREHENSIVE PLAN REVIEW

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.

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Comments: The subject site is located within the Residential Land Use category. The uses requested through this application are consistent with the Comprehensive Plan, Future Land Use Element strategies for the commercial classification.

FINDINGS OF FACT

The requested rezoning from R-1B to PDP(SF) Planned Development Project (Single Family) is appropriate based on the following conclusions:

- 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 to rezone the subject property from R-1B (Residential) to PDP(SF)/ Planned Development Project (Single Family) 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. A wildlife survey shall be prepared by a qualified professional to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations.
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. Invasive plant species shall be identified during the construction plan review and removed during the development process.
5. A 25-foot-wide wetland conservation buffer meeting the requirements of SWFWMD shall be maintained around the jurisdictional wetland boundaries of the existing wetland areas and may be part of a pedestrian trail network. The Wetland Buffer shall be measured from the jurisdictional line upon approval from SWFWMD. The Buffers shall be planted with native vegetation, where needed, to control erosion and as required by the applicable permitting agencies. No building construction shall occur in the Wetland Buffer.
6. Single Family Dwelling Lot Requirements:

Setbacks:

- Front: 20' (Deviation from 25')
- Side: 7.5' (Deviation 10')
- Rear: 20'

Dimensions and Area Regulations:

- Minimum Lot Area: 7,500 square feet
- Minimum Living Area: 900 square feet
- Maximum Building Coverage: 35% of the lot area
- Minimum Lot Width at Building Line: 30' (Deviation from 75')
- Minimum Street Frontage: 30' (Deviation from 50")
- Maximum Building Height: 45' / 2 ½ stories (Deviation from 35')

Buffer:

- 25' Upland Buffer adjacent to the Jurisdictional Line

7. Two- Family Dwelling Lot Requirements

Setbacks:

- Front: 20' (Deviation from 25')
- Side: 0' (Deviation 10')
- Rear: 20'

Dimensions and Area Regulations:

- Minimum Lot Area: 12,000 square feet
- Minimum Living Area: 600 square feet
- Maximum Building Coverage: 35% of the lot area
- Minimum Lot Width at Building Line: 30' (Deviation from 75')
- Minimum Street Frontage: 30' (Deviation from 50")
- Maximum Building Height: 45' / 2 ½ stories (Deviation from 35')

Buffer:

- 25' Upland Buffer Adjacent to the Jurisdictional Line

8. Development of the subject property shall be limited to a maximum of twelve (12) dwelling units. Permitted residential development may consist of and of the following:

- Six (6) single-family detached dwellings,
- Six (6) duplex buildings containing a total of twelve (12) dwelling units,
- Up to twelve (12) fee-simple villa units
- Or any combination thereof; in no event shall the total number of dwelling units constructed on the subject property exceed twelve (12).

9. Prior to issuance of any building permit, each lot shall be provided with a residential driveway connection constructed in accordance with Hernando County Facility Design Guidelines, Section IV-26 (Residential Connection), as may be amended. Prior to issuance of any building permit, each lot shall be provided with a residential driveway connection to the county road. The portion of the driveway connection extending from the edge of pavement to the right-of-way line shall be constructed in accordance with Hernando County Facility Design Guidelines, Section IV-26 (Residential Connection), as may be amended.

10. Driveway improvements located on private property beyond the right-of-way line shall not be required to comply with, and may deviate from, the design standards set forth in said Guidelines as follows: A single driveway connection may provide shared access to the county road for more than one lot, provided that the lots so served are subject to a recorded shared access and maintenance agreement, in form acceptable to the County Attorney, establishing cross-access easements and maintenance responsibilities among the benefited lots.

11. The County shall bear no responsibility for maintenance, repair, or improvement of any portion of the driveway beyond the apron connection to the county roadway. Where alternative materials or standards are utilized within the right-of-way between the apron and private property, such improvements shall remain the sole responsibility of the property owner(s), and the County shall not be obligated for the maintenance or improvement thereof.

12. 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.

13. The petitioner shall provide a revised plan in compliance with all the performance conditions within thirty (30) calendar days of receipt from county staff of the final actions of the BOCC approval. Failure to submit the revised plan will result in no further development permits being issued.



PLAN SNAPSHOT REPORT REZ-00021-2026 FOR HERNANDO COUNTY

Plan Type: Rezoning	Project:	App Date: 04/01/2026
Work Class: Rezoning PDP	District: Blank	Exp Date: 09/28/2026
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Ellison, Lashaundra	Approval Expire Date:

Description: additional parcels: 1411369, 153103, 1411378, 153112, 1411387

Parcel: 153078	Main	Address: 4045 Eagle Nest Dr Hernando Beach, FL 34607	Main	Zone:
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Applicant Coastal Engineering 966 CANDLELIGHT BLVD BROOKSVILLE, FL 34601 Business: (352) 796-9423	Property Owner Clifford Manuel Home: (352) 796-9423 Business: (352) 796-9423
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Plan Custom Fields

Proposed Land Uses and Acres	The applicant is requesting a change in zoning from R 1B (Single Family) to PDP/SF (Single Family). The PDP (Single-Family) designation allows all permitted uses and special exception uses allowed in the R-1A, R-1B, R-1C, R-2.5, R-2 and R-1MH zoning districts which have been specifically designated or specified in the narrative or on the master plan. The applicant is proposing to develop under the R-2 development standards which permits both single family and two family dwellings. 11.8 upland acres, 20 total acres.	Proposed Residential Density	.98 du ac	Proposed Commercial Intensity	N/A
Proposed Deviations From Code	See Narrative for proposed deviations.	Site Size (Acres)	11.8	Existing Land Uses and Acreage	RESIDENTIAL/CONSERVATION
Known Activities or Uses On-Site	Conservation area varies based upon jurisdictional line.	Previous Land Use Approvals	See Narrative.	Environmental Considerations	See Narrative.
Proposed Perimeter Buffers and Perimeter Setbacks	25 ft upland buffer shown on plat.	Proposed Lot Setbacks and/or Building Separation	Front 20 feet (deviation from 25 feet) Rear- 20 feet Sides-7.5 feet (0 where each unit is side by side in one two family structure-deviation from 10)	Access to Project, including Treed Entranceway	north side of Eagles Nest Drive west and north of Maplewood Drive.
Proposed Preserved Natural Vegetation	Per Insteada subdivision plan and SWFWMD permit	Neighborhood Park Locations and Size	N/A	Is this a Master Plan Revision?	Major
Is This a Public Service Facility Overlay District	No	Transportation	Minimal impact	Water/Sewer	served by HCUD
Public Schools	Minimal impact	Parks and Recreation	Minimal impact	Stormwater and Drainage	In accordance with existing SWFWMD permit.

PLAN SNAPSHOT REPORT (REZ-000021-2026)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Coastal__4/1/2026.jpg	04/01/2026 14:00	Engineering, Coastal		Uploaded via CSS
Receipt - REZ-000021-2026.pdf	04/06/2026 12:28	Miller, Michelle		Receipt for payment outside Tyler.
2_Rezoning FeeCalcSheet NEW Fees-INSTEADA v2-Other-2026-04-01_v1.pdf	05/06/2026 13:49	Engineering, Coastal	Available Online	
3_APO-INSTEADA-APO-Adjacent Property Owner List and Maps-2026-04-01_v1.pdf	05/06/2026 13:49	Engineering, Coastal	Available Online	
4_Proof of Ownership-Proof of Ownership-2026-04-01_v1.pdf	05/06/2026 13:49	Engineering, Coastal	Available Online	
Zoning Transmittal v2-Other-2026-04-01_v1.pdf	05/06/2026 13:49	Engineering, Coastal	Available Online	

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	DPW - Rezoning Engineering Base Fee	\$0.00	\$0.00
	ZZZZ Rezoning Engineering Fee Per Acre	\$0.00	\$0.00
	Rezoning PDP Planning Base Fee	\$0.00	\$0.00
	Technology Fee - Planning	\$491.00	\$0.00
	Technology Fee - Public Works	\$300.00	\$0.00
	Total for Invoice NOT INVOICED	\$791.00	\$0.00
	Grand Total for Plan	\$791.00	\$0.00

Activity Type	Activity Number	Name	Workflow Action Name	User	Created On
Email	EMAIL-000026-2026	Emailed Applicant		Michelle Miller	04/02/2026

Comments: Good morning!

