Hernando County

Board of County Commissioners

Land Use Meeting

Minutes

February 3, 2026

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, February 3, 2026, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

Attendee Name	Title
Jerry Campbell	Chairman
Ryan Amsler	Vice Chairman
Steve Champion	Second Vice Chairman
John Allocco	Commissioner
Brian Hawkins	Commissioner
Omar DePablo	Development Services Director
Jon Jouben	County Attorney
Michelle Miller	Senior Planner
Paige Jefferys	Deputy Clerk
Heidi Prouse	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion
To approve the Agenda.

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

CONSENT AGENDA

Release of Maintenance Bond for Oak Park Estates

Motion
To approve the Consent Agenda.

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

CORRESPONDENCE TO NOTE

Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on January 12, 2026

PUBLIC HEARINGS

Proofs of publication of Notices of Public Hearing were noted for the scheduled public hearings.

Ex Parte Communications

Chairman Campbell and Comms. Amsler, Champion, Allocco and Hawkins announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Jon Jouben advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Adoption of Informational Packet

The Agenda packet that was submitted to the Board included written information regarding the cases to be considered which needed to be accepted into evidence for the hearings.

The staff recommended that the Board accept the Agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion
To approve.

RESULT:	**ADOPTED**
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Petition Submitted by Joseph Cotroneo and Caitlin Cotroneo to Vacate Utility and Drainage Easements Located in Royal Highlands

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2026-025).

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Variance Petition Submitted by Matthew Schroepfer and RaeAnna Schroepfer for Property Located on Baxter Street

There was Board consensus to move Item No. E-2 down further on the Agenda to be heard after Item No. E-4, as the petitioner was not present.

Rezoning Petition Submitted by Medhat Kodsi for Property Located on Commercial Way (H2477)

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2026-026).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Rezoning Petition Submitted by Richard Edward Roach and Kimberly Ann Roach for Property Located on Faculty Street (H2535)

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2026-027).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Variance Petition Submitted by Matthew Schroepfer and RaeAnna Schroepfer for Property Located on Baxter Street

The Board accepted public input on this matter.

Motion
To postpone to a date certain of March 24, 2026, and to include a new site plan, with advertising costs incurred by the petitioner.

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

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

Comm. Amsler temporarily left the meeting.

RECESS/RECONVENE

The Board recessed at 10:10 a.m. and reconvened at 10:15 a.m.

Comm. Amsler was present when the meeting reconvened.

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

The Board accepted public input on this matter.

The petitioner withdrew the rezoning petition.

Rezoning Petition Submitted by Lydia M. Cruz for Property Located on Blanford Street (H2548)

There was no public input.

Motion
To deny.

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Rezoning Petition Submitted by Soffron Holdings, LLC, for Property Located on Landover Boulevard (H2551)

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2026-028).

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Champion and Allocco
NAYES:	Amsler and Hawkins

Rezoning Petition Submitted by APD Advanced Stabilization, LLC, d/b/a APD Foundation Repair for Property Located on Manecke Road (H2553)

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2026-029).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Rezoning Petition Submitted by Arsany 66th Street, LLC, for Property Located on County Line Road (H2501)

The Board accepted public input on this matter.

Motion
To deny based on compatibility and intensity.

RESULT:	**ADOPTED**
MOVER:	Brian Hawkins
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

RECESS/RECONVENE

The Board recessed at 11:40 a.m. and reconvened at 11:50 a.m.

First Public Hearing to Consider Amending Ordinance Relating to Conditional Use Permits Allowable With Administrative Official Approval and Backyard Chickens

Comm. Champion made the following Motion.

Motion
To approve.

The Board accepted public input on this matter.

There was Board consensus to direct the staff to proceed with scheduling the second public hearing.

Ordinance Correcting Scrivener's Errors of Ordinance No. 2024-10 Pertaining to Impact Fee Schedules

There was no public input.

Motion
To approve the staff recommendation (Ordinance No. 2026-04).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

Petition Submitted by Cash Smith and Cathleen Smith for Hardship Relief From Subdivision Regulations for Property Located on Thrasher Avenue

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2026-030).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Petition Submitted by Richard Deroxtro and Debra S. Deroxtro for Family Hardship Relief From Subdivision Regulations for Property Located on Sandpiper Avenue

RECESS/RECONVENE

The Board recessed at 12:35 p.m. and reconvened at 12:40 p.m.

Petition Submitted by Richard Deroxtro and Debra S. Deroxtro for Family Hardship Relief From Subdivision Regulations for Property Located on Sandpiper Avenue

There was no public input.

The petitioner withdrew the request.

Discussion Regarding Potential Ordinance to be Entitled Short-Term Rental Use Regulations for Requiring Certificates of Use for Short-Term Rental Properties

The Board accepted public input on this matter.

There was Board consensus to direct County Attorney Jon Jouben to draft a potential Ordinance to adopt the state regulations regarding homes, and to bring it back to the Board on a future Agenda.

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

Comm. Amsler temporarily left the meeting and returned shortly thereafter.

ADJOURNMENT

The meeting adjourned at 1:55 p.m.

Board of County Commissioners

AGENDA ITEM

Meeting: 02/03/2026
Department: Planning
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 16939
Legal Request Number:
Bid/Contract Number:

TITLE
Release of Maintenance Bond for Oak Park Estates

BRIEF OVERVIEW
Oak Park Estates Subdivision is at the end of the maintenance period and has been found to be in acceptable condition by the Hernando County Utilities Development. Developer Resibuilt Homes, LLC will have maintenance responsibility for roads, water and sewer infrastructure.

FINANCIAL IMPACT
No financial impact as the County is not maintaining the infrastructure.

LEGAL NOTE
The Board has authority to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION
It is recommended that the Board approve the release of the $707,708.23 maintenance bond for Oak Park Estates Subdivision.

REVIEW PROCESS

Omar DePablo	Escalated	12/31/2025 6:18 PM
KayMarie Griffith	Escalated	01/01/2026 6:18 PM
Michelle Miller	Approved	01/05/2026 8:39 AM
Michelle Miller	Approved	01/05/2026 8:40 AM
Erin Dohren	Approved	01/05/2026 9:57 AM
Pamela Hare	Approved	01/05/2026 5:47 PM
Natasha Lopez Perez	Approved	01/06/2026 10:05 AM
Heidi Prouse	Approved	01/06/2026 10:47 AM
Toni Brady	Approved	01/06/2026 9:27 PM
Jeffrey Rogers	Approved	01/08/2026 10:18 AM
Colleen Conko	Approved	01/08/2026 11:51 AM

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: Brian Hawkins
AYES: Campbell, Amsler, Champion, Allocco and Hawkins

Bond No. GM223068

MAINTENANCE BOND

BY THIS BOND WE, RESIBUILT HOMES LLC, as Principal, and Great Midwest Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County", in the sum of ($ 707,708.23) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply, to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as OAK PARK ESTATES (Project) and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to maintain all required, approved, or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and,

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

A. Shall maintain all improvements within the project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period; and

B. During such maintenance period, shall provide any maintenance repairs required by the county to ensure the integrity of the improvements, as designed and constructed, is maintained, including but not limited to:

(1) Repair and/or replacement of pavement, culverts, catch basins, etc;

(2) Control of erosion, replacement of sod, removal of soil washed into the street or drainage system;

(3) Maintenance and/or replacement of regulatory signs and markings;

(4) Maintenance of sewer lines, force mains, lift stations and wastewater treatment plants if approved and maintenance of water plants and distribution systems; and

C. Shall reimburse the County or district for any and all repairs it might make to the systems during the maintenance period; and

D. Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period;

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations, or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to maintain the improvements in connection with the Project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, RESIBUILT HOMES LLC (Principal) shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 30th day of January, 2023.

Witness ALEXANDRA MUSCA

Resibuilt Homes LLC
PRINCIPAL

By:
Name: CHRIS COLE
Title: VP OF LAND DEVELOPMENT

Witness Alexa Costello

Great Midwest Insurance Company
SURETY

By: Stephen T. Kazmer
Name: Stephen T. Kazmer
Title: Attorney-in-Fact

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Kelly A. Gardner, Stephen T. Kazmer, Jennifer J. McComb, James I. Moore, Tariese M. Pisciotto, Melissa Schmidt, Martin Moss

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars ($10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

GREAT MIDWEST INSURANCE COMPANY

BY _____
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

NOTARY PUBLIC STATE OF TEXAS
CHRISTINA BISHOP
Notary Public, State of Texas
Comm. Expires 04-14-2025
Notary ID 131090488

BY _____
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 30th Day of January, 2023.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY _____
Leslie K. Shaunty
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

STATE OF ILLINOIS }
COUNTY OF DU PAGE}

On January 30, 2023, before me, Alexa Costello, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, Stephen T. Kazmer, known to me to be Attorney-in-Fact of Great Midwest Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires November 19, 2023

Alexa Costello

Alexa Costello, Notary Public
Commission No. 904586



Board of County Commissioners

AGENDA ITEM

Meeting: 02/03/2026
Department: Administration
Prepared By: Colleen Conko
Initiator: Jeffrey Rogers
DOC ID: 16953
Legal Request Number:
Bid/Contract Number:

TITLE
Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on January 12, 2026

BRIEF OVERVIEW
Attached is a memorandum from Development Services Director Omar DePablo regarding Conditional Use Permit Actions taken by the Planning and Zoning Commission (P&Z) on January 12, 2026. On that date, the P&Z voted to approve the petitioner's request for a second residence due to medical hardship as petitioned by Bryan A. and Nancy L. Pell (CU2511); voted to approve the petitioner's request for a temporary security residence, as petitioned by Brian and Suzanne Colon (CU2512); and voted to approve a conditional use permit for excavation as petitioned by Pedone Sand Mine (CU2514).

According to Appendix A, Article V, Section 4F of the Hernando County Code of Ordinances, the Board, by a majority vote, may decide to review any conditional use decision rendered by the P&Z. The Board's decision to review must be made within thirty (30) days of the decision rendered by the P&Z. If at least a majority of the Board do not vote to review the P&Z decision within thirty (30) days, the P&Z decision shall be deemed final and subject only to review by circuit court.

FINANCIAL IMPACT
NA

LEGAL NOTE
NA

RECOMMENDATION
For informational purposes only; no action is required by the Board.

REVIEW PROCESS

Pamela Hare	Approved	01/14/2026	1:07 PM
Natasha Lopez Perez	Approved	01/16/2026	9:35 AM
Heidi Prouse	Approved	01/20/2026	3:44 PM
Toni Brady	Approved	01/22/2026	3:41 PM
Jeffrey Rogers	Approved	01/23/2026	2:38 PM
Colleen Conko	Approved	01/23/2026	2:40 PM

January 12, 2026

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

VIA: Jeffrey Rogers, County Administrator
County Administrator's Office

FROM: Cesar Omar DePablo, Development Services Director

SUBJECT: **Conditional Use Actions by the Planning and Zoning Commission on January 12, 2026**

For the Board's information, on January 12, 2026, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Conditional Use Permit(s). Attached to this memorandum is (are) the staff report(s) and action(s) of the P&Z on the Conditional Use Permit request(s) at that scheduled public hearing.

A notification letter was sent on Wednesday, January 14, 2026, to inform the petitioner(s) of the P&Z action(s). According to Appendix A, Zoning, Article V, Section 4(F) of the Hernando County Code of Ordinances, the Board of County Commissioners, by a majority vote, may decide to review any conditional use permit decision rendered by the P&Z. If at least a majority (three (3) members) of the governing body do not vote to review the P&Z decision within thirty (30) days, which would be Wednesday, February 11 2026, (calculated from the date of the P&Z decision), the P&Z decision shall be deemed final and subject only to review by the circuit court.

The review of decision by the BCC would occur on the regular BCC hearing date of Tuesday, March 3, 2026, (calculated from the date of the P&Z decision). "Public notice" for this hearing shall mean publication of notice of the time, place and purpose of such hearing one (1) time in a newspaper of general circulation in the county, such publication to be at least five (5) days prior to such hearing, and such notice shall be posted in a conspicuous place or places around such lots, parcels, or tracts of land as may be involved in the hearing. Affidavit proof of the required publication and posting of the notice shall be presented at the hearing.

The Board may affirm, modify or reverse the decision of the P&Z at the hearing.

Copies: Applicant's File

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026

APPLICANT: Bryan A. and Nancy L. Pell

FILE NUMBER: CU-25-11

REQUEST: Conditional Use Permit for a Second Residence Due to Medical Hardship

GENERAL LOCATION: West Side of Barcley Road between Smithfield Ave and approximately 650 feet North of Irving St.

PARCEL KEY NUMBER: 130799

APPLICANT'S REQUEST

The petitioner has submitted a request for a Conditional Use Permit for a second residence due to a medical hardship. The family's physician has recommended that the petitioners' son move into the second residence to provide for an on-site caregiver.

SITE CHARACTERISTICS

Site Size	4.5 Acres	
Surrounding Zoning; Land Uses	North:	AR2; Agricultural Residential 2
	South:	AR2; Agricultural Residential 2
	East:	ROW & AR2; Agricultural Residential 2
	West:	ROW & AR2; Agricultural Residential 2
Current Zoning:	AR2 (Agricultural Residential 2)	
Future Land Use Map Designation:	Rural	

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) currently supplies water service to this parcel. Wastewater service is currently not available. HCUD has no objection to allow a mobile home on the parcel, subject to connection to existing water meter when mobile home is installed.

Comment: The petitioner must obtain a septic permit through the Hernando County Health Department and a well permit through the Southwest Florida Water Management District.

ENGINEERING REVIEW

The site is located on the West Side of Barcley Road between Smithfield Ave and approximately 650 feet North of Irving St. The Hernando County Department of Public Works Engineering has no objections to the conditional use for a 2nd residence.

The applicants need to be advised that there is a road widening project for Barclay Ave., which will require up to 55-feet of right of way along Barclay Ave. This project is currently in design and will be some time before the exact amount of right of way needed will be determined.

LAND USE REVIEW

Minimum Building Setbacks Required in the Agricultural Residential 2 District:

- Barclay Road: 50’
- Smithfield Ave: 50’
- Side: 10’

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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.

P&Z CONDITIONAL USE RESULTS FROM January 12, 2026

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Second Residence Due to Medical Hardship with the following performance conditions:

1. The petitioner shall 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 remove the second residence upon expiration of the permit, or when the hardship no longer exists.

3. The applicants should be aware that Barclay Ave. is scheduled for a road-widening project that may require up to 55 feet of right-of-way. The project is still in design, so the exact amount needed has not yet been determined.

4. The conditional use permit shall expire on January 12, 2028.

PLANNING AND ZONING COMMISSION ACTION:

On January 12, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request for a Conditional Use Permit for a Second Residence Due to Medical Hardship with the following performance conditions:

1. The petitioner shall 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 remove the second residence upon expiration of the permit, or when the hardship no longer exists.

3. The applicants should be aware that Barclay Ave. is scheduled for a road-widening project that may require up to 55 feet of right-of-way. The project is still in design, so the exact amount needed has not yet been determined.

4. The conditional use permit shall expire on January 12, 2028.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026

APPLICANT: Brian Colon and Suzanne Colon

FILE NUMBER: CU-25-12

REQUEST: Conditional Use Permit for a Temporary Security Residence

GENERAL LOCATION: East Side of Rapidan Road approximately 350 feet North of Yellowbird St.

PARCEL KEY NUMBER: 620251

APPLICANT'S REQUEST

The petitioner is requesting approval of a Conditional Use Permit to allow the use of a Recreational Vehicle (RV) as a temporary security residence. The Petitioner is requesting to stay on site while they build their family home.

SITE CHARACTERISTICS

Site Size	1.2 Acres
Surrounding Zoning; Land Uses	North: R1C; Residential South: R1C; Residential East: Right-of-Way (ROW)/R1C; Residential West: Right-of-Way (ROW)/R1C; Residential
Current Zoning:	Residential
Future Land Use Map Designation:	Rural

UTILITIES REVIEW

The 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 conditional use to allow a RV on property while home is being built on parcel.

Comment: The petitioner must obtain a septic permit through the Hernando County Health Department and a well permit through the Southwest Florida Water Management District.

ENGINEERING REVIEW

The site is located on the East Side of Rapidan Road approximately 350 feet from Yellowbird Ave. The Engineering Department has reviewed the request and indicated they have no concerns with the request.

LAND USE REVIEW

Minimum Building Setbacks Required in the Agricultural Residential 2 District:

- Rapidan Road: 25’
- Rear: 20’
- Side: 10’

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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 determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Temporary security residence with the following performance conditions:

1. The petitioner shall 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. No attachments or other structures shall be erected on the property or attached to the RV.

3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
   Front: 25'
   Side: 10'
   Rear: 20'

4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
5. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.

6. The Conditional Use Permit shall expire on January 12, 2028.

P&Z CONDITIONAL USE RESULTS FROM January 12, 2026

PLANNING AND ZONING COMMISSION ACTION

On January 12, 2026, the Planning and Zoning Commission voted 4-0 to approve the petitioner's request for a Conditional Use Permit for a Temporary security residence with the following performance conditions:

1. The petitioner shall 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. No attachments or other structures shall be erected on the property or attached to the RV.

3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
   Front: 25'
   Side: 10'
   Rear: 20'

4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.

5. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.

6. The Conditional Use Permit shall expire on January 12, 2028.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026

APPLICANT: Pedone Sand Mine

FILE NUMBER: CU-25-14

REQUEST: Conditional Use Permit for Excavation

GENERAL LOCATION: South of Dashback Street and east side of Kettering Road

PARCEL KEY NUMBER: 396716

APPLICANT'S REQUEST

On September 11, 2023, the Planning and Zoning Commission approved a Conditional Use Permit (CUP) for excavation on six parcels totaling 152.3 acres, with lot sizes ranging from 59 to 118.5 acres. The petitioner is now requesting to renew and expand the Conditional Use Permit to include excavation on the remaining parcel.

Excavations are allowed under the County Land Development Regulations through a Conditional Use Permit for up to five years, with a maximum of 40 acres at a time. The petitioner has stated that excavation will be limited to 40 acres per phase. Before starting each phase, all required buffers and silt fencing must be installed. Before completing a phase, the buffers and fencing for the next phase must also be in place. After each phase, the disturbed area must be stabilized—typically by seeding, mulching, and watering—to prevent erosion, before moving to the next phase.

Excavation will be done using front-end loaders and track-mounted excavators, extending vertically down to approximately 60 feet, without disturbing clay, limestone, or groundwater. Excavated sand will be temporarily stockpiled onsite for sale and transport. No washing, screening, or processing of materials will occur onsite.

The excavation is planned to operate seven days per week. At the current rate, the site could operate for 5 more years, depending on demand. Approximately 75% of the middle 40-acre site has already been excavated. The 23.93-acre northern parcel and 13.96-acre southern parcel remain undisturbed pasture.

SITE CHARACTERISTICS

Site Size	116.85 Acres	
Surrounding Zoning; Land Uses	North:	PDP(IND); Undeveloped
	South:	AG; Undeveloped
	East:	CPDP(SF and MF); Undeveloped
	West:	CPDP; Undeveloped
Current Zoning:	PDP(IND)	
Future Land Use Map Designation:	I-75 Planned Development Project	

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water is available. There is also a 12" force main that runs along the west side of Kettering Rd. HCUD has no objection to the conditional use to renewing and extending the existing sand mine/pit.

ENGINEERING REVIEW

The property is located east of Kettering Road and south of Dashback Street. Access to the site will be from Kettering Road, south of Dashback Street, via Ariana Dairy Farm, which is also owned by the petitioner.
The County Engineer has reviewed the request and indicated the following:

1. The Road Maintenance Agreement shall be revised with Department of Public Works. Rate reduction is not supported.
2. Staff has been receiving complaints along the route that the trucks are taking to get to Pasco County.
3. Applicant must explain how parcels to the east of parcel key # 396716 will access Kettering Road.

Comments: Prior to initiating the conditional use permit, the petitioner shall coordinate with the Department of Public Works to revise the maintenance agreement, address resident complaints and concerns and address access to Kettering Road.

P&Z CONDITIONAL USE RESULTS FROM January 12, 2026

LAND USE REVIEW

Minimum Building Setbacks Required in the District:
In accordance with the County Land Development Regulations Appendix A Article III Section 3,I, Subsection 6. Setbacks The following minimum distances from the permittee property line shall be maintained for the identified adjacent property uses

- West: 300'
- East: 300'
- North: 100'
- Rear: 100'

Comments: At no time shall any single parcel exceed the maximum requirement of 40.0 acres. Additionally, no parcel shall be paired or phased with a larger parcel in order to achieve 40.0 acres

Buffer

The buffer requirement shall be a minimum of one hundred (100) feet measured perpendicular from the property line. Where required, the buffer shall shield adjoining properties when viewed from the property line. The buffer must shield the operation at the time excavation begins. Shielding shall meet an eighty percent (80%) opacity standard. Berms, towers, stockpiles and other similar items which extend above the buffer need not be shielded. The clearing and stripping of vegetation from the land shall not require the pre-establishment of a buffer. If approved, the petitioner must meet the minimum buffering requirements of the County's LDRs. The excavation of the site will have to comply with the County's LDRs relating to excavation. The standards address the provision of screening (vegetative or berm), hours of operation, fugitive dust control, reclamation, etc.
A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission has the ability to grant a conditional use permit for a period up to five (5) years.

FINDINGS OF FACT:

The requested Conditional Use Permit for excavation, is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding land uses.

1. Excavation activities will be limited to a maximum of 40 acres at any given time.
2. The petitioner is requesting approval to conduct excavation in phased sections.
3. All required buffers and silt fencing will be installed prior to moving into each subsequent phase.
4. Upon completion of each phase, the disturbed area will be promptly stabilized to prevent erosion.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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 approve the Conditional Use Permit for Excavation for a period of five (5) years 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. At no time shall excavation exceed the maximum limit of 40.0 acres. Additionally, the parcel shall be paired or phased as necessary to ensure that excavation activities remain within the 40.0-acre maximum

3. If a clay lens is encountered during the excavation operation, the petitioner must modify the Excavation Permit to review the new elevation of the excavation bottom.

4. The petitioner must maintain a valid SWFWMD permit prior to the issuance of the Excavation Permit.

5. A minimum 100' buffer shall be provided along the perimeter of the excavation site. Any buffer that has been encroached upon by the mining operation shall be restored in accordance with County regulations. Where required, the buffer shall shield adjoining properties when viewed from the property line. The buffer shall shield the operation at the time excavation begins.

6. A minimum 300-foot Setback along the east and west sides, and a 100-foot setback along the north and south sides, shall be maintained around the perimeter of the excavation site. Any portion of the buffer disturbed by mining activities must be restored in accordance with County regulations.

7. The petitioner is requesting approval to conduct excavation in phased sections, with excavation activities limited to a maximum of 40 acres at any given time.

8. All required buffers and silt fencing shall be installed prior to initiating each subsequent phase. Upon completion of a phase, all disturbed areas shall be promptly stabilized to prevent erosion.
9. The petitioner shall coordinate with the Hernando County Planning Division to ensure no gopher tortoises have re-entered the excavation site

10. The Road Maintenance Agreement shall be revised in coordination with the Department of Public Works. A rate reduction is not supported.

11. The petitioner shall coordinate with the Department of Public Works to revise the maintenance agreement, address resident complaints and concerns, and ensure proper access to Kettering Road.

12. The Department of Public Works has received complaints regarding the truck route used to access Pasco County. The petitioner shall provide a plan identifying the designated routes that trucks will use to travel to Pasco County.

13. The Petitioner shall clarify the proposed access route to Kettering Road for the parcels situated east of Parcel Key #396716.

14. The Conditional Use permit for excavation will expire on January 12, 2031.

P&Z CONDITIONAL USE RESULTS FROM January 12, 2026

PLANNING AND ZONING COMMISSION ACTION

On January 12, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request t for a Conditional Use Permit for excavation for a period of five (5) years 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. At no time shall excavation exceed the maximum limit of 40.0 acres. Additionally, the parcel shall be paired or phased as necessary to ensure that excavation activities remain within the 40.0-acre maximum

3. If a clay lens is encountered during the excavation operation, the petitioner must modify the Excavation Permit to review the new elevation of the excavation bottom.

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12. The Department of Public Works has received complaints regarding the truck route used to access Pasco County. The petitioner shall provide a plan identifying the designated routes that trucks will use to travel to Pasco County.

13. The Petitioner shall clarify the proposed access route to Kettering Road for the parcels situated east of Parcel Key #396716.

14. The petitioner shall provide a harvesting plan for excavation to include the timing and phasing of excavation activities. In addition, the petitioner shall notify the County upon the completion of any phase of excavation and submit a closure plan which invokes and inspection. At no time can the petitioner reopen a previous stage. There shall be clear delineation of where excavation is taking place through monuments that are semi-permanent and can be relocated as excavation moves throughout the site.

15. The Conditional Use permit for excavation will expire on January 12, 2031.

Board of County Commissioners

AGENDA ITEM

Meeting: 02/03/2026
Department: Zoning
Prepared By: Stephanie Rose
Initiator: Omar DePablo
DOC ID: 16906
Legal Request Number:
Bid/Contract Number:

TITLE

Petition Submitted by Joseph Cotroneo and Caitlin Cotroneo to Vacate Utility and Drainage Easements Located in Royal Highlands

BRIEF OVERVIEW

Joseph and Caitlin Cotroneo have submitted a petition to vacate the internal 7.5-foot utility and drainage easements within Lots 9 and Lot 10, Block 84, in Royal Highlands Unit No 1-B, as recorded in Plat Book 11, Pages 82-91, inclusive of the Public Records of Hernando County, Florida (TBD Macek Road, Key No. 675996). The vacation is sought to construct a single-family home within the easement areas. All affected utilities and County departments have indicated no objection to the request.

FINANCIAL IMPACT

There is no financial impact associated with the recommended action.

LEGAL NOTE

The Board has the authority to act on this matter pursuant to County Policy No 19-07 and Sections 177.101 and 125.01, Florida Statutes.

RECOMMENDATION

It is recommended that the Board take public comment on the request, approve the vacation of the easements and authorize the Chairman's signature on the attached resolution after which it will be recorded in the Public Records of Hernando County, Florida.

REVIEW PROCESS

Michelle Miller	Approved	12/22/2025 2:15 PM
Omar DePablo	Escalated	12/22/2025 2:15 PM
KayMarie Griffith	Escalated	12/22/2025 2:15 PM
Michelle Miller	Approved	12/22/2025 2:15 PM
Erin Dohren	Approved	12/23/2025 9:12 AM
Pamela Hare	Approved	12/23/2025 10:58 AM
Natasha Lopez Perez	Approved	12/23/2025 2:19 PM
Heidi Prouse	Approved	12/24/2025 12:38 PM
Toni Brady	Approved	12/29/2025 11:36 AM
Jeffrey Rogers	Approved	01/04/2026 10:24 PM
Colleen Conko	Approved	01/05/2026 12:59 PM

RESULT: **ADOPTED**
MOVER: John Allocco
SECONDER: Steve Champion
AYES: Campbell, Amsler, Champion, Allocco and Hawkins

APPLICATION FOR PETITION TO VACATE EASEMENTS

RECEIVED
AUG 25 2025
Hernando County Development Services
Zoning Division

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

1509864

1. Name of Petitioner: Joseph + Caitlin Cotroneo

Mailing Address: 6681 Freeport Dr

City Spring Hill State FL Zip 34608 Phone 352-340-7279

Email Address: Cotroneojcg@hotmail.com

2. Name of Representative (if applicable): _____

Mailing Address: _____

City _____ State _____ Zip _____ Phone _____

Email Address: _____

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: In the middle of property

Key Number of area(s) to be vacated: 00675996

Name of Subdivision: Royal Highlands Unit 1B

Street Address: 18095 Macek Rd

4. Are any other applications pending?

Variance N/A Conditional Use N/A Special Exception N/A

Rezoning N/A Class I Subdivision N/A Other _____

5. Is the proposed vacation platted ✓ or an unrecorded subdivision ____?

6. What is the current zoning of the proposed vacation? R1C

7. Which companies provide the following?

Water/Sewer: N/A Telephone: _____

Electric: Withlacoochee Cable TV: Spectrum

8. Is there a Homeowner's Association? _____

President's Name N/A

Email Address: _____

Address: _____

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

We are going to build a house on the property

1509264

The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.

Signature(s): _____ Date: 5-19-25

Signature(s): Cait Cotrone Date: 5-19-25

This application and documents submitted are public record pursuant to Ch119, F.S.

PETITION TO VACATE EASEMENT(S)

The **Petitioner(s)** Joseph + Caitlin Cotroneo
who resides at 6681 Freeport Dr and whose
telephone number is 352-340-7279 makes this application to the Board of County Commissioners to vacate the County's interest in that certain easement, alley, right-of-way, or plat as described as follows:

Legal description of the subject area to be vacated (or may insert "See Survey"):
See Survey

Petitioner will show that he/she has complied with the provisions and requirements in accordance with the Board of County Commissioners Policy No. 19-07 and Sections 177.101 and/or 336.10, Florida Statutes.

Petitioner would further show that the above-described property is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and that the vacation of said area will not affect the ownership or right of convenient access of persons in anyway whatsoever.

Petitioner has further indicated that he/she intends to post signs on the subject property described above giving notice of intent to petition the Board of County Commissioners to vacate the subject area in accordance with Florida Statues, and the policies and procedures of the Board of County Commissioners.

Wherefore, Petitioner prays that the Board of County Commissioners of Hernando County accept the filing of this petition and set the same for a public hearing which will be advertised pursuant to the provisions of the Florida Statutes, at which time the Board may adopt a resolution vacating, abandoning, discontinuing and/or closing the subject area.

Notice - This Petition is not deemed filed until receipt of applicable Petition fees upon notice by County of acceptance of a complete application.

Petitioner Joseph Cotroneo Petitioner Caitlin Cotroneo Cait Cot

STATE OF FLORIDA
COUNTY OF Herando
The foregoing instrument was acknowledged before me this 19 day of May 2025, by Joseph Cotroneo who is personally known to me or who has produced _____ as identification.

Notary Public Mariah Seeman

MARIAH ANN SEEMAN
Commission # HH 491045
Expires June 9, 2028

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was acknowledged before me this 19 day of May 2025, by Caitlin Cotroneo who is personally known to me or who has produced _____ as identification.

Notary Public Mariah Seeman

MARIAH ANN SEEMAN
Commission # HH 491045
Expires June 9, 2028

NOTARY STAMP

1509264

INTEGRITY LAND SOLUTIONS GROUP, INC.
Professional Land Surveying & Mapping
12345 Centralia Rd / P.O. Box 6890 Spring Hill, FL 34611
Phone: (352) 428-2351 Email: ILSG@tampabay.rr.com

WORK ORDER: 25-06	MAP DATE: 1/31/2025	SECTION: 6	TOWNSHIP: 21 S	RANGE: 18 E

CERTIFIED TO THE FOLLOWING ONLY: - JOSEPH COTRONEO

DESCRIPTION:

LOT 9 AND LOT 10, BLOCK 84, ROYAL HIGHLANDS UNIT NO. 1-B, according to the plat thereof, as recorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida.

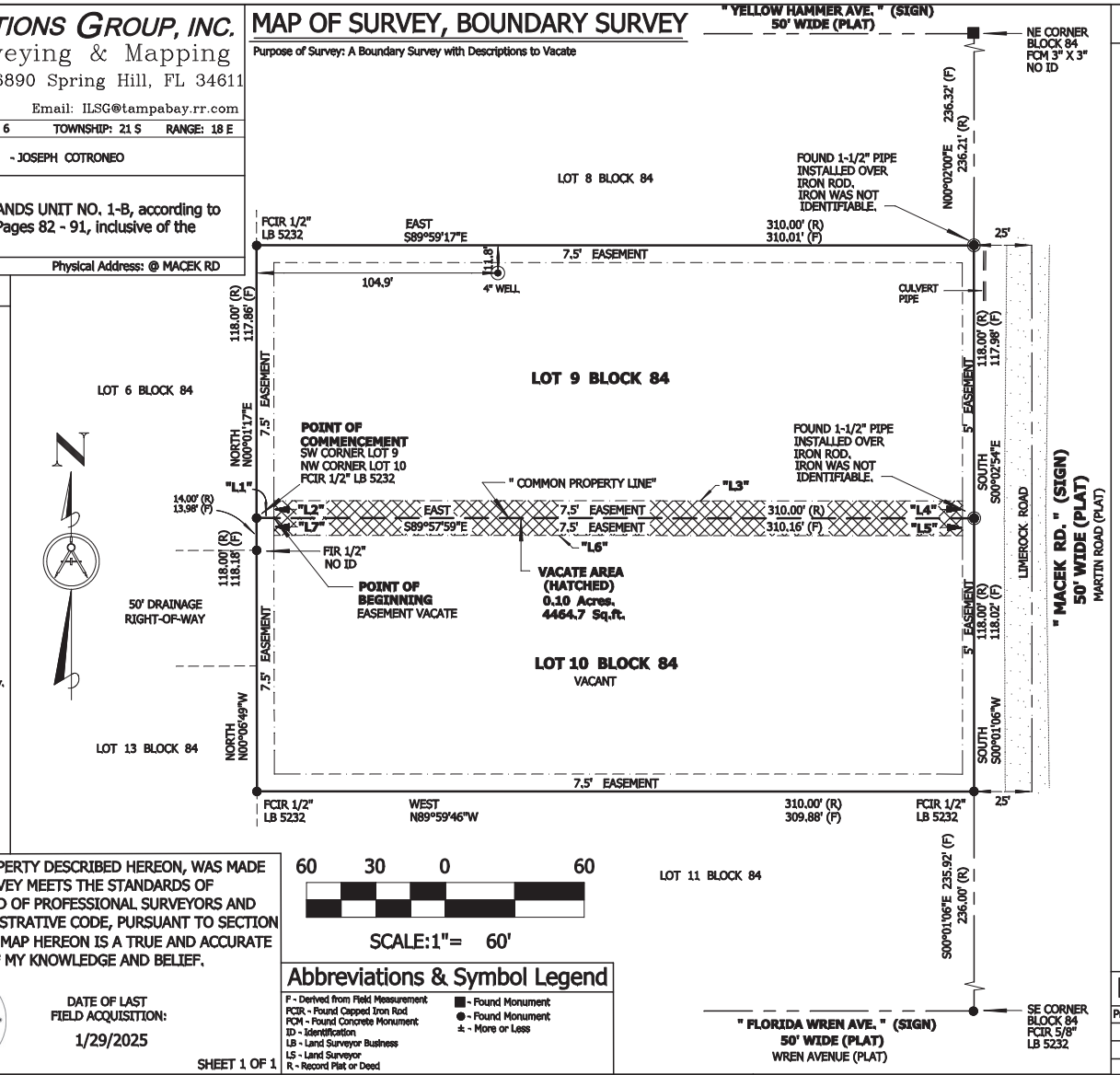
PARCEL KEY: 00675996 Physical Address: @ MACEK RD

Surveyor Notes

1. Survey based on the description furnished by the Client and without benefit of a title search.
2. Survey is subject to notes, statements, and notations shown hereon.
3. Underground utilities and subsurface improvements not located unless otherwise shown hereon.
4. The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.
5. According to FEMA, FIRM map panel 12053C0041E, dated January 15, 2021 subject property appears to lie within Flood Zone(s): " X "
6. Bearings shown hereon are based on the West R/W line of Martin Road (Macek Rd.), as it is shown on the plat referenced hereon. Record Bearing: NORTH is assumed by this Surveyor designated hereon by the graphical entry "BASIS" at aforestated bearing. North arrow is assumed per stated plat bearing.
7. All easements shown hereon are for drainage and/or utility purposes unless otherwise shown.
8. Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
9. Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.
10. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.
11. This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.
12. This map of survey is not for design and/or construction purposes.

MAP OF SURVEY, BOUNDARY SURVEY

Purpose of Survey: A Boundary Survey with Descriptions to Vacate



VACATE LINE DETAIL

NUM	BEARING	DISTANCE
L1	S89°57'59"E	7.50'
L2	N00°01'17"E	7.50'
L3	S89°57'59"E	297.65'
L4	S00°02'54"E	7.50'
L5	S00°01'06"W	7.50'
L6	N89°57'59"W	297.64'
L7	N00°06'49"W	7.50'

Description to Vacate

Commence at the SW corner of Lot 9, also known as the NW corner Lot 10, all in Block 84, Royal Highlands Unit No. 1-B, according to the plat thereof as recorded in Plat Book 11, pages 82 - 91, inclusive of the Public Records of Hernando County, Florida, point being now established with a capped 1/2" iron rod stamped 'LB 5232'; thence run along the common property line of said Lot 9 & Lot 10, S89°57'59"E, 7.50 feet to the POINT OF BEGINNING. Thence run parallel with the West line of Lot 9, as it is now established, N00°01'17"E, 7.50 feet; thence run parallel to the common property line of said Lot 9 & Lot 10, S89°57'59"E, 297.65 feet to a point that is 5.00 feet West of the East line of said Lot 9, as it is now established; thence run parallel with the said East line, S00°02'54"E, 7.50 feet to a point on the common property line of said Lot 9 & Lot 10; thence run parallel to the East line of Lot 10, as it is now established, S00°01'06"W, 7.50 feet; thence run parallel to the common property line of said Lot 9 & Lot 10, N89°57'59"W, 297.64 feet to a point that is 7.50 feet East of the West line of said Lot 10, as it is now established; thence run parallel to the said West line, N00°06'49"W, 7.50 feet to the Point of Beginning. Said vacate containing 4464.7 square feet more or less.

60 30 0 60

SCALE:1"= 60'

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chris T. Gordon Digitally signed by Chris T. Gordon Date: 2025.02.12 15:10:18 -05'00'

CHRIS T. GORDON,
Professional Surveyor & Mapper
Florida Registration # 6191
Integrity Land Solutions Group, Inc. LB #8065

Chris Todd Gordon CERTIFICATE No. 6191 STATE OF FLORIDA Registered Surveyor & Mapper

DATE OF LAST FIELD ACQUISITION: 1/29/2025

SHEET 1 OF 1

Abbreviations & Symbol Legend

F - Derived from Field Measurement
FCIR - Found Capped Iron Rod
FCM - Found Concrete Monument
ID - Identification
LB - Land Surveyor Business
LS - Land Surveyor
R - Record Plat or Deed
■ - Found Monument
● - Found Monument
± - More or Less

Revision

Prepare Descriptions for Easement Vacate	2/11/25

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

OFFICE USE ONLY: C:\SURVEYS\2025DWG\00-25\25-06\25-06.DWG LAST PLOTTED: 2/12/2025 Field Book: 50 Page(s): 30 Drawn By: CTG Checked By: CTG

INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

12345 Centralia Rd / P.O. Box 6890 Spring Hill, FL 34611

Phone: (352) 428-2351 Email: ILSG@tampabay.rr.com

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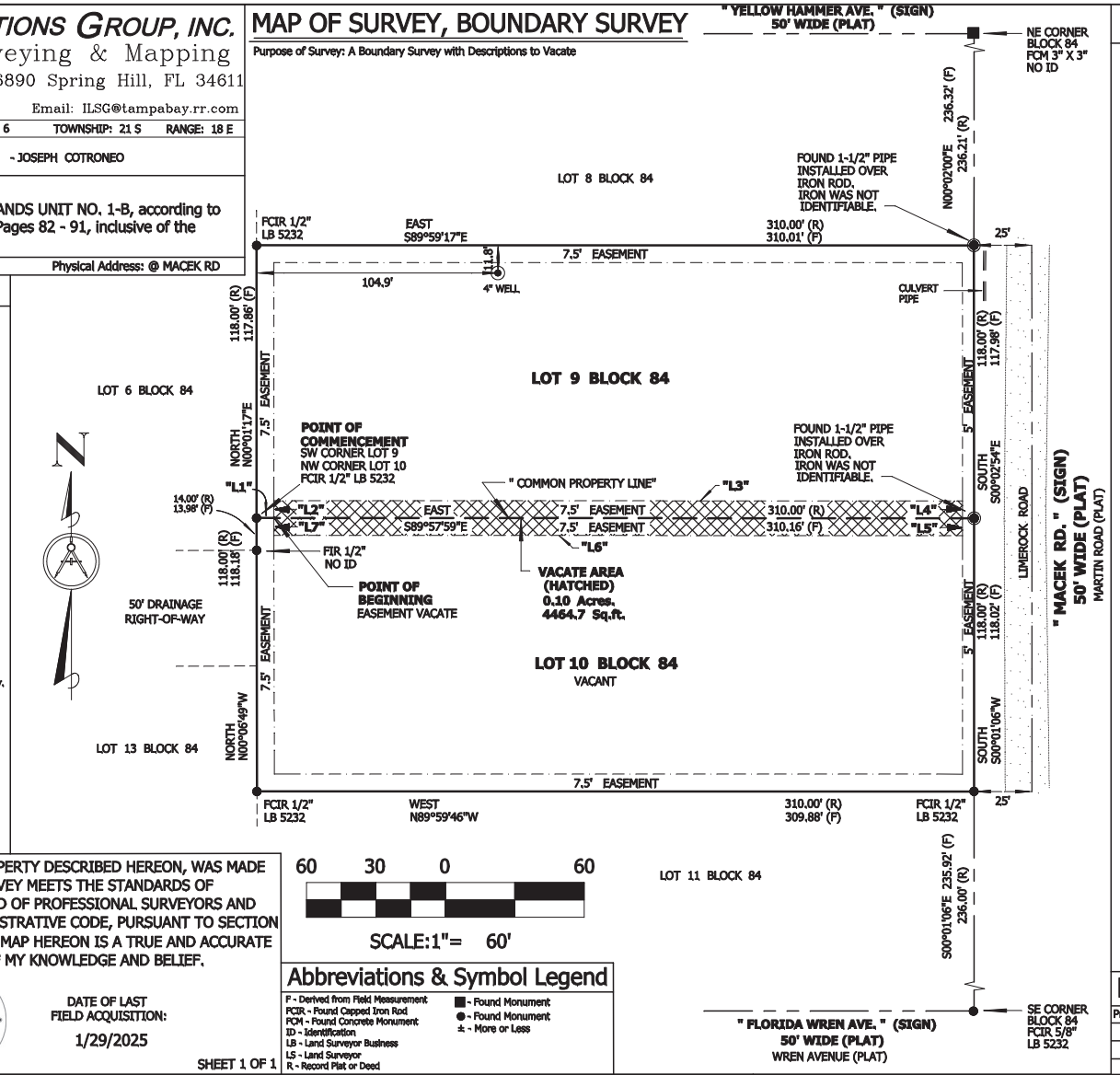
PARCEL KEY: 00675996 Physical Address: @ MACEK RD

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5. According to FEMA, FIRM map panel 12053C0041E, dated January 15, 2021 subject property appears to lie within Flood Zone(s): " X "
6. Bearings shown hereon are based on the West R/W line of Martin Road (Macek Rd.), as it is shown on the plat referenced hereon. Record Bearing: NORTH is assumed by this Surveyor designated hereon by the graphical entry "BASIS" at aforestated bearing. North arrow is assumed per stated plat bearing.
7. All easements shown hereon are for drainage and/or utility purposes unless otherwise shown.
8. Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
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10. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.
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60 30 0 60

SCALE:1"= 60'

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Chris T. Gordon Digitally signed by Chris T. Gordon Date: 2025.02.12 15:10:18 -05'00'

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SHEET 1 OF 1

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± - More or Less

Description to Vacate

Commence at the SW corner of Lot 9, also known as the NW corner Lot 10, all in Block 84, Royal Highlands Unit No. 1-B, according to the plat thereof as recorded in Plat Book 11, pages 82 - 91, inclusive of the Public Records of Hernando County, Florida, point being now established with a capped 1/2" iron rod stamped 'LB 5232'; thence run along the common property line of said Lot 9 & Lot 10, S89°57'59"E, 7.50 feet to the POINT OF BEGINNING. Thence run parallel with the West line of Lot 9, as it is now established, N00°01'17"E, 7.50 feet; thence run parallel to the common property line of said Lot 9 & Lot 10, S89°57'59"E, 297.65 feet to a point that is 5.00 feet West of the East line of said Lot 9, as it is now established; thence run parallel with the said East line, S00°02'54"E, 7.50 feet to a point on the common property line of said Lot 9 & Lot 10; thence run parallel to the East line of Lot 10, as it is now established, S00°01'06"W, 7.50 feet; thence run parallel to the common property line of said Lot 9 & Lot 10, N89°57'59"W, 297.64 feet to a point that is 7.50 feet East of the West line of said Lot 10, as it is now established; thence run parallel to the said West line, N00°06'49"W, 7.50 feet to the Point of Beginning. Said vacate containing 4464.7 square feet more or less.

VACATE LINE DETAIL

NUM	BEARING	DISTANCE
L1	S89°57'59"E	7.50'
L2	N00°01'17"E	7.50'
L3	S89°57'59"E	297.65'
L4	S00°02'54"E	7.50'
L5	S00°01'06"W	7.50'
L6	N89°57'59"W	297.64'
L7	N00°06'49"W	7.50'

Revision

Prepare Descriptions for Easement Vacate	2/11/25

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

OFFICE USE ONLY: C:\SURVEYS\2025DWG\00-25\25-06\25-06.DWG LAST PLOTTED: 2/12/2025 Field Book: 50 Page(s): 30 Drawn By: CTG Checked By: CTG

ROYAL HIGHLANDS, UNIT NO. 1-B

A SUBDIVISION OF A PORTION OF SEC. 1, TWP. 21 SO., RGE. 17 E., AND A PORTION OF SEC. 6, TWP. 21 SO., RGE. 18 E., HERNANDO COUNTY, FLORIDA.

BEING A REPLAT OF ROYAL HIGHLANDS, UNIT NO. 1-A, AS RECORDED IN PLAT BOOK 11, PAGES 72 THRU 81 INCLUSIVE, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

DEDICATION

ROYAL PALM BEACH COLONY, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC AND TO THE PURCHASERS OF ANY LANDS SHOWN ON THIS PLAT, ALL STREETS, CANALS, AND OTHER PUBLIC PLACES SHOWN ON THIS PLAT AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS' NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS' PRESIDENT, ATTESTED BY ITS' SECRETARY HERETOFORE DULY AUTHORIZD BY ITS' BOARD OF DIRECTORS ON THIS 5th DAY OF February 1971.

ATTEST: Steven J. Gordon SECRETARY — Herbert L. Kaplan PRESIDENT

COUNTY OF HERNANDO
STATE OF FLORIDA

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED HERBERT L. KAPLAN AND STEVEN GORDON TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF ROYAL PALM BEACH COLONY, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND THEY BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF February 1971.

MY COMMISSION EXPIRES March 15, 1974. — Jill Goldstein NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, NORMAN A. PAHL, HEREBY CERTIFY THAT I PREPARED THIS PLAT, THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED, THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ON THE 17TH DAY OF OCTOBER 1960.

FOR GULF LAND SURVEYORS, INC.
Norman A. Pahl
FLORIDA REGISTERED LAND SURVEYOR NO. 1349

PREPARED BY:

GULF LAND SURVEYORS, INC.
1714 HOWELL AVENUE
BROOKSVILLE, FLORIDA

DATE Feb 15, 1971.

ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ROYAL PALM BEACH COLONY, INC., IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS, AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA THIS 11th DAY OF February 1971.

GULF COAST ABSTRACT COMPANY
BY: C. L. Epps MANAGER

RESOLUTION

WHEREAS THIS PLAT WAS ON THE 15th DAY OF February 1971, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD, AND HAS BEEN APPROVED BY SAID BOARD, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND THAT THE DEDICATION OF ALL STREETS, CANALS, PARKS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID BOARD FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY AND SHALL BE BINDING ON ALL PERSONS HEREAFTER.

BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA.

ATTEST: Norman Paul Hinchman CLERK — BY: Murray R. Stubbs CHAIRMAN

CLERK'S CERTIFICATE

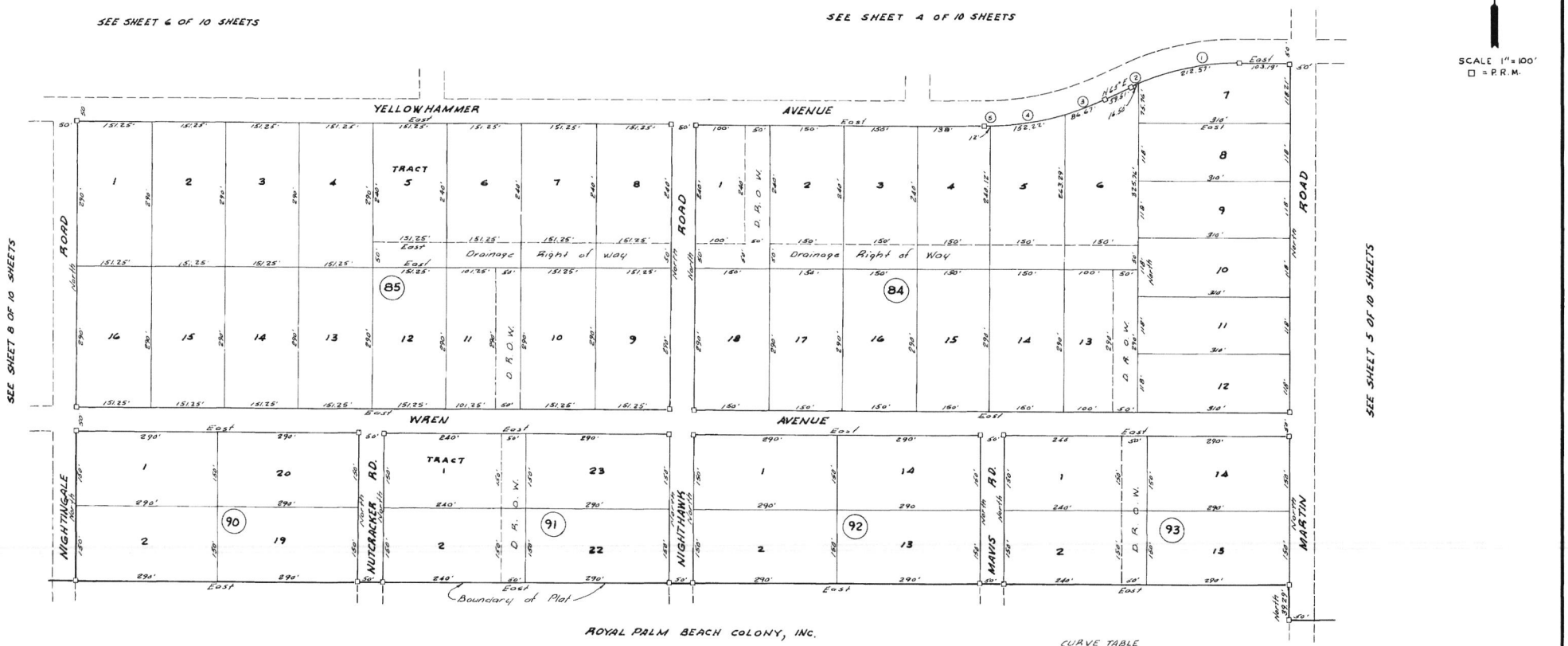
I, NORMAN PAUL HINCHMAN, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT COMPLIES IN FORM WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 15th DAY OF February 1971, FILE NO. 7007 AND RECORDED IN PLAT BOOK 11, PAGES 82 thru 91 inclusive.

Norman Paul Hinchman
CLERK OF CIRCUIT COURT, HERNANDO COUNTY, FLA.

NOTE-EASEMENTS

THERE EXISTS A 5.0' EASEMENT FOR DRAINAGE AND/OR UTILITIES ALONG EACH STREET R/W LINE; A 7.5' EASEMENT ON EITHER SIDE OF EACH SIDE LOT LINE AND A 7.5' EASEMENT ON EITHER SIDE OF EACH REAR LOT LINE EXCEPT WATERFRONT LOTS FOR DRAINAGE AND/OR UTILITIES.

SHEET 1 OF 10 SHEETS



ROYAL PALM BEACH COLONY, INC.

CURVE TABLE

NO.	Δ	Rad.	Arc.	Tan.	Chd.	Brg.
1	23°11'54"	525'	212.57'	107.76'	211.12'	S 74°24'08" W
2	1°48'04"	525'	16.50'	8.23'	16.50'	S 62°53'30" W
3	6°38'10"	575'	86.47'	43.42'	86.39'	S 69°19'01" W
4	15°10'05"	575'	152.22'	76.54'	51.78'	S 81°15'09" W
5	1°11'45"	575'	12.00'	6.00'	12.00'	S 89°25'42" W

SHEET 7 OF 10 SHEETS

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us

Vacation Tax Clearance Form

Florida Statutes: Title XII
§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 08-11-2025

I hereby certify that the property taxes on parcel key number G75996

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Tabatha Reagin
Print Name: Tabatha Reagin
Title: CSR

SEAL

TAX COLLECTOR OFFICIAL SEAL HERNANDO COUNTY, FLORIDA

1509264

Instr #2021066908 BK: 4051 PG: 973, Filed & Recorded: 9/3/2021 3:16 PM KGG Deputy Clk, #Pgs:4
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $35.50 Deed Doc Stamp: $133.00

Prepared by:
Allison McMichael, Real Estate Specialist
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34602

Return recorded original to:
David Eppley
Gulf Coast Title Co., Inc.
111 N. Main Street
Brooksville, FL 34601
File: 21077889

QUIT CLAIM DEED

This Indenture, made this 30th day of August 2021, by and between the Southwest Florida Water Management District, a public corporation, having an address of 2379 Broad Street, Brooksville, Florida 34604-6899, hereinafter called the "GRANTOR" and Joseph Cotroneo and Caitlin Cotroneo, husband and wife, having an address of 16268 Wilson Blvd., Masaryktown, FL 34604, hereinafter called the "GRANTEE."

Witnesseth, that the GRANTOR, for and in consideration of ten dollars and no cents ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does remise, release and quitclaim to the GRANTEE and its successors and assigns forever all the right, title, interest, claim and demand which the GRANTOR has in and to the following real property described in Exhibit "A" attached hereto and incorporated herein by reference, hereinafter called the "PROPERTY."

IT IS EXPRESSLY UNDERSTOOD and acknowledged by the GRANTOR and by the GRANTEE, by acceptance of this deed, that, in accordance with Section 270.11(3), Florida Statutes, the GRANTEE has petitioned the GRANTOR for the release of the undivided three-fourths interest in, and title in and to the undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on or under the said land and the undivided one-half interest in all the petroleum that is or may be in, on or under the said land all as set forth in Section 270.11(1), Florida Statutes, and that the GRANTOR by this deed includes the conveyance of the GRANTOR'S interest in all phosphate, minerals, and metals that are or may be in, on or under the said land and interest in all petroleum that is or maybe in or on or under the said land.

Pursuant to and in accordance with Section 704.06, Florida Statutes, this conveyance is subject to the following restriction, which is in the nature of a negative easement, running with the title to the PROPERTY and is enforceable by GRANTOR against GRANTEE and GRANTEE'S personal representatives, heirs, successors and assigns, lessees, agents and licensees:

No septic system or other device for the sanitary disposal of waste shall be installed on the PROPERTY.

15092964

Together with all the tenements, hereditaments and appurtenances thereto belonging or anywise appertaining.

In Witness Whereof, the GRANTOR has caused these presents to be executed the date and year first above written.

GRANTOR:

SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT,
a public corporation of the State of Florida

By: _____
Kelly S. Rice, Chairman

(Corporate Seal)

ATTEST:

By: _____
Rebecca Smith, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me, **by means of ☒ physical presence or ☐ online notarization**, this 30th day of August 2021, by Kelly S. Rice as Chairman of the Governing Board of the Southwest Florida Water Management District, on behalf of the Southwest Florida Water Management District, who is personally known to me.

(Notary Seal)

LORI MANUEL
Notary Public - State of Florida
Commission # GG 910586
My Comm. Expires Sep 5, 2023
Bonded through National Notary Assn.

Notary Public
Print: Lori Manuel
Commission No. 910586
My Commission Expires: 9/5/23

15092647

Quit Claim Deed
Annutteliga Hammock
SWF Parcel No. 15-228-1404S

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me, **by means of ☑ physical presence or ☐ online notarization**, this 24 day of August 2021, by Rebecca Smith as Secretary of the Governing Board of the Southwest Florida Water Management District, on behalf of the Southwest Florida Water Management District, who is personally known to me.

Notary Seal:
VIRGINIA SINGER
Notary Public-State of Florida
Commission # HH 15370
My Commission Expires
June 28, 2024

Virginia Singer
Notary Public
Print: Virginia Singer
Commission No: HH 15370
My Commission Expires: June 28, 2024

1509264

EXHIBIT "A"
Legal Description

SWF Parcel 15-228-1404S (Annutteliga Hammock)

Lot 10, Block 84, ROYAL HIGHLANDS, UNIT NO. 1-B, as per plat thereof recorded in Plat Book 11, Pages 82-91, Public Records of Hernando County, Florida.

Remainder of this page intentionally left blank.

1509264

Instr #2023043765 BK: 4320 PG: 158, Filed & Recorded: 7/18/2023 10:17 AM TR Deputy Clk, #Pgs:2
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $18.50 Deed Doc Stamp: $0.70

Quit Claim Deed

Made this May 31, 2023 A.D. by **Joseph Cotroneo and Caitlin Cotroneo f/k/a Caitlin Polliard, husband and wife** whose address is: 16061 Cove Swallow Rd Brooksville FL 34614, hereinafter called the grantor. to **Joseph Cotroneo and Caitlin Cotroneo, husband and wife** whose address is: 16061 Cove Swallow Rd Brooksville FL 34614, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" includes all the parties to this instrument and the heirs. legal representatives and assigns of individuals. and the successors and assigns of corporations)

Witnesseth, that the grantor. for and in consideration of the sum of **Ten Dollars, ($10.00)** and other valuable considerations. receipt whereof is hereby acknowledged. hereby grants. bargains. sells. aliens. remises. releases. conveys and confirms unto the grantee. all that certain land situate in Hernando County Florida. viz:

LOT 9. BLOCK 84. ROYAL HIGHLANDS. UNIT NO. 1-B. as per plat thereof recorded in Plat Book 11. Pages 82-91. Public Records of Hernando County. Florida.

Parcel ID Number: **R01 221 17 3290 0084 0090**

Subject Property is vacant land.

Together with all the tenements. hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple: that the grantor has good right and lawful authority to sell and convey said land: that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever: and that said land is free of all encumbrances except taxes accruing subsequent to December 31. 2021.

*****Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.*****

15 09264

***** This deed was prepared without the benefit of a Title Search. *****

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed. sealed and delivered in our presence:

Witness
Frank Cheran II
Printed Name

Witness
Allen Henderson
Printed Name

(Seal)
Joseph Cotroneo
Address: 16061 Cave Swallow Rd
Brooksville FL 34614

(Seal)
Caitlin Cotroneo
Address: 16061 Cave Swallow Rd
Brooksville FL 34614

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 31 day of May 2023 by . who has produced a FL driver's license as identification.

Notary Public State of Florida
Mariah Seeman
My Commission GG 960004
Expires 06/09/2024

Mariah Seeman
Notary Public
Mariah Seeman
Print Name:

My Commission Expires: 06-09-2024

1509264

Board of County Commissioners

Hernando County, Florida *Visit Us on the Internet: www.co.hernando.fl.us*

Development Services	352-754-4050	Health Departmen	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

Date: 09-11-2025

Application: 1509264 COTRONEO JOSEPH & CAITLIN
Department: ENGINEERING

APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: ENGINEERING, H.C.UTILITIES DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:
(1)A written response letter addressing each comment
(2)Revised plans addressing any necessary changes.
(3)Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: ENGINEERING

Reviewed By: MCCORKEL KANDICE
KMCCORKEL@CO.HERNANDO.FL.US

Phone #: (352) 754-4060 Ext: 17030 **Fax #:** (000) 000-0000

Comments:

Reported on: 09-11-2025

Department of Public Works Engineering 1st Review Comments:
Approved as submitted.

Board of County Commissioners

Hernando County, Florida *Visit Us on the Internet: www.co.hernando.fl.us*

Development Services	352-754-4050	Health Departmen	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

Date: 09-10-2025

Application: 1509264 COTRONEO JOSEPH & CAITLIN
Department: H.C.UTILITIES DEPT

APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: ENGINEERING, H.C.UTILITIES DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:
(1)A written response letter addressing each comment
(2)Revised plans addressing any necessary changes.
(3)Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: HERNANDO COUNTY UTILITIES

Reviewed By: GREGORY WATKINS
GWATKINS@CO.HERNANDO.FL.US

Phone #: (352) 540-4368 Ext: 35148 **Fax #:** (352) 754-4485

Comments:

Reported on: 09-10-2025

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the 7.5-foot-wide drainage and/or utility side lot easement between lot 9 and lot 10 of Block 84 Royal Highlands unit 1-B and have no objections to this vacate request as shown on the surveu provided.

Your Touchstone Energy® Partner

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

September 9, 2025

Jacqueline Mays
Hernando County Development Dept
789 Providence Blvd,
Brooksville, FL 34601

RE:Key 675996

Dear Ms. Mays,

This is in response to your request to vacate the easement on parcel key 675996, Withlacoochee River Electric Cooperative, INC has no Objection to this vacation as noted in the attached survey. If you have any further questions please do not hesitate to call me at 352-596-4000 EXT.3130

Sincerely,

Brian Mauldin
Supervisor of Engineering Services

Jacqueline Mays

From: Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Sent: Tuesday, September 9, 2025 3:32 PM
To: Jacqueline Mays
Subject: 18095 Macek Rd, Brooksville -- RE: [EXTERNAL] vacation of easement file# 1509264 key# 675996

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Jacqueline,

Duke Energy does not serve this area, therefore, we have no objection to this vacate request.

Thank you,

Irma Cuadra
Sr. Research Specialist
Real Estate Florida Distribution
452 East Crown Point Road
Winter Garden, Florida 34787
Office: 407 905 3310

DUKE ENERGY. FLORIDA

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Tuesday, September 9, 2025 10:49 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: [EXTERNAL] vacation of easement file# 1509264 key# 675996

*** **CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Good morning,

Please find attached the following documents for your review of a vacation of easement:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.

Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29115
Email: jmays@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/zoning

*Effective **Monday, July 8th, 2024,** the Hernando County Development Services Department will resume normal business hours of **Monday – Friday 7:30am-3:30pm**. The lobby and call center will be open and assisting customers during that time. This includes the Building, Planning & Zoning, and Code Enforcement divisions.*

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AT&T

10/15/2025

Joseph and Caitlin Cotroneo
6681 Freeport Dr
Spring Hill, FL 34608
352-340-7279

Re: Use of Easement Request
18095 Macek Rd
Owner/s: Cotroneo, Joseph & Caitlin

Mr. McMann,

AT&T has received and reviewed the plans for the use of the utility easement located on the subject parcel to build a home. Based on the information you submitted, AT&T has no objection to the use of this easement as requested.

Please be advised that AT&T currently has no facilities within your property.

If you have any further questions or concerns, please free to contact me.

Respectfully,

Taeylor Gray

Taeylor Gray
AT&T
Manager – OSP Planning & Engineering Design
19386 Ft. Dade Ave, RM 101, Brooksville, FL 34601
Mobile: (407)864-9794
Email: tg967c@att.com

Jacqueline Mays

From: Beier, Lacey <Lacey.Beier@lumen.com>
Sent: Tuesday, September 9, 2025 3:04 PM
To: Jacqueline Mays
Subject: Re: vacation of easement file# 1509264 key# 675996

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jacqueline,

This address is outside Lumen's territory.

Thank you,

LUMEN

Lacey Beier
Network Implementation Engineer II
819 W. Desoto St., Clermont FL 34711
Tel: 352-431-2214
Lacey.Beier@lumen.com
New - NI Organization

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Tuesday, September 9, 2025 10:49 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: vacation of easement file# 1509264 key# 675996

Good morning,

Please find attached the following documents for your review of a vacation of easement:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.

Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29115
Email: jmays@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/zoning

*Effective **Monday, July 8th, 2024,** the Hernando County Development Services Department will resume normal business hours of **Monday – Friday 7:30am-3:30pm**. The lobby and call center will be open and assisting customers during that time. This includes the Building, Planning & Zoning, and Code Enforcement divisions.*

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Jacqueline Mays

From: MacDonald, Dawn M <Dawn.MacDonald@charter.com>
Sent: Thursday, September 25, 2025 12:25 PM
To: Jacqueline Mays
Cc: MacDonald, Dawn M
Subject: FW: vacation of easement file# 1509264 key# 675996
Attachments: Application.pdf; Deed.pdf; Survey.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have no objection. We are front easement.

Gary Hutchinson
Construction Supervisor
Charter
COMMUNICATIONS

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Monday, September 22, 2025 9:01 AM
To: KOENIG, DERRICK <dk733r@att.com>; tg967c@att.com; MacDonald, Dawn M <dawn.macdonald@charter.com>; jdomning@tecoenergy.com; Thompson, Cheyenne <cthompson2@tecoenergy.com>
Subject: [EXTERNAL] FW: vacation of easement file# 1509264 key# 675996

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good morning,

Just a friendly reminder please review the above vacation of easement. Please respond at your earliest convenance.

Best Regards,

Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048 Cell: (352) 544-7001
Email: jmays@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/zoning

*Effective **Monday, July 8th, 2024,** the Hernando County Development Services Department will resume normal business*

*hours of **Monday – Friday 7:30am-3:30pm**. The lobby and call center will be open and assisting customers during that time. This includes the Building, Planning & Zoning, and Code Enforcement divisions.*

From: Jacqueline Mays
Sent: Tuesday, September 9, 2025 10:49 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: vacation of easement file# 1509264 key# 675996

Good morning,

Please find attached the following documents for your review of a vacation of easement:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.

Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29115
Email: jmays@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/zoning

*Effective **Monday, July 8th, 2024,** the Hernando County Development Services Department will resume normal business hours of **Monday – Friday 7:30am-3:30pm**. The lobby and call center will be open and assisting customers during that time. This includes the Building, Planning & Zoning, and Code Enforcement divisions.*

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

TECO
PEOPLES GAS
AN EMERA COMPANY

September 29, 2025

To: Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048 **Cell:** (352) 544-7001

Re: Vacation Of Easement
Address : Macek Rd
Parcel ID# R01 221 17 3290 0084 0090
Parcel Key #675996

To Whom It May Concern,

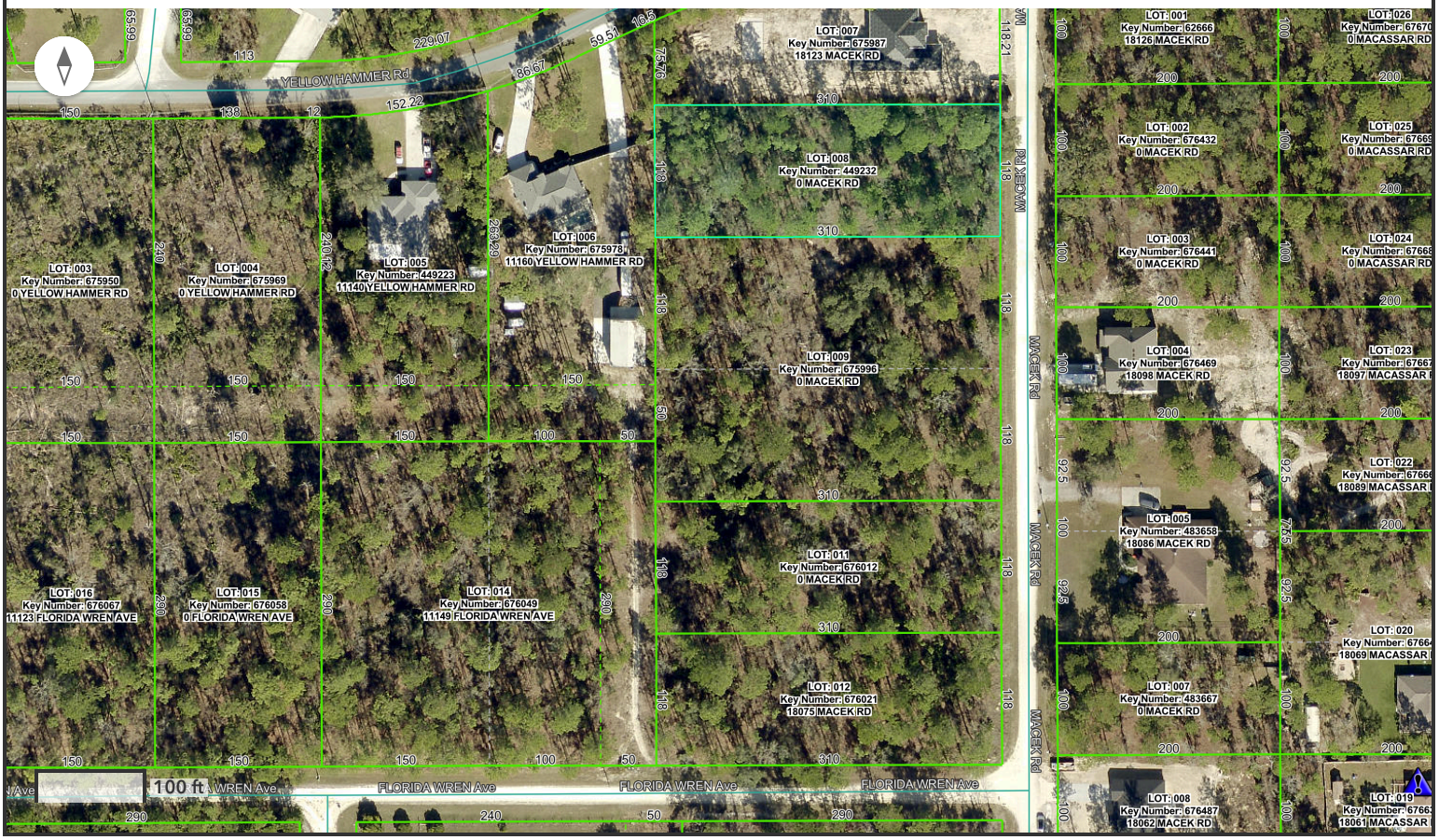
Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request. TECO-PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

Briana Velez
Peoples Gas Systems- Engineering
8416 Palm River Rd, Tampa Fl 33619
Office: (813)275-3700 ext:53700
Cell: (813)460-2040

GIS Map



State of Florida, Microsoft, Vantor

Rios Olga
3246 Amherst Ave.
Spring Hill FL 34609
Key 449232

RIOS OLGA

PARCEL_KEY	449232
PARCEL_SHORTNUM	8
PARCEL_TYPE	R
BLOCK	0084
BUILDING_LEASE	N
LOT	008
MINERAL_RIGHTS	N
PARCEL_NUMBER	R01 221 17 3290 0084 0080
PARCEL_SORTNUM	R2211701329000840080
PARCEL_EFFDATE	01011980
PARENT_KEY	0
SECTION	6
TOWNSHIP	21
RANGE	18
SITUS_ADDRESS	0 MACEK RD
SITUS_HOUSENO	0
SITUS_PREDIR	
SITUS_STREET	MACEK
SITUS_STRTYPE	RD
SITUS_SUFFDIR	
SITUS_SECTYPE	
SITUS_SECLOC	
SITUS_CITY	WEEKI WACHEE
SITUS_ZIP5	34614
SITUS_ZIP4	
LEGAL1	ROYAL HIGHLANDS UNIT 1B
LEGAL2	BLK 84 LOT 8
LEGAL3	
LEGAL4	
CONFIDENTIAL	N
OWNER_NAME	RIOS OLGA
OWNER_NAME2	

MAIL_ADDR1	3246 AMHERST AVE
MAIL_ADDR2	SPRING HILL FL 34609-2709
MAIL_ADDR3	
MAIL_ADDR4	
MAIL_PRURBAN	
MAIL_CITY	SPRING HILL
MAIL_STATE	FL
MAIL_POSTALCODE	34609-2709
MAIL_COUNTRY	UNITED STATES
MAIL_CNTRY_CODE	US
MAIL_EFFDATE	09082019
MAIL_FLAG	Y
MAIL_HERN_FLAG	Y
MAIL_VALID_FLAG	Y
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GIS_MAP_CODE	A078
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FLOOD_REASON	
FLOOD_COMMENT	
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NONADVALOREM2	0
NONADVALOREM3	0
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NONADVALOREM5	0
NONADVALOREM6	0
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MISC_DISTRICT2	0

ACRES	0.800000
BUSINESS_COUNT	0
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STRUCT1_BASE_SQFT	0
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STRUCT1_CLASS	
STRUCT1_QUALITY	
STRUCT1_TYPE	
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PRYR_PERM_FINDTE	12/31/99, 7:00 PM
PRYR_PERMIT_VALU	0
PRYR_TOTPERMSVAL	0
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INVESTIGATED_ON	12/31/99, 7:00 PM
INVESTIGATED_BY	0
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CER_APPR_METHOD	C

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CER_ASSESSED_SWFW	12961.000000
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CER_ELIGACAP_MUNI	0.000000
CER_ELIGACAP_SCHL	0.000000
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CER_INELGCAP_MUNI	0.000000
CER_INELGCAP_SCHL	31825.000000
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CER_JUST_VALUE	31825.000000
CER_LAND_VALUE	31825.000000
CER_LANDAVAIL4TAX	N
CER_LEVY_CODE	CWES
CER_MARKET_AREA	
CER_NAD_TAX1_AMT	111.170000
CER_NAD_TAX1_DSC	H.C. FIRE/RESCUE DISTRICT
CER_NAD_TAX2_AMT	0.000000
CER_NAD_TAX2_DSC	
CER_NAD_TAX3_AMT	0.000000
CER_NAD_TAX3_DSC	
CER_NAD_TAX4_AMT	0.000000
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CER_NAD_TAX5_DSC	
CER_NAD_TAX6_AMT	0.000000

CER_NAD_TAX6_DSC	
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CER_NEW_CONST	0.000000
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CER_ROLL_SEQ_NUM	2
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CER_TAXABLE_SWFW	12961.000000
CER_TAXABLE_SCHL	31825.000000
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TAX_YEAR2	2024
TAXES_YEAR2	324.380000
TAX_YEAR3	2023
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TAX_YEAR4	2022
TAXES_YEAR4	340.470000
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CNTY_FIPS	053
STCOFIPS	12053
TRACT	40701

BLKGRP	1
FIPS_CODE	52755
COUNTY	HERNANDO
COUNTYNO	37
OBJECTID	86080
SHAPE__Length	856.004972
SHAPE__Area	36580.686218

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail

December 29, 2025

Olga Rios
3246 Amherst Ave
Spring Hill FL 34609

Re: **VACATION OF INNER EASEMENTS, ROYAL HIGHLANDS, BLK 84, LOTS 9 & 10, UNIT 1B**

To whom it may concern.

