



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, April 7, 2026 - 9:00 A.M.

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

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

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

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

UPCOMING MEETINGS:

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

A. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance

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

C. CONSENT AGENDA

1. [17205](#) Release of Maintenance Bond for Avalon East

Attachments: [Avalon East Maintenance Bond](#)

2. [17174](#) Resolution Ratifying Denial of Rezoning Petition Submitted by Arsany 66th Street, LLC, for Property Located on County Line Road (H2501)

Attachments: [H2501 Application Packet](#)
[H2501 Staff Report](#)
[H2501 Master Plan](#)
[H2501 Maps](#)
[H2501 Petitioner Exhibit With Detailed Layout](#)
[H2501 Department of Public Works Correspondence](#)
[H2501 Citizen Correspondence](#)
[Affidavit of Publication of Legal Ad From PNZ for 8-5-2025 Meeting](#)
[Affidavit of Publication of Legal Ad From PNZ for 8-5-2025 Meeting](#)
[Affidavit of Publication of Legal Ad CLK25-128](#)
[Request for Additional Postponement - Submitted 9-18-2025](#)
[Affidavit of Publication of Legal Ad](#)
[H2501 Denial Resolution](#)

3. [17274](#) Resolution Ratifying Denial of Rezoning Petition Submitted by Lydia M. Cruz for Property Located on Blanford Street (H2548)

Attachments: [H2548 Application](#)
[H2548 Narrative](#)
[H2548 Staff Report](#)
[H2548 Master Plan](#)
[H2548 Zoning/Location Map](#)
[H2548 Aerial Map](#)
[H2548 Future Land Use Map](#)
[Affidavit of Publication of Legal Ad](#)
[H2548 Denial Resolution](#)

4. [17301](#) School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida, and Shady Oaks Project, LLC, for Shady Oaks Project Subdivision

Attachments: [School Concurrency Proportionate Share Mitigation Agreement - Shady Oaks Project](#)

D. CORRESPONDENCE TO NOTE

[17265](#) Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on March 9, 2026

Attachments: [P&Z Conditional Use Permit Actions of 03.09.2026](#)

E. DEVELOPMENT SERVICES DIRECTOR OMAR DEPABLO

[17306](#) Petition Submitted by Kenneth Wicker for Hardship Relief From Subdivision Regulations for Property Located on Spirit Woods Trail

Attachments: [Class D Subdivision Review Application](#)
[Hardship Letter](#)
[Class D Denial Letter](#)
[Class D - Staff Report](#)
[Class D Subdivision Application #1517274 - Aerial Map](#)
[Class D Subdivision Application #1517274 - Zoning Map](#)
[Class D Subdivision Department of Public Works Clearance Form](#)
[Corrective Warranty Deed](#)
[Plans With Driveway](#)
[Property Split Tax Clearance Form](#)
[Acknowledgement](#)
[Class D Subdivision Appeal: Petition for Relief of Hardship](#)
[Appeal Plans](#)
[Approval Resolution](#)
[Denial Resolution](#)

F. 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. [17278](#) Rezoning Petition Submitted by Jack Melton Family, Inc., for Property Located on Lockhart Road (H2539)

Attachments: [H2539 Application Packet](#)
[H2539 Staff Report](#)
[H2539 Site Plan](#)
[H2539 Applicant Response to Staff Report](#)
[H2539 Sunbiz](#)
[H2539 Aerial Map](#)
[H2539 Zoning Map](#)
[H2539 Public Exhibit](#)
[H2539 School Board Email](#)
[H2539 Petitioner Presentation](#)
[H2539 Citizen Correspondence](#)
[H2539 Approval Resolution](#)
[H2539 Denial Resolution](#)

2. [17279](#) Rezoning Petition Submitted by Jack Melton Family, Inc., on Behalf of Themselves and Florida Department of Transportation for Property Located on Cortez Boulevard/State Road 50 (H2540)

Attachments: [H2540 Application Packet](#)
[H2540 Staff Report](#)
[H2540 Letter Regarding Jack Melton Family Rezoning Request](#)
[H2540 Sunbiz](#)
[H2540 Site Plan](#)
[H2540 Aerial Map](#)
[H2540 Zoning Map](#)
[H2540 School Board Email](#)
[H2540 Non-Binding Capacity Analysis](#)
[H2540 Petitioner Presentation](#)
[H2540 Citizen Correspondence](#)
[H2540 Approval Resolution](#)
[H2540 Denial Resolution](#)

3. [17277](#) Request to Postpone 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 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](#)

4. [17275](#) Special Exception Use Permit for Family Mausoleum Submitted by Julie Vadell and Sabato Del Pozzo (SE2602)

Attachments: [SE2602 Revised Application Packet](#)
[SE2602 Staff Report](#)
[SE2602 Site Plan](#)
[SE2602 Aerial Map](#)
[SE2602 Zoning Map](#)

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

5. [17256](#) Second Public Hearing to Consider Ordinance Amending Ordinance Relations to Conditional Use Permits

Attachments: [Ordinance Amending Conditional Use Permit Regulations](#)

6. [17257](#) Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Zoning Permit and Certificate of Use; Amending Size Requirements for Structures With Impervious Roof Coverings That Require Zoning Permit Prior to Construction or Permit

Attachments: [Ordinance Revising Zoning Permit and Certificate of Use](#)

7. [17255](#) Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Residential Lot Landscaping Requirements and Compliance Inspections for Vacant Residential Lots/Parcels

Attachments: [26-37 Ordinance Revising Residential Lot Landscaping](#)

8. [17220](#) Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Specific Regulations and Sidewalks

Attachments: [Ordinance Revising Specific Regulations and Sidewalks](#)

G. BOARD OF COUNTY COMMISSIONERS

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

H. ADJOURNMENT