Please be advised that Hernando County is in receipt of your rezoning application. This will be distributed to our review departments on Monday, April 6. Your case planner will be reaching out with more information and next steps upon assignment next week. As we transition to our new Tyler Technologies Enterprise Permitting and Licensing system, please reach out to me if you have any questions or need any additional information.

Sincerely,

Michelle L. Miller, M.S. | Planning Manager
 Planning Division | Development Services Department
 1653 Blaise Drive, Brooksville, FL 34601
 Cell: 352-442-7448
 Email: mlmiller@hernandocounty.us
 Website: <http://www.hernandocounty.us>
 Office Hours: Monday – Friday, 7:30 AM – 4:00 PM

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

Note: Please be advised that Hernando County has transitioned to the Tyler Enterprise Permitting and Licensing System for the processing of all permit and planning applications.

The link to register as a contractor in Tyler Civic Access is <https://hernandocountyfl-energovweb.tylerhost.net/apps/selfservice#/home>.

The link to submit applications through Tyler is: www.HernandoCounty.us/CivicAccess

PLAN SNAPSHOT REPORT (REZ-000021-2026)

Email	EMAIL-000065-2026	Application Deficiencies and Questions	Michelle Miller	05/07/2026
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Comments: Email sent to applicant by Lashaundra - May 6, 2026

Good afternoon,

The initial inter-departmental review for Insteada Rez 21-2026 has been completed. At this time, a resubmittal is required to address the items identified by the reviewing agencies.

Please review the departmental comments and required actions outlined below:

1. Planning Department Comments

Ownership & Authorization

- Per the Land Development Code, applications must be signed by owners representing more than 50% of the property interest.
- Required Action: For Parcel Key 153078, records show ownership by both Laurie Manuel and CEA Development, Inc. While Clifford Manuel signed for the corporation, the signature of Laurie Manuel is also required to meet the authorization threshold.

Master Plan Revisions

The submitted Master Plan must be updated to include:

- Clearly delineated perimeter and internal buffers.
- Identification and labeling of all proposed land uses within the project boundaries.

Narrative & Master Plan Inconsistencies

There are significant discrepancies between your Project Narrative and the Master Plan regarding density and configuration:

- The narrative mentions "up to 12 two-family units" (24 total units), whereas the Master Plan only shows 12 units.
- The narrative also references "one two-family structure on each of the platted lots."
- Required Action: Provide a revised narrative and Master Plan that are fully synchronized regarding the total number of structures and dwelling units.

Land Use & Entitlement Clarification

- Use Selection: While the property currently holds single-family entitlements, the proposal to "keep single-family and add duplexes" in the current configuration is not permissible as presented. After internal review, the applicant must select a singular primary residential path for the development.

2. Department of Public Works Comments

- Driveway Requirements: Each parcel (Key Nos: 153078, 1411369, 153103, 1411378, 153112, and 1411387) must install a residential driveway apron.
- Standard: Must meet Hernando County Facility Design Guideline IV-26 – Residential Connection.

3. Utilities Department (HCUD) Comments

- Service Availability: HCUD does not currently provide service to these parcels, but water and wastewater infrastructure are available to the subject properties.
- No Objection: HCUD has no objection to the rezoning from R-1B to PDP/SF for the requested uses.

Next Steps & Resubmittal Deadline

To maintain your application's standing, please submit a complete resubmittal package addressing all the above items by the following date:
Resubmittal Deadline: June 6, 2026

If you require a formal extension, please submit a written request to the Planning Division prior to the deadline.

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Rezoning Review v.1	Requires Re-submit	04/06/2026	05/04/2026	05/06/2026	Yes	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
DPW/Department of Public Works	Department of Public Works	McCorkel, Kandi	Approved	04/06/2026	05/04/2026	05/06/2026

Comments: Each parcel must install a residential driveway apron meeting the requirements of Hernando County Facility Design Guideline IV-26/Residential Connection.

PLAN SNAPSHOT REPORT (REZ-000021-2026)

Recommendation

Each parcel must install a residential driveway apron meeting the requirements of Hernando County Facility Design Guideline IV-26/Residential Connection.

Create Date

04/27/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Fire	Fire	LaChausse, Thomas	Approved	04/06/2026	05/04/2026	04/07/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Utilities	HCUD	Laurie, Andrew	Approved	04/06/2026	05/04/2026	05/05/2026

Comments: HCUD does not currently supply water or wastewater service to these parcels. Water & wastewater service are available. HCUD has no objection to the zoning change from R1B (Single Family) to PDP/SF to allow all permitted uses and special exception uses allowed in the R-1A, R-1B, R-1C, R-2.5, and R-1MH zoning districts. Parcel Key's# 153078, 1411369, 153103, 1411378, 153112, & 1411387.

PLAN SNAPSHOT REPORT (REZ-000021-2026)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning/Zoning Team	Planning/Zoning	Ellison, Lashaundra	Requires Re-submit	04/06/2026	05/04/2026	05/01/2026

Comments: Resubmittal Required

Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction		<p>Land Use and Entitlements Use Selection: While the property currently holds single-family entitlements, the proposal to "keep single-family and add duplexes" in the current configuration is not permissible as presented. After internal administrative review, the applicant must select a singular primary residential path for the development.</p> <p>Rezoning Path: The applicant must choose between the specific land uses allowed under the PDP-SF (Planned Development Project - Single Family) designation. You must clarify if you are seeking a development of strictly single-family homes or strictly duplexes, as the mixing of these entitlements must conform to specific PDP-SF standards.</p>	No	05/01/2026	
General	General Correction	Used for general corrections	<p>3. Narrative and Master Plan Inconsistencies</p> <p>There are significant discrepancies between the Project Narrative and the Master Plan regarding the proposed density:</p> <p>Unit Count Conflict: The narrative mentions "up to 12 two-family dwelling units" (which totals 24 units), while the Master Plan states a total of 12 units.</p> <p>Structure Consistency: The narrative further complicates the count by stating there will be "one two-family structure on one of the platted lots."</p> <p>Required Action: Please provide a revised narrative and Master Plan that align perfectly regarding the total number of structures and total dwelling units.</p>	No	05/01/2026	
General	General Correction		<p>Planning Review Comments</p> <p>1. Ownership and Authorization Signature Requirement:</p>	No	05/01/2026	

PLAN SNAPSHOT REPORT (REZ-000021-2026)

According to the Land Development Code, the application must be signed by owners representing more than 50% of the property interest.

Parcel Key 153078: Records indicate ownership by Laurie Manuel and Cea Development. While Clifford Manuel has signed as Manager of Cea Development, the signature of Laurie Manuel is also required to meet the 50% threshold.

General	General Correction	2. Master Plan Requirements The submitted Master Plan must be revised to include the following missing or incomplete technical data: Buffers: Clearly delineate all required perimeter and internal buffers. Land Use Labels: Explicitly identify the location and extent of all proposed land uses within the project boundaries.	No	05/01/2026
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Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Rezoning Review v.2	In Review	05/22/2026	06/22/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
DPW/Department of Public Works	Department of Public Works	McCorkel, Kandi	Approved	05/22/2026	06/22/2026	06/04/2026

Comments: Each parcel must install a residential driveway apron meeting the requirements of Hernando County Facility Design Guideline IV-26/Residential Connection.