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Mr. and Mrs. Cotroneo within the Royal Highlands platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **February 3, 2026**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

REQUEST TO VACATE:

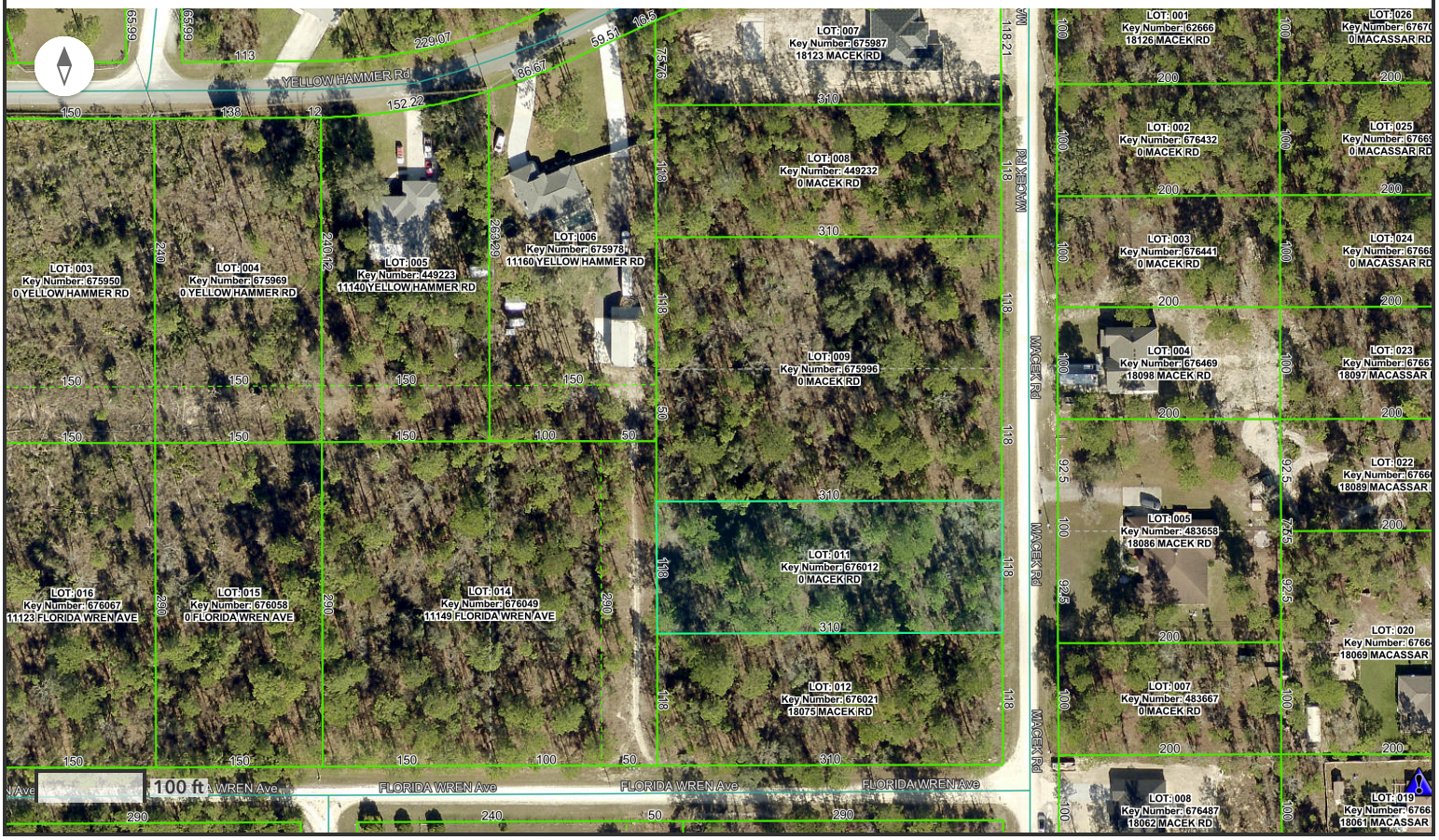
COMMENCE AT THE SW CORNER OF LOT 9, ALSO KNOWN AS THE NW CORNER LOT 10, ALL IN BLOCK 84, ROYAL HIGHLANDS UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82-91, INCLUSIVE OF THE REPUBLIC RECORDS OF HERNANDO COUNTY , FLORIDA, POINT BEING NOW ESTABLISHED WITH A CAPPED ½" IRON ROD STAMPED 'LB 5232'; THENCE RUN ALONG THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 7.50 FEET TO THE POINT OF BEGINNING. THERE RUNS PARALLEL WITH THE WEST LINE OF LOT 9, AS IT IS NOW ESTABLISHED, N00°01'17"E, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 297.65 FEET TO A POINT THAT IS 5.00 FEET WEST OF THE EAST LINEOF SAID LOT 9, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL WITH THE SAID EAST LINE, S00°02'54"E, 7.50 FEET TO A POINT OF ON THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10; THENCE RUN PARALLEL TO THE EAST LINE OF LOT 10, AS IT IS NOW ESTABLISHED , S00°01'06"W, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMOM PROPERTY LINE OF SAID LOT 9 & LOT 10, N89°57'59"W, 297.64 FEET TO A POINT THAT IS 7.50 FEET EASE OF THE WEST LINE OF SAID LOT 10, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL TO THE SAID WEST LINE, N00°06'49"W, 7.50 FEET TO THE POINT OF BEGINNING. SAID VACATE CONTAINING 4464.7 SQUARE FEET MORE OR LESS.

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Stephanie Rose

Stephanie Rose Zoning
Technician III
Hernando County Development Services Zoning
Division
(352)754-4048
Srose@hernandocounty.us

GIS Map



State of Florida, Microsoft, Vantor

Fadila and Jahija Ahmic
26942 Green Willow Run
Westley Chapel FL 33544
Key 676012

AHMIC FADILA, AHMIC JAHIJA

PARCEL_KEY	676012
PARCEL_SHORTNUM	11
PARCEL_TYPE	R
BLOCK	0084
BUILDING_LEASE	N
LOT	011
MINERAL_RIGHTS	N
PARCEL_NUMBER	R01 221 17 3290 0084 0110
PARCEL_SORTNUM	R2211701329000840110
PARCEL_EFFDATE	01011980
PARENT_KEY	0
SECTION	6
TOWNSHIP	21
RANGE	18
SITUS_ADDRESS	0 MACEK RD
SITUS_HOUSENO	0
SITUS_PREDIR	
SITUS_STREET	MACEK
SITUS_STRTYPE	RD
SITUS_SUFFDIR	
SITUS_SECTYPE	
SITUS_SECLOC	
SITUS_CITY	WEEKI WACHEE
SITUS_ZIP5	34614
SITUS_ZIP4	
LEGAL1	ROYAL HIGHLANDS
LEGAL2	UNIT 1 B
LEGAL3	BLK 84 LOT 11
LEGAL4	
CONFIDENTIAL	N
OWNER_NAME	AHMIC FADILA, AHMIC JAHIJA
OWNER_NAME2	

MAIL_ADDR1	26942 GREEN WILLOW RUN
MAIL_ADDR2	WESLEY CHAPEL FL 33544-2574
MAIL_ADDR3	
MAIL_ADDR4	
MAIL_PRURBAN	
MAIL_CITY	WESLEY CHAPEL
MAIL_STATE	FL
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GIS_MAP_CODE	A078
APPRAISAL_DISTRICT	7
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FLOOD_DATE	
FLOOD_REASON	
FLOOD_COMMENT	
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PCA3_LIVING_UNITS	0
PCA4_LAND_SIZE	0
NONADVALOREM1	36
NONADVALOREM2	0
NONADVALOREM3	0
NONADVALOREM4	0
NONADVALOREM5	0
NONADVALOREM6	0
MISC_DISTRICT1	0
MISC_DISTRICT2	0

ACRES	0.800000
BUSINESS_COUNT	0
STRUCT1_ACT_YEAR	0
STRUCT1_AUX_SQFT	0
STRUCT1_BASE_SQFT	0
STRUCT1_EFF_YEAR	0
STRUCT1_CLASS	
STRUCT1_QUALITY	
STRUCT1_TYPE	
STRUCTURE_COUNT	0
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LAND_ACRES	0.800000
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LAND_SQFT	36580.000000
LAND_UNITS	0.000000
LAND_ADJ_FLAG	Y
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LSALE_QUALCD	Q
LSALE_VORICD	V
LSALE_PRICE	14000.000000
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PRYR_PERM_FINDTE	12/31/99, 7:00 PM
PRYR_PERMIT_VALU	0
PRYR_TOTPERMSVAL	0
LAST_INSPECTION	1/2/23, 7:00 PM
LAST_INSPECTED_BY	256
INVESTIGATED_ON	12/31/99, 7:00 PM
INVESTIGATED_BY	0
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CER_ADDITIONS	0.000000
CER_APPR_METHOD	C

CER_ASSESSED_CNTY	31825.000000
CER_ASSESSED_MUNI	0.000000
CER_ASSESSED_SCHL	31825.000000
CER_ASSESSED_SWFW	31825.000000
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CER_CAP_DIFF_MUNI	0.000000
CER_CAP_DIFF_SCHL	0.000000
CER_CAP_DIFF_SWFW	0.000000
CER_CARLINE_TYPE	
CER_CLASS_CVALUE	0.000000
CER_CLASS_DIFF	0.000000
CER_CLASS_JVALUE	0.000000
CER_COMMON_AREA	N
CER_DAMAGE_CODE	
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CER_DOR_MKTAREA	2
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CER_ELIG4CAPNXTYR	0.000000
CER_ELIGACAP_CNTY	31825.000000
CER_ELIGACAP_MUNI	0.000000
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CER_ELIGBCAP_SCHL	0.000000
CER_ELIGBCAP_SWFW	31825.000000
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CER_EXEM_CODES	NHX
CER_EXEM_DXONLY	0.000000
CER_EXEM_HXONLY	0.000000

CER_EXEM_NALCODE	
CER_EXEM_NOHCAP	Y
CER_EXEM_OXONLY	0.000000
CER_EXEM_PERSONAL	N
CER_EXEM_RXONLY	0.000000
CER_EXEM_SOHCAP	N
CER_EXEM_WXONLY	0.000000
CER_EXEMPT_CNTY	0.000000
CER_EXEMPT_MUNI	0.000000
CER_EXEMPT_SWFW	0.000000
CER_EXEMPT_SCHL	0.000000
CER_FEAT_VALUE	0.000000
CER_INELGCAP_CNTY	0.000000
CER_INELGCAP_MUNI	0.000000
CER_INELGCAP_SCHL	31825.000000
CER_INELGCAP_SWFW	0.000000
CER_JURISDICTION	C
CER_JUST_VALUE	31825.000000
CER_LAND_VALUE	31825.000000
CER_LANDAVAIL4TAX	N
CER_LEVY_CODE	CWES
CER_MARKET_AREA	
CER_NAD_TAX1_AMT	111.170000
CER_NAD_TAX1_DSC	H.C. FIRE/RESCUE DISTRICT
CER_NAD_TAX2_AMT	0.000000
CER_NAD_TAX2_DSC	
CER_NAD_TAX3_AMT	0.000000
CER_NAD_TAX3_DSC	
CER_NAD_TAX4_AMT	0.000000
CER_NAD_TAX4_DSC	
CER_NAD_TAX5_AMT	0.000000
CER_NAD_TAX5_DSC	
CER_NAD_TAX6_AMT	0.000000

CER_NAD_TAX6_DSC	
CER_NEIGHBORHOOD	3290
CER_NEW_CONST	0.000000
CER_PENALTY_PERC	0.000000
CER_RESID_UNITS	0
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CER_SPLIT_MERGE	
CER_STRU_SQFT	0
CER_SUBDIVISION	3290
CER_TAXABLE_MUNI	0.000000
CER_TAXABLE_CNTY	31825.000000
CER_TAXABLE_SWFW	31825.000000
CER_TAXABLE_SCHL	31825.000000
CER_VALUEB4CAP	31825.000000
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TAX_YEAR4	2022
TAXES_YEAR4	316.580000
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STATE_FIPS	12
CNTY_FIPS	053
STCOFIPS	12053
TRACT	40701

BLKGRP	1
FIPS_CODE	52755
COUNTY	HERNANDO
COUNTYNO	37
OBJECTID	77471
SHAPE__Length	856.000700
SHAPE__Area	36580.024170

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail

December 29, 2025

Fadila and Jahija Ahmic
26942 Green Willow Run
Wesley Chapel FL 33544

Re: **VACATION OF INNER EASEMENTS, ROYAL HIGHLANDS, BLK 84, LOTS 9 & 10, UNIT 1B**

To whom it may concern.

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Mr. and Mrs. Cotroneo within the Royal Highlands platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **February 3, 2026**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

REQUEST TO VACATE:

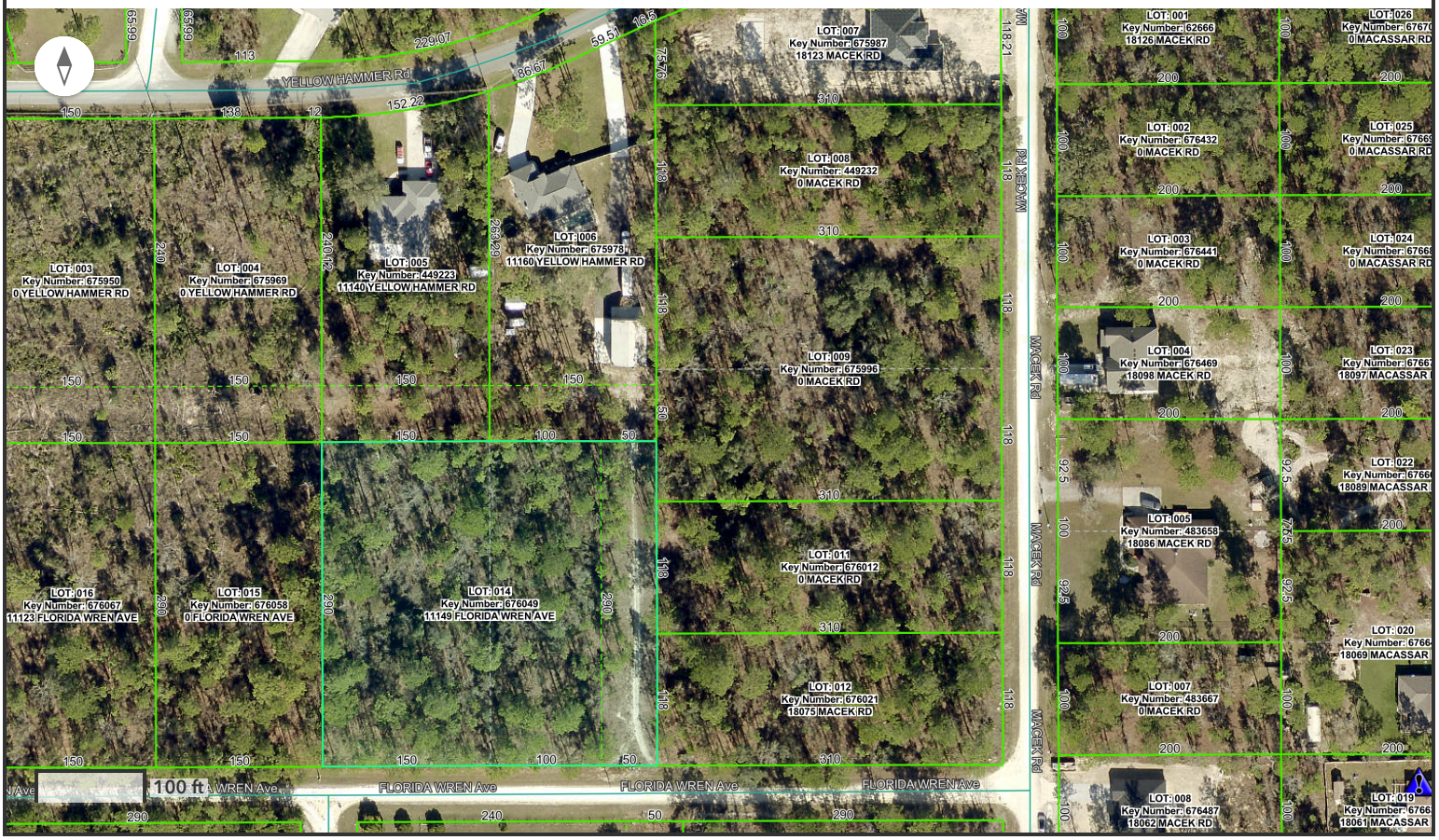
COMMENCE AT THE SW CORNER OF LOT 9, ALSO KNOWN AS THE NW CORNER LOT 10, ALL IN BLOCK 84, ROYAL HIGHLANDS UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82-91, INCLUSIVE OF THE REPUBLIC RECORDS OF HERNANDO COUNTY , FLORIDA, POINT BEING NOW ESTABLISHED WITH A CAPPED ½" IRON ROD STAMPED 'LB 5232'; THENCE RUN ALONG THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 7.50 FEET TO THE POINT OF BEGINNING. THERE RUNS PARALLEL WITH THE WEST LINE OF LOT 9, AS IT IS NOW ESTABLISHED, N00°01'17"E, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 297.65 FEET TO A POINT THAT IS 5.00 FEET WEST OF THE EAST LINEOF SAID LOT 9, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL WITH THE SAID EAST LINE, S00°02'54"E, 7.50 FEET TO A POINT OF ON THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10; THENCE RUN PARALLEL TO THE EAST LINE OF LOT 10, AS IT IS NOW ESTABLISHED , S00°01'06"W, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMOM PROPERTY LINE OF SAID LOT 9 & LOT 10, N89°57'59"W, 297.64 FEET TO A POINT THAT IS 7.50 FEET EASE OF THE WEST LINE OF SAID LOT 10, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL TO THE SAID WEST LINE, N00°06'49"W, 7.50 FEET TO THE POINT OF BEGINNING. SAID VACATE CONTAINING 4464.7 SQUARE FEET MORE OR LESS.

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Stephanie Rose

Stephanie Rose Zoning
Technician III
Hernando County Development Services Zoning
Division
(352)754-4048
Srose@hernandocounty.us

GIS Map



State of Florida, Microsoft, Vantor

Terry and Candace Ferris
11149 Florida Wren
Weeki Wachee FL 34614
Key 676049

FERRIS TERRY L, FERRIS CANDACE I

PARCEL_KEY	676049
PARCEL_SHORTNUM	14
PARCEL_TYPE	R
BLOCK	0084
BUILDING_LEASE	N
LOT	014
MINERAL_RIGHTS	N
PARCEL_NUMBER	R01 221 17 3290 0084 0140
PARCEL_SORTNUM	R2211701329000840140
PARCEL_EFFDATE	01011980
PARENT_KEY	0
SECTION	6
TOWNSHIP	21
RANGE	18
SITUS_ADDRESS	11149 FLORIDA WREN AVE
SITUS_HOUSENO	11149
SITUS_PREDIR	
SITUS_STREET	FLORIDA WREN
SITUS_STRTYPE	AVE
SITUS_SUFFDIR	
SITUS_SECTYPE	
SITUS_SECLOC	
SITUS_CITY	WEEKI WACHEE
SITUS_ZIP5	34614
SITUS_ZIP4	
LEGAL1	ROYAL HIGHLANDS
LEGAL2	UNIT 1 B
LEGAL3	BLK 84 LOTS 13 & 14
LEGAL4	
CONFIDENTIAL	N
OWNER_NAME	FERRIS TERRY L, FERRIS CANDACE I
OWNER_NAME2	

MAIL_ADDR1	11149 FLORIDA WREN
MAIL_ADDR2	WEEKI WACHEE FL 34614
MAIL_ADDR3	
MAIL_ADDR4	
MAIL_PRURBAN	
MAIL_CITY	WEEKI WACHEE
MAIL_STATE	FL
MAIL_POSTALCODE	34614
MAIL_COUNTRY	UNITED STATES
MAIL_CNTRY_CODE	US
MAIL_EFFDATE	04292022
MAIL_FLAG	X
MAIL_HERN_FLAG	N
MAIL_VALID_FLAG	N
MAP_CODE	37B
GIS_MAP_CODE	A078
APPRAISAL_DISTRICT	7
FLOOD100	
FLOOD_DATE	
FLOOD_REASON	
FLOOD_COMMENT	
PCA1_CONSTR_TYPE	1
PCA2_LAND_TYPE	1
PCA3_LIVING_UNITS	1
PCA4_LAND_SIZE	0
NONADVALOREM1	36
NONADVALOREM2	99
NONADVALOREM3	0
NONADVALOREM4	0
NONADVALOREM5	0
NONADVALOREM6	0
MISC_DISTRICT1	0
MISC_DISTRICT2	0

ACRES	2.000000
BUSINESS_COUNT	0
STRUCT1_ACT_YEAR	2023
STRUCT1_AUX_SQFT	1246
STRUCT1_BASE_SQFT	2098
STRUCT1_EFF_YEAR	2023
STRUCT1_CLASS	C
STRUCT1_QUALITY	1
STRUCT1_TYPE	01
STRUCTURE_COUNT	0
LAND_CODES	01 38
LAND_ACRES	2.000000
LAND_FRONT_FEET	0.000000
LAND_SQFT	87000.000000
LAND_UNITS	0.000000
LAND_ADJ_FLAG	Y
LSALE_DATE	4/28/22, 8:00 PM
LSALE_ORBOOK	4167
LSALE_ORPAGE	1215
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LSALE_VORICD	V
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PRYR_PERM_ISSDTE	12/31/99, 7:00 PM
PRYR_PERM_FINDTE	12/31/99, 7:00 PM
PRYR_PERMIT_VALU	0
PRYR_TOTPERMSVAL	0
LAST_INSPECTION	1/31/24, 7:00 PM
LAST_INSPECTED_BY	279
INVESTIGATED_ON	12/31/99, 7:00 PM
INVESTIGATED_BY	0
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CER_ADDITIONS	0.000000
CER_APPR_METHOD	C

CER_ASSESSED_CNTY	446913.000000
CER_ASSESSED_MUNI	0.000000
CER_ASSESSED_SCHL	446913.000000
CER_ASSESSED_SWFW	446913.000000
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CER_CAP_DIFF_MUNI	0.000000
CER_CAP_DIFF_SCHL	0.000000
CER_CAP_DIFF_SWFW	0.000000
CER_CARLINE_TYPE	
CER_CLASS_CVALUE	0.000000
CER_CLASS_DIFF	0.000000
CER_CLASS_JVALUE	0.000000
CER_COMMON_AREA	N
CER_DAMAGE_CODE	
CER_DAMAGE_YEAR	0
CER_DELETIONS	0.000000
CER_DOR_CODE	1
CER_DOR_MKTAREA	2
CER_DVAL_REASON	0
CER_ELIG4CAPNXTYR	0.000000
CER_ELIGACAP_CNTY	446913.000000
CER_ELIGACAP_MUNI	0.000000
CER_ELIGACAP_SCHL	446913.000000
CER_ELIGACAP_SWFW	446913.000000
CER_ELIGBCAP_CNTY	446913.000000
CER_ELIGBCAP_MUNI	0.000000
CER_ELIGBCAP_SCHL	446913.000000
CER_ELIGBCAP_SWFW	446913.000000
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CER_EXEM_CODES	HXZ HXZ
CER_EXEM_DXONLY	0.000000
CER_EXEM_HXONLY	51444.000000

CER_EXEM_NALCODE	9
CER_EXEM_NOHCAP	N
CER_EXEM_OXONLY	0.000000
CER_EXEM_PERSONAL	Y
CER_EXEM_RXONLY	0.000000
CER_EXEM_SOHCAP	Y
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CER_EXEMPT_MUNI	0.000000
CER_EXEMPT_SWFW	50722.000000
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CER_INELGCAP_MUNI	0.000000
CER_INELGCAP_SCHL	0.000000
CER_INELGCAP_SWFW	0.000000
CER_JURISDICTION	C
CER_JUST_VALUE	446913.000000
CER_LAND_VALUE	54520.000000
CER_LANDAVAIL4TAX	N
CER_LEVY_CODE	CWES
CER_MARKET_AREA	
CER_NAD_TAX1_AMT	362.380000
CER_NAD_TAX1_DSC	H.C. FIRE/RESCUE DISTRICT
CER_NAD_TAX2_AMT	98.040000
CER_NAD_TAX2_DSC	SOLID WASTE DISPOSAL MSBU
CER_NAD_TAX3_AMT	0.000000
CER_NAD_TAX3_DSC	
CER_NAD_TAX4_AMT	0.000000
CER_NAD_TAX4_DSC	
CER_NAD_TAX5_AMT	0.000000
CER_NAD_TAX5_DSC	
CER_NAD_TAX6_AMT	0.000000

CER_NAD_TAX6_DSC	
CER_NEIGHBORHOOD	3290
CER_NEW_CONST	0.000000
CER_PENALTY_PERC	0.000000
CER_RESID_UNITS	1
CER_ROLL_ADJ_NUM	0
CER_ROLL_SEQ_NUM	2
CER_ROLL_YEAR	2025
CER_SPLIT_MERGE	
CER_STRU_SQFT	3344
CER_SUBDIVISION	3290
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CER_TAXABLE_CNTY	396191.000000
CER_TAXABLE_SWFW	396191.000000
CER_TAXABLE_SCHL	421913.000000
CER_VALUEB4CAP	446913.000000
TAX_YEAR1	2025
TAXES_YEAR1	6277.430000
TAX_YEAR2	2024
TAXES_YEAR2	6605.900000
TAX_YEAR3	2023
TAXES_YEAR3	686.680000
TAX_YEAR4	2022
TAXES_YEAR4	608.210000
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PHOTO	\\PAISRV04\CatsImg\GEN\0\0\0\5\13\5256313.jpg
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CHAKEY	00676049
STATE_FIPS	12
CNTY_FIPS	053
STCOFIPS	12053
TRACT	40701

BLKGRP	1
FIPS_CODE	52755
COUNTY	HERNANDO
COUNTYNO	37
OBJECTID	77391
SHAPE__Length	1179.971590
SHAPE__Area	86995.945435

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION
1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail

December 29, 2025

Terry and Candace Ferris
11149 Florida Wren
Weeki Wachee FL 34614

Re: **VACATION OF INNER EASEMENTS, ROYAL HIGHLANDS, BLK 84, LOTS 9 & 10, UNIT 1B**

To whom it may concern.

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Mr. and Mrs. Cotroneo within the Royal Highlands platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **February 3, 2026**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

REQUEST TO VACATE:

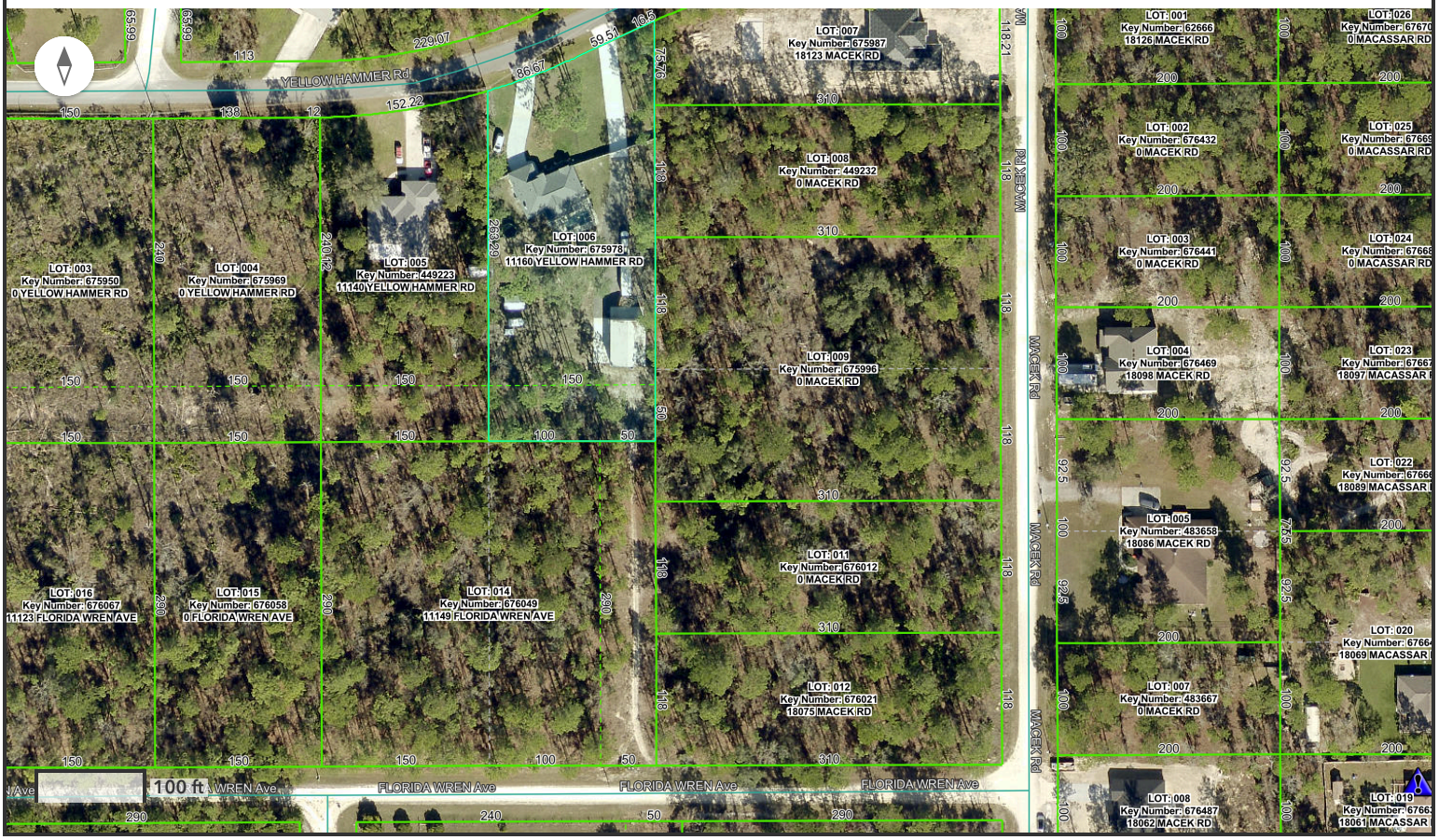
COMMENCE AT THE SW CORNER OF LOT 9, ALSO KNOWN AS THE NW CORNER LOT 10, ALL IN BLOCK 84, ROYAL HIGHLANDS UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82-91, INCLUSIVE OF THE REPUBLIC RECORDS OF HERNANDO COUNTY , FLORIDA, POINT BEING NOW ESTABLISHED WITH A CAPPED ½" IRON ROD STAMPED 'LB 5232'; THENCE RUN ALONG THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 7.50 FEET TO THE POINT OF BEGINNING. THERE RUNS PARALLEL WITH THE WEST LINE OF LOT 9, AS IT IS NOW ESTABLISHED, N00°01'17"E, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 297.65 FEET TO A POINT THAT IS 5.00 FEET WEST OF THE EAST LINEOF SAID LOT 9, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL WITH THE SAID EAST LINE, S00°02'54"E, 7.50 FEET TO A POINT OF ON THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10; THENCE RUN PARALLEL TO THE EAST LINE OF LOT 10, AS IT IS NOW ESTABLISHED , S00°01'06"W, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMOM PROPERTY LINE OF SAID LOT 9 & LOT 10, N89°57'59"W, 297.64 FEET TO A POINT THAT IS 7.50 FEET EASE OF THE WEST LINE OF SAID LOT 10, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL TO THE SAID WEST LINE, N00°06'49"W, 7.50 FEET TO THE POINT OF BEGINNING. SAID VACATE CONTAINING 4464.7 SQUARE FEET MORE OR LESS.

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Stephanie Rose

Stephanie Rose Zoning
Technician III
Hernando County Development Services Zoning
Division
(352)754-4048
Srose@hernandocounty.us

GIS Map



State of Florida, Microsoft, Vantor

Otero Jarimar Nazario and Matos Ramon
11160 Yellow Hammer Rd.
Weeki Wachee FL 34614
Key 675978

OTERO JARIMAR NAZARIO, MATOS RAMON

PARCEL_KEY	675978
PARCEL_SHORTNUM	6
PARCEL_TYPE	R
BLOCK	0084
BUILDING_LEASE	N
LOT	006
MINERAL_RIGHTS	N
PARCEL_NUMBER	R01 221 17 3290 0084 0060
PARCEL_SORTNUM	R2211701329000840060
PARCEL_EFFDATE	01011980
PARENT_KEY	0
SECTION	6
TOWNSHIP	21
RANGE	18
SITUS_ADDRESS	11160 YELLOW HAMMER RD
SITUS_HOUSENO	11160
SITUS_PREDIR	
SITUS_STREET	YELLOW HAMMER
SITUS_STRTYPE	RD
SITUS_SUFFDIR	
SITUS_SECTYPE	
SITUS_SECLOC	
SITUS_CITY	WEEKI WACHEE
SITUS_ZIP5	34614
SITUS_ZIP4	
LEGAL1	ROYAL HIGHLANDS UNIT 1B
LEGAL2	BLK 84 LOT 6
LEGAL3	
LEGAL4	
CONFIDENTIAL	N
OWNER_NAME	OTERO JARIMAR NAZARIO, MATOS RAMON

OWNER_NAME2	MIGUEL
MAIL_ADDR1	11160 YELLOW HAMMER RD
MAIL_ADDR2	WEEKI WACHEE FL 34614-2215
MAIL_ADDR3	
MAIL_ADDR4	
MAIL_PRURBAN	
MAIL_CITY	WEEKI WACHEE
MAIL_STATE	FL
MAIL_POSTALCODE	34614-2215
MAIL_COUNTRY	UNITED STATES
MAIL_CNTRY_CODE	US
MAIL_EFFDATE	04202020
MAIL_FLAG	Y
MAIL_HERN_FLAG	Y
MAIL_VALID_FLAG	Y
MAP_CODE	37B
GIS_MAP_CODE	A078
APPRAISAL_DISTRICT	7
FLOOD100	
FLOOD_DATE	
FLOOD_REASON	
FLOOD_COMMENT	
PCA1_CONSTR_TYPE	1
PCA2_LAND_TYPE	1
PCA3_LIVING_UNITS	1
PCA4_LAND_SIZE	0
NONADVALOREM1	36
NONADVALOREM2	99
NONADVALOREM3	0
NONADVALOREM4	0
NONADVALOREM5	0
NONADVALOREM6	0
MISC_DISTRICT1	0

MISC_DISTRICT2	0
ACRES	1.200000
BUSINESS_COUNT	0
STRUCT1_ACT_YEAR	2004
STRUCT1_AUX_SQFT	543
STRUCT1_BASE_SQFT	1461
STRUCT1_EFF_YEAR	2012
STRUCT1_CLASS	C
STRUCT1_QUALITY	1
STRUCT1_TYPE	01
STRUCTURE_COUNT	2
LAND_CODES	01 38
LAND_ACRES	1.200000
LAND_FRONT_FEET	0.000000
LAND_SQFT	51358.000000
LAND_UNITS	0.000000
LAND_ADJ_FLAG	Y
LSALE_DATE	4/19/20, 8:00 PM
LSALE_ORBOOK	3836
LSALE_ORPAGE	658
LSALE_QUALCD	Q
LSALE_VORICD	I
LSALE_PRICE	205000.000000
PRYR_PERM_ISSDTE	12/31/99, 7:00 PM
PRYR_PERM_FINDTE	12/31/99, 7:00 PM
PRYR_PERMIT_VALU	0
PRYR_TOTPERMSVAL	0
LAST_INSPECTION	1/4/22, 7:00 PM
LAST_INSPECTED_BY	279
INVESTIGATED_ON	12/31/99, 7:00 PM
INVESTIGATED_BY	0
CER_AD_VAL_TAXES	2778.180000
CER_ADDITIONS	0.000000

CER_APPR_METHOD	C
CER_ASSESSED_CNTY	234044.000000
CER_ASSESSED_MUNI	0.000000
CER_ASSESSED_SCHL	234044.000000
CER_ASSESSED_SWFW	234044.000000
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CER_CAP_DIFF_MUNI	0.000000
CER_CAP_DIFF_SCHL	78922.000000
CER_CAP_DIFF_SWFW	78922.000000
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CER_CLASS_CVALUE	0.000000
CER_CLASS_DIFF	0.000000
CER_CLASS_JVALUE	0.000000
CER_COMMON_AREA	N
CER_DAMAGE_CODE	
CER_DAMAGE_YEAR	0
CER_DELETIONS	0.000000
CER_DOR_CODE	1
CER_DOR_MKTAREA	2
CER_DVAL_REASON	0
CER_ELIG4CAPNXTYR	0.000000
CER_ELIGACAP_CNTY	234044.000000
CER_ELIGACAP_MUNI	0.000000
CER_ELIGACAP_SCHL	234044.000000
CER_ELIGACAP_SWFW	234044.000000
CER_ELIGBCAP_CNTY	312966.000000
CER_ELIGBCAP_MUNI	0.000000
CER_ELIGBCAP_SCHL	312966.000000
CER_ELIGBCAP_SWFW	312966.000000
CER_EXEM_CAPYR	2021
CER_EXEM_CODES	HXZ HXZ
CER_EXEM_DXONLY	0.000000

CER_EXEM_HXONLY	51444.000000
CER_EXEM_NALCODE	9
CER_EXEM_NOHCAP	N
CER_EXEM_OXONLY	0.000000
CER_EXEM_PERSONAL	Y
CER_EXEM_RXONLY	0.000000
CER_EXEM_SOHCAP	Y
CER_EXEM_WXONLY	0.000000
CER_EXEMPT_CNTY	50722.000000
CER_EXEMPT_MUNI	0.000000
CER_EXEMPT_SWFW	50722.000000
CER_EXEMPT_SCHL	25000.000000
CER_FEAT_VALUE	29111.000000
CER_INELGCAP_CNTY	0.000000
CER_INELGCAP_MUNI	0.000000
CER_INELGCAP_SCHL	0.000000
CER_INELGCAP_SWFW	0.000000
CER_JURISDICTION	C
CER_JUST_VALUE	312966.000000
CER_LAND_VALUE	45687.000000
CER_LANDAVAIL4TAX	N
CER_LEVY_CODE	CWES
CER_MARKET_AREA	
CER_NAD_TAX1_AMT	362.380000
CER_NAD_TAX1_DSC	H.C. FIRE/RESCUE DISTRICT
CER_NAD_TAX2_AMT	98.040000
CER_NAD_TAX2_DSC	SOLID WASTE DISPOSAL MSBU
CER_NAD_TAX3_AMT	0.000000
CER_NAD_TAX3_DSC	
CER_NAD_TAX4_AMT	0.000000
CER_NAD_TAX4_DSC	
CER_NAD_TAX5_AMT	0.000000
CER_NAD_TAX5_DSC	

CER_NAD_TAX6_AMT	0.000000
CER_NAD_TAX6_DSC	
CER_NEIGHBORHOOD	3290
CER_NEW_CONST	0.000000
CER_PENALTY_PERC	0.000000
CER_RESID_UNITS	1
CER_ROLL_ADJ_NUM	0
CER_ROLL_SEQ_NUM	2
CER_ROLL_YEAR	2025
CER_SPLIT_MERGE	
CER_STRU_SQFT	3204
CER_SUBDIVISION	3290
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CER_TAXABLE_SWFW	183322.000000
CER_TAXABLE_SCHL	209044.000000
CER_VALUEB4CAP	312966.000000
TAX_YEAR1	2025
TAXES_YEAR1	3238.600000
TAX_YEAR2	2024
TAXES_YEAR2	3256.380000
TAX_YEAR3	2023
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LAST_CAMA_UPDATE	11/10/25, 7:00 PM
CHAKEY	00675978
STATE_FIPS	12
CNTY_FIPS	053
STCOFIPS	12053

TRACT	40701
BLKGRP	1
FIPS_CODE	52755
COUNTY	HERNANDO
COUNTYNO	37
OBJECTID	87156
SHAPE__Length	1001.684744
SHAPE__Area	51351.257874

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail

December 29, 2025

Otero Jarimar Nazario and Matos Ramon
11160 Yellow Hammer
Weeki Wachee FL 34614

Re: **VACATION OF INNER EASEMENTS, ROYAL HIGHLANDS, BLK 84, LOTS 9 & 10, UNIT 1B**

To whom it may concern.

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Mr. and Mrs. Cotroneo within the Royal Highlands platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **February 3, 2026**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

REQUEST TO VACATE:

COMMENCE AT THE SW CORNER OF LOT 9, ALSO KNOWN AS THE NW CORNER LOT 10, ALL IN BLOCK 84, ROYAL HIGHLANDS UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82-91, INCLUSIVE OF THE REPUBLIC RECORDS OF HERNANDO COUNTY , FLORIDA, POINT BEING NOW ESTABLISHED WITH A CAPPED ½" IRON ROD STAMPED 'LB 5232'; THENCE RUN ALONG THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 7.50 FEET TO THE POINT OF BEGINNING. THERE RUNS PARALLEL WITH THE WEST LINE OF LOT 9, AS IT IS NOW ESTABLISHED, N00°01'17"E, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 297.65 FEET TO A POINT THAT IS 5.00 FEET WEST OF THE EAST LINEOF SAID LOT 9, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL WITH THE SAID EAST LINE, S00°02'54"E, 7.50 FEET TO A POINT OF ON THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10; THENCE RUN PARALLEL TO THE EAST LINE OF LOT 10, AS IT IS NOW ESTABLISHED , S00°01'06"W, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMOM PROPERTY LINE OF SAID LOT 9 & LOT 10, N89°57'59"W, 297.64 FEET TO A POINT THAT IS 7.50 FEET EASE OF THE WEST LINE OF SAID LOT 10, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL TO THE SAID WEST LINE, N00°06'49"W, 7.50 FEET TO THE POINT OF BEGINNING. SAID VACATE CONTAINING 4464.7 SQUARE FEET MORE OR LESS.

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Stephanie Rose

Stephanie Rose Zoning
Technician III
Hernando County Development Services Zoning
Division
(352)754-4048
Srose@hernandocounty.us

RESOLUTION NO. 2026- _____

WHEREAS, JOSEPH COTRONEO and **CAITLIN COTRONEO** have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

COMMENCE AT THE SW CORNER OF LOT 9, ALSO KNOWN AS THE NW CORNER LOT 10, ALL IN BLOCK 84, ROYAL HIGHLANDS UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82-91, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, POINT BEING NOW ESTABLISHED WITH A CAPPED ½" IRON ROD STAMPED 'LB 5232'; THENCE RUN ALONG THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 7.50 FEET TO THE POINT OF BEGINNING; THENCE RUN PARALLEL WITH THE WEST LINE OF LOT 9, AS IT IS NOW ESTABLISHED, N00°01'17"E, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 297.65 FEET TO A POINT THAT IS 5.00 FEET WEST OF THE EAST LINE OF SAID LOT 9, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL WITH THE SAID EAST LINE, S00°02'54"E, 7.50 FEET TO A POINT OF ON THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10; THENCE RUN PARALLEL TO THE EAST LINE OF LOT 10, AS IT IS NOW ESTABLISHED , S00°01'06"W, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, N89°57'59"W, 297.64 FEET TO A POINT THAT IS 7.50 FEET EAST OF THE WEST LINE OF SAID LOT 10, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL TO THE SAID WEST LINE, N00°06'49"W, 7.50 FEET TO THE POINT OF BEGINNING. SAID VACATE CONTAINING 4464.7 SQUARE FEET MORE OR LESS.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Chairman

(SEAL)

Approved as to Form and Legal Sufficiency

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
CLK25-185 NOTICE OF INTENT TO VACATE EASEMENTS

in the matter of
Request to vacate easements in Royal Highlands Unit 1-B (Cotroneo).

was published in said newspaper by print in the issue(s) of:
January 16, 2026

and/or by publication on the newspaper's publicly available website, if authorized, on January 16, 2026

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 16th day of January, 2026.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

CLK25-185
NOTICE OF INTENT TO VACATE EASEMENTS
NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida, will hold a public hearing on **February 3, 2026 at 9:00 a.m.**, in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, to consider and determine whether or not the County will renounce and disclaim any right of the County and public in and to the hereinafter described easements:

LEGAL DESCRIPTION:
REQUEST TO VACATE: COMMENCE AT THE SW CORNER OF LOT 9, ALSO KNOWN AS THE NW CORNER LOT 10, ALL IN BLOCK 84, ROYAL HIGHLANDS UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82-91, INCLUSIVE OF THE REPUBLIC RECORDS OF HERNANDO COUNTY , FLORIDA, POINT BEING NOW ESTABLISHED WITH A CAPPED ½" IRON ROD STAMPED 'LB 5232'; THENCE RUN ALONG THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 7.50 FEET TO THE POINT OF BEGINNING. THERE RUNS PARALLEL WITH THE WEST LINE OF LOT 9, AS IT IS NOW ESTABLISHED, N00°01'17"E, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 297.65 FEET TO A POINT THAT IS 5.00 FEET WEST OF THE EAST LINEOF SAID LOT 9, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL WITH THE SAID EAST LINE, S00°02'54"E, 7.50 FEET TO A POINT OF ON THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10; THENCE RUN PARALLEL TO THE EAST LINE OF LOT 10, AS IT IS NOW ESTABLISHED , S00°01'06"W, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMOM PROPERTY LINE OF SAID LOT 9 & LOT 10, N89°57'59"W, 297.64 FEET TO A POINT THAT IS 7.50 FEET EASE OF THE WEST LINE OF SAID LOT 10, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL TO THE SAID WEST LINE, N00°06'49"W, 7.50 FEET TO THE POINT OF BEGINNING. SAID VACATE CONTAINING 4464.7 SQUARE FEET MORE OR LESS.

Notice Continues on Page 2

Petitioners: Joseph & Caitlin Cotroneo

YOU HAVE A RIGHT to appear and be heard at the public hearing in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, and/or to send a written objection to the Hernando County Zoning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

YOU ARE FURTHER ADVISED that if a person decides to appeal any decision made by the Board of County Commissioners, with respect to the subject matter of the hearing, that person will need a record of the proceedings, and that for such purposes, that person will need to ensure a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding should contact County Administration, 15470 Flight Path Dr., Brooksville, Florida 34604, Telephone 352-754-4002. If hearing impaired, please call 711 for assistance.

BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY, FLORIDA

/s/_____(SEAL)
Douglas A. Chorvat Jr., Clerk
7679-332344
Jan. 16, 2026

RESOLUTION NO. 2026-025

WHEREAS, JOSEPH COTRONEO and **CAITLIN COTRONEO** have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

COMMENCE AT THE SW CORNER OF LOT 9, ALSO KNOWN AS THE NW CORNER LOT 10, ALL IN BLOCK 84, ROYAL HIGHLANDS UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82-91, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, POINT BEING NOW ESTABLISHED WITH A CAPPED ½" IRON ROD STAMPED 'LB 5232'; THENCE RUN ALONG THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 7.50 FEET TO THE POINT OF BEGINNING; THENCE RUN PARALLEL WITH THE WEST LINE OF LOT 9, AS IT IS NOW ESTABLISHED, N00°01'17"E, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 297.65 FEET TO A POINT THAT IS 5.00 FEET WEST OF THE EAST LINE OF SAID LOT 9, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL WITH THE SAID EAST LINE, S00°02'54"E, 7.50 FEET TO A POINT OF ON THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10; THENCE RUN PARALLEL TO THE EAST LINE OF LOT 10, AS IT IS NOW ESTABLISHED , S00°01'06"W, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, N89°57'59"W, 297.64 FEET TO A POINT THAT IS 7.50 FEET EAST OF THE WEST LINE OF SAID LOT 10, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL TO THE SAID WEST LINE, N00°06'49"W, 7.50 FEET TO THE POINT OF BEGINNING. SAID VACATE CONTAINING 4464.7 SQUARE FEET MORE OR LESS.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

ADOPTED IN REGULAR SESSION THE 3rd **DAY OF** February **2026.**

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Paige Jeffreys, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

(SEAL)

By: Jerry Campbell
Chairman

Approved as to Form and Legal Sufficiency

By: Natasha López Perez
County Attorney's Office

Meeting: 02/03/2026
Department: Zoning
Prepared By: Stephanie Rose
Initiator: Omar DePablo
DOC ID: 16916
Legal Request Number:
Bid/Contract Number:

TITLE

Variance Petition Submitted by Matthew Schroepfer and RaeAnna Schroepfer for Property Located on Baxter Street

BRIEF OVERVIEW

The applicants have requested a variance to reduce side yard setbacks from 35' to 25' for a Single-Family home on their AG (Agricultural) zoned parcel.

The administrative official's intent was to approve the variance request; however, there has been one request for denial submitted by the public.

FINANCIAL IMPACT

There is no financial impact associated with the recommended action.

LEGAL NOTE

The perimeter side setbacks for AG (Agricultural) are 35' pursuant to Appendix A, Article IV, Section 6A(7)(b)(iv) of the Hernando County Code of Ordinances. Any deviation from the requirements must be requested from the Board of County Commissioners.

The variance procedures require that upon receipt and review of an application for variance, a notice of intent of either approval or denial be sent to property owners. If the notice of intent is to approve the variance, a mailing shall be issued to the property owners within five hundred (500) feet of the property under consideration for the variance. If no objection is filed within the fifteen (15) day objecting period, the administrative official's decision to approve the variance shall stand. However, if an objection is filed within the 15-day objecting period, the administrative official shall schedule the matter for public hearing and decision by the Board to hear the application for variance pursuant to Appendix A, Article V, Section 3E of the Hernando County Code of Ordinances.

Any person affected by the administrative official's decision may file for appeal and such appeal shall be taken with the Board within thirty (30) days after rendition of the decision pursuant to Appendix A, Article V, Section 3F of the Hernando County Code of Ordinances.

The Board is authorized to consider the variance appeal pursuant to Appendix A, Article V, Section 3A(1) of the Hernando County Code of Ordinances, and Chapters 125 and 163 of the Florida Statutes.

RECOMMENDATION

It is recommended that the Board review the variance to reduce the side setbacks from 35' to 25', find that the request is consistent with the review criteria of Appendix A, Article IV, Section 6A(7)(b)(iv), and approve and authorize the Chairman's signature on the attached associated resolution.

REVIEW PROCESS

Omar DePablo	Escalated	12/31/2025 6:18 PM
KayMarie Griffith	Escalated	01/01/2026 6:18 PM
Michelle Miller	Approved	01/05/2026 8:40 AM
Michelle Miller	Approved	01/05/2026 8:40 AM
Erin Dohren	Approved	01/05/2026 9:58 AM
Pamela Hare	Approved	01/05/2026 6:01 PM
Natasha Lopez Perez	Approved	01/06/2026 10:59 AM
Heidi Prouse	Approved	01/06/2026 11:52 AM
Toni Brady	Approved	01/06/2026 9:33 PM
Jeffrey Rogers	Approved	01/08/2026 10:24 AM
Colleen Conko	Approved	01/08/2026 6:18 PM

AYES: Campbell, Amsler, Champion, Allocco and Hawkins

OFFICE USE ONLY
DATE REC'D

FILE NO.

HERNANDO COUNTY ZONING DIVISION
ZONING APPEAL APPLICATION

This application must be completed and returned, with all documents and check specified on the instruction sheet, to this office before a board hearing will be scheduled. Please note that the petitioner or representative is required to be present at the hearing.

Applicant Name: Matthew & RaeAnna Schroepfer Date: 12.8.25

Mailing Address: 110 Summit St SW Sleepy Eye MN 560-85-1454

Phone No. 507-227-8376 Fax:

E-Mail: matthewschroepfer6@gmail.com

Representative Name (if applicable): Chris Glover

Mailing Address: 8245 River Country Dr Spring Hill FL 34607

Phone No. 352-597-2100 Fax:

E-Mail: Chris@palmwoodconstruction.com

Address of Property: 27009 Baxter St Brooksville FL 34602

Legal Description: W355 FT OF SE1/4 OF NE1/4 OF SW1/4

Key No.: 1761828 Zoning District: AG

Homeowners Association Yes ☐ No ☑ If yes, name of HOA

Contact Name: N/A

Contact Address: City: State Zip

Signature of applicant or representative:

PALMWOOD
CONSTRUCTION
8245 River Country Drive · Spring Hill, FL 34607
Main Office (352) 597-2100 · Fax (352) 597-4487
Palmwood Construction LLC #CBCA 22129
www.palmwoodconstruction.com

December 9, 2025

Hernando County Development Department
Attn: Zoning Department
789 Providence Boulevard
Brooksville, FL 34601

Re: Requesting a Hearing for Full Variance on side setbacks for property Key #1761828

Dear Zoning,

We are in the process of drawing plans for a single-family residence for our Customer (The Schroepfer Family) on their recently purchased property on Baxter Street and understand that lot in question currently has 35' side setbacks. For their new home to fit on the lot, our customer is requesting a Full Administrative Variance of both side setbacks from 35' down to 25', a reduction of 10' on each side. The reason they are making this request is because their home design (from one of our narrowest standard designs) is still too wide for the setbacks because this lot is extremely long and narrow (116' wide).

We have attached a copy of the proposed footprint of the home on the lot with the requested side setback variance showing. We feel the request is reasonable and will not negatively impact any neighbor's property. The new home is set behind both of the neighbors. The neighbor on the right side has no objections. However, the neighbor on the left side submitted a denial complaint. We later learned that the complaint party is upset that the lot was sold. We respectfully request a hearing in front of the BOCC to ask for approval for a Full Administrative Variance to both side setbacks be granted.

Sincerely,

Chris Glover,
Palmwood Construction

OWNER AFFIDAVIT

I, Matthew & RaeAnna Schroepfer, HEREBY STATE AND AFFIRM THAT:

_____ I am the owner of the property and am making this application OR

x I am the owner of the property and am authorizing the entity below to submit an application on the described property. The entity shall complete the affidavit below.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

RaeAnna Schroepfer Matthew Schroepfer
Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31st day of October, 2025 by Matthew & RaeAnna Schroepfer, who is (_____)personally known to me or who (Y) has produced DL Ives Clerk as identification.

Signature of Notary Public
Lisa A. Daniels

Stamp of Notary Public
LISA A. DANIELS
Commission # HH 329992
Expires January 24, 2027

****

AGENT/REPRESENTATIVE AFFIDAVIT

I, Christopher Glover, HEREBY STATE AND AFFIRM THAT:

✓ I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application. I have been authorized by the owner identified above to proceed with this application.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Signature of representative

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 31 day of October, 2025 by ~~Matthew & RaeAnna Schroepfer~~ Christopher Glover, who is (✓)personally known to me or who (_____) has produced _____ as identification.

Signature of Notary Public

BETH-ANN C. REED
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-15-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 379931

Stamp of Notary Public

CARDINAL SURVEYING SERVICES OF FLORIDA INC

0 100 200 300

GRAPHIC SCALE IN FEET

MAP OF SURVEY

TYPE OF SURVEY: "BOUNDARY"

Section 34, Township 23 South, Range 20 East

Date of Survey (field measurements): 03/28/2025

NOTE: BASIS OF BEARINGS ESTABLISHED BETWEEN POINT "A" AND POINT "B". BEARING = SOUTH ASSUMED

ABBREVIATIONS

A/C = AIR CONDITIONER PAD, C/S = CONC SLAB,
(C) = CALCULATED, (D) = DESCRIPTION, PC = POINT OF CURVATURE
℄ = CENTERLINE, ELEV = ELEVATION, RES = RESIDENCE, STY = STORY
CONC = CONCRETE, (F) = AS FIELD MEASURED, (R) = PER RECORD DEED
COL = COLUMN, (P) = PER RECORD PLAT, POB = POINT OF BEGINNING
COV = COVERED, FCM = FOUND CONC MONUMENT (# AS NOTED)
FIR = FOUND IRON ROD (SIZE & # AS NOTED), # = NUMBER
FOP = FOUND OPEN PIPE (SIZE & # AS NOTED).
FND = FOUND NAIL & DISK (# AS NOTED), FN = FOUND NAIL
SIR = SET 5/8" IRON ROD LB # 8400) SN&D = SET NAIL & DISC #8400

SYMBOL LEGEND

- ● – INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)
- ▲ – INDICATES NAIL & DISC (NUMBER AS NOTED)
- ■ – INDICATES CONC. MONUMENT (SIZE & NUMBER AS NOTED)
- ———— – INDICATES EASEMENT (USE AND SIZE AS NOTED)

NOTES

1) THIS SURVEY IS NOT VALID UNLESS DISPLAYED AT THE NOTED SCALE.
2) THIS SURVEY ONLY VALID FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
3) DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
4) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR SHOWN ON RECORD PLAT.
5) ENVIRONMENTAL, JURISDICTIONAL AREAS, MEAN HIGH HIGH WATER LINE AND/OR RIPARIAN RIGHTS NOT SHOWN UNLESS NOTED.
6) UNDERGROUND IMPROVEMENTS, IRRIGATION SYSTEMS NOT SHOWN.
7) ROOF OVERHANGS AND/OR EAVES NOT SHOWN UNLESS NOTED.
8) IF THIS SURVEY IS TO BE USED FOR NEW CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CLIENT TO FURNISH CORRECT DATA FOR PLACEMENT OF PROPOSED IMPROVEMENTS.
9) ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10) FIELD MEASUREMENTS IN ACCORDANCE WITH THE U.S. STANDARD FEET.
11) THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.
12) ROAD RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER PLAT RECORDED IN PLAT BOOK AND PAGE AS SHOWN IN DESCRIPTION UNLESS NOTED OTHERWISE.

FLOOD ZONE NOTE: THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE X COMMUNITY PANEL #12053C0388D EFFECTIVE DATE 02/02/2012 FLOOD ELEVATION = N/A FEET. FLOOD ZONE NOTE IS NOT TO BE RELIED ON FOR NEW CONSTRUCTION. CONTACT PROPER AGENCY FOR FINAL DETERMINATION.

FOR THE BENEFIT OF:

MATTHEW SCHROEPFER
RAEANNA SCHROEPFER

11-7-25

DAVID T. YORK, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 5875.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.
2401 GRAND BOULEVARD, HOLIDAY, FLORIDA 34690
PHONE #: (727) 859-9313, (813) 995-9850

WORK ORDER NUMBER: 25157

LEGAL DESCRIPTION:
SE 1/4 of NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, LESS the South 48 feet thereof, and also LESS the East 15 feet thereof, Hernando County, Florida.

TOGETHER with an easement for purposes of ingress and egress over and across the West 15 feet of NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, LESS the South 33 feet thereof, over and across the North 15 feet of the South 48 feet of NE 1/4 of SW 1/4 of said Section 34, and over and across the East 15 feet of SE 1/4 of NE 1/4 of SW 1/4 of said Section 34, LESS the South 33 feet thereof.

LESS AND EXCEPT

THE WEST 355.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 48.00 FEET THEREOF.

ALSO LESS AND EXCEPT

The East 177.60 feet of the described property: The Southeast 1/4 of the NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, Hernando County, Florida. Less the South 48.00 feet thereof and also less the East 15.00 thereof

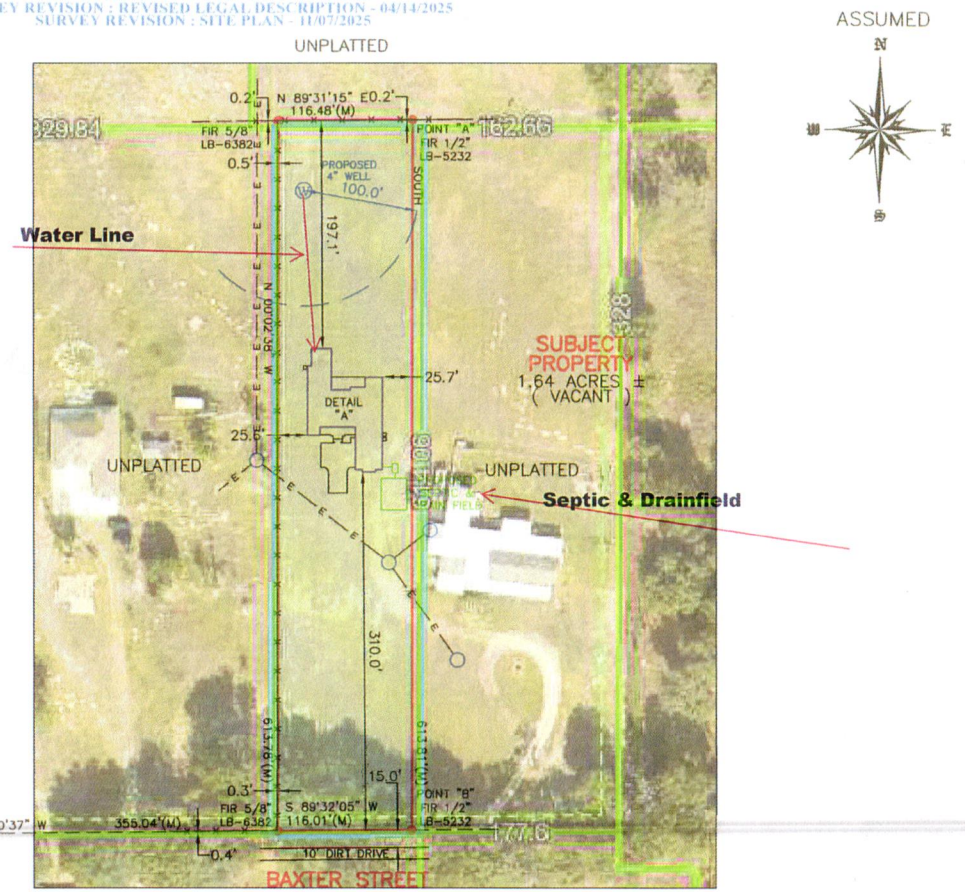
Matthew & Raeanna Schroepfer
27009 Baxter St.
Brooksville, FL 34602

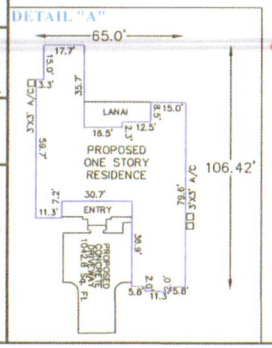
R34 423 20 0000 0100 0021
Key #01731828

Chari Cappello

Palmwood Construction

SURVEY REVISION : SITE PLAN - 10/30/2025
SURVEY REVISION : REVISED LEGAL DESCRIPTION - 04/14/2025
SURVEY REVISION : SITE PLAN - 11/07/2025





4' WIRE FENCE
OVERHEAD ELECTRIC LINES
UTILITY POLE

12/4/2025 4:45:23 PM, steve

PARCEL_KEY	PARCEL_NUM	OWNER_NAME	OWNER_NA_1	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_ADDR4
656800	R34 423 20 0000 0100 0010	LEE BILLY EDWARD, LEE CATHERINE R		26496 ROSECRANS ST	BROOKSVILLE FL 34602-8271		
713473	R34 423 20 0000 0100 0030	GRISKO AMANDA, SNELL LANCE		13616 DEVENTER CT	HUDSON FL 34667-6532		
1159659	R34 423 20 0000 0210 0030	BAKER ARTHUR C, BAKER JULIE A		26484 BAXTER ST	BROOKSVILLE FL 34602-6217		
1159668	R34 423 20 0000 0210 0040	LOOPER KELLY G II		26412 BAXTER ST	BROOKSVILLE FL 34602-6217		
1159677	R34 423 20 0000 0210 0050	BAKER JULIE A		26484 BAXTER ST	BROOKSVILLE FL 34602-6217		
1536323	R34 423 20 0000 0120 0031	BITZ D MICHAEL		201 HAMPSTEAD DR	BROOKSVILLE FL 34602-8284		
703938	R34 423 20 0000 0100 0020	JOHNSON JAMES R, JOHNSON LORENA D REYES		27001 BAXTER ST	BROOKSVILLE FL 34602-6218		
1340613	R34 423 20 0000 0100 0040	ORTIZ ROBERTO LIFE ESTATE		27015 BAXTER ST	BROOKSVILLE FL 34602-6218		
1587580	R34 423 20 7174 0000 0040	LEE BILLY E, LEE CATHERINE R		26496 ROSECRANS ST	BROOKSVILLE FL 34602-8271		
1761828	R34 423 20 0000 0100 0021	SCHROEPFER MATTHEW, SCHROEPFER RAEANNA		110 SUMMIT ST SW	SLEEPY EYE MN 56085-1454		
1794785	R34 423 20 0000 0120 0032	MCROBERTS LEE, MCROBERTS JAMIE		12039 SAN ANGELA DR	SAN ANTONIO FL 33576-7057		
393229	R34 423 20 0000 0120 0020	LAUFENBERG KAREN S LIFE ESTATE		27036 CAREFREE DR	BROOKSVILLE FL 34602-8222		

CARDINAL SURVEYING SERVICES OF FLORIDA INC

0 100 200 300

GRAPHIC SCALE IN FEET

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COL = COLUMN, (P) = PER RECORD PLAT, POB = POINT OF BEGINNING
COV = COVERED, FCM = FOUND CONC MONUMENT (# AS NOTED)
FIR = FOUND IRON ROD (SIZE & # AS NOTED), # = NUMBER
FOP = FOUND OPEN PIPE (SIZE & # AS NOTED).
FND = FOUND NAIL & DISK (# AS NOTED), FN = FOUND NAIL
SIR = SET 5/8" IRON ROD LB # 8400) SN&D = SET NAIL & DISC #8400

SYMBOL LEGEND

- ● – INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)
- ▲ – INDICATES NAIL & DISC (NUMBER AS NOTED)
- ■ – INDICATES CONC. MONUMENT (SIZE & NUMBER AS NOTED)
- ———— – INDICATES EASEMENT (USE AND SIZE AS NOTED)

NOTES

1) THIS SURVEY IS NOT VALID UNLESS DISPLAYED AT THE NOTED SCALE.
2) THIS SURVEY ONLY VALID FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
3) DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
4) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR SHOWN ON RECORD PLAT.
5) ENVIRONMENTAL, JURISDICTIONAL AREAS, MEAN HIGH HIGH WATER LINE AND/OR RIPARIAN RIGHTS NOT SHOWN UNLESS NOTED.
6) UNDERGROUND IMPROVEMENTS, IRRIGATION SYSTEMS NOT SHOWN.
7) ROOF OVERHANGS AND/OR EAVES NOT SHOWN UNLESS NOTED.
8) IF THIS SURVEY IS TO BE USED FOR NEW CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CLIENT TO FURNISH CORRECT DATA FOR PLACEMENT OF PROPOSED IMPROVEMENTS.
9) ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10) FIELD MEASUREMENTS IN ACCORDANCE WITH THE U.S. STANDARD FEET.
11) THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.
12) ROAD RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER PLAT RECORDED IN PLAT BOOK AND PAGE AS SHOWN IN DESCRIPTION UNLESS NOTED OTHERWISE.

FLOOD ZONE NOTE: THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE X COMMUNITY PANEL #12053C0388D EFFECTIVE DATE 02/02/2012 FLOOD ELEVATION = N/A FEET. FLOOD ZONE NOTE IS NOT TO BE RELIED ON FOR NEW CONSTRUCTION. CONTACT PROPER AGENCY FOR FINAL DETERMINATION.

FOR THE BENEFIT OF:

MATTHEW SCHROEPFER
RAEANNA SCHROEPFER

11-7-25

DAVID T. YORK, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 5875.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.
2401 GRAND BOULEVARD, HOLIDAY, FLORIDA 34690
PHONE #: (727) 859-9313, (813) 995-9850

WORK ORDER NUMBER: 25157

LEGAL DESCRIPTION:
SE 1/4 of NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, LESS the South 48 feet thereof, and also LESS the East 15 feet thereof, Hernando County, Florida.

TOGETHER with an easement for purposes of ingress and egress over and across the West 15 feet of NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, LESS the South 33 feet thereof, over and across the North 15 feet of the South 48 feet of NE 1/4 of SW 1/4 of said Section 34, and over and across the East 15 feet of SE 1/4 of NE 1/4 of SW 1/4 of said Section 34, LESS the South 33 feet thereof.

LESS AND EXCEPT

THE WEST 355.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 48.00 FEET THEREOF.

ALSO LESS AND EXCEPT

The East 177.60 feet of the described property: The Southeast 1/4 of the NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, Hernando County, Florida. Less the South 48.00 feet thereof and also less the East 15.00 thereof

Matthew & Raeanna Schroepfer
27009 Baxter St.
Brooksville, FL 34602

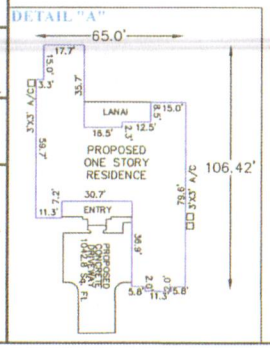
R34 423 20 0000 0100 0021
Key #01731828

Chari Cappello

Palmwood Construction

SURVEY REVISION : SITE PLAN - 10/30/2025
SURVEY REVISION : REVISED LEGAL DESCRIPTION - 04/14/2025
SURVEY REVISION : SITE PLAN - 11/07/2025





4' WIRE FENCE
OVERHEAD ELECTRIC LINES
UTILITY POLE

12/4/2025 4:45:23 PM, steve

Instr #2025028936 BK: 4551 PG: 1893, Filed & Recorded: 4/29/2025 5:27 PM KGG Deputy Clk, #Pgs:3
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $27.00 Deed Doc Stamp: $787.50

Prepared by and return to:
Andrew Walters
Title Processor
Meridian Title Company, Inc.
37837 Meridian Ave Suite 100
Dade City, FL 33525
(352) 567-1241
File Number: **25-03-37AW**
Sales Price: $112,500.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **9th day of April, 2025** between **Roberto Ortiz, a married man** whose post office address is **27015 Baxter St, Brooksville, FL 34602**, grantor,

and **Matthew Schroepfer and Raeanna Schroepfer, Husband and Wife** whose post office address is **110 Summit St SW, Sleepy Eye, MN 56085**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

SEE "EXHIBIT A" ATTACHED.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**, zoning and/or restrictions imposed by governmental authority, and easements, restrictions and reservations of record, if any, however this reference shall not serve to reimpose same.

Exhibit A

SE 1/4 of NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, LESS the South 48 feet thereof, and also LESS the East 15 feet thereof, Hernando County, Florida.
TOGETHER with an easement for purposes of ingress and egress over and across the West 15 feet of NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, LESS the South 33 feet thereof, over and across the North 15 feet of the South 48 feet of NE 1/4 of SW 1/4 of said Section 34, and over and across the East 15 feet of SE 1/4 of NE 1/4 of SW 1/4 of said Section 34, LESS the South 33 feet thereof.
LESS AND EXCEPT
THE WEST 355.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 48.00 FEET THEREOF.
ALSO LESS AND EXCEPT
The East 177.60 feet of the described property: The Southeast 1/4 of the NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, Hernando County, Florida. Less the South 48.00 feet thereof and also less the East 15.00 thereof.

Parcel Identification Number: R34 423 20 0000 0100 0021

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Shawne Weaver
Printed Name: Shawne Weaver
P.O. Address: 37837 Meridian Ave. Dade City, FL 33525

Witness
Printed Name: Andrew Walters
P.O. Address: 37837 Meridian Ave. Dade City, FL 33525

Roberto Ortiz

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 9th day of April, 2025 by Roberto Ortiz who [_] is personally known or [X] has produced a driver's license as identification.

[Seal]

ANDREW WALTERS
Notary Public - State of Florida
Commission # HH 403465
My Comm. Expires Jul 8, 2027
Bonded through National Notary Assn.

Notary Public
Print Name: Andrew Walters
My Commission Expires: 7/8/27

PARCEL_KEY	PARCEL_NUM	OWNER_NAME
656800	R34 423 20 0000 0100 0010	LEE BILLY EDWARD, LEE CATHERINE R
713473	R34 423 20 0000 0100 0030	GRISKO AMANDA, SNELL LANCE
1159659	R34 423 20 0000 0210 0030	BAKER ARTHUR C, BAKER JULIE A
1159668	R34 423 20 0000 0210 0040	LOOPER KELLY G II
1159677	R34 423 20 0000 0210 0050	BAKER JULIE A
1536323	R34 423 20 0000 0120 0031	BITZ D MICHAEL
703938	R34 423 20 0000 0100 0020	JOHNSON JAMES R, JOHNSON LORENA D REYES
1340613	R34 423 20 0000 0100 0040	ORTIZ ROBERTO LIFE ESTATE
1587580	R34 423 20 7174 0000 0040	LEE BILLY E, LEE CATHERINE R
1761828	R34 423 20 0000 0100 0021	SCHROEPFER MATTHEW, SCHROEPFER RAEANNA
1794785	R34 423 20 0000 0120 0032	MCROBERTS LEE, MCROBERTS JAMIE
393229	R34 423 20 0000 0120 0020	LAUFENBERG KAREN S LIFE ESTATE

OWNER_NA_1	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_ADDR4
	26496 ROSECRANS ST	BROOKSVILLE FL 34602-8271		
	13616 DEVENTER CT	HUDSON FL 34667-6532		
	26484 BAXTER ST	BROOKSVILLE FL 34602-6217		
	26412 BAXTER ST	BROOKSVILLE FL 34602-6217		
	26484 BAXTER ST	BROOKSVILLE FL 34602-6217		
	201 HAMPSTEAD DR	BROOKSVILLE FL 34602-8284		
	27001 BAXTER ST	BROOKSVILLE FL 34602-6218		
	27015 BAXTER ST	BROOKSVILLE FL 34602-6218		
	26496 ROSECRANS ST	BROOKSVILLE FL 34602-8271		
	110 SUMMIT ST SW	SLEEPY EYE MN 56085-1454		
	12039 SAN ANGELA DR	SAN ANTONIO FL 33576-7057		
	27036 CAREFREE DR	BROOKSVILLE FL 34602-8222		

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 ◆ F 352.754.4420 ◆ W www.HernandoCounty.us

REQUEST FOR REVIEW OF VARIANCE DECISION

APPLICATION FOR PUBLIC HEARING
HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

This application must be completed and returned, along with any additional data supporting your request for review of this petition, to this office before advertisement may be made for a public hearing before the Board of County Commissioners.

THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.

Date: 11-24-2025

Variance File No.: [redacted] 1513036 Petitioner Name: Matthew and Raeanna Schroepfer

1. Your name (please print) James Robert Johnson

   Mailing Address 27001 Baxter St.

   City Brooksville State Fl Zip 34602 Phone# 813-997-3727

2. State your reasons for requesting a review of the variance decision:

   Self created Hardship

   Failure to meet zoning criteria

   P.S. Please see attached explanation.

Attach additional pages, if necessary, to explain the reason you are requesting a review of this variance decision. Submit this form along with any additional documentation which you deem necessary to support your request. **YOU will be notified in writing of the date and time scheduled for your appearance before the Board of County Commissioners.**

SIGNATURE: [signature]

DEPARTMENT OF DEVELOPMENT SERVICES
ZONING DIVISION

1653 Blaise Drive • BROOKSVILLE, FLORIDA 34601
P 352.754.4048 • W www.HernandoCounty.us

*****You are receiving this notice because you own property located within 500 feet of property owned by the below-named applicant.*****

Date: November 13, 2025

RECEIVED
NOV 24 2025
Hernando County Development Services
Zoning Division

NOTICE OF INTENT
APPROVAL OF REQUEST FOR ZONING VARIANCE
FILE NO. 1513036

This is to inform you that the Planning Division has received a petition from:

Name: Matthew and Raeanna Schroepfer
Location of Property: 27009 Baxter St. Brooksville FL 34602

The petitioner is requesting is requesting approval to reduce the required side setbacks from 35' feet to 25 feet for a new Single-Family home. It is the intent of the Administrative Official to approve the requested variance fifteen (15) calendar days after the date of this mailing if no request for a review of the decision is filed. If you are opposed to the approval of this request, your response **must** be received in writing by this department no later than fifteen (15) calendar days from the date of this letter. Please fill in the form (see reverse side) and return to our office along with any additional data supporting your objection to this petition.

If no request for review is filed within fifteen (15) calendar days objecting to the Administrative Official's decision to approve the variance, the decision shall stand. If a request for review is filed by 4:30 p.m. on the fifteenth day, the Administrative Official shall schedule a public hearing for the Board of County Commissioners to hear the application for the variance. PLEASE NOTE THAT THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.

Should a hearing be necessary, a notice will be mailed at least ten (10) calendar days before the hearing to all property owners within 250 feet in any direction from the property lines of the land in question and shall be published in a newspaper of general circulation within the County no less than ten (10) days prior to the hearing. Those in favor or against the petition will have a chance to testify before the Board of County Commissioners. The Board will approve or deny the request for the petition.

If you have any questions regarding this matter, please feel free to contact the **Planning Division at (352) 754-4057, ext. 28011.**

Sincerely,

Omar DePablo
Digitally signed by Omar DePablo
Date: 2025.11.13 13:03:06 -05'00'

Omar DePablo
Development Services Director

****See reverse side for optional Public Hearing Form****

November 24, 2025

Variance File No: [redacted] 1513036

Petitioner Name: Matthew and Raeanna Schroepfer

To Whom It May Concern:

We appreciate the opportunity for our opinion to be considered with the variance application for the property located at **27009 Baxter Street, Brooksville, Fl 34602** (Parcel number: R3442320000001000021).

After a thorough review of the Hernando County Property Zoning Code Regulations and Florida Law regarding Variances, we regret to inform you that we are denying the request for the requested variance from the landowner based on the following findings:

1. **Self-Created Hardship:** The requested variance is based on a hardship that appears to be self-created. Records indicate the applicants (Matthew and Raeanna Schroepfer) purchased the property with existing knowledge of the current zoning constraints and dimensional limitations. We believe that Variances are generally intended to relieve hardships created by the land's unique physical characteristics, not circumstances resulting from the owner's voluntary actions or prior knowledge of the restrictions.
2. **Failure to Meet Zoning Criteria:** The proposed development plan for the 1.9± acre parcel does not meet the minimum lot size requirements for the applicable zoning district. The subject area is specifically zoned for a minimum of two and one-half (2.5) acres per dwelling unit, as stipulated in *Hernando County Property Appraiser's General GIS map*. Granting this variance would be contrary to the established intent of the zoning regulations designed to preserve the character of the area.

We thank you for your time to read and consideration of this response.

Sincerely,

11/24/25

James Robert Johnson

11/24/25

Lorena Delos Reyes Johnson

RESOLUTION NUMBER 2026-_____

WHEREAS, Hernando County has adopted zoning and land development regulations pursuant to Chapter 163 and Section 125.01(1), *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) will be conducting a duly advertised public hearing on Tuesday, February 3, 2026, to consider the requested dimensional variance on the specified parcel(s) 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: Matthew Schroepfer and RaeAnna Schroepfer

FILE NUMBER: 1513036

GENERAL LOCATION: 27009 Baxter St., Brooksville, FL 34602

LEGAL DESCRIPTION: W355 FT OF SE1/4 OF NE1/4 OF SW1/4
Parcel ID# R34 423 20 0000 0100 0021

PARCEL KEY: 1761828

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow a reduction of the required side setbacks from 35 feet to 25 feet for a new single-family home. The representations contained in the applicant's variance application are incorporated herein by reference and made a part hereof. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

The **DIMENSIONAL VARIANCE** requests a deviation from the requirements of Appendix A, Article IV, Section 6A of the Hernando County Code of Ordinances.

FINDINGS OF FACT: ALL of the facts and conditions 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 requested dimensional variance to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings:

1. The requested **DIMENSIONAL VARIANCE <u>does</u> conform** with the following prerequisites set forth in Appendix A, Article V, Section 3A, Hernando County Code of Ordinances:

   (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district

   (b) That the special conditions and circumstances do not result from the actions of the applicant

   (c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.

   (d) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant

   (e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

   (f) That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare

2. The requested **DIMENSIONAL VARIANCE** is consistent with the County's adopted Comprehensive Plan and land development regulations.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*, and Appendix A, Article V, Section 3, Hernando County Code of Ordinances. 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 requested **DIMENSIONAL VARIANCE** is consistent with the County's adopted Comprehensive Plan and land development regulations, subject to all conditions made a part of the public hearing in this matter and which conditions are incorporated herein by reference.

ACTION:

Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby **<u>APPROVES</u>** the request for a **DIMENSIONAL VARIANCE**.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NUMBER 2026-_____

WHEREAS, Hernando County has adopted zoning and land development regulations pursuant to Chapter 163 and Section 125.01(1), *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) will be conducting a duly advertised public hearing on Tuesday, February 3, 2026, to consider the requested dimensional variance on the specified parcel(s) 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: Matthew Schroepfer and RaeAnna Schroepfer

FILE NUMBER: 1513036

GENERAL LOCATION: 27009 Baxter St., Brooksville, FL 34602

LEGAL DESCRIPTION: W355 FT OF SE1/4 OF NE1/4 OF SW1/4
Parcel ID# R34 423 20 0000 0100 0021

PARCEL KEY: 1761828

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow a reduction of the required side setbacks from 35 feet to 25 feet for a new single-family home. The representations contained in the applicant's variance application are incorporated herein by reference and made a part hereof. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

The **DIMENSIONAL VARIANCE** requests a deviation from the requirements of Appendix A, Article IV, Section 6A of the Hernando County Code of Ordinances.

FINDINGS OF FACT: ALL of the facts and conditions 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 requested dimensional variance to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings:

1. The requested **DIMENSIONAL VARIANCE <u>does not</u> conform** with the following prerequisites set forth in Appendix A, Article V, Section 3A, Hernando County Code of Ordinances:

   (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district

   (b) That the special conditions and circumstances do not result from the actions of the applicant

   (c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.

   (d) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant

   (e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

   (f) That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare

2. The requested **DIMENSIONAL VARIANCE** is **<u>not</u>** consistent with the County's adopted Comprehensive Plan and land development regulations.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*, and Appendix A, Article V, Section 3, Hernando County Code of Ordinances. 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 requested **DIMENSIONAL VARIANCE** is **<u>not</u>** consistent with the County's adopted Comprehensive Plan and land development regulations, subject to all conditions made a part of the public hearing in this matter and which conditions are incorporated herein by reference.

ACTION:

Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby **<u>DENIES</u>** the request for a **DIMENSIONAL VARIANCE**.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners will hold a Public Hearing to consider variance request(s) on **February 3, 2026, at 9:00 a.m.** in the John Law Ayers County Commission Chambers, Government Complex, 20 N. Main Street, Brooksville, Florida.

PETITIONER: Matthew and RaeAnna Schroepfer

FILE NUMBER: 1513036

PURPOSE: To allow a reduction of the side setbacks from 35’ to 25' for a new Single Family home.

GENERAL LOCATION: North side of Baxter St, approx 989 Feet East of Commonwealth St.

LEGAL: Baxter St. W355 FT OF SE1/4 OF NE1/4 OF SW1/4

You are further advised that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure a verbatim record of the proceedings made which record includes the testimony and evidence upon which the appeal is to be based.

Any person wishing to be heard on this matter may be present to speak for or against this application.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact County Administration, 20 N. Main Street Room 460, Brooksville, FL 34601, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, telephone (TDD) 1-(800)-676-3777.

Development Services Administrator

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:
- Jan 27, 2026

Notice ID: IEIV2iHPUN9eyjv70Kw4

Notice Name: Notice of Public Hearing

Publication Fee: $0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 01/30/2026

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners will hold a Public Hearing to consider variance request(s) on February 3, 2026, at 9:00 a.m. in the John Law Ayers County Commission Chambers, Government Complex, 20 N. Main Street, Brooksville, Florida.

PETITIONER: Matthew and RaeAnna Schroepfer

FILE NUMBER: 1513036

PURPOSE: To allow a reduction of the side setbacks from 35' to 25' for a new Single Family home.

GENERAL LOCATION: North side of Baxter St, approx 989 Feet East of Commonwealth St.

LEGAL: Baxter St. W355 FT OF SE1/4 OF NE1/4 OF SW1/4

You are further advised that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure a verbatim record of the proceedings made which record includes the testimony and evidence upon which the appeal is to be based.

Any person wishing to be heard on this matter may be present to speak for or against this application.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact County Administration, 20 N. Main Street Room 460, Brooksville, FL 34601, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, telephone (TDD) 1-(800)-676-3777.

Development Services Administrator

Publish: January 27, 2026

TITLE

Rezoning Petition Submitted by Medhat Kodsi for Property Located on Commercial Way (H2477)

BRIEF OVERVIEW

Rezoning Request:
Rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations

General Location:
East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue

Parcel Key Number:
62345, 634353, 634406

Summary of Applicant's Request:
The Petitioner has applied to rezone from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to establish an Associated Master Plan with deviations. The petitioner wants to develop the property with two story buildings with commercial/retail/restaurant uses on the ground floor and 12 apartments on the second floor.

Public Hearing History
On November 10, 2025, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations to December 8, 2025.

On December 8, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations and modified performance conditions.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for a PDP are

found 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 Board adopt the attached resolution and authorize the Chairman to sign the same, thereby approving the petitioner's request for a rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to establish an associated Master Plan with deviations and performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	01/15/2026 12:58 PM
Omar DePablo	Approved	01/16/2026 4:51 PM
Erin Dohren	Approved	01/16/2026 4:52 PM
Pamela Hare	Approved	01/20/2026 11:16 AM
Natasha Lopez Perez	Approved	01/20/2026 11:41 AM
Heidi Prouse	Approved	01/20/2026 3:26 PM
Toni Brady	Approved	01/22/2026 3:37 PM
Jeffrey Rogers	Approved	01/23/2026 2:27 PM
Colleen Conko	Approved	01/23/2026 2:41 PM

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

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: 12/17/2025

APPLICANT NAME: Medhat Kodsi
Address: 9801 Compass Point Drive
City: Tampa State: FL Zip: 33615
Phone: 727-307-6008 Email: matt.kodsi@yahoo.com
Property owner's name: *(if not the applicant)* Medhat Kodsi

REPRESENTATIVE/CONTACT NAME:
Company Name: ARL Design Group, LLC
Address: 8209 State Road 52
City: Hudson State: FL Zip: 34667
Phone: 727-488-1002 Email: rick@arldesign.net

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 62345, 634353, 634406
2. SECTION 1, TOWNSHIP 21, RANGE 17
3. Current zoning classification: R1C
4. Desired zoning classification: PDP(GHC) for Mixed-Use AND PDP (MF)
5. Size of area covered by application: 2.00 AC
6. Highway and street boundaries: East Side of Commercial Way (U.S. Highway 19) Approximately 0.14 miles South of Zebrafinch Avenue
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, Medhat Kodsi, 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)*: Medhat Kodsi and *(representative, if applicable)*: Richard Marcel w/ ARL Design Group to submit an application for the described property.

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Pasco
The foregoing instrument was acknowledged before me this 19 day of December, 20 25, by Medhat Kodsi who is personally known to me or produced _____ as identification.

_____
Signature of Notary Public

RICHARD SANCHEZ
Notary Public, State of Florida
Commission# HH 615455
My comm. expires Dec. 13, 2028

Notary Seal/Stamp

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

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	November 10, 2025 January 12, 2025
APPLICANT:	Medhat Kodsi	
FILE NUMBER:	H-24-77	
REQUEST:	Rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations	
GENERAL LOCATION:	East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue.	
PARCEL KEY NUMBER(S):	62345, 634353, 634406	

APPLICANT'S REQUEST

The Petitioner has applied to rezone from R1C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to establish an Associated Master Plan with deviations. The petitioner wants to develop the property with two story buildings with commercial/retail/restaurant uses on the ground floor and 12 apartments on the second floor.

SITE CHARACTERISTICS

Site Size	2.0 Acres
Surrounding Zoning; Land Uses	North: R1-C; Residential South: R1-C; Residential East: AG; Agricultural West: R1-C; Residential
Current Zoning:	Residential
Future Land Use Map Designation:	Commercial

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

Hernando County Utilities Department does not currently supply water or sewer service to these parcels. Water and sewer service are not available to these parcels. HCUD has no objection to the requested zoning change subject to Health Department approval of an appropriate onsite sewage treatment and disposal system for the development.

ENGINEERING REVIEW

The subject site is located on the West side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue. The County Engineer has reviewed the petitioner's request and had the following comments:

- Parcel is in the Chassahowitzka Watershed.
- Flood plain compensation shall be provided and reviewed with the site plan/construction drawing submittal.
- A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis is the responsibility of the developer.
    - Update the Trip Generation to the current edition (11th) (2019).
    - Engineering Narrative is showing 11,529 GFA, but the Trip Generation is showing a total Area of 15,500 K.
- This property abuts Commercial Way (US-19), a Frontage Road for the entire length of frontage on Commercial Way is required per Ordinance.
    - Frontage road is required to be 50-fet in width, refer to Hernando County Facility Design Guideline IV-04.
- Applicant has requested a deviation to width of "service road" to be 20-feet, this request is not supported by Dept. of Public Works.
- Cross Access agreements with parcels to the North and South are required.
- FDOT Access management permit required. FDOT drainage permit may be required.

Comments: The petitioner shall be required to revise the master plan in accordance with the requirements of the County Engineer.

LAND USE REVIEW

The petitioner is proposing a mixed-use development incorporating multi-family and general commercial. The plan includes general commercial along Commercial Way and multifamily apartments above the commercial units. The petitioner is proposing 15,529 square feet of retail to include one drive through restaurant on the lower level with 12 one- and two-bedroom apartments on the top floor.

Floor Area Ratio

- 1ST Floor Retail 15,529 square feet Gross Floor Area
- 2nd Level Multifamily 15,529 square feet Gross Floor Area
- Total Gross Floor Area 31,058
- Floor Area Ratio 36% (Deviation from 35')

Perimeter Setbacks:

- West: 55’
- North: 40‘
- South: 143’
- Rear: 47’

Buffers:

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

- West (Commercial Way): 5’
- East: 5’
- North: 5’
- South: 5’

Lighting:

County Land Development Regulations 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: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

Parking:

The Petitioner is requesting to reduce the multifamily from 2 spaces per dwelling unit to 1.5 spaces per dwelling unit. They are also requesting to reduce onsite parking from 4 spaces per 1000 square feet of gross floor area to 3 spaces per 1000 square feet of gross floor area. They are proposing 52 lots total with 3 dedicated to delivery vehicles only as well as 8 stalls for bicycle parking.

Comments: The petitioner shall be required to provide a parking analysis at the time of site development to justify the reduction in parking spaces requested.

RESIDENTIAL PROTECTION STANDARDS

The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.

- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

Comments: The petitioner shall be exempt from the 100’ height restriction due to the residences being on the second floor.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map

Commercial Category

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.

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.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

FINDINGS OF FACT

The requested master plan revision is appropriate based on the following findings of fact:

- 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 for a Rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations and 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 comprehensive listed species floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC

regulations and permitting. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.

3. 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.

4. Flood plain compensation shall be provided and reviewed with the site plan/construction drawing submittal.

5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis is the responsibility of the developer. The petitioner shall be required to update the trip generation to the current edition (11th) (2019).

6. This property abuts Commercial Way (US-19), a Frontage Road for the entire length of frontage on Commercial Way is required per Ordinance. Frontage road is required to be 50-fet in width, refer to Hernando County Facility Design Guideline IV-04.The petitioner shall be required to revise the master plan to increase the frontage road width in accordance with these requirements.

7. Cross Access agreements with parcels to the North and South are required.

8. FDOT Access management permit required. FDOT drainage permit may be required.

9. Perimeter Setbacks:
   - West: 55’
   - North: 40‘
   - South: 143’
   - Rear: 47’

10. Buffers:
    - West (Commercial Way): 5’
    - East: 5’
    - North: 5’
    - South: 5’

11. Floor Area Ratio
    - 1st Floor Retail 15,529 square feet Gross Floor Area
    - 2nd Level Multifamily 15,529 square feet Gross Floor Area
    - Total GFA 30,058 square feet
    - FAR 36% (Deviation from 35’)

12. The petitioner must provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

13. The petitioner shall be required to provide a parking analysis at the time of site development to justify the reduction in parking spaces requested. If approved, the petitioner shall provide parking of 3 spaces per 1000 square feet of gross floor area.

14. The petitioner shall be subject to the following Residential Protection Standards:

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

15. 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.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations to December 8, 2025.

PLANNING AND ZONING RECOMMENDATION

On December 8, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations and the following modified 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 comprehensive listed species floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.

3. 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.

4. Flood plain compensation shall be provided and reviewed with the site plan/construction drawing submittal.

5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis is the responsibility of the developer. The petitioner shall be required to update the trip generation to the current edition (11^{th}) (2019).

6. This property abuts Commercial Way (US-19), a Frontage Road for the entire length of frontage on Commercial Way is required per Ordinance. Frontage road is required to be 50-fet in width, refer to Hernando County Facility Design Guideline IV-04.The petitioner shall be required to revise the master plan to increase the frontage road width in accordance with these requirements.

7. Cross Access agreements with parcels to the North and South are required.

8. FDOT Access management permit required. FDOT drainage permit may be required.

9. Perimeter Setbacks:
   - West: 55'
   - North: 40'
   - South: 143'
   - Rear: 47'

10. Buffers:
    - West (Commercial Way): 5'
    - East: 5'
    - North: 5'
    - South: 5'

11. Floor Area Ratio

- 1st Floor Retail ~~15,529~~ 10,672 square feet Gross Floor Area
- 2nd Level Multifamily ~~15,529~~ 10,672 square feet Gross Floor Area with a maximum of 12 residential units
- Total GFA ~~30,058~~ 21,344 square feet
- FAR ~~36~~ 25% (Deviation from 35')

12. The petitioner must provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

13. The petitioner shall be required to provide a parking analysis at the time of site development to justify the reduction in parking spaces requested. If approved, the petitioner shall provide parking of 3 spaces per 1000 square feet of gross floor area.

14. The petitioner shall be subject to the following Residential Protection Standards:
    - There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
    - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
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    - All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
    - Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

15. 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.

7/31/2025

REZONING ENGINEERING NARRATIVE from R1C to PDP(GHC)

KODSI MIXED-USE PDP PROJECT

ARL Design Group, llc
8209 STATE ROAD 52, HUDSON, FL 34667
P: 727-488-1002
W: WWW.ARLDESIGN.NET
E: RICK@ARLDESIGN.NET

Table of Contents

Engineering Narrative 2

Proposal & Site Characteristics: 2

Density Request & Floor Area Ratio: 4

Rezoning Request: 4

Variance Request(s): 4

Environmental Considerations: 4

FEMA Flood Zones: 4

Wetlands, Drainage Features, & Habitats: 5

Habitat and Conditions & Impacts on Natural Features: 5

Site Plan Discussion 6

Parking Demands and Delivery Vehicles 6

Driveway onto Commercial Way and Service Road 6

Proposed Buffer Sizes and Separations 6

Proposed Setbacks and Minimum Sizes of Lots 7

Transportation Analysis 7

Impacts on Public Facilities 10

Grading, Drainage, and Stormwater Management 10

FEMA Floodplain Compensation Area 10

Sanitary Sewer Service 10

Water Service 11

Fire Service 12

Solid Waste 12

Impacts on Public Facilities 13

Water and Sewer Services 13

Senior, Age-Restricted or Affordable Housing 13

Attachment A – Hernando Health Department Coordination 14

Attachment B – EX-1 Preliminary Site, Grading and Utility Plan 21

Attachment B – EX-2 Preliminary Floodplain Compensation Plan 23

Engineering Narrative

Proposal & Site Characteristics:

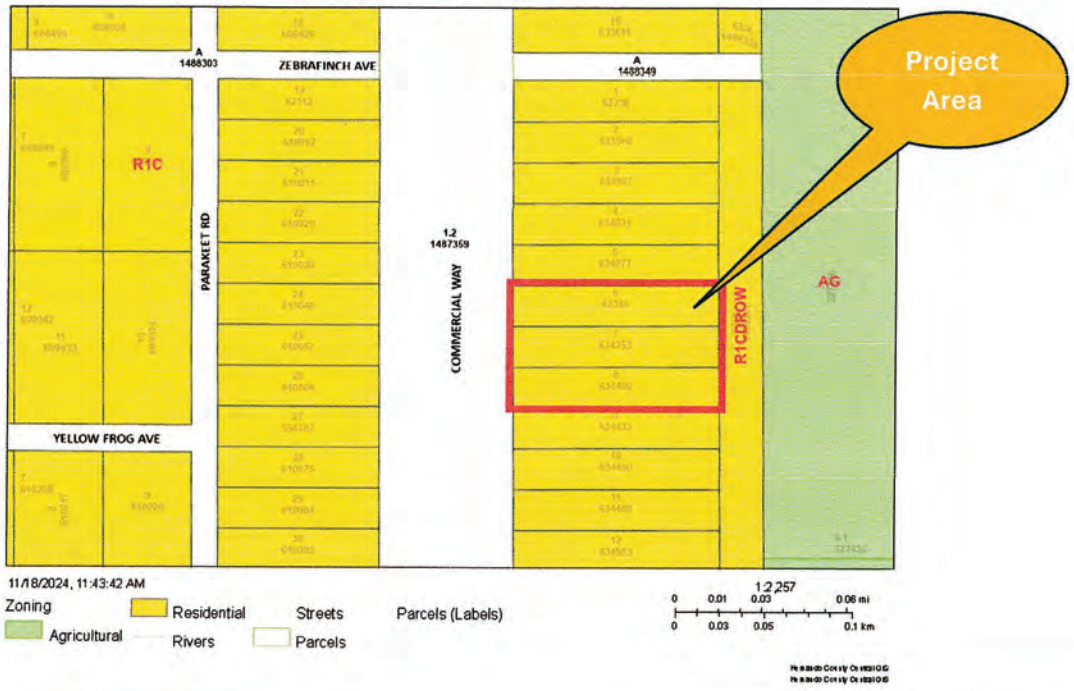
This report was prepared for lots 6, 7, and 8 in Hernando County, FL. A request to rezone the property from 'R1C' to 'PDP(GHC)' and for the approval of several variances. The owner would like to develop the property for mixed-use with 10,672 GFA of commercial space and twelve single-family dwelling units.

The site is located 0.14 miles south of Zebrafinch Avenue and Commercial Way along the western right-of-way line. Each vacant and undisturbed lot is 0.37 acres in size. The project area contains 2.0 acres of developable land. Lots 6, 7, and 8 do not contain any access connections or utilities.

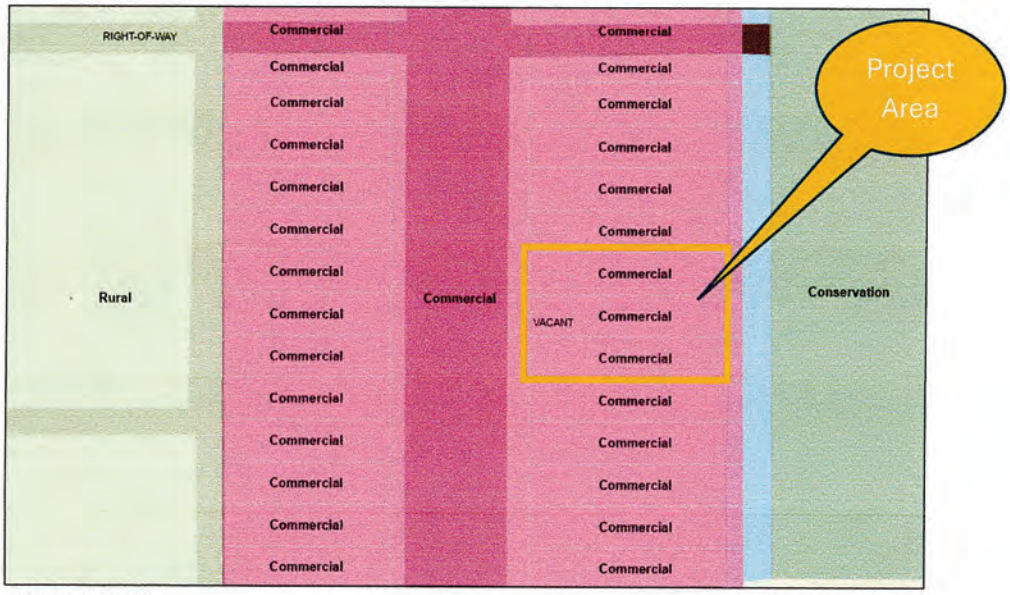


The property is bordered by 'R1C' zoning to the north and south, with an existing DRA to the east.

Hernando County Zoning/Flu Map



Hernando County Zoning/Flu Map



The Applicant requests a rezoning and approval of the PD Master plan for a mixed-use development. The proposed structure will have 10,672 GFA of retail space including a drive-through restaurant. Twelve dwelling units will be located on the second floor of the building. Other improvements include parking areas, drive aisles, cross-access connections, a floodplain compensation area, a stormwater management system, and pedestrian sidewalks.



Density Request & Floor Area Ratio:

*A d*ensity of 6.0 units/acre is proposed for the PDP mixed-use development project, with a floor area ratio (FAR) of 25% or 21,344 sf.

Rezoning Request:

A request to rezone the property from 'R1C' to 'PDP(GHC)' for a mixed-use development project.

Variance Request(s):

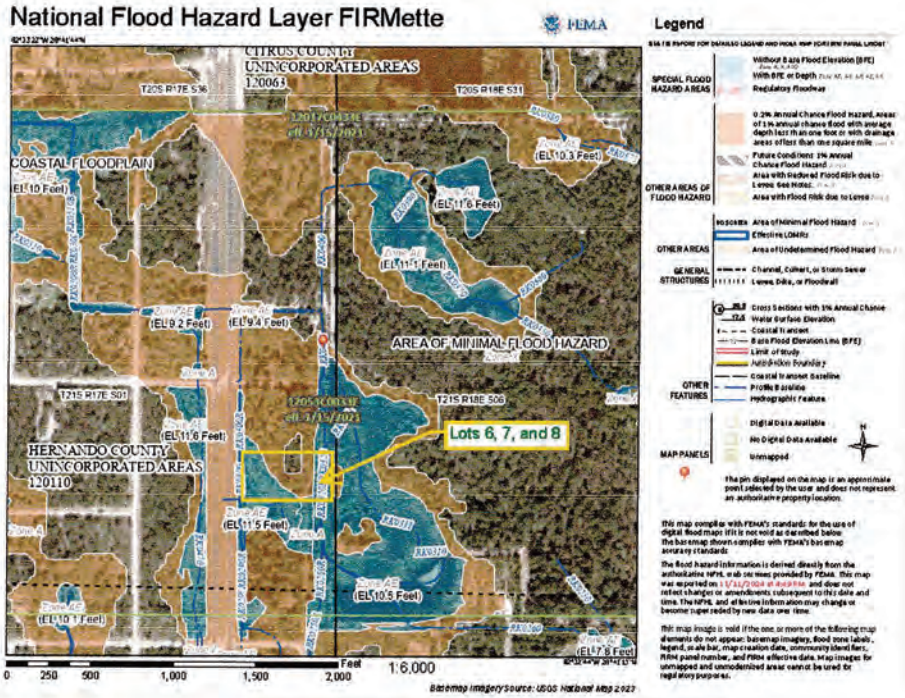
The Applicant is seeking approval of the following variance requests:

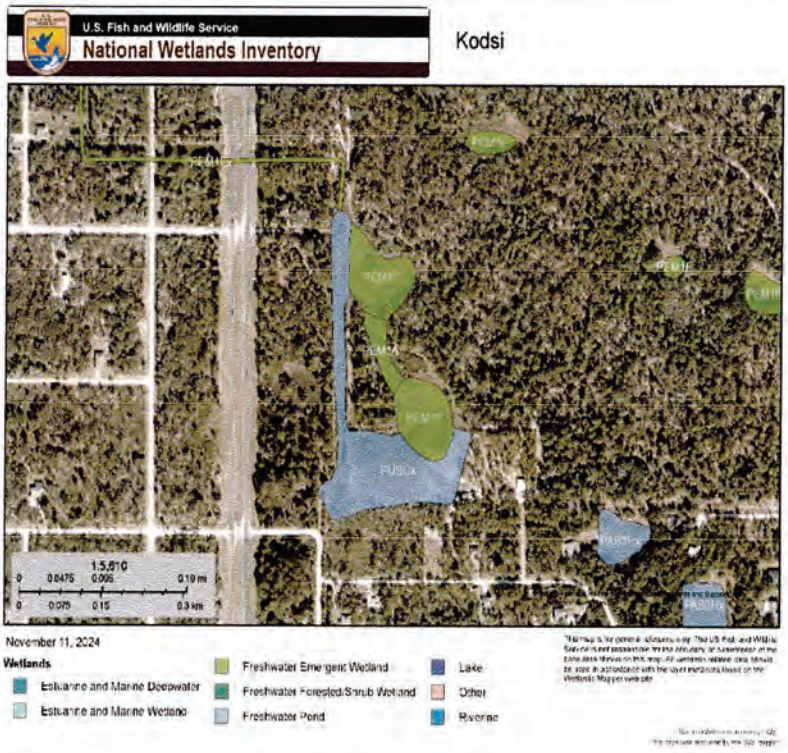
1. Deviation from Article II, Section 4 for reducing multifamily parking demands from 2.0 spaces/unit to 1.0 spaces/dwelling based on proposed sizes.
2. Deviation from Article II, Section 4 for a reduction to shopping center parking demands from 4 spaces/1,000 GFA to 3 spaces/1,000 GFA.
3. Reduction of the front landscape buffer from 20 ft to 10 ft due to site constraints.

Environmental Considerations:

FEMA Flood Zones:

The property is within FEMA flood zones 'AE' and 'A' per Community Panel #12053C0033E (Dated 1/15/2021). Around one-third of the site falls within an 'AE' flood zone, with elevations between 10.5 ft and 11.5 ft. The remaining portion of the property is in an 'A' zone. FEMA lines shown on the PD plan are based on topographic contour elevations. The parcel also falls within the Chassahowitzka Watershed.





Wetlands, Drainage Features, & Habitats:

There are wetlands directly east of the parcel with classifications of 'PUSCx' (freshwater pond) and 'PEM1F' (emergent wetland) per the US Fish and Wildlife Service.

Habitat and Conditions & Impacts on Natural Features:

A detailed Species Report will be prepared during the construction and building review process for Hernando County's review. The project does not impact any natural features. A natural vegetative buffer of 5.0% along the north and east property lines.

Site Plan Discussion

The owner is proposing a PDP mixed-use development project. A two-story building is proposed, with the first floor devoted to commercial space and a drive-through restaurant. The second story will contain twelve (12) single-attached dwelling units with two bedrooms or less. Other site improvements include constructing a floodplain compensation area, an underground stormwater management system, pedestrian sidewalks, parking areas, and on-site utilities.

Parking Demands and Delivery Vehicles

The project includes three or more retail units within a single building. A retail rate of 4 spaces per 1000 GFA is required for a shopping center per Hernando County Code of Ordinances Article II, Section 4. Multifamily units must have 2 spaces per dwelling unit for two bedrooms or less. The proposed parking layout is based on each variance request. The first request is to reduce multifamily parking from 2 spaces/unit to 1.0 space/dwelling based on the proposed unit size. A second request is being made to minimize onsite parking associated with a shopping center from 4 spaces/1,000 GFA to 3 spaces/1,000 GFA.

The first parking leg is located directly south of the proposed building, containing twenty (20) standard parking stalls with (3) accessible spaces. The second parking area is located south of the main drive aisle and is configured with 29 parking spaces. The central drive aisle will allow vehicles to either park or enter the drive-through lane for ordering.

Eight stalls for bicycle parking will be provided, with pedestrian access into the right-of-way. The bike rack will be connected to the proposed trail along Commercial Way via a 5-ft. wide pedestrian path. Based on Article II of the Hernando County Code of Ordinances, a 5.0% reduction is applied to the overall parking count.

Forty-four (44) parking stalls are required based on the proposed commercial use and multifamily dwellings. Forty-six (46) stalls will be constructed, with excess stalls being signed for delivery vehicles only. Box trucks are anticipated for deliveries by Walmart, Amazon, UPS, or FED-Ex. No deliveries are expected by a semi-truck.

Driveway onto Commercial Way and Service Road

One (1) access connection is proposed from Commercial Way into the property connecting to a 50' wide front service road per the Hernando County Design Guidelines. Cross-access connections are proposed to the north and south. The owner shall obtain recorded agreements with each adjacent owner for the connections prior to the construction review phase. All other elements of the service road will be designed per the Hernando County Facility Design Manual.

Proposed Buffer Sizes and Separations

Buffers are proposed for the following areas:

1. Front Buffer (west): A 10-ft wide front landscape buffer along the property frontage adjacent to Commercial Way. Due to site constraints, a variance request is being made to reduce the buffer from 20 ft to 10 ft.

2. Side Buffer (south): A 5-foot-wide landscape buffer will be planted along the boundary line.

3. Side (north) and Rear (east) Buffers: A 5-ft. wide area will be retained to dedicate a natural vegetative buffer. Plants and trees will be in-filled to ensure compliance with Article II.

Proposed Setbacks and Minimum Sizes of Lots

The structure is proposed to maintain the following setbacks:

1. Front: A 35 ft front setback is required along the property frontage. A 75.95 ft setback is proposed from the right-of-way line of Commercial Way to the proposed structure.
2. Sides: A side setback of 20 ft is required when adjacent to the same zoning. A setback of 40.4 ft. is proposed from the structure to the northern property line. A side setback of 142.9 ft is proposed from the proposed structure to the southern property line.
3. Rear: A rear setback of 35-ft. is required from the eastern property line. The proposed development will maintain a 47.0 ft setback.

Transportation Analysis

Trip Generation:

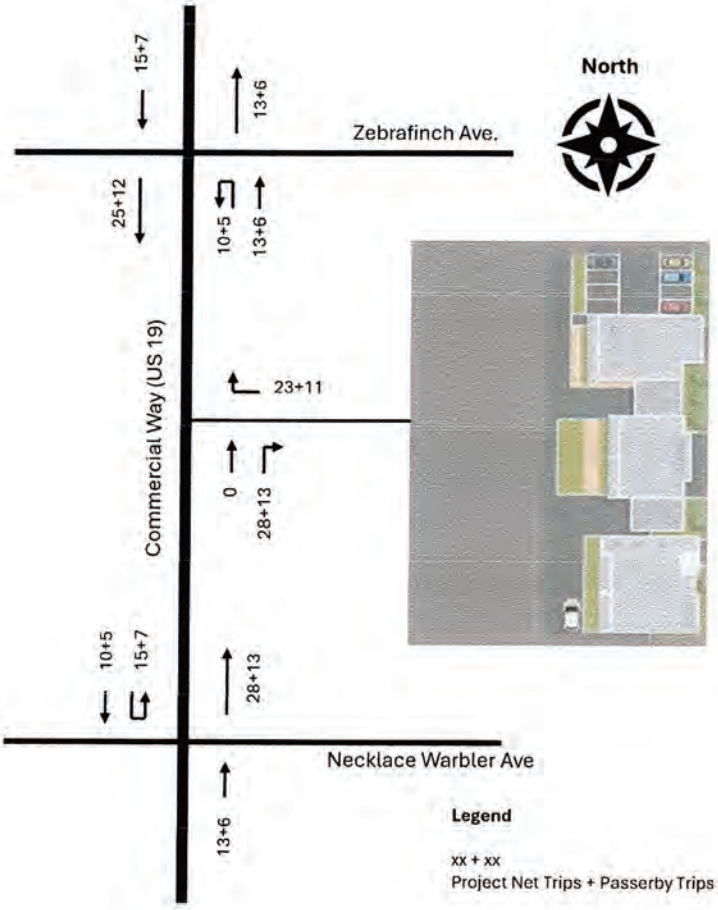
Trip generation for the proposed mixed-use development was estimated using the ITE Trip Generation Manual. The development includes 12 multifamily residential units and approximately 10,672 square feet of retail space. Based on standard trip generation rates, the site is expected to generate a total of 832 daily trips, with 52 trips during the AM peak hour and 97 during the PM peak hour. After applying adjustments for pass-by trips and internal capture, the projected AM peak hour traffic consists of 15 inbound and 27 outbound trips. For the PM peak hour, the adjusted traffic includes 28 inbound and 23 outbound trips.

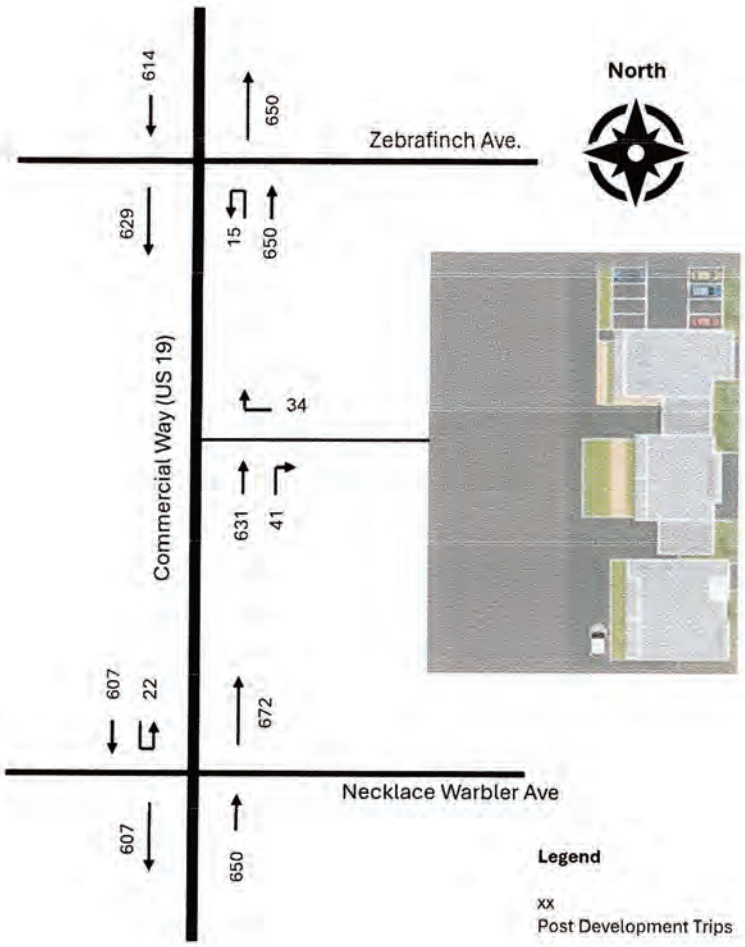
AM PEAK HOUR TRIP GENERATION															
ITE Code	*Land Use*	*Size*	*Daily Trip*	*AM Trips*			*Internal Capture*			*Passerby Trip*			*New AM Trips*		
				In	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*Total*
822	Shopping Plaza	10,672	680	15	10	25	0	0	0	6	4	10	9	6	15
220	MultiFamily Low-Rise	12	152	6	21	27	0	0	0	0	0	0	6	21	27
Total			832	21	31	52	0	0	0	6	4	10	15	27	42

PM PEAK HOUR TRIP GENERATION															
ITE Code	*Land Use*	*Size*	*Daily Trip*	*PM Trips*			*Internal Capture*			*Passerby Trip*			*New PM Trips*		
				In	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*Total*
822	Shopping Plaza <40	10,672	680	36	35	71	4	7	11	13	11	24	19	17	36
220	MultiFamily Low-Rise	12	152	16	10	26	7	4	11	0	0	0	9	6	15
Total			832	52	45	97	11	11	22	13	11	24	28	23	51

Trip Distribution:

To estimate the distribution of project-related traffic, FDOT's online traffic data was used for Commercial Way, which has an average annual daily traffic (AADT) of 13,000 vehicles. The directional factor (D) is 0.55 and the peak hour factor (K) is 9.5. These values suggest a peak hour volume of approximately 637 vehicles northbound and 599 vehicles southbound. It is assumed that 55 percent of the project's traffic will approach from or depart toward the north, with the remaining 45 percent traveling to and from the south. A corresponding traffic distribution diagram has been prepared to illustrate how project-generated trips will be assigned to the roadway network.





Segment Analysis

A segment analysis was conducted along Commercial Way to assess the potential impact of project-generated traffic. Based on FDOT's Generalized Volume Tables for suburban areas, Commercial Way is classified as a four-lane divided urban arterial. Under Level of Service (LOS) D conditions, the maximum service volume for this roadway type is 4,960 vehicles per hour.

Following development, the projected traffic volume during the peak hour is approximately 1,301 vehicles, resulting in a volume-to-capacity (v/c) ratio of 0.26. This is well below the LOS D threshold, indicating that the roadway will continue to operate efficiently.

In conclusion, the additional traffic generated by the project will not negatively impact roadway operations, and no capacity improvements are necessary at this time.

Roadway Segment	Post Development Traffic			
	Capacity	# Lanes	Volume	V/C
Commercial Way				
South of Citrus County Line Road	4960	4	1301	0.26

Impacts on Public Facilities

A 5-ft. wide sidewalk is proposed along the service road in accordance with the Hernando County Design Guidelines. Other facility improvements include a 26-ft wide access connection from Commercial Way extending into the property.

Grading, Drainage, and Stormwater Management

The site will be graded according to FEMA regulations ADA and to minimize the amount of fill onsite. Two existing utility and drainage easements will be maintained along the north and south property lines to access the existing DRA directly east.

Accessible ramps will be constructed for pedestrian access from the parking area to the first floor. Grading throughout the project will be minimized to ensure compliance with FEMA regulations and for the proper separation of the base layer and underground stormwater system.

A combination of underground chambers and a permeable paver system will be utilized as a stormwater management system to retain treatment plus attenuation from the 100-year storm event. The system will be considered a closed basin without out-falling runoff into the existing DRA or right-of-way. Please see **Attachment "A"** within this report for a preliminary grading plan.

FEMA Floodplain Compensation Area

The property falls within a FEMA 'AE' zone with assigned elevations of 10.5-ft and 11.5-ft. The first floor of the proposed structure will be elevated to 15.15 ft, allowing for a minimum of one-foot of freeboard per FEMA regulations and Hernando County regulations. Appendix 'A' contains a copy of the preliminary grading plan for the subject property. The appendix also includes a preliminary floodplain compensation analysis depicting the fill placed between the existing grade, proposed grade (<11.5'), and FEMA elevation of 11.5 feet. The floodplain compensation area will be positioned along the southern boundary line due to historical runoff patterns. The following preliminary calculation has been prepared based on survey grades and proposed improvements:

Required Floodplain Area						
1	Floodplain Area	Cup per Cup Analysis Factor(s)	2D Area (sf)	Cut (cy)	Fill (cy)	Net (cy)
	56381.0	1:1	56,329.08	692.90	635.03	57.87

A net cut of 57.87 cy is anticipated to offset the development of the subject parcel. Please see exhibit EX-2 Preliminary Floodplain Compensation Plan under **Attachment "C"** within this report.

Sanitary Sewer Service

Sanitary service is proposed using an onsite septic system and drain field per FDEP and Hernando County Health Department regulations. The septic system is anticipated to be mounded with a tank, grinder pump, and drain field sized in accordance with Hernando County Health Department and FDEP standards. A grease interceptor and tanks will be implemented outside of the proposed structure for the proposed 20-seat restaurant. Retail subunits will have two restrooms, and each

multifamily unit will have one. Two separate systems will be incorporated with one dedicated to commercial space and a second devoted to multifamily use. The following demands are based on coordination with the Hernando County Health Department for permitting during the site plan review phase. Each system will be positioned to meet minimum setbacks as shown under EX-1 Preliminary Site, Grading, and Drainage Plan under **Attachment "B"** within this report. The system will be refined under the site plan review process.

Estimated Sewage Demand per FDEP 62E:

Establishment Type	Demand	Calculation
Food Operations – 16 hours or less per Seat	40 gpd per seat	(40 gpd x 20 seats) = 800 gpd
Multiple Family w/ 2 Bedrooms	200 gpd per unit	(200 gpd/unit x 12 units) = 2,400 gpd (1.66 gpm)
Retail Space per 100 sf	15 gpd per 100 sf	(15 gpd/100 sf) x (889 sf per unit) x 12 units = 1,600.2 gpd (1.11 gpm)
Subtotal		*4,800.2 gpd (3.33 gpm)*
Peak		1.5
Total Demand		**7,200.3 gpd (5.00 gpm)**

Water Service

A dedicated well is proposed with pumps with a 2-inch service line to the building that will be designed in accordance with FDEP and Hernando County Health Department regulations. The estimated water demands are based on proposed fixture counts for each use proposed. The placement of the well will adhere with minimum setback standards from the proposed septic systems. The system will be refined under the site plan review process.

Estimated Fixture Count for Demands:

Use	Fixture Valus at 35 psi	No. of Fixtures	Fixture Value	
Restaurant				
Kitchen Sink	3	2	6	
Wash Sink	2	2	4	
Service Sink	3	1	3	
Dishwasher	5	1	5	
Water Closet	3	2	6	
subtotal			*24*	
Retail				
Wash Sink	2	18	36	
Water Closet	3	18	54	
subtotal			*90*	
12 Multifamily Units				
Wash Sink	2	12	24	

Water Closet	3	12	36	
Bathtub	8	12	96	
Dishwasher	5	12	60	
Washing Machine	5	12	60	
subtotal			*276*	
Total Combined Fixture Count			390	
Peak Demand			45	gpm
Pressure Factor			1.5	
Peak x Pressure Factor			**67.5**	**gpm**
			97200	**gpd**
Equivalent Meter Size			1-1/2" to 2"	

Fire Service

A dedicated fire protection well will be implemented onsite to service the proposed hydrant and potential sprinkler system. A licensed fire protection engineer will design and permit the sizing of the well, piping, tanks, and suppression system. The system will adhere to the Florida Fire Prevention Code and NFPA codes and standards.

Table 18.4.5.2.1 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft² (× 0.0929 for m²)					Fire Flow gpm[1] (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)[a]	II(111), III(211)[a]	IV(2HH), V(111)[a]	II(000), III(200)[a]	V(000)[a]		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	2
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,100	9401–11,300	2750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	3
112,701–128,700	63,401–72,400	40,601–46,100	29,301–33,500	18,001–20,600	3750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	

Estimated Fire Protection Demand:

Building Type	Building Size (GFA)	Required Fire Flow GPM and Duration
II (222)	1st Floor = 10,672 sf 2nd Floor= 10,672 sf Total = 21,344 sf	1750 gpm @ 2 Hours
The building size and protection type will be finalized during the building review process.		

Solid Waste

The following calculation has been prepared to estimate solid waste for the proposed development:

Solid Waste Demands

Land-Use	Units	Persons	Subtotal	
Retail	12	2	24	
Restaurant	1	5	5	
Multifamily	12	3	36	
Total Persons			**65**	
Calculation:	4.75	Lbs./day	65	person
Total Solid Waste Estimated			**308.75**	**lbs/day**
			112,693.75	**lbs/yr**

Impacts on Public Facilities

a. There will be no impacts on public infrastructure related to sewer, water, parking, or recreational facilities.
b. There are adequate solid waste companies and facilities within Hernando County to handle the disposal of.
c. The twelve multifamily units will not impact existing schools within the immediate area.

Water and Sewer Services

All utilities will be privately owned and maintained. No utility extensions or offsite improvements are proposed. During the project's permitting phase, all on-site utilities will be permitted, designed, and constructed in accordance with the Hernando County Health Department, FDEP, and the Florida Fire Prevention Code.

Senior, Age-Restricted or Affordable Housing

No senior, age restrictions or affordable housing units are proposed.

Attachment A – Hernando Health Department Coordination

From: Wilcock, Andrea E
To: Richard Marcel
Subject: RE: Rezoning application
Date: Friday, June 20, 2025 3:03:20 PM
Attachments: image003.png

No, we do not issue a letter unless you apply for a Septic permit.

The Building Department/Zoning Dept will normally contact us to comment on the Development. Otherwise, we are not involved with the rezoning. You need to speak to Zoning Department at Hernando County Government. It is confusing as we are two separate agencies, State of Florida and Hernando County local Government.

Andrea Wilcock
Environmental Public Health Director
Bureau of Environmental Public Health
Division of Disease Control and Health Protection
Florida Department of Health in Hernando County
7551 Forest Oaks Blvd, Spring Hill, FL 34606
(w) 352-540-6845 (f) 352-688-5015
andrea.wilcock@flhealth.gov

Mission: To protect, promote, and improve the health of all people in Florida through integrated state, county, and community efforts.

NOTE: Florida has a very broad public records law. Most written communication to or from state officials regarding state business are public records available to the public and media upon request. Your email communication may therefore be subject to public disclosure.

Accredited Health Department
Public Health Accreditation Board

From: Richard Marcel <rick@arldesign.net>
Sent: Thursday, June 19, 2025 5:12 PM
To: Wilcock, Andrea E <Andrea.Wilcock@flhealth.gov>
Cc: Matt Kodsi <matt.kodsi@yahoo.com>; Sampson, Jacqueline M <Jacqueline.Sampson@flhealth.gov>
Subject: RE: Rezoning application

EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Andrea,
We are confused as well since it's a rezoning with Hernando. They want us to pull permits or obtain a letter for the rezoning.
I cannot permit the project until the rezoning goes through and then plans are prepared.

Is there a letter we can obtain that states based on the layout it's permittable with the Health

Department?

Richard 'Rick' Marcel, Project Manager

ARL Design Group, llc

Civil Engineering, Land Planning & Construction Management
Phone: 727-488-1002
Address: 8209 State Road 52, Hudson, FL 34667
Website: https://www.arldesign.net
State of Florida CofA #36127
Respect, Honor, and Integrity

From: Wilcock, Andrea E <Andrea.Wilcock@flhealth.gov>
Sent: Thursday, June 19, 2025 4:40 PM
To: Richard Marcel <rick@arldesign.net>
Cc: Matt Kodsi <matt.kodsi@yahoo.com>; Sampson, Jacqueline M <Jacqueline.Sampson@flhealth.gov>
Subject: RE: Rezoning application

Richard,

The Building Department has jurisdiction over your rezoning. I only comment on compliance with applicable septic rules.

Florida HEALTH

Andrea Wilcock
Environmental Public Health Director
Bureau of Environmental Public Health
Division of Disease Control and Health Protection
Florida Department of Health in Hernando County
7551 Forest Oaks Blvd, Spring Hill, FL 34606
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PHAB
Accredited Health Department
Public Health Accreditation Board

From: Richard Marcel <rick@arldesign.net>
Sent: Thursday, June 19, 2025 3:17 PM
To: Wilcock, Andrea E <Andrea.Wilcock@flhealth.gov>
Cc: Matt Kodsi <matt.kodsi@yahoo.com>; Sampson, Jacqueline M <Jacqueline.Sampson@flhealth.gov>
Subject: RE: Rezoning application

EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Andrea,
Thank you for the review and information. Attached is a copy of the revised plan set with revised drainfield locations, demands, and notes on EX-1.
I am also providing a response below in blue to each comment. Each MF unit will be between 800 and 1000 sf due to limited space.
Notes with conditions are added to sheet EX-1 to ensure adherence with the below requirements during the permitting phase of the project.
Hopefully this will suffice so we can move forward with the rezoning.

Please let us know if any changes are needed.

Thank you again.

Richard 'Rick' Marcel, Project Manager

ARL Design Group, llc

Civil Engineering, Land Planning & Construction Management
Phone: 727-488-1002
Address: 8209 State Road 52, Hudson, FL 34667
Website: https://www.arldesign.net
State of Florida CofA #36127
Respect, Honor, and Integrity

From: Wilcock, Andrea E <Andrea.Wilcock@flhealth.gov>
Sent: Tuesday, June 3, 2025 12:32 PM
To: Richard Marcel <rick@arldesign.net>
Cc: Matt Kodsi <matt.kodsi@yahoo.com>; Sampson, Jacqueline M <Jacqueline.Sampson@flhealth.gov>
Subject: RE: Rezoning application

Rick,

Thank You for our patience.

See comments below:

1. The estimated sewage flow of 4800.2 does not exceed the authorized sewage flow for the lot of 5589gpd. Acknowledged.
2. If space allows, I recommend installing two systems one for the commercial waste from the restaurant and the other for the domestic waste from the office and multifamily. Two or three separate systems will be installed within the area shown on EX-1. We will design and permit with Hernando County Health Department depicting each area during the preparation of construction plans. The system will be mounded with hydrologic group 'a' soils to increase percolation into the ground.
3. The septic system requires a Florida Licensed Professional Engineer design due domestic sewage flow more than 2500gpd and the size of the drainfield. A note has been placed on sheet EX-1 and we will provide a sealed design during the permitting phase.
4. The drainfield size required is 6000sqft or 9000sqft depends on if the drainfield is based on slightly limited or moderately limited soil. Is this space available? I cannot read the lot dimensions on the site plan to scale the area.
5. Lot requires 7386 or 11080sqft of unobstructed depends on if the drainfield is based on slightly limited or moderately limited soil. Is this space available? As above

   Response to items 4 and 5. A surface area of 13,386 sf will be provided for the drianfield. Additionally, please see the response to item #2 above about the hydrologic soil types.
6. Potable well setback required is 200ft if one septic system installed.. The well would be regulated by the Florida Department of Environmental Protection.

   Setbacks notes and permitting with the FDEP has been placed on sheet EX-1.
7. Calculations in estimated sewage demand table correct. See note in row 2. No comments on peak or total demand as this is the remit of the engineer.

   Calculations are added to sheet EX-1. Each MF unit will be between 800 and 100 sf (max.).
8. Not sure if there is a retention pond but the setback to the well is 75ft. Also setback to the septic system is 50ft or 75ft depending on when the lot was created. Prior to 1/11972 the setback is 50ft. Call me discuss if necessary, as it also depends if DRA designed to hold water less than 72hours.

   Please see setback notes on sheet EX-1 for adherence during the

permitting phase.

Hope this helps.

Andrea Wilcock
Environmental Public Health Director
Bureau of Environmental Public Health
Division of Disease Control and Health Protection
Florida Department of Health in Hernando County
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(w) 352-540-6845 (f) 352-688-5015
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Accredited Health Department
Public Health Accreditation Board

From: Richard Marcel <rick@arldesign.net>
Sent: Friday, May 23, 2025 7:32 AM
To: Wilcock, Andrea E <Andrea.Wilcock@flhealth.gov>
Cc: Matt Kodsi <matt.kodsi@yahoo.com>; Sampson, Jacqueline M <Jacqueline.Sampson@flhealth.gov>
Subject: RE: Rezoning application

You don't often get email from rick@arldesign.net. Learn why this is important

EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Andrea,
Thank you for taking our call yesterday. I do apologize for not sending the information over this morning.

Attached is a copy of the site plan and a basic floor plan for the multifamily units. The first level of the building will contain a restaurant and 12 retail units. The restaurant is hopefully a 20 seat (max) Dunkin Doughnuts. The remaining units will be 889 sf with only two restrooms.
Below are the calculations prepared for sewer and water demands from our narratives. These are based on rule 62E and anticipated fixture counts.

Sanitary Sewer Service:
Sanitary service is proposed using an onsite septic system and drain field per FDEP and

Hernando County Health Department regulations.
The septic system is anticipated to be mounded with a tank, grinder pump, and drain field sized per FDEP standards. A grease interceptor and tanks will be implemented outside of the proposed structure for the proposed 20-seat restaurant. Retail subunits will have two restrooms, and each multifamily unit will have one.

Estimated Sewage Demand per FDEP 62E:

Establishment Type	Demand	Calculation
Food Operations – 16 hours or less per Seat	40 gpd per seat	(40 gpd x 20 seats) = 800 gpd
Multiple Family w/ 2 Bedrooms	200 gpd per unit	(200 gpd/unit x 12 units) = 2,400 gpd (1.66 gpm) This is correct if the Multi family is less than 1200sqft. More than 1200sqft would be 300gpd.
Retail Space per 100 sf	15 gpd per 100 sf	(15 gpd/100 sf) x (889 sf per unit) x 12 units = 1,600.2 gpd (1.11 gpm)
Subtotal		*4,800.2 gpd (3.33 gpm)*
Peak		1.5
Total Demand		**7,200.3 gpd (5.00 gpm)**

Water Service:
A well with pumps and a 2-inch service line is utilized for water service in accordance with FDEP and Hernando County Health Department regulations. The estimated water demands are based on proposed fixture counts for each use proposed.

Estimated Fixture Count for Demands:

Use	Fixture Valus at 35 psi	No. of Fixtures	Fixture Value	
Restaurant				
Kitchen Sink	3	2	6	
Wash Sink	2	2	4	
Service Sink	3	1	3	
Dishwasher	5	1	5	
Water Closet	3	2	6	
subtotal			*24*	
Retail				
Wash Sink	2	18	36	
Water Closet	3	18	54	
subtotal			*90*	
12 Multifamily Units				
Wash Sink	2	12	24	
Water Closet	3	12	36	

Bathtub	8	12	96	
Dishwasher	5	12	60	
Washing Machine	5	12	60	
subtotal			*276*	
Total Combined Fixture Count			390	
Peak Demand			45	gpm
Pressure Factor			1.5	
Peak x Pressure Factor			**67.5**	**gpm**
			97200	**gpd**
Equivalent Meter Size			1-1/2" to 2"	

Please let me know if you have any questions.

Richard 'Rick' Marcel, Project Manager

ARL Design Group, llc

Civil Engineering, Land Planning & Construction Management
Phone: 727 488 1002
Address: 8209 State Road 52, Hudson, FL 34667
Website: https://www.arldesign.net
State of Florida CofA #36127
Respect, Honor, and Integrity

From: Wilcock, Andrea L <Andrea.Wilcock@flhealth.gov>
Sent: Wednesday, May 21, 2025 1:37 PM
To: Richard Marcel <rick@arldesign.net>
Cc: Matt Kodsi <matt.kodsi@yahoo.com>; Sampson, Jacqueline M <Jacqueline.Sampson@flhealth.gov>
Subject: RE: Rezoning application

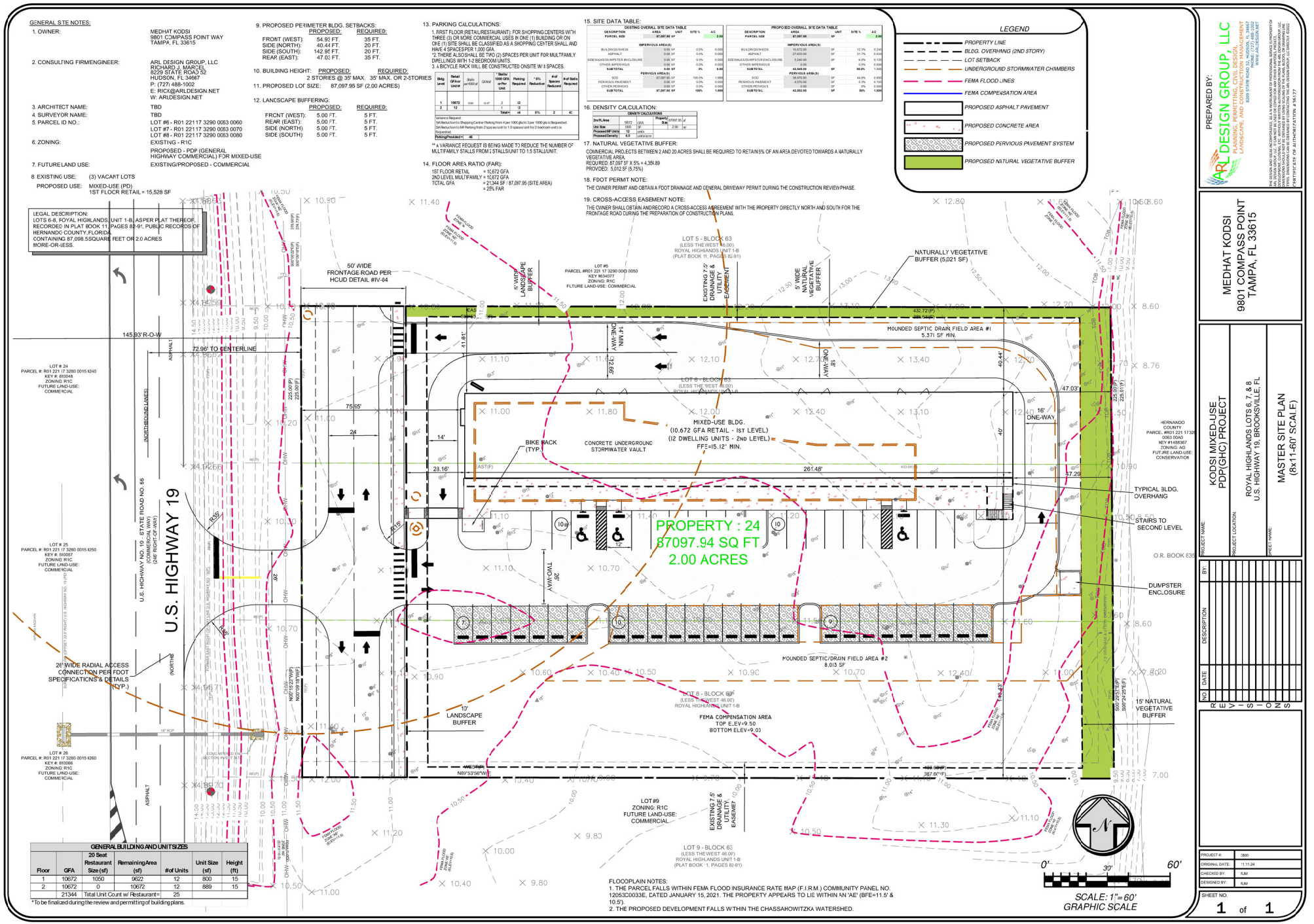
Received. Thank you

Andrea Wilcock
Environmental Public Health Director
Bureau of Environmental Public Health
Division of Disease Control and Health Protection
Florida Department of Health in Hernando County
7551 Forest Oaks Blvd, Spring Hill, FL 34606
(w) 352-540-6845 (f) 352-688-5015
andrea.wilcock@flhealth.gov
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Attachment B – EX-1 Preliminary Site, Grading and Utility Plan

Attachment B – EX-2 Preliminary Floodplain Compensation Plan


GENERAL STE NOTES:
1. OWNER: MEDHAT KODSI 9801 COMPASS POINT WAY TAMPA, FL 33615
2. CONSULTING FIRM/ENGINEER: ARL DESIGN GROUP, LLC RICHARD J. MARCEL 8229 STATE ROAD 52 HUDSON, FL 34667 P: (727) 488-1002 E: RICK@ARLDESIGN.NET W: ARLDESIGN.NET
3. ARCHITECT NAME: TBD
4. SURVEYOR NAME: TBD
5. PARCEL ID NO.: LOT #6 - R01 22117 3290 0063 0060 LOT #7 - R01 22117 3290 0063 0070 LOT #8 - R01 22117 3290 0063 0080
6. ZONING: EXISTING - R1C PROPOSED - PDP (GENERAL HIGHWAY COMMERCIAL) FOR MIXED-USE
7. FUTURE LAND USE: EXISTING/PROPOSED - COMMERCIAL
8. EXISTING USE: (3) VACANT LOTS
PROPOSED USE: MIXED-USE (PD) 1ST FLOCR RETAIL = 15,528 SF
9. PROPOSED PERIMETER BLDG. SETBACKS:
FRONT (WEST): 54.93 FT. 35 FT.
SIDE (NORTH): 40.44 FT. 20 FT.
SIDE (SOUTH): 142.96 FT. 20 FT.
REAR (EAST): 47.03 FT. 35 FT.
10. BUILDING HEIGHT: PROPOSED: 2 STORIES @ 35' MAX. REQUIRED: 35' MAX. OR 2-STORIES
11. PROPOSED LOT SIZE: 87,097.95 SF (2.00 ACRES)
12. LANDSCAPE BUFFERING:
FRONT (WEST): 5.00 FT. 5 FT.
REAR (EAST): 5.00 FT. 5 FT.
SIDE (NORTH) 5.00 FT. 5 FT.
SIDE (SOUTH) 5.00 FT. 5 FT.
13. PARKING CALCULATIONS:
1. FIRST FLOOR (RETAIL/RESTAURANT): FOR SHOPPING CENTERS WITH THREE (3) OR MORE COMMERCIAL USES IN ONE (1) BUILDING OR ON ONE (1) SITE SHALL BE CLASSIFIED AS A SHOPPING CENTER SHALL AND HAVE 4 SPACES PER 1,000 GFA.
*2. THERE ALSO SHALL BE TWO (2) SPACES PER UNIT FOR MULTIFAMILY DWELLINGS WITH 1-2 BEDROOM UNITS.
3. A BICYCLE RACK WILL BE CONSTRUCTED ONSITE W/ 8 SPACES.
** A VARIANCE REQUEST IS BEING MADE TO REDUCE THE NUMBER OF MULTIFAMILY STALLS FROM 2 STALLS/UNIT TO 1.5 STALL/UNIT.
14. FLOOR AREA RATIO (FAR):
1ST FLOOR RETAIL = 10,672 GFA
2ND LEVEL MULTIFAMILY = 10,672 GFA
TOTAL GFA = 21,344 SF / 87,097.95 (SITE AREA)
= 25% FAR
15. SITE DATA TABLE:
EXISTING OVERALL SITE DATA TABLE
PROPOSED OVERALL SITE DATA TABLE
16. DENSITY CALCULATION:
17. NATURAL VEGETATIVE BUFFER:
COMMERCIAL PROJECTS BETWEEN 2 AND 20 ACRES SHALL BE REQUIRED TO RETAIN 5% OF AN AREA DEVOTED TOWARDS A NATURALLY VEGETATIVE AREA.
REQUIRED: 87,097 SF X 5% = 4,354.89
PROVIDED: 5,012 SF (5.75%)
18. FDOT PERMIT NOTE:
THE OWNER PERMIT AND OBTAIN A FDOT DRAINAGE AND GENERAL DRIVEWAY PERMIT DURING THE CONSTRUCTION REVIEW PHASE.
19. CROSS-ACCESS EASEMENT NOTE:
THE OWNER SHALL OBTAIN AND RECORD A CROSS-ACCESS AGREEMENT WITH THE PROPERTY DIRECTLY NORTH AND SOUTH FOR THE FRONTAGE ROAD DURING THE PREPARATION OF CONSTRUCTION PLANS.
LEGEND
PROPERTY LINE
BLDG. OVERHANG (2ND STORY)
LOT SETBACK
UNDERGROUND STORMWATER CHAMBERS
FEMA FLOOD LINES
FEMA COMPENSATION AREA
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE AREA
PROPOSED PERVIOUS PAVEMENT SYSTEM
PROPOSED NATURAL VEGETATIVE BUFFER
LEGAL DESCRIPTION:
LOTS 6-8, ROYAL HIGHLANDS, UNIT 1-B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 82-91, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
CONTAINING 87,098.5SQUARE FEET OR 2.0 ACRES MORE-OR-LESS.
50' WIDE FRONTAGE ROAD PER HCUD DETAIL #IV-04
5' WIDE LANDSCAPE BUFFER
LOT #5 PARCEL #R01 22 17 3290 0063 0050 KEY #634077 ZONING: R1C FUTURE LAND-USE: COMMERCIAL
EXISTING 7.5' DRAINAGE & UTILITY EASEMENT
5' WIDE NATURAL VEGETATIVE BUFFER
NATURALLY VEGETATIVE BUFFER (5,021 SF)
LOT 5 - BLOCK 63 (LESS THE WEST 46.00') ROYAL HIGHLANDS UNIT 1-B (PLAT BOOK 11, PAGES 82-91)
145.93'R-O-W
72.96' TO CENTERLINE
ASPHALT
(INGRESS/EGRESS LANES)
LOT 24 PARCEL #: R01 221 17 3280 0015 6240 KEY #: 610048 ZONING: R1C FUTURE LAND-USE: COMMERCIAL
LOT 25 PARCEL #: R01 221 17 3280 0015 6250 KEY #: 610057 ZONING: R1C FUTURE LAND-USE: COMMERCIAL
LOT # 26 PARCEL #: R01 221 17 3280 0015 6260 KEY #: 610066 ZONING: R1C FUTURE LAND-USE: COMMERCIAL
U.S. HIGHWAY NO. 19 - STATE ROAD NO. 55 (SR 55) (VARIABLE WIDTH) (246' RIGHT-OF-WAY)
U.S. HIGHWAY 19
26' WIDE RADIAL ACCESS CONNECTION PER FDOT SPECIFICATIONS & DETAILS (TYP.)
MIXED-USE BLDG. (10,672 GFA RETAIL - 1ST LEVEL) (12 DWELLING UNITS - 2ND LEVEL) FFE=15.12' MIN.
MOUNDED SEPTIC DRAIN FIELD AREA #1 5,371 SF MIN.
MOUNDED SEPTIC/DRAIN FIELD AREA #2 8,013 SF
BIKE RACK (TYP.)
CONCRETE UNDERGROUND STORMWATER VAULT
PROPERTY : 2.4 87097.94 SQ FT 2.00 ACRES
TYPICAL BLDG. OVERHANG
STAIRS TO SECOND LEVEL
DUMPSTER ENCLOSURE
HERNANDO COUNTY PARCEL: #R01 221 17320063 00A0 KEY #1488367 ZONING: AG FUT.RE LAND-USE: CONSERVATION
O.R. BOOK 635
10' LANDSCAPE BUFFER
FEMA COMPENSATION AREA TOP E.LEV=9.50 BOTTOM ELEV=9.00
15' NATURAL VEGETATIVE BUFFER
LOT #9 ZONING: R1C FUTURE LAND-USE: COMMERCIAL
LOT 9 - BLOCK 63 (LESS THE WEST 46.00') ROYAL HIGHLANDS UNIT 1-B (PLAT BOOK 11, PAGES 82-91)
LOT 8 - BLOCK 63 (LESS THE WEST 46.00') ROYAL HIGHLANDS UNIT 1-B
ONE-WAY
TWO-WAY
16' ONE-WAY
GENERAL BUILDING AND UNIT SIZES
Floor | GFA | 20 Seat Restaurant Size (sf) | Remaining Area (sf) | # of Units | Unit Size (sf) | Height (ft)
1 | 10672 | 1050 | 9622 | 12 | 800 | 15
2 | 10672 | 0 | 10672 | 12 | 889 | 15
21344 | Total Unit Count w/ Restaurant= | 25
*To be finalized during the review and permitting of building plans.
FLOODPLAIN NOTES:
1. THE PARCEL FALLS WITHIN FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 12053C0033E, DATED JANUARY 15, 2021. THE PROPERTY APPEARS TO LIE WITHIN AN 'AE' (BFE=11.5' & 10.5').
2. THE PROPOSED DEVELOPMENT FALLS WITHIN THE CHASSAHOWITZKA WATERSHED.
0' 30' 60'
SCALE: 1"= 60'
GRAPHIC SCALE
PREPARED BY:
ARL DESIGN GROUP, LLC
PLANNING, PERMITTING, CIVIL DESIGN, LANDSCAPE, AND CONSTRUCTION MANAGEMENT
8229 STATE HIGHWAY 52 HUDSON, FL 34667
PHONE (727) 488-1002
WWW.ARLDESIGN.NET
MEDHAT KODSI
9801 COMPASS POINT
TAMPA, FL 33615
PROJECT NAME: KODSI MIXED-USE PDP(GHC) PROJECT
PROJECT LOCATION: ROYAL HIGHLANDS LOTS 6, 7, & 8 U.S. HIGHWAY 19, BROOKSVILLE, FL
SHEET NAME: MASTER SITE PLAN (8x11-60' SCALE)
NO. DATE DESCRIPTION BY:
REVISIONS
PROJECT #: 1800
ORIGINAL DATE: 11.11.24
CHECKED BY: RJM
DESIGNED BY: RJM
SHEET NO. 1 of 1

H-24-77

Photo date: 2023

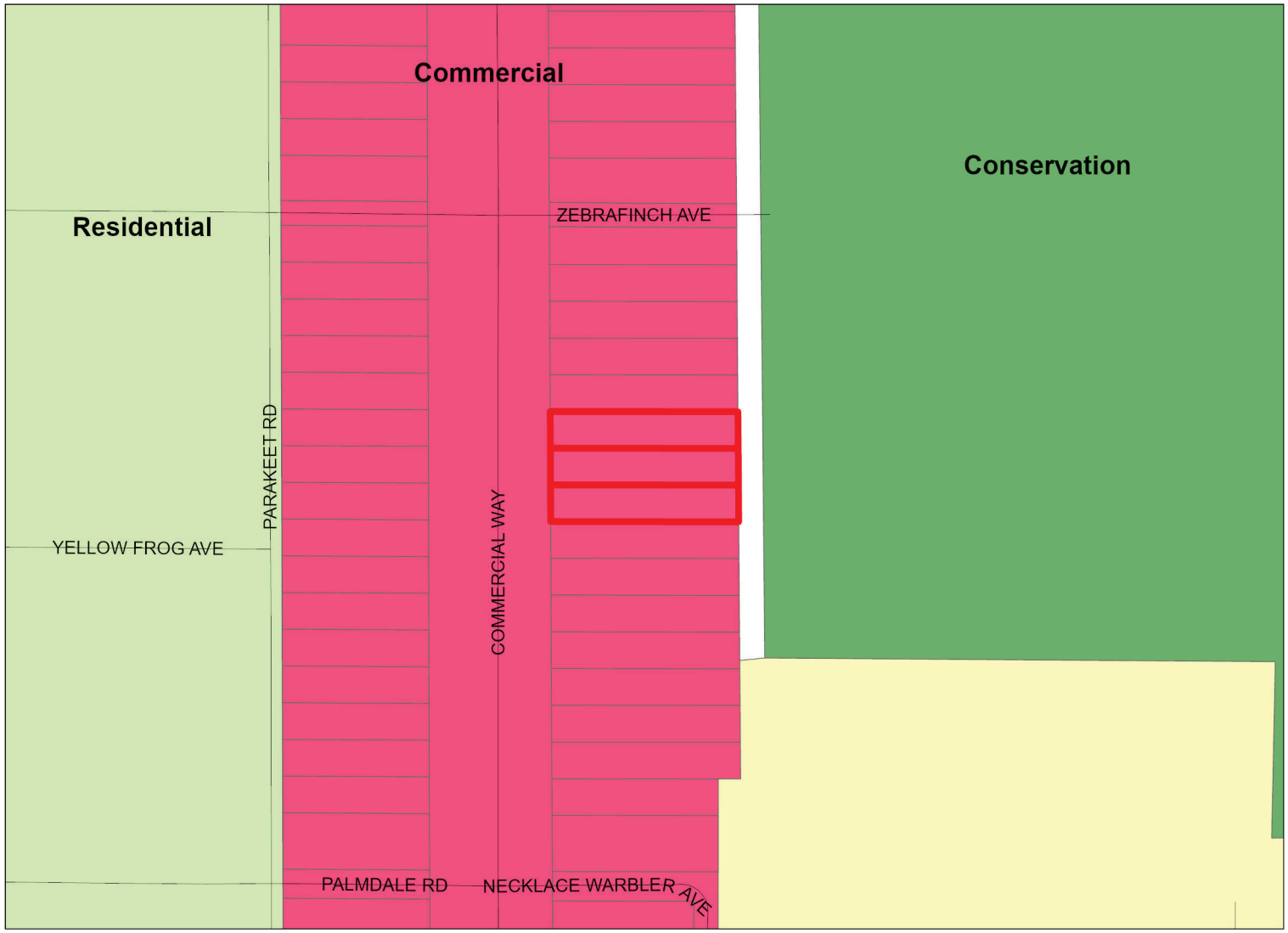
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-77

Version Date: 12/09/2022



H-24-77

FLU Riverine District

Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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.

