



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, February 3, 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 CARLA ROSSITER-SMITH, DIRECTOR OF PROCUREMENT & STRATEGIC INITIATIVES, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FLORIDA 34604, (352) 540-6544. 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, February 10, 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

[**16939**](#) Release of Maintenance Bond for Oak Park Estates

Attachments: [Maintenance Bond - Oak Park Estates](#)

D. CORRESPONDENCE TO NOTE

[**16953**](#) Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on January 12, 2026

Attachments: [P&Z Conditional Use Permit Actions of 01.12.2026](#)

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. [**16906**](#) Petition Submitted by Joseph Cotroneo and Caitlin Cotroneo to Vacate Utility and Drainage Easements Located in Royal Highlands

Attachments: [Cotroneo Vacation Application](#)
[Cotroneo Narrative](#)
[Cotroneo Survey - Lot 9 and Lot 10](#)
[Plat Dedication](#)
[Cotroneo Variance Tax Clearance Form](#)
[Cotroneo Quit Claim Deed](#)
[Cotroneo - Utility Letters of No Objection](#)
[Adjacent Property Rios](#)
[Adjacent Property Letter - Rios](#)
[Adjacent Property - Ahmic](#)
[Adjacent Property Letter - Ahmic](#)
[Adjacent Property - Ferris](#)
[Adjacent Property Letter - Ferris](#)
[Adjacent Property - Otero](#)
[Adjacent Property Letter - Otero](#)
[Approval Resolution](#)

2. [**16916**](#) Variance Petition Submitted by Matthew Schroepfer and RaeAnna Schroepfer for Property Located on Baxter Street

Attachments: [Zoning Appeal Application](#)

[Survey](#)

[Warranty Deed](#)

[Lists of Neighboring Property Owners](#)

[Neighbor Appeal](#)

[Approval Resolution](#)

[Denial Resolution](#)

[Notice of Public Hearing](#)

3. [**16977**](#) Rezoning Petition Submitted by Medhat Kodsi for Property Located on Commercial Way (H2477)

Attachments: [H2477 Application](#)

[H2477 Staff Report](#)

[H2477 Rezoning Engineering Narrative From R1C to PDP \(GHC\)](#)

[H2477 Master Plan](#)

[H2477 Maps](#)

[H2477 Citizen Correspondence](#)

[H2477 Approval Resolution](#)

4. [**16978**](#) Rezoning Petition Submitted by Richard Edward Roach and Kimberly Ann Roach for Property Located on Faculty Street (H2535)

Attachments: [H2535 Application Packet](#)

[H2535 Staff Report](#)

[H2535 Site Plan](#)

[H2535 Maps](#)

[H2535 Approval Resolution](#)

5. [**16980**](#) Rezoning Petition Submitted by Lisa L. Tabbert as Trustee of Lisa Tabbert Trust Dated March 13, 2025, for Property Located on Pineda Avenue (H2546)

Attachments: [H2546 Application](#)
[H2546 Staff Report](#)
[H2546 Narrative](#)
[H2546 Survey](#)
[H2526 Site Plan](#)
[H2546 Aerial Map](#)
[H2546 Future Land Use Map](#)
[H2546 Zoning/Location Map](#)
[H2546 Citizen Correspondence](#)
[H2546 Public Exhibit](#)
[H2546 Denial Resolution](#)

6. [**16981**](#) Rezoning Petition Submitted by Lydia M. Cruz for Property Located on Blanford Street (H2548)

Attachments: [H2548 Application](#)
[H2548 Staff Report](#)
[H2548 Narrative](#)
[H2548 Master Plan](#)
[H2548 Zoning/Location Map](#)
[H2548 Aerial Map](#)
[H2548 Future Land Use Map](#)
[H2548 Approval Resolution](#)

7. [**16984**](#) Rezoning Petition Submitted by Soffron Holdings, LLC, for Property Located on Landover Boulevard (H2551)

Attachments: [H2551 Application](#)
[H2551 Staff Report](#)
[H2156 Master Plan - 10.15.2021](#)
[H2551 Master Plan](#)
[H2551 Master Plan Modification Application Narrative](#)
[H2551 Aerial Map](#)
[H2551 Zoning/Location Map](#)
[H2551 Future Land Use Map](#)
[Citizen Correspondence](#)
[H2551 Approval Resolution](#)

8. [**16986**](#) Rezoning Petition Submitted by APD Advanced Stabilization, LLC, d/b/a APD Foundation Repair for Property Located on Manecke Road (H2553)

Attachments: [H2553 Application](#)
[H2553 Staff Report](#)
[H2553 Narrative for Land Use Amendment and Property Merger](#)
[H2553 Aerial Map](#)
[H2553 Zoning Map](#)
[H2553 Future Land Use Map](#)
[H2553 Approval Resolution](#)

9. [**17020**](#) 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](#)
[H2501 Resolution](#)

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

10. [**16988**](#) First Public Hearing to Consider Amending Ordinance Relating to Conditional Use Permits Allowable With Administrative Official Approval and Backyard Chickens

Attachments: [Proposed Ordinance Revising Conditional Use Permits for Backyard Chickens](#)

11. [**16877**](#) Ordinance Correcting Scrivener's Errors of Ordinance No. 2024-10 Pertaining to Impact Fee Schedules

Attachments: [Proposed Ordinance - Updating Impact Fee Scrivenor's Errors Business Impact Estimate](#)

F. DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

1. [**16979**](#) Petition Submitted by Cash Smith and Cathleen Smith for Hardship Relief From Subdivision Regulations for Property Located on Thrasher Avenue

Attachments: [Application](#)

[Staff Report](#)

[Narrative](#)

[Class C Denial Letter](#)

[Letter of Appeal](#)

[Construction Drawings](#)

[Owner Acknowledgement](#)

[Warranty Deed](#)

[Southwest Water Management District Letter Agency Approval for ERP Individual Construction](#)

[1501204 Smith Class C Subdivision - Aerial Map](#)

[1501204 Smith Class C Subdivision - Zoning Map](#)

[Approval Resolution](#)

[Denial Resolution](#)

2. [**16982**](#) Petition Submitted by Richard Deroxtro and Debra S. Deroxtro for Family Hardship Relief From Subdivision Regulations for Property Located on Sandpiper Avenue

Attachments: [Class D Subdivision Review Application](#)

[Staff Report](#)

[Letter of Denial](#)

[Letter of Appeal](#)

[Owner Acknowledgement - Richard Deroxtro](#)

[Owner Acknowledgement - Debra Deroxtro](#)

[Legal Representative Acknowledgement - John Sirvent](#)

[Boundary & Partial Topographic Survey](#)

[Map](#)

[Aerial](#)

[Warranty Deed](#)

[Property Split Tax Clearance Form](#)

[Class D Subdivision Department of Public Works Clearance Form](#)

[Approval Resolution](#)

[Denial Resolution](#)

3. [16915](#) Discussion Regarding Potential Ordinance to be Entitled Short-Term Rental Use Regulations for Requiring Certificates of Use for Short-Term Rental Properties

Attachments: [Proposed Ordinance - Short-Term Rental Use](#)

G. BOARD OF COUNTY COMMISSIONERS

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

H. ADJOURNMENT