Recommendation	Create Date
Each parcel must install a residential driveway apron meeting the requirements of Hernando County Facility Design Guideline IV-26/Residential Connection.	05/22/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Fire	Fire	LaChausse, Thomas	Approved	05/22/2026	06/22/2026	05/26/2026

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Utilities	HCUD	Laurie, Andrew	Approved	05/22/2026	06/22/2026	06/11/2026

Comments: HCUD does not currently supply water or wastewater service to these parcels. Water & wastewater service are available. HCUD has no objection to the zoning change from R1B (Single Family) to PDP/SF to allow all permitted uses and special exception uses allowed in the R-1A, R-1B, R-1C, R-2.5, and R-1MH zoning districts. Parcel Key's# 153078, 1411369, 153103, 1411378, 153112, & 1411387.

PLAN SNAPSHOT REPORT (REZ-000021-2026)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning/Zoning Team	Planning/Zoning	Ellison, Lashaundra	In Review	05/22/2026	06/22/2026	
Correction Type	Category	Comments	Corrective Action	Resolved	Create Date	Resolved Date
General	General Correction		<p>2. Master Plan Requirements The submitted Master Plan must be revised to include the following missing or incomplete technical data:</p> <p>Buffers: Clearly delineate all required perimeter and internal buffers.</p> <p>Land Use Labels: Explicitly identify the location and extent of all proposed land uses within the project boundaries.</p>	Yes	05/22/2026	06/05/2026
General	General Correction	Used for general corrections	<p>3. Narrative and Master Plan Inconsistencies There are significant discrepancies between the Project Narrative and the Master Plan regarding the proposed density:</p> <p>Unit Count Conflict: The narrative mentions "up to 12 two-family dwelling units" (which totals 24 units), while the Master Plan states a total of 12 units.</p> <p>Structure Consistency: The narrative further complicates the count by stating there will be "one two-family structure on one of the platted lots."</p> <p>Required Action: Please provide a revised narrative and Master Plan that align perfectly regarding the total number of structures and total dwelling units.</p>	No	05/22/2026	
General	General Correction		<p>Planning Review Comments</p> <p>1. Ownership and Authorization Signature Requirement: According to the Land Development Code, the application must be signed by owners representing more than 50% of the property interest.</p> <p>Parcel Key 153078: Records indicate ownership by Laurie Manuel and Cea Development. While Clifford Manuel has signed as Manager of Cea Development, the signature of Laurie Manuel is also required</p>	Yes	05/22/2026	06/05/2026

PLAN SNAPSHOT REPORT (REZ-000021-2026)

General	General Correction	<p>to meet the 50% threshold.</p> <p>Land Use and Entitlements Use Selection: While the property currently holds single-family entitlements, the proposal to "keep single-family and add duplexes" in the current configuration is not permissible as presented. After internal administrative review, the applicant must select a singular primary residential path for the development.</p> <p>Rezoning Path: The applicant must choose between the specific land uses allowed under the PDP-SF (Planned Development Project - Single Family) designation. You must clarify if you are seeking a development of strictly single-family homes or strictly duplexes, as the mixing of these entitlements must conform to specific PDP-SF standards.</p>	No	05/22/2026
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Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		04/06/2026 10:28	
Intake Review v.1	Plan Activity		04/06/2026 10:28
Assess Fees v.1	Generic Action		04/06/2026 10:28
File Assignment v.1	Task	04/06/2026 10:28	04/06/2026 10:33
Rezoning Review v.1	Receive Submittal	04/06/2026 0:00	05/06/2026 13:49
Rezoning Review v.2	Receive Submittal	05/22/2026 0:00	
Completeness Determination v.1	Task		
Deficiencies Addressed v.1	Generic Action		
Generate Maps v.1	Task		
Staff Analysis v.1			
Master Merge Finalization v.1	Task		
Finalization of Staff Report v.1	Generic Action		
Forward Recommendation to Applicant v.1	Task		
Finalize Staff Recommendation v.1	Generic Action		
Administrative Tasks v.1			
Email Applicant and Representative v.1	Generic Action		
Complete Advertising v.1	Task		
Prepare Item for Public Hearing v.1	Generic Action		
Public Hearings v.1			
Planning and Zoning Commission v.1	Hold Hearing		
Prepare Item for BOCC v.1	Generic Action		
BOCC v.1	Hold Hearing		

Site Zoning and Land Use:

The site is currently zoned R-1B and is platted for 6 single-family lots (Insteada Replat; PB 46, Pages 41/42). Please refer to Appendix 1 of this Narrative. Please refer to Figure 2 for the site zoning.

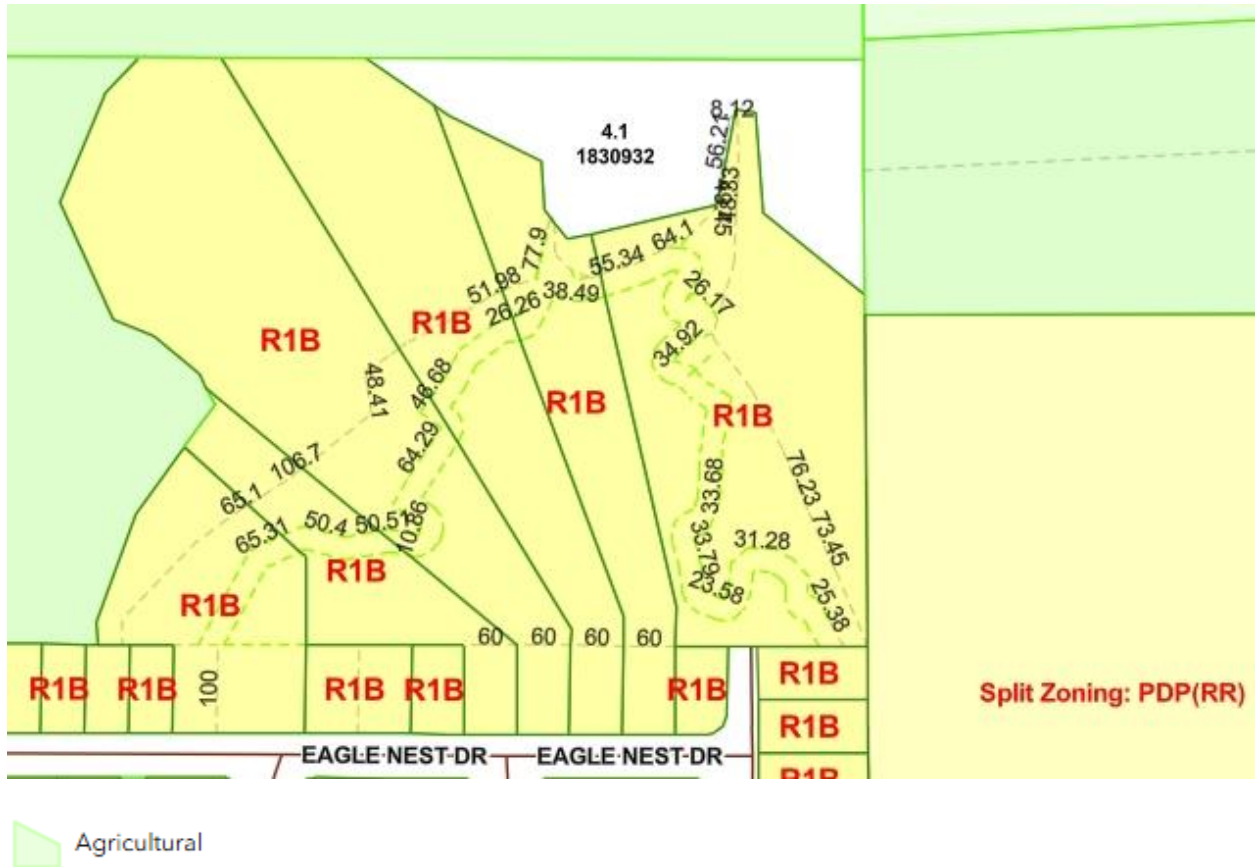


Figure 2. Parcel Keys 153078, 1411369, 153103, 1411378, 153112, 1411378- Zoning Map

The upland portions of the site are currently designated Residential and the jurisdictional/wetland areas on the site are currently designated Conservation on the Comprehensive Plan Future Land Use Map. Per the Comprehensive Plan Mapping Criteria the boundaries of the Conservation FLUM Category containing wetlands are interpreted to correspond with the wetland boundary as determined by the applicable agencies. Please refer to Figure 3 for the Future Land Use designations on the site.