0 0.03 0.05 0.1 0.15 0.2 Miles

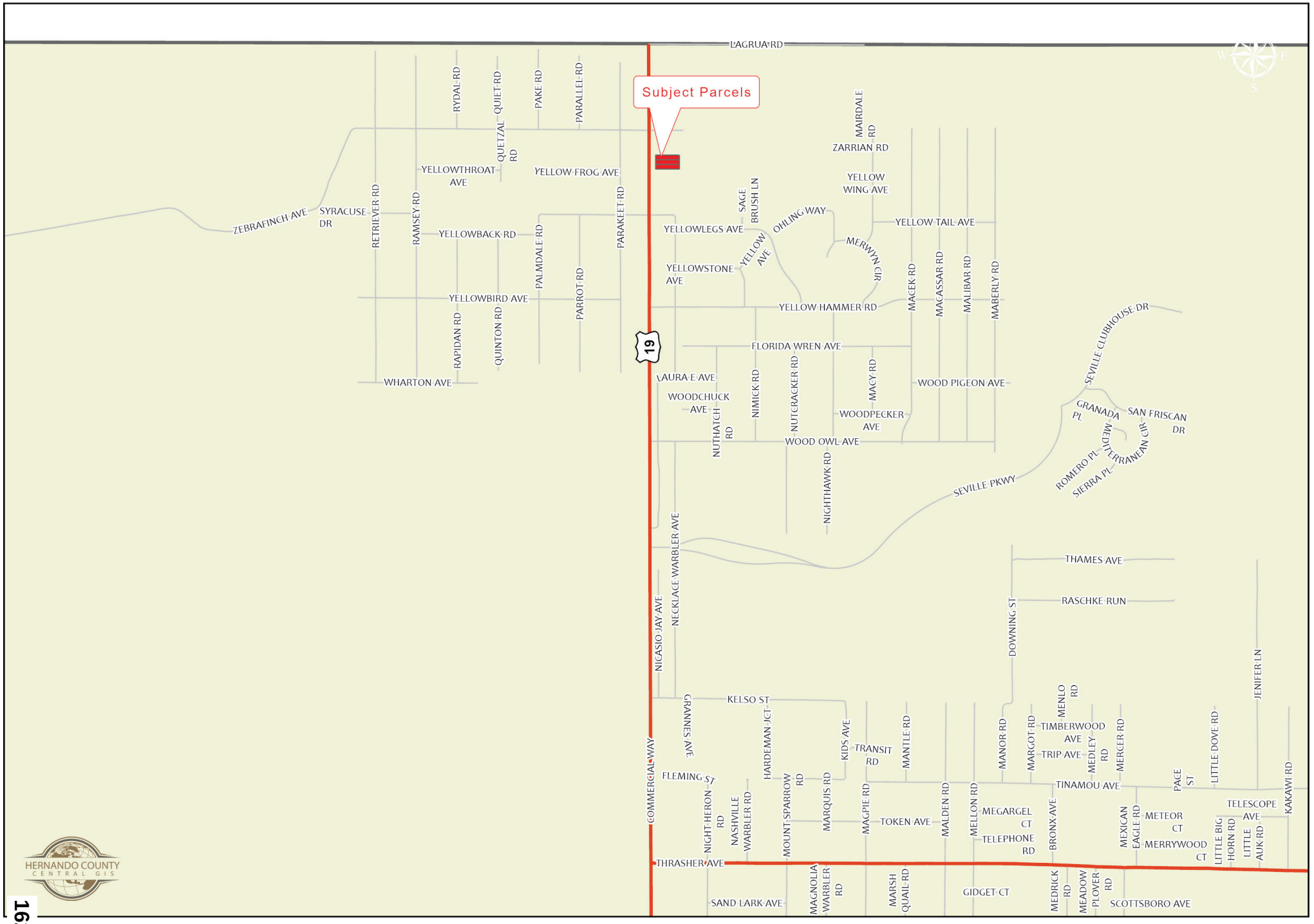
N W E S

Date of mapping: 01/07/2025

HERNANDO COUNTY CENTRAL GIS

H-24-77 AREA MAP

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



H-24-77

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

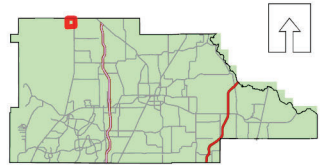


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



163

Hernando County Planning Department
Project date: 01/07/25

0 0.02 0.04 0.08 0.12 0.16 Miles



James & Marie Langer
18260 Sage Brush Lane
Weeki Wachee, FL 34614
JamesJLanger@yahoo.com
(727) 667-9269

Formal Objection to Proposed Rezoning from Residential to Planned Development / Multifamily

Michelle Miller, Senior Planner
Hernando County Planning and Zoning Commission
1653 Blaise Drive
Brooksville, FL 34601

From: Concerned Residents of the Commercial Way Corridor

Subject: Objection to Rezoning and Associated Master Plan Proposal — East Side of Commercial Way (near Wildlife Management Area)

Date: November 3, 2025

Dear Commissioners,

We respectfully submit this letter to formally oppose the proposed rezoning of parcels located on the east side of Commercial Way from Residential to Planned Development / Multifamily, and the establishment of an Associated Master Plan with deviations. It is important to note that the public notice lists these parcels as being located on the west side of Commercial Way; however, the subject parcels are in fact located on the east side. This discrepancy raises concerns about the accuracy of the public notification process and the opportunity for affected residents to respond appropriately.

1. Inconsistency with the Comprehensive Plan:
The proposed density and intensity of development do not align with the Future Land Use Map or county objectives that protect rural lands and environmentally sensitive areas. The project lies outside of the Urban Service Area and would represent an incompatible urban encroachment into a conservation buffer zone.

2. Adverse Environmental Impacts:
The site directly abuts a protected gopher tortoise sanctuary, a species protected under Florida law, and is within the wildlife management area that supports the Florida black bear. Increased density, lighting, traffic, and waste will fragment critical habitat and increase the likelihood of human-wildlife conflicts. The proposed development poses a direct threat to established wildlife corridors that cannot be replaced once disturbed.

3. Infrastructure Limitations:
The existing roadway and utility infrastructure are not designed to support multifamily intensity. Increased traffic volumes on Commercial Way would further strain local roads and public services, resulting in unsafe conditions and unbudgeted costs to taxpayers.

4. Community Compatibility:
Surrounding properties are low-density residential and conservation lands. Allowing deviations for height, setbacks, or open space under the Planned Development designation would erode the established neighborhood character and diminish adjacent property values.

5. Irreversible Precedent:
Approval of this rezoning would set a dangerous precedent for further high-density proposals in rural and conservation areas, undermining decades of responsible growth management.

In light of these concerns, we respectfully request that the Planning and Zoning Commission deny the rezoning application and associated master plan until a full environmental assessment is completed in consultation with the Florida Fish and Wildlife Conservation Commission (FWC) and the Southwest Florida Water Management District (SWFWMD).

Hernando County has a proud history of balancing growth with stewardship. We urge the Commission to uphold that legacy by protecting the wildlife corridors, gopher tortoise sanctuary, and rural character that make this community unique.

Thank you for your consideration and commitment to responsible land use planning.

Sincerely,

James J Langer

18260 Sage Brush Ln
Weeki Wachee, FL 34614

On behalf of concerned residents of the Commercial Way corridor

Enclosure: Notice of Public Hearing, Hernando County, Florida list the three parcels as being on the west side of Commercial Way. The parcels are located on the east side of Commercial Way.

RESOLUTION NO. 2026 - _____

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: Medhat Kodsi

FILE NUMBER: H-24-77

REQUEST: Rezoning from R1-C/(Residential) to PDP(GC)/Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations

GENERAL LOCATION: East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue

PARCEL KEY NUMBERS: 62345, 634353, 634406

REQUEST: Rezoning from R1-C/(Residential) to PDP(GC)/Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations 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 Rezoning from R1-C/(Residential) to PDP(GC)/Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations 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 _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
Hernando County Planning & Zoning - Rezoning & Master Plan Public Hearings

in the matter of
Rezoning and master plan requests before the Hernando County Planning and Zoning Commission and Board of County Commissioners

was published in said newspaper by print in the issue(s) of:
November 28, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on November 28, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 1st day of December, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on December 8, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on February 3, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PD-P(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue.
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521
APPLICANT:	Lisa Tabbert
FILE NUMBER:	H-25-46
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural /Residential 2)
GENERAL LOCATION:	Northeast corner of the intersection of Blackjack Street and Pineda Avenue
PARCEL KEY NUMBER:	401238
APPLICANT:	Lydia M Cruz
FILE NUMBER:	H-25-48
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)
GENERAL LOCATION:	Northern apex of Blanford Street approximately 715 feet west of Daly Road
PARCEL KEY NUMBER:	1057509
APPLICANT:	Soffron Holdings, LLC
FILE NUMBER:	H-25-51
REQUEST:	Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use
GENERAL LOCATION:	Southeast corner of Alcan Avenue and Landover Boulevard
PARCEL KEY NUMBER:	417481
APPLICANT:	APD Advanced Stabilization dba APD Foundation Repair
FILE NUMBER:	H-25-53
REQUEST:	Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business
GENERAL LOCATION:	Northwest corner of Manecke Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	350907

Notice Continues on Page 2

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Lissette Gardner, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: November 28, 2025

RESOLUTION NO. 2026 -0216

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: Medhat Kodsi

FILE NUMBER: H-24-77

REQUEST: Rezoning from R1-C/(Residential) to PDP(GC)/Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations

GENERAL LOCATION: East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue

PARCEL KEY NUMBERS: 62345, 634353, 634406

REQUEST: Rezoning from R1-C/(Residential) to PDP(GC)/Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations 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.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

ADOPTED IN REGULAR SESSION THE 3rd **DAY OF** February **2026.**

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Patricia Jeffreys, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

(SEAL)

By: Jerry Campbell
Chairman

Approved as to Form and Legal Sufficiency

By: Natasha López Perez
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS ACTION

On February 3, 2026, the Board of County Commissioners voted 5-0 to approve the petitioners request for a rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations and 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 comprehensive listed species floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.

3. 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.

4. Flood plain compensation shall be provided and reviewed with the site plan/construction drawing submittal.

5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis is the responsibility of the developer. The petitioner shall be required to update the trip generation to the current edition (11^{th}) (2019).

6. This property abuts Commercial Way (US-19), a Frontage Road for the entire length of frontage on Commercial Way is required per Ordinance. Frontage road is required to be 50-fet in width, refer to Hernando County Facility Design Guideline IV-04.The petitioner shall be required to revise the master plan to increase the frontage road width in accordance with these requirements.

7. Cross Access agreements with parcels to the North and South are required.

8. FDOT Access management permit required. FDOT drainage permit may be required.

9. Perimeter Setbacks:
   - West: 55’
   - North: 40‘
   - South: 143’
   - Rear: 47’

10. Buffers:
    - West (Commercial Way): 5’
    - East: 5’
    - North: 5’
    - South: 5’

11. Floor Area Ratio
    - 1st Floor Retail 10,672 square feet Gross Floor Area

- 2nd Level Multifamily — 10,672 square feet Gross Floor Area with a maximum of 12 residential units
- Total GFA — 21,344 square feet
- FAR — 25% (Deviation from 35')

12. The petitioner must provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

13. The petitioner shall be required to provide a parking analysis at the time of site development to justify the reduction in parking spaces requested. If approved, the petitioner shall provide parking of 3 spaces per 1000 square feet of gross floor area.

14. The petitioner shall be subject to the following Residential Protection Standards:
    - There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
    - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
    - No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
    - All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
    - Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

15. 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.

Meeting: 02/03/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16978
Legal Request Number: 2025-677-1
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Richard Edward Roach and Kimberly Ann Roach for Property Located on Faculty Street (H2535)

BRIEF OVERVIEW

Rezoning Request:
Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

General Location:
South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street

Parcel Key Number:
22521

Summary of Applicant's Request:
The petitioner is requesting to rezone Parcel Key No. 22521 which consists of approximately 1.16 acres, from its current designation of R1-C (Residential) to AR (Agricultural/Residential).

A single-family residence was recently constructed on the property, and the petitioner plans to incorporate small-scale agricultural activities on-site. The proposed activities include raising chickens and livestock, cultivating a vegetable garden, and practicing sustainable homesteading with the goal of establishing a self-sufficient lifestyle.

Public Hearing History
This item was postponed from the November 10, 2025, Planning and Zoning Commission due to a request by the applicant for personal reasons.

On December 8, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt the attached resolution and authorize the Chairman to sign the same, thereby approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

REVIEW PROCESS

Michelle Miller	Approved	01/15/2026 2:11 PM
Omar DePablo	Approved	01/16/2026 4:54 PM
Erin Dohren	Approved	01/16/2026 4:56 PM
Pamela Hare	Approved	01/16/2026 5:28 PM
Natasha Lopez Perez	Approved	01/20/2026 11:41 AM
Heidi Prouse	Approved	01/20/2026 3:29 PM
Toni Brady	Approved	01/22/2026 3:42 PM
Jeffrey Rogers	Approved	01/23/2026 2:32 PM
Colleen Conko	Approved	01/23/2026 2:47 PM

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: Ryan Amsler
AYES: Campbell, Amsler, Champion, Allocco and Hawkins

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-2535 Official Date Stamp:

RECEIVED
JUL 23 2025
HERNANDO COUNTY ZONING

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: July 4, 2025

APPLICANT NAME: Richard + Kimberly Roach
Address: 33086 Faculty St
City: Webster State: FL Zip: 33597
Phone: 434.222-0598 Email: Kroach922021@gmail.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
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): R22-122-21-0900-1010-0060 Key 22521
2. SECTION , TOWNSHIP , RANGE
3. Current zoning classification: RIC
4. Desired zoning classification: Residential / Agricultural
5. Size of area covered by application: 1.16 Acres
6. Highway and street boundaries: Faculty + Split Stone
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No KR
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, Richard + Kimberly Roach, 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.

R. I. E. R.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18th day of July, 2025, by Richard & Kimberly Roach who is personally known to me or produced as identification.

Candida R. Turner
Signature of Notary Public

CANDIDA R. TURNER
MY COMMISSION # HH380204
EXPIRES: March 28, 2027

Notary Seal/Stamp

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

PRINT FORM CLEAR FORM

We Would like to Rezone our properties

R3612 22108700480011 0
R22 12221 0900 1010 0060

So that we may have farm animals and gardens

Richard + Kimberly Roach
Parcel Key 22521

As homeowners our goal is to have a simpler, more meaningful life with less reliance on external systems and a greater appreciation for the natural world. We plan to use our land to provide for our family and live a healthier lifestyle which is why we are requesting zoning for our property to be changed from residential to residential agriculture. We have a total of 1,2 acres where we plan to raise chickens, livestock, grow vegetable gardens and live off the land. Consuming home-grown, organic food can provide a healthier diet, free from the additives and pesticides found in commercially produced products. Sustainable practices like gardening and composting contribute to a healthier planet and reduces waste.

RECEIVED
SEP 10 2025
HERNANDO COUNTY ZONING

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	November 10, 2025
	Planning & Zoning Commission:	December 8, 2025
	Board of County Commissioners:	January 6, 2026
	Board of County Commissioners	February 3, 2026
APPLICANT:	Richard Roach and Kimberly Roach	
FILE NUMBER:	H-25-35	
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)	
GENERAL LOCATION:	South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street.	
PARCEL KEY NUMBER(S):	22521	

APPLICANT'S REQUEST

The petitioner is requesting to rezone parcel key 22521 which consists of approximately 1.16 acres, from its current designation of R1-C (Residential) to AR (Agricultural/Residential).

A single-family residence was recently constructed on the property, and the petitioner plans to incorporate small-scale agricultural activities on-site. The proposed activities include raising chickens and livestock, cultivating a vegetable garden, and practicing sustainable homesteading with the goal of establishing a self-sufficient lifestyle.

The applicant states that the rezoning would allow for the production of organically grown food, which they believe contributes to a healthier diet free of commercial additives and pesticides. Furthermore, the petitioner emphasizes that sustainable practices such as gardening and composting promote environmental stewardship, reduce waste, and contribute to the long-term health of the community.

SITE CHARACTERISTICS

Site Size:	1.16 acres	
Surrounding Zoning; Land Uses:	North:	R-1C (Residential);Undeveloped
	South:	R-1C (Residential); Undeveloped
	East:	R-1C (Residential); Undeveloped
	West:	R-1C (Residential);Undeveloped
Current Zoning:		R-1C (Residential)

Future Land Use
Map Designation: Rural

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

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- Hernando County Utilities does not currently supply water or sewer service to the subject parcel.
- Water and sewer service are not available to the parcel.
- Hernando County Utilities has no objection to the zoning change from R-1C (Residential) to A/R (Agricultural/Residential)

ENGINEERING REVIEW

The subject parcel is located on the north side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street. The County Engineer has reviewed the petitioner's request and has no comments or objections.

LAND USE REVIEW

Minimum AR(Agricultural/Residential) Building Setbacks:

• Front: 50'
• Side: 10'
• Rear: 35'

The permitted uses in the AR (Agricultural/Residential) district are:

(a) *All agricultural/residential districts:*
  i. Aquaculture
  ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
  iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
  iv. Horticultural specialty farms, including the cultivation of crops.
  v. Accessory structures related to the principal use of the land.
  vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre.
  vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) *Agricultural/residential:*
  i. Single-family dwellings.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Residential Future Land Use 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, Rural Category

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 1.04C(2) The Rural Category contains areas of predominately platted or divided lands which have a more dense development pattern and character of a rural residential or residential nature that are recognized by existing zoning designations which allow for infill in a manner consistent with the character of the area, but does not allow for expansion into areas designated with lower land use densities.

Strategy 1.04C(3) Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and recognized infill areas to protect the use and enjoyment of land and maintain appropriate development patterns. Specific areas and circumstances where the infill pattern is expected and where infill would allow for more efficient use of existing infrastructure are recognized by this strategy

Comments: The subject site is within the Rural land use designation; the permitted uses within the AR (Agricultural/Residential) district are consistent with the goals, objectives, and strategies of this land use designation.

FINDINGS OF FACT

The request for AR (Agricultural/Residential) zoning is consistent with the Comprehensive Plan and compatible with the surrounding land 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 rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

Note: Subsequent to the advertising being completed for the Planning and Zoning Commission, the petitioner requested a postponement due to a family emergency. As advertising was completed, this decision must be made by the Planning and Zoning Commission at the hearing. Staff has revised its recommendation to request a postponement on behalf of the applicant.

REVISED STAFF RECOMMENDATION:
It is recommended that the Planning and Zoning Commission postpone action on the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) to the December 8, 2025, regularly scheduled meeting with all readvertising fees paid by the applicant.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to postpone action on the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) to the December 8, 2025, regularly scheduled meeting with all readvertising fees paid by the applicant.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On December 8, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

1491727

Application No.: 1491727

Lot/Block/Unit/Subdivision: LOT6 BLOCK101 UNIT 5 RIDGE MANOR ESTATES

Name: RICHARD&KIMBERLY ROACH

Address: 33086 FACULTY ST WEBSTER, FL 33597

Approved per County Landscape Ordinance (Department use only)

Date: 11/14/24

Name: ESGE

Trees Required: 15

LANDSCAPE CLEARING PLAN APPLICATION

RICHKIMBERLY ROACH

Square footage of property 50,325 SF

Percentage of natural vegetation preserved 80 %

Number of Specimen or Majestic trees proposed for removal 0

NOTE: ANY SPECIMEN OR MAJESTIC TREE MUST BE GRANTED A PROTECTED TREE REMOVAL PERMIT PRIOR TO THE REMOVAL.

****

Please acknowledge by initialing spaces below.

No more than 50% percent of the landscaped areas can be irrigated turf grass. RR

SPECIMEN TREE- A tree with a DBH of eighteen (18) inches or greater but less than thirty-six (36) inches. RR

MAJESTIC TREE- A tree with a DBH of thirty-six (36) inches or greater. Palm trees shall be excluded. RR

Trees to be planted must be a minimum size of two (2) inches in caliper and half must be shade trees. RR

I, understand that this is a synopsis of Ordinance 2008-02, which was adopted by the Board of County Commissioners and is not inclusive of all landscape requirements and restrictions contained in the Ordinance. These requirements are subject to amendment by the BCC. I, also understand it is the applicant's responsibility to ensure that all sections of Ordinance 2008-02 are complied with. RR

Signature of Owner or Signature of Contractor

State of Florida County of Citrus

The foregoing instrument was acknowledged before me this 1 day of October, 2024, By Ronald Carrington, who is (✓) personally known to me or who (___) has produced _____ as identification.

Dyan Ballew
Notary Public

Notary Public State of Florida
Dyan Ballew
My Commission HH 577921
Expires 8/1/2028

F:\WORDDATA\BOXENDINE\LANDSCAPE CLEARING PLAN.DOC 11-2016

1491727

SITE PLAN

ROACH

1"=50'

FFE=~~54'~~ 55'

RC

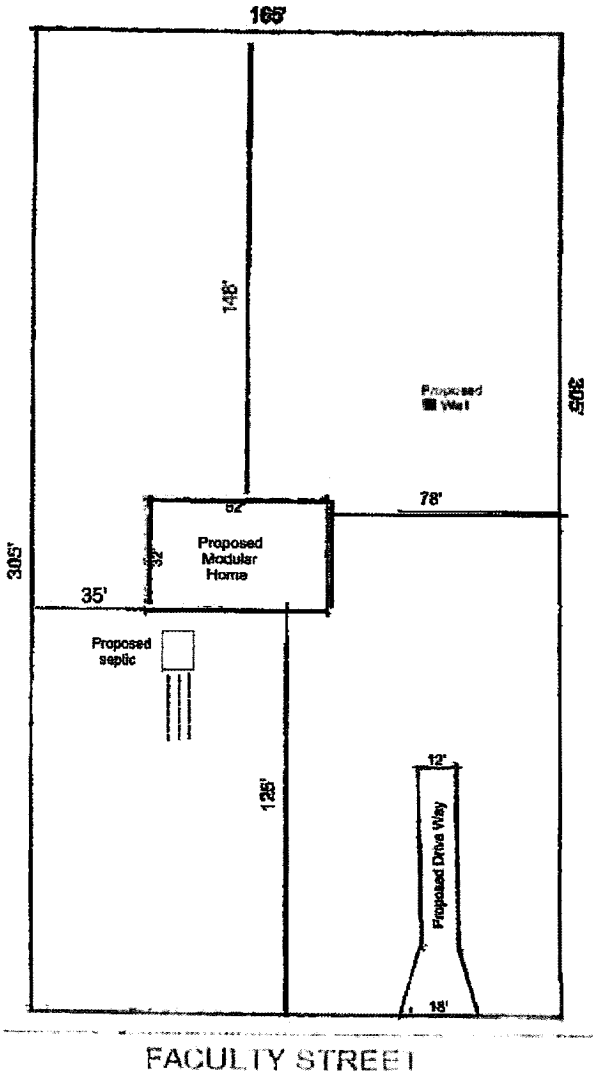
33086 FACULTY STREET
WEBSTER, FL 33597

LOT 6

KEY#00322521

ALL Electrical and Mech will be at BFE+1

RC



N

Residential driveways must comply with the Hernando Cty Facility Design Guidelines Sec IV-26. It is the applicants responsibility to verify compliance prior to construction. For information call 352-754-4062.

ALERT: This project may require Federal, State, or Local Authority permits. The applicant is solely responsible for obtaining all permits and authorizations from the responsible authorities. The issuance of this permit does not negate any other agency permit requirements.

APPROVED
By egermain at 4:23 pm, Nov 14, 2024

NOTICE:
NO STRUCTURES, BUILDINGS, OR IMPROVEMENTS CAN ENCROACH OR BE CONSTRUCTED WITHIN EASEMENTS

H-25-35

Photo date: 2023

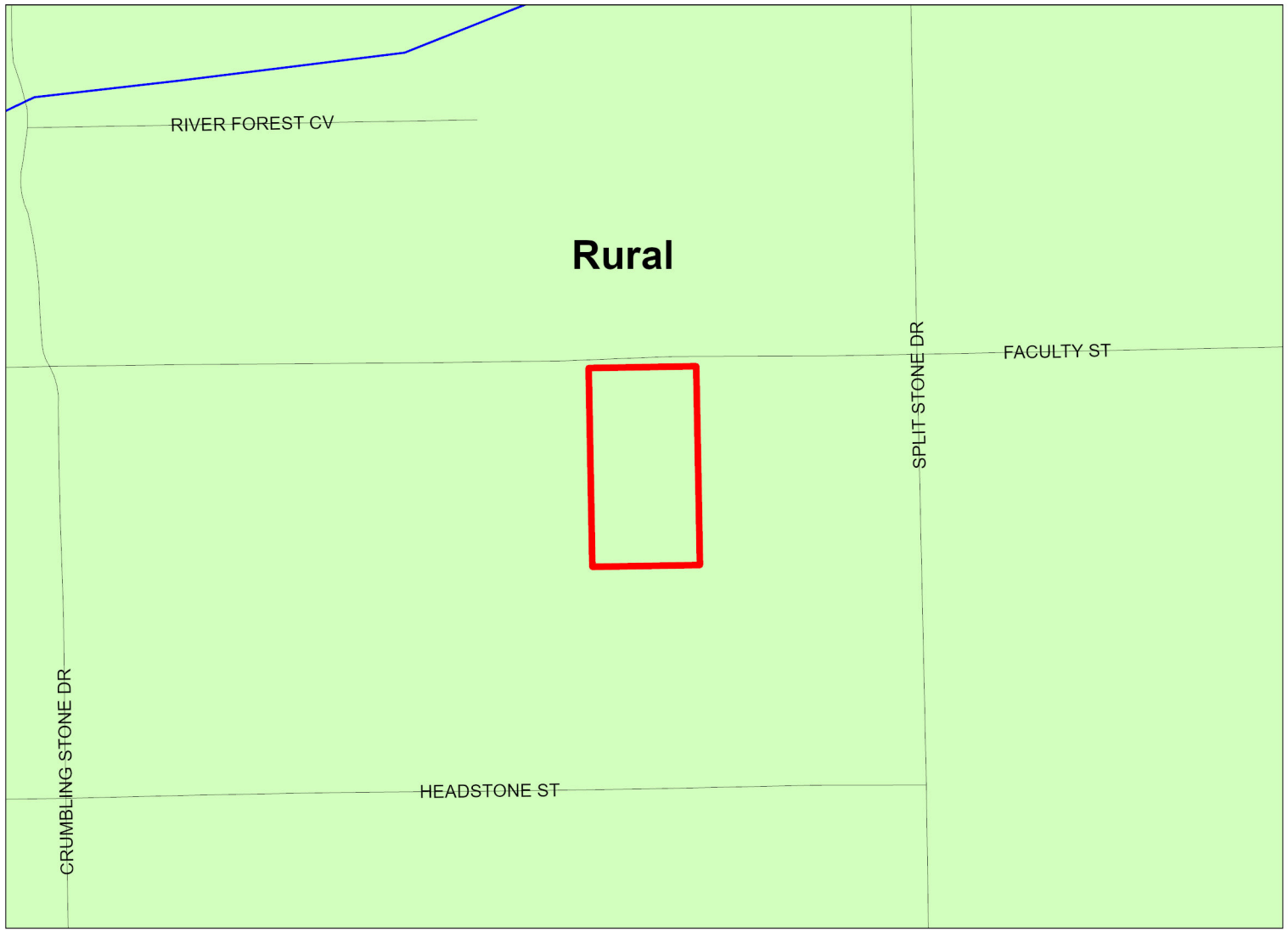
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



0 0.02 0.04 0.08 0.12 0.16
Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-35
Version Date: 12/09/2022



H-25-35
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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.

0 0.02 0.04 0.08 0.12 0.16
Miles

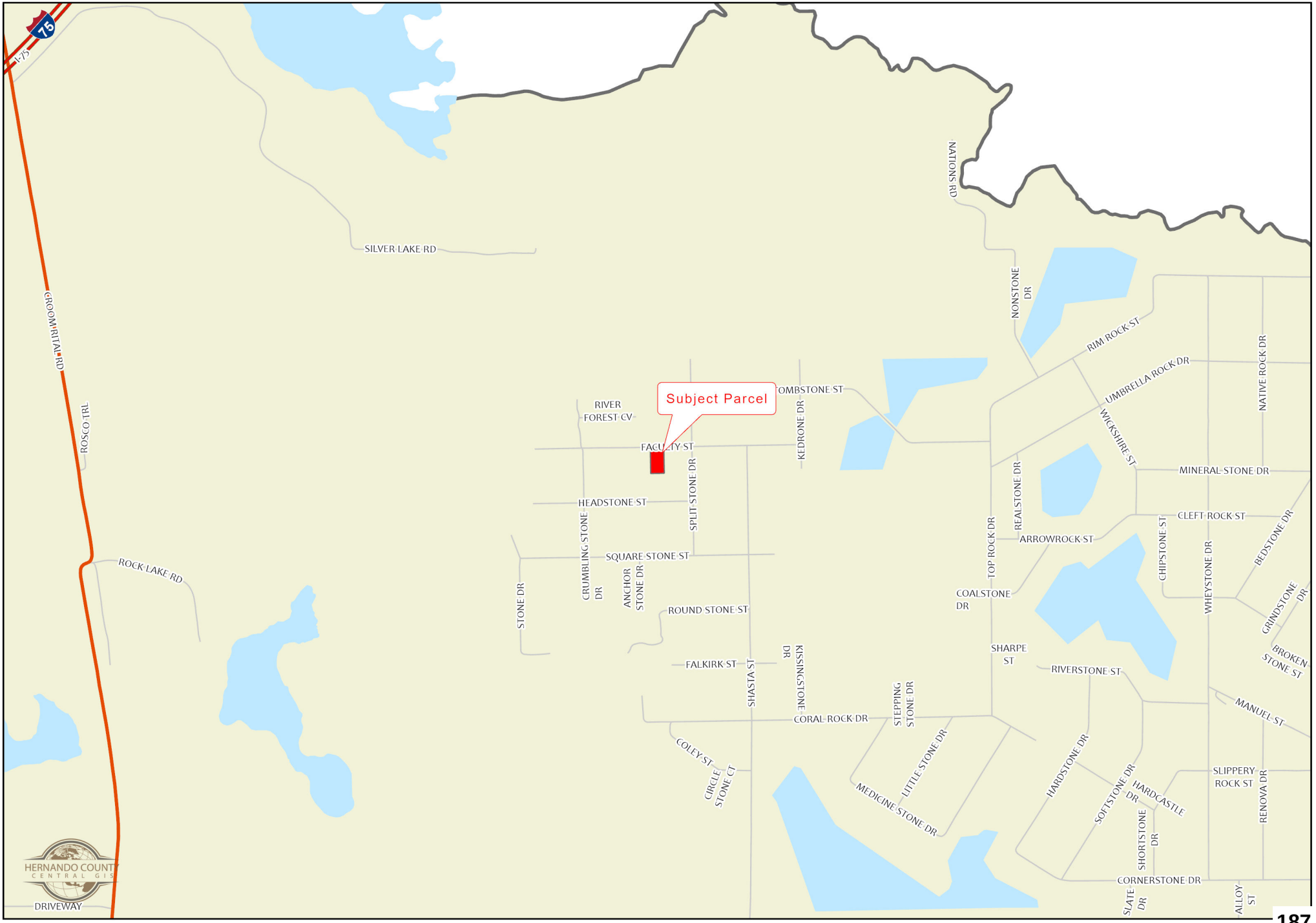
N
W E
S

Date of mapping: 08/20/2025

HERNANDO COUNTY
CENTRAL GIS

H-25-35 AREA MAP

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



H-25-35

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

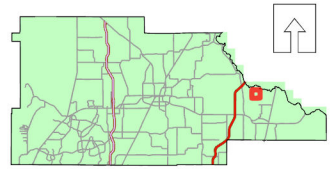


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 08/20/2025

0 0.02 0.04 0.08 0.12 0.16 Miles

RESOLUTION NO. 2026 - _____

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: Richard Edward Roach and Kimberly Ann Roach

FILE NUMBER: H-25-35

REQUEST: Rezoning from R-1C(Residential) to AR(Agricultural/Residential)

GENERAL LOCATION: South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street

PARCEL KEY NUMBERS: 22521

REQUEST: Rezoning from R-1C(Residential) to AR(Agricultural/Residential) 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 Rezoning from R-1C(Residential) to AR(Agricultural/Residential) 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 _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
Hernando County Planning & Zoning - Rezoning & Master Plan Public Hearings

in the matter of
Rezoning and master plan requests before the Hernando County Planning and Zoning Commission and Board of County Commissioners

was published in said newspaper by print in the issue(s) of:
November 28, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on November 28, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 1st day of December, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on December 8, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on February 3, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PD-P(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue.
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521
APPLICANT:	Lisa Tabbert
FILE NUMBER:	H-25-46
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural /Residential 2)
GENERAL LOCATION:	Northeast corner of the intersection of Blackjack Street and Pineda Avenue
PARCEL KEY NUMBER:	401238
APPLICANT:	Lydia M Cruz
FILE NUMBER:	H-25-48
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)
GENERAL LOCATION:	Northern apex of Blanford Street approximately 715 feet west of Daly Road
PARCEL KEY NUMBER:	1057509
APPLICANT:	Soffron Holdings, LLC
FILE NUMBER:	H-25-51
REQUEST:	Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use
GENERAL LOCATION:	Southeast corner of Alcan Avenue and Landover Boulevard
PARCEL KEY NUMBER:	417481
APPLICANT:	APD Advanced Stabilization dba APD Foundation Repair
FILE NUMBER:	H-25-53
REQUEST:	Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business
GENERAL LOCATION:	Northwest corner of Manecke Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	350907

Notice Continues on Page 2

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Lissette Gardner, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: November 28, 2025

RESOLUTION NO. 2026 - 027

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: Richard Edward Roach and Kimberly Ann Roach

FILE NUMBER: H-25-35

REQUEST: Rezoning from R-1C(Residential) to AR(Agricultural/Residential)

GENERAL LOCATION: South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street

PARCEL KEY NUMBERS: 22521

REQUEST: Rezoning from R-1C(Residential) to AR(Agricultural/Residential) 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 Rezoning from R-1C(Residential) to AR(Agricultural/Residential) 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 February 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Douglas A. Chorvat, Jr. By: Jerry Campbell

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY, FLORIDA SEAL

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez

County Attorney's Office

BOCC ACTION

On February 3, 2026, the Board of County Commissioners voted 5-0 to approve the petitioners request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

Meeting: 02/03/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16980
Legal Request Number: 2025-677-1
Bid/Contract Number:

TITLE

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

BRIEF OVERVIEW

Rezoning Request:
Rezoning from AG (Agricultural) to AR-2 (Agricultural /Residential 2)

General Location:
Northeast corner of the intersection of Blackjack Street and Pineda Avenue

Parcel Key Number:
401238

Summary of Applicant's Request:
The petitioner requested a rezoning for a 3.8 parcel from AG (Agricultural) to AR (Agricultural/Residential) to allow the property to be subdivided into two lots of approximately 1.9 acres each, with a mobile home proposed on each lot. Due to the request for the mobile home, staff has amended the request to a Rezoning from AG (Agricultural) to AR-2 (Agricultural Residential 2).

Public Hearing History
On December 8, 2025, the Planning and Zoning Commissioners voted 4-1 to adopt a resolution denying the petitioner's request for a Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt the attached resolution and authorize the Chairman to sign the same, denying the petitioner's request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) in accordance with the recommendation of the Planning and Zoning Commission.

REVIEW PROCESS

Michelle Miller	Approved	01/15/2026 2:15 PM
Omar DePablo	Approved	01/16/2026 4:56 PM
Erin Dohren	Approved	01/16/2026 4:57 PM
Pamela Hare	Approved	01/16/2026 5:32 PM
Natasha Lopez Perez	Approved	01/20/2026 11:42 AM
Heidi Prouse	Approved	01/20/2026 3:32 PM
Toni Brady	Approved	01/22/2026 3:42 PM
Jeffrey Rogers	Approved	01/23/2026 2:30 PM
Colleen Conko	Approved	01/23/2026 2:48 PM

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-46 Official Date Stamp:

RECEIVED
AUG 27 2025
Hernando County Development Services
Zoning Division

RECEIVED
AUG 18 2025
Hernando County Development Services
Zoning Division

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: 5/5/2025

APPLICANT NAME: Lisa L. Tabbert

Address: 13477 Pineda Avenue
City: Brooksvile State: Florida Zip: 34601-4718
Phone: (727) 992-0592 Email: lisatabbert@gmail.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:

Company Name: Brenda McKenzie
Address: 7232 E. Gospel Island Road
City: Inverness State: Florida Zip: 34450
Phone: (352) 601-0942 Email: mckenziepermitting@gmail.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00401238
2. SECTION 33, TOWNSHIP 21, RANGE 20
3. Current zoning classification: AG
4. Desired zoning classification: ~~PDP RURAL~~ AR
5. Size of area covered by application: 3.80 ACRES
6. Highway and street boundaries: PINEDA AVENUE AND BACKJACK STREET
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, Lisa L. Tabbert, 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)*: Lisa L. Tabbert and *(representative, if applicable)*: Brenda McKenzie to submit an application for the described property.

X Lisa Tabbert
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ CITRUS
The foregoing instrument was acknowledged before me this 5th day of May, 2025, by Lisa Tabbert who is personally known to me or produced FLDL as identification.

Kathryn Cabrera
Signature of Notary Public

Notary Public State of Florida
Kathryn Cabrera
My Commission HH 482677
Expires 3/10/2028

Notary Seal/Stamp

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

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	December 8, 2025 February 3, 2026
APPLICANT:	Lisa Tabbert	
FILE NUMBER:	H-25-46	
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural /Residential 2)	
GENERAL LOCATION:	Northeast corner of the intersection of Blackjack Street and Pineda Avenue	
PARCEL KEY NUMBER(S):	401238	

APPLICANT'S REQUEST

The petitioner requested a rezoning for a 3.8 parcel from AG (Agricultural) to AR (Agricultural/Residential) to allow the property to be subdivided into two lots of approximately 1.9 acres each, with a mobile home proposed on each lot. Due to the request for the mobile home, staff has amended the request to a Rezoning from AG (Agricultural) to AR-2 (Agricultural Residential 2).

SITE CHARACTERISTICS

Site Size:	3.8 acres
Surrounding Zoning Land Uses:	North: AG(Agricultural); Single Family Residence South: AG(Agricultural); Single Family Residence East: PDP(Rural)/Planned Development Project; Single Family Residence West: AG(Agricultural); Single Family Residence
Current Zoning:	AG(Agricultural)
Future Land Use Map Designation:	Rural

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to these parcels. Water and wastewater service are not available. HCUD has no objection to the zoning change from AG (Agricultural) to AR-2 (Agricultural/Residential) to allow a parcel split, since each lot exceeds 1 acre or larger.

ENGINEERING REVIEW

The subject parcel is located on Northwest corner of the intersection of Blackjack Street and Pineda Avenue. The County Engineer has reviewed the petitioner's request and provided the following comments:

- Driveway connections to both parcels shall comply with County standards, with paved driveways aprons required for the access to the County roadway.

LAND USE REVIEW

Minimum AR (Agricultural/Residential) Building Setbacks:
- Front: 50'
- Side: 10'
- Rear: 35'

The AR (Agricultural/Residential) district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR-2(Agricultural/Residential) zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) *All agricultural/residential districts:*

i. Aquaculture

ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.

iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.

iv. Horticultural specialty farms, including the cultivation of crops.

v. Accessory structures related to the principal use of the land.

vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre.

vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) *Agricultural/residential:*

i. Single-family dwellings.

(c) *Agricultural/residential-1:*

i. Mobile homes.

(d) *Agricultural/residential-2:*

i. Single-family dwellings.

ii. Mobile homes.

COMPREHENSIVE PLAN REVIEW

The subject site is within the Rural land use designation; the permitted uses within the AR-2 (Agricultural/Residential) district are consistent with the goals, objectives, and strategies of this land use designation.

Future Land Use Map, Rural Category

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 1.04C(2): The Rural Category contains areas of predominately platted or divided lands which have a more dense development pattern and character of a rural residential or residential nature that are recognized by existing zoning designations which allow for infill in a manner consistent with the character of the area, but does not allow for expansion into areas designated with lower land use densities.

Strategy 1.04C(3): Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and recognized infill areas to protect the use and enjoyment of land and maintain appropriate development patterns. Specific areas and circumstances where the infill pattern is expected and where infill would allow for more efficient use of existing infrastructure are recognized by this strategy.

***Comments*:** The subject site is within the Rural Future Land Use designation; the permitted uses within the AR-2 (Agricultural/Residential) district are consistent with the goals, objectives, and strategies of this land use designation.

FINDING OF FACTS

The request for AR-2 (Agricultural/Residential) zoning is consistent with the Comprehensive Plan and compatible with the surrounding land 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 rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) in accordance with the staff report.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On December 8, 2025, the Planning and Zoning Commissioners voted 4-1 to adopt a resolution denying the petitioner's request for a Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) in accordance with the staff report.

NARRATIVE FOR REQUEST FOR ZONE CHANGE FOR:
KEY NUMBER 00401238

We are requesting this change to allow for a split of the property.

Our plan is to put one home only on each new divided parcel.

This property is served by septic tanks and from private wells.

It is very compatible with the surrounding areas.

The property owner actually lives in her personal home abutting this parcel.

The abutting property owner whose parcel number is 01806479 has split his property and we would like to do the same type of dividing of this property. In order to do that we have to get the zoning classification changed to ~~PDP RURA~~L. AR

Thank you! BM 8/18/25

INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

12345 Centralia Rd./ P.O. Box 6890 Spring Hill, FL 34611

Phone: (352) 428-2351 Email: ILSG@tampabay.rr.com

WORK ORDER : 25 - 42	MAP DATE: 4/15/2025	SECTION: 33	TOWNSHIP: 21 S	RANGE: 20 E

CERTIFIED TO THE FOLLOWING ONLY: - LISA TABBERT

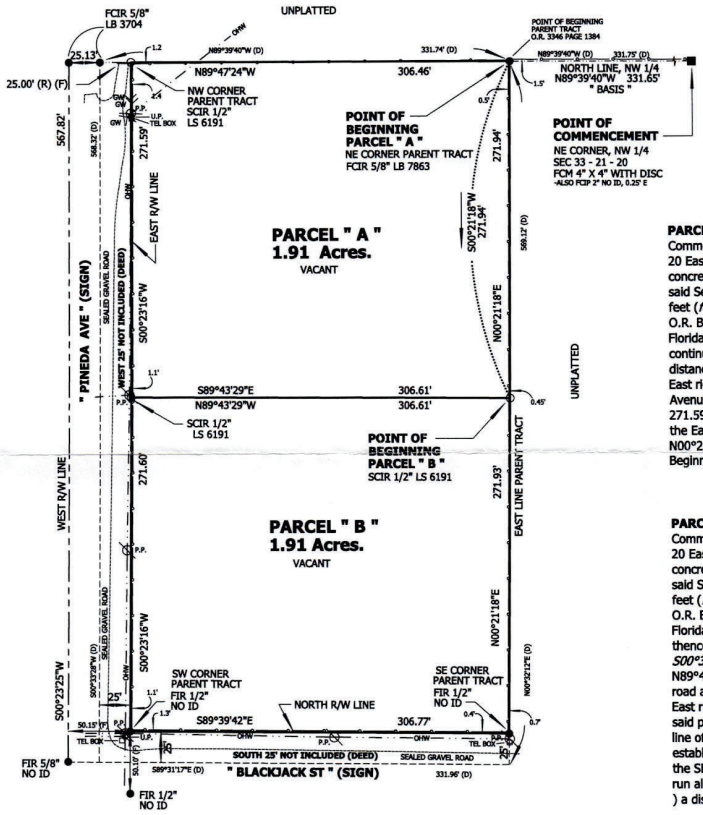
PARCEL KEY: 401238 Physical Address: @ Pineda Drive

MAP OF SURVEY, BOUNDARY SURVEY

Purpose of Survey: A Boundary Survey for Reconfigure with Descriptions for Submittal.

PARENT TRACT PARCEL O.R. BOOK 3346 PAGE 1384
Parcel 4: parcel No. 187 of an unrecorded subdivision know as Forest Hills, said parcel being described as follows: Commencing at the NE corner of the NW 1/4 of Section 33, Township 21 South, Range 20 East, Hernando County, Florida, go thence N89°39'40"W, along the North line of said NW 1/4, a distance of 331.75 feet to the POINT OF BEGINNING; continue thence N89°39'40"W a distance of 331.74 feet, thence S00°33'28"W a distance of 568.32 feet, thence S89°31'17"E, a distance of 331.96 feet, thence N00°32'12"E, a distance of 569.12 feet to the Point of Beginning. EXCEPTING therefrom the Westerly and Southerly 25.00 feet thereof to be used for road right-of-way purposes.





PARCEL " A "
Commence at the NE corner of the NW 1/4 of Section 33, Township 21 South, Range 20 East, Hernando County, Florida, said point being monumented with a 4" x 4" concrete marker with disc not legible. Go thence along the North line of the NW 1/4 of said Section 33, N89°39'40"W (*Bearing Basis for this Description*) a distance of 331.65 feet (*formerly 331.75 feet*) to the NE corner of the parent tract parcel as described in O.R. Book 3346 and page 1384 inclusive of the Public Records of Hernando County, Florida, said corner being monumented with a capped 5/8" iron rod stamped LB7863; continue thence along the said North line, N89°47'24"W (*formerly N89°39'40"W*) a distance of 306.46 feet to the NW corner of said parent tract parcel and a point on the East right-of-way line of a road, as it is now established, also known as Pineda Avenue; thence run along the said East right-of-way line, S00°23'16"W a distance of 271.59 feet to a point; thence run S89°43'29"E a distance of 306.61 feet to a point on the East line of said parent tract parcel; thence run along the said East line, N00°21'18"E (*formerly N00°32'12"E*) a distance of 271.94 feet to the Point of Beginning.

PARCEL " B "
Commence at the NE corner of the NW 1/4 of Section 33, Township 21 South, Range 20 East, Hernando County, Florida, said point being monumented with a 4" x 4" concrete marker with disc not legible. Go thence along the North line of the NW 1/4 of said Section 33, N89°39'40"W (*Bearing Basis for this Description*) a distance of 331.65 feet (*formerly 331.75 feet*) to the NE corner of the parent tract parcel as described in O.R. Book 3346 and page 1384 inclusive of the Public Records of Hernando County, Florida, said corner being monumented with a capped 5/8" iron rod stamped LB7863; thence run along the East line of said parent tract parcel, S00°21'18"W (*formerly S00°32'12"W*) a distance of 271.94 feet to the POINT OF BEGINNING; thence run N89°43'29"W a distance of 306.61 feet to a point on the East right-of-way line of a road as it is now established, also known as Pineda Avenue; thence run along the said East right-of-way line, S00°23'16"W a distance of 271.60 feet to the SW corner of the said parent tract parcel and a 1/2" iron rod unnumbered; thence run along the South line of said parent tract parcel and the North right-of-way line of a road as it is now established, also known as Blackjack Street, S89°39'42"E a distance of 306.77 feet to the SE corner of the said parent tract parcel and a 1/2" iron rod unnumbered; thence run along the East line of said parent tract parcel, N00°21'18" E (*formerly N00°32'12"E*) a distance of 271.93 feet to the Point of Beginning.

Abbreviations & Symbol Legend

D - Deed
E - East
F - Derived from Field Measurement
FCIP - Found Capped Iron Pipe
FCIR - Found Capped Iron Rod
FCM - Found Concrete Monument
FIR - Found Iron Rod
GW - Guy Wire
ID - Identification
LB - Land Surveyor Business
LS - Land Surveyor
NE - Northeast
NW - Northwest
OHW - Overhead Wire(s)
PP - Power Pole
R - Record Plat or Deed
SCIR - Set Capped Iron Rod
SE - Southeast
SEC - Section
SW - Southwest
TEL - Telephone
UP - Utility Pole
○ - Set Monument
■ - Found Monument
● - Found Monument
± - More or Less

Surveyor Notes

1. Survey based on the description furnished by the Client and without benefit of a title search.
2. Survey is subject to notes, statements, and notations shown hereon.
3. Underground utilities and subsurface improvements not located unless otherwise shown hereon.
4. There are no visible encroachments unless otherwise shown hereon.
5. Ownership of fences located on or near property line(s) was not determined by this Surveyor.
6. The measured distance from existing improvements to designated features, such as, but not limited to, property lines and/or other lines, or other existing improvements, are perpendicular unless otherwise shown hereon.
7. Gutters, overhangs, underground foundations and irrigation systems are not located unless otherwise shown hereon.
8. The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.
9. According to FEMA, FIRM map panel 12053C0206D, dated February 02, 2012 subject property appears to lie within Flood Zone(s): " X " & "AE" Elevation 56.1'
10. Flood zone information (Note #9) is taken from State and local governing agency's website portals. The source and accuracy of this data was not determined by this Surveyor. Reliance on this flood zone information is at the sole risk of those to whom it is certified.
11. Bearings shown hereon are based on the occupied North line of the NW 1/4 Section 33 as referenced hereon. Deed bearing: N89°39'40"W is assumed by this Surveyor designated hereon by the graphical entry " BASIS " at aforestated bearing. North arrow is oriented per stated deed bearing.
12. NOT USED
13. Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
14. Held monuments found in place set by previous surveyors, unless otherwise shown hereon.
15. NOT USED
16. Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.
17. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.
18. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed or instruments of records furnished by the client and/or their agents.
19. This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.
20. This map is not for the purposes of construction and/or design.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chris T. Gordon

Digitally signed by Chris T. Gordon
Date: 2025.04.16 16:49:48 -04'00'

Chris Todd Gordon CERTIFICATE No. 6191 STATE OF FLORIDA Registered Surveyor & Mapper

DATE OF LAST FIELD ACQUISITION: 4/14/2025

CHRIS T. GORDON,
Professional Surveyor & Mapper
Florida Registration # 6191
Integrity Land Solutions Group, Inc. LB #8065

SHEET 1 OF 1

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

OFFICE USE ONLY: C:\SURVEYS\2025DWG\00-25\25-42\25-42.DWG LAST PLOTTED: 4/17/2025 Field Book: 51 Page(s): 17 Drawn By: CTG Checked By: CTG

PARCEL " A "

Commence at the NE corner of the NW 1/4 of Section 33, Township 21 South, Range 20 East, Hernando County, Florida, said point being monumented with a 4" x 4" concrete marker with disc not legible. Go thence along the North line of the NW 1/4 of said Section 33, N89°39'40"W (*Bearing Basis for this Description*) a distance of 331.65 feet (*formerly 331.75 feet*) to the NE corner of the parent tract parcel as described in O.R. Book 3346 and page 1384 inclusive of the Public Records of Hernando County, Florida, said corner being monumented with a capped 5/8" iron rod stamped LB7863; continue thence along the said North line, N89°47'24"W (*formerly N89°39'40"W*) a distance of 306.46 feet to the NW corner of said parent tract parcel and a point on the East right-of-way line of a road, as it is now established, also known as Pineda Avenue; thence run along the said East right-of-way line, S00°23'16"W a distance of 271.59 feet to a point; thence run S89°43'29"E a distance of 306.61 feet to a point on the East line of said parent tract parcel; thence run along the said East line, N00°21'18"E (*formerly N00°32'12"E*) a distance of 271.94 feet to the Point of Beginning.

PARCEL " B "

Commence at the NE corner of the NW 1/4 of Section 33, Township 21 South, Range 20 East, Hernando County, Florida, said point being monumented with a 4" x 4" concrete marker with disc not legible. Go thence along the North line of the NW 1/4 of said Section 33, N89°39'40"W (*Bearing Basis for this Description*) a distance of 331.65 feet (*formerly 331.75 feet*) to the NE corner of the parent tract parcel as described in O.R. Book 3346 and page 1384 inclusive of the Public Records of Hernando County, Florida, said corner being monumented with a capped 5/8" iron rod stamped LB7863; thence run along the East line of said parent tract parcel, S00°21'18"W (*formerly S00°32'12"W*) a distance of 271.94 feet to the POINT OF BEGINNING; thence run N89°43'29"W a distance of 306.61 feet to a point on the East right-of-way line of a road as it is now established, also known as Pineda Avenue; thence run along the said East right-of-way line, S00°23'16"W a distance of 271.60 feet to the SW corner of the said parent tract parcel and a 1/2" iron rod unnumbered; thence run along the South line of said parent tract parcel and the North right-of-way line of a road as it is now established, also known as Blackjack Street, S89°39'42"E a distance of 306.77 feet to the SE corner of the said parent tract parcel and a 1/2" iron rod unnumbered; thence run along the East line of said parent tract parcel, N00°21'18" E (*formerly N00°32'12"E*) a distance of 271.93 feet to the Point of Beginning.

INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

12345 Centralia Rd./ P.O. Box 6890 Spring Hill, FL 34611

Phone: (352) 428-2351 Email: ILSG@tampabay.rr.com

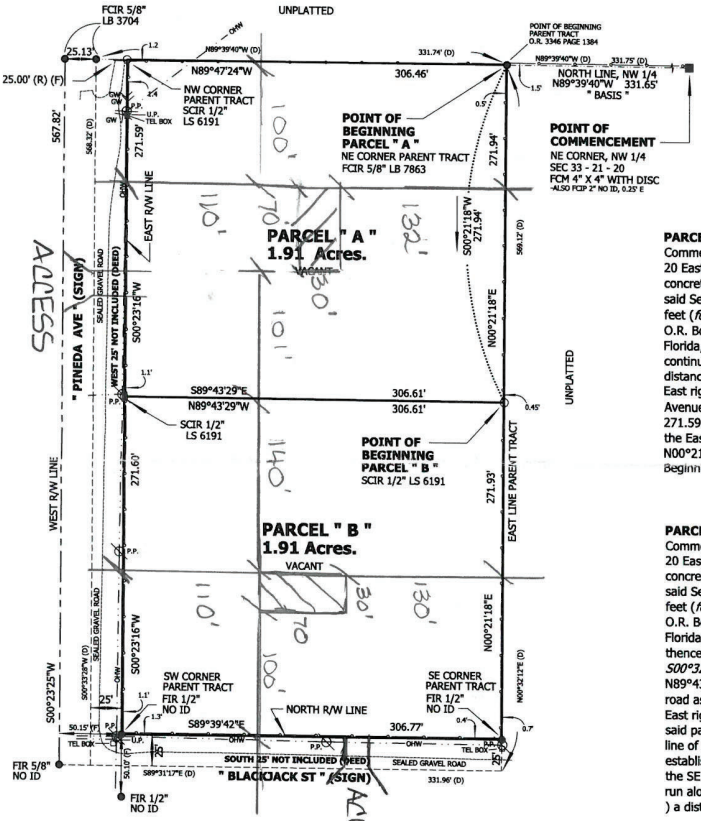
WORK ORDER : 25 - 42	MAP DATE: 4/15/2025	SECTION: 33	TOWNSHIP: 21 S	RANGE: 20 E
CERTIFIED TO THE FOLLOWING ONLY:			- LISA TABBERT	
PARCEL KEY: 401238			Physical Address: @ Pineda Drive	

MAP OF SURVEY, BOUNDARY SURVEY

Purpose of Survey: A Boundary Survey for Reconfigure with Descriptions for Submittal.

PARENT TRACT PARCEL O.R. BOOK 3346 PAGE 1384
Parcel 4: parcel No. 187 of an unrecorded subdivision know as Forest Hills, said parcel being described as follows: Commencing at the NE corner of the NW 1/4 of Section 33, Township 21 South, Range 20 East, Hernando County, Florida, go thence N89°39'40"W, along the North line of said NW 1/4, a distance of 331.75 feet to the POINT OF BEGINNING; continue thence N89°39'40"W a distance of 331.74 feet, thence S00°33'28"W a distance of 568.32 feet, thence S89°31'17"E, a distance of 331.96 feet, thence N00°32'12"E, a distance of 569.12 feet to the Point of Beginning. EXCEPTING therefrom the Westerly and Southerly 25.00 feet thereof to be used for road right-of-way purposes.

H-25-26



PARCEL " A "
Commence at the NE corner of the NW 1/4 of Section 33, Township 21 South, Range 20 East, Hernando County, Florida, said point being monumented with a 4" x 4" concrete marker with disc not legible. Go thence along the North line of the NW 1/4 of said Section 33, N89°39'40"W (*Bearing Basis for this Description*) a distance of 331.65 feet (*formerly 331.75 feet*) to the NE corner of the parent tract parcel as described in O.R. Book 3346 and page 1384 inclusive of the Public Records of Hernando County, Florida, said corner being monumented with a capped 5/8" iron rod stamped LB7863; continue thence along the said North line, N89°47'24"W (*formerly N89°39'40"W*) a distance of 306.46 feet to the NW corner of said parent tract parcel and a point on the East right-of-way line of a road, as it is now established, also known as Pineda Avenue; thence run along the said East right-of-way line, S00°23'16"W a distance of 271.59 feet to a point; thence run S89°43'29"E a distance of 306.61 feet to a point on the East line of said parent tract parcel; thence run along the said East line, N00°21'18"E (*formerly N00°32'12"E*) a distance of 271.94 feet to the Point of Beginning.

PARCEL " B "
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Abbreviations & Symbol Legend

D - Deed
E - East
F - Derived from Field Measurement
FCIP - Found Capped Iron Pipe
FCIR - Found Capped Iron Rod
FCM - Found Concrete Monument
FIR - Found Iron Rod
GW - Guy Wire
ID - Identification
LB - Land Surveyor Business
LS - Land Surveyor
NE - Northeast
NW - Northwest
OHW - Overhead Wire(s)
PP - Power Pole
R - Record Plat or Deed
SCIR - Set Capped Iron Rod
SE - Southeast
SEC - Section
SW - Southwest
TEL - Telephone
UP - Utility Pole

○ - Set Monument
■ - Found Monument
● - Found Monument
± - More or Less

Surveyor Notes

1. Survey based on the description furnished by the Client and without benefit of a title search.
2. Survey is subject to notes, statements, and notations shown hereon.
3. Underground utilities and subsurface improvements not located unless otherwise shown hereon.
4. There are no visible encroachments unless otherwise shown hereon.
5. Ownership of fences located on or near property line(s) was not determined by this Surveyor.
6. The measured distance from existing improvements to designated features, such as, but not limited to, property lines and/or other lines, or other existing improvements, are perpendicular unless otherwise shown hereon.
7. Gutters, overhangs, underground foundations and irrigation systems are not located unless otherwise shown hereon.
8. The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.
9. According to FEMA, FIRM map panel 12053C0206D, dated February 02, 2012 subject property appears to lie within Flood Zone(s): " X " & "AE" Elevation 56.1'
10. Flood zone information (Note #9) is taken from State and local governing agency's website portals. The source and accuracy of this data was not determined by this Surveyor. Reliance on this flood zone information is at the sole risk of those to whom it is certified.
11. Bearings shown hereon are based on the occupied North line of the NW 1/4 Section 33 as referenced hereon. Deed bearing: N89°39'40"W is assumed by this Surveyor designated hereon by the graphical entry " BASIS " at aforestated bearing. North arrow is oriented per stated deed bearing.
12. NOT USED
13. Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
14. Held monuments found in place set by previous surveyors, unless otherwise shown hereon.
15. NOT USED
16. Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.
17. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.
18. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed or instruments of records furnished by the client and/or their agents.
19. This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.
20. This map is not for the purposes of construction and/or design.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chris T. Gordon
Digitally signed by Chris T. Gordon
Date: 2025.04.16 16:49:48 -04'00'

Chris Todd Gordon CERTIFICATE No. 6191 STATE OF FLORIDA Professional Surveyor & Mapper

CHRIS T. GORDON,
Professional Surveyor & Mapper
Florida Registration # 6191
Integrity Land Solutions Group, Inc. LB #8065

DATE OF LAST FIELD ACQUISITION: 4/14/2025

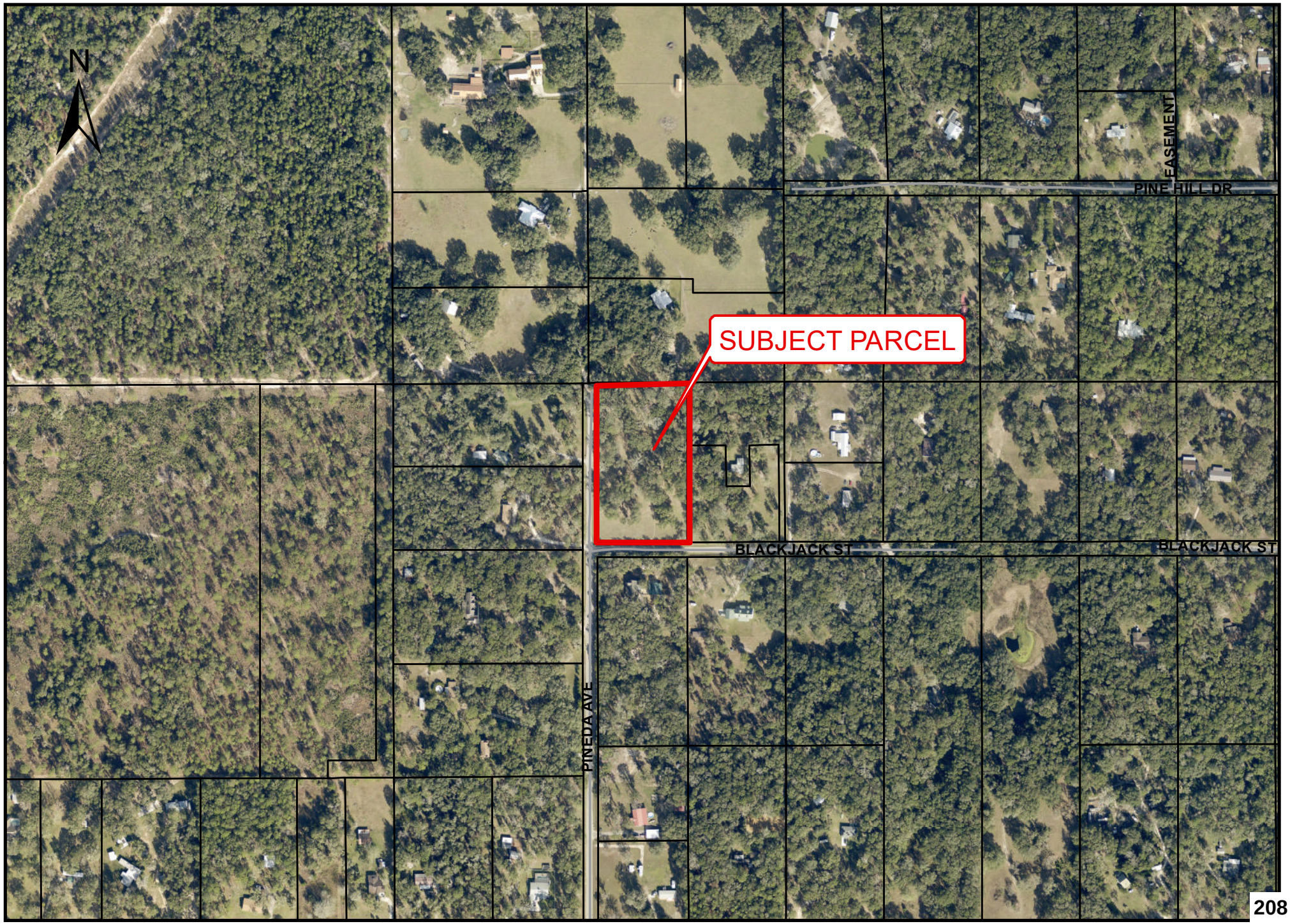
SHEET 1 OF 1

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

OFFICE USE ONLY: C:\SURVEYS\2025DWG\00-25\25-42\25-42.DWG LAST PLOTTED: 4/17/2025 Field Book: 51 Page(s): 17 Drawn By: CTG Checked By: CTG

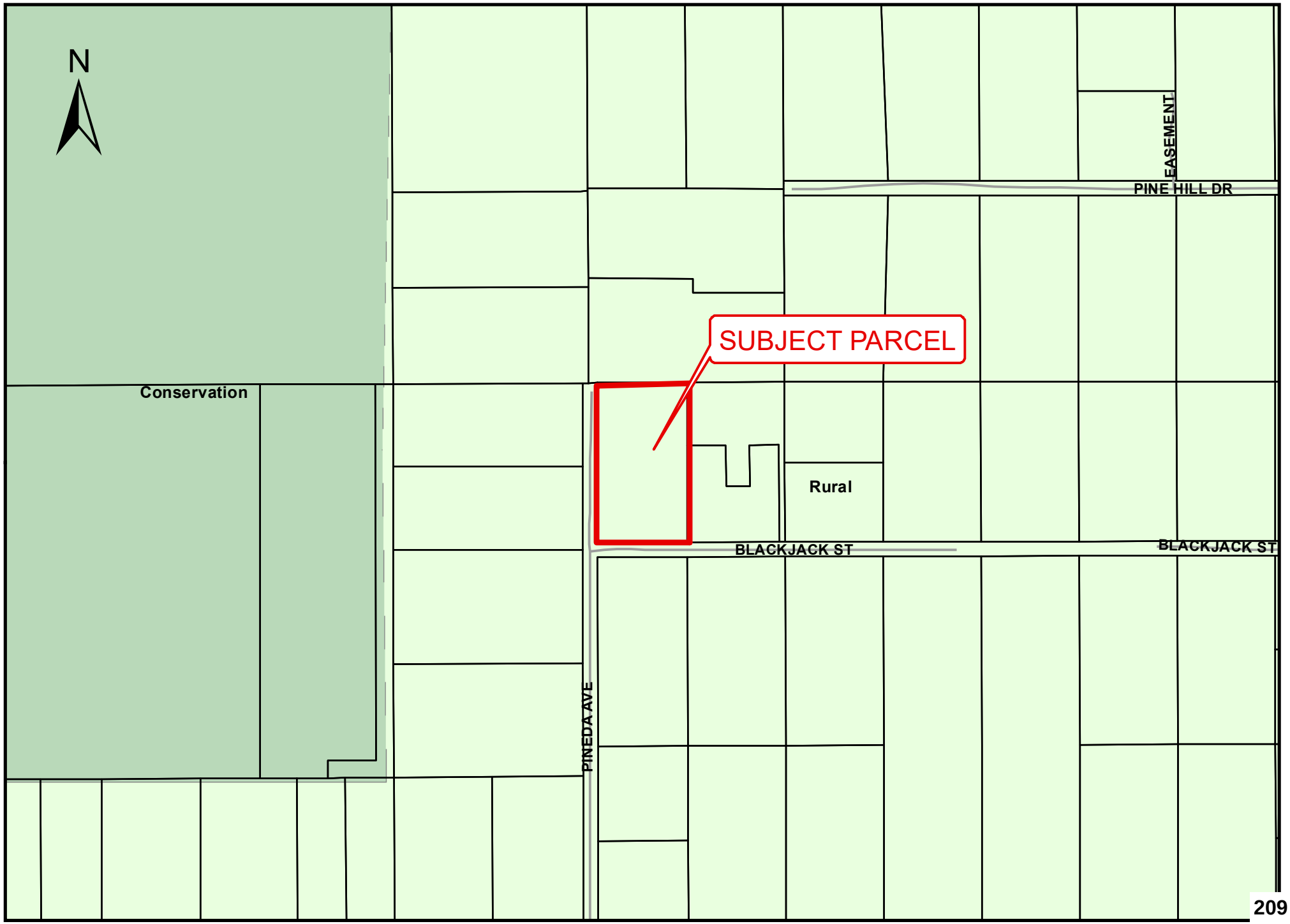
H-25-46

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



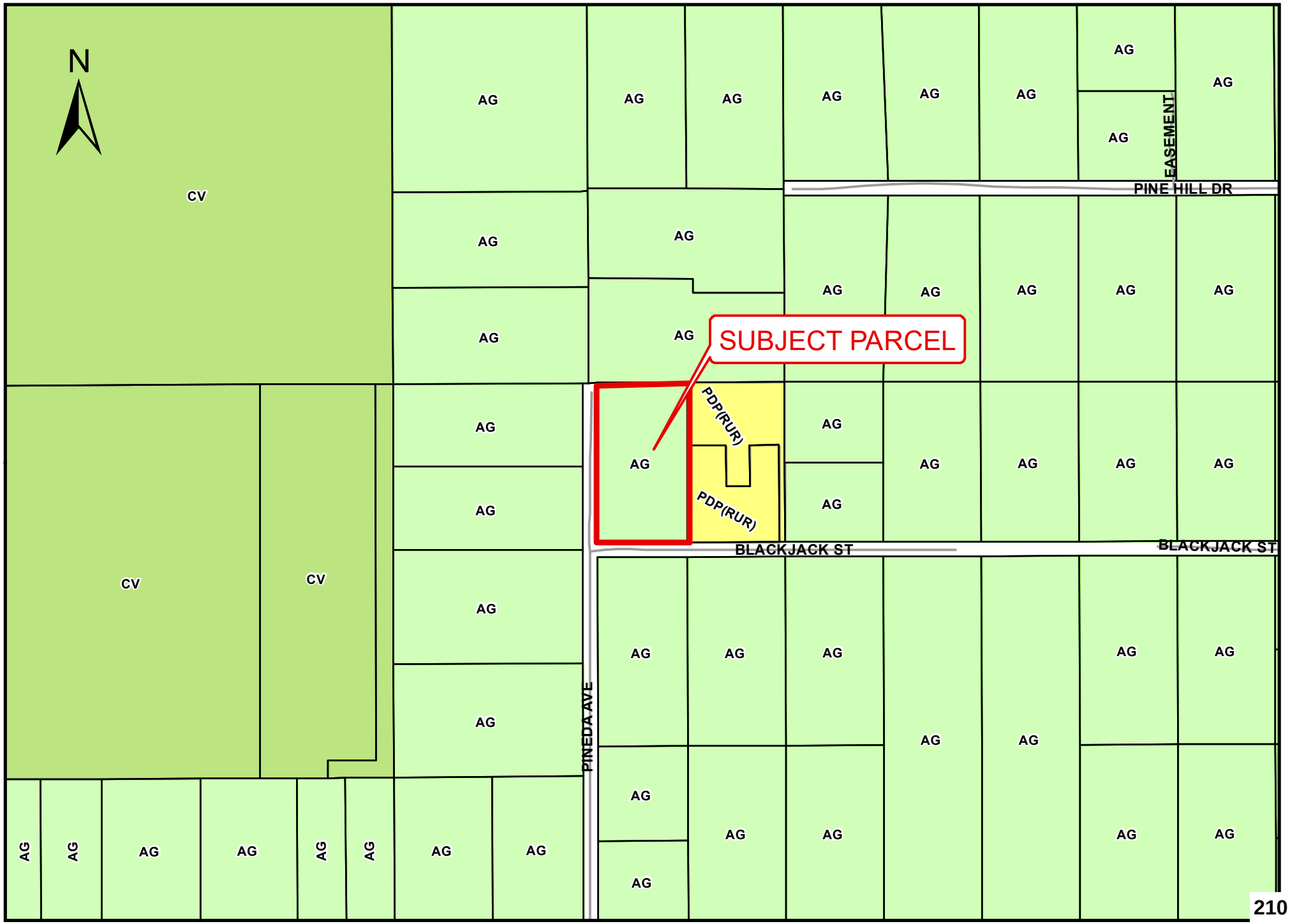
H-25-46

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H-25-46

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



ROBERT E. & MARJORIE S. SONTAG

13337 PINEDA AVE. BROOKSVILLE, FL 34601

PHONE 352-797-0183

RECEIVED
DEC 04 2025
HERNANDO COUNTY ZONING

December 3, 2025

Hernando County Planning & Zoning Commission
1653 Blaise DR
Brooksville, FL 34601

RE: Rezoning Request H-25-46 (Parcel# 401238)

Dear Commission:

This letter is to express our opposition to the proposed rezoning of Parcel # 40128. We are land owners within 500 feet of the subject parcel and believe that the rezoning will negatively affect our property.

