



Hernando County

Board of County Commissioners

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

Land Use Meeting

Agenda

Tuesday, May 5, 2026 - 9:00 A.M.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT MARYELLEN WAITE, RISK MANAGEMENT MANAGER, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FLORIDA 34604, (352) 540-6289. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

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

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

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

UPCOMING MEETINGS:

The Board of County Commissioners' next regular meeting is scheduled for Tuesday, May 12, 2026, beginning at 9:00 A.M., in the John Law Ayers County Commission Chambers, Room 160.

A. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance

B. AGENDA

C. CONSENT AGENDA

1. [17386](#) Approval of Construction Drawing Time Extension for Canopy Phase 1, Village A, Phase 1

Attachments: [Construction Drawing Extension Request](#)
[Construction Drawings Approval Letter](#)
[Construction Drawings - Approved](#)
[Notarized Letter of Authorization](#)
[Extension Request Approval Letter for Signature](#)

2. [17392](#) Release of Performance Bond and Acceptance of Maintenance Bond for Benton Hills Phase 1A

Attachments: [Performance Bond - Benton Hills Phase 1A](#)
[Maintenance - Benton Hills Phase 1A](#)

D. CORRESPONDENCE TO NOTE

1. [17390](#) Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on April 13, 2026

Attachments: [P&Z Conditional Use Permit Actions of 04.13.2026](#)

2. [17389](#) Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on April 13, 2026

Attachments: [P&Z Special Exception Use Permit Actions of 04.13.2026](#)

E. PUBLIC HEARINGS

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

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

1. [17298](#) Petition Submitted by Jeb Schaffer, Donna Martin, and Ray Parrish to Vacate Right-of-Way of Unnamed Road Located on Culbreath Road

Attachments: [Application for Petition to Vacate Right-of-Way](#)
[Petition to Vacate](#)
[Statement of Proper Reasons for Granting Vacation](#)
[Map of Survey](#)
[Vacation Tax Clearance Form](#)
[Utilities Approval](#)
[Abutting Property Owners](#)
[Appointment of Agent Affidavit](#)
[Poilcy No. 19-07 Closing and Abandonment of County](#)
[Owned Roads Alleys Easements and Plats](#)
[Warranty Deed](#)
[DPW and Legal Email](#)
[DPW letter Shaffer](#)
[Fully Executed Easement \(WREC\) agreement](#)
[Notice to Adjacent Property Owners - Bantam](#)
[Resolution](#)

2. [17381](#) Master Plan Revision Petition Submitted by 15464 Cortez Blvd, LLC, for Property Located on Cortez Boulevard (H2541)

Attachments: [H2541 Revised Application Packet Redacted](#)
[H2541 Staff Report](#)
[H2541 Maps](#)
[H2541 Revised Master Plan](#)
[H2541 CEA Proposed PZ Action](#)
[Approval Resolution](#)

3. [17384](#) Re-Establish Master Plan Petition Submitted by ART ERI, LLC, for Property Located on Sheffield Road (H2607)

Attachments: [H2607 Application Packet](#)
[H2607 Staff Report](#)
[H2607 Master Plan](#)
[H2607 Aerial Map](#)
[H2607 Zoning Map](#)
[Approval Resolution](#)

4. [17382](#) Rezoning Petition Submitted by Dirt Doctor 11011, LLC, for Property Located on Bourassa Boulevard (H2550)

Attachments: [H2550 Application Packet](#)
[H2550 Staff Report](#)
[H2550 Maps](#)
[H2550 Master Plan](#)
[H2550 Coastal Engineering Response to Staff Recommendation](#)
[H2550 CEA Proposed PZ Action](#)
[H2550 Performance Conditions](#)
[H2550 Non-Binding Capacity Analysis](#)
[H2550 Citizen Correspondence](#)
[H2550 Citizen Correspondence 2](#)
[Approval Resolution](#)

5. [17383](#) Rezoning Petition Submitted by Veronica Leigh Johnson for Property Located on Barnevelde Road (H2604)

Attachments: [H2604 Application Packet](#)
[H2604 Staff Report](#)
[H2604 Maps](#)
[H2604 Site Plan](#)
[Approval Resolution](#)

6. [17404](#) Rezoning Petition Submitted by APC Towers IV, LLC, on Behalf of The Grace Brethren Church of Brooksville, Inc., to Establish Public Services Facility Overlay District for Communication Tower Located on Faber Road (H2529)

Attachments: [H2529 Revised Application Packet](#)
[H2529 Staff Report](#)
[H2529 Additional Application](#)
[H2529 Agent of Record Letter - Vandiver & Hitchcock](#)
[H2529 Agent of Record Letter - Cravens](#)
[H2529 T-Mobile Letter of Intent](#)
[H2529 FAA Letter - Determination of No Hazard to Air Navigation](#)
[Grace Brethren Church of Brooksville Letter of Ownership](#)
[Law Office of Mattaniah S. Jahn P.A. Letter - APC Towers IV LLC](#)
[H2529 Drawings](#)
[H2529 Aerial Map](#)
[H2529 Zoning Map](#)
[H2529 Petitioner Exhibit](#)
[H2529 Petitioner Presentation](#)
[H2529 Neighboring Citizen Petition Exhibit](#)
[H2529 Citizen Correspondence 03.30](#)
[Affidavit of Publication of Legal Ad From PNZ for 4-7-2026 Meeting](#)
[Approval Resolution](#)

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

7. [17391](#) First Public Hearing to Consider Ordinance Amending Ordinance Relating to Adequate Public Facilities and Facility/Service Demand Calculations for Potable Water and Wastewater Treatment

Attachments: [Proposed Ordinance Revising Facility Service Demand Calculations-Potable Water and Wastewater Resolution 2024-155 \(LS14158\)](#)

8. [17402](#) Ordinance Establishing Canopy South Community Development District

Attachments: [Petition to Establish Canopy South CDD](#)
[Ordinance Establishing Canopy South CDD](#)

9. [17403](#) Ordinance Dissolving Four Seasons at Crystal Springs Community Development District

Attachments: [Petition to Dissolve Four Seasons at Crystal Springs CDD](#)
[Ordinance Dissolving Four Seasons at Crystal Springs CDD](#)

F. COUNTY ATTORNEY JON JOUBEN

- [17419](#) Proposed Ordinance Imposing Local Government Infrastructure Surtax

Attachments: [Proposed Ordinance](#)
[Referendum Timeline](#)
[Business Impact Statement](#)
[Pavement Management Presentation](#)
[Sales Surtax Levies in Florida](#)
[Road Resurfacing Funding Options](#)
[Inventory Condition Report](#)
[Proposed Ordinance Imposing Local Government Infrastructure Surtax](#)

G. BOARD OF COUNTY COMMISSIONERS

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

H. ADJOURNMENT