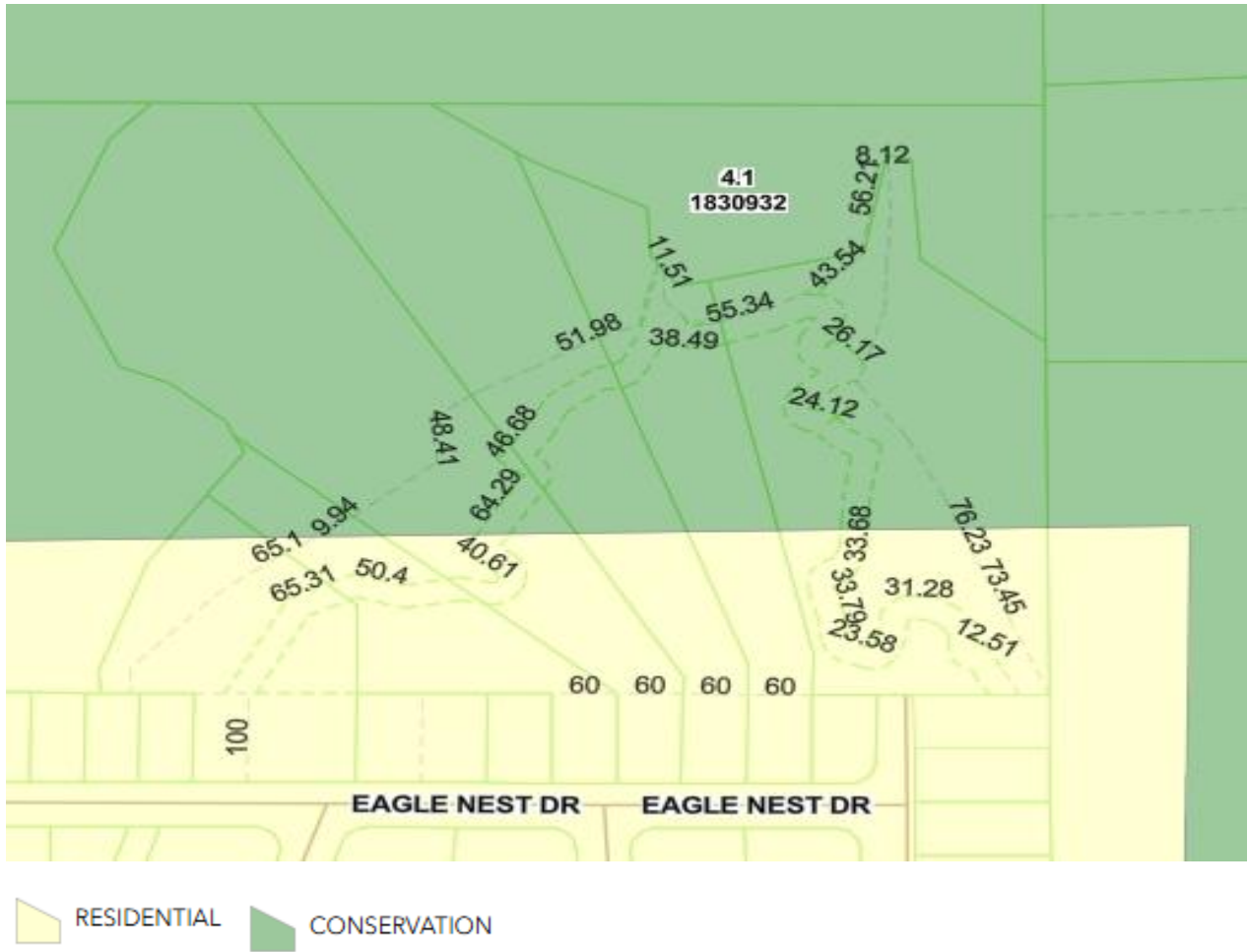


Figure 3. Parcel Keys 153078, 1411369, 153103, 1411378, 153112, 1411378- Future Land Use Map

The following table identifies adjacent zoning and the Comprehensive Plan’s future land use map designations.

	Zoning	FLU	Property Use
North	AG	Conservation	Minnow Creek
South	R 1B	Residential	Vacant lots and Single-Family Homes
East	PDP/RR	Residential and Conservation	Single-Family Home and Vacant
West	R 1B and AG	Residential	Minnow Creek and Single-Family Homes

Request:

The applicant is requesting a change in zoning from R 1B (Single-Family) to PDP/SF (Single-Family). The *PDP (Single-Family)* designation allows all permitted uses and special exception uses allowed in the R-1A, R-1B, R-1C, R-2.5, R-2 and R-1MH zoning districts which have been specifically designated or specified in the narrative or on the master plan. The applicant is proposing to develop two-family dwellings in addition to the already approved single-family dwellings permitted on the site. Both uses will follow the R-2 development standards which permits both single-family and two-family dwellings.

Project Description:

The site is currently zoned R-1B (Single-Family) and is platted/vested for six (6) single-family dwelling units (lots). The applicant proposes to develop up to twelve (12) two family dwelling units, one (1) two family structure on each of the platted lots.

A two-family dwelling may comprise of various layouts, either stacked or side by side and ownership styles may differ. The defining factor in a two-family dwelling is that it is a single structure containing two independent living units. Ownership is not the deciding factor in determining a two-family dwelling, meaning the owner may own the entire structure or each unit may have separate ownership which requires a legal split. In this instance the applicant acknowledges the requirement to replat one or more of the lots where ownership is a factor.

In addition, the applicant also retains the right to develop a single-family dwelling unit on one (1) or more of the existing platted lots under the R-2 designation. Therefore, the only

additional proposed use is for two family dwelling units (which may be separately owned as single-family attached villa or commonly owned by a single entity as a duplex).

Although platted at a density of .51 dwelling units per acre, the existing adjacent R 1B zoning allows for a minimum lot size of 7,500 square feet which equates to a density of over 5 dwelling units per acre (59 units on the upland portion of 11.8 acres). The maximum increase in density by allowing up to 12 dwelling units under the proposed PDP designation would permit .98 dwelling units per acre, a minimal and modest increase in density. Lot sizes range from .93 to 3.25 acres.

Comprehensive Plan:

The subject property is consistent with the following Goals, Objectives and Strategies of the Comprehensive Plan.

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...

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 and is platted for six (6) single-family lots at a very low density. The PDP designation would also allow two family dwellings, also at a very low density, consistent with the current land use designation and related strategies. In addition, the referenced Strategy clearly acknowledges two family and zero lot line dwelling unit types under the single-family Category which indicates that ownership is not a deciding factor.

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Analysis: The adjacent R 1B zoning allows for densities in excess of 5 dwelling units per acre. In addition, the existing PDP/RR (Resort Residential) zoning to the east is vested for up to 42 resort units with ancillary commercial (see H 1962 and H 2043) and allows boat storage as an interim use. The six (6) additional units requested by the applicant is compatible with the adjacent zoning permissions and will have a minimal impact given the very low density and lot sizes.