The requested rezoning from Agriculture to Agriculture /Residential-2 would increase the density by 3 times the current allowable usage, allowing for 3 homes on slightly more than 3 acres. This would create an enclave in the middle of parcels that (in the majority) are 4-5 acres and above.

Hernando County's 2040 Comprehensive Plan indicates that this entire area is planned for rural usage. Even under the rural Density Exception (Strategy 1.04C(1) the property would not meet the criteria to be subdivided because it is under 5 acres.. The **Plan** further states the growth strategy to be:

- "Retain the current rural countryside land use patterns....."
- "Preserve the existing rural character and lifestyle"

The requested zoning change would not meet the intent of the **Plan.**

On January 1,1990, the parcels in our area were rezoned from the A/R-2 district to Agriculture (AR) district. Even that far back it was the intent of the county to do even more to retain the rural character of this area. Many citizens have either purchased land or improved their land based on the assumption that this would continue to be the county's position.

Specifically, there are several immediate concerns regarding the requested increase in density:

TRAFFIC: As both Pineda Ave & Blackjack Street are dead ends, ingress & egress are both on Pineda Ave. This means the current residents are using Pineda constantly & the millings on the road are starting to deteriorate. Further it means large vehicles such as the trash trucks, construction trucks & school buses must backup almost a block in order to turn around (Or back into the intersection of the two). As children on bicycles, walkers & horseback riders use the same roads, it would be unsafe to have even more traffic which would result from the increased density.

Utilities: The county does not provide water or sewer to this area. Increased density would result in more wells being driven and more septic tanks. While the adverse effects of this increase have not been studied, it cannot but add to the stress on the aquifer.

Economics: Many homes both new & rehabbed have come into the area. Again, most of these homes have been constructed on the faith of the county continuing the rural lifestyle. They have added significantly to the county tax base. If the county allows this rezoning to go through, it will set a prescient for allowing other small homes to be crowded into smaller & smaller areas, thus discouraging larger (and higher taxable) properties to be developed in the future. For those of us currently residing in the area it could decrease our property values.

Wildlife: The rural nature of the area allows for many wildlife species to live in & transit the area. It is not unusual to see deer, foxes, turkeys, racoons & many variety of birds in our yards & pastures. Higher density will begin to limit the movement of wildlife.

We would encourage you to come look at our area and see why it is in the best interest to deny this zoning request.

Sincerely,

Marjorie Sontag
Robert Sontag

To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

RECEIVED
DEC 05 2025
HERNANDO COUNTY ZONING

Petition:

We the undersigned owners in proximity to the property at the intersection of Blackjack & Pineda Ave strongly urge the commission to deny this request. The property is one of the smaller lots in the area and to allow it to be subdivided into 2 or 3 parcels will adversely affect our own properties. Increased density will bring increased traffic, possibly effect our wells with additional wells & septic tanks & would not be compatible with the County Comprehensive Plan & County Zoning Codes. The rezoning being asked for with reasoning using the Green zoning change should never be allowed & will set a precedence for over 350 rural properties in Forest Hills Subdivision possible negating all or most of the AG zoning.

	Name	Address
1.	JEFFREY SMITH	26168 BLACKJACK ST. BROOKSVILLE, FL 34601
2.	MICHAEL G. BARRON	26168 Blackjack St Brooksville FL 34601
3.	Sharon M Peyschke	26136 Blackjack St Brooksville FL 34601
4		26136 Blackjack St Brooksville FL 34601
5		13337 Pineda Ave, Brooksville FL 34601
6		13337 Pineda ave., Brooksville
7		13295 Pineda Ave Brooksville
8		
9		
10		

To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

RECEIVED
DEC 05 2025
HERNANDO COUNTY ZONING

Petition:

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Name	Address
1. Karen Kirby	14053 Daly Rd Brooksville, FL 34601
2. Deborah C. Rich	13230 Oak Forest Av., Brooksville, FL
3.	13230 Oak Forest Ave. Brooksville, F
4 TODD DANE	25476 Willow St. Brooksville FL
5 Sherri Rehler	25475 Willow St. Brooksville FL
6 Rebecca Dane	25476 Willow St. Brooksville, FL
7	25475 Willow St. Brooksville, FL
8	25445 willow st. Brooksville FL
9 Hannah Woods	25445 willow st. Brooksville FL
10	

To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

RECEIVED
DEC 05 2025
HERNANDO COUNTY ZONING

Petition:

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	Name	Address
1.	Geri Godina	13310 DANMAR AVE
2.	Frank Godina	13310 DANMAR AVE
3.	Michael Burns	26368 BLACK JACK ST
4	Ennette Rowe	26368 Black Jack St.
5	Laurel Parmelee	13268 Danmar Ave
6	James Parmelee	13268 Danmar Ave
7	Geraldine Cheek	26401 BLACKJACK ST.
8	MARK CHEEK	26401 BLACKJACK ST
9	ALAN CHEEK	26401 BLACK JACK ST.
10	Robert Hopta	26303 Blackjack st
11	Ann Hopta	26303 Blackjack St.

MARJORIE S. SONTAG

13337 PINEDA AVE. BROOKSVILLE, FL 34601

PHONE 352-797-0183 EMAIL: THESONTAGS86@GMAIL.COM

DECEMBER 18, 2025

Director
Hernando County Zoning Department
1653 Blaise Dr.
Brooksville, FL 34601

Cc: Commissioner Steve Champion

Re: Rezoning request H-25-46

Dear Sir or Madam:

In researching this request, it became apparent that the request to rezone to A/R -2 from AR would create a spot zoning that would not be compatible with the surrounding properties. The parcel would not be in compliance with the *2040 Comprehensive Plan* and does not meet the requirements for subdivision under *Section 6 – Rural Districts* of the zoning code. In addition, the parcel would appear to be in violation of *Section 1 (11)* which states the "A/R-2 district is not to be utilized for future development".

The surrounding property owners of Forrest Hills Subdivision were so concerned of the precedent this would set, if approved, that more than 40 signatures were submitted to the Planning & Zoning Commission asking for the petition to be denied. Those of us in Forrest Hills Subdivision enjoy our rural way of life and will continue to fight to keep it that way.

What is concerning about this petition is that the zoning staff did recommend approval of the rezoning. Which brings to question, is the staff really there to enforce the codes or is there another process or philosophy that is used to deal with zoning issues?

I would appreciate the opportunity to further discuss this issue & understand where the department stands in preserving the integrity of our AR zoning district.

I can be reached at the address, phone or email above.

Sincerely,

Marjorie Sontag

Marjorie Sontag

To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

Petition:

We the undersigned owners in proximity to the property at the intersection of Blackjack & Pineda Ave strongly urge the commission to deny this request. The property is one of the smaller lots in the area and to allow it to be subdivided into 2 or 3 parcels will adversely affect our own properties. Increased density will bring increased traffic, possibly effect our wells with additional wells & septic tanks & would not be compatible with the County Comprehensive Plan & County Zoning Codes. The rezoning being asked for with reasoning using the Green zoning change should never be allowed & will set a precedence for over 350 rural properties in Forest Hills Subdivision possible negating all or most of the AG zoning.

Name	Address
1. [signature]	26135 Blackjack St Brooksville FL 34601
2.	
3.	
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To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

Petition:

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Name	Address
1. Nick Morphew	26237 Blackjack Street
2. Michelle Morphew	26237 Blackjack St.
3.	
4	
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To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

Petition:

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	Name	Address
1.	Maria Duarte-Ruiz M.Ruiz	26077 Willow St.
2.	Reinaldo Ruiz	26077 Willow St.
3.	Bibiana Prosper	26145 Pine Hill Drive
4	Janine Prosper	26145 Pine Hill Dr.
5	Jennifer Murrel	"
6	Johnathan Murrel	"
7	JOSEPH GATTI	13360 PINEDA AVE Brooksville FL
8	Mary Zaccardi	"
9		
10		

To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

Petition:

We the undersigned owners in proximity to the property at the intersection of Blackjack & Pineda Ave strongly urge the commission to deny this request. The property is one of the smaller lots in the area and to allow it to be subdivided into 2 or 3 parcels will adversely affect our own properties. Increased density will bring increased traffic, possibly effect our wells with additional wells & septic tanks & would not be compatible with the County Comprehensive Plan & County Zoning Codes. The rezoning being asked for with reasoning using the Green zoning change should never be allowed & will set a precedence for over 350 rural properties in Forest Hills Subdivision possible negating all or most of the AG zoning.)

	Name	Address
1.	BRYAN A HOFFMAN	26043 WILLOW ST BROOKSVILLE FL. 34601
2.	JACK NIMON	26011 WILLOW ST BROOKSVILLE, FL 34601
3.	Judy VanBuren	25168 Malvern St Brooksville 34601
4	Deborah Crawford	12381 CYRANO AVE
5	DEBORAH CRAWFORD	BROOKSVILLE, FL 34601
6	Sofia Karagiannis	13379 Pineda Ave Brooksville Fl. 34601
7	Miguel BLANCO III	13329 Pineda Ave Brooksville FL. 34601
8		
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To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

Petition:

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	Name	Address
1.	Lianet Graveran	26074 Willow St
2.	Jorge Cepero	26074 willow st
3.		
4		
5	Lian Graveran	26074 willow ST
6		26074 willow ST.
7		
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RESOLUTION NO. 2026 - _____

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: Lisa L. Tabbert as Trustee of the Lisa Tabbert Trust dated March 13, 2025

FILE NUMBER: H-25-46

REQUEST: Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)

GENERAL LOCATION: Northeast corner of the intersection of Blackjack Street and Pineda Avenue

PARCEL KEY NUMBERS: 401238

REQUEST: Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) 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 DENIAL 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 NOT consistent with the County's adopted Comprehensive Plan and is NOT 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 NOT consistent with the County's adopted Comprehensive Plan and is NOT 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 DENIES Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) 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 _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
Hernando County Planning & Zoning - Rezoning & Master Plan Public Hearings

in the matter of
Rezoning and master plan requests before the Hernando County Planning and Zoning Commission and Board of County Commissioners

was published in said newspaper by print in the issue(s) of:
November 28, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on November 28, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 1st day of December, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on December 8, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on February 3, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PD-P(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue.
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521
APPLICANT:	Lisa Tabbert
FILE NUMBER:	H-25-46
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural /Residential 2)
GENERAL LOCATION:	Northeast corner of the intersection of Blackjack Street and Pineda Avenue
PARCEL KEY NUMBER:	401238
APPLICANT:	Lydia M Cruz
FILE NUMBER:	H-25-48
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)
GENERAL LOCATION:	Northern apex of Blanford Street approximately 715 feet west of Daly Road
PARCEL KEY NUMBER:	1057509
APPLICANT:	Soffron Holdings, LLC
FILE NUMBER:	H-25-51
REQUEST:	Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use
GENERAL LOCATION:	Southeast corner of Alcan Avenue and Landover Boulevard
PARCEL KEY NUMBER:	417481
APPLICANT:	APD Advanced Stabilization dba APD Foundation Repair
FILE NUMBER:	H-25-53
REQUEST:	Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business
GENERAL LOCATION:	Northwest corner of Manecke Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	350907

Notice Continues on Page 2

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Lissette Gardner, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: November 28, 2025

BOCC ACTION

On February 3, 2025, the Board of County Commissioners accepted the Petitioner's request to withdraw the application for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) in accordance with the staff report. Rezoning request withdrawn.

Meeting: 02/03/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16981
Legal Request Number: 2025-677-1
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Lydia M. Cruz for Property Located on Blanford Street (H2548)

BRIEF OVERVIEW

Rezoning Request:
Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)

General Location:
Northern apex of Blanford Street approximately 715 feet west of Daly Road

Parcel Key Number:
1057509

Summary of Applicant's Request:
The petitioner is requesting a rezoning of their 4.7-acre parcel from AG (Agricultural) to AR-2 (Agricultural/Residential 2). If the rezoning is approved, the petitioner plans to submit a Class D subdivision to split the parcel into 2 lots. The minimum size of a newly created agricultural parcel is one unit per 10.0 acres. The parcel currently does not meet the size requirements to subdivide. Rezoning the parcel to AR-2 (Agricultural Residential 2) would allow one unit per acre.

Public Hearing History
On December 8, 2025, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt the attached resolution and authorize the Chairman to sign the same, thereby approving the petitioner's request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

REVIEW PROCESS

Michelle Miller	Approved	01/15/2026 2:17 PM
Omar DePablo	Approved	01/16/2026 5:02 PM
Erin Dohren	Approved	01/16/2026 5:45 PM
Pamela Hare	Approved	01/16/2026 5:55 PM
Natasha Lopez Perez	Approved	01/20/2026 11:42 AM
Heidi Prouse	Approved	01/20/2026 3:38 PM
Toni Brady	Approved	01/22/2026 3:43 PM
Jeffrey Rogers	Approved	01/23/2026 2:38 PM
Colleen Conko	Approved	01/23/2026 2:48 PM

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

RECEIVED

SEP 03 2025

Hernando County Development Services
Zoning Division

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: Sept. 2 2025

APPLICANT NAME: LYDIA M. CRUZ
Address: 15375 Blanford St.
City: Brooksville State: FL Zip: 34601
Phone: 786 423 5565 Email: Lmcruz58@gmail.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: LYDIA M CRUZ
Company Name: _____
Address: 15375 Blanford St
City: Brooksville State: FL Zip: 34601
Phone: 786 423 5565 Email: Lmcruz58@gmail.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01057509 PARCEL# R 21 421 20 0000 0190 0030
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: AG
4. Desired zoning classification: AR2
5. Size of area covered by application: 108,900 Squasl feet (2.5 acres)
6. Highway and street boundaries: Blanford St
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, LYDIA M CRUZ, 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.

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 3rd day of September, 2025, by Lydia Cruz who is personally known to me or produced Fl DL as identification.

REDACTED

_____
Signature of Notary Public

JESSICA LANE VARGAS
Notary Public
State of Florida
Comm# HH265410
Expires 6/6/2026

Notary Seal/Stamp

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

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	December 8, 2025 February 3, 2026
APPLICANT:	Lydia M Cruz	
FILE NUMBER:	H-25-48	
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)	
GENERAL LOCATION:	Northern apex of Blanford Street approximately 715 feet west of Daly Road	
PARCEL KEY NUMBER(S):	1057509	

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of their 4.7-acre parcel from AG (Agricultural) to AR-2 (Agricultural/Residential 2). If the rezoning is approved, the petitioner plans to submit a Class D subdivision to split the parcel into 2 lots. The minimum size of a newly created agricultural parcel is one unit per 10.0 acres. The parcel currently does not meet the size requirements to subdivide. Rezoning the parcel to AR-2 (Agricultural Residential 2) would allow one unit per acre.

Site Size	2.5 Acres	
Surrounding Zoning; Land Uses	North:	AG (Agricultural)
	South:	R1A (Residential)
	East:	AG (Agricultural)
	West:	AG (Agricultural)
Current Zoning:	AG	
Future Land Use Map Designation:	Rural	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water management district and FWC permits.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater are not available to this parcel. HCUD has no objection to the zoning change from AG to AR2.

ENGINEERING REVIEW

The subject site is located Blanford Street approximately 715 feet from Daly Road. The County Engineer has reviewed the petitioner's request and has the following comments:

- Clarify how will new parcel have access.
- Driveway connections must be built to county standards, paved driveway aprons required for connection to paved county roadway.

Comments: At the time of the Class D subdivision application, the petitioner shall be required to provide a Public Works Clearance form that shows the driveway access and means of access to the newly created parcel.

LAND USE REVIEW

Minimum AR-2 (Agricultural/Residential)2 Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR-2 district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) All agricultural/residential districts:

i. Aquaculture
ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
iv. Horticultural specialty farms, including the cultivation of crops.
v. Accessory structures related to the principal use of the land.
vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons per acre.
vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an

undue traffic hazard on the street on which such roadside stand is located.

(d) Agricultural/residential-2:

i. Single-family dwellings

ii. Mobile homes

access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Rural Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located on Sunshine Grove Road; the parcels immediately across the street are AG (Agricultural); however, they are similar in size to the anticipated lot size to be created through this rezoning and subsequent subdivision.

Rural Category

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.

Comments: The proposed rezoning is consistent with the strategies for rural density and the pattern of land development on the surrounding parcels.

FINDINGS OF FACT

A rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) is appropriate based on consistency with the Objectives for the Rural Land Use Classification within the County's adopted Comprehensive Plan.

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 rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

PLANNING AND ZONING RECOMMENDATION

On December 8, 2025, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

Lydia Cruz
KEY # 0105709
PARCEL # R21 421 20 0000 0190 0030

15375 Branford St
Brooksville, FL 34601

Zoning Department

Narrative Description of the Request

- Rezoning from AG to AR2

Proposal

a. Land will be used for residential purposes, approximately 1.1 and 1.4 acres.
b. One home per site
c. A house about 1200-1500 square feet.
d. None

Site characteristics

A. Current lot size is 2.5 acres
B. Residential
C. None

Environmental considerations

a. Non-flood zone
b. N/A
c. Well for water and septic tank on site.
d. None

Site plan Discussion in the Narrative

A. I wish to rezone my property so I can do a Division application. I want to give part of my property to my sister.
B. More than 100 ft.
C. Proposed setbacks or front 183 ft., side 40 ft., back 60 ft. Minimum size is 1 acre.
D. Improving existing easement
E. N/A

Impacts to Public Facilities

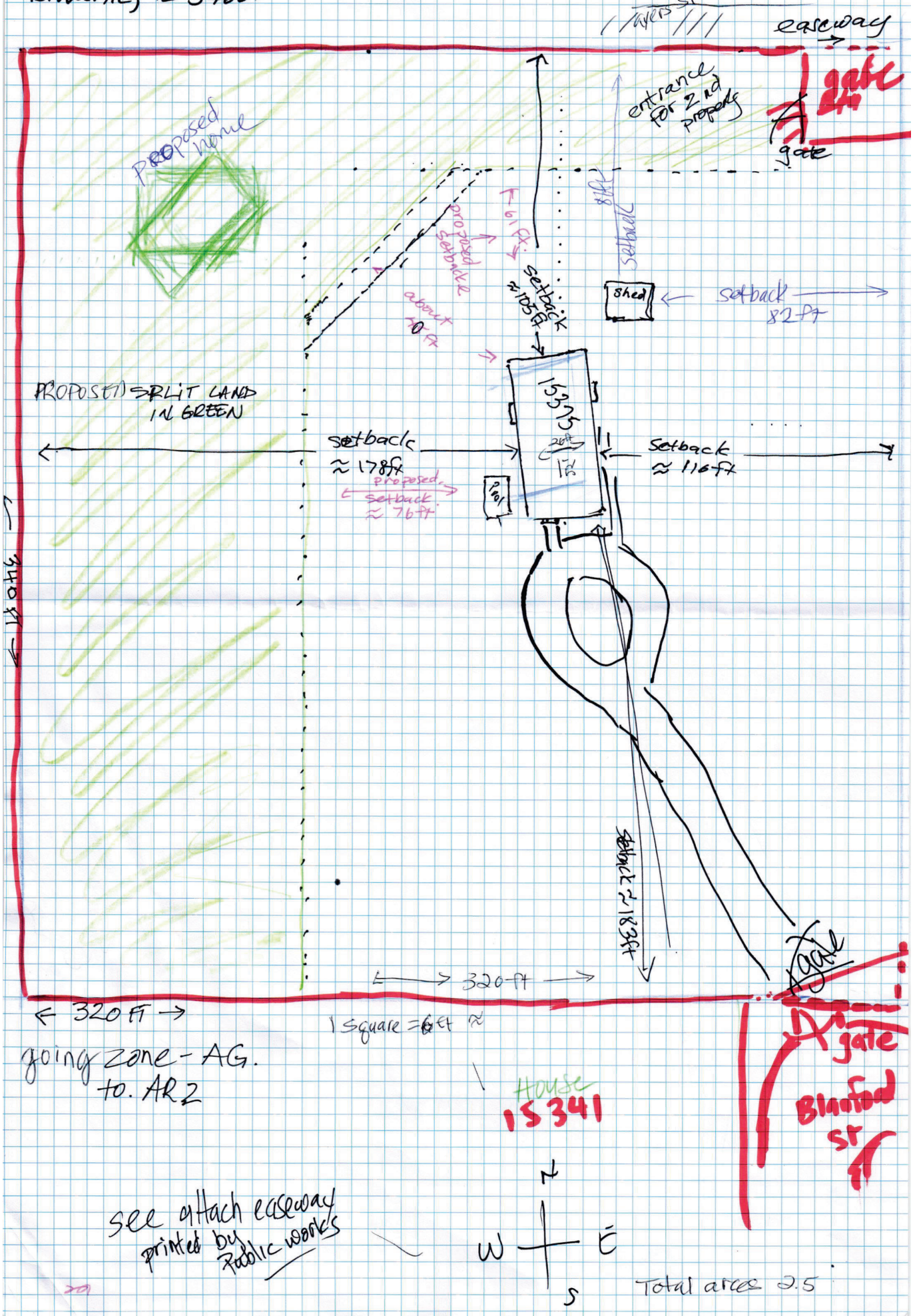
A. No impact
B. No impact

On Branford St. there are a series of 1 acre lots.

MASTER PLAN # KEY # 1057509

ADDRESS:
15375 Blanford St
Brooksville, FL 34601

PARCEL # R21 421 20 0000 0190 0030



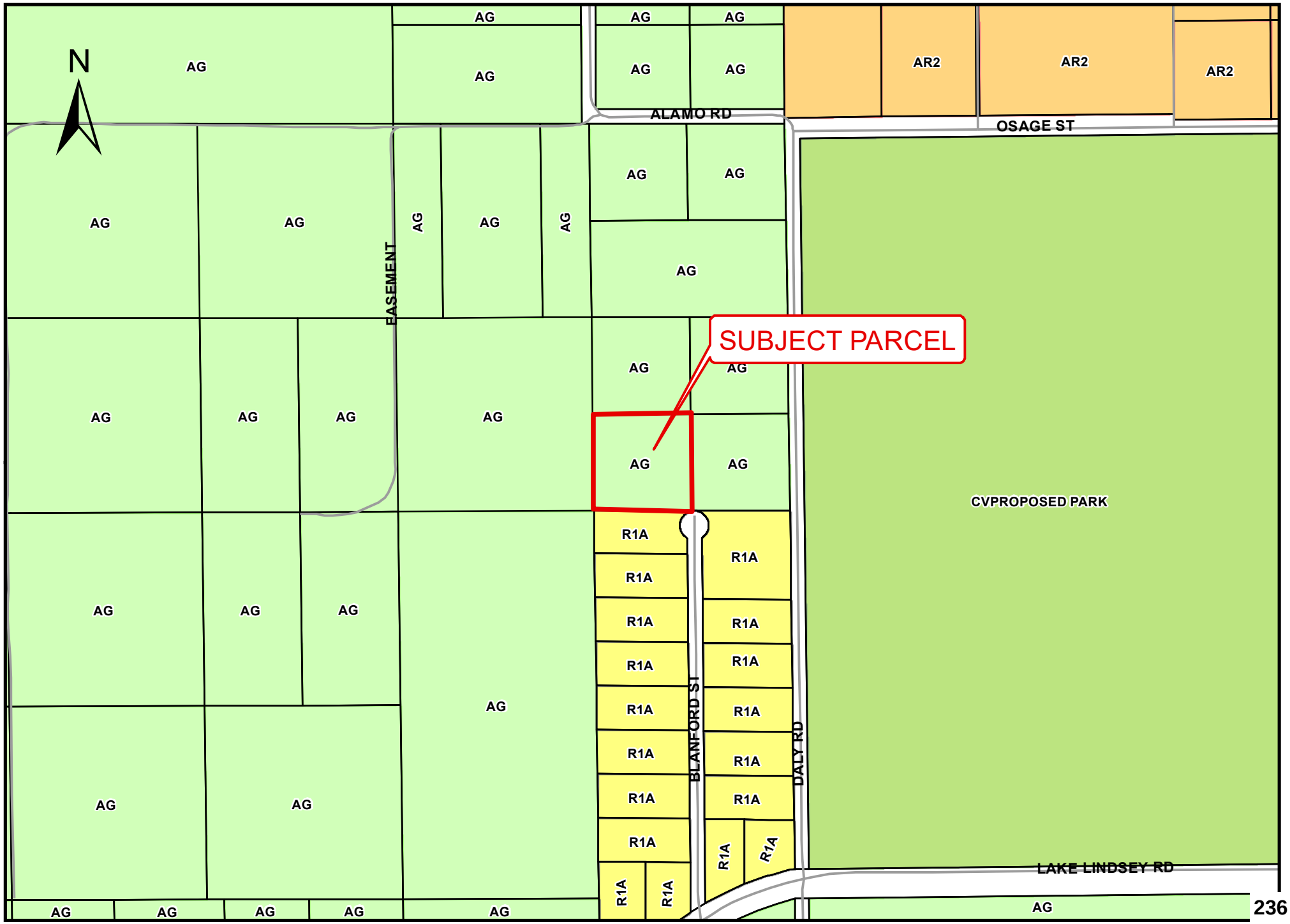
going zone - AG. to. AR2

see attach easeway printed by Public works

Total area 2.5

H-25-48

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



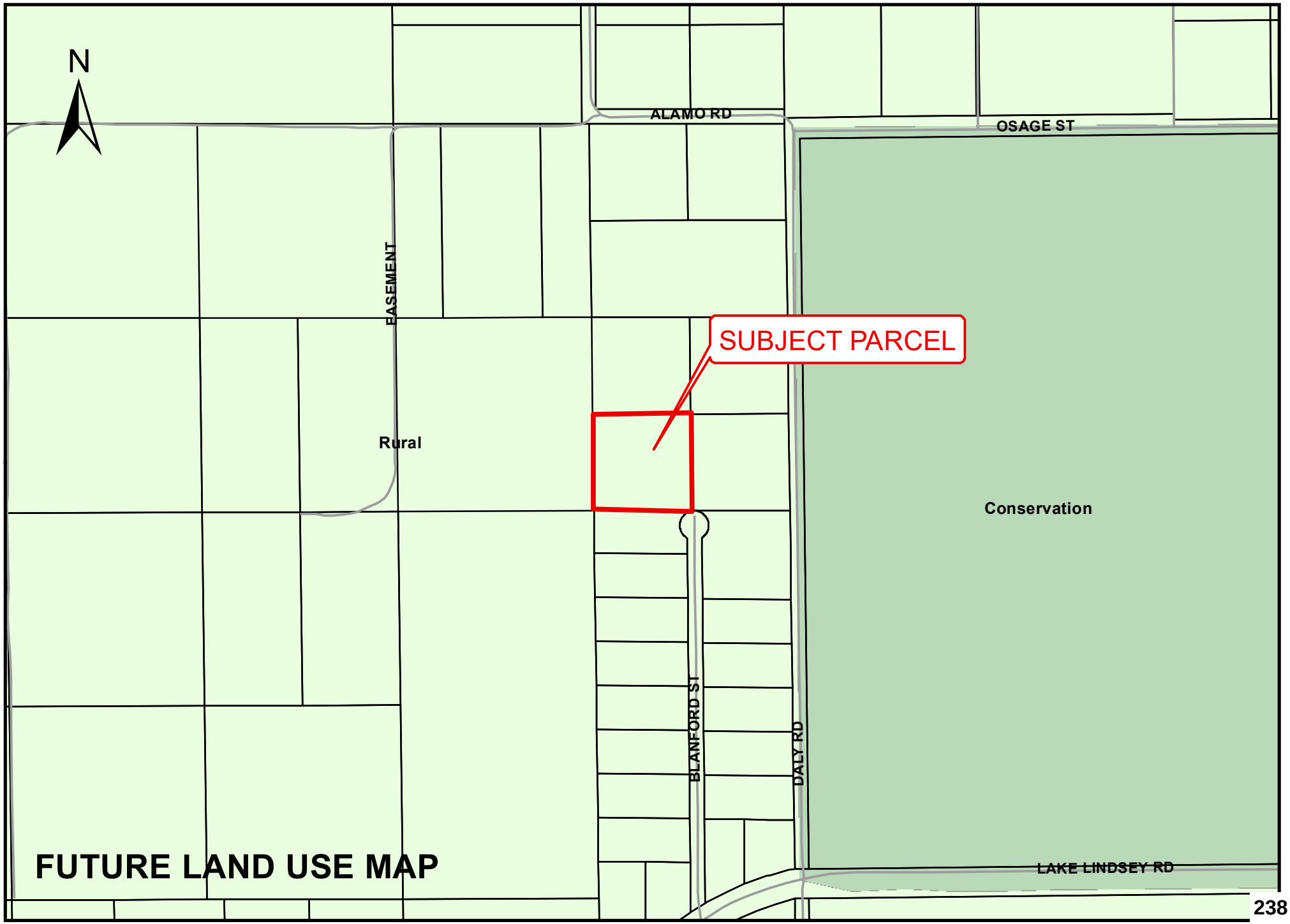
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H-25-48

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RESOLUTION NO. 2026 - _____

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: Lydia M. Cruz

FILE NUMBER: H-25-48

REQUEST: Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)

GENERAL LOCATION: Northern apex of Blanford Street approximately 715 feet west of Daly Road

PARCEL KEY NUMBERS: 1057509

REQUEST: Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) 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 Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) 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 _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
Hernando County Planning & Zoning - Rezoning & Master Plan Public Hearings

in the matter of
Rezoning and master plan requests before the Hernando County Planning and Zoning Commission and Board of County Commissioners

was published in said newspaper by print in the issue(s) of:
November 28, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on November 28, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 1st day of December, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

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GENERAL LOCATION:	South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
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PARCEL KEY NUMBER:	1057509
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FILE NUMBER:	H-25-51
REQUEST:	Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use
GENERAL LOCATION:	Southeast corner of Alcan Avenue and Landover Boulevard
PARCEL KEY NUMBER:	417481
APPLICANT:	APD Advanced Stabilization dba APD Foundation Repair
FILE NUMBER:	H-25-53
REQUEST:	Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business
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PARCEL KEY NUMBER:	350907

Notice Continues on Page 2

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Lissette Gardner, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: November 28, 2025

BOCC ACTION

On February 3, 2026, the Board of County Commissioners voted 5-0 to deny the petitioners request for a Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

TITLE

Rezoning Petition Submitted by Soffron Holdings, LLC, for Property Located on Landover Boulevard (H2551)

BRIEF OVERVIEW

Rezoning Request:
Master Plan revision from PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations

General Location:
Southeast corner of Alcan Avenue and Landover Boulevard

Parcel Key Number:
417481

Summary of Applicant's Request:
The applicant is requesting a Master Plan revision from PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations, eliminating the outdoor storage.

Public Hearing History
On December 8, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan revision on property zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations with modified performance conditions.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning / Master Plan revision decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment / Master Plan Revision must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt the attached resolution and authorize the Chairman to

sign the same, thereby approving the petitioner's request for a Master Plan revision on property zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	01/15/2026 2:19 PM
Omar DePablo	Approved	01/16/2026 5:12 PM
Erin Dohren	Approved	01/16/2026 5:50 PM
Pamela Hare	Approved	01/16/2026 6:01 PM
Natasha Lopez Perez	Approved	01/20/2026 11:43 AM
Heidi Prouse	Approved	01/20/2026 3:41 PM
Toni Brady	Approved	01/22/2026 3:45 PM
Jeffrey Rogers	Approved	01/23/2026 2:37 PM
Colleen Conko	Approved	01/23/2026 2:50 PM

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Champion and Allocco
NAYES:	Amsler and Hawkins

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-51 Official Date Stamp:

RECEIVED
SEP 03 2025
Hernando County Development Services
Zoning Division

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: 08/18/2025

APPLICANT NAME: SOFFRON HOLDINGS, LLC
Address: 396 Washington St, STE 137
City: Wellesley Hills State: MA Zip: 02481
Phone: _____ Email: sullivan.chrisr@gmail.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 00417481
2. SECTION 18, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP(GC) with C-2 for mini warehouse and outdoor storage
4. Desired zoning classification: PDP (GC) with C-2 for mini warehouse
5. Size of area covered by application: 4.2 acres
6. Highway and street boundaries: Landover Boulevard and Alcan Avenue
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, Timothy Sheehan as Manager of Soffron Holdings, 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)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

_____
Signature of Property Owner

Massachusetts
STATE OF ~~FLORIDA~~
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 29 day of August, 2025, by Timothy Sheehan who is personally known to me or produced _____ as identification.

MICHELLE E BOBROWIECKI
My Commission Expires January 24, 2031
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Michelle E Bobrowiecki
Signature of Notary Public

PRINT FORM CLEAR FORM

Notary Seal/Stamp

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

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	December 8, 2025 February 3, 2026
APPLICANT:	Soffron Holdings, LLC	
FILE NUMBER:	H-25-51	
REQUEST:	Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use	
GENERAL LOCATION:	Southeast corner of Alcan Avenue and Landover Boulevard	
PARCEL KEY NUMBER(S):	417481	

APPLICANT'S REQUEST

The applicant is requesting a Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use.

The applicant is proposing to retain the existing vested use of self-storage (mini warehouse) and is requesting a Master Plan modification to make the following revisions

- Replace the outdoor storage/RV parking with single-story self-storage along the southern buffer. Increasing the total maximum self-storage square footage from 90,000 to 135,000, while maintaining the previously approved buffer widths.
- Establish a maximum building footprint of 85,000 square feet, an increase from the previously approved 45,000 square feet.
- Combine the two previously approved two-story self-storage buildings facing Landover Boulevard into one single two-story building.

BACKGROUND

The subject site was previously rezoned from PDP(OP)/ Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses permitting mini-warehouses and outdoor storage, with associated deviations, under Rezoning File H-21-56. The rezoning was approved by the Board of County Commissioners on January 11, 2022, by Resolution 2022-16. The Board's action on that date also included approval of a Small-Scale Comprehensive Plan Amendment designating the site with a Commercial Future Land Use classification (Ordinance 2022-01). To date, no construction has occurred on the property

SITE CHARACTERISTICS

Site Size	4.2 Acres	
Surrounding Zoning; Land Uses	North:	PDP(OP)Planned Development Project Office Professional; Medical Office uses
	South:	Planned Development Project (Single Family); Single Family Residential
	East:	PDP(OP) Planned Development Project (Office Professional); Medical Offices
	West:	PDP(MF) Planned Development Project (Multi-Family); Vacant Multi-Family
Current Zoning:	PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations	
Future Land Use Map Designation:	Commercial	

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 at the time of commercial remodel permit application.

UTILITIES REVIEW

The Hernando County Utilities Department does not currently provide water or wastewater service to the subject parcel; however, both services are available to the site. The Department has no objection to the proposed Master Plan Revision to replace the outdoor storage/RV parking area with a single-story self-storage facility. The maximum commercial building footprint shall be established at 85,000 square feet, or 135,000 square feet if developed as a two-story structure. The two-story self-storage buildings should be combined into a single building and will be subject to connection to the central water and wastewater system at the time of site development.

ENGINEERING REVIEW

The subject parcel is located at the southeast corner of Alcan Avenue and Landover Boulevard. The County Engineer has reviewed the petitioner's request and provides the following comments:

- Access: No connection to Landover Boulevard will be permitted.
- Traffic: A revised Traffic Access Analysis may be required. Any improvements identified as part of this analysis shall be the responsibility of the developer.

- Roadway Improvements: Alcan Avenue and Chapel Avenue may require upgrades to meet Commercial roadway standards for the length of the parcel.

- Driveway Connections: Driveway connections shall be constructed to Commercial Connection standards and shall be designed to support all commercial vehicles.

- Sidewalks required the entire length of the parcel along all roadways per Commercial Development Standards

LAND USE REVIEW

The petitioner is proposing to develop the 4.2-acre subject property for mini-warehouse self-storage use. The site is currently zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses allowing mini-warehouses and outdoor storage with deviations. The request seeks to modify the approved Master Plan to maintain the PDP(GC) zoning designation with C-2 uses for mini-warehouses, along with revised deviations. The purpose of the modification is to remove the previously approved outdoor storage component and revise the Master Plan to reflect a reconfigured self-storage building layout.

Setbacks:

- Front (Landover Boulevard): 35’ (deviation from 75’ previously approved)
- Side (Alcan Avenue and Chapel Avenue): 20’
- Rear (Residential Properties): 35’

Buffers:

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

The buffer shall consist of a minimum five-foot landscaped separation distance. The 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 (5) five feet, a maximum height of (8) eight feet, or an evergreen hedge with a minimum height of (5) five feet at the time of planting.

The petitioner has proposed the following buffers around the subject site:

- North (Landover Boulevard): 10’ Landscaped Buffer
- East (Chapel Drive): 15’ Landscaped Buffer
- South (Adjacent to existing residential): 20’ Vegetative Buffer
- West (Alcan Avenue): 15’ Landscaped

Comments: The southern buffer shall provide permanent screening from neighboring properties. A wall, fence, and/or approved enclosure may be installed to provide screening, provided it has a minimum height of five (5) feet and a maximum height of eight (8) feet. The wall, fence, and/or approved enclosure shall be installed on the

inside edge of the 20-foot preserved vegetative buffer. If a wall, fence, and/or approved enclosure is not installed, an evergreen hedge with a minimum height of five (5) feet at the time of planting shall be required. The evergreen hedge, or an approved equivalent, shall meet the 80% opacity standard.

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:

The petitioner has identified approximately one (1) acre of the subject site for driveway and parking improvements. If the Master Plan Revision is approved, the petitioner will be required to meet all minimum standards established by the Hernando County Land Development Regulations at the time of site plan approval.

COMPREHENSIVE PLAN REVIEW

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

Future Land Use Map

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.

Commercial Category

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.

Commercial Nodes

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:

a. are located at the intersections of roads having collector status or greater;
b. recognize concentrations of existing commercial development;
c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
e. may be located in Centers or Corridors pursuant to the related strategies.

Comment: The proposed Master Plan Revision is consistent with the intent, policies, and strategies of the Hernando County Comprehensive Plan. The modification enhances the efficiency, compatibility, and function of the existing commercial site, maintains appropriate scale and intensity, and supports the Plan's goals of directing commercial growth to designated corridors and nodes while preserving the character of surrounding residential areas.

FINDINGS OF FACT

A Master Plan Revision from PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations is appropriate based on the following:

- The proposed revision is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate protection for existing residential developments, subject to the application of appropriate performance conditions.

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 property zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations 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 must meet the minimum requirements of Florida Friendly Landscaping ™ publications for design techniques, principles, materials, and plantings for required landscaping.

3. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.

4. The proposed project must provide a drainage design meeting the requirements of Hernando County Facility Design Guidelines and Southwest Florida Water Management District Environmental Resource Permitting requirements.

5. The petitioner shall be limited to a maximum commercial building footprint of 85,000 square feet, and a total commercial floor area not to exceed 135,000 square feet if developed as a two-story structure.

6. The petitioner shall be required to connect to the central water and sewer systems at time of vertical construction.

7. Roadway improvements along Alcan Avenue and Chapel Avenue shall include sidewalks extending the full length of the subject parcel in accordance with Commercial Development Standards.

8. Driveway Connections: Driveway connections shall be constructed to Commercial Connection Standards and shall be designed to support all commercial vehicles. No direct connection to Landover Boulevard shall be permitted. Details shall be provided to the Department of Public Works as the time of site plan review.

9. A revised Traffic Access Analysis may be required; any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.

10. Minimum Building Setbacks (Inclusive of Buffers):

    - Front: 35' (deviation from 75' previously approved)
    - Side: 20'
    - Rear: 35'

11. The petitioner shall be required to fence the site in accordance with the Hernando County Land Development Regulations.

12. The petitioner shall preserve a vegetative buffer along the south property boundary. Additionally, the petitioner shall plant a landscaped buffer with a minimum width of 10'along Landover Boulevard. The minimum buffer widths are as follows:

    - North (Along Landover): 10' (Landscaped Buffer)
    - East (Along Chapel Drive): 15' (Landscaped Buffer)
    - South (Along existing residential) *: 20' (Vegetative Buffer)
    - West: Along Alcan Avenue: 15' (Landscaped Buffer)

    *The southern buffer shall provide permanent screening from neighboring properties. A wall, fence, and/or approved enclosures can be installed to provide screening as long as the wall, fence, and/or approved enclosures has a minimum height of five (5) feet and a maximum height of eight (8) feet. The wall, fence, and/or approved enclosures shall be installed on the inside edge of the 20' preserved vegetative buffer. If a wall, fence, and/or approved enclosure is not installed, an evergreen hedge with a minimum height of five (5) feet at the time of planting shall be required. The evergreen hedge or approved equivalent will be required to meet 80% opacity standard.

13. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels.

14. Security lighting shall be shielded from the neighboring residential use to the south.

15. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

16. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of receipt of BCC Action Development Services. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONINGCOMMISSION RECOMMENDATION

On December 8, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations with the following modified 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 for design techniques, principles, materials, and plantings for required landscaping.

3. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.

4. The proposed project must provide a drainage design meeting the requirements of Hernando County Facility Design Guidelines and Southwest Florida Water Management District Environmental Resource Permitting requirements.

5. The petitioner shall be limited to a maximum commercial building footprint of 85,000 square feet, and a total commercial floor area not to exceed 135,000 square feet if developed as a two-story structure.

6. The petitioner shall be required to connect to the central water and sewer systems at time of vertical construction.

7. Roadway improvements along Alcan Avenue and Chapel Avenue shall include sidewalks extending the full length of the subject parcel in accordance with Commercial Development Standards.

8. Driveway Connections: Driveway connections shall be constructed to Commercial Connection Standards and shall be designed to support all commercial vehicles. No direct connection to Landover Boulevard shall be permitted. Details shall be provided to the Department of Public Works as the time of site plan review.

9. A revised Traffic Access Analysis may be required; any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.

10. Minimum Building Setbacks (Inclusive of Buffers):

    - Front: 35' (deviation from 75' previously approved)
    - Side: 20'
    - Rear: 35'

11. The petitioner shall be required to fence the site in accordance with the Hernando County Land Development Regulations.

12. The petitioner shall preserve a vegetative buffer along the south property boundary. Additionally, the petitioner shall plant a landscaped buffer with a minimum width of 10ˈalong Landover Boulevard. The minimum buffer widths are as follows:

    - North (Along Landover): 10ˈ (Landscaped Buffer)
    - East (Along Chapel Drive): 15ˈ (Landscaped Buffer)
    - South (Along existing residential) *: 20ˈ (Vegetative Buffer)
    - West: Along Alcan Avenue: 15ˈ (Landscaped Buffer)

    *The southern buffer shall provide permanent screening from neighboring properties. A wall, fence, and/or approved enclosures can be installed to provide screening as long as the wall, fence, and/or approved enclosures has a minimum height of five (5) feet and a maximum height of eight (8) feet. The wall, fence, and/or approved enclosures shall be installed on the inside edge of the 20' preserved vegetative buffer. If a wall, fence, and/or approved enclosure is not installed, an evergreen hedge with a minimum height of five (5) feet at the time of planting shall be required. The evergreen hedge or approved equivalent will be required to meet 80% opacity standard.

13. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels.

14. Security lighting shall be shielded from the neighboring residential use to the south.

15. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

16. <u>The petitioner shall provide an architectural design plan for the facility at the time of site development to ensure consistency with the surrounding community.</u>

~~16.~~ <u>17.</u> The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of receipt of BCC Action Development Services. Failure to submit the revised plan will result in no further development permits being issued.

Received

OCT 15 2021

Planning Department
Hernando County, Florida

LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	DENSITY
COMMERCIAL BUILDINGS	0.98	2-4	45,000 TSF
DRIVEWAY/PARKING	1.54	55	x
DRAINAGE, OPEN SPACE, BUFFER TRACTS	1.68	x	x
TOTAL	±4.2	x	x

LEGEND

- COMMERCIAL BUILDINGS
- DRAINAGE AREAS
- OPEN SPACE
- BUFFER TRACTS
- DRIVEWAY & PARKING



Site Data

Owner/Applicant:
Soffron Holdings, LLC
420 Atlantic Avenue, Floor 4
Boston, MA 02210

Parcel Key No.: 00417481

Section/Township/Range: 18/23S/18E

Current Zoning: PDP (OP)
Proposed Zoning: PDP (GC) with a C-2 use (mini-warehousing)

Area = +/- 4.2 acres

Proposed Use: Mini-Warehouse/Self Storage Building Setbacks:

North	50'
East	35'
West	35'
South	35'

Buffers:
The buffer tracts indicated on this plan will consist of natural vegetation where possible, enhanced to 80% opacity where needed. Where site grading requires the removal of natural vegetation, a vegetative buffer will be landscaped within the buffer tract consisting of vegetation and opacity consistent with county standards.

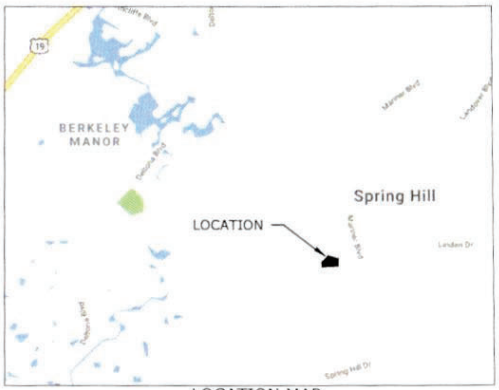
Flood Plain:
The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C 0306D Effective Date February 2,2012. The entire parcel is within Zone X. Zone X indicates areas outside the 0.2% annual chance floodplain.

No wetlands and/or surface waters are present.

Fire Protection:
Fire hydrants are located in the vicinity of the property on Landover Boulevard. The potable water system will be designed to provide a sufficient flow for use in firefighting as required by NFPA guidelines and Hernando County.

General notes

1. This is a planning document and is not to be considered a final design or construction plan; also, not intended for recordation in public records. Drainage and utility easements will be included in the final construction plans and shall meet the requirements of Hernando County and any agencies having jurisdiction related to this project.
2. Drainage retention area(s) are conceptually located, the actual size and location will be determined with final engineering design.



LOCATION MAP
N.T.S.

REZONING MASTER PLAN

SOFFRON HOLDINGS, LLC
Governor's Boulevard Residential

Coastal Engineering Planning Surveying Environmental Construction Management
Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8369
EB-0000142

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE DRAWINGS AND WRITTEN MATERIAL, IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DATE	REVISION

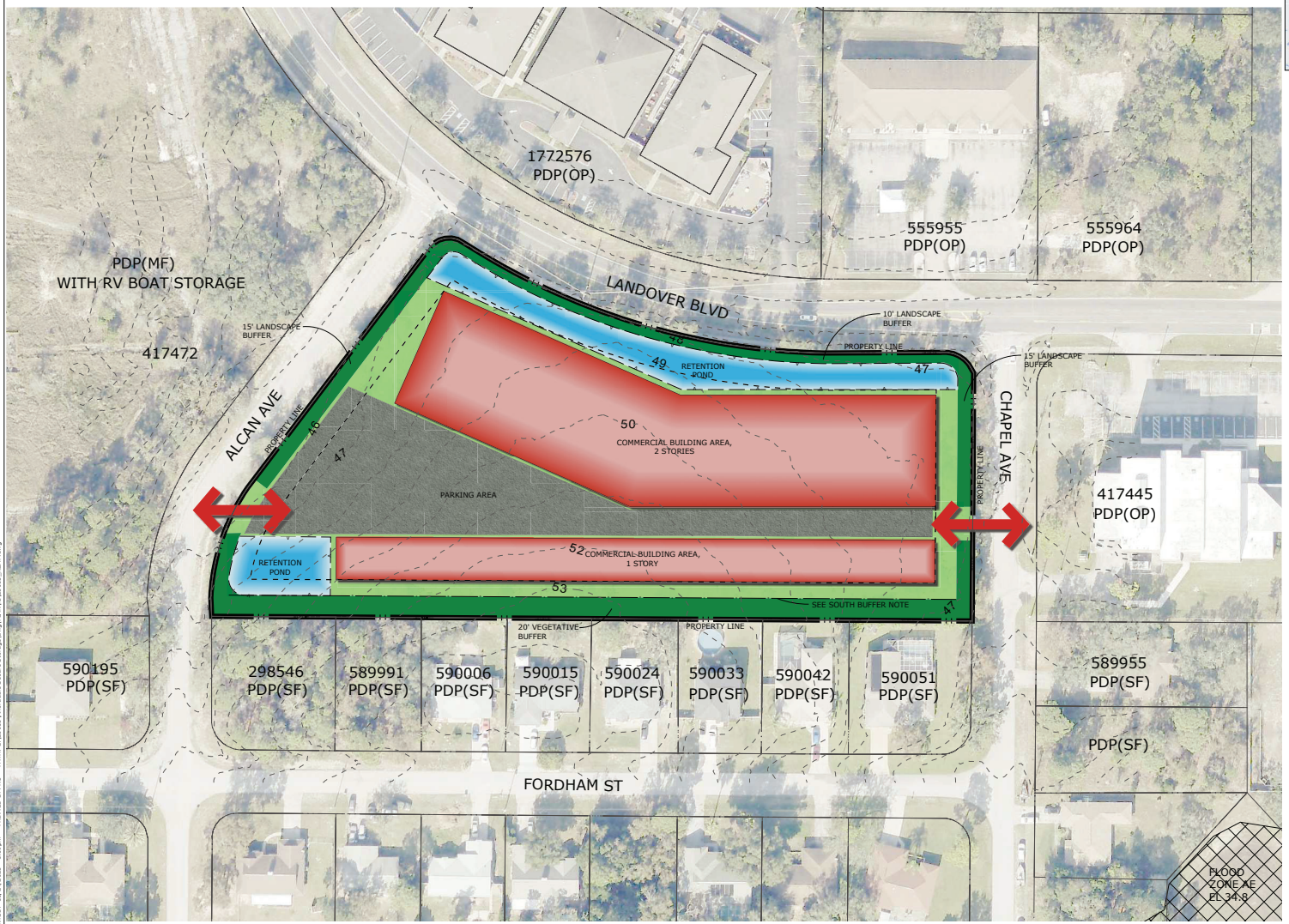
WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 11" X 17"

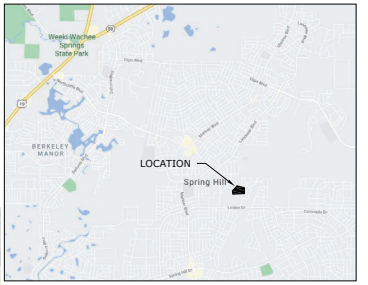
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JOB No. 21064

PRINTED: 08/23/2021 - 1:31pm PRINTED BY: WA PATH: L:\21064\Soffron Holdings LLC\dwg\PLAN\rz\21064_RZMP.dwg

LAND USE TABLE			
LAND USE	ACRES	COMMERCIAL SQUARE FEET	COMMERCIAL FOOTPRINT AREA
COMMERCIAL BUILDINGS	2.20	135,000	85,000
DRIVEWAY/PARKING	1.00		
DRAINAGE, OPEN SPACE, BUFFER TRACTS	1.00		
TOTAL	±4.2		





LOCATION MAP
N.T.S.

LEGEND

- COMMERCIAL BUILDING AREA
- DRAINAGE AREAS
- OPEN SPACE
- BUFFER TRACTS
- DRIVEWAY & PARKING

SITE DATA

OWNER/APPLICANT:
SOFFRON HOLDINGS, LLC
420 ATLANTIC AVENUE, FLOOR 4
BOSTON, MA 02210

PARCEL KEY NO.: 00417481

SECTION/TOWNSHIP/RANGE: 18/23S/18E

CURRENT ZONING: PDP(GC) WITH C-2 FOR MINI WAREHOUSE AND OUTDOOR STORAGE

PROPOSED ZONING: PDP(GC) WITH C-2 FOR MINI WAREHOUSE

AREA = +/- 4.2 ACRES

PROPOSED USE: MINI-WAREHOUSE/SELF STORAGE

BUILDING SETBACKS (INCLUSIVE OF BUFFERS):
NORTH 35' (DEVIATION FROM 75', PREVIOUSLY APPROVED)
EAST 20'
WEST 20'
SOUTH 35'

BUFFERS (SEE PAGE 2 LANDSCAPE BUFFER SECTIONS):
LANDOVER BOULEVARD (NORTH) - 10' LANDSCAPE BUFFER
CHAPEL DRIVE (EAST) - 15' LANDSCAPE BUFFER
REAR (SOUTH ADJ. TO EX. RES.) - 20' VEGETATIVE BUFFER*
ALCAN AVENUE (WEST) - 15' LANDSCAPE BUFFER

* THE SOUTHERN BUFFER SHALL PROVIDE PERMANENT SCREENING FROM NEIGHBORING PROPERTIES. A WALL, FENCE, AND/OR APPROVED ENCLOSURES CAN BE INSTALLED TO PROVIDE SCREENING AS LONG AS THE WALL, FENCE, AND/OR APPROVED ENCLOSURES HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AND A MAXIMUM HEIGHT OF EIGHT (8) FEET. THE WALL, FENCE, AND/OR APPROVED ENCLOSURES WILL BE INSTALLED ON THE INSIDE EDGE OF THE 20' PRESERVED VEGETATIVE BUFFER. IF A WALL, FENCE, AND/OR APPROVED ENCLOSURE IS NOT BEING INSTALLED, THEN AN EVERGREEN HEDGE WITH A MINIMUM HEIGHT OF FIVE (5) FEET AT THE TIME OF PLANTING WILL BE REQUIRED AND THE EVERGREEN HEDGE OR APPROVED EQUIVALENT WILL BE REQUIRED TO MEET 80% OPACITY STANDARDS.

FLOOD PLAIN:
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0306D EFFECTIVE DATE FEBRUARY 2,2012. THE ENTIRE PARCEL IS WITHIN ZONE X. ZONE X INDICATES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.

FIRE PROTECTION:
FIRE HYDRANTS ARE LOCATED IN THE VICINITY OF THE PROPERTY ON LANDOVER BOULEVARD. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A SUFFICIENT FLOW FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AND HERNANDO COUNTY.

GENERAL NOTES
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

REZONING MASTER PLAN

AFFORDABLE SECURE STORAGE

Coastal
Engineering
Planning
Surveying
Environmental
Construction Management
Engineering Associates, Inc.
9616 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, IS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND SHALL NOT BE USED, IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

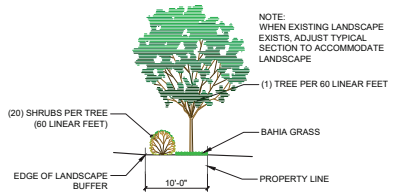
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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 11" X 17"

SHEET
1

JOB No.: 25083

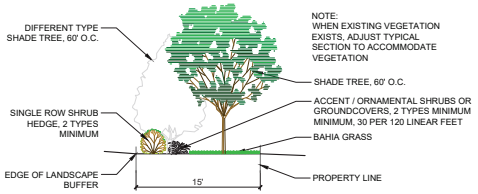
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1 10' TYPICAL TYPE 1 BUFFER SECTION

TYPE 1 BUFFER SUMMARY

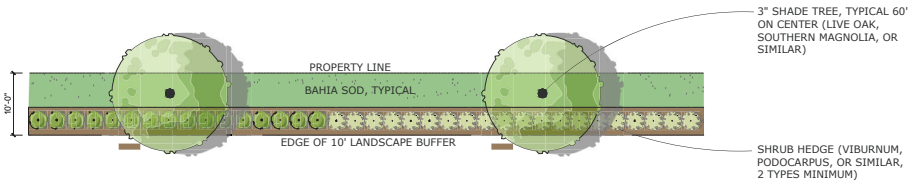
2 SHADE TREES PER 120 LF
SINGLE ROW SHRUB HEDGE
BAHIA SOD WHERE NOT PLANTING BED



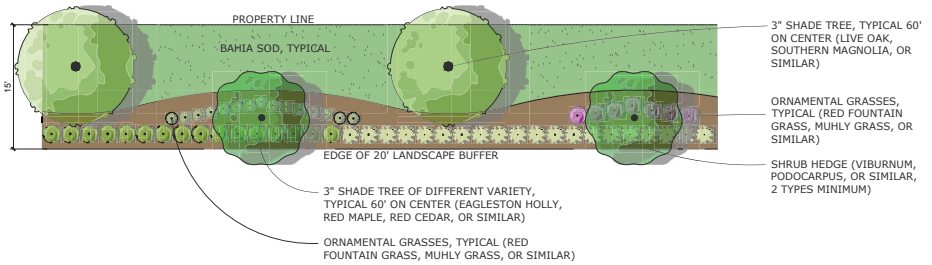
2 15' TYPICAL TYPE 2 BUFFER SECTION

TYPE 2 BUFFER SUMMARY

4 SHADE TREES (2 TYPES) PER 120 LF
SINGLE ROW SHRUB HEDGE
30 ORNAMENTAL GRASSES, SMALL SHRUBS PER 120 LF
BAHIA SOD WHERE NOT PLANTING BED



LANDSCAPE BUFFER TYPE 1 PLAN VIEW (SCALE: 1' = 20')



LANDSCAPE BUFFER TYPE 2 PLAN VIEW (SCALE: 1' = 10')

LANDSCAPE BUFFER DETAILS

AFFORDABLE SECURE STORAGE

Coastal
Engineering
Planning
Surveying
Environmental
Project Management
Construction Management
Registered Professionals
906 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 11" X 17"

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JOB No.: 25083

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Master Plan Modification Application Narrative

Parcel Key 417481

Applicant: Affordable Secure Storage

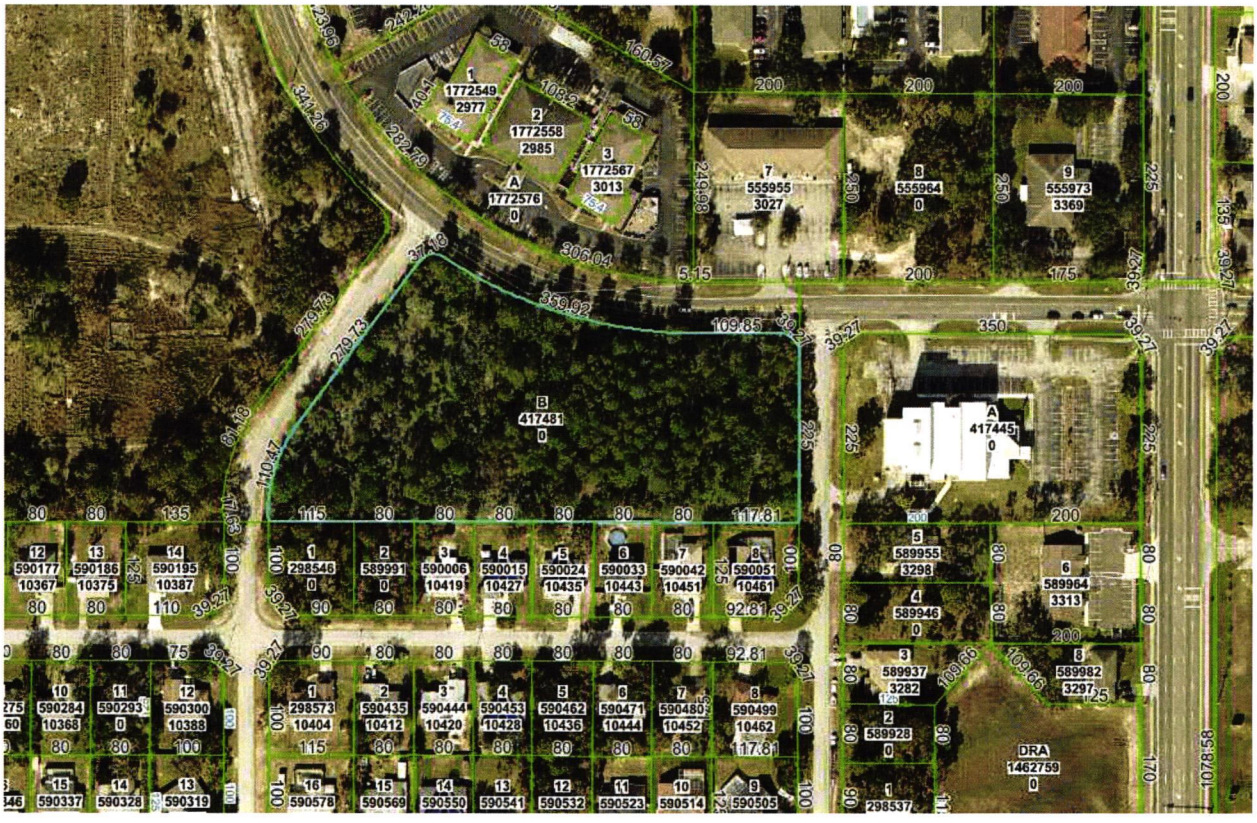


Figure 1. Parcel Key 417481 - Aerial and Location Map

General:

The site consists of a 4.2 acre vacant site. The site is located at the corner of Landover Boulevard and Alcan Avenue, one block west of Mariner Boulevard. Refer to Figure 1 above for the general location and aerial view.

Site Zoning and Land Use:

The site is currently zoned Planned Development Project/General Commercial (PDP/GC) with a C-2 use for mini warehouse. Please refer to Figure 2 below for the site zoning.

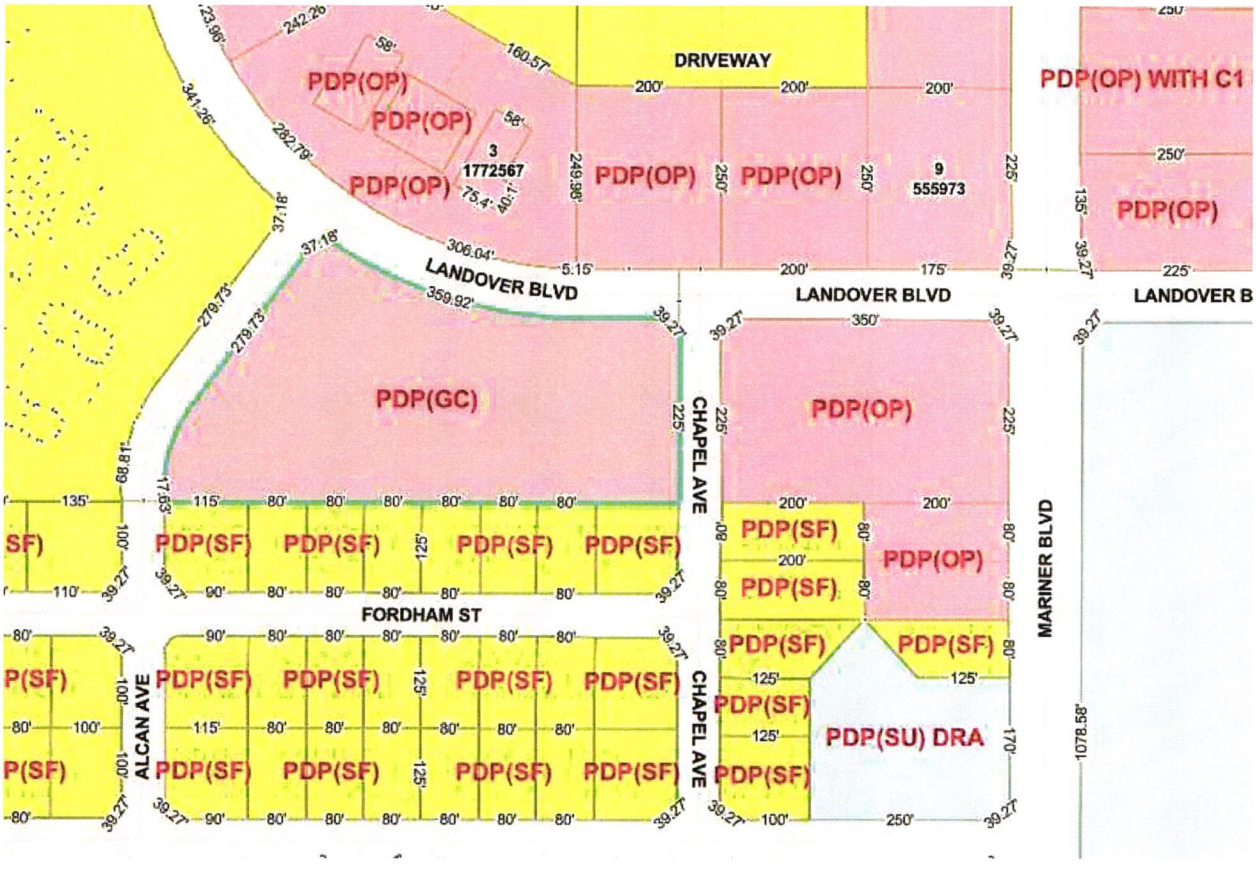


Figure 2. Parcel Key 417481 - Zoning Map

The site is currently designated as Commercial on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the FLUM designations.

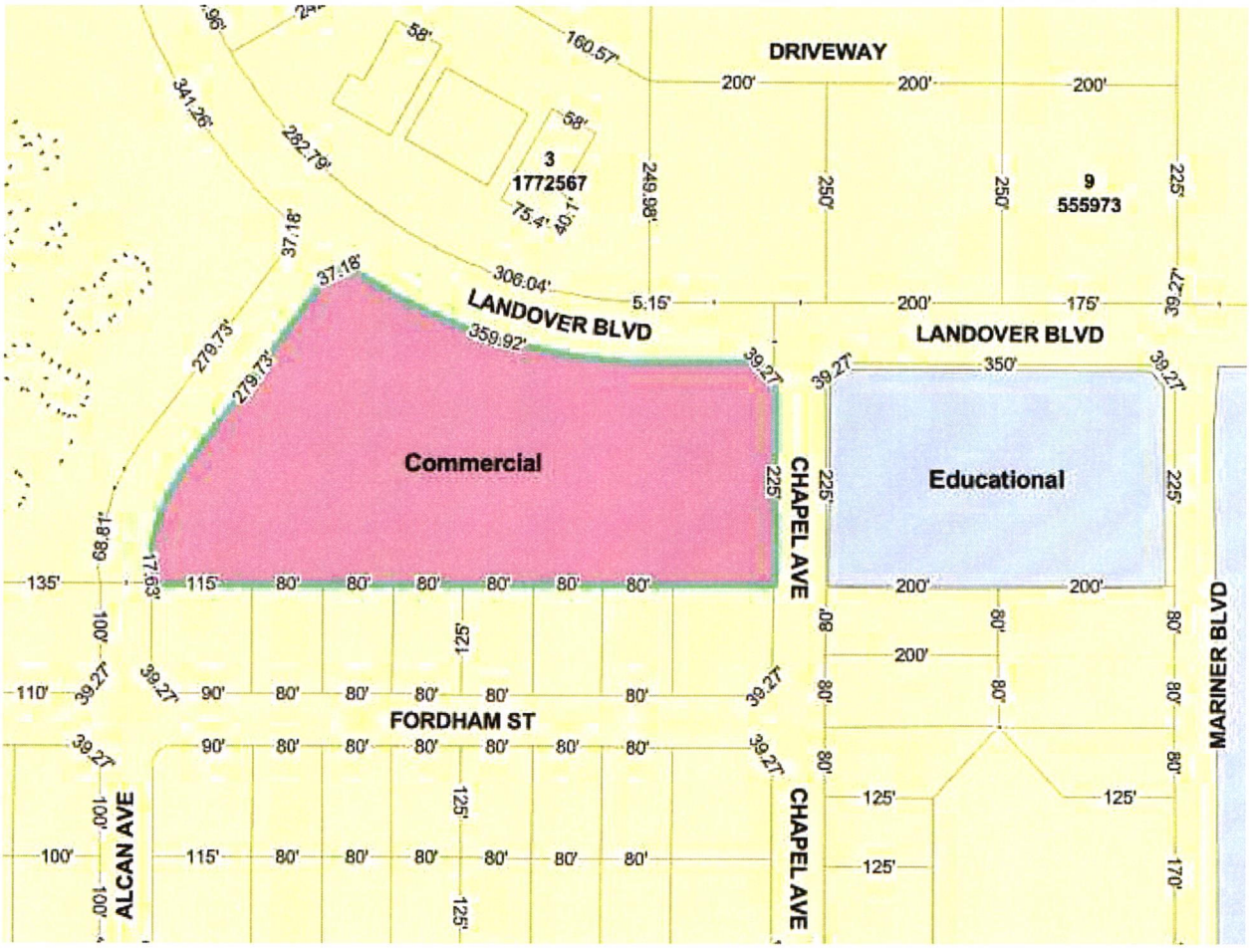


Figure 3. Parcel Key 417481- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	PDP/OP	Residential	Office, Commercial Services
South	PDP/SF	Residential	Single Family lots
East	PDP/OP	Public Semipublic/Educational	Public School-Springstead HS
West	PDP/MF with boat storage	Residential	Multifamily Housing

Request:

The applicant is requesting a master plan modification to a previously approved Master Plan. The site was previously master planned for self-storage by H 21-56, approved by the Board of County Commissioners on January 11, 2022 (Resolution 2022-16). The Board action on January 11, 2022, also included a the approval of a small scale comprehensive plan amendment designating the site with a Commercial future land use (Ord. 2022-01). Please see the attached information regarding the past history.

Project Description:

The applicant is proposing to retain the existing vested use for self-storage (mini warehouse) and is requesting a master plan modification to make the following changes:

- Replace the outdoor storage/RV parking) with single-story self-storage along the southern buffer
- Establish maximum building footprint square footage at 85,000 square feet (135,000 sf with second floor)
- Combine the two-story self-storage buildings (2) facing Landover Boulevard into one building

No other changes to the master plan or approved performance conditions are requested. The previously approved buffers and landscape requirements will remain in effect. All site lighting will be full cutoff fixtures to retain light on site and security lighting will be shielded from the residential area to the south.

Utilities are available along the adjacent roadway and the soils are conducive to development and stormwater retention. The proposed use will generate minimal traffic in this busy area and will provide storage capacity for the surrounding multifamily and single family homes. There will be no direct access to Landover Boulevard. The building will also meet the County architectural and design guidelines.

Comprehensive Plan Consistency:

The subject property is designated Commercial on the future land use map and is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

Commercial Category

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.

Analysis: The County previously determined that the site was appropriate for a commercial land use designation and development as a self-storage use (H 21-56). This section of Landover Boulevard is characterized by extensive non-residential development, including medical offices, a funeral home, light business services and a Springstead High School.

Proposed Dimensional Standards:

Maximum building square feet-135,000 square feet (85,000 sf building footprint)
Maximum Height - 45 feet

Minimum Setbacks
Front- 35 feet (Deviation from 75 feet previously approved)
Sides- 20 feet
Rear- 35 feet

Buffers
Landover Boulevard (North)- 10' Landscape Buffer
Chapel Drive (East)-15' Landscape Buffer
Rear (South adjacent to existing residential)- 20' Vegetative Buffer
Alcan Ave (West)-15' Vegetative Buffer

The western and southern buffers shall have a minimum height of 5 feet, a maximum height of 8 feet, or an evergreen hedge with a minimum height of 5 feet at the time of planting.

Site Conditions

Topography

The site is relatively flat and sits at an elevation ranging from of 48 to 53 feet above MSL. Please refer to Figure 4.

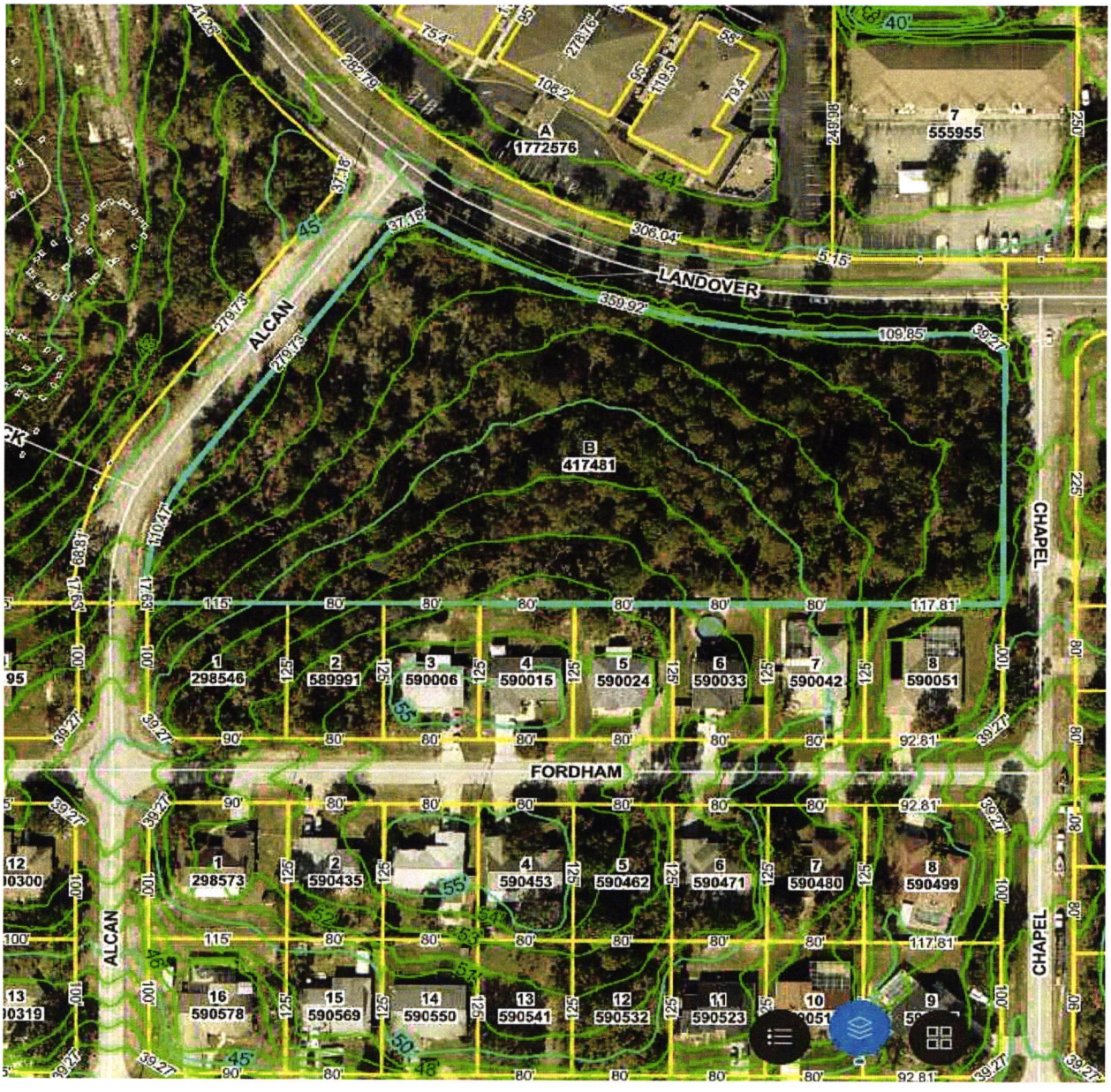


Figure 4. Parcel Key 417481-Topography Map

Floodplain

The site is not located in a designated floodplain. Please refer to Figure 5.

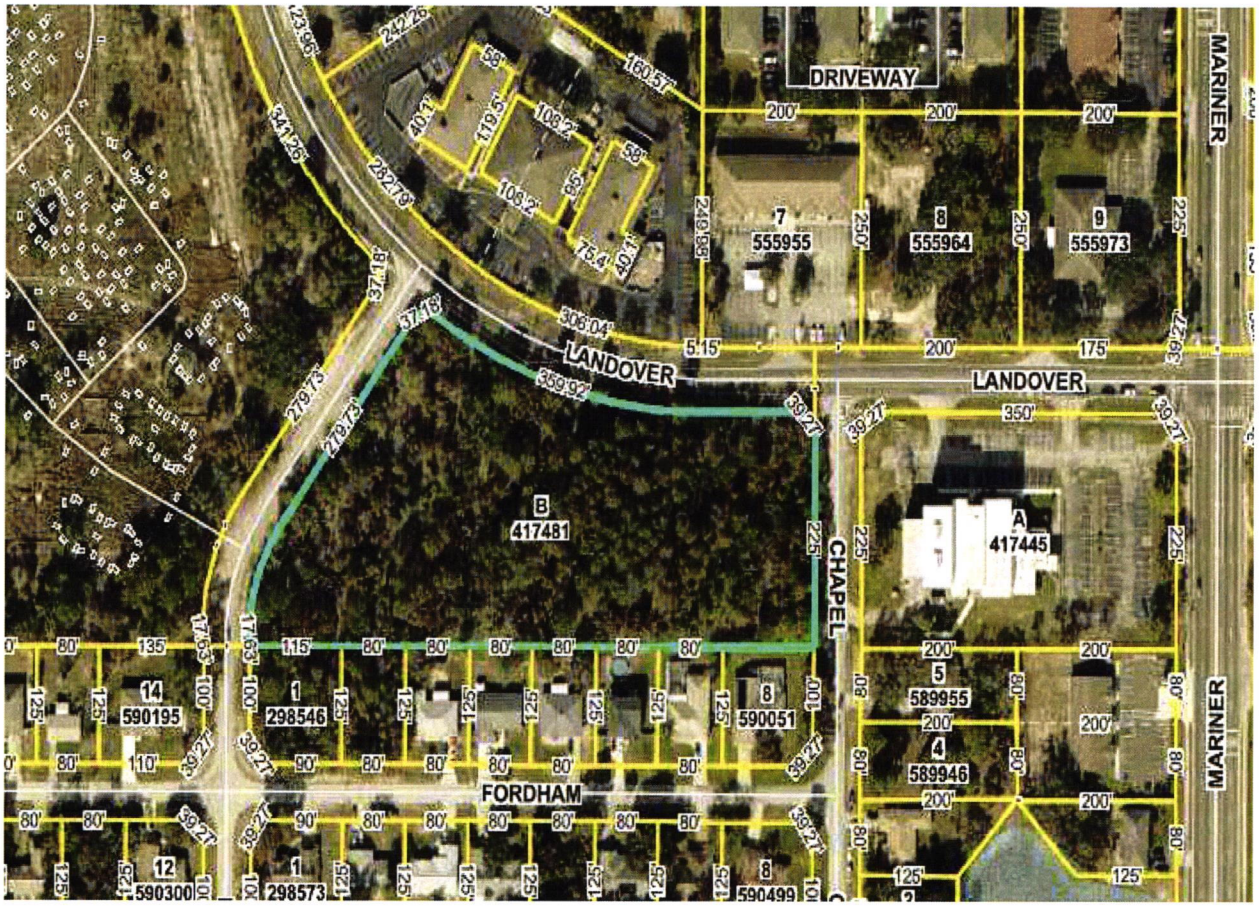


Figure 5. Parcel Key 417481 -**Floodplain Map**

Soils

The site soils consists of Candler Fine Sand. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. Refer to Figure 6 for the Soils Map.

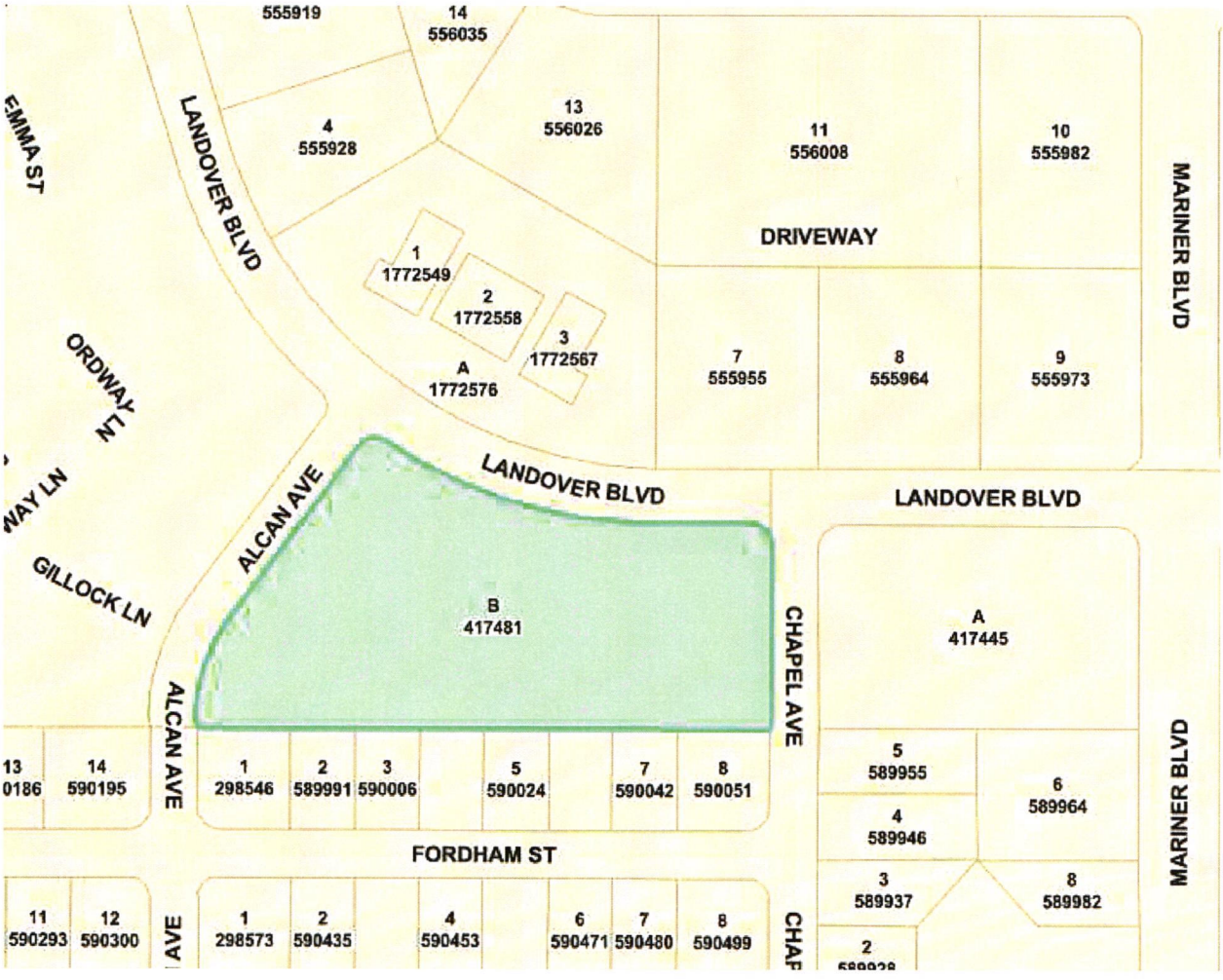


Figure 6. Parcel Key 417481 -**Soils Map**

Site Environmental

- The subject property is currently wooded vacant lot
- The property is comprised of upland forest dominated by Longleaf Pine and Laurel Oak
- No jurisdictional wetlands or other surface waters are present on the property
- A Gopher Tortoise survey has not been completed

Infrastructure

Adequate Access/Transportation

The site is located along Landover Boulevard which connects to Mariner Boulevard approximately 450 feet to the east and Northcliffe Boulevard approximately 4,000 feet to the north. All three roadways are designated thoroughfares by the Comprehensive Plan. While traffic flow is significant in this area, the proposed use is an extremely low traffic generator and provides storage capacity for the surrounding multifamily and single family dwellings. Access to the site will be taken from the side streets, Alcan and Chapel Avenues. No direct access to Landover Boulevard is proposed.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department. There is an existing 4-inch water main that runs along the west side of Alcan Avenue, an existing 6-inch water main that runs along the west side of Chapel Avenue, and an existing 8-inch water main that runs along the north side of Landover Boulevard. There is an existing 8-inch sewer gravity main that runs along Landover Boulevard.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Deviations

No deviations to the dimensional standards are proposed.

The following deviation was previously approved:

Minimum Setbacks
Front- 35 feet (Deviation from 75 feet)

APPENDIX

EXISTING ZONING MASTER PLAN & APPROVAL (Resolution 2022-16)

RESOLUTION NO. 2022 - 110

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 on January 11, 2022, 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: Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC)

FILE NUMBER: H-21-56

REQUEST: Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-Warehouses and Outdoor Storage, with Deviations

GENERAL LOCATION: Southeast corner of Alcan Avenue and Landover Boulevard

PARCEL KEY NUMBERS: 417481

REQUEST: Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-Warehouses and Outdoor Storage, with Deviations, 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.

Attachment: Approved Resolution No. 2022-16 (RES-2022-16 : Rezoning - H2156 - Soffron Holdings, LLC (On Behalf of Sanjay Enterprises,

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 the request for a Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-Warehouses and Outdoor Storage, with Deviations, 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 11th DAY OF JANUARY 2022.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

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

By: _____
Steve Champion
Chairman

(SEAL)

Approved as to Form and Legal Sufficiency

By: _____
County Attorney's Office

Attachment: Approved Resolution No. 2022-16 (RES-2022-16 : Rezoning - H2156 - Soffron Holdings, LLC (On Behalf of Sanjay Enterprises,

BCC ACTION:

On January 11, 2022, the Board of County Commissioners voted 5-0 to adopt Resolution 2022-16 approving the Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/ Planned Development Project (General Commercial) with a specific C-2 use for a mini-warehouse and outdoor storage with deviations 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 must meet the minimum requirements of Florida Friendly Landscaping ™ publications for design techniques, principles, materials, and plantings for required landscaping.

3. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.

4. The proposed project must provide a drainage design meeting the requirements of Hernando County Facility Design Guidelines and South West Florida Water Management District Environmental Resource Permitting requirements.

5. The petitioner shall be limited to a maximum of 90,000 square feet of self-storage building space.

6. The petitioner shall be required to connect to the central water and sewer systems at time of vertical construction.

7. The petitioner shall not connect directly to Landover Boulevard.

8. A traffic access analysis may be required; any improvements identified by the traffic analysis shall be the responsibility of the developer.

9. Minimum Setbacks:
   Front: 35' (deviation from 75')
   Side: 20'
   Rear: 35'

10. The petitioner shall be required to fence the site in accordance with the Hernando County Land Development Regulations.

11. The petitioner shall plant a vegetative buffer along the south and west properties boundaries. Additionally, the petitioner shall plant a vegetative buffer with a minimum

Attachment: Summary of BOCC Action (RES-2022-16 : Rezoning - H2156 - Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC))

width of 10' along Landover Boulevard. These buffers shall have a minimum height of 5 feet, a maximum height of 8 feet, or an evergreen hedge with a minimum height of 5 feet at the time of planting. The minimum buffer widths are as follows:

- North (Along Landover): 10'
- East (Along Chapel Drive): 15'
- South (Along existing residential): 20'
- West: Along Alcan Avenue: 15'

12. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels.

13. Security lighting shall be shielded from the neighboring residential use to the south.

14. The petitioner shall provide a revised plan in compliance with all of 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.

Attachment: Summary of BOCC Action (RES-2022-16 : Rezoning - H2156 - Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC))



Attachment: H-21-56 Master Plan (RES-2022-16 : Rezoning - H2156 - Soffron Holdings, LLC (On Behalf of

COMPREHENSIVE PLAN MAP AMENDMENT

(Ordinance 2022-01)

Lf

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

January 13, 2022

Honorable Doug Chorvat, Jr.
Hernando County Clerk's Office
20 North Main Street, Rm. 362
Brooksville, Florida 34601

Attention: Ms. Heidi Kurppe, Deputy Clerk

Dear Mr. Chorvat:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2022-01, which was filed in this office on January 13, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

L.f

ORDINANCE NO. 2022 - 01

AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO THE FUTURE LAND USE MAP AS AFFECTING 4.2 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ALCAN AVENUE AND LANDOVER BOULEVARD; PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM-21-10 TO THE STATE LAND PLANNING AGENCY AND REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act (now known as the Community Planning Act), as set forth in Sections 163.3161 through 163.3215, Florida Statutes (the "Act"); and,

WHEREAS, on September 25, 2018, the Hernando County Board of County Commissioners ("BOCC") adopted the 2040 Hernando County Comprehensive Plan (Ordinance 2018-16), within which, are included goals, objectives, and strategies used to guide future growth; and,

WHEREAS, the instant request is for the BOCC to amend Section B of the 2040 Hernando County Comprehensive Plan relating to the Future Land Use Map (attached as **Exhibit "A"** hereto and incorporated herein by this reference) hereinafter referred to as CPAM-21-10; and,

WHEREAS, CPAM-21-10 is an amendment to the County's Future Land Use Map involving land that is 50 acres or less in size and which has been determined by the Hernando County Planning Department to constitute a "small scale development amendment" based upon the criteria set forth in Section 163.3187, Florida Statutes; and,

WHEREAS, small scale development amendments are exempt from state and regional review pursuant to Section 163.3187, Florida Statutes; and,

WHEREAS, the BOCC conducted a public hearing on January 11, 2022, in connection with the adoption of CPAM-21-10 as an amendment to the 2040 Hernando County Comprehensive Plan; and,

WHEREAS, upon enactment of this Ordinance, CPAM-21-10 will be transmitted as an adopted comprehensive plan amendment to the State Land Planning Agency and the other Review Agencies for filing.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

SECTION I. Recitals. The recitals set forth above are true and correct and incorporated herein by this reference.

SECTION II. Adopting CPAM-21-10. CPAM-21-10 (attached as **Exhibit "A"** hereto and incorporated herein by this reference) is hereby approved and adopted and the 2040 Hernando County Comprehensive Plan is amended accordingly, subject to the Effective Date provision (Section X) below.

SECTION III. Execution. The Chairman of the Hernando County Board of County Commissioners is hereby authorized to execute this Ordinance, and all related documents.

SECTION IV. Transmittal of Adopted CPAM-21-10 to State Land Planning Agency and Review Agencies. County staff shall transmit an executed copy of this Ordinance adopting CPAM-21-10 to the State Land Planning Agency and the other Review Agencies within ten (10) days of adoption hereof pursuant to Section 163.3184, Florida Statutes.

SECTION V. Publication. This Ordinance shall be published as required by law.

SECTION VI. Applicability. This Ordinance shall be applicable throughout the unincorporated area of Hernando County.

SECTION VII. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

SECTION VIII. Conflicting Provisions. Special acts of the Florida Legislature applicable only to unincorporated areas of Hernando County, Hernando County ordinances, County resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this Ordinance to the extent of such conflict except for ordinances concerning either adoption or amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.

SECTION IX. Filing with the Department of State. The clerk shall be and is hereby directed forthwith to send a certified copy of this Ordinance, or electronically transmit this Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.

SECTION X. Effective Date. This Ordinance shall take effect upon filing with the Florida Secretary of State; however, the adopted amendment (CPAM-21-10) shall take effect and be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete or as otherwise provided in Sections 163.3184 and 163.3187, Florida Statutes. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ADOPTED IN REGULAR SESSION THIS 11th DAY OF JANUARY 2022.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Kuppe, D.C. for
DOUGLAS A. CHORVAT, JR.
CLERK OF CIRCUIT COURT
AND COMPTROLLER

By:
STEVE CHAMPION
CHAIRMAN

SEAL

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

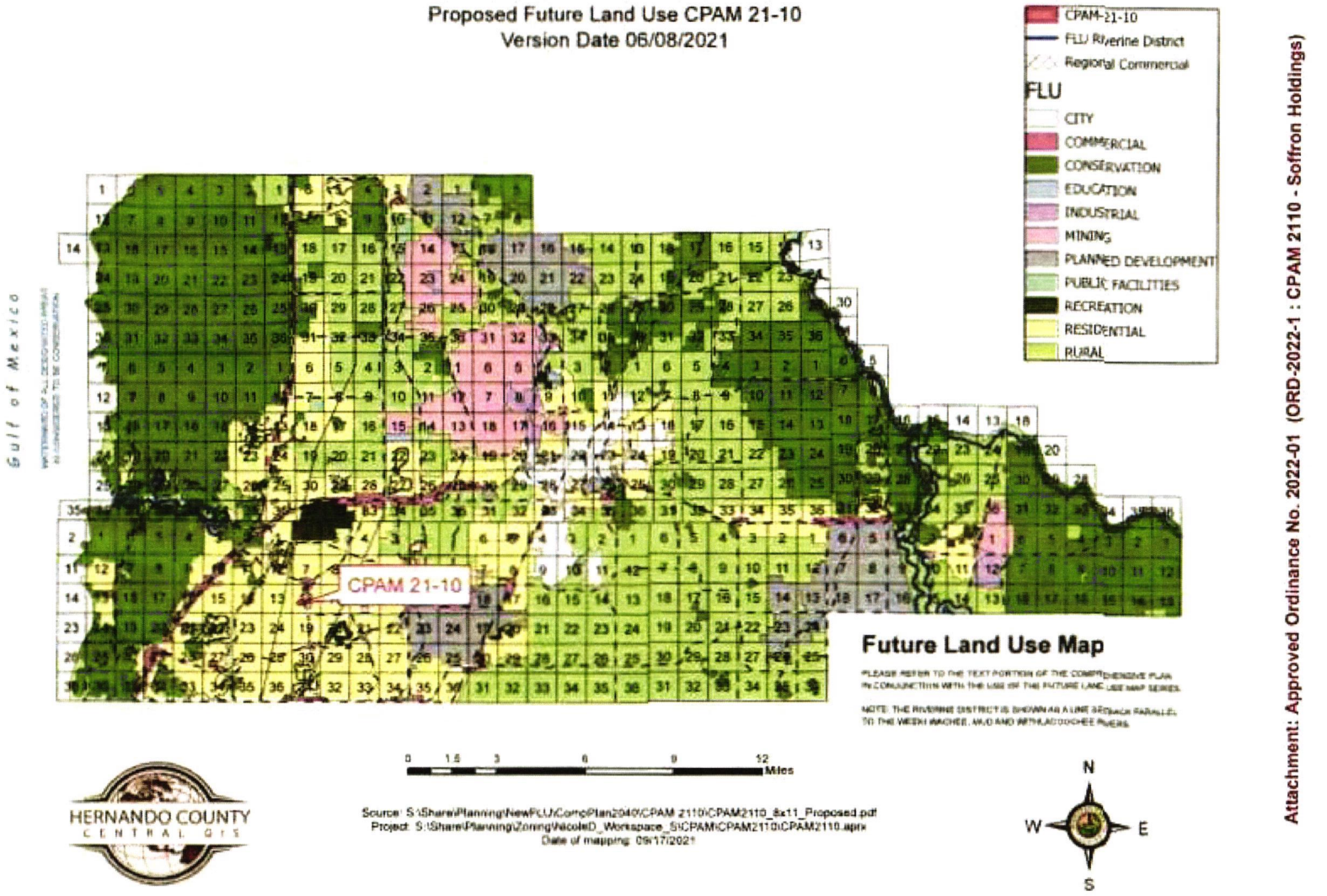
By: Shannon Ellen
County Attorney's Office

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

L.f

EXHIBIT A
Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 21-10
Version Date 06/08/2021



HERNANDO COUNTY
CENTRAL GIS

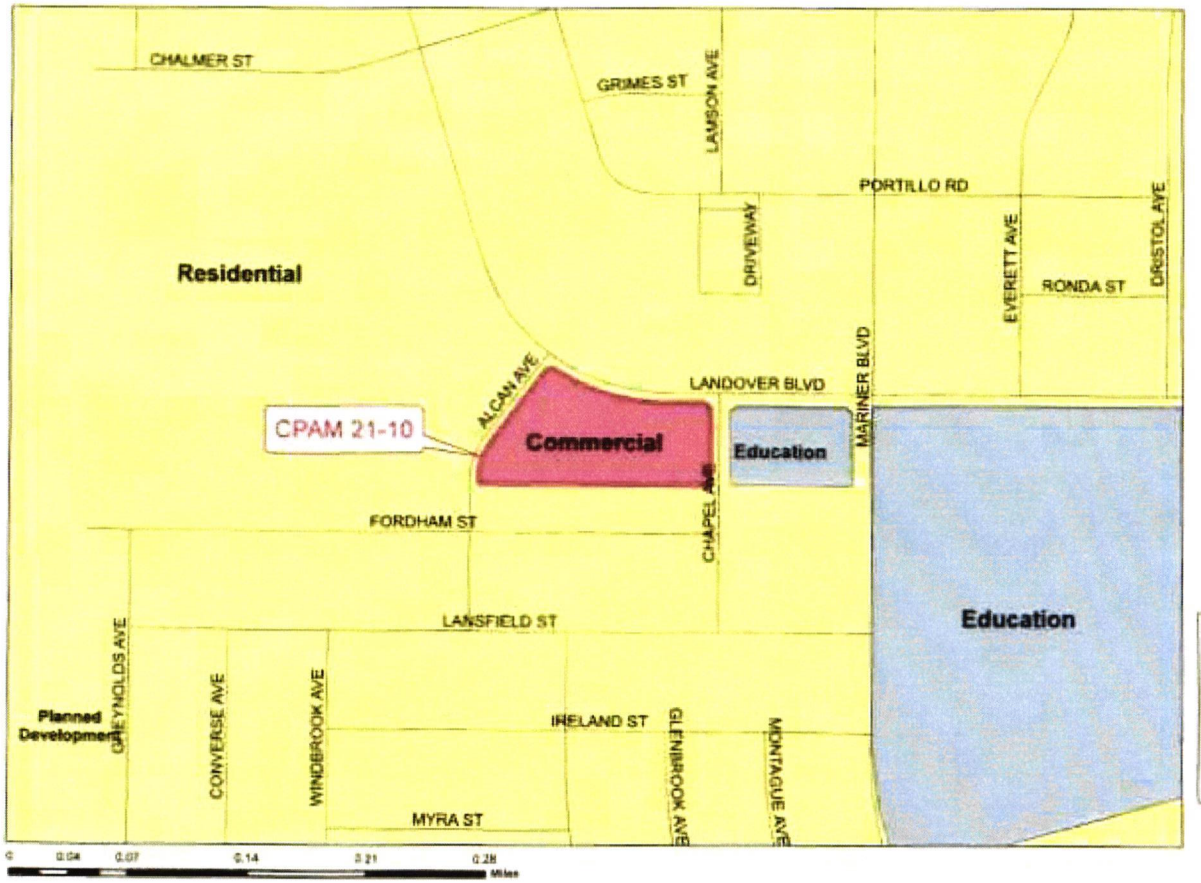
Source: S:\Share\Planning\New\FLU\CompPlan2040\CPAM 2110\CPAM2110_8x11_Proposed.pdf
Project: S:\Share\Planning\Zoning\NicoleD_Workspace_5\CPAM\CPAM2110\CPAM2110.aprx
Date of mapping: 09/17/2021

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

L.f

EXHIBIT A
Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 21-10
Version Date: 06/08/2021



CPAM-2110
FLU Riverine District
Regional Commercial

FLU
- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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.

Source: S:\Share\Planning\New\FLU\CompPlan2040\CPAM2110\CPAM2110b_8x11_Detail.pdf
Project: S:\Share\Planning\Zoning\NicoleD_Workspace_S\CPAM\CPAM2110\CPAM2110.aprx
Date of mapping: 6/8/2021

HERNANDO COUNTY CENTRAL GIS

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

BCC ACTION

On January 11, 2022, the Local Planning Agency/Board of County Commissioners voted 5-0 to adopt Ordinance 2022-1, adopting CPAM2110, and authorized the transmittal of the small-scale amendment package to the Florida Department of Economic Opportunity and reviewing agencies.

Attachment: Summary of BOCC Action (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

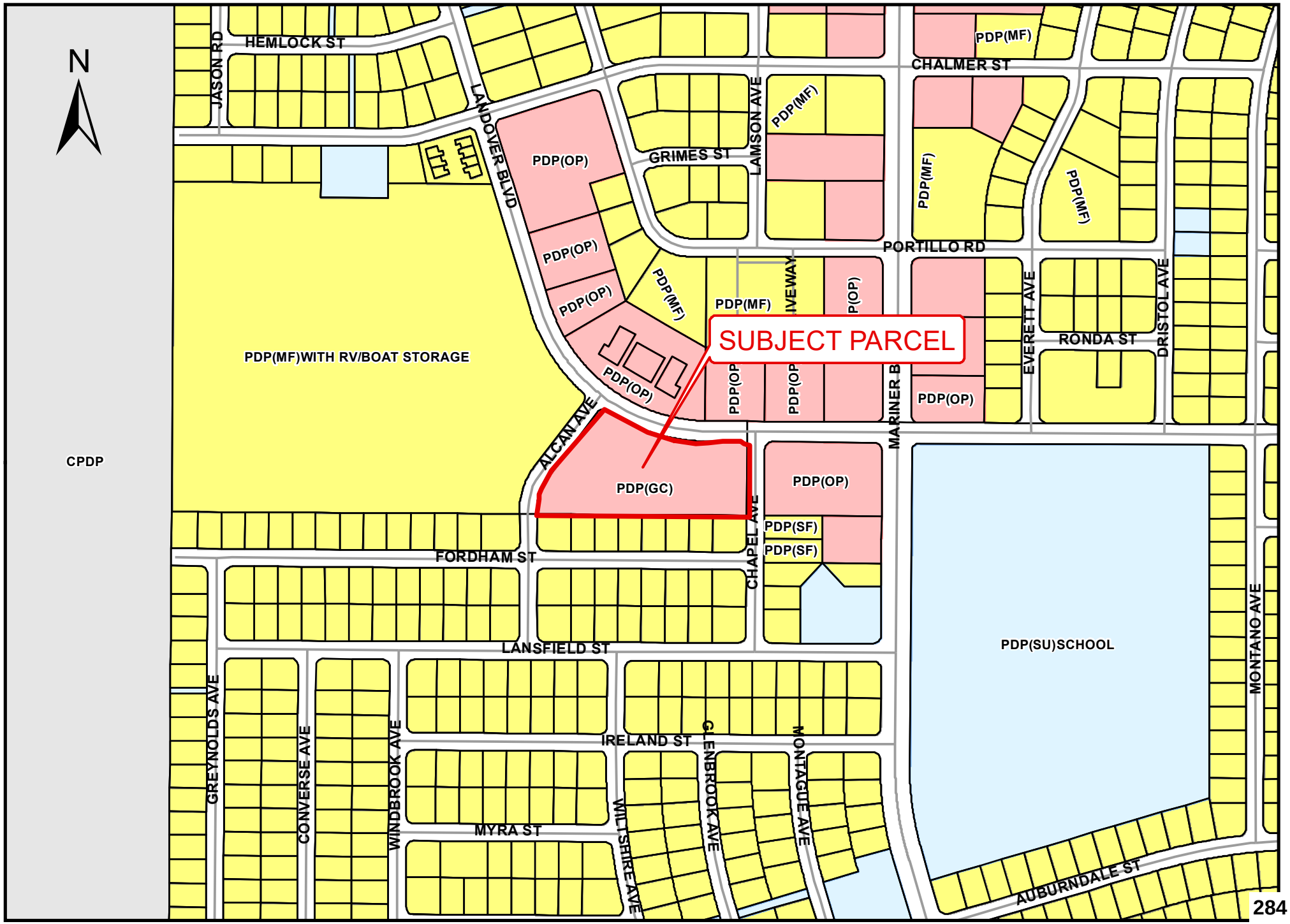
H-25-51

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



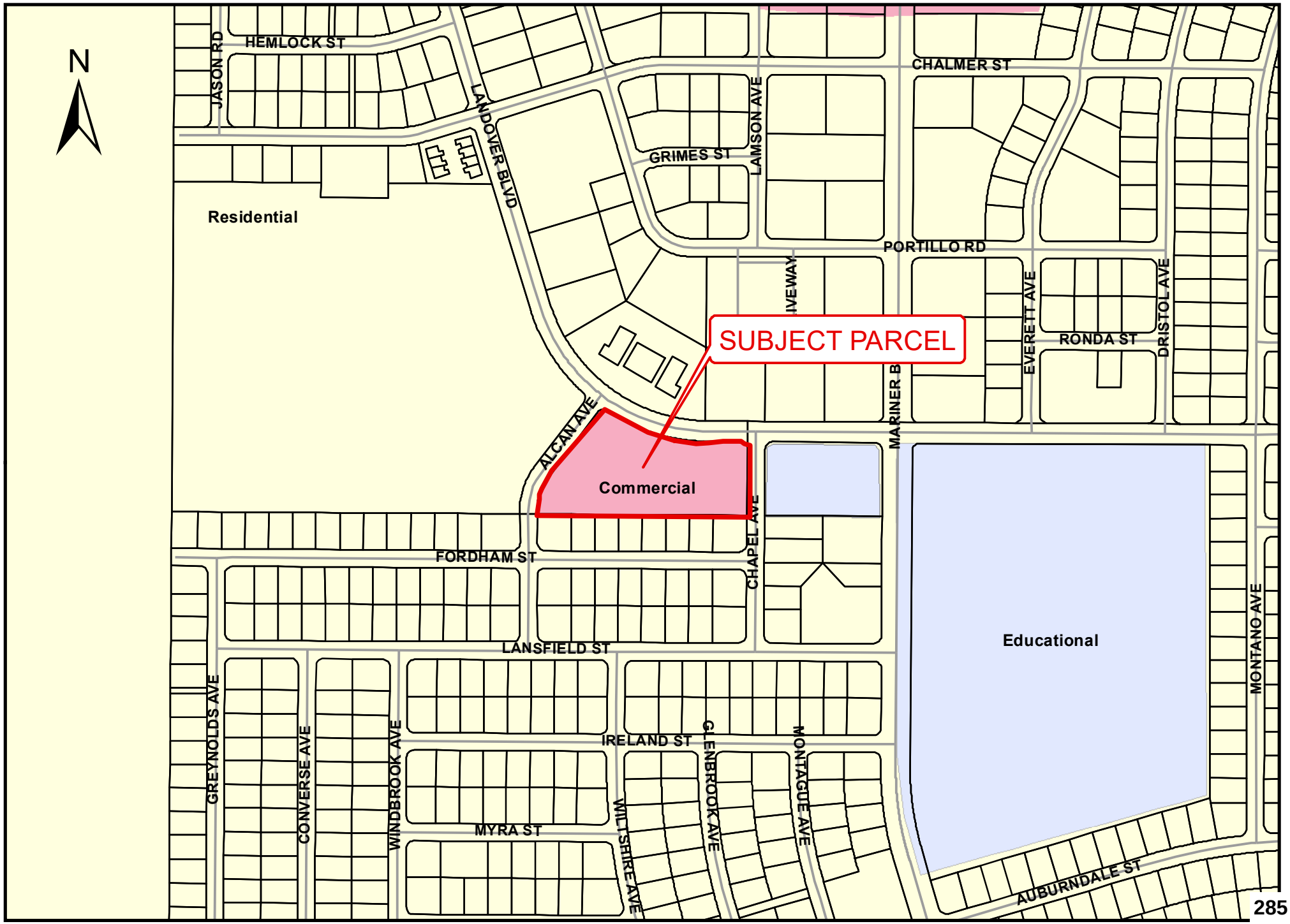
H-25-51

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H-25-51

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



Formal Letter of Opposition to Proposed Storage Unit Facility

Expressing Community Concerns Regarding Neighborhood Development

To Whom It May Concern,

I am writing to express my strong opposition to the proposed construction of a storage unit facility in our neighborhood. As a long-term resident deeply invested in the well-being and character of our community, I have several concerns regarding this development.

Negative Impact on Neighborhood Character

Our neighborhood is cherished for its residential atmosphere, safety, and sense of community. The addition of a commercial storage facility would disrupt the existing character, introducing an industrial appearance and increased traffic that are inconsistent with the residential nature of our area.

Potential Safety and Security Issues

Storage facilities often attract increased traffic and unfamiliar visitors, potentially raising safety and security concerns for local families. The presence of such a facility could lead to more vehicles on our streets at all hours, which may endanger children and pedestrians.

Decrease in Property Values

Numerous studies and anecdotal evidence suggest that the presence of storage units near residential homes can decrease property values. Homeowners who have invested in this community deserve to see their property values protected, not diminished by incompatible land uses.

Environmental and Aesthetic Concerns

The construction and operation of a storage facility may lead to increased noise levels, light pollution, and potential environmental impacts, such as increased runoff or loss of green space. These changes would make our neighborhood less enjoyable and less attractive to current and prospective residents.

over →

Conclusion

For these reasons, I strongly urge you to reconsider the approval of this storage unit facility. I am confident that our community would be better served by developments that align with the residential character of our neighborhood and prioritize the well-being of its residents.

Thank you for considering this perspective. I trust that the voice of the community will be taken into account as you make your decision.

Sincerely,

[Your Name] Donald E. and Nancy R. Parks Donald E. Parks Nancy R. Parks

[Your Address]10434 Lansfield Street

[City, State, ZIP Code] Spring Hill, Florida 34608-4144

[Date]01/10/26

Applicant Soffron Holdings, LLC

File H-25-51

Parcel Key 417481

2nd Hearing Date 02/03/2026

1653 BLAISE DRIVE • BROOKSVILLE, FLORIDA
P 352.754.4057 • F 352.754.4420 • W www.HernandoCounty.us

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

County records show you to be an owner of property within 500 feet of property that is being considered for a change in zoning classification and you are hereby notified that there will be two public hearings held by Hernando County. Any person wishing to be heard on this matter may either be present to speak on the issue at the hearings or may provide written comments to this office. Written comments will become part of the public record.

Strongly opposed

APPLICANT: Soffron Holdings, LLC

FILE NUMBER: H-25-51

PURPOSE: Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use

GENERAL LOCATION: Southeast corner of Alcan Avenue and Landover Boulevard

PARCEL KEY NUMBER: 417481

1st HEARING: Hernando County Planning and Zoning Commission
DATE: December 8, 2025 - **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is finalized approximately one (1) week prior to the meeting.**

2nd HEARING: Hernando County Board of County Commissioners
DATE: February 3, 2026 - **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

All hearings are held in the John Law Ayers County Commission Chambers, which is located in the Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida. You are further advised that if a person decides to seek review of any decision made by the board with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the review is to be based.

If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601. Furthermore, information regarding this application may be obtained from the County's website at www.hernandocounty.us - follow the Board Agendas and Minutes link to the specified public hearing.

RESOLUTION NO. 2026 - _____

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: Soffron Holdings, LLC

FILE NUMBER: H-25-51

REQUEST: Master Plan Revision on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use

GENERAL LOCATION: Southeast corner of Alcan Avenue and Landover Boulevard

PARCEL KEY NUMBERS: 417481

REQUEST: Master Plan Revision on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use 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 Master Plan Revision on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use 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 _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
Hernando County Planning & Zoning - Rezoning & Master Plan Public Hearings

in the matter of
Rezoning and master plan requests before the Hernando County Planning and Zoning Commission and Board of County Commissioners

was published in said newspaper by print in the issue(s) of:
November 28, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on November 28, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 1st day of December, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on December 8, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on February 3, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PD-P(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue.
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521
APPLICANT:	Lisa Tabbert
FILE NUMBER:	H-25-46
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural /Residential 2)
GENERAL LOCATION:	Northeast corner of the intersection of Blackjack Street and Pineda Avenue
PARCEL KEY NUMBER:	401238
APPLICANT:	Lydia M Cruz
FILE NUMBER:	H-25-48
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)
GENERAL LOCATION:	Northern apex of Blanford Street approximately 715 feet west of Daly Road
PARCEL KEY NUMBER:	1057509
APPLICANT:	Soffron Holdings, LLC
FILE NUMBER:	H-25-51
REQUEST:	Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use
GENERAL LOCATION:	Southeast corner of Alcan Avenue and Landover Boulevard
PARCEL KEY NUMBER:	417481
APPLICANT:	APD Advanced Stabilization dba APD Foundation Repair
FILE NUMBER:	H-25-53
REQUEST:	Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business
GENERAL LOCATION:	Northwest corner of Manecke Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	350907

Notice Continues on Page 2

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Lissette Gardner, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: November 28, 2025

RESOLUTION NO. 2026 -

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: Soffron Holdings, LLC

FILE NUMBER: H-25-51

REQUEST: Master Plan Revision on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use

GENERAL LOCATION: Southeast corner of Alcan Avenue and Landover Boulevard

PARCEL KEY NUMBERS: 417481

REQUEST: Master Plan Revision on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use 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 Master Plan Revision on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use 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 February 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Patricia Jeffries, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: Jerry Campbell
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

TITLE

Rezoning Petition Submitted by APD Advanced Stabilization, LLC, d/b/a APD Foundation Repair for Property Located on Manecke Road (H2553)

BRIEF OVERVIEW

Rezoning Request:
Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair Business

General Location:
Northwest corner of Manecke Road and Ponce De Leon Boulevard

Parcel Key Number:
350907

Summary of Applicant's Request:
The petitioner has applied for a rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a foundation repair business. The subject property is located west of U.S. 98 (Ponce de Leon Boulevard). The parcel will be combined with the adjoining property at 701 Ponce de Leon Boulevard, which is designated Highway Commercial. This will allow both parcels to function as one unified commercial site for APD foundation repair, which will serve as the company's permanent location for its shop and administrative offices.

Public Hearing History
On December 8, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a foundation repair business in accordance with the staff report.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt the attached resolution and authorize the Chairman to sign the same, thereby approving the petitioner's request for a rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a foundation repair Business in accordance with the staff

report.

REVIEW PROCESS

Michelle Miller	Approved	01/15/2026 2:21 PM
Omar DePablo	Approved	01/16/2026 5:14 PM
Erin Dohren	Approved	01/20/2026 8:26 AM
Pamela Hare	Approved	01/20/2026 12:59 PM
Natasha Lopez Perez	Approved	01/20/2026 2:28 PM
Heidi Prouse	Approved	01/20/2026 3:43 PM
Toni Brady	Approved	01/22/2026 3:46 PM
Jeffrey Rogers	Approved	01/26/2026 9:05 PM
Colleen Conko	Approved	01/27/2026 9:24 AM

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: Brian Hawkins
AYES: Campbell, Amsler, Champion, Allocco and Hawkins

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a Zoning Classification

File No. _____ Official Date Stamp:

RECEIVED
SEP 26 2025
HERNANDO COUNTY ZONING

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

Date: 9/24/2025

APPLICANT NAME: APD Advanced Stabilization dba APD Foundation Repair
Address: 13049 Spring Hill Dr.
City: Spring Hill State: FL Zip: 34609
Phone: 352 200 9740 Email: apdfoundationrepair@gmail.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME:
Company Name: January Slocum
Address: 13049 Spring Hill Dr.
City: Spring Hill State: fl Zip: 34609
Phone: 352 200 9740 Email: apdfoundationrepair@gmail.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 0035090 7 R1S 422 19 0000 0030 0000
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: 01 Residential
4. Desired zoning classification: 10 Commercial
5. Size of area covered by application: 0.70 Acres
6. Highway and street boundaries: Moneda end Ponce de Leon
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: none)

PROPERTY OWNER AFFIDIVAT

I, January Slocum, 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.

_____
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 25 day of September, 20 25, by January Slocum who is ☑ personally known to me or ☐ produced _____ as identification.

_____
Signature of Notary Public

DANNY FRAIZER
MY COMMISSION EXPIRES 05-31-2027
NOTARY PUBLIC
COMM. # HH 405039
STATE OF FLORIDA

Notary Seal/Stamp

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

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	December 8, 2025
	Board of County Commissioners:	February 3, 2025
APPLICANT:	APD Advanced Stabilization dba APD Foundation Repair	
FILE NUMBER:	H-25-53	
REQUEST:	Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business	
GENERAL LOCATION:	Northwest corner of Manecke Road and Ponce De Leon Boulevard	
PARCEL KEY NUMBER(S):	350907	

APPLICANT'S REQUEST

The Petitioner has applied a Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business. The subject property is located west of U.S. 98 (Ponce de Leon Boulevard). The parcel will be combined with the adjoining property at 701 Ponce de Leon Boulevard, which is designated Highway Commercial. This will allow both parcels to function as one unified commercial site for APD Foundation Repair, which will serve as the company's permanent location for its shop and administrative offices.

APD Foundation Repair provides foundation stabilization, sinkhole remediation, and concrete repair services throughout Hernando County and nearby areas. The business needs adequate space for office operations, storage of vehicles and equipment, and customer service activities such as warranty and inspection coordination.

This project will benefit the community by supporting the growth of a local small business, creating new employment opportunities, and contributing to the County's commercial tax base. Consolidating the company's operations on a properly zoned site promotes efficient land use and helps prevent scattered or piecemeal development along the corridor.

SITE CHARACTERISTICS

Site Size	.70 Acres	
Surrounding Zoning; Land Uses	North:	AG & C2; Developed
	South:	C2 & Manecke Rd; Developed
	East:	Ponce De Leon Blvd
	West:	AG; Developed
Current Zoning:	Agriculture	

Future Land Use
Map Designation: Residential

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 at the time of commercial remodel permit application.

UTILITIES REVIEW

This property is located within the City of Brooksville Utility Department's (CBUD) first right to serve district. Contact CBUD for any utility related comments. Parcel Key# 350907.

CITY OF BROOKSVILLE UTILITIES REVIEW

The proposed site is located at the northwest corner of Manecke Road and Ponce De Leon Boulevard, within the City of Brooksville Utility Department's (CBUD) first right-to-serve area. The petitioner shall be required to coordinate with the City of Brooksville Utilities Department at the time of site development.

ENGINEERING REVIEW

The subject site is located on the Northwest corner of Manecke Road and Ponce De Leon Boulevard. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- A Frontage road is required per Hernando County Ordinance.
- Only one driveway connection will be permitted on Manecke road. Driveway connection must be improved/built to Hernando County Standard. Refer to Hernando County Facility Design Guideline IV-25.
- U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation.
    - Access to U.S.98, installation of sidewalk, is per FDOT/Florida Dept. of Transportation Requirements.
    - FDOT/Florida Dept. of Transportation may require additional right of way along U.S.98.
    - FDOT/Florida Dept. of Transportation access management, right of way permits required, and may require drainage permit.

LAND USE REVIEW

The petitioner is requesting a rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business.

Setbacks:

North: 35’
South: 10’
East: 125’
West: 35’

Buffers:

North: 20’ Natural Vegetative Buffer with permanent screening
South: 5’ Natural Vegetative Buffer with permanent screening
East 10’ Natural Vegetative Buffer with permanent screening
West: 20’ Natural Vegetative Buffer with permanent screening

Comments: The adjacent property to the North and West is zone AR2/ Agriculture Residential due to residential standards staff recommends a 20-foot landscape buffer.

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.

Residential Protection Standards:

The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.

- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

Lighting:

County Land Development Regulations 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: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner shall provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

Outdoor Storage:

Hernando County Land Development Regulations require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet. In this instance, the primary use is storage, and the entire site must be fenced

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map, Commercial Category

Commercial Category Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map 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.

Comments: An expansion of an existing commercial business, therefore, no comprehensive plan amendment is required.

Commercial Category

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.

Comment: The subject property is located within the Commercial land use classification on the adopted Future Land Use Map. The subject site is located on the Northwest corner of Manecke Road and Ponce De Leon Boulevard. The uses are consistent with the Comprehensive Plan Goals, Objectives and Strategies for commercial development.

FINDINGS OF FACT

The rezoning request from AG (Agricultural) to C-2 (Highway Commercial) is appropriate due to the following findings of fact:

1. The proposed C-2 (Highway Commercial) zone is compatible with surrounding zoning districts.

2. Residential Protection Standards, as necessary, will apply to the subject site at the time of site development.

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 Rezoning from Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business in accordance with the staff report.

PLANNING AND ZONING RECOMMENDATION

On December 8, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business in accordance with the staff report.

Narrative for Land Use Amendment and Property Merger

Subject Properties:
- 0 Manecke Road
Description: A lot 40x125 ft & a lot 175x154 ft in S1/2 of SW1/4 lying W of US 98 ORB 1514 PG 1874
- 701 Ponce de Leon Blvd
Description: A lot 125x125 ft in S1/2 of SW1/4 of SW1/4 W of US 98 ORB 62 PG 640 ORB 426 PG 208

Request Summary
We are respectfully requesting to change the land use designation of the property located at 0 Manecke Road from Residential to Commercial. Following this change, we intend to merge this parcel with the adjoining property located at 701 Ponce de Leon Blvd, which is already designated as Commercial.

The purpose of this request is to consolidate these parcels into one commercial site that will serve as the permanent location of our shop and administrative office for our company, APD Foundation Repair (licensed contractor: CBC1267611).

Purpose of Amendment
APD Foundation Repair specializes in foundation stabilization, sinkhole remediation, and concrete repair services throughout Hernando County and the surrounding region. The business requires adequate space for:
- Office operations and administrative staff.
- Storage of equipment, vehicles, and construction materials.
- Customer meetings and warranty/inspection coordination.

The proposed amendment ensures that both parcels will be compatible in zoning and land use, allowing for a cohesive site design that supports long-term business operations.

Compatibility with Surrounding Land Uses
- The subject parcels are located west of U.S. 98, a corridor that currently accommodates numerous commercial and mixed-use properties.
- Converting 0 Manecke Road from Residential to Commercial will align the land use of both parcels with existing development patterns and provide a consistent commercial frontage along this section of U.S. 98.
- The consolidation of these lots into one commercial site will improve property utilization and eliminate potential land use conflicts between adjacent residential and commercial uses.

Community & Economic Benefits
- The project will support the continued growth of a local small business headquartered in Hernando County.
- It will provide additional employment opportunities as our company expands operations.
- The development will contribute to the commercial tax base of the County.
- By consolidating operations on one properly zoned site, the project will promote efficient land use and reduce piecemeal development along U.S. 98.

Conclusion
The requested land use amendment from Residential to Commercial for the property at 0 Manecke Road, followed by its merger with 701 Ponce de Leon Blvd, is consistent with surrounding development patterns, supports the County's economic objectives, and ensures a stable long-term location for APD Foundation Repair's operations.

We respectfully request approval of this amendment and merger to allow our company to move forward with establishing this site as our permanent office and operational base.



Public Notice: Proposed Land Use Amendment

Subject Properties:
- 0 Manecke Road
- 701 Ponce de Leon Blvd

Project Overview
APD Foundation Repair is requesting to change the property at 0 Manecke Road from Residential to Commercial and merge it with our existing commercial property at 701 Ponce de Leon Blvd. Once combined, this will become the permanent home of our office and shop.

Why This Matters
- Provides space for a local small business to grow.
- Creates new employment opportunities in Hernando County.
- Contributes to the local tax base.
- Aligns with existing commercial development along U.S. 98.

Our Commitment
APD Foundation Repair is proud to be a Hernando County-based company. We are dedicated to serving our community, supporting local jobs, and operating responsibly within the commercial corridor.

Summary
This amendment will allow APD Foundation Repair to establish a long-term headquarters that supports local economic growth and ensures efficient use of property along U.S. 98.



H2553 Aerial Map



1/26/2026, 9:11:05 AM

Parcels
Parcels (Labels)
Parcel Dimensions
Parcel Lines (Easement Historic)
storic

Streets
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations
15cm Resolution Metadata

1:618

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

State of Florida, Microsoft, Vantor

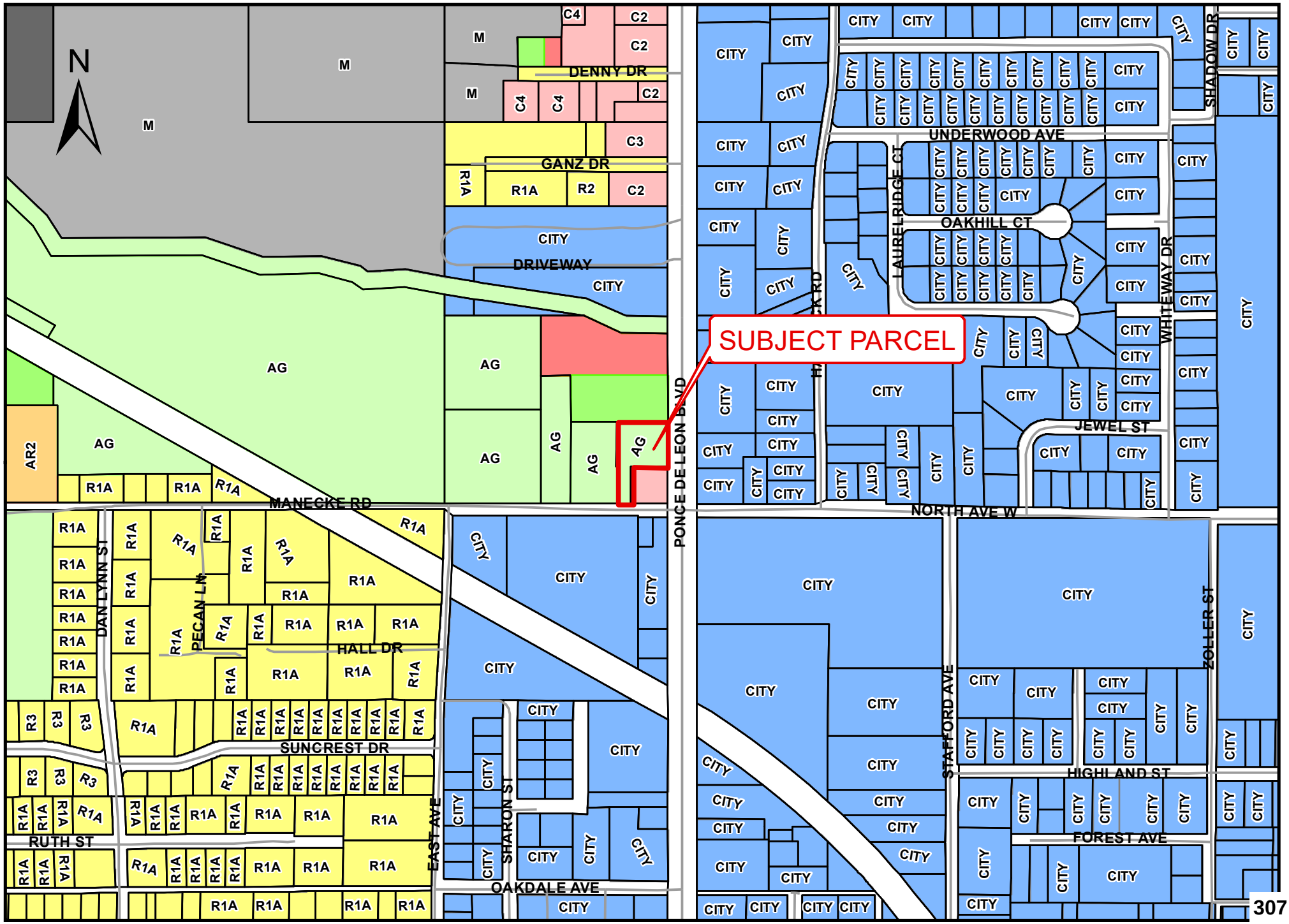
306

Hernando County Central GIS

© Hernando County Central GIS

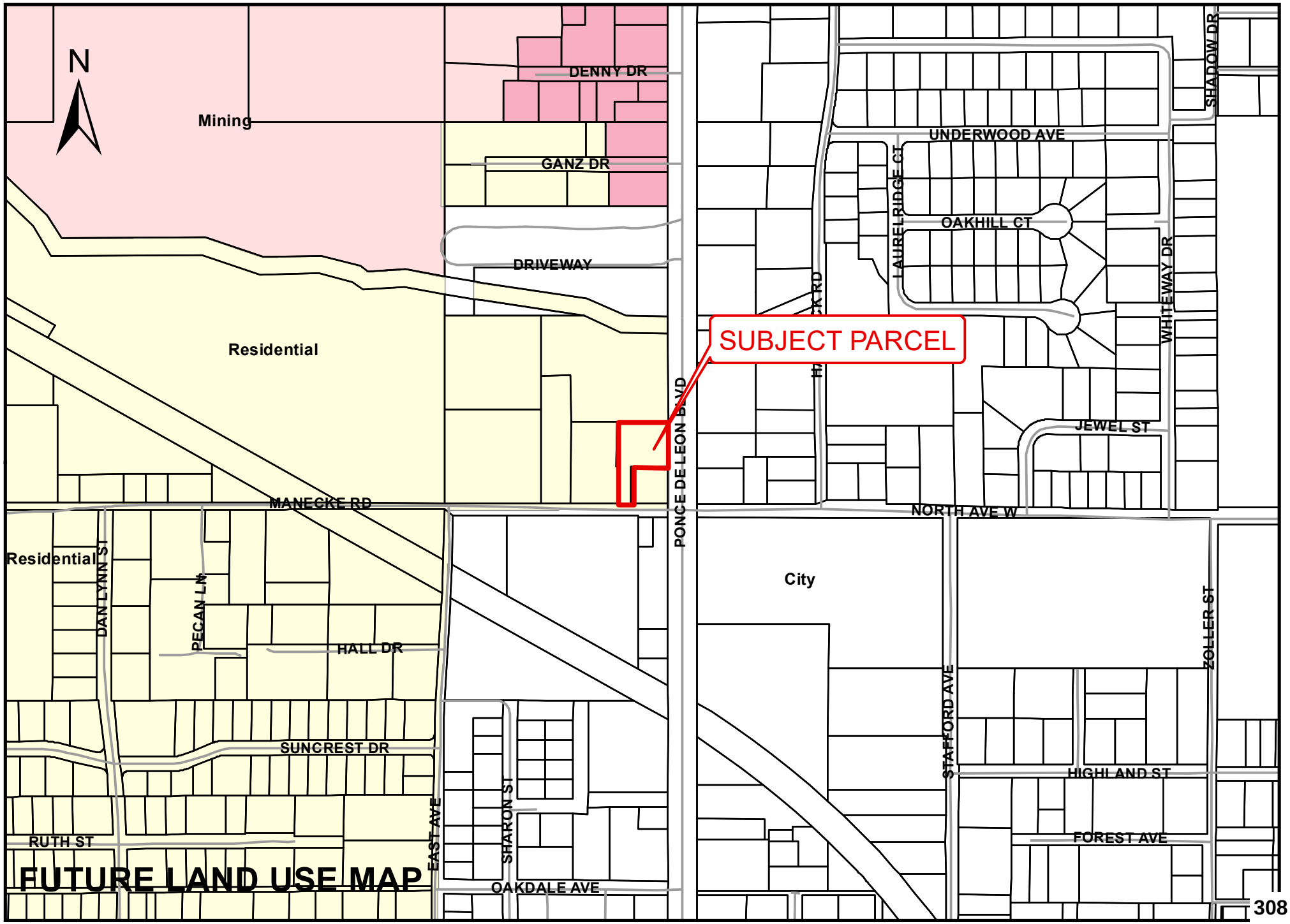
H-25-53

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



H-25-53

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



RESOLUTION NO. 2026 - _____

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: APD Advanced Stabilization, LLC, d/b/a APD Foundation Repair

FILE NUMBER: H-25-53

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a foundation repair business

GENERAL LOCATION: Northwest corner of Manecke Road and Ponce De Leon Boulevard

PARCEL KEY NUMBERS: 350907

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a foundation repair business 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 Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a foundation repair business 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 _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
Hernando County Planning & Zoning - Rezoning & Master Plan Public Hearings

in the matter of
Rezoning and master plan requests before the Hernando County Planning and Zoning Commission and Board of County Commissioners

was published in said newspaper by print in the issue(s) of:
November 28, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on November 28, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 1st day of December, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on December 8, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on February 3, 2026. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Medhat Kodsi
FILE NUMBER:	H-24-77
REQUEST:	Rezoning from R1C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PD-P(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations
GENERAL LOCATION:	East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue.
PARCEL KEY NUMBER:	62345, 634353, 634406
APPLICANT:	Richard Roach and Kimberly Roach
FILE NUMBER:	H-25-35
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)
GENERAL LOCATION:	South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street
PARCEL KEY NUMBER:	22521
APPLICANT:	Lisa Tabbert
FILE NUMBER:	H-25-46
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural /Residential 2)
GENERAL LOCATION:	Northeast corner of the intersection of Blackjack Street and Pineda Avenue
PARCEL KEY NUMBER:	401238
APPLICANT:	Lydia M Cruz
FILE NUMBER:	H-25-48
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)
GENERAL LOCATION:	Northern apex of Blanford Street approximately 715 feet west of Daly Road
PARCEL KEY NUMBER:	1057509
APPLICANT:	Soffron Holdings, LLC
FILE NUMBER:	H-25-51
REQUEST:	Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use
GENERAL LOCATION:	Southeast corner of Alcan Avenue and Landover Boulevard
PARCEL KEY NUMBER:	417481
APPLICANT:	APD Advanced Stabilization dba APD Foundation Repair
FILE NUMBER:	H-25-53
REQUEST:	Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business
GENERAL LOCATION:	Northwest corner of Manecke Road and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	350907

Notice Continues on Page 2

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Lissette Gardner, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: November 28, 2025

INSTR #2026026425 BK: 4698 PG: 661 Page 1 of 2
FILED & RECORDED 4/23/2026 8:48 AM LS Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2026-029

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: APD Advanced Stabilization, LLC, d/b/a APD Foundation Repair

FILE NUMBER: H-25-53

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a foundation repair business

GENERAL LOCATION: Northwest corner of Manecke Road and Ponce De Leon Boulevard

PARCEL KEY NUMBERS: 350907

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a foundation repair business 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 Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a foundation repair business 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 February 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Paige Jeffreys, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

(SEAL)

By: Jerry Campbell
Jerry Campbell
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

BOCC ACTION

On February 3, 2026, the Board of County Commissioners voted 5-0 to approve the petitioners request for a Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business in accordance with the staff report.

TITLE

Rezoning Petition Submitted by Arsany 66th Street, LLC, for Property Located on County Line Road (H2501)

BRIEF OVERVIEW

Request:
Rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations.

General Location:
North of County Line Road, South of Pot O' Gold Lane, approximately 1,000' west of the intersection of County Line Road and Suncoast Boulevard

Parcel Key Nos.:
189940, 189959

Public Hearing History:
P&Z Action:
On June 9, 2025, meeting, the Planning and Zoning Commission voted 3-2 to approve the recommendation to rezone from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations.

BCC Action:
On August 5, 2025, the Board of County Commissioners voted 5-0 to approve the petitioner's request for a postponement to October 7, 2025, to allow the petitioner the opportunity to discuss impacts of County Line Road on the proposed development with all readvertising costs being the burden of the applicant.

On October 7, 2025, the Board of County Commissioners approved a postponement to a future hearing date to allow the petitioner and County staff the opportunity to finalize their recommendations on the application based on the current level of service on County Line Road.

FINANCIAL IMPACT

A matter of policy; there is no financial impact associated with this request.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are

found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt the attached resolution and authorize the Chairman to sign the same, thereby approving the petitioner's request for a rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations and performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	01/16/2026	5:20 PM
Michelle Miller	Approved	01/20/2026	8:35 AM
Erin Dohren	Approved	01/20/2026	9:35 AM
Pamela Hare	Approved	01/20/2026	1:17 PM
Jon Jouben	Approved	01/22/2026	3:32 PM
Heidi Prouse	Approved	01/22/2026	4:05 PM
Toni Brady	Approved	01/22/2026	4:09 PM
Jeffrey Rogers	Approved	01/23/2026	2:34 PM
Colleen Conko	Approved	01/23/2026	2:50 PM

RESULT:	**ADOPTED**
MOVER:	Brian Hawkins
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a Zoning Classification

File No. 04/25 Official Date Stamp:
H- 25-01
RECEIVED
JAN 02 2025
Hernando County Development Services
Zoning Division

Application request *(check one)*:
Rezoning ☐ Standard ☑ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 01/02/2025

APPLICANT NAME: Arsany 66th Street, LLC
Address: 2801 Leprechaun Lane
City: Palm Harbor State: FL Zip: 34683
Phone: ~~321-732-1086~~ 201-602-4813 Email: ~~renee_booker19@yahoo.com~~ Haledimetry@Gmail.com
201-400-7223
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME: Frank DiCaro
Company Name: ProCivil 360, LLC
Address: 12 S. Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4255 Email: permitting@procivil360.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 189940 & 189959
2. SECTION 35, TOWNSHIP 23S, RANGE 17E
3. Current zoning classification: AR2
4. Desired zoning classification: Combined PDP (Mixed Use)
5. Size of area covered by application: 18.89 Acres
6. Highway and street boundaries: County Line Road and Pot O' Gold Lane
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, Hale Dimetry, 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)*: Hale Dimetry 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 30 day of December, 20 24, by Hale Dimetry who is personally known to me or produced as identification.

FRANK DICARO, JR.
MY COMMISSION # HH 260877
EXPIRES: August 6, 2026

Signature of Notary Public

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

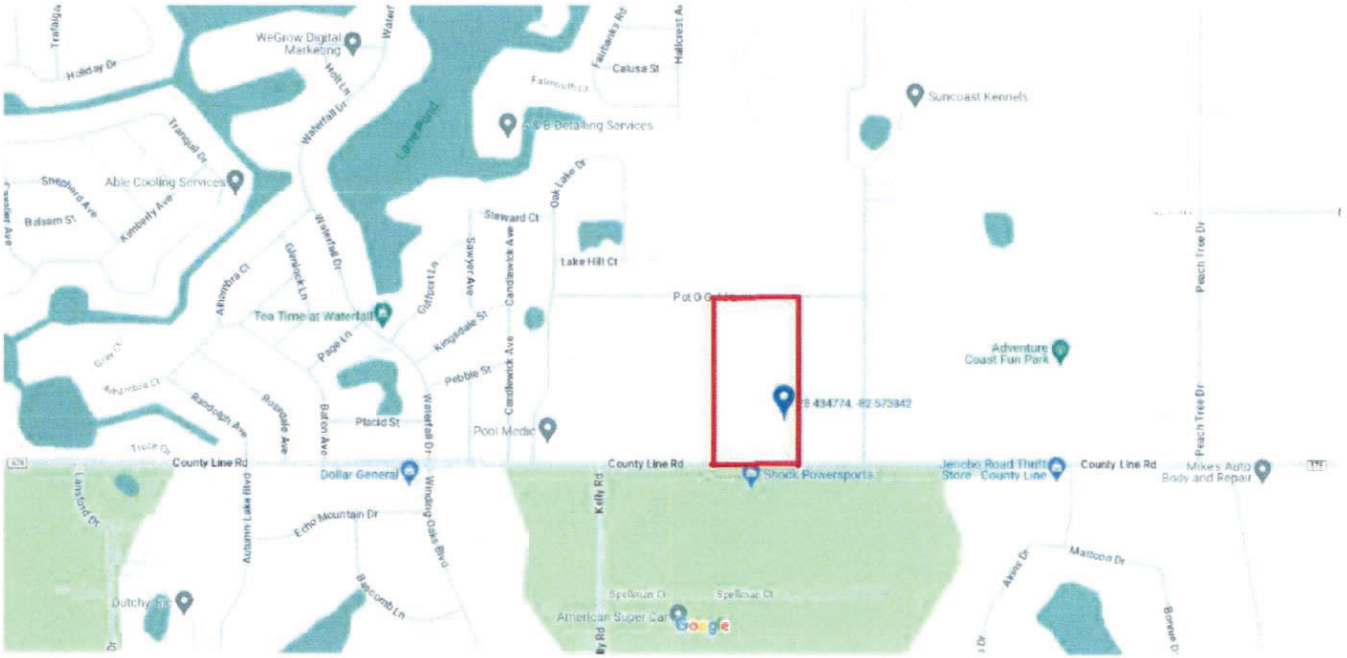
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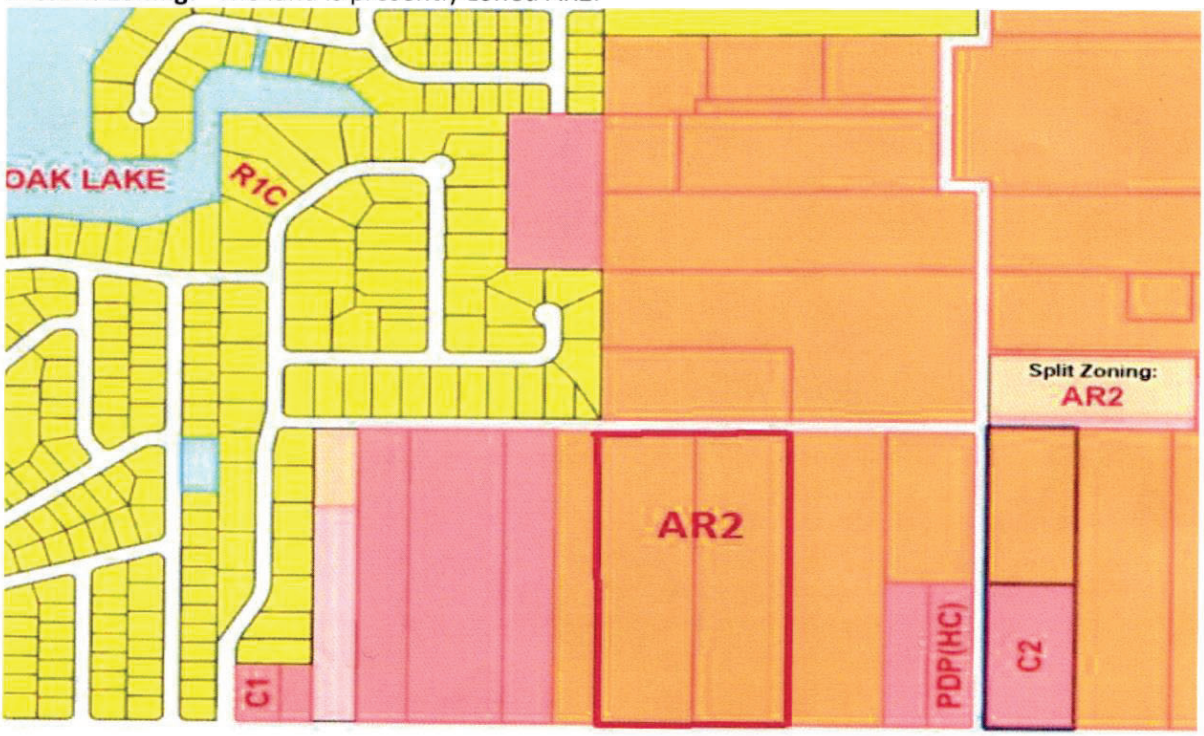
NARRATIVE
FOR
Dimetry Combined PDP
Rezoning
January 2025

RECEIVED
APR 01 2025
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

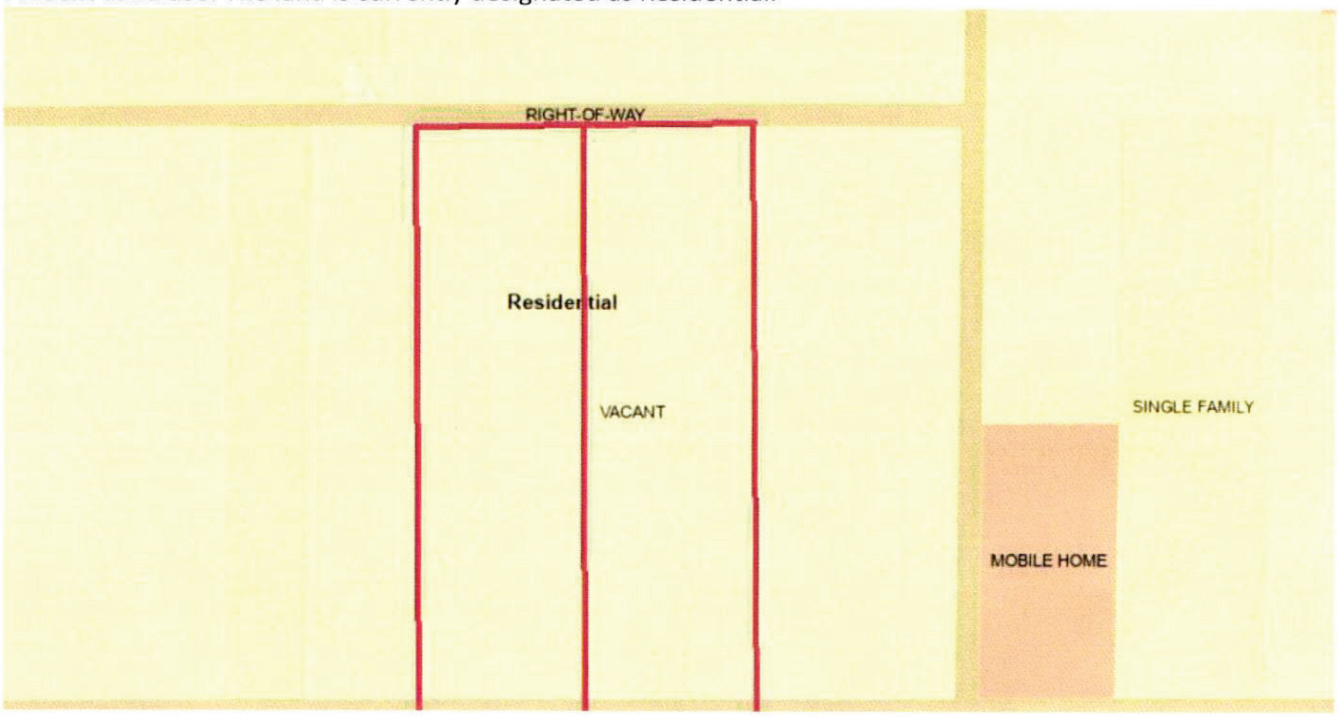
Project Location: The property in question is 18.89 acres. It is located on the North side of County Line Road, and the South side of Pot O' Gold Lane. It is west of Suncoast Blvd, and east of Oak Lake Drive. The area is knows as El Pico. For the most part, El Pico is an old, unrecorded subdivision.



Present Zoning: The land is presently zoned AR2.



Present Land use: The land is currently designated as Residential.



Desired Zoning: The applicant is desirous to rezone the property to PDP(MF), PDP(GC), PDP(SF). The mixed use would incorporate General Highway Commercial along County Line Road, 0.5 acre single family lots on the north (accessing Pot O' Gold Lane), and multifamily townhomes in between. There will be 15 Units of Apartments above the Commercial pieces.
The residential homes on the north side of the project are to blend the intensity against the land to the north.

Summary of Request: The applicant is desirous to rezone the property to PDP(MF), PDP(GC), PDP(SF).