Proposed Uses and Dimensional Standards:

Single-family and two-family dwellings under the R-2 District Standards

Dimensional Standards

Upland Buffer – 25 feet adjacent to Jurisdictional Line

Maximum number of units-12

Maximum Height-45 feet (deviation of 10 feet due to the flood elevation requirement for the finished floor which can add up to 10 feet to the necessary building height)

Minimum Setbacks

Front 20 feet (deviation from 25 feet)

Rear- 20 feet

Sides-7.5 feet (0 where each unit is side by side in one two family structure-deviation from 10)

Minimum Lot Width- 30 feet (deviation from 75 feet at the building line, and a deviation from 50 feet at the street line)

As to buffers, the property contains a significant jurisdictional wetland feature (Minnow Creek) that forms a natural buffer along the northern, western, and eastern boundaries of the site. As depicted in the Master Plan, an existing 25-foot upland buffer will be maintained adjacent to the jurisdictional line in compliance with applicable SWFWMD regulations. The property is currently a county approved 6-lot platted residential subdivision with no required internal buffers between homes or along the lot fronts adjacent to Eagle Nest Drive; this is consistent with the existing surrounding residential character and compatible with the surrounding area buffers and setback standards. Furthermore, all lots should be considered internal and part of the overall master plan. Article VIII (Planned Development Project), Section 1 (General Provisions) only requires buffers **external** to the PDP and only specifies buffers between multifamily and commercial uses that are adjacent to residential or agricultural uses. Given that there are no internal compatibility issues or land use conflicts an extra level of buffering is unnecessary.

Floodplain

The entire site is located in an AE zone, elevations 12 and 13, FIRM PANEL 12053C0144E, Effective Date 1/15/21. Development of dwelling units on the site will comply with the County floodplain management ordinance.

Soils

The site consist of native hydric soils with 2 to 5 feet imported well drained Candler sand. Please refer to Figure 5 for the soil types.

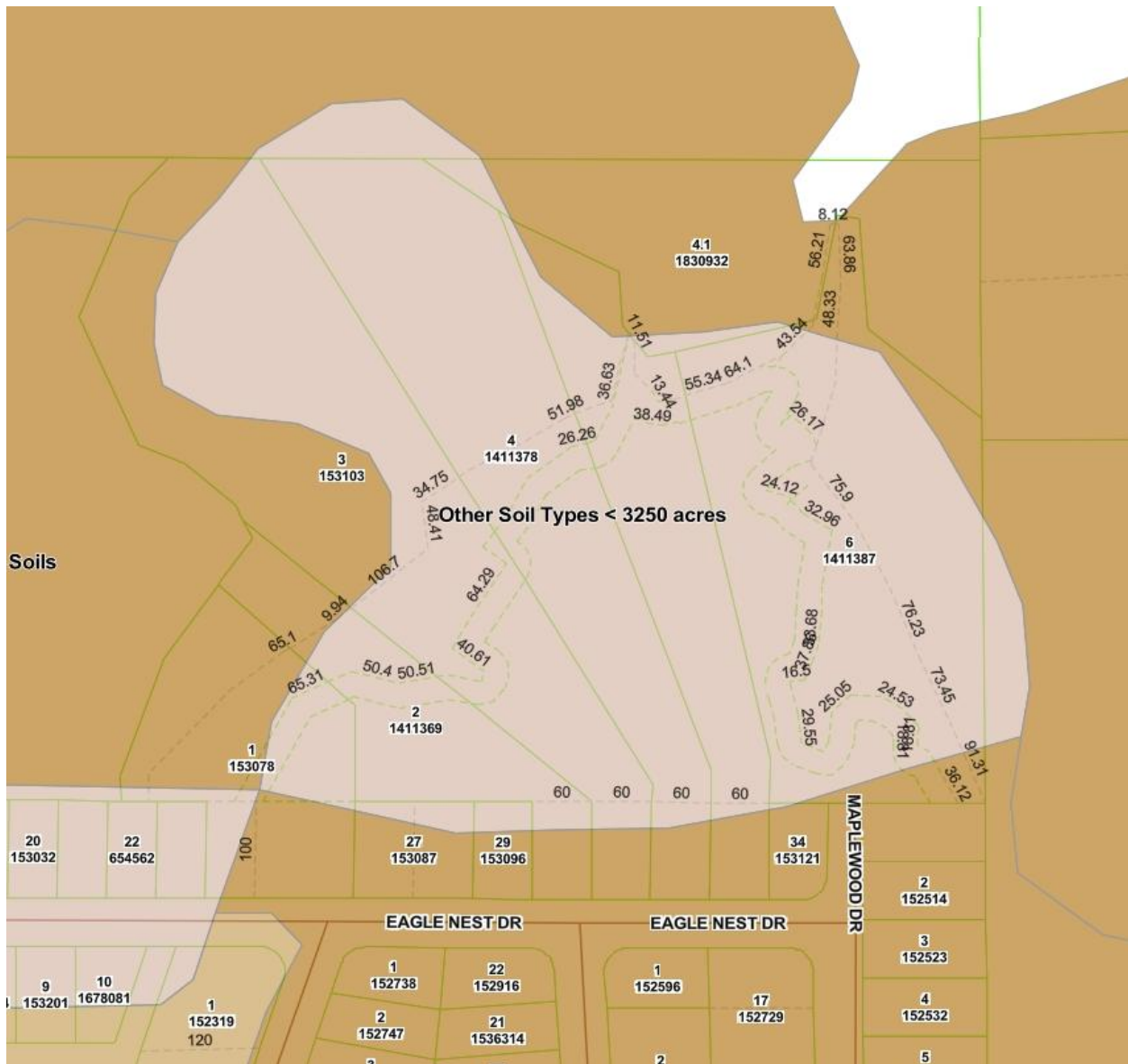


Figure 5. Parcel Keys 153078, 1411369, 153103, 1411378, 153112, 1411378- Soils Map

Site Environmental

The site is currently platted and developed in accordance with County requirements which includes the State approved high water line. Southwest Florida Water Management District (SWFWMD) jurisdictional line and a required 25-foot upland buffer is shown on the recorded plat.

Infrastructure

Adequate Access/Transportation

The site has access to Eagle Nest Drive and Maplewood Drive, two lane local roadways with a good level of service.

Utilities

The site is served by central water and sewer, provided by Hernando County.

Drainage

The stormwater management system has been designed and permitted as required by the Southwest Florida Water Management District (SWFWMD). Each dwelling unit structure will be constructed to meet the site drainage and flood plain requirements.

Parks

The proposed increase of 6 potential dwelling units will have a minimal impact upon park facilities; the development also has the added benefits associated with direct access to the Gulf for all related marine activities.

Schools

The proposed increase of 6 potential dwelling units will have a minimal impact upon school facilities. A school concurrency determination will be completed in accordance with student placement criteria as adopted by the Hernando County School District.

Deviations

As indicated in the Narrative. The justification for the deviations is a result of the irregular shaped lots due to the location of the jurisdictional line which meanders across the property and the need to maintain an upland buffer.