Proposed External Setbacks: Front: 75'
Sides: 20'
Rear: 35'

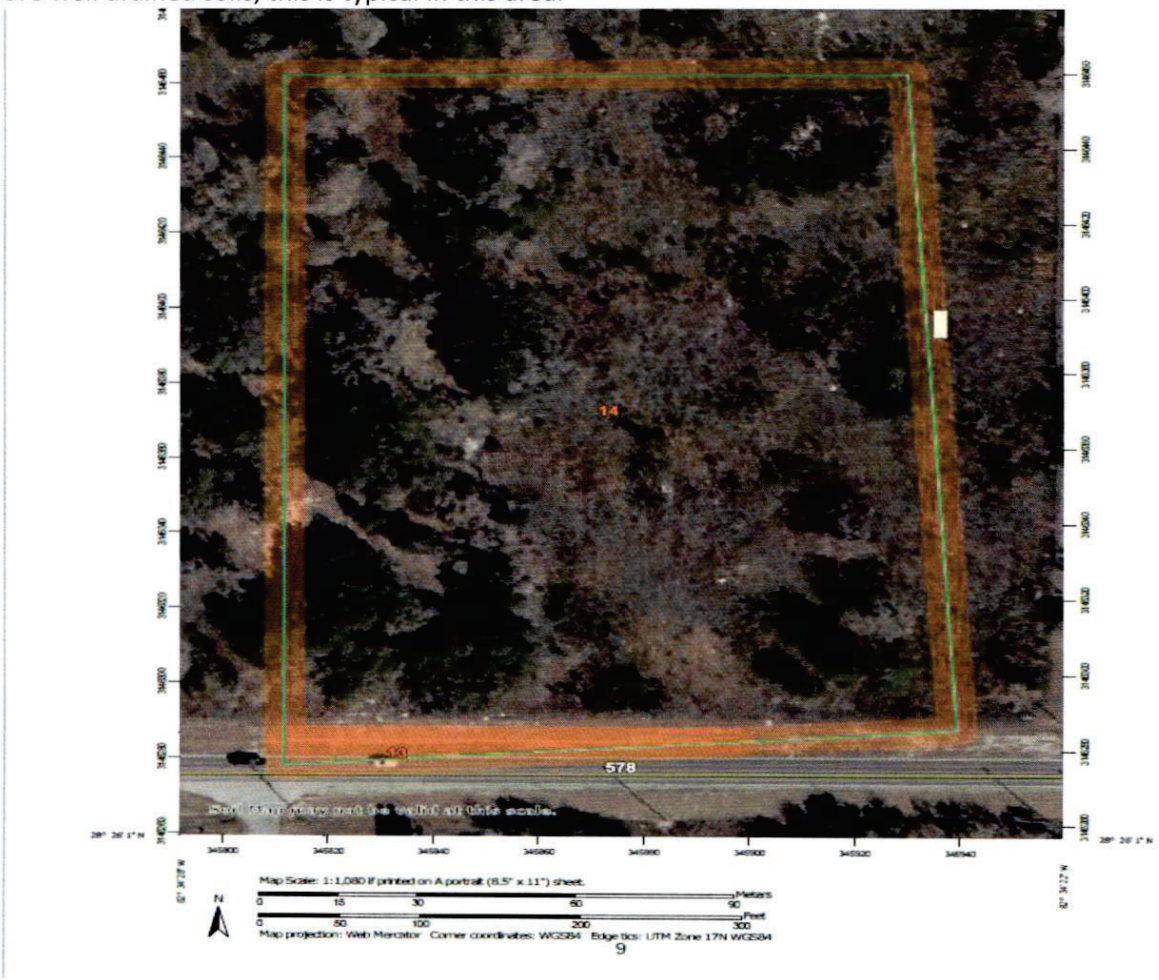
Commercial Setbacks: Front: 75' (Deviation from 125') due to reverse frontage road**

Setback Deviation: Front setback to be 75'; this is a deviation from the 125' setback due to the reverse frontage road.

**** : The plan depicts a reverse frontage road from West to East through the project. The townhomes and commercial will both abut the proposed frontage road. A round-about is proposed for the intersection of the reverse frontage road and the main roadway through the project.**

Buffers: The buffers on the project would be a 20' Right-of-Way Enhanced Natural buffer along County Line Road. The east and west sides would have a six foot vinyl fence with enhanced vegetation within the 10' buffer. There will be internal buffering between the project's changes in use. Buffers will be maintained by the proposed HOA.

Soils: According to information found on the NRCS database, the existing soils are Candler fine sand. The soils are well drained soils, this is typical in this area.



Sanitary Sewer: County line Road has an existing 16" Force Main located on the North Side of its right of way. The infrastructure for the complete build-out would be designed with a master pumping station to connect to the existing HCUD 16" forcemain. A sewer analysis would be completed for connection to the HCUD system during the Construction Permitting.

Potable Water: County Line Road also has an existing 8" water main along the northern side of the Right-Of-Way. The infrastructure for the complete build out would be designed with a connection to the existing 8" water line. A water Analysis would be completed for connection to the HCUD system during the Construction Permitting. It is planned that this connection would be routed to the north through the project and available to connect in the future to County water on Pot O' Gold Lane.



Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer shall, prior to any construction, conduct a wildlife assessment. Available mapping and site inspection ensure there are no wetlands or surface waters on-site.

Floodplain: According to FEMA mapping as well as SWFWMD Basin research, there are no flood plains existing on or adjacent to the project area. The entire Project area is located in Flood zone "x".

Drainage: The master plan includes ample provision for an on-site retention areas to meet the following requirements:

1. Water Quality
2. 25 Year – 24 hour event
3. 100 Year – 24 hour event.

Streets: County Line Road is an existing Roadway which will provide connection to the project. Pot O' Gold Lane on the north side of the project is an existing lime rock County owned roadway, which can be utilized as an emergency exit if needed. Due to the volumes of traffic expected, the Developer will consider improving Pot O' Gold Lane from his connection, east to Suncoast Blvd.

Access: The site is accessed from County Line Road and Pot O' Gold Lane.

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to 310 Peak PM Trips. A traffic study will be completed and be further addressed at the time of concurrency. The Developer understands off-site traffic improvements which may be recommended by the traffic study, may be at his sole expense.

Dedicated Public Improvements: Under the discretion of Hernando County, an independent traffic study and the water/sewer analysis, future improvements may be necessary for this project. The full length of requirements to this point are unknown until all reports are completed.

It is assumed Hernando County will request an additional 60 feet of right-of-way along County Line Road. The Developer is aware of this due to researching other zoning requests in the area. The Developer will request traffic impact fee credits in lieu of payment from Hernando County for this land. The Developer may also request traffic impact fee credits for work performed on Pot O' Gold Lane, since land-owners to the north and west will also be utilizing this roadway if improved.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	June 9, 2025
	Board of County Commissioners:	August 5, 2025
	Board of County Commissioners:	February 3, 2026
APPLICANT:	Arsany 66th Street, LLC	
FILE NUMBER:	H-25-01	
REQUEST:	Rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations	
GENERAL LOCATION:	North of County Line Road, South of Pot O' Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard.	
PARCEL KEY NUMBER(S):	189940, 189959	

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of the subject property from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations. The petitioner proposes developing single-family lots on the northern portion of the site, accessed via Pot O' Gold Lane, with multi-family townhomes in the central area and commercial uses on the southern end. The single-family homes on the north will provide a gradual transition in intensity to the adjacent land.

The total proposed development density and intensity is as follows:

Development Type	Number of Units	Square Footage
Single-Family Homes	4	
Townhomes	170	
Commercial		23,500 square feet
Apartments (Based on R-3 Development Standards)	15	

Deviations Requested:

- Setback Deviation (County Line Road): 75' (Deviation from 125')
- Maximum Lot Coverage (Single Family): 60% (Deviation from 35%)

SITE CHARACTERISTICS

Site Size:	18.89 acres	
Surrounding Zoning; Land Uses:	North:	AR-2(Agricultural/Residential); Single family Residence
	South:	Pasco County
	East:	AR-2 (Agricultural/Residential); Undeveloped
	West:	AR-2 (Agricultural/ Residential); Undeveloped
Current Zoning:	AR-2 (Agricultural/ Residential 2)	
Future Land Use Map Designation:	Residential	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable FWC (Florida Fish and Wildlife Conservation Commission) permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- HCUD does not currently supply water or sewer service to the subject site.
- Water and sewer service are available via 8" water main and 16" force main that runs along County Line Road.
- The proposed project will be subject to a utility capacity analysis and connection to the central water and sewer system at time of vertical construction.
- HCUD has no objection to the requested zoning change from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations.

ENGINEERING REVIEW

The subject property is located north of County Line Road, south of Pot O' Gold Lane, approximately 1,000' west of the intersection of County Line Road and Suncoast Boulevard. The petitioner is proposing a bisecting access drive from north to south from Pot O' Gold to County Line Road. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The project lies within the Spring Hill Lakes watershed, within three basins. The BFE ranges from 30.4' to 34.0 NAVD 88.

- The petitioner shall provide a Traffic Access Analysis as per the Hernando County Facility Design Guidelines.
- Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
- The petitioner shall be required to improve Pot O' Gold Lane in accordance with the current Hernando County Facility Design Guideline standards, extending from Suncoast Boulevard to the western boundary property line.
- The driveway connections, parking spaces and overall parking lot layout shall be designed and constructed to comply with current Hernando County Facility Design Guideline standards.
- A dedication of 60' of right-of-way along County Line Road shall be required.
- Traffic impact fee credits shall only be in accordance with the Traffic Impact Fee Ordinance.
- Traffic impact fee credits for work performed on Pot O' Gold Lane shall be in accordance with the Traffic Impact Fee Ordinance.
- The County Engineer's office has expressed concerns about the requested setback reduction along County Line Road, citing potential issues related to future road widening plans

Comments: Due to the County Engineer's concern about the setback reduction along County Line Road, Planning staff will not support this deviation request. Details on this request and the Planning staff recommendation are located within the Land Use Review section.

Note: Subsequent to the County Engineer's initial comments, the petitioner discussed the setback reduction along County Line Road with Department of Public Works staff. The County Engineer updated his comments to state that the setback distance of 75' is adequate with the required right of dedication of 60' and a provided 50' reverse frontage road. Planning staff recommendation has been revised to incorporate these updated comments.

LAND USE REVIEW

The petitioner is proposing a mixed-use development incorporating multi-family, general commercial, and residential single-family components. The plan would include general commercial along County Line Road, four (4) half acre single family lots on the northern portion of the site with access via Pot O' Gold Lane, and 120 multi-family townhomes situated between the commercial and single-family areas. The commercial component will consist of 23,500 square feet of space, including 2,500 square feet designated for restaurant use, with 15 residential apartments proposed above the commercial units.

GENERAL PROJECT REQUIREMENTS

Proposed Perimeter Setbacks:

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

Perimeter Setback	Setback Width

North/ Rear (Pot O' Gold Lane	35'
South /Front (County Line Road)	75' (Deviation from 125')
West & East Sides	20'

Comments: The County Engineer has approved the setback deviation request submitted by the petitioner, if 60' along County Line Road is dedicated for right of way and the reverse frontage road is constructed to County standards.

Buffers:

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

Buffer Location	Buffer Width
South (County Line Road)	20'
East & West	10'

Comments: The east and west buffers shall be supplemented with a 6' vinyl fence with on the inside buffer.

RESIDENTIAL REQUIREMENTS

The petitioner has proposed single-family residential units along the north end of the project, with townhome units in the center portion of the site. At the front of the site, above commercial uses, apartments are proposed.

Proposed Single Family Setbacks:

The petitioner has proposed the following setbacks and lot coverage for the single-family homes.

Unit Type/Setback	Single Family
Front Setback	25'
Side Setback	10'
Rear Setback	20'
Lot Coverage	60% (Deviation from 35%)

Townhomes Unit Parameters:

The petitioner has not provided minimum setback criteria for the townhomes. Should the master plan receive approval, the petitioner shall be obligated to meet the minimum R-3 setback requirements as follows:

Unit Type/Setback	Townhomes
Front Setback	25'
Side Setback	10'
Rear Setback	20'

The petitioner shall be limited to 120 townhome units with a density of 10.25 unit per acre.

Apartment Parameters:

The petitioner has not specified unit sizes for the apartments proposed above the commercial uses at the front of the site. If the master plan is approved and apartments are constructed, the apartments shall be required to meet the unit size requirements in accordance with the R-3 Residential zoning district.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units. If approved, individual single family and multifamily pods that exceed 50 units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

Comments: The petitioner shall provide a treed entranceway into the development; this entranceway must be shown on the master plan and conditional plat.

Neighborhood Park:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed project contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: If approved, the petitioner shall provide appropriate recreation amenities for the townhomes and apartments. These amenities shall be specified at the time of site development/construction drawings for the site. Additionally, the site shall be designed to provide multipurpose pathways to integrate the neighborhood parks within the development and provide for bicycle/pedestrian access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide with an appropriate landscape buffer on both sides based upon the scale and intensity of adjoining uses. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

Natural Vegetation:

Projects two (2) to twenty (20) acres must designate an area of at least five (5) percent of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of two thousand (2,000) square feet and no more than two (2) non-contiguous areas shall be allowed.

Comments: No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

Parking

Multi-Family County Land Development Regulations (LDRs) require a minimum of 1.5 spaces per unit for (1) one and (2) two bedrooms and (2) two spaces for (3) three or more bedrooms.

Comments: The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

COMMERCIAL REQUIREMENTS:

Proposed Commercial Building Setbacks:

The petitioner has proposed the following setbacks for the commercial buildings:

Commercial Setback Location	Setback Width
North/Rear	35’
South /Front (County Line Road)	75’ (Deviation from 125’)
West & East Sides	20’

Retail Development Standards:

The petitioner has indicated that the proposed project will consist of 23,500 square feet of commercial which will be integrated with the proposed multifamily. Although the project does not meet the Large Retail development square footage of 65,000, specific standards are being applied from the Large Retail Development Standards due to the mixed-use complexity and size of the project.

- Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational

equipment shall be sound attenuated as necessary to comply with the county's noise ordinance.

Comment: Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for the commercial outparcels shall be placed on the roof and screened by a parapet wall with a similar architectural style as the building.

- Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction.
- County LDRs 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

- All on-site advertising signs, including out parcels, shall be designed as part of a complete signage system and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.

Comments: The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code. Size sizes and location shall meet the minimum requirements of the County LDR's.

Parking

County Land Development Regulations (LDRs) require a minimum of 4.0 parking spaces per 1,000 square feet of commercial use, and 0.5 parking spaces per seat for restaurant and fast-food establishments. The petitioner is proposing 23,500 square feet of commercial, which requires 94 parking spaces. In addition, 2,500 square feet of restaurant space with 48 seats require 24 parking spaces, totaling 118 parking spaces including 5 spaces allocated to handicapped parking.

Comments: The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations (LDRs) at the time of site plan approval. If the commercial use has changed the parking calculations shall be required to meet the LDRs.

Buffering

A buffer shall be required between a Planned Development Project 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.

Comments: The petitioner proposes a 20' right-of-way enhanced natural buffer along County Line Road. On both the east and west sides of the site, a six-foot vinyl fence is proposed, accompanied by a 10' enhanced vegetation buffer. The petitioner is requesting a deviation from the required 5' landscaped buffer to 0'. The buffers will be owned and maintained by the proposed HOA.

Landscaping

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.

Residential Protection Standards

This property is within 100' of a residential zoning district which requires the implementation of the residential protection standards. Those standards are as follows:

- There shall be no speakers or other sound equipment located within 100' of any single-family residential district property line.

- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100' of any single-family residential district property line.

- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100' of any single-family residential district property line.

- No building within 100' of any single-family residential district property line shall be more than 20' in height.

- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences, or walls.

- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences, or walls.

Comments: The residential protection standards are included in the performance conditions.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map

The subject property is located within the Residential land use classification on the adopted Future Land Use Map. Neighborhood Commercial is a consistent land use in the Residential Category.

Residential

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.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Objective 1.08B: County Line Road is recognized as a principal arterial roadway where transportation level of service and efficiency may be compromised by the intensification of land uses. Planning for this corridor is intended to manage development for transportation efficiency and to protect residential neighborhoods.

Comments: The proposed rezoning is consistent with the Comprehensive Plan as the Residential Land Use classification allows for residential and commercial uses to be developed through a mixed-use community. The commercial uses are located immediately adjacent to County Line Road transitioning in multi-family units with large single-family lots adjacent to agricultural residential uses. The uses proposed are consistent with the objectives and strategies for County Line Road.

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 rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations, 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 Florida Fish and Wildlife Conservation Commission permitting requirements.

3. The developer shall provide a water and sewer capacity analysis at the time of Conditional Plat in accordance with the requirements of the Hernando County Utilities Department.

4. The petitioner shall 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.

5. A comprehensive floral and faunal (wildlife) survey shall be performed and provided with the construction plans. Invasive species shall be included in this survey. Invasive plant species shall be removed during the development process.

6. A connection to the central water and sewer system shall be made at the time of vertical construction.

7. The petitioner shall provide a Traffic Study in accordance with the requirements of the County Engineer at the time of permitting. Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.

8. The developer shall be responsible for the improvement of Pot O' Gold Lane to comply with the current Hernando County Facility Design Guideline standards, extending from Suncoast Boulevard to the western property line.

9. All driveway connections, parking stalls, and overall parking layout shall be designed and constructed to comply with the current Hernando County Facility Design Guideline standards.

10. A dedication of 60' of right of way along County Line Road shall be required.

11. **Planning**
    A. Allowable uses: Single Family, Multi-Family, General Commercial
    B. Maximum number of multi-family units: 120
    C. Maximum number of apartment units: 15
    D. Maximum number of single-family units: 4
    E. Maximum square footage of commercial use: 26,000 square feet
    F. Single Family Lot Coverage: 60% (Deviation from 35%)
    G. Single Family Setbacks:
        - Front: 25'
        - Side: 10'
        - Rear: 20'
    H. Townhomes Setbacks:
        - Front :25'
        - Side: 10'
        - Rear: 20'
    I. Perimeter Setbacks:
        - North/Rear (Pot O' Gold Lane): 35'
        - South/Front (County Line Road): 75' (Deviation from 125')
        - West & East Sides: 20'

12. **Buffers and Permanent Screening**
    A. Buffer Location & Width
        - South/Front (County Line Road): 20'
        - West & East Sides: 10'
        - North: 10'
        - Buffers along the eastern and western perimeters shall be supplemented with a 6' opaque fence, interior to the landscaping.
    B. Internal Commercial Landscape Buffers
        - Internal: 0' (deviation from 5')

13. The petitioner shall meet the minimum requirements for neighborhood parks for multi-family development.

14. The petitioner shall provide a treed entrance into the development; this entranceway must be shown on the master plan and conditional plat.

15. The petitioner shall be required to provide a minimum of 5% of the total project as preserved natural vegetation. No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.
16. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
17. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulation at the time of site plan approval.

18. Residential Protection Standards shall be adhered to (*Appendix A, Article 7, Section 6*):
    - There shall be no speakers or other sound equipment located within 100' of any single-family residential district property line.
    - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100' of any single-family residential district property line.
    - No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
    - No building within 100' of any single-family residential district property line shall be more than 20' in height.
    - All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences, or walls.
    - Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences, or walls.

19. The development shall meet the minimum LDR design standards for Large Retail Development in Article III, Appendix A (Zoning)

20. The petitioner shall dedicate 60’ along County Line Road for right-of-way for the future expansion of the roadway.

21. The petitioner shall construct the reverse frontage road within the development in accordance with the Hernando County Facility Design Guidelines.

22. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of receiving staff comments related to the county BOCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Planning and Zoning Commission:

On June 9, 2025, meeting the Planning and Zoning Commission voted 3-2 to approve the recommendation to rezone from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations.

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 Florida Fish and Wildlife Conservation Commission permitting requirements.

3. The developer shall provide a water and sewer capacity analysis at the time of Conditional Plat in accordance with the requirements of the Hernando County Utilities Department.

4. The petitioner shall 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.

5. A comprehensive floral and faunal (wildlife) survey shall be performed and provided with the construction plans. Invasive species shall be included in this survey. Invasive plant species shall be removed during the development process.

6. A connection to the central water and sewer system shall be made at the time of vertical construction.

7. The petitioner shall provide a Traffic Study in accordance with the requirements of the County Engineer at the time of permitting. Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.

8. The developer shall be responsible for the improvement of Pot O' Gold Lane to comply with the current Hernando County Facility Design Guideline standards, extending from Suncoast Boulevard to the western property line.

9. All driveway connections, parking stalls, and overall parking layout shall be designed and constructed to comply with the current Hernando County Facility Design Guideline standards.

10. A dedication of 60' of right of way along County Line Road shall be required.

11. **Planning**
    J. Allowable uses: Single Family, Multi-Family, General Commercial
    K. Maximum number of multi-family units: 120
    L. Maximum number of apartment units: 15

M. Maximum number of single-family units: 4
N. Maximum square footage of commercial use: 26,000 square feet
O. Single Family Lot Coverage: 60% (Deviation from 35%)
P. Single Family Setbacks:
    - Front: 25’
    - Side: 10’
    - Rear: 20’
Q. Townhomes Setbacks:
    - Front :25’
    - Side: 10’
    - Rear: 20’
R. Perimeter Setbacks:
    - North/Rear (Pot O’ Gold Lane): 35’
    - South/Front (County Line Road): 75’ (Deviation from 125’)
    - West & East Sides: 20’

12. **Buffers and Permanent Screening**
    C. Buffer Location & Width
        - South/Front (County Line Road): 20’
        - West & East Sides: 10’
        - North: 10’
        - Buffers along the eastern and western perimeters shall be supplemented with a 6’ opaque fence, interior to the landscaping.
    D. Internal Commercial Landscape Buffers
        - Internal: 0' (deviation from 5')

13. The petitioner shall meet the minimum requirements for neighborhood parks for multi-family development.

14. The petitioner shall provide a treed entrance into the development; this entranceway must be shown on the master plan and conditional plat.

15. The petitioner shall be required to provide a minimum of 5% of the total project as preserved natural vegetation. No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.
16. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
17. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulation at the time of site plan approval.

18. Residential Protection Standards shall be adhered to (*Appendix A, Article 7, Section 6*):
    - There shall be no speakers or other sound equipment located within 100' of any single-family residential district property line.
    - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100' of any single-family residential district property line.

- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100' of any single-family residential district property line shall be more than 20' in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences, or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences, or walls.

19. The development shall meet the minimum LDR design standards for Large Retail Development in Article III, Appendix A (Zoning)

20. The petitioner shall dedicate 60’ along County Line Road for right-of-way for the future expansion of the roadway.

21. The petitioner shall construct the reverse frontage road within the development in accordance with the Hernando County Facility Design Guidelines.

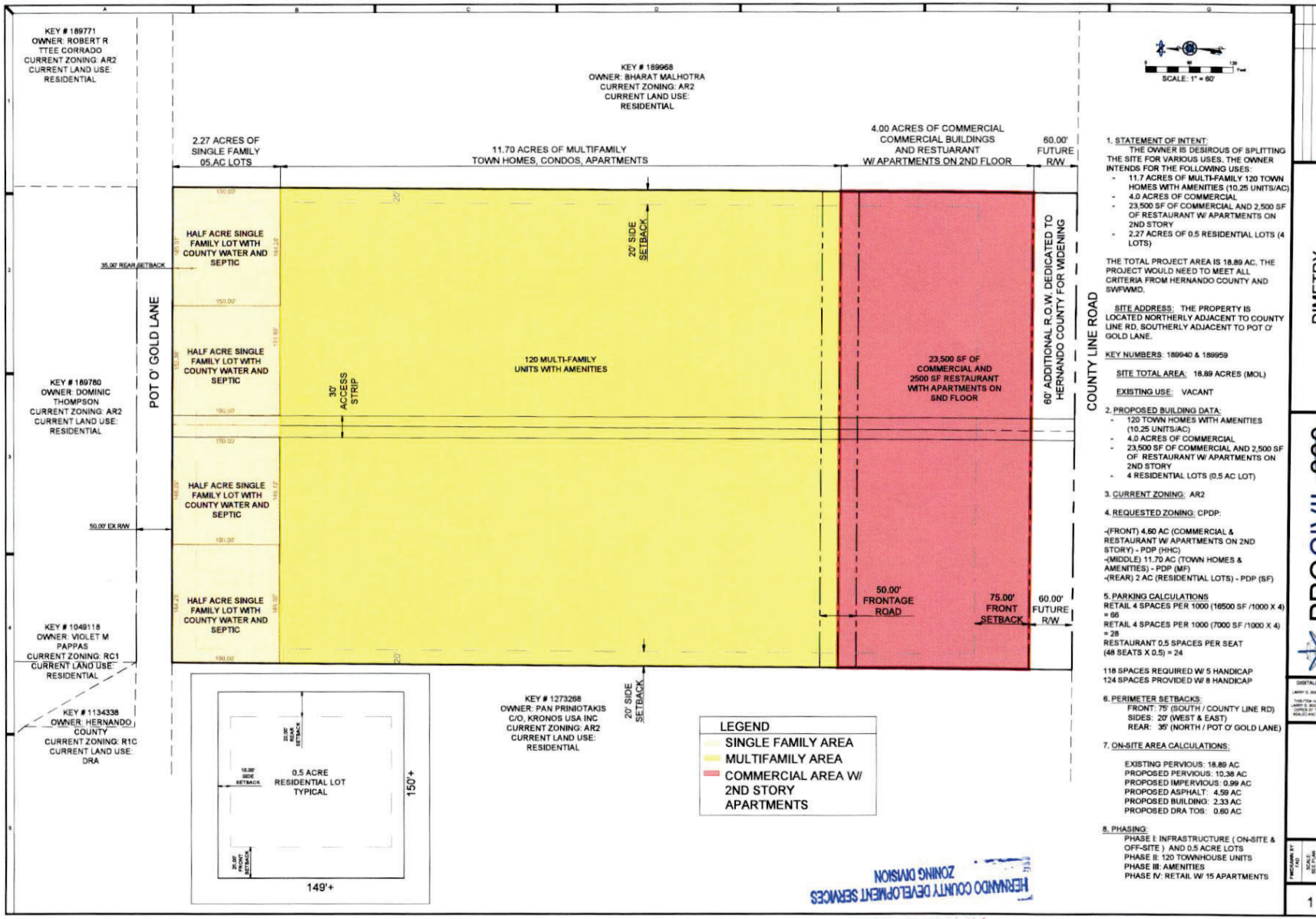
22. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of receiving staff comments related to the county BOCC approval. Failure to submit the revised plan will result in no further development permits being issue

Board of County Commissioners:

On **August 5, 2025,** the Board of County Commissioners voted 5-0 to approve the petitioner's request for a postponement to the October 7, 2025, hearing date to allow the petitioner the opportunity to discuss impacts of County Line Road on the proposed development. All readvertising costs shall be the burden of the applicant.

On **October 7, 2025**, the Board of County Commissioners voted 5-0 to approve the petitioner's request for a postponement to a future hearing date.

Staff Note: Subsequent to the Board of County Commissioners' postponement of this item due to concerns regarding the condition and Level of Service of County Line Road, staff consulted with the Department of Public Works. It was determined that the petitioner/property owner retains the right to proceed with development notwithstanding the existing conditions of County Line Road. Any development shall remain subject to applicable requirements, including, but not limited to, fair-share contributions, development agreements, or other conditions as may be deemed appropriate by the Board of County Commissioners



1. STATEMENT OF INTENT:
THE OWNER IS DESIROUS OF SPLITTING THE SITE FOR VARIOUS USES. THE OWNER INTENDS FOR THE FOLLOWING USES:
- 11.7 ACRES OF MULTI-FAMILY 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT W/ APARTMENTS ON 2ND STORY
- 2.27 ACRES OF 0.5 RESIDENTIAL LOTS (4 LOTS)

THE TOTAL PROJECT AREA IS 18.89 AC. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWFWMD.

SITE ADDRESS: THE PROPERTY IS LOCATED NORTHERLY ADJACENT TO COUNTY LINE RD, SOUTHERLY ADJACENT TO POT O' GOLD LANE.

KEY NUMBERS: 189940 & 189959

SITE TOTAL AREA: 18.89 ACRES (MOL)

EXISTING USE: VACANT

2. PROPOSED BUILDING DATA:
- 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT W/ APARTMENTS ON 2ND STORY
- 4 RESIDENTIAL LOTS (0.5 AC LOT)

3. CURRENT ZONING: AR2

4. REQUESTED ZONING: CPDP:

-(FRONT) 4.60 AC (COMMERCIAL & RESTAURANT W/ APARTMENTS ON 2ND STORY) - PDP (HHC)
-(MIDDLE) 11.70 AC (TOWN HOMES & AMENITIES) - PDP (MF)
-(REAR) 2 AC (RESIDENTIAL LOTS) - PDP (SF)

5. PARKING CALCULATIONS
RETAIL 4 SPACES PER 1000 (16500 SF /1000 X 4) = 66
RETAIL 4 SPACES PER 1000 (7000 SF /1000 X 4) = 28
RESTAURANT 0.5 SPACES PER SEAT (48 SEATS X 0.5) = 24

118 SPACES REQUIRED W/ 5 HANDICAP
124 SPACES PROVIDED W/ 8 HANDICAP

6. PERIMETER SETBACKS:
FRONT: 75' (SOUTH / COUNTY LINE RD)
SIDES: 20' (WEST & EAST)
REAR: 35' (NORTH / POT O' GOLD LANE)

7. ON-SITE AREA CALCULATIONS:

EXISTING PERVIOUS: 18.89 AC
PROPOSED PERVIOUS: 10.38 AC
PROPOSED IMPERVIOUS: 0.99 AC
PROPOSED ASPHALT: 4.59 AC
PROPOSED BUILDING: 2.33 AC
PROPOSED DRA TOS: 0.60 AC

8. PHASING:
PHASE I: INFRASTRUCTURE (ON-SITE & OFF-SITE) AND 0.5 ACRE LOTS
PHASE II: 120 TOWNHOUSE UNITS
PHASE III: AMENITIES
PHASE IV: RETAIL W/ 15 APARTMENTS

DIMETRY
COUNTY LINE REZONING
MASTER PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET BROOKSVILLE, FL 34601 PHONE: (352) 593-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:

SHEET NO. 1 OF 1

RECEIVED
APR 01 2025
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

User Name: fdica Plot Date: Apr 01, 2025 - 8:42am Drawing Name: W:\PROCIVIL\2024 Projects\PRO24064 - Dimetry County Line Rezoning\24064 Rezoning1.dwg

H-25-01

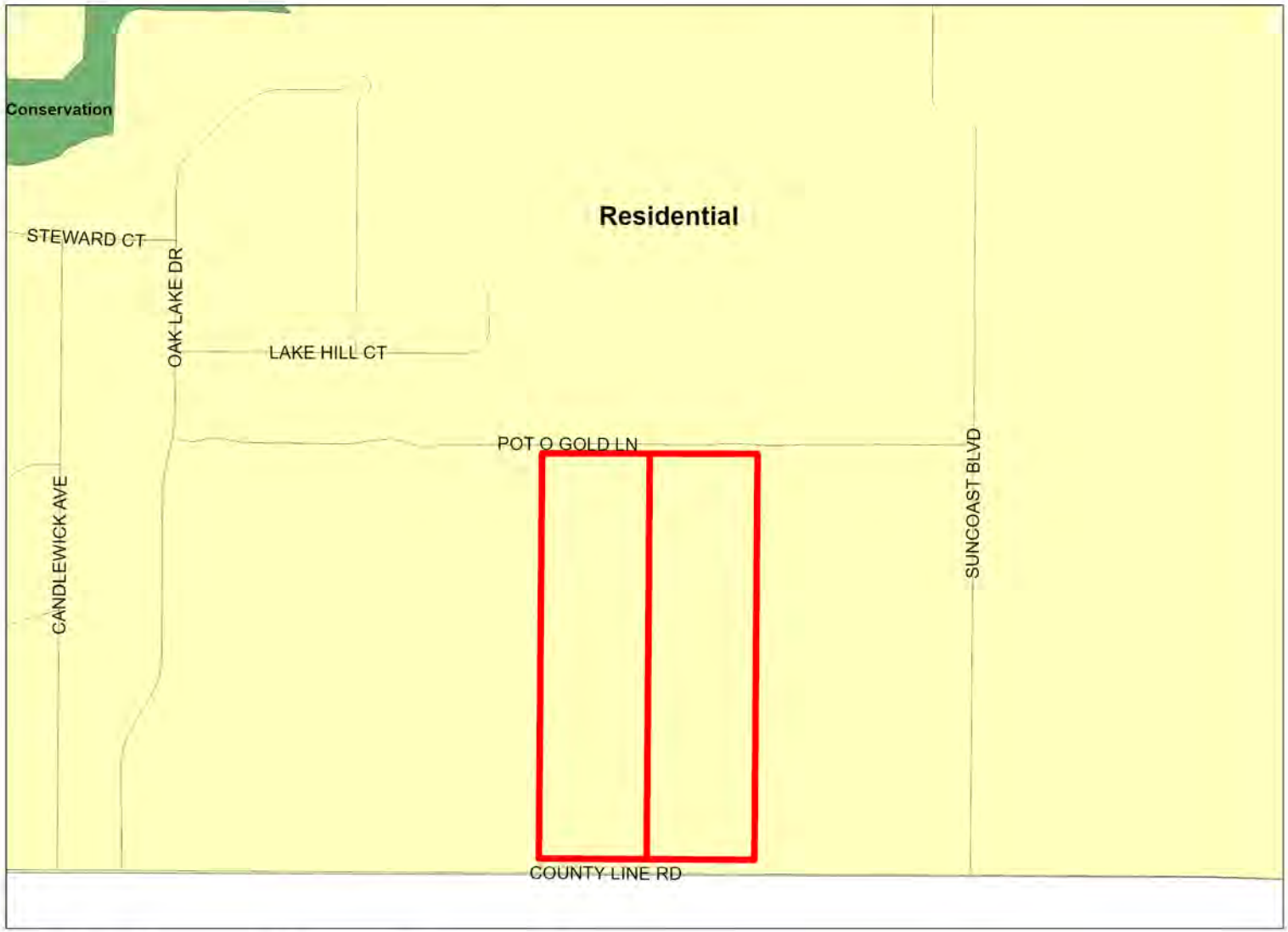
Photo date: 2023

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



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-01
Version Date: 12/09/2022



H-25-01
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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.

0 0.04 0.08 0.16 0.24 0.32 Miles

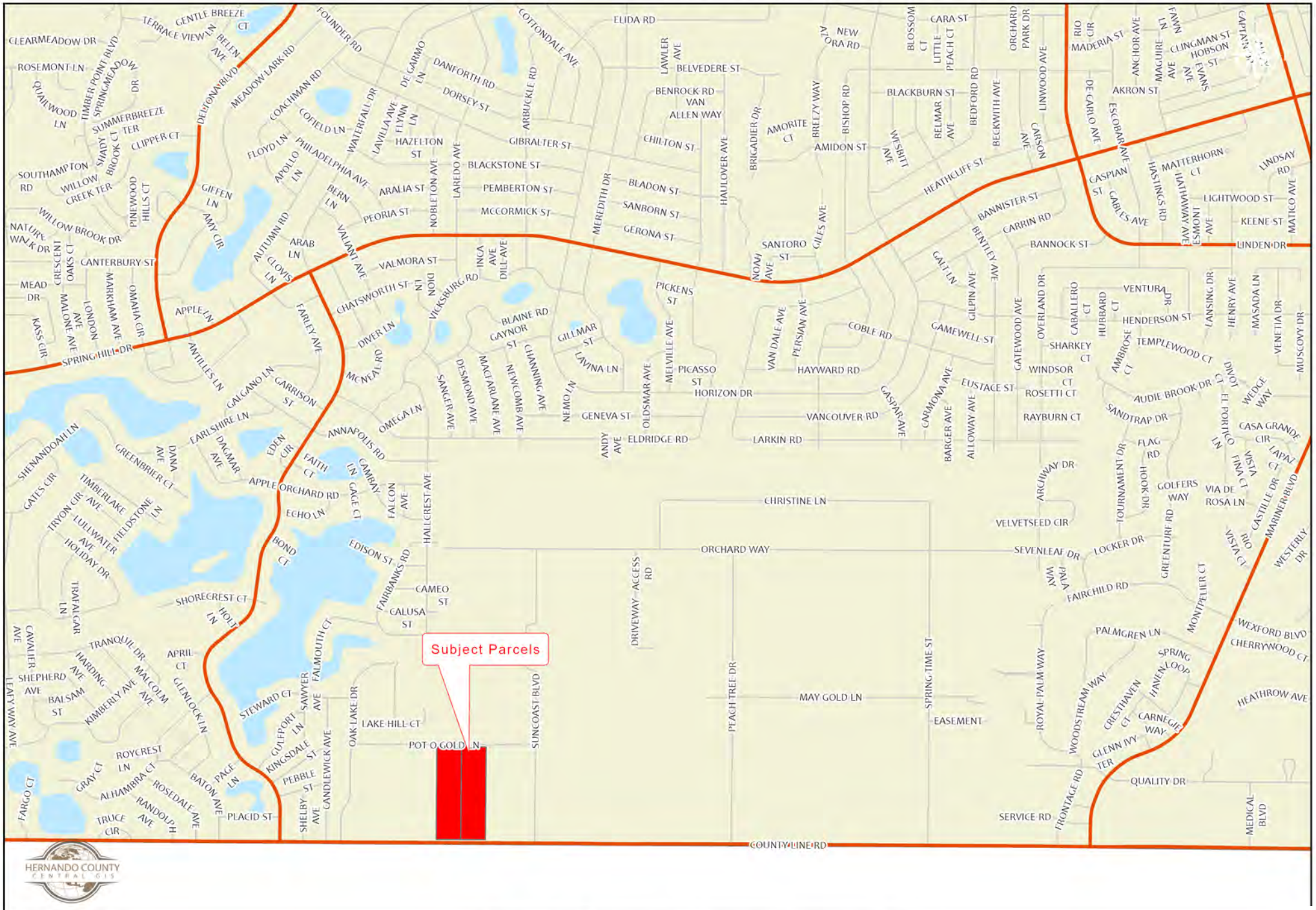
N W E S

Date of mapping: 02/05/2025

HERNANDO COUNTY CENTRAL GIS

H-25-01 AREA MAP

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



H-25-01

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HERNANDO COUNTY
CENTRAL GIS

Zoning:

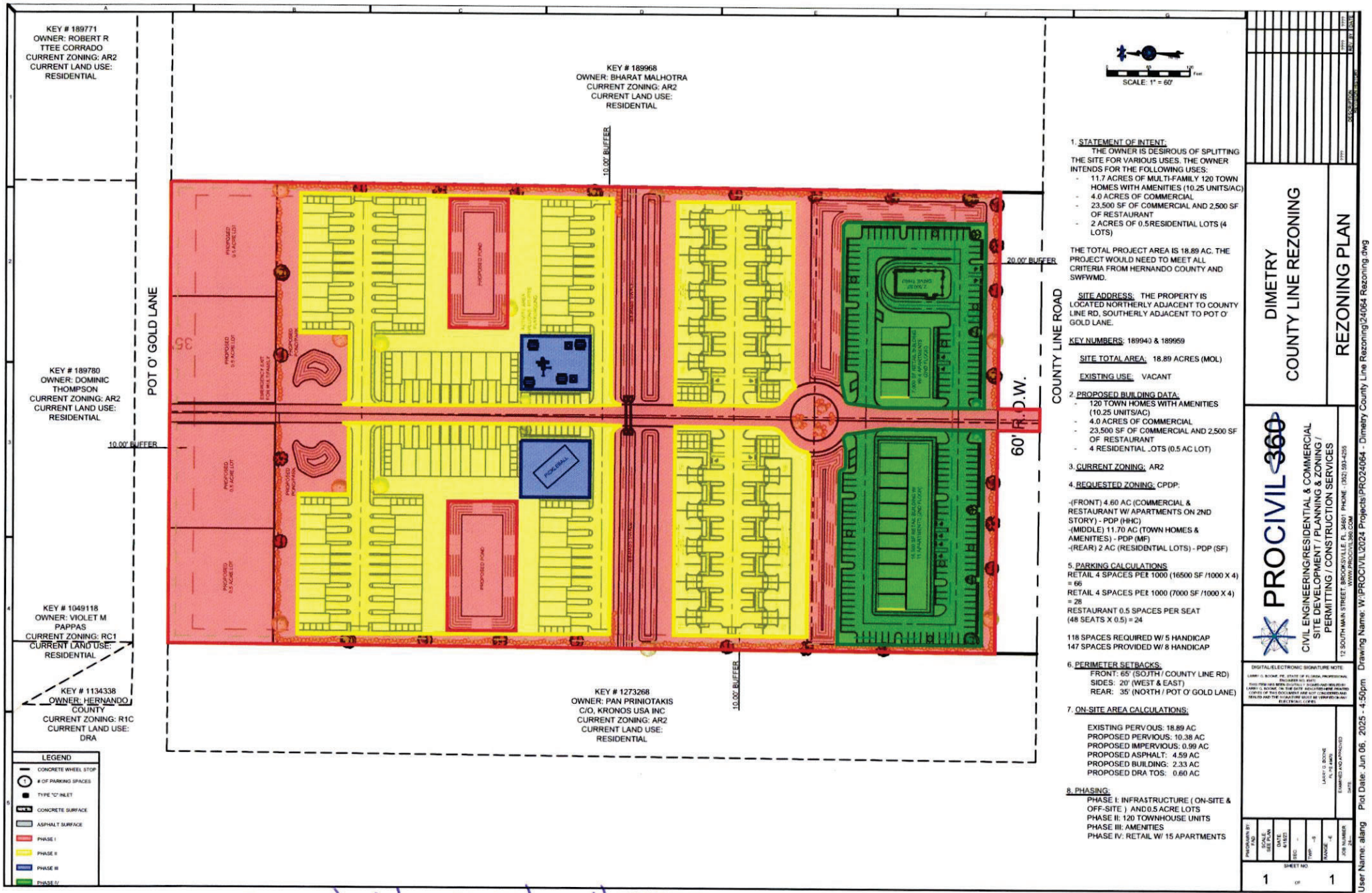
- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 02/05/25

0 0.03 0.07 0.13 0.2 0.26 Miles



SCALE: 1" = 60'

1. STATEMENT OF INTENT:
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FRONT: 65' (SOJTH / COUNTY LINE RD)
SIDES: 20' (WEST & EAST)
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7. ON-SITE AREA CALCULATIONS:

EXISTING PERVOUS: 18.89 AC
PROPOSED PERVIOUS: 10.38 AC
PROPOSED IMPERVIOUS: 0.99 AC
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8. PHASING:
PHASE I: INFRASTRUCTURE (ON-SITE & OFF-SITE) AND 0.5 ACRE LOTS
PHASE II: 120 TOWNHOUSE UNITS
PHASE III: AMENITIES
PHASE IV: RETAIL W/ 15 APARTMENTS

DIMETRY
COUNTY LINE REZONING

REZONING PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL. 34601 PHONE: (352) 593-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:
LARRY G. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 65471
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LARRY G. BOONE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LARRY G. BOONE
FL PE 65471
EXAMINED AND APPROVED
DATE

PROGRESS BY: AGP
LOCAL SEC. #
DATE: 4/16/21
SEC: -
TWP: -S
RANGE: -E
JOB NUMBER: 24-

SHEET NO.
1 OF 1

User Name: alang Plot Date: Jun 06, 2025 - 4:50pm Drawing Name: W:\PROCIVIL\2024 Projects\PRO24064 - Dimetry County Line Rezoning\24064 Rezoning.dwg

H2501- Presented by applicant@P&Z

From: Kandi McCorkel
To: Michelle Miller; Lashaundra Ellison
Cc: Todd Crosby
Subject: RE: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations
Date: Thursday, January 15, 2026 4:38:06 PM

Hi Michelle,

DPW does not have any additional pertinent information for the staff report. The LOS of County Line Rd. is a planning/concurrency/legal issue rather than a DPW issue.

The property owner has a right to proceed with development of their parcel as do all property owners along County Line Rd. and are subject to any requirements, (such as a fair share contribution or development agreement), as the Board may desire.

Respectfully,

Kandi McCorkel
Engineering Development Coordinator
Department of Public Works
1525 E. Jefferson St.
Brooksville, FL 34601
Office: 352-754-4060 ext. 17030
Direct: 352-754-4826
kmccorkel@hernandocounty.us
Website: https://www.hernandocounty.us/county-government/engineering/

The Hernando County Facility Design Guidelines can be found online at: https://hernandocounty-us.govstack.com/media/kfuh2use/facility-design-guidelines.pdf

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From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Friday, January 9, 2026 2:19 PM
To: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>; Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: Todd Crosby <TCrosby@co.hernando.fl.us>
Subject: RE: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations

Hi Kandi,

Thank you so very much for your help with this! Have a great weekend.

Michelle L. Miller, M.S. | Senior Planner
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

For **Subdivision Intake Submittals**, please email SubdivisionIntake@hernandocounty.us. For resubmittals, please reference the permit number and subdivision name in the subject line.

To schedule a **zoning inspection**, please email ZoningInspections@hernandocounty.us. Indicate the permit # and project name in the subject line.

From: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Sent: Friday, January 9, 2026 2:18 PM
To: Michelle Miller <MLMiller@co.hernando.fl.us>; Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: Todd Crosby <TCrosby@co.hernando.fl.us>
Subject: RE: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations

Michelle, Lashaundra,

There is a statue that pertains to this—something about property owner can proceed … the current level of service is not because of them…

We will review with Mr. Herring, hopefully Monday and provide a statement so that the staff report can be completed before the end of next week.

Kandi McCorkel
Engineering Development Coordinator
Department of Public Works
1525 E. Jefferson St.
Brooksville, FL 34601
Office: 352-754-4060 ext. 17030
Direct: 352-754-4826
kmccorkel@hernandocounty.us
Website: https://www.hernandocounty.us/county-government/engineering/

The Hernando County Facility Design Guidelines can be found online at: https://hernandocounty-us.govstack.com/media/kfuh2use/facility-design-guidelines.pdf

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From: Michelle Miller <MLMiller@co.hernando.fl.us>

Sent: Thursday, January 8, 2026 2:14 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>; Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Cc: Todd Crosby <TCrosby@co.hernando.fl.us>
Subject: RE: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations

Hi Kandi and Todd,

ProCivil is requesting to be heard at the February P&Z meeting. We need to have staff reports finalized no later than the end of next week. A critical piece of this application's puzzle is the issue of County Line Road. Can we get any comments or recommendations from DPW to include in the staff report? I do not want to have the discussion of the condition of CLR at the BOCC meeting without having any documentation included in our recommendation.

Michelle L. Miller, M.S. | Senior Planner
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

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To schedule a **zoning inspection,** please email ZoningInspections@hernandocounty.us**.** Indicate the permit # and project name in the subject line.

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Monday, January 5, 2026 3:15 PM
To: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Cc: Todd Crosby <TCrosby@co.hernando.fl.us>; Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: RE: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations

Thank you for your prompt response, Kandi.
The Planning Department will await further input from Todd before proceeding.
Thank you,

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: Lellison@hernandocounty.us
Website: http://www.hernandocounty.us/plan

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Sent: Monday, January 5, 2026 3:07 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: Todd Crosby <TCrosby@co.hernando.fl.us>
Subject: RE: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations

Happy New Year Lashaundra!

DPW Engineering met with project representative (Pro Civil 360) 9/29/25 and discussed the postponement of the rezoning due to traffic concerns to County Line Rd.

My notes indicate that improvements should be via a fair share contribution , as each parcel along County Line Rd has land rights and that Todd was going respond to your email dated 9/15/25, inquiring on LOS of County Line Rd., coping to Todd- so he can forward his response.

I do not have any additional pertinent information for the staff report. to return to the Board.

Kindly,

Kandi McCorkel
Engineering Development Coordinator
Hernando County Department of Public Works
1525 East Jefferson St. Brooksville, FL 34601
Office: 352-754-4062 ext 17030
Direct: 352-754-4826
Email: KMcCorkel@co.hernando.fl.us
Website: Public Works | Hernando County, FL

Hernando County Facility Design Guidelines can be found online at:
http://www.hernandocounty.us/departments/departments-n-z/public-works/facility-design-guidelines

---

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Monday, January 5, 2026 2:09 PM
To: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Subject: Arsany 66th Street LLC (H-25-01)- County Line Road Recommendations

Good afternoon Kandi,

Happy New Year!

I wanted to follow up regarding the discussion the applicant had with DPW about the impacts to County Line Road. Is there a summary of the recommendations that were provided to the applicant? I'd like to ensure I have all pertinent information when preparing the staff report to return to the Board.

Thank you,

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: Lellison@hernandocounty.us
Website: http://www.hernandocounty.us/plan

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Submitted @ PEZ H6501 Public Comment

1 of 1

File # H-25-01

Steven & Raysa Anderson

8390 Lake Hill Ct.
Spring Hill, FL 34608
andesol@yahoo.com

June 9, 2025

Hernando County Development Services Department
1653 Blaise Dr.
Brooksville, FL 34601

To whom it may concern,

When we decided to move to FL in 2022, we made an important list of "must have" features that our future home should have. We did not want to compromise on the inclusion of any of the "must have" items because we believed this would be our final home purchase. Having the property overlook a natural setting was one such "must have" on our list. Raysa took on the huge task of finding some properties that checked off all the "must haves", and we were lucky enough to find our current home at 8390 Lake Hill Ct.

Changing the zoning on the land behind our home from AR-2 to PDP(GC) and PDP(SF) would completely eliminate what is one of the finest features of our home: the beautiful back yard that's bounded only by nature. Once we saw it, we knew we had found our home.

To eliminate that feature of our home is to eliminate the feature that drew us there in the first place. It was so difficult to find, and it would be a shame for it to be gone so shortly after our purchase. Virtually every day of the week, we enjoy the beautiful views

of nature from our backyard. Among the trees and bushes just beyond our yard, we have seen gopher tortoises, rabbits, coyotes, and wild turkeys and numerous other species who also call this small, wooded area home. For the peace and safety of us all, please reconsider this proposed zoning change.

Sincerely yours,

Steven and Raysa Anderson
8390 Lake Hill Ct
Spring Hill, FL 34608

Lynne E summers
199 Oak Lake Drive
Spring Hill FL 34608



Hernando County Planning Department
1653 Blaise Drive
Brooksville FL 34601

June 9, 2025

To the Zoning Department,

I attended the June 9th zoning hearing regarding File Number H-25-01 and took the opportunity to speak about the alarming traffic conditions on County Line Road and the serious environmental impact this development will bring. I fully understand that development is inevitable—but what I strongly object to is the lack of thoughtful, proactive planning from the county when it comes to these large-scale projects.

It's no secret that Hernando County has been trying for years to transfer jurisdiction of County Line Road to the state, but those efforts have been unsuccessful, leaving the road in what's still referred to as "yellow." What's more concerning is learning that essential infrastructure—such as fire departments—has not even been allocated for these expansive developments.

Where is the common sense? In many counties across the country, developers are required to share the burden of infrastructure. They must install turn lanes, additional road capacity that aligns with future highway plans, and even contribute to—or build—fire stations when developments exceed a certain size. That's just responsible planning, especially in a disaster-prone state like Florida.

Unfortunately, at the hearing, I was not permitted to offer rebuttal after my three minutes. So I'll offer it here. A representative for the zoning request stated that residents of this new community could make left turns onto County Line Road either from the new development's entrance or via Suncoast Blvd. That suggestion is not only naive—it's dangerous. It makes no difference what road you use to take a left onto County Line; it's a daily hazard.

Currently, residents in Rainbow Hills Estates cut through neighboring subdivisions just to reach Waterfall Road and access a traffic light. But even that is no solution—Waterfall is a narrow two-lane road with an inadequate turn lane. Drivers impatiently swerve onto the shoulder to pass left-turning vehicles, often without slowing down. This is already a recipe for disaster, and we haven't even added the volume from the proposed development.

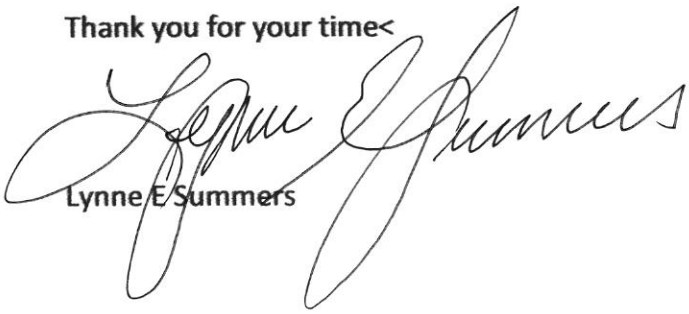
It was also mentioned that a portion of the undeveloped dirt road, "Pot of Gold," will be paved to the east. Even if the developer attempts to block access through the remaining undeveloped

section, people will find a way through. We already see drivers going off-road to bypass traffic—they won't hesitate to go around a blockade.

Without Hernando County taking a lead role in planning critical infrastructure, we are paving the way to chaos. Traffic collisions, delayed emergency responses, and preventable tragedies will follow. It doesn't have to be this way. With real planning and true partnerships—where developers contribute to the infrastructure they benefit from—growth can happen in a responsible, community-first manner.

Let's not wait for a catastrophe to act. Let's plan like our safety depends on it—because it does.

Thank you for your time<



Lynne E Summers

Opposition to proposal based on planning and zoning standards

I am here today representing the Rainbow Hills Estates HOA which is a community on the northwest corner on the proposal.

I respectfully ask that you vote 'NO' on the proposed development on County Line Rd.

This plan conflicts with Hernando's Future Land Use Element, specifically strategies 1.10B4 and 1.11B4, which prioritize controlled, low-intensity growth to preserve rural character and address urban sprawl prevention. This area known as El Pico is largely rural/agricultural, or single family homes . Many of its residents came to the area to escape exactly this type of development. Adjacent AR-zoned properties lack adequate buffers to manage the abrupt shift to this high-density urban use. The proposed six-foot vinyl fencing fails to protect the rural visual character, violating buffering standards meant to soften such transitions. No wetland study or environmental impact assessment has been conducted, leaving potential ecological harm unaddressed, which is reckless given the area's natural features. The high density and impervious surface coverage will strain storm water management systems, heightening flood risks and damaging wildlife habitats

critical to local biodiversity. Noise and light pollution from this intense development will disrupt the quiet, rural lifestyle of nearby residents. Surrounding property values will likely decline due to this incompatible use, as it clashes with the area's established character. Strategies 1.04B4 and 1.04B5 of the Future Land Use plan emphasize protecting rural zones and ensuring compatible development, but this project disregards those principles, pushing an urbanized footprint that erodes the community's identity. This fits the definition of 'urban sprawl' that the county's own plan tries to prevent. Approving this would set a precedent for ignoring the county's own planning framework. This development, as proposed, must be rejected to uphold Hernando's land use standards.

Thank You,

Signed,

Robert Weaver

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.**

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

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.

Multi-Family Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.04B(5): High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall

CPAM2202 - Proposed Revisions to the Future Land Use Element

Land Use Compatibility

Strategy 1.10 B (4): Review all land use applications for compatibility to include:

a. Evaluation of existing uses of land, zonings, and Future Land Uses, including the existing and potential densities and intensities;
b. Consideration of existing development patterns and approved development in the area;
c. Evaluation of existing proposed and anticipated transitions between land uses;
d. Consideration of environmental and cultural features and community characters;
e. Appropriate timing based on the availability of adequate public facilities/services;
f. Consistency with applicable specific area plans, corridor plans and redevelopment plans;
g. Limitations on building height and/or use of increased setbacks; and
h. Transition of density and intensity.

Strategy 1.10B (5): To promote compatible lot size and design and to mitigate potential incompatibilities, residential Master Plan applications will be reviewed for the following:

a. Use of undisturbed native vegetation as a suitable buffer;
b. Use of enhanced buffers to include supplemental trees and shrubs and/or perimeter fencing/walls;
c. Requirements for increased opacity of screening on the site perimeter;
d. Increased setbacks on the site perimeter;
e. The placement of smaller lots internal to the site;
f. The placement of larger lots, similar in size to adjoining lots, on the site perimeter;
g. Increased width of buffers on the site perimeter;
h. Limitations on density consistent with adjoining land uses;
i. Gradual transition of density and lot size; and
j. Proposed residential developments adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

Urban Sprawl Prevention

Strategy 1.11 B (4): The following information shall be required when considering rezoning requests in Rural neighborhoods:

a. A narrative describing how the proposed development will maintain and/or protect the existing rural neighborhood, to include:
    1. An analysis of adjacent conditions and proposed development which illustrates protection of the rural character;
    2. An analysis of the existing roadway network and other infrastructure which demonstrates minimal impact;
    3. The applicant shall conduct one (1) neighborhood meeting prior to the Planning and Zoning Commission hearing for citizen input on the proposed petition.

4. A description of the methods proposed protecting rural neighborhoods from the impacts upon adjacent uses that may affect the long-term viability of those neighborhoods. The impacts to be analyzed include unwanted light, noise, physical access, odor, and other disruptions;
5. An analysis of the impact upon, and compatibility with adjoining agricultural uses.; and
6. The need to include a homeowners or deed restriction for lots in the development that the development is adjacent to agricultural uses

Good afternoon Commissioners. My name is Brett LaFreniere...*(spell last name)*, and I have been sworn in.

As a voice for 61 families of Rainbow Hills Estates, I'm here to express strong opposition to the proposed rezoning petition on County Line Road.

While the residents of Rainbow Hills understand the importance of economic growth, this proposal is incompatible with both current infrastructure realities and the county's long-term planning documents.

First, as identified by the Florida Senate's Local Funding Initiative Request #2528 for FY24-25, County Line Road is not just another roadway...it's a major east-west artery linking US-19 to the Suncoast Parkway to US-41. It serves a critical role in our regional transportation network and also functions as a designated emergency evacuation route. As indicated in the last Florida Department of Transportation Traffic Engineering Analysis in 2000, this section of road is already strained. FDOT identified it is operating at a Level-D and projected it would decline to a Level-F by 2025, the lowest rating on their scale. Significant traffic congestion, further wear-and-tear, and increased accidents will be a certainty if this project moves forward.

Second, the Metropolitan Planning Organization's Long Range Transportation Plan specifically calls for widening this section of County Line into four lanes with a sidewalk. However, the proposed development directly conflicts. As an example, the developer is requesting a setback deviation of 75 feet, reducing the County's planning setback by 50 feet. Approving this would either compromise that expansion or force costly redesigns, placing an unnecessary burden on taxpayers and further delaying necessary improvements.

Third, the county's Future Land Use Element, Section 1.08B, explicitly requires that new development along this stretch produce low to moderate trip generation rates. This policy is not just a suggestion-it's a guideline intended to protect the long-term functionality and safety of County Line Road. Currently, there are two segments of County Line that are only 2 lanes, one of those is directly in front of the proposed development! The total development's density and intensity of 170 townhomes, 15 apartments, etc. which brings a minimum planning factor of 378 more vehicles to this stretch of road, which will amplify an already congested roadway, worsen commuter travel time, and increase evacuation times. This level of density is completely out of scale with what is currently appropriate for the area.

Finally, approving this development would set a dangerous precedent: allowing incompatible projects to override long-term planning, public safety concerns, and existing land use policy. We owe it to our

residents-and our first responders-to make decisions that are not only forward-looking, but grounded in the principles we've already agreed to as a community.

We strongly urge you to deny this proposal and ask the applicant to bring forward a plan that aligns with both our infrastructure capacity and our long-term vision for the area.

Thank you for your time and consideration.

FDOT Tampa Bay
Florida Department of Transportation

CR 578 (County Line Road) from east of East Road to Spring Time Street 257298-3-52-01

Project Details	
Work Type	Reconstruction
Phase	Design
Limits	From east of East Rd. to Spring Time St.
Length	2.6 miles
City	Spring Hill
County	Hernando Pasco
Road	County Line Rd
Design Cost	$3.6M
ROW Cost	$7M



Contact Information

Design Manager
Mary Lou Godfrey
813-981-3811
Marylou.Godfrey@dot.state.fl.us

Media Contact
Kris Carson
813-975-6060
Kristen.Carson@dot.state.fl.us

About

This project will reconstruct CR 578 (County Line Road) from east of East Rd. to Spring Time St. from a two-lane road to a four-lane divided roadway along the border of Pasco and Hernando counties. A new sidewalk will be built on the north side and a shared-use path will be built on the south side of the road.

Right of way acquisition will be required for the roadway and drainage ponds.

The project is currently under design. Construction is not funded at this time.

FDOT design 257298-3-52-01



Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING

in the matter of
APPLICANT: Southern Valley Homes, LLC

was published in said newspaper by print in the issue(s) of:
May 30, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on May 30, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 2nd day of June, 2025.

(Signature of Notary Public) LISA M. MACNEIL
NOTARY PUBLIC STATE OF FLORIDA
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on June 9, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on August 5, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Southern Valley Homes, LLC
FILE NUMBER:	H-24-71
REQUEST:	AR-2(Agricultural Residential 2) to AC(Agricultural Commercial)
GENERAL LOCATION:	North side of Wiscon Road, approximately 670' east of California Street
PARCEL KEY NUMBER:	345736
APPLICANT:	Lance Lowery
FILE NUMBER:	H-24-81
REQUEST:	Rezoning from R1-A (Residential) and C-2 (Highway Commercial) to PDP(GC) Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage
GENERAL LOCATION:	Approximately 175' north of Cortez Boulevard, bounded by Mondon Hill Road and Raley Road.
PARCEL KEY NUMBER:	1181090, 1181081, 1181125, 822872
APPLICANT:	Meridien Development LLC Mark Keschl
FILE NUMBER:	H-24-82
REQUEST:	Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations
GENERAL LOCATION:	Northeast corner of Commercial Way and Spring Hill Drive
PARCEL KEY NUMBER:	411931
APPLICANT:	Arsany 66th Street, LLC
FILE NUMBER:	H-25-01
REQUEST:	Rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations
GENERAL LOCATION:	North of County Line Road, South of Pot O Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard
PARCEL KEY NUMBER:	189940, 189959

Notice Continues on Page 2

APPLICANT:	Alton B. Wingate
FILE NUMBER:	H-25-05
REQUEST:	Rezoning from AG (Agricultural) to PD-P(GC) Planned Development Project with a Special Exception for an Educational Facility
GENERAL LOCATION:	Northwest corner of Citrus Way and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	332367

APPLICANT:	Sunny Pines of Hernando LLC
FILE NUMBER:	H-25-07
REQUEST:	Re-Establish Master Plan on Property Zoned Combined Planned Development Project with C2 and R1MH Uses and deviations
GENERAL LOCATION:	Northwest corner of SR 50 and Mondon Hill Road
PARCEL KEY NUMBER:	370360

APPLICANT:	Britton and Kayla Cox
FILE NUMBER:	H-25-11
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Double frontage on Yellow Frog Ave and Palmdale Road
PARCEL KEY NUMBER:	610173

APPLICANT:	Jorge Sabater
FILE NUMBER:	H-25-12
REQUEST:	Rezoning from C-4 (Heavy Highway Commercial) to C-2 (Highway Commercial)
GENERAL LOCATION:	North side of Chambord St, approximately 690 Feet from Sunshine Grove Rd.
PARCEL KEY NUMBER:	998870

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: May 30, 2025

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING

in the matter of
APPLICANT: Southern Valley Homes, LLC

was published in said newspaper by print in the issue(s) of:
May 30, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on May 30, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 2nd day of June, 2025.

(Signature of Notary Public) LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

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FILE NUMBER:	H-25-01
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GENERAL LOCATION:	North of County Line Road, South of Pot O Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard
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Notice Continues on Page 2

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FILE NUMBER:	H-25-05
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GENERAL LOCATION:	Northwest corner of Citrus Way and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	332367

APPLICANT:	Sunny Pines of Hernando LLC
FILE NUMBER:	H-25-07
REQUEST:	Re-Establish Master Plan on Property Zoned Combined Planned Development Project with C2 and R1MH Uses and deviations
GENERAL LOCATION:	Northwest corner of SR 50 and Mondon Hill Road
PARCEL KEY NUMBER:	370360

APPLICANT:	Britton and Kayla Cox
FILE NUMBER:	H-25-11
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Double frontage on Yellow Frog Ave and Palmdale Road
PARCEL KEY NUMBER:	610173

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REQUEST:	Rezoning from C-4 (Heavy Highway Commercial) to C-2 (Highway Commercial)
GENERAL LOCATION:	North side of Chambord St, approximately 690 Feet from Sunshine Grove Rd.
PARCEL KEY NUMBER:	998870

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/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: May 30, 2025

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
CLK25-128 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

in the matter of
BOCC Public Hearing on October 7, 2025

was published in said newspaper by print in the issue(s) of:
September 26, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on September 26, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 29th day of September, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

CLK25-128

NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on October 7, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT: Arsany 66th Street, LLC
FILE NUMBER: H-25-01
REQUEST: Rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations
GENERAL LOCATION: North of County Line Road, South of Pot O Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard
PARCEL KEY NUMBER: 189940, 189959

Interested parties may appear at the meeting and be heard on these matters. You are further advised that 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.

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/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: September 26, 2025

From: Lashaundra Ellison
To: Michelle Miller
Subject: FW: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs
Date: Thursday, September 18, 2025 3:48:44 PM

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: Lellison@hernandocounty.us
Website: http://www.hernandocounty.us/plan

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Thursday, September 18, 2025 3:22 PM
To: Victoria Via <VVia@co.hernando.fl.us>; Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: 'Alan Garman' <agarman@procivil360.com>; frontdesk@procivil360.com
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We just had a conference call with the owner and want to postpone our item for October. Not sure who I need to reach out to. There fore we will not be picking up the signs. Please call me if you have any questions or concerns.

Thank you,
Holly

From: Victoria Via <VVia@co.hernando.fl.us>
Sent: Wednesday, September 17, 2025 3:40 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>; permitting@procivil360.com
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

Good afternoon,

The signs have to be posted by Friday September 26, 2025, with the sign affidavit returned no later than Monday September 29, 2025.
The signs can be picked up starting Monday.

Thank you,

Victoria Via | Agenda Coordinator
Hernando County Planning Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057
Email: vvia@hernandocounty.us
Website: http://www.hernandocounty.us

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Wednesday, September 17, 2025 3:30 PM
To: Victoria Via <VVia@co.hernando.fl.us>
Subject: FW: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

Hi Victoria,

See below.. can you advise of the pickup date?

Thank you,

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: Lellison@hernandocounty.us
Website: http://www.hernandocounty.us/plan

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit

number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Wednesday, September 17, 2025 2:51 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: frontdesk@procivil360.com; helliott@procivil360.com
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

What day next week can we pick up the signs?

Holly

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Wednesday, September 17, 2025 11:41 AM
To: permitting@procivil360.com
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

Holly,

Yes, you can bring the check when picking up the signs.

See the requirements for sign posting below:

Section 7. - Required notices for public hearing.

B. Required sign notice:

The applicant shall, upon fixing a date for public hearing on a proposed zoning amendment involving a change in Zoning district classification and **not less than ten (10) days prior to the date set for the first public hearing**, provide sign notice by posting sign(s) on the parcel of land for which the change in Zoning district classification is proposed.

https://library.municode.com/fl/hernando_county/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_ARTVIAM_S7RENOPUHE

Thank you,

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019

Email: Lellison@hernandocounty.us
Website: http://www.hernandocounty.us/plan

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Wednesday, September 17, 2025 11:18 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Can I bring the check when I pick up the signs? Also, do they have to be posted 10 business days prior of just 10 days?

Holly

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Wednesday, September 17, 2025 8:31 AM
To: PERMITTIN <permitting@procivil360.com>
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

Good Morning Holly,

See attached the invoice associated with the advertising cost of H-25-01.

Payment must be received prior to signs being released.

Thank you,

Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: Lellison@hernandocounty.us
Website: http://www.hernandocounty.us/plan

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: Nichole Street <nstreet@co.hernando.fl.us>
Sent: Wednesday, September 17, 2025 8:23 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>; Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: FW: October BOCC Meetings

Can you help with this one.

Thank you,

Nichole Street | Planner II
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28033
Fax: (352) 754-4420
Email: NStreet@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/planning
Office Hours: 7:30AM-4:00PM- Lobby Closes at 3:30pm

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Wednesday, September 17, 2025 8:11 AM
To: Nichole Street <nstreet@co.hernando.fl.us>
Subject: RE: October BOCC Meetings

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

H-25-01; this is the one that keeps getting postponed

From: Nichole Street <nstreet@co.hernando.fl.us>
Sent: Wednesday, September 17, 2025 8:10 AM
To: permitting@procivil360.com
Subject: RE: October BOCC Meetings

Hi Holly,

The owner or their representative is responsible. What is your file number?

Thank you,

Nichole Street | Planner II
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28033
Fax: (352) 754-4420
Email: NStreet@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/planning
Office Hours: 7:30AM-4:00PM- Lobby Closes at 3:30pm

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Tuesday, September 16, 2025 3:21 PM
To: Nichole Street <nstreet@co.hernando.fl.us>
Subject: RE: October BOCC Meetings

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you; if I remember correctly, the owner is responsible for the advertising. What do I need to do?

Holly

From: Nichole Street <nstreet@co.hernando.fl.us>
Sent: Tuesday, September 16, 2025 2:46 PM
To: permitting@procivil360.com
Subject: RE: October BOCC Meetings

October land use meeting is October 7, 2025

Thank you,

Nichole Street | Planner II
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28033
Fax: (352) 754-4420
Email: NStreet@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/planning
Office Hours: 7:30AM-4:00PM- Lobby Closes at 3:30pm

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Tuesday, September 16, 2025 11:34 AM
To: Nichole Street <nstreet@co.hernando.fl.us>
Subject: October BOCC Meetings

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm not sure if I'm supposed to reach out to and if not maybe you can direct me in the right direction. We have project that was postponed to October; do you know which date is the Land Use Hearing?

Thank you,
Holly

RESOLUTION NO. 2025 - _____

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: Arsany 66th Street, LLC

FILE NUMBER: H-25-01

REQUEST: Rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations

GENERAL LOCATION: North of County Line Road, South of Pot O' Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard

PARCEL KEY NUMBERS: 189940, 189959

REQUEST: Rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations 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 Rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations 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 ___ DAY OF _____, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Jon Jouben
County Attorney's Office

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:
- Jan 23, 2026

Notice ID: tKMlG9vy2VM64nncYrfv

Notice Name: Notice of Public Hearing

Publication Fee: $0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 01/30/2026

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on February 3, 2026. **The meeting starts at 9:00 AM and the case will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT: Arsany 66th Street, LLC
FILE NUMBER: H-25-01
REQUEST: Rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations
GENERAL LOCATION: North of County Line Road, South of Pot O Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard
PARCEL KEY NUMBER: 189940, 189959

Interested parties may appear at the meeting and be heard on this matter. You are further advised that 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.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Dave Aura, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-442-7787, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Publish: January 23, 2026

BOCC Action

On February 3, 2026, the Board of County Commissioners voted 5-0 to deny the petitioners request for a rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations.

Board of County Commissioners

AGENDA ITEM

Meeting: 02/03/2026
Department: Planning
Prepared By: Victoria L Via
Initiator: Omar DePablo
DOC ID: 16988
Legal Request Number: LR2026-22-1
Bid/Contract Number:

TITLE
First Public Hearing to Consider Amending Ordinance Relating to Conditional Use Permits Allowable With Administrative Official Approval and Backyard Chickens

BRIEF OVERVIEW
On December 2, 2025, the Development Services Director presented draft revisions to multiple sections of Appendix A (Zoning) of the Hernando County Land Regulations to the Board. Article V (Administration), Section 4 (Conditional Use Permits), Subsection C(3) (Backyard Chickens) generated significant discussion and was determined to be the initial section of the code to bring back to the Board.

The proposed ordinance includes the following provisions:

- Incorporates ducks as an allowable bird in any residential district, excluding multifamily districts.

- Clarifies that the limitations on the number of birds include any combination of ducks or chickens on the property.

- Limits the number of birds by parcel size as follows:
  - Parcels smaller than 6,000 square feet - 4 birds
  - Parcels between 6001-10,000 square feet - 8 birds
  - Parcels over 10,000 square feet - 12 birds

- Clarifies that homes within a Planned Development Project (PDP) zoned district will be required to meet the same criteria but do not pre-empt homeowners' associations from more restrictive guidelines.

- No permit required for chicken coops under 120 square feet.

- Eliminates the permit expiration date.

If approved, the Ordinance will be scheduled for adoption at the public hearing on March 3, 2026.

FINANCIAL IMPACT
There is no financial impact associated with this request.

LEGAL NOTE
The Board has the authority to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION
It is recommended that the Board of County Commissioners discuss the proposed ordinance,

take public comment, consider the Ordinance as presented and approve scheduling the adoption hearing for March 3, 2026.

REVIEW PROCESS

Michelle Miller	Approved	01/16/2026 12:24 PM
Omar DePablo	Approved	01/16/2026 5:18 PM
Erin Dohren	Approved	01/16/2026 5:51 PM
Pamela Hare	Approved	01/16/2026 6:05 PM
Natasha Lopez Perez	Approved	01/20/2026 11:11 AM
Heidi Prouse	Approved	01/20/2026 1:47 PM
Toni Brady	Approved	01/22/2026 3:47 PM
Jeffrey Rogers	Approved	01/23/2026 12:31 PM
Colleen Conko	Approved	01/23/2026 12:32 PM

ORDINANCE NO.: 2026-__

AN ORDINANCE AMENDING APPENDIX A, ARTICLE V, SECTION 4 OF THE HERNANDO COUNTY CODE, RELATING TO THE CONDITIONAL USE PERMITS ALLOWABLE WITH ADMINISTRATIVE OFFICIAL APPROVAL AND BACKYARD CHICKENS; AMENDING THE TYPES OF ALLOWABLE BIRDS PERMITTED; AMENDING THE NUMBER OF BIRDS PERMITTED BY PARCEL SIZE; AMENDING THE COOP STRUCTURE SIZE THAT REQUIRES A BUILDING PERMIT; PROVIDING FOR NO MINIMUM LOT SIZE ALLOWED; PROVIDING FOR NO TIME PERIOD FOR THE LENGTH OF TIME A PERMIT IS ISSUED; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Amendment of Hernando County Conditional Use Permits Allowable with Administrative Official Approval. Hernando County Code Appendix A, Article V § 4 Subsection C(3) is hereby amended to read as follows:

C. *Conditional use permits allowable with administrative official approval*:

…

(3) Backyard chickens/ducks may be permitted in any residential district, excluding multifamily districts. All permits shall be subject to the following restrictions:

(a) The number of ~~chickens~~ birds shall be limited to ~~no more than four (4) birds~~ chickens and/or ~~no~~ ducks~~,~~. No geese, turkeys, peafowl, male chickens/roosters, or any other poultry or fowl shall be ~~are~~ allowed. The number of birds shall be limited by parcel size as follows:

Four (4) birds for parcels smaller than 6,000 square feet

Eight (8) birds for parcels up to 10,000 square feet

Twelve (12) birds for all parcels over 10,000 square feet

Residential PDP/Planned Development District shall be permitted at the same rate; however, the ordinance is not intended to preempt Homeowners Association Restrictions or from enforcing stricter guidelines.

(b) Chickens/ducks shall be kept in an enclosed area with a coop that provides for the free movement of chickens/ducks, and are not permitted to be free range. The coop must have a roof, and be completely secured from predators, including all openings, ventilation holes, doors and gates. No more than one (1) coop allowed per permitted parcel.

(c) If the coop structure exceeds one hundred and twenty ~~(100)~~ (120) square feet (ten (10) x ~~ten (10)~~ twelve (12) feet), a building permit shall be required pursuant to the Florida Building Code.

~~(d) The minimum lot size shall be ten thousand (10,000) square feet.~~

(d) ~~(e)~~ The chicken/duck coop shall be kept in the rear yard and must not be visible from adjoining properties or the street. Fence construction shall meet standards pursuant to the fence ordinance and shall be permitted separately. The chicken/duck coop shall be situated a minimum of twenty-five (25) feet from the nearest neighbor's residence and at least five (5) feet from all property lines.

(e) ~~(f)~~ Persons wishing to have chickens in residential districts shall be subject to a compliance inspection after permit issuance. Accessibility and allowable entry shall be required for such inspection.

(f) ~~(g)~~ The coop shall provide a minimum of three (3) square feet per chicken/ducks and be of sufficient size to permit free movement of the chickens/ducks. The coop may not be taller than six (6) feet measured from the natural grade. The coop must be easily accessible for cleaning and maintenance.

(g) ~~(h)~~ The coop and surrounding area shall be kept clean, sanitary and odor free at all times.

(h) ~~(i)~~ Chickens/Ducks shall not be permitted to create a nuisance consisting of odor, noise or pests, or contribute to any other nuisance condition.

(i) ~~(j)~~ All stored feed must be kept in a rodent- and predator-proof container.

(j) ~~(k)~~ The chickens/ducks shall be for personal use only, and there shall be no sales of products from the residence, and the breeding of chickens for commercial purposes shall not be allowed.

(k) ~~(l)~~ In a public health emergency declared by the county health department, including, but not limited to, an outbreak of Avian flu or West Nile virus, the county may require immediate corrective action in accordance with applicable public health regulations and procedures.

(l) ~~(m)~~ Notwithstanding the issuance of a permit by the county, private restrictions on the use of property shall remain enforceable and take precedence over a permit. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and deed covenants. A permit issued to a person whose property is subject to private restrictions that prohibit the keeping of chickens and large animals is void. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

~~(n) The permit may be issued for a maximum time period of up to five (5) years by the approving authority.~~

(m) ~~(o)~~ Failure to comply with these standards, or any other standards imposed by the conditional use permit shall result in the permit being revoked by the administrative official.

Section 2. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 3. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 4. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Effective Date. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

Approved for Form and Legal Sufficiency

Natasha López Perez
County Attorney's Office

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of Florida , County of Orange , ss:

I, Anjana Bhadoriya , of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:
- Jan 23, 2026

Notice ID: ZKeSmDY7HBRdPslUiDW2

Notice Name: Notice of Public Hearing on Proposed Ordinanc

Publication Fee: $0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

_____
Agent

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Signed or attested before me on this: 02/02/2026

_____
Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
ON PROPOSED ORDINANCE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida will hold a public hearing on **Tuesday, February 3, 2026, at 9:00 a.m. or soon thereafter**, in the Hernando County Government Center, County Commission Chambers, 20 N. Main St, Rm 160, Brooksville, Florida, to consider the following:

AN ORDINANCE OF HERNANDO COUNTY, FLORIDA, AMENDING APPENDIX A, ARTICLE V, SECTION 4 OF THE HERNANDO COUNTY CODE, RELATING TO THE CONDITIONAL USE PERMITS ALLOWABLE WITH ADMINISTRATIVE OFFICIAL APPROVAL AND BACKYARD CHICKENS; AMENDING THE TYPES OF ALLOWABLE BIRDS PERMITTED; AMENDING THE NUMBER OF BIRDS PERMITTED BY PARCEL SIZE; AMENDING THE COOP STRUCTURE SIZE THAT REQUIRES A BUILDING PERMIT; PROVIDING FOR NO MINIMUM LOT SIZE ALLOWED; PROVIDING FOR NO TIME PERIOD FOR THE LENGTH OF TIME A PERMIT IS ISSUED; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THIS PROPOSED ORDINANCE may be inspected by the public at the Hernando County Planning and Zoning Division, 1653 Blaise Drive, Brooksville, FL 34601 between the hours of 7:30 a.m. to 3:30 p.m., M-F, legal holidays excepted, telephone 352-754-4048.

YOU HAVE A RIGHT to appear and be heard at this public meeting and/or to send any written objections to the County Commissioners at 15470 Flight Path Dr, Brooksville, Florida 34604.

YOU ARE FURTHER ADVISED that if any person decides to appeal any decision made by the Board of County Commissioners with respect to the subject matter of the hearing, that person will need to ensure a verbatim record of the proceedings is made.

ALL PERSONS INTERESTED in the above matter are invited to attend and be heard.
Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact Lisette Gardner, Procurement Department, 15470 Flight Path Dr, Brooksville, Florida 34604, Telephone 352-754-4020. If hearing impaired, please call 711 for assistance.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

/s/_____**(SEAL)**
Douglas A. Chorvat, Jr., Clerk

By: Heidi Prouse
Deputy Clerk

Publish: January 23, 2026

Board of County Commissioners

AGENDA ITEM

Meeting: 02/03/2026
Department: Zoning
Prepared By: Jacqueline Mays
Initiator: Omar DePablo
DOC ID: 16877
Legal Request Number:
Bid/Contract Number:

TITLE
Ordinance Correcting Scrivener's Errors of Ordinance No. 2024-10 Pertaining to Impact Fee Schedules

BRIEF OVERVIEW
Following adoption of Ordinance 2024-10 updating impact fees, scrivener's errors were found in the impact fee schedules for Hernando County Code §§ 23-46, 23-69, 23-91, 23-114, and 23-138. The proposed ordinance corrects those errors nunc pro tunc to the original adoption date of December 2, 2024.

FINANCIAL IMPACT
It is not anticipated that these corrections will result in any measurable financial impact.

LEGAL NOTE
The Board has authority to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION
It is recommended that the Board take public comment on the request, adopt the proposed ordinance, and authorize the Chairman's signature thereon.

REVIEW PROCESS

Omar DePablo	Approved	12/16/2025 3:02 PM
Michelle Miller	Approved	12/16/2025 5:01 PM
Erin Dohren	Approved	12/30/2025 1:21 PM
Pamela Hare	Approved	12/30/2025 3:04 PM
Jon Jouben	Escalated	01/05/2026 6:18 PM
Pamela Hare	Approved	01/05/2026 6:28 PM
Jon Jouben	Escalated	01/14/2026 6:18 PM
Pamela Hare	Approved	01/15/2026 3:17 PM
Jon Jouben	Approved	01/16/2026 11:40 AM
Heidi Prouse	Approved	01/21/2026 10:28 AM
Toni Brady	Approved	01/21/2026 8:41 PM
Jeffrey Rogers	Approved	01/22/2026 8:04 AM
Colleen Conko	Approved	01/22/2026 9:28 AM

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: Brian Hawkins
AYES: Campbell, Amsler, Champion, Allocco and Hawkins

DRAFT DOCUMENT: F:\1 COUNTY ATTORNEY'S OFFICE\JAJ\Ordinances\Correction of Scrivener's Error - Impact Fees\2025-12-10 Proposed Ordinance - Draft 4.wpd, December 10, 2025 (1:57pm) NOTE: additions/~~deletions~~ = language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 2026 -__

AN ORDINANCE CORRECTING SCRIVENER'S ERRORS FOUND IN HERNANDO COUNTY CODE §§ 23-46, 23-69, 23-91, 23-114, AND 23-138'S IMPACT FEE SCHEDULES; CLARIFYING SAVINGS CLAUSE; CLARIFYING CONSTRUCTION CONTRACT EXEMPTION VERIFICATION PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 30, 2024, the Board of County Commissioners (the "Board"), after satisfying all of Fla. Stat. Ch. 163's procedural prerequisites, enacted Ordinance No. 2024-10, in which it enacted amended impact fee schedules for Fire/EMS, Public Capital Facilities - Law Enforcement, Parks, Educational Facilities, and Roads; and,

WHEREAS, Exhibit "A" thereto contained the new schedules for the above-referenced impact fees; and,

WHEREAS, the Board, during the hearing on the then-proposed ordinance, voted to implement the new impact fee rates in two phases, the first going into effect on December 2, 2024, and the second going into effect on December 2, 2025;

WHEREAS, a subsequent review of Ordinance No. 2024-10, as it was enacted, has revealed two scrivener's errors within Exhibit "A," to wit: (1) the schedules were not updated with the correct effective dates for the phases, and (2) the second page of the schedule for the Fire/EMS impact fees was inadvertently omitted the executed document; and,

WHEREAS, the Board's purposes in enacting the instant ordinance is to correct the above-described scrivener's errors, and while doing so, also make non-substantive corrections to §§ 6 and 7 of Ordinance No. 2024-10; and,

WHEREAS, the instant ordinance makes no substantive changes to Ordinance No. 2024-10.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Correction of Scrivener's Errors in the Fee Schedule Contained in Hernando County Code Section 23-46. The impact fee schedule contained in Hernando County Code § 23-46(a), "Schedule of Fire and EMS Impact Fees," is amended to read as set forth in Exhibit "A" to the instant ordinance, which is incorporated as if fully set forth herein.

Section 2. Correction of Scrivener's Errors in the Fee Schedule Contained in Hernando County Code Section 23-69. The impact fee schedule contained in Hernando County Code § 23-69(a), "Schedule of Educational Facilities Impact Fees," is amended to read as set forth in Exhibit "B" to the instant ordinance, which is incorporated as if fully set forth herein.

Section 3. Correction of Scrivener's Errors in the Fee Schedule Contained in Hernando County Code Section 23-91. The impact fee schedule contained in Hernando County Code § 23-91(a), "Schedule of Capital Facilities Impact Fees," is amended to read as set forth in Exhibit "C" to the instant ordinance, which is incorporated as if fully set forth herein.

Section 4. Correction of Scrivener's Errors in the Fee Schedule Contained in Hernando County Code Section 23-114(a). The impact fee schedule contained in Hernando County Code §

23-114(a), "Parks Impact Fee Schedule," is amended to read as set forth in Exhibit "D" to the instant ordinance, which is incorporated as if fully set forth herein.

Section 5. Correction of Scrivener's Errors in the Fee Schedule Contained in Hernando County Code Section 23-138(a). The impact fee schedule contained in Hernando County Code § 23-138(a), "Schedule of Roads Impact Fees," is amended to read as set forth in Exhibit "E" to the instant ordinance, which is incorporated as if fully set forth herein.

Section 6. Clarifying Savings Clause. Section II of Ordinance 2020-6, Savings Clause, as it was amended by Section VI of Ordinance 2024-10, is hereby amended to read as set forth below:

> SAVINGS CLAUSE. The Board of County Commissioners intends to put Contractors and property owners on Notice that the existing adopted County impact fees referenced in this Ordinance will be increased effective on ~~November 9, 2020~~ December 2, 2024. Given the extended statutory notice required for the effective date of new or increased fees, the general rule is that the new or increased impact fee rates shall apply to all building permits and certificates of use ~~issued~~ submitted after the stated effective date of the Ordinance, i.e. after December 2, 2024 (Phase I) and December 2,2025 (Phase II). Accordingly, ~~a complete application for a building permit or certificate of use, filed prior to the effective date of the ordinance but not yet issued a permit on the effective date, will be subject to the impact fee rates in effect at the time the building permit or certificate of use is actually issued by the county except as provided herein~~ the building permit or certificate of use must be

issued by the Building Department and all fees paid, within one hundred and eighty (180) days from the date of receipt of a complete building permit/certificate of use application, if the permit or the certificate of use is not issued during this period, the application shall no longer be exempt and shall be subject to the prevailing impact fees. The Board of County Commissioners will provide a ~~savings clause (i.e. a~~ process granting an exemption from the impact fee rates effective on December 2, 2024 (Phase I) and from those that are effective on December 2, 2025 (Phase II) ~~for completed building permit or certificate of use applications (as applicable) accepted for filing by the Building Department prior to the effective date (provided that the application remains in an active status) and existing private party construction contracts which in good faith contemplated that the fees would still be reduced or non-existent at the time the contract was executed by both parties~~.

Section 7. Clarifying Construction Contract Exemption Verification Process. Subsection (6) of Section III of Ordinance 2020-6, Construction Contract Exemption Verification Processing/Decisions by County Administrator, as it was amended by Section VII of Ordinance 2024-10, is hereby amended to read as set forth below:

6. The sworn statement and supporting materials must be provided to the County Building Department no later than the close of business on ~~December 2, 2024~~ January 2, 2025 (Phase I) and ~~August 30, 2025~~ January 2, 2026 (Phase II) to be considered exempt from the fees established in this Ordinance to be effective on

~~November 1, 2024~~ December 2, 2024 (Phase I) and December 2, 2025 (Phase II).

The Administrator may waive strict compliance with the deadline for good cause shown.

Section 8. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 9. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or another appropriate designation.

Section 10. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 11. Effective Date. This ordinance shall take effect *nunc pro tunc* to December 2, 2024.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 20__.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

DOUGLAS CHORVAT, JR.
Clerk and Comptroller

JERRY CAMPBELL
Chairman

Approved for Form and Legal Sufficiency

_____
County Attorney

EXHIBIT “A”

Amendment to Hernando County Code § 23-46(a)
Schedule of Fire and EMS Impact Fees

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Residential	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Single- family, detached,per du	$209.00	$277.50	$320.00	$0.00	$26.00	$0.00	$215.00
Single-family, attached, per du	147.00	199.50	234.00	0.00	18.00	0.00	151.00
Multifamily, 1 - 2 levels, per du	158.00	205.50	234.00	0.00	19.00	0.00	162.00
Multifamily 3+ levels, per du	161.00	207.00	234.00	0.00	19.00	0.00	216.00
Mobile home, 1 Acre, per du	209.00	239.50	244.00	0.00	26.00	0.00	215.00
Mobile home, other, per du	175.00	220.00	244.00	0.00	21.00	0.00	180.00

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Residential	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Mobile home park, per du	175.00	220.00	244.00	0.00	21.00	0.00	180.00
Sr. Housing Detached, per du	209.00	240.50	246.00	0.00	26.00	0.00	215.00
Sr. Housing Attached, per du	147.00	171.50	178.00	0.00	18.00	0.00	151.00
Congregate Care Facility, per 1,000 sf	258.00	270.00	250.00	0.00	32.00	0.00	
Assisted Living Fac, per 1,000sf	258.00	242.50	195.00	0.00	32.00	0.00	
Cont. Care Ret. Cntr, per 1,000sf	258.00	270.00	250.00	0.00	32.00	0.00	

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Medical, per 1,000 sq. ft.							
Hospital	258.00	274.00	258.00	0.00	32.00	0.00	351.00
Clinic	258.00	294.00	298.00	0.00	32.00	0.00	351.00
Nursing Home	258.00	254.00	218.00	0.00	32.00	0.00	351.00
Lodging							
Hotel, per room	97.00	169.50	230.00	0.00	12.00	0.00	133.00
Motel, per room	97.00	153.00	197.00	0.00	12.00	0.00	100.00

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Industrial & warehousing, per 1,000 sq. ft.	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
General Light Industrial	75.00	89.50	95.00	0.00	9.00	0.00	77.00
Industrial Park	77.00	77.50	69.00	0.00	9.00	0.00	103.00
Manufacturing	75.00	96.50	109.00	0.00	9.00	0.00	77.00
Warehouse	55.00	42.00	22.00	0.00	7.00	0.00	57.00
Mini-Warehouse	55.00	35.00	8.00	0.00	7.00	0.00	57.00

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Office, financial, retail, & restaurant, per 1,000 sq. ft.	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Medical Office 10,000 sf or less	258.00	264.00	238.00	0.00	32.00	0.00	351.00
Medical Office over 10,000 sf	258.00	316.00	342.00	0.00	32.00	0.00	351.00
General Office	150.00	181.50	195.00	0.00	18.00	0.00	205.00
Retail/Shopping Center	298.00	423.00	512.00	0.00	36.00	0.00	397.00
Building Material /Lumber Store	292.00	217.50	107.00	0.00	36.00	0.00	397.00
Discount Super-store, Free-standing	292.00	335.00	342.00	0.00	36.00	0.00	397.00

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Office, financial, retail, & restaurant, per 1,000 sq. ft.	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Hardware/Paint Store	292.00	189.00	50.00	0.00	36.00	0.00	397.00
New/Used Auto Sales	292.00	320.00	312.00	0.00	36.00	0.00	397.00
Supermarket	292.00	407.00	486.00	0.00	36.00	0.00	397.00
Home Improve-ment Superstore	292.00	356.50	385.00	0.00	36.00	0.00	397.00
Pharmacy/Drug Store w/ & w/o Drive-Thru	292.00	346.50	365.00	0.00	36.00	0.00	397.00
Furniture Store	292.00	196.00	64.00	0.00	36.00	0.00	397.00

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Services	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Bank/Savings Drive-In, per 1,000 sf	292.00	311.00	294.00	0.00	36.00	0.00	397.00
Fine Dining / Quality Restaurant, per 1,000 sf	454.00	827.00	1,144.00	0.00	56.00	0.00	617.00
High Turnover (Sit down) Restaurant, per 1,000 sf	454.00	793.00	1,076.00	0.00	56.00	0.00	617.00
Fast Food Restaurant w/ Drive-Thru, per 1,000 sf	454.00	1,225.00	1,940.00	0.00	56.00	0.00	617.00

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Services	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Automobile Care Center, per 1,000 sf	292.00	330.00	332.00	0.00	36.00	0.00	397.00
Gas Station w/ Conv. Market under 2,000 sf, per 1,000 sf	292.00	309.00	290.00	0.00	36.00	0.00	397.00
Gas Station w/ Conv. Market 2,000 – 2,999 sf, per 1,000 sf	292.00	392.50	457.00	0.00	36.00	0.00	397.00
Gas Station w/ Conv. Market 3,000 + sf, per 1,000 sf	292.00	462.00	596.00	0.00	36.00	0.00	397.00

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Services	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Self-Service Car Wash per 1,000 sf	292.00	259.50	191.00	0.00	36.00	0.00	397.00
Conv./Gas/Fast Food Restaurant per 1,000 sf	292.00	955.00	1,582.00	0.00	36.00	0.00	397.00
Recreational							
RV Park per occupied site	97.00	101.00	93.00	0.00	12.00	0.00	100.00
Marina, per 1,000 sf	150.00	97.00	26.00	0.00	18.00	0.00	154.00
Golf Course, per 1,000 sf	292.00	174.00	20.00	0.00	36.00	0.00	300.00

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Recreational	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Movie Theater, per 1,000 sf	292.00	679.00	1,030.00	0.00	36.00	0.00	397.00
Health / Fitness Club, per 1,000 sf	292.00	403.50	479.00	0.00	36.00	0.00	397.00
Institutional							
Elementary School (Private), per 1,000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00
Middle School (Private), per 1,000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00
High School Priv.,per 1000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Institutional	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
University (Private) 7,500 per 1,000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00
University (Private) over 7,500 students per 1,000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00
Public Assembly per 1,000 sf	150.00	124.50	81.00	0.00	18.00	0.00	205.00
Day Care Center per 1,000 sf	150.00	164.50	161.00	0.00	18.00	0.00	205.00

EXHIBIT “B”

Amendment to Hernando County Code § 23-69(a)
Schedule of Educational Facilities Impact Fees

SCHEDULE OF EDUCATIONAL FACILITIES IMPACT FEES

Land Use Type	Impact Fee				
		Effective 11/15/2011	Effective 6/1/2020	Effective 12/2/24	Effective 12/2/2025
Single-family, detached - per du	$2,133.00	$0.00	$3,176.00	$4,655.50	$6,135.00
Single-family, (attached)1-10 stories -per du	1,628.00	0.00	2,914.00	3,083.00	3,252.00
Multifamily, 1&2 Levels - per du	1,680.00	0.00	3,197.00	3,520.50	3,844.00
Multifamily, 3+ Levels - per du		0.00	3,197.00	3,521.50	3,846.00
Mobile home, 1 acre -per du	2,133.00	0.00	3,176.00	4,655.50	6,135.00
Mobile home, other- per du		0.00	3,176.00	4,657.00	6,138.00
Mobile home, park -per du	995.00	0.00	1,761.00	1,300.00	839.00

EXHIBIT “C”

Amendment to Hernando County Code § 23-91(a)
Schedule of Capital Facilities Impact Fees

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
Residential:	**Effective 11/15/12**	**Effective 08/14/13**	**Effective 11/15/12**	**Effective 08/14/13**	**Effective 12/2/24**	**Effective 11/15/12**	**Effective 08/14/13**	**Effective 12/2/24**	**Effective 12/2/25**	**Effective 11/15/12**	**Effective 08/14/13**	**Effective 12/2/24**
Single-family, detached (du)	$0.00	$107.00	$0.00	$466.00	—	$0.00	$86.00	121.00	156.00	$0.00	$7.00	—
Single-family, attached, 1—10 stories (du)	0.00	75.00	0.00	327.00	—	0.00	61.00	87.50	114.00	0.00	5.00	—
Multifamily, (du)	0.00	81.00	0.00	352.00	—	0.00	65.00	89.50	114.00	0.00	5.00	—
Mobile home,1 acre (du)	0.00	107.00	0.00	466.00	—	0.00	86.00	102.50	119.00	0.00	7.00	—
Mobile home, other (du)	0.00	90.00	0.00	390.00	—	0.00	72.00	95.50	119.00	0.00	6.00	—
Mob. home pk-du	0.00	90.00	0.00	390.00	—	0.00	72.00	95.50	119.00	0.00	6.00	—
Sr. Housing detached (du)	0.00	107.00	0.00	466.00	—	0.00	86.00	103.00	120.00	0.00	7.00	—
Sr. Housing attached (du)	0.00	75.00	0.00	327.00	—	0.00	61.00	74.00	87.00	0.00	5.00	—
Congregate Care Facility(1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	113.50	120.00	0.00	9.00	—
Assisted Living (1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	100.00	93.00	0.00	9.00	—
Cont. Care Ret. Cntr. (1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	113.50	120.00	0.00	9.00	—
Nursing Home (per 1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	106.00	105.00	0.00	9.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Hotel (per room)	0.00	0.00	0.00	217.00	—	0.00	40.00	75.50	111.00	0.00	3.00	—
Motel (per room)	0.00	0.00	0.00	217.00	—	0.00	40.00	67.00	94.00	0.00	3.00	—
Recreational vehicle park (occup site)	0.00	0.00	0.00	217.00	—	0.00	40.00	42.50	45.00	0.00	3.00	—
Marina (per 1,000 sf)	0.00	0.00	0.00	335.00	—	0.00	62.00	37.00	12.00	1.00	5.00	—
Golf Course (per 1000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	65.50	10.00	0.00	10.00	—
Movie Theater (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	308.00	495.00	1.00	10.00	—
Health/Fit-ness Club per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	175.50	230.00	0.00	10.00	—
General light industrial (per 1,000 sf)	0.00	0.00	0.00	168.00	—	0.00	31.00	38.50	46.00	0.00	3.00	—
Industrial Park (per 1,000 sf)	0.00	0.00	0.00	168.00	—	0.00	31.00	32.00	33.00	0.00	3.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Warehouse (per 1,000 sf)	0.00	0.00	0.00	124.00	—	0.00	23.00	16.50	10.00	0.00	2.00	—
Mini-warehouse (per 1,000 sf)	0.00	0.00	0.00	124.00	—	0.00	13.00	8.50	4.00	0.00	2.00	—
Manufactur-ing (per 1,000 sf)	0.00	0.00	0.00	168.00	—	0.00	31.00	41.50	52.00	0.00	3.00	—
Elementary School-Private (per 1,000 sf)	0.00	0.00	0.00	335.00	0.00	0.00	62.00	0.00	0.00	0.00	5.00	0.00
Middle School-Private (per 1,000 sf)	0.00	0.00	0.00	335.00	0.00	0.00	62.00	0.00	0.00	0.00	5.00	0.00
High School-Private (per 1,000 sf)	0.00	0.00	0.00	335.00	0.00	0.00	62.00	0.00	0.00	0.00	5.00	0.00

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
University 7,500 or less students (per 1,000 sf)	$0.00	0.00	$0.00	335.00	0.00	$0.00	62.00	0.00	0.00	$0.00	5.00	0.00
University greater than 7,500 students (per 1,000 sf)	0.00	0.00	0.00	335.00	0.00	0.00	62.00	0.00	0.00	0.00	5.00	0.00
Public Assembly (per 1,000 sf)	0.00	0.00	0.00	335.00	—	0.00	62.00	50.50	39.00	0.00	5.00	—
Day Care Center (per 1,000 sf)	0.00	0.00	0.00	335.00	—	0.00	62.00	69.50	77.00	0.00	5.00	—
Clinic per 1,000 sf	0.00	0.00	0.00	576.00	—	0.00	107.00	125.00	143.00	0.00	9.00	—
Hospital (per 1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	115.50	124.00	0.00	9.00	—
Building Materials /Lumber Store (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	86.00	51.00	0.00	10.00	—
Discount Super-store Free standing (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	142.50	164.00	0.00	10.00	—
Hardware/Paint Store (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	72.50	24.00	0.00	10.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
New/Used Auto Sales (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	135.50	150.00	0.00	10.00	—
Supermarket (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	177.00	233.00	0.00	10.00	—
Home Improve-ment Super-store (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	153.00	185.00	0.00	10.00	—
Retail/Shopping Center (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	183.50	246.00	0.00	10.00	—
Pharmacy/Drug Store with & w/o Drive thru (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	148.00	175.00	0.00	10.00	—

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Furniture Store (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	75.50	30.00	0.00	10.00	—
General Office (per 1,000 sf)	0.00	0.00	0.00	335.00	—	0.00	62.00	77.50	93.00	0.00	5.00	—
Medical office 10,000 sq. ft. or less (per 1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	110.50	114.00	0.00	9.00	—
Medical office greater than 10,000 sq. ft. (per 1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	135.50	164.00	0.00	9.00	—
Bank/Savings Drive-in (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	131.00	141.00	0.00	10.00	—
Quality Restaurant (per 1,000 sf)	0.00	0.00	0.00	1,012.00	—	0.00	187.00	368.00	549.00	0.00	16.00	—

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
High-turnover (Sit-down) restaurant (per 1,000 sf)	0.00	0.00	0.00	1,012.00	—	0.00	187.00	352.00	517.00	0.00	16.00	—
Fast food restaurant w/Drive-thru (per 1,000 sf)	0.00	0.00	0.00	1,012.00	—	0.00	187.00	559.00	931.00	0.00	16.00	—
Automobile Care Center (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	140.00	159.00	0.00	10.00	—
Gas Sta. w/ Convenience Market-less than 2,000 sf (per 1,000sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	130.00	139.00	0.00	10.00	—
Gas Sta. w/ Convenience Market-2,000-2,999 sf (per 1,000sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	170.00	219.00	0.00	10.00	—
Gas Sta. w/ Convenience Market-3,000+ sf per 1,000 sf	0.00	0.00	0.00	651.00	—	0.00	121.00	203.50	286.00	0.00	10.00	—

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Self-Service Car Wash (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	106.00	91.00	0.00	10.00	—
Convenience/Gas/Fast Food Restaurant (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	440.50	760.00	0.00	10.00	—

EXHIBIT “D”

Amendment to Hernando County Code § 23-114(a)
Parks Impact Fee Schedule

PARKS IMPACT FEE SCHEDULE

Land Use Type (Unit)	Fee per Unit			
	Effective 11-15-12	Effective 08-14-13	Effective 12-02-24	Effective 12-02-25
Single-family, detached (DU)	$0.00	$411.00	$451.00	$491.00
Single-family, attached 1-10 stories (DU)	0.00	288.00	323.00	358.00
Multifamily 1-10 stories (DU)	0.00	311.00	334.50	358.00
Mobile home - 1 acre lot (DU)	0.00	411.00	393.00	375.00
Mobile home - Other (DU)	0.00	411.00	393.00	375.00
Mobile home park (DU)	0.00	344.00	359.50	375.00
Recreation vehicle—Lot	0.00	143.00	-	-
Hotel/motel—Room	0.00	143.00	-	-
Senior housing, (Detached) (DU)	-	411.00	394.00	377.00
Senior housing, (Attached) (DU)		288.00	280.50	273.00

EXHIBIT “E”

Amendment to Hernando County Code § 23-138(a)
Schedule of Roads Impact Fees

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
	RESIDENTIAL				
210	Single-Family (Detached)	du	-	$2,811.50	$4,354.00
	Single-Family (Attached) 1—2 stories	du	-	2,294.50	3,767.00
	Single-Family (Attached) 3—10 stories	du	-	2,248.00	3,767.00
220	Multi-Family (Low Rise, 1—2 stories)	du	-	1,878.50	2,935.00
221	Multi-Family (Mid Rise, 3—10 stories)	du	-	1,352.50	1,976.00
240	Mobile Home Park	du	-	1,029.00	1,591.00
	Mobile Home, 1-acre	du	1,269.00	2,811.50	4,354.00
	Mobile Home, other	du	1,269.00	2,811.50	4,354.00
251	Senior Adult Living Detached	du	-	1,052.00	1,604.00
252	Senior Adult Living Attached	du	-	729.50	1,082.00
253	Congregate Care Facility	du	-	274.50	428.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use RESIDENTIAL	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
254	Assisted Living	bed	-	309.50	471.00
255	Continuing Care Retirement Center	du	-	293.50	451.00
	LODGING				
310	Hotel	room	644.00	1,284.00	1,924.00
320	Motel	room	455.00	691.50	928.00
	RECREATION				
416	Recreational Vehicle Park	site/du	-	404.00	627.00
420	Marina	Per berth	-	818.00	1,203.00
430	Golf Course	Per acre	-	1,303.50	1,870.00
444	Movie Theater	Per screen	-	11,418.00	17,952.00
492	Health/Fitness Club	1,000 sf	-	8,919.00	13,949.00

ITE LUC	Land Use	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
	INSTITUTIONS				
520	Elementary School (Private)	1,000 sf./student	-	0.00	0.00
522	Middle School (Private)	1,000 sf./student	-	0.00	0.00
530	High School (Private)	1,000 sf./student	-	0.00	0.00
540	University (7,500 or fewer students) (Private)	1,000 sf./student	-	0.00	0.00
550	University (more than 7,500 students) (Private)	1,000 sf./student	-	0.00	0.00
560	Public Assembly	1,000 sf	-	1,419.50	2,205.00
565	Day Care	1,000 sf	-	4,162.00	5,844.00
610	Hospital	1,000 sf	-	3,165.00	4,675.00
620	Nursing Home	Per bed	-	353.50	558.00
630	Clinic	1,000 sf.	-	9,322.00	14,803.00
	OFFICE				
710	General Office	1,000 sf.	-	2,751.00	4,290.00
720	Medical Office 10,000 sf. or less	1,000 sf	-	6,364.50	9,854.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
	OFFICE				
720	Medical Office greater than 10,000 sf.	1,000 sf.	-	9,168.50	14,147.00
	RETAIL				
812	Building Materials and Lumber Store	1,000 sf.	-	5,890.00	6,646.00
813	Discount Superstore Free Standing	1,000 sf.	-	6,640.00	6,519.00
816	Hardware/Paint Store	1,000 sf.	-	798.50	353.00
820	Retail/Center	1,000 sf.	-	4,117.50	6,318.00
840/841	New/Used Auto Sales	1,000 sf.	-	4,911.00	7,426.00
850	Supermarket	1,000 sf.	-	5,783.00	8,754.00
862	Home Improvement Superstore	1,000 sf.	-	2,421.50	3,676.00
880/88	Pharmacy/Drug Store w/Drive-Thru	1,000 sf.	-	3,497.00	5,502.00
890	Furniture Store	1,000 sf.	-	1,075.00	1,741.00
912	Bank/Savings Drive-In	1,000 sf.	-	6,860.00	9,463.00
931	Quality Restaurant	1,000 sf.	-	11,142.50	17,014.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use RETAIL	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
932	High-Turnover (Sit-Restaurant	1,000 sf.	-	12,674.00	19,065.00
934	Fast Food Rest. w/Drive-Thru	1,000 sf.	-	36,527.50	55,658.00
942	Automobile Care Center	1,000 sf.	-	4,013.50	6,056.00
944	Gas station with convenience market under 2,000 sq. ft.	vfp	-	3,897.00	5,930.00
945	Gas station with convenience market 2,000 —2,999 sq. ft.	vfp	-	5,673.00	9,120.00
960	Gas station with convenience market over 3,000 sq. ft.	vfp	-	7,217.50	11,935.00
947	Self-Service Car Wash	bay	-	3,366.00	5,207.00
n/a	Convenience/Gasoline/Fast Food	1,000 sf.	-	43,723.00	67,642.00
	INDUSTRIAL				
110	General Light Industrial	1,000 sf.	-	1,364.00	1,922.00
130	Industrial Park	1,000 sf.	-	1,062.00	1,336.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use INDUSTRIAL PARK	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
140	Manufacturing	1,000 sf.	-	1,161.00	1,882.00
150	Warehousing	1,000 sf.	-	544.00	676.00
151	Mini-Warehouse	1,000 sf.	-	267.50	389.00

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Hernando County website by the time notice of the proposed ordinance is published.

Title of Proposed Ordinance:

AN ORDINANCE CORRECTING SCRIVENER'S ERRORS FOUND IN HERNANDO COUNTY CODE §§ 23-46, 23-69, 23-91, AND 23-114'S IMPACT FEE SCHEDULES ONLY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicability of Statutory Exceptions:

This Business Impact Estimate is provided in accordance with Fla. Stat. § 125.66(3)(a). If one or more boxes are checked below, this means that Hernando County is of the view that a business impact estimate is not required by state law for the proposed ordinance, but Hernando County is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

[___] The proposed ordinance is required for compliance with Federal or State law or regulation;
[___] The proposed ordinance relates to the issuance or refinancing of debt;
[___] The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
[___] The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
[___] The proposed ordinance is an emergency ordinance;
[___] The ordinance relates to procurement; or
[___] The proposed ordinance is enacted to implement the following:
- [**XX**] Fla. Stat. Ch. 163, Part II, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits; or,
- [___] Fla. Stat. §§ 190.005 and 190.046, regarding community development districts; or,
- [___] Fla. Stat. § 553.73, relating to the Florida Building Code; or,
- [___] Fla. Stat. § 633.202, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, Hernando County hereby publishes the following information:

Summary of Proposed Ordinance and Statement of Public Purpose to be Served:

On July 30, 2024, the Board of County Commissioners (the "Board"), after satisfying all of Fla. Stat. Ch. 163's procedural prerequisites, enacted Ordinance No. 2024-10, in which it enacted amended impact fee schedules for Fire/EMS, Public Capital Facilities - Law Enforcement, Parks, Educational Facilities, and Roads. At the conclusion of the public hearing, the Board voted to implement the new impact fee rates in two phases, the first going into effect on December 2, 2024, and the second going into effect on December 2, 2025. The new schedules were attached as Exhibit "A" to the ordinance.

A subsequent review of Ordinance No. 2024-10 revealed two scrivener's errors within Exhibit "A." First, while body of the ordinance contains the correct effective dates for the two phases, the schedules that comprise Exhibit "A" were not updated with the correct dates. Second, the second page of the schedule for the Fire/EMS impact fees was inadvertently omitted the executed ordinance.

The Board' enactment of the proposed ordinance will correct the above-described scrivener's errors in Ordinance No. 2024-10, and in so doing, will serve the public interest by eliminating any possible confusion as to when the new impact fee rates will go into effect. The proposed ordinance does not make any substantive changes to Ordinance No. 2024-10.

Estimate of Direct Economic Impact on Private/For Profit Businesses:

a. Estimate of Direct Business Compliance Costs: N/A. The Board adopted the new impact fee rates, and determined the effective dates thereof, when it enacted Ordinance No. 2024-10. The proposed ordinance merely corrects scrivener's errors that were subsequently discovered in the earlier ordinance.

b. New Charges/Fees on Businesses Impacted: N/A. See above.

c. Estimate of Regulatory Costs: N/A. See above.

Good Faith Estimate of Number of Businesses Likely Impacted: N/A. See above.

Any Additional Information (if any): None.

DRAFT DOCUMENT: F:\1 COUNTY ATTORNEY'S OFFICE\JAJ\Ordinances\Correction of Scrivener's Error - Impact Fees\2025-12-10 Proposed Ordinance - Draft 4.wpd, December 10, 2025 (1:57pm) NOTE: additions/~~deletions~~ = language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 2026 -04

AN ORDINANCE CORRECTING SCRIVENER'S ERRORS FOUND IN HERNANDO COUNTY CODE §§ 23-46, 23-69, 23-91, 23-114, AND 23-138'S IMPACT FEE SCHEDULES; CLARIFYING SAVINGS CLAUSE; CLARIFYING CONSTRUCTION CONTRACT EXEMPTION VERIFICATION PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 30, 2024, the Board of County Commissioners (the "Board"), after satisfying all of Fla. Stat. Ch. 163's procedural prerequisites, enacted Ordinance No. 2024-10, in which it enacted amended impact fee schedules for Fire/EMS, Public Capital Facilities - Law Enforcement, Parks, Educational Facilities, and Roads; and,

WHEREAS, Exhibit "A" thereto contained the new schedules for the above-referenced impact fees; and,

WHEREAS, the Board, during the hearing on the then-proposed ordinance, voted to implement the new impact fee rates in two phases, the first going into effect on December 2, 2024, and the second going into effect on December 2, 2025;

WHEREAS, a subsequent review of Ordinance No. 2024-10, as it was enacted, has revealed two scrivener's errors within Exhibit "A," to wit: (1) the schedules were not updated with the correct effective dates for the phases, and (2) the second page of the schedule for the Fire/EMS impact fees was inadvertently omitted the executed document; and,

WHEREAS, the Board's purposes in enacting the instant ordinance is to correct the above-described scrivener's errors, and while doing so, also make non-substantive corrections to §§ 6 and 7 of Ordinance No. 2024-10; and,

WHEREAS, the instant ordinance makes no substantive changes to Ordinance No. 2024-10.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Correction of Scrivener's Errors in the Fee Schedule Contained in Hernando County Code Section 23-46. The impact fee schedule contained in Hernando County Code § 23-46(a), "Schedule of Fire and EMS Impact Fees," is amended to read as set forth in Exhibit "A" to the instant ordinance, which is incorporated as if fully set forth herein.

Section 2. Correction of Scrivener's Errors in the Fee Schedule Contained in Hernando County Code Section 23-69. The impact fee schedule contained in Hernando County Code § 23-69(a), "Schedule of Educational Facilities Impact Fees," is amended to read as set forth in Exhibit "B" to the instant ordinance, which is incorporated as if fully set forth herein.

Section 3. Correction of Scrivener's Errors in the Fee Schedule Contained in Hernando County Code Section 23-91. The impact fee schedule contained in Hernando County Code § 23-91(a), "Schedule of Capital Facilities Impact Fees," is amended to read as set forth in Exhibit "C" to the instant ordinance, which is incorporated as if fully set forth herein.

Section 4. Correction of Scrivener's Errors in the Fee Schedule Contained in Hernando County Code Section 23-114(a). The impact fee schedule contained in Hernando County Code §

23-114(a), "Parks Impact Fee Schedule," is amended to read as set forth in Exhibit "D" to the instant ordinance, which is incorporated as if fully set forth herein.

Section 5. Correction of Scrivener's Errors in the Fee Schedule Contained in Hernando County Code Section 23-138(a). The impact fee schedule contained in Hernando County Code § 23-138(a), "Schedule of Roads Impact Fees," is amended to read as set forth in Exhibit "E" to the instant ordinance, which is incorporated as if fully set forth herein.

Section 6. Clarifying Savings Clause. Section II of Ordinance 2020-6, Savings Clause, as it was amended by Section VI of Ordinance 2024-10, is hereby amended to read as set forth below:

> SAVINGS CLAUSE. The Board of County Commissioners intends to put Contractors and property owners on Notice that the existing adopted County impact fees referenced in this Ordinance will be increased effective on ~~November 9, 2020~~ December 2, 2024. Given the extended statutory notice required for the effective date of new or increased fees, the general rule is that the new or increased impact fee rates shall apply to all building permits and certificates of use ~~issued~~ submitted after the stated effective date of the Ordinance, i.e. after December 2, 2024 (Phase I) and December 2,2025 (Phase II). Accordingly, ~~a complete application for a building permit or certificate of use, filed prior to the effective date of the ordinance but not yet issued a permit on the effective date, will be subject to the impact fee rates in effect at the time the building permit or certificate of use is actually issued by the county except as provided herein~~ the building permit or certificate of use must be

issued by the Building Department and all fees paid, within one hundred and eighty (180) days from the date of receipt of a complete building permit/certificate of use application, if the permit or the certificate of use is not issued during this period, the application shall no longer be exempt and shall be subject to the prevailing impact fees. The Board of County Commissioners will provide a ~~savings clause (i.e. a~~ process granting an exemption from the impact fee rates effective on December 2, 2024 (Phase I) and from those that are effective on December 2, 2025 (Phase II) ~~for completed building permit or certificate of use applications (as applicable) accepted for filing by the Building Department prior to the effective date (provided that the application remains in an active status) and existing private party construction contracts which in good faith contemplated that the fees would still be reduced or non-existent at the time the contract was executed by both parties~~.

Section 7. Clarifying Construction Contract Exemption Verification Process. Subsection (6) of Section III of Ordinance 2020-6, Construction Contract Excmption Verification Processing/Decisions by County Administrator, as it was amended by Section VII of Ordinance 2024-10, is hereby amended to read as set forth below:

6. The sworn statement and supporting materials must be provided to the County Building Department no later than the close of business on ~~December 2, 2024~~ January 2, 2025 (Phase I) and ~~August 30, 2025~~ January 2, 2026 (Phase II) to be considered exempt from the fees established in this Ordinance to be effective on

~~November 1, 2024~~ December 2, 2024 (Phase I) and December 2, 2025 (Phase II).

The Administrator may waive strict compliance with the deadline for good cause shown.

Section 8. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 9. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or another appropriate designation.

Section 10. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 11. Effective Date. This ordinance shall take effect *nunc pro tunc* to December 2, 2024.

ADOPTED IN REGULAR SESSION THE 3rd DAY OF February 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Deputy Clerk By:
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

EXHIBIT "A"

Amendment to Hernando County Code § 23-46(a)
Schedule of Fire and EMS Impact Fees

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Residential	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Single- family, detached,per du	$209.00	$277.50	$320.00	$0.00	$26.00	$0.00	$215.00
Single-family, attached, per du	147.00	199.50	234.00	0.00	18.00	0.00	151.00
Multifamily, 1 - 2 levels, per du	158.00	205.50	234.00	0.00	19.00	0.00	162.00
Multifamily 3+ levels, per du	161.00	207.00	234.00	0.00	19.00	0.00	216.00
Mobile home, 1 Acre, per du	209.00	239.50	244.00	0.00	26.00	0.00	215.00
Mobile home, other, per du	175.00	220.00	244.00	0.00	21.00	0.00	180.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Residential	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Mobile home park, per du	175.00	220.00	244.00	0.00	21.00	0.00	180.00
Sr. Housing Detached, per du	209.00	240.50	246.00	0.00	26.00	0.00	215.00
Sr. Housing Attached, per du	147.00	171.50	178.00	0.00	18.00	0.00	151.00
Congregate Care Facility, per 1,000 sf	258.00	270.00	250.00	0.00	32.00	0.00	
Assisted Living Fac, per 1,000sf	258.00	242.50	195.00	0.00	32.00	0.00	
Cont. Care Ret. Cntr, per 1,000sf	258.00	270.00	250.00	0.00	32.00	0.00	

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Medical, per 1,000 sq. ft.							
Hospital	258.00	274.00	258.00	0.00	32.00	0.00	351.00
Clinic	258.00	294.00	298.00	0.00	32.00	0.00	351.00
Nursing Home	258.00	254.00	218.00	0.00	32.00	0.00	351.00
Lodging							
Hotel, per room	97.00	169.50	230.00	0.00	12.00	0.00	133.00
Motel, per room	97.00	153.00	197.00	0.00	12.00	0.00	100.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Industrial & warehousing, per 1,000 sq. ft.	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
General Light Industrial	75.00	89.50	95.00	0.00	9.00	0.00	77.00
Industrial Park	77.00	77.50	69.00	0.00	9.00	0.00	103.00
Manufacturing	75.00	96.50	109.00	0.00	9.00	0.00	77.00
Warehouse	55.00	42.00	22.00	0.00	7.00	0.00	57.00
Mini-Warehouse	55.00	35.00	8.00	0.00	7.00	0.00	57.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Office, financial, retail, & restaurant, per 1,000 sq. ft.	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Medical Office 10,000 sf or less	258.00	264.00	238.00	0.00	32.00	0.00	351.00
Medical Office over 10,000 sf	258.00	316.00	342.00	0.00	32.00	0.00	351.00
General Office	150.00	181.50	195.00	0.00	18.00	0.00	205.00
Retail/Shopping Center	298.00	423.00	512.00	0.00	36.00	0.00	397.00
Building Material /Lumber Store	292.00	217.50	107.00	0.00	36.00	0.00	397.00
Discount Super-store, Free-standing	292.00	335.00	342.00	0.00	36.00	0.00	397.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Office, financial, retail, & restaurant, per 1,000 sq. ft.	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Hardware/Paint Store	292.00	189.00	50.00	0.00	36.00	0.00	397.00
New/Used Auto Sales	292.00	320.00	312.00	0.00	36.00	0.00	397.00
Supermarket	292.00	407.00	486.00	0.00	36.00	0.00	397.00
Home Improve-ment Superstore	292.00	356.50	385.00	0.00	36.00	0.00	397.00
Pharmacy/Drug Store w/ & w/o Drive-Thru	292.00	346.50	365.00	0.00	36.00	0.00	397.00
Furniture Store	292.00	196.00	64.00	0.00	36.00	0.00	397.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Services	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Bank/Savings Drive-In, per 1,000 sf	292.00	311.00	294.00	0.00	36.00	0.00	397.00
Fine Dining / Quality Restaurant, per 1,000 sf	454.00	827.00	1,144.00	0.00	56.00	0.00	617.00
High Turnover (Sit down) Restaurant, per 1,000 sf	454.00	793.00	1,076.00	0.00	56.00	0.00	617.00
Fast Food Restaurant w/ Drive-Thru, per 1,000 sf	454.00	1,225.00	1,940.00	0.00	56.00	0.00	617.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Services	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Automobile Care Center, per 1,000 sf	292.00	330.00	332.00	0.00	36.00	0.00	397.00
Gas Station w/ Conv. Market under 2,000 sf, per 1,000 sf	292.00	309.00	290.00	0.00	36.00	0.00	397.00
Gas Station w/ Conv. Market 2,000 – 2,999 sf, per 1,000 sf	292.00	392.50	457.00	0.00	36.00	0.00	397.00
Gas Station w/ Conv. Market 3,000 + sf, per 1,000 sf	292.00	462.00	596.00	0.00	36.00	0.00	397.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Services	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Self-Service Car Wash per 1,000 sf	292.00	259.50	191.00	0.00	36.00	0.00	397.00
Conv./Gas/Fast Food Restaurant per 1,000 sf	292.00	955.00	1,582.00	0.00	36.00	0.00	397.00
Recreational							
RV Park per occupied site	97.00	101.00	93.00	0.00	12.00	0.00	100.00
Marina, per 1,000 sf	150.00	97.00	26.00	0.00	18.00	0.00	154.00
Golf Course, per 1,000 sf	292.00	174.00	20.00	0.00	36.00	0.00	300.00

SCHEDULE OF FIRE AND EMS IMPACT FEES

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Recreational	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
Movie Theater, per 1,000 sf	292.00	679.00	1,030.00	0.00	36.00	0.00	397.00
Health / Fitness Club, per 1,000 sf	292.00	403.50	479.00	0.00	36.00	0.00	397.00
Institutional							
Elementary School (Private), per 1,000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00
Middle School (Private), per 1,000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00
High School Priv.,per 1000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00

Land Use Type	Consolidated Rate 3	County Fire and EMS		H County EMS		City of Brooksville	
Institutional	Effective 10-01-13	Effective 12-2-24	Effective 12-2-2025	Effective 11-15-12	Effective 08-14-13	Effective 11-15-12	Effective 08-14-13
University (Private) 7,500 per 1,000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00
University (Private) over 7,500 students per 1,000sf	150.00	0.00	0.00	0.00	18.00	0.00	205.00
Public Assembly per 1,000 sf	150.00	124.50	81.00	0.00	18.00	0.00	205.00
Day Care Center per 1,000 sf	150.00	164.50	161.00	0.00	18.00	0.00	205.00

EXHIBIT "B"

Amendment to Hernando County Code § 23-69(a)
Schedule of Educational Facilities Impact Fees

SCHEDULE OF EDUCATIONAL FACILITIES IMPACT FEES

Land Use Type	Impact Fee				
		Effective 11/15/2011	Effective 6/1/2020	Effective 12/2/24	Effective 12/2/2025
Single-family, detached - per du	$2,133.00	$0.00	$3,176.00	$4,655.50	$6,135.00
Single-family, (attached)1-10 stories -per du	1,628.00	0.00	2,914.00	3,083.00	3,252.00
Multifamily, 1&2 Levels - per du	1,680.00	0.00	3,197.00	3,520.50	3,844.00
Multifamily, 3+ Levels - per du		0.00	3,197.00	3,521.50	3,846.00
Mobile home, 1 acre -per du	2,133.00	0.00	3,176.00	4,655.50	6,135.00
Mobile home, other- per du		0.00	3,176.00	4,657.00	6,138.00
Mobile home, park -per du	995.00	0.00	1,761.00	1,300.00	839.00

EXHIBIT "C"

Amendment to Hernando County Code § 23-91(a)
Schedule of Capital Facilities Impact Fees

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
Residential:	**Effective 11/15/12**	**Effective 08/14/13**	**Effective 11/15/12**	**Effective 08/14/13**	**Effective 12/2/24**	**Effective 11/15/12**	**Effective 08/14/13**	**Effective 12/2/24**	**Effective 12/2/25**	**Effective 11/15/12**	**Effective 08/14/13**	**Effective 12/2/24**
Single-family, detached (du)	$0.00	$107.00	$0.00	$466.00	—	$0.00	$86.00	121.00	156.00	$0.00	$7.00	—
Single-family, attached, 1—10 stories (du)	0.00	75.00	0.00	327.00	—	0.00	61.00	87.50	114.00	0.00	5.00	—
Multifamily, (du)	0.00	81.00	0.00	352.00	—	0.00	65.00	89.50	114.00	0.00	5.00	—
Mobile home,1 acre (du)	0.00	107.00	0.00	466.00	—	0.00	86.00	102.50	119.00	0.00	7.00	—
Mobile home, other (du)	0.00	90.00	0.00	390.00	—	0.00	72.00	95.50	119.00	0.00	6.00	—
Mob. home pk-du	0.00	90.00	0.00	390.00	—	0.00	72.00	95.50	119.00	0.00	6.00	—
Sr. Housing detached (du)	0.00	107.00	0.00	466.00	—	0.00	86.00	103.00	120.00	0.00	7.00	—
Sr. Housing attached (du)	0.00	75.00	0.00	327.00	—	0.00	61.00	74.00	87.00	0.00	5.00	—
Congregate Care Facility(1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	113.50	120.00	0.00	9.00	—
Assisted Living (1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	100.00	93.00	0.00	9.00	—
Cont. Care Ret. Cntr. (1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	113.50	120.00	0.00	9.00	—
Nursing Home (per 1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	106.00	105.00	0.00	9.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Hotel (per room)	0.00	0.00	0.00	217.00	—	0.00	40.00	75.50	111.00	0.00	3.00	—
Motel (per room)	0.00	0.00	0.00	217.00	—	0.00	40.00	67.00	94.00	0.00	3.00	—
Recreational vehicle park (occup site)	0.00	0.00	0.00	217.00	—	0.00	40.00	42.50	45.00	0.00	3.00	—
Marina (per 1,000 sf)	0.00	0.00	0.00	335.00	—	0.00	62.00	37.00	12.00	1.00	5.00	—
Golf Course (per 1000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	65.50	10.00	0.00	10.00	—
Movie Theater (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	308.00	495.00	1.00	10.00	—
Health/Fit-ness Club per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	175.50	230.00	0.00	10.00	—
General light industrial (per 1,000 sf)	0.00	0.00	0.00	168.00	—	0.00	31.00	38.50	46.00	0.00	3.00	—
Industrial Park (per 1,000 sf)	0.00	0.00	0.00	168.00	—	0.00	31.00	32.00	33.00	0.00	3.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Warehouse (per 1,000 sf)	0.00	0.00	0.00	124.00	—	0.00	23.00	16.50	10.00	0.00	2.00	—
Mini-warehouse (per 1,000 sf)	0.00	0.00	0.00	124.00	—	0.00	13.00	8.50	4.00	0.00	2.00	—
Manufacturing (per 1,000 sf)	0.00	0.00	0.00	168.00	—	0.00	31.00	41.50	52.00	0.00	3.00	—
Elementary School-Private (per 1,000 sf)	0.00	0.00	0.00	335.00	0.00	0.00	62.00	0.00	0.00	0.00	5.00	0.00
Middle School-Private (per 1,000 sf)	0.00	0.00	0.00	335.00	0.00	0.00	62.00	0.00	0.00	0.00	5.00	0.00
High School-Private (per 1,000 sf)	0.00	0.00	0.00	335.00	0.00	0.00	62.00	0.00	0.00	0.00	5.00	0.00

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
University 7,500 or less students (per 1,000 sf)	$0.00	0.00	$0.00	335.00	0.00	$0.00	62.00	0.00	0.00	$0.00	5.00	0.00
University greater than 7,500 students (per 1,000 sf)	0.00	0.00	0.00	335.00	0.00	0.00	62.00	0.00	0.00	0.00	5.00	0.00
Public Assembly (per 1,000 sf)	0.00	0.00	0.00	335.00	—	0.00	62.00	50.50	39.00	0.00	5.00	—
Day Care Center (per 1,000 sf)	0.00	0.00	0.00	335.00	—	0.00	62.00	69.50	77.00	0.00	5.00	—
Clinic per 1,000 sf	0.00	0.00	0.00	576.00	—	0.00	107.00	125.00	143.00	0.00	9.00	—
Hospital (per 1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	115.50	124.00	0.00	9.00	—
Building Materials /Lumber Store (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	86.00	51.00	0.00	10.00	—
Discount Super-store Free standing (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	142.50	164.00	0.00	10.00	—
Hardware/Paint Store (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	72.50	24.00	0.00	10.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
New/Used Auto Sales (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	135.50	150.00	0.00	10.00	—
Supermarket (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	177.00	233.00	0.00	10.00	—
Home Improve-ment Super-store (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	153.00	185.00	0.00	10.00	—
Retail/Shopping Center (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	183.50	246.00	0.00	10.00	—
Pharmacy/Drug Store with & w/o Drive thru (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	148.00	175.00	0.00	10.00	—

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Furniture Store (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	75.50	30.00	0.00	10.00	—
General Office (per 1,000 sf)	0.00	0.00	0.00	335.00	—	0.00	62.00	77.50	93.00	0.00	5.00	—
Medical office 10,000 sq. ft. or less (per 1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	110.50	114.00	0.00	9.00	—
Medical office greater than 10,000 sq. ft. (per 1,000 sf)	0.00	0.00	0.00	576.00	—	0.00	107.00	135.50	164.00	0.00	9.00	—
Bank/Savings Drive-in (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	131.00	141.00	0.00	10.00	—
Quality Restaurant (per 1,000 sf)	0.00	0.00	0.00	1,012.00	—	0.00	187.00	368.00	549.00	0.00	16.00	—

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
High-turnover (Sit-down) restaurant (per 1,000 sf)	0.00	0.00	0.00	1,012.00	—	0.00	187.00	352.00	517.00	0.00	16.00	—
Fast food restaurant w/Drive-thru (per 1,000 sf)	0.00	0.00	0.00	1,012.00	—	0.00	187.00	559.00	931.00	0.00	16.00	—
Automobile Care Center (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	140.00	159.00	0.00	10.00	—
Gas Sta. w/ Convenience Market-less than 2,000 sf (per 1,000sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	130.00	139.00	0.00	10.00	—
Gas Sta. w/ Convenience Market-2,000-2,999 sf (per 1,000sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	170.00	219.00	0.00	10.00	—
Gas Sta. w/ Convenienc e Market-3,000+ sf per 1,000 sf	0.00	0.00	0.00	651.00	—	0.00	121.00	203.50	286.00	0.00	10.00	—

SCHEDULES OF CAPITAL FACILITIES IMPACT FEES

Land Use Type	Library		Buildings			Law Enforcement				Jail		
	Effective 11/15/12	Effective 08/14/13	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24	Effective 12/2/25	Effective 11/15/12	Effective 08/14/13	Effective 12/2/24
Self-Service Car Wash (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	106.00	91.00	0.00	10.00	—
Convenience/Gas/Fast Food Restaurant (per 1,000 sf)	0.00	0.00	0.00	651.00	—	0.00	121.00	440.50	760.00	0.00	10.00	—

EXHIBIT "D"

Amendment to Hernando County Code § 23-114(a)
Parks Impact Fee Schedule

PARKS IMPACT FEE SCHEDULE

Land Use Type (Unit)	Fee per Unit			
	Effective 11-15-12	Effective 08-14-13	Effective 12-02-24	Effective 12-02-25
Single-family, detached (DU)	$0.00	$411.00	$451.00	$491.00
Single-family, attached 1-10 stories (DU)	0.00	288.00	323.00	358.00
Multifamily 1-10 stories (DU)	0.00	311.00	334.50	358.00
Mobile home - 1 acre lot (DU)	0.00	411.00	393.00	375.00
Mobile home - Other (DU)	0.00	411.00	393.00	375.00
Mobile home park (DU)	0.00	344.00	359.50	375.00
Recreation vehicle—Lot	0.00	143.00	-	-
Hotel/motel—Room	0.00	143.00	-	-
Senior housing, (Detached) (DU)	-	411.00	394.00	377.00
Senior housing, (Attached) (DU)		288.00	280.50	273.00

EXHIBIT "E"

Amendment to Hernando County Code § 23-138(a)
Schedule of Roads Impact Fees

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
	RESIDENTIAL				
210	Single-Family (Detached)	du	-	$2,811.50	$4,354.00
	Single-Family (Attached) 1—2 stories	du	-	2,294.50	3,767.00
	Single-Family (Attached) 3—10 stories	du	-	2,248.00	3,767.00
220	Multi-Family (Low Rise, 1—2 stories)	du	-	1,878.50	2,935.00
221	Multi-Family (Mid Rise, 3—10 stories)	du	-	1,352.50	1,976.00
240	Mobile Home Park	du	-	1,029.00	1,591.00
	Mobile Home, 1-acre	du	1,269.00	2,811.50	4,354.00
	Mobile Home, other	du	1,269.00	2,811.50	4,354.00
251	Senior Adult Living Detached	du	-	1,052.00	1,604.00
252	Senior Adult Living Attached	du	-	729.50	1,082.00
253	Congregate Care Facility	du	-	274.50	428.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use RESIDENTIAL	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
254	Assisted Living	bed	-	309.50	471.00
255	Continuing Care Retirement Center	du	-	293.50	451.00
	LODGING				
310	Hotel	room	644.00	1,284.00	1,924.00
320	Motel	room	455.00	691.50	928.00
	RECREATION				
416	Recreational Vehicle Park	site/du	-	404.00	627.00
420	Marina	Per berth	-	818.00	1,203.00
430	Golf Course	Per acre	-	1,303.50	1,870.00
444	Movie Theater	Per screen	-	11,418.00	17,952.00
492	Health/Fitness Club	1,000 sf	-	8,919.00	13,949.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
	INSTITUTIONS				
520	Elementary School (Private)	1,000 sf./student	-	0.00	0.00
522	Middle School (Private)	1,000 sf./student	-	0.00	0.00
530	High School (Private)	1,000 sf./student	-	0.00	0.00
540	University (7,500 or fewer students) (Private)	1,000 sf./student	-	0.00	0.00
550	University (more than 7,500 students) (Private)	1,000 sf./student	-	0.00	0.00
560	Public Assembly	1,000 sf	-	1,419.50	2,205.00
565	Day Care	1,000 sf	-	4,162.00	5,844.00
610	Hospital	1,000 sf	-	3,165.00	4,675.00
620	Nursing Home	Per bed	-	353.50	558.00
630	Clinic	1,000 sf.	-	9,322.00	14,803.00
	OFFICE				
710	General Office	1,000 sf.	-	2,751.00	4,290.00
720	Medical Office 10,000 sf. or less	1,000 sf	-	6,364.50	9,854.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use OFFICE	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
720	Medical Office greater than 10,000 sf.	1,000 sf.	-	9,168.50	14,147.00
	RETAIL				
812	Building Materials and Lumber Store	1,000 sf.	-	5,890.00	6,646.00
813	Discount Superstore Free Standing	1,000 sf.	-	6,640.00	6,519.00
816	Hardware/Paint Store	1,000 sf.	-	798.50	353.00
820	Retail/Center	1,000 sf.	-	4,117.50	6,318.00
840/841	New/Used Auto Sales	1,000 sf.	-	4,911.00	7,426.00
850	Supermarket	1,000 sf.	-	5,783.00	8,754.00
862	Home Improvement Superstore	1,000 sf.	-	2,421.50	3,676.00
880/88	Pharmacy/Drug Store w/Drive-Thru	1,000 sf.	-	3,497.00	5,502.00
890	Furniture Store	1,000 sf.	-	1,075.00	1,741.00
912	Bank/Savings Drive-In	1,000 sf.	-	6,860.00	9,463.00
931	Quality Restaurant	1,000 sf.	-	11,142.50	17,014.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use RETAIL	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
932	High-Turnover (Sit-Restaurant	1,000 sf.	-	12,674.00	19,065.00
934	Fast Food Rest. w/Drive-Thru	1,000 sf.	-	36,527.50	55,658.00
942	Automobile Care Center	1,000 sf.	-	4,013.50	6,056.00
944	Gas station with convenience market under 2,000 sq. ft.	vfp	-	3,897.00	5,930.00
945	Gas station with convenience market 2,000 —2,999 sq. ft.	vfp	-	5,673.00	9,120.00
960	Gas station with convenience market over 3,000 sq. ft.	vfp	-	7,217.50	11,935.00
947	Self-Service Car Wash	bay	-	3,366.00	5,207.00
n/a	Convenience/Gasoline/Fast Food	1,000 sf.	-	43,723.00	67,642.00
	INDUSTRIAL				
110	General Light Industrial	1,000 sf.	-	1,364.00	1,922.00
130	Industrial Park	1,000 sf.	-	1,062.00	1,336.00

SCHEDULE OF ROADS IMPACT FEES

ITE LUC	Land Use INDUSTRIAL PARK	Unit	Net Impact Fee	Effective 12-2-24	Effective 12-2-25
140	Manufacturing	1,000 sf.	-	1,161.00	1,882.00
150	Warehousing	1,000 sf.	-	544.00	676.00
151	Mini-Warehouse	1,000 sf.	-	267.50	389.00

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

Hernando County
20 N. Main St. Rm. 362, Brooksville, FL 34601
(352) 754-4180

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Hernando County, a Daily newspaper of general circulation, printed and published in City of Brooksville, Hernando County, State of Florida; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates.

Publication Dates:
- Jan 23, 2026

Notice ID: 9HHC61avpnZDjVS1xMUm

Notice Name: Notice of Public Hearing

Publication Fee: $0.00

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 01/30/2026

S Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING OF
PROPOSED ORDINANCE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida will hold a public hearing on **Tuesday, February 3, 2026, at 9:00 a.m. or soon thereafter**, in the Hernando County Government Center, County Commission Chambers, 20 N. Main St, Rm 160, Brooksville, Florida, to consider the following:

AN ORDINANCE CORRECTING SCRIVENER'S ERRORS FOUND IN HERNANDO COUNTY CODE §§ 23-46, 23-69, 23-114, AND 23-138'S IMPACT FEE SCHEDULES; CLARIFYING SAVINGS CLAUSES; CLARIFYING CONSTRUCTION CONTRACT EXEMPTION VERIFICATION PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

THIS PROPOSED ORDINANCE may be inspected by the public at the Hernando County Planning and Zoning Division, 1653 Blaise Drive, Brooksville, FL 34601 between the hours of 7:30 a.m. to 3:30 p.m., M-F, legal holidays excepted, telephone 352-754-4048.

YOU HAVE A RIGHT to appear and be heard at this public meeting and/or to send any written objections to the County Commissioners at 15470 Flight Path Dr, Brooksville, Florida 34604.

YOU ARE FURTHER ADVISED that if any person decides to appeal any decision made by the Board of County Commissioners with respect to the subject matter of the hearing, that person will need to ensure a verbatim record of the proceedings is made.

ALL PERSONS INTERESTED in the above matter are invited to attend and be heard.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact Lisette Gardner, Procurement Department, 15470 Flight Path Dr, Brooksville, Florida 34604, Telephone 352-754-4020. If hearing impaired, please call 711 for assistance.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA
/s/_____**(SEAL)**
Douglas A. Chorvat, Jr., Clerk
By: Heidi Prouse
Deputy Clerk

Publish: January 23, 2026

TITLE

Petition Submitted by Cash Smith and Cathleen Smith for Hardship Relief From Subdivision Regulations for Property Located on Thrasher Avenue

BRIEF OVERVIEW

This subject property (Key No1308230) is an AG (Agricultural) parcel lying on Thrasher Ave. The applicants, Cash Smith and Cathleen Smith, submitted a Class C Subdivision application to create four (4) parcels from the approximate 14.2 +/- acre parcel: Lot 1 (3.72 acres), Lot 2 (3.51 acres), Lot 3 (3.50 acres), and Lot 4 (3.46 acres).

Chapter 26, Article I, Section 26-3(e) Class C (4) of the Hernando County Code of Ordinances requires that a Class C Subdivision must meet the following:

1. Each lot must meet all applicable county development rules and be approved by the county.

Appendix A, Article IV, Section 6, Subsection A(6)iii. of the Hernando County Code of Ordinances provides that AG (Agricultural) parcels existing prior to January 1, 1990, may be used as follows:

iii. The subdivision of a minimum ten-acre parcel into a maximum of four (4) parcels each having a minimum lot size of two and one-half (2½) acres (including rights-of-way and access tracts) will be allowed, provided the county development and subdivision regulations are met.

The proposed parcels do not meet the above requirements, as it is not a parent parcel existing prior to January 1, 1990. So, the parcel subdivision was denied. As a result, the petitioners filed a Petition for Relief from Hardship, seeking the Board's approval for relief from the requirement.

Should the Board determine that a hardship is warranted, Section 26-3(f) of the Hernando County Code of Ordinances requires compliance with items (1) through (3) listed in the Legal Note, and the Board should authorize the Chairman's signature upon the approval resolution, which will be recorded in the official records.

Likewise, if the petition for hardship is denied, the Board should authorize the Chairman's signature on the denial resolution.

The owner's application and appeal letter provided therein sufficiently meet the requirements of the Hernando County Land Development Regulations for a Class C subdivision.

FINANCIAL IMPACT

There is no identified financial impact.

LEGAL NOTE

The Board has the authority to act on the request for relief from the Class C Subdivision regulations due to hardship in accordance with Chapter 26, Article I, Section 26-3(f) of the Hernando County Code of Ordinances. A petition for such relief may be filed by any person who feels the provisions of the Class C Subdivision regulations, if complied with, would place upon them an undue burden on their ability to transfer land.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the provisions of the Class C Subdivision regulations have placed an undue burden on the petitioners' ability to transfer land to and:

1. All lots proposed to be created under the Board of County Commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

2. All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that the "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

RECOMMENDATION

It is recommended that the Board, as the sole authority, determine whether the provisions of the Class C Subdivision regulations, if complied with, would place an undue burden on the petitioners. Should the Board determine that a hardship is warranted, Section 26-3(f) of the Hernando County Code of Ordinances requires compliance with items (1) through (3) as listed in the Legal Note above.

It is further recommended that the Board approve or deny the applicants request and authorize the Chairman’s signature on the attached resolution consistent with the Board’s action.

REVIEW PROCESS

Omar DePablo	Escalated	01/15/2026	6:19 PM
KayMarie Griffith	Escalated	01/17/2026	6:18 PM
Michelle Miller	Approved	01/20/2026	8:35 AM
Michelle Miller	Approved	01/20/2026	8:35 AM
Erin Dohren	Approved	01/20/2026	9:36 AM
Pamela Hare	Approved	01/20/2026	1:52 PM
Heidi Prouse	Approved	01/20/2026	4:03 PM
Natasha Lopez Perez	Approved	01/21/2026	2:56 PM

Toni Brady	Approved	01/22/2026	3:47 PM
Jeffrey Rogers	Approved	01/23/2026	2:29 PM
Colleen Conko	Approved	01/23/2026	2:51 PM

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

HERNANDO COUNTY APPLICATION FOR CREATING CLASS C SUBDIVISION

Date: 12/26/2025

Print or type all information. Refer to instruction sheets for assistance or email planning@co.hernando.fl.us

APPLICANT: CASH AND CATHLEEN SMITH

Mailing Address:
12252 THRASHER AVE

City, State, Zip Code:
BROOKSVILLE FL 34614

Daytime Phone: 352-584-4315 Email : CASH.SMITH7925@GMAIL.COM

REPRESENTATIVE: PROCIVIL LLC

Mailing Address:
12 SOUTH MAIN STREET

City, State, Zip Code:
BROOKSVILLE FL 34601

Daytime Phone: 352-593-4255 Email : PERMITTING@PROCIVIL360.COM

Legal Description: Write the complete legal description of the property below. Include Section, Township and Range, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.

SEE ATTACHED DEED

PARCEL KEY NUMBER 1308230 SEC 17 TWP 21 (S) RANGE 18 (E)

Size of Area Covered by Application: 14.18

Highway & Street Boundaries: TRASHER AVE

Number of Parcels Proposed: 4

Minimum Size(s) of Lot(s) Created:
3.46

STAFF REPORT

HEARINGS:	Board of County Commissioners: February 03, 2026
APPLICANT:	Cash & Cathleen Smith
FILE NUMBER:	1501204
PURPOSE:	Class C Subdivision Appeal
GENERAL LOCATION:	South side of Thrasher Avenue, approximately 1276 feet west of Scaup Duck Avenue
PARCEL KEY NUMBER:	1308230

APPLICANT'S REQUEST:

The petitioner is requesting relief from the strict application standards of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to the hardship as more fully described below.

The subject site is a 14.2-acre AG (Agricultural) parcel. The Class C Subdivision for Cash and Cathleen Smith is to create (4) four lots Lot 1 – 3.72 acres, Lot 2 – 3.51 acres, Lot 3 – 3.50 acres and Lot 4 – 3.46 acres. It is the petitioner's desire is to develop the parcel; however is unable due to non-parent parcel status. The parcel is located on Thrasher Avenue.

The survey has been reviewed by the Planning Department and found not to be within County standards for a Class C Subdivision, as the parcel is not a parent parcel according to Appendix A, Article IV, Section 6, subsection 6 of the Land Development Regulations and therefore cannot be subdivided without Board consideration. The Department of Public Works has Approved the driveway location.

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the Class C subdivision with the following conditions:

(1) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(2) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(3) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

(4) The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(5) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(6) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(7) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

NARRATIVE

FOR

PRELIMINARY SITE APPROVAL

FOR

SMITH CLASS "C" SUBDIVISION

HERNANDO COUNTY, FL

KEY NO. 1308230

This is a 14.18 acre site located on the south side of Thrasher Avenue, in NW Hernando County. The property is configured to run north and south, with nearly 500 feet of frontage on Thrasher.

According to the NRCS, the soil grouping is Candler fine sand, a buildable soil with high permeability.

The land has varying slope. The highest point is near the south border. The slope flows into the project areas, then back up, with one more low area prior to reaching Thrasher. The topo has been included on the Preliminary Site Plan so one can follow.

There are two drainage deposit areas (nodes) for runoff collection; one on each side of the project near Thrasher. The Chasowitzka Flood Plain study maps a connection between the two nodes, but upon closer examination of the study, it is found there is no flow during the 100 year event. Just in case however, the insinuated connection has been maintained under the proposed Access Tract by virtue of a planned culvert.
The node on the east side is Node **NH1180**. The 100-year flood elevation is **52.79'** MSL.
The node on the west side is Node **NH1170**. The 100-year flood elevation is **59.12'** MSL.
The lowest elevation on the site is 59.68 and that is on the east side nearer the lower flood node.
There are no flood areas on-site.

The property is proposed to be split into four tracts with a 60-foot Access Tract and common area to be owned by all parties. This development is intended to be a family haven.
The Access Tract has a lot of curvature to save trees. All horizontal and vertical curves will meet the County's Facility Design Guidelines.

The Owner's survey, does not show any specimen or majestic trees. However, the Owner himself walked the site and provided the alignment of the Access Tract to avoid the trees he wishes to save. One can tell by the alignment, they do not take the destruction of the trees lightly. An extreme effort has been made to save as many trees as possible.

The Access Tract will meet the County's Facility Design Guidelines. The clearing width, shoulders, and improvement all exceed the minimums recommended. The Access tract will connect with Thrasher. A Hernando County Public R/W use permit will be required prior to the connection. This permit is separate from the Site Development permit.

DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION

789 PROVIDENCE BOULEVARD ▯ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 www.HernandoCounty.us

August 15, 2025

Cash & Cathleen Smith
Procivil 360, LLC, Representative
12 South Main Street
Brooksville, FL 34601

RE: Key No. 1308230
Section 17, Township 21 South, Range 18 East
File No: 1501204 Class C Subdivision

Dear Holly,

This letter is the formal notice to you of County denial of your request to create a Class C subdivision requesting the creation of four (4) parcels. Your request is denied because the parcel is not a parent parcel and does not meet Hernando County's Ordinance regarding Rural/Agricultural Districts, Parent Parcel regulations to-wit:

Parent Parcel, Zoning District Regulations, Rural/Agricultural Districts, Special provisions: Parcels existing