APPENDICES

APPENDIX 1
INSTEADA REPLAT

INSTEADA REPLAT

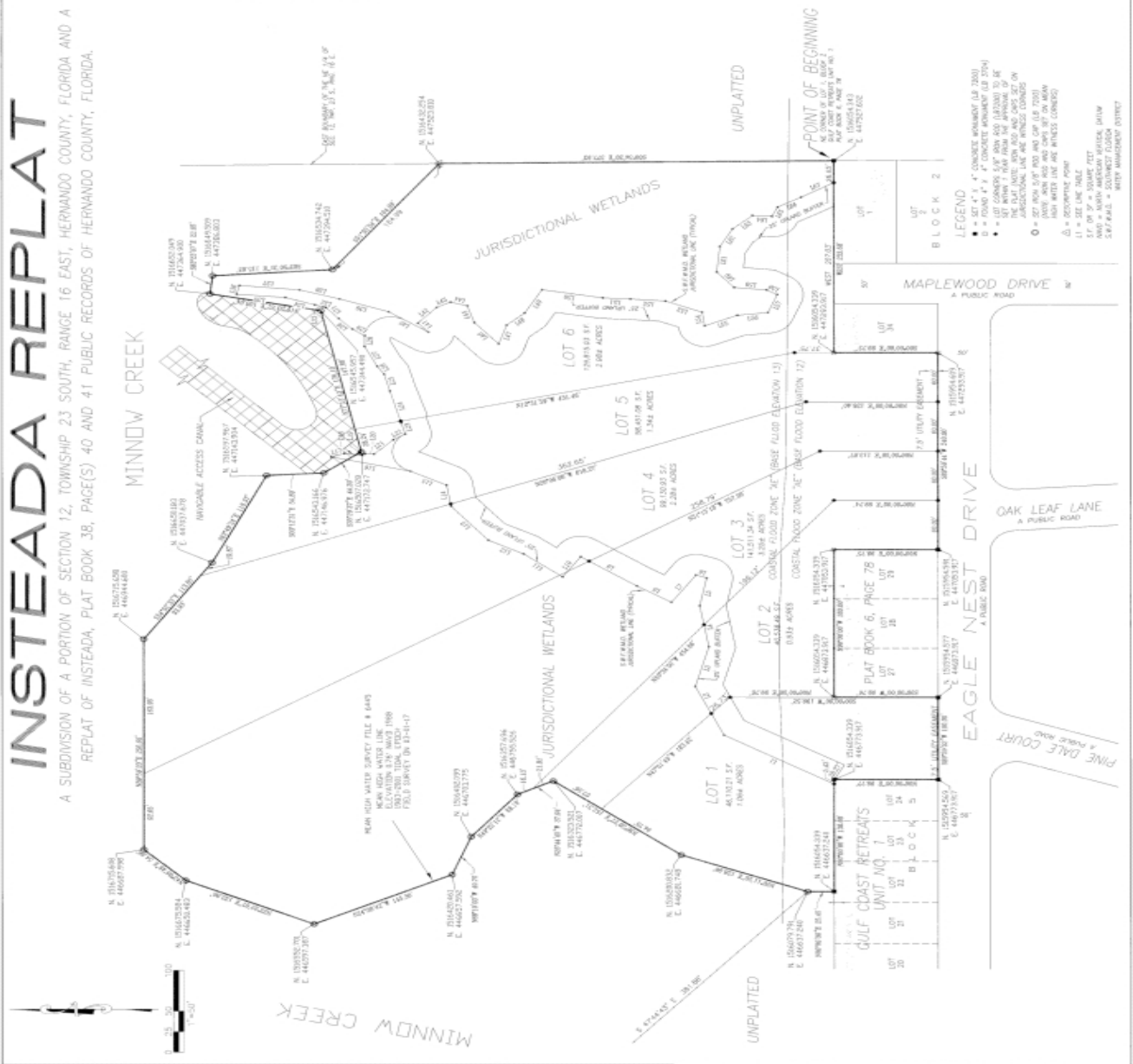
A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST, HERNANDO COUNTY, FLORIDA AND A REPLAT OF INSTEADA, PLAT BOOK 38, PAGE(S) 40 AND 41 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PLAT BOOK 40
PAGE 40

NOTES

THE BEARING SHOWN HEREON ARE BASED ON THE RECORDS PLAT OF GULF COAST RETREATS AND W. 1, WITH THE NORTH ASSUMED LINE HAVING A BEARING OF 64.07191°.

REPLAT JURISDICTIONAL WETLANDS AND MARINE PROTECTION ZONES (MPZ) ARE SHOWN ON THIS PLAT. THE BEARING AND DISTANCE OF THE WETLANDS AND MPZ ARE BASED ON THE DATA PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND THE FLORIDA DEPARTMENT OF AGRICULTURE AND FORESTRY (FDACS). THE BEARING AND DISTANCE OF THE WETLANDS AND MPZ ARE BASED ON THE DATA PROVIDED BY THE FDEP AND THE FDACS. THE BEARING AND DISTANCE OF THE WETLANDS AND MPZ ARE BASED ON THE DATA PROVIDED BY THE FDEP AND THE FDACS.



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 02°31'32"E	12.04	L25	S 04°22'07"W	46.97
L2	S 89°59'49"W	63.87	L26	N 03°01'32"E	11.87
L3	S 84°23'29"W	26.49	L27	N 02°31'32"E	12.04
L4	S 79°59'49"W	35.11	L28	N 03°01'32"E	11.87
L5	S 87°59'49"W	34.49	L29	N 02°31'32"E	12.04
L6	S 79°59'49"W	35.11	L30	N 03°01'32"E	11.87
L7	S 84°23'29"W	26.49	L31	N 02°31'32"E	12.04
L8	S 89°59'49"W	63.87	L32	N 03°01'32"E	11.87
L9	S 87°59'49"W	34.49	L33	N 02°31'32"E	12.04
L10	S 79°59'49"W	35.11	L34	N 03°01'32"E	11.87
L11	S 84°23'29"W	26.49	L35	N 02°31'32"E	12.04
L12	S 89°59'49"W	63.87	L36	N 03°01'32"E	11.87
L13	S 87°59'49"W	34.49	L37	N 02°31'32"E	12.04
L14	S 79°59'49"W	35.11	L38	N 03°01'32"E	11.87
L15	S 84°23'29"W	26.49	L39	N 02°31'32"E	12.04
L16	S 89°59'49"W	63.87	L40	N 03°01'32"E	11.87
L17	S 87°59'49"W	34.49	L41	N 02°31'32"E	12.04
L18	S 79°59'49"W	35.11	L42	N 03°01'32"E	11.87
L19	S 84°23'29"W	26.49	L43	N 02°31'32"E	12.04
L20	S 89°59'49"W	63.87	L44	N 03°01'32"E	11.87
L21	S 87°59'49"W	34.49	L45	N 02°31'32"E	12.04
L22	S 79°59'49"W	35.11	L46	N 03°01'32"E	11.87
L23	S 84°23'29"W	26.49	L47	N 02°31'32"E	12.04
L24	S 89°59'49"W	63.87	L48	N 03°01'32"E	11.87
L25	S 87°59'49"W	34.49	L49	N 02°31'32"E	12.04
L26	S 79°59'49"W	35.11	L50	N 03°01'32"E	11.87
L27	S 84°23'29"W	26.49	L51	N 02°31'32"E	12.04
L28	S 89°59'49"W	63.87	L52	N 03°01'32"E	11.87
L29	S 87°59'49"W	34.49	L53	N 02°31'32"E	12.04
L30	S 79°59'49"W	35.11	L54	N 03°01'32"E	11.87
L31	S 84°23'29"W	26.49	L55	N 02°31'32"E	12.04
L32	S 89°59'49"W	63.87	L56	N 03°01'32"E	11.87
L33	S 87°59'49"W	34.49	L57	N 02°31'32"E	12.04
L34	S 79°59'49"W	35.11	L58	N 03°01'32"E	11.87
L35	S 84°23'29"W	26.49	L59	N 02°31'32"E	12.04
L36	S 89°59'49"W	63.87	L60	N 03°01'32"E	11.87
L37	S 87°59'49"W	34.49	L61	N 02°31'32"E	12.04
L38	S 79°59'49"W	35.11	L62	N 03°01'32"E	11.87
L39	S 84°23'29"W	26.49	L63	N 02°31'32"E	12.04
L40	S 89°59'49"W	63.87	L64	N 03°01'32"E	11.87
L41	S 87°59'49"W	34.49	L65	N 02°31'32"E	12.04
L42	S 79°59'49"W	35.11	L66	N 03°01'32"E	11.87
L43	S 84°23'29"W	26.49	L67	N 02°31'32"E	12.04
L44	S 89°59'49"W	63.87	L68	N 03°01'32"E	11.87
L45	S 87°59'49"W	34.49	L69	N 02°31'32"E	12.04
L46	S 79°59'49"W	35.11	L70	N 03°01'32"E	11.87
L47	S 84°23'29"W	26.49	L71	N 02°31'32"E	12.04
L48	S 89°59'49"W	63.87	L72	N 03°01'32"E	11.87
L49	S 87°59'49"W	34.49	L73	N 02°31'32"E	12.04
L50	S 79°59'49"W	35.11	L74	N 03°01'32"E	11.87
L51	S 84°23'29"W	26.49	L75	N 02°31'32"E	12.04
L52	S 89°59'49"W	63.87	L76	N 03°01'32"E	11.87
L53	S 87°59'49"W	34.49	L77	N 02°31'32"E	12.04
L54	S 79°59'49"W	35.11	L78	N 03°01'32"E	11.87
L55	S 84°23'29"W	26.49	L79	N 02°31'32"E	12.04
L56	S 89°59'49"W	63.87	L80	N 03°01'32"E	11.87
L57	S 87°59'49"W	34.49	L81	N 02°31'32"E	12.04
L58	S 79°59'49"W	35.11	L82	N 03°01'32"E	11.87
L59	S 84°23'29"W	26.49	L83	N 02°31'32"E	12.04
L60	S 89°59'49"W	63.87	L84	N 03°01'32"E	11.87
L61	S 87°59'49"W	34.49	L85	N 02°31'32"E	12.04
L62	S 79°59'49"W	35.11	L86	N 03°01'32"E	11.87
L63	S 84°23'29"W	26.49	L87	N 02°31'32"E	12.04
L64	S 89°59'49"W	63.87	L88	N 03°01'32"E	11.87
L65	S 87°59'49"W	34.49	L89	N 02°31'32"E	12.04
L66	S 79°59'49"W	35.11	L90	N 03°01'32"E	11.87
L67	S 84°23'29"W	26.49	L91	N 02°31'32"E	12.04
L68	S 89°59'49"W	63.87	L92	N 03°01'32"E	11.87
L69	S 87°59'49"W	34.49	L93	N 02°31'32"E	12.04
L70	S 79°59'49"W	35.11	L94	N 03°01'32"E	11.87
L71	S 84°23'29"W	26.49	L95	N 02°31'32"E	12.04
L72	S 89°59'49"W	63.87	L96	N 03°01'32"E	11.87
L73	S 87°59'49"W	34.49	L97	N 02°31'32"E	12.04
L74	S 79°59'49"W	35.11	L98	N 03°01'32"E	11.87
L75	S 84°23'29"W	26.49	L99	N 02°31'32"E	12.04
L76	S 89°59'49"W	63.87	L100	N 03°01'32"E	11.87

PLAT PREPARED BY:
 COASTAL ENGINEERING ASSOCIATES, INC.
 960 CAULFIELD BOULEVARD, BRISBANE, FLORIDA
 32809
 JOB NUMBER: 12879

SHEET 2 OF 2

REZ-000021-2026 Aerial Map

This map was prepared by this office to be used as aid and 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.

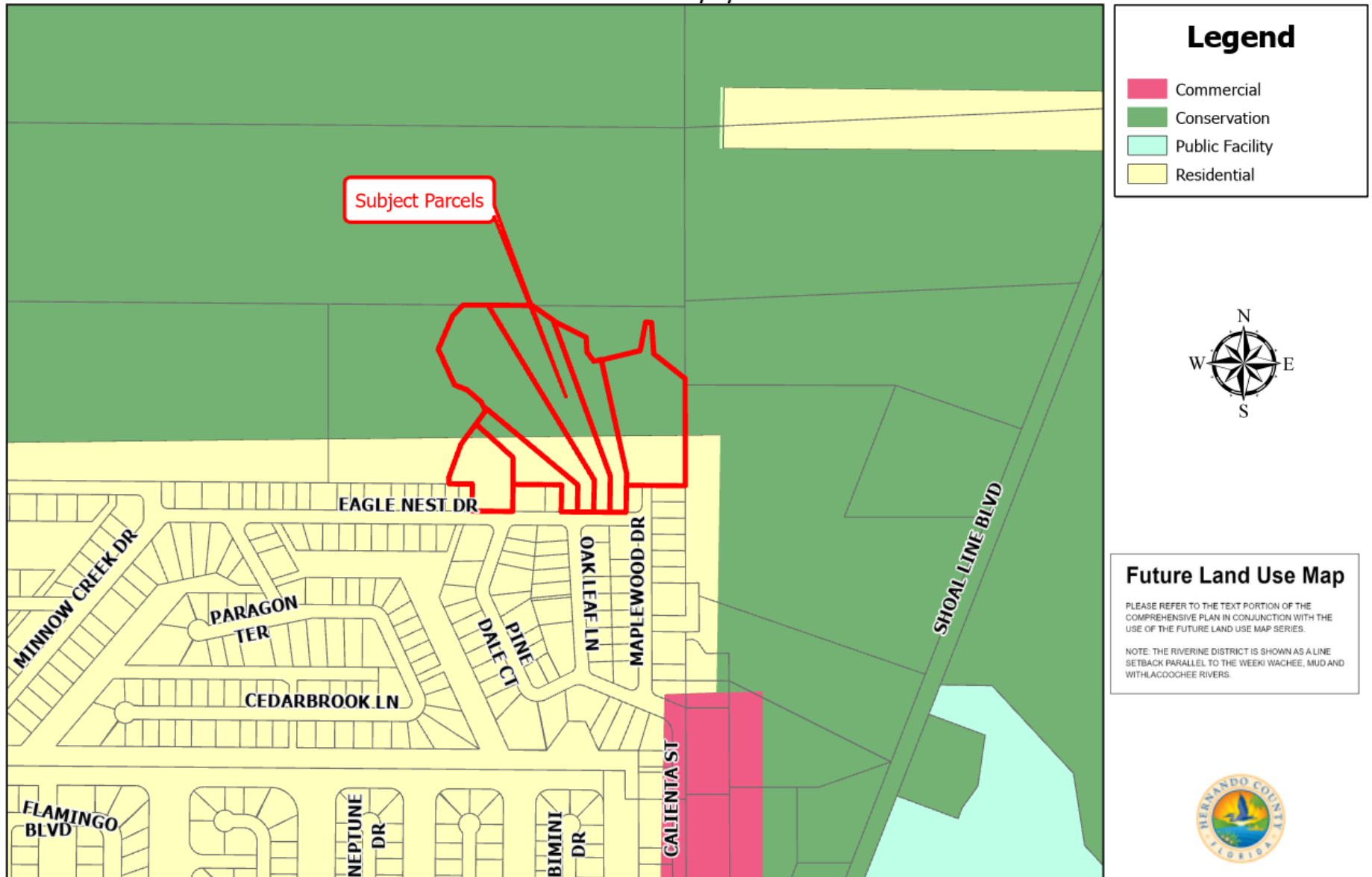


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: REZ-000021-2026

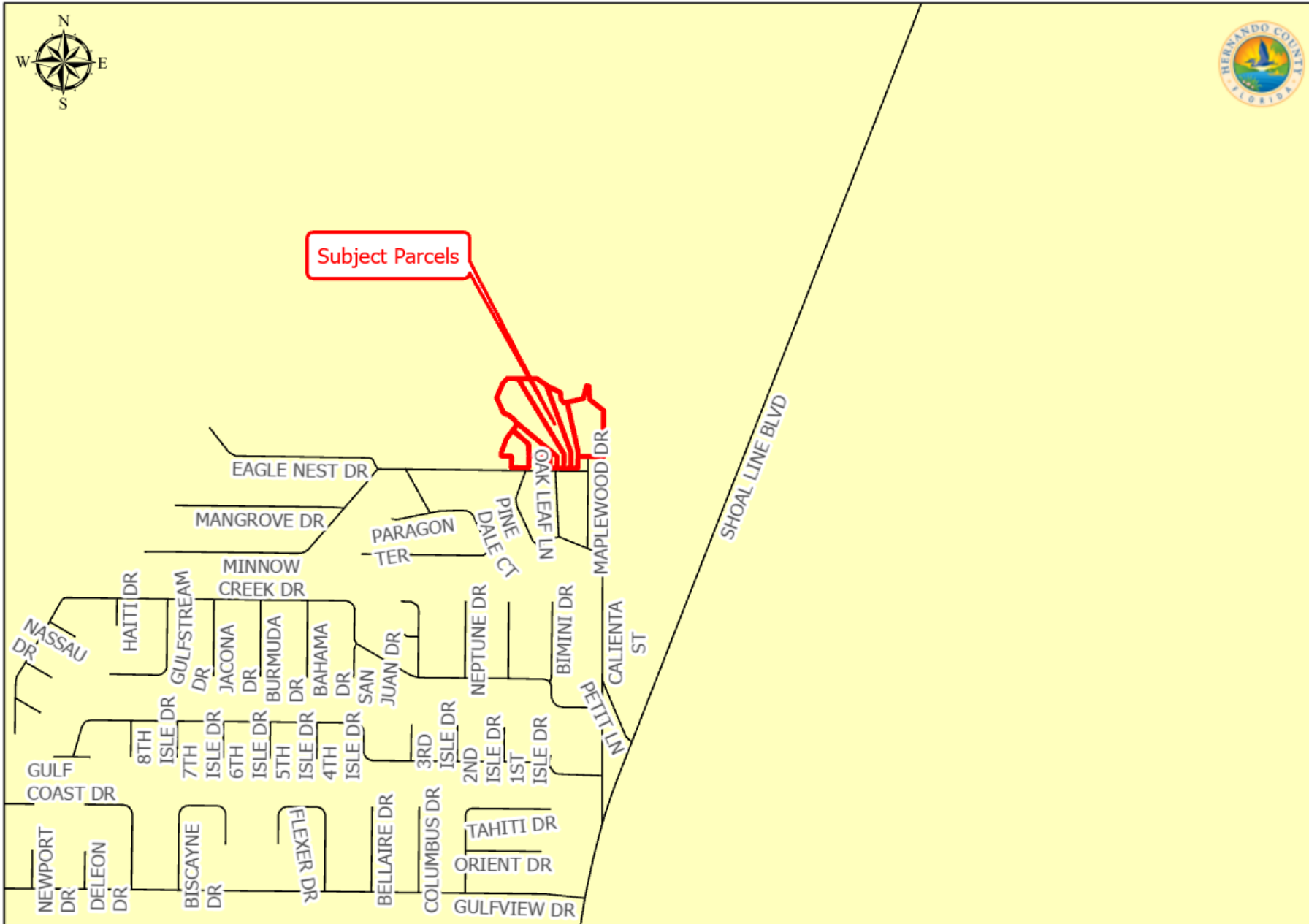
Version Date: 7/7/2026



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REZ-000021-2026 Area Map

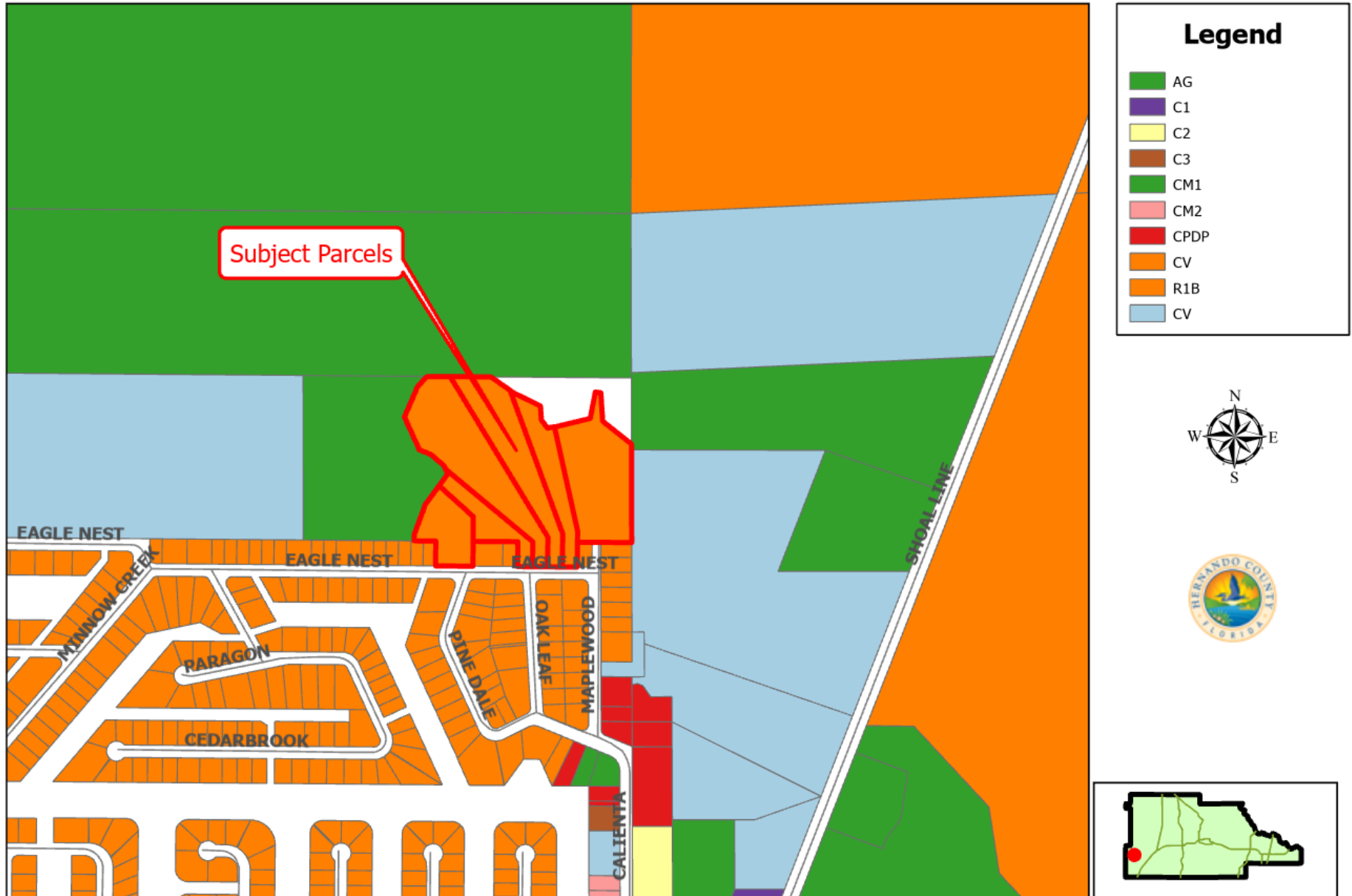
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Not to Scale.

REZ-000021-2026 Zoning Map

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Hernando County Tech GIS
with Hernando County Planning Department
Project date: July 7, 2026

Not to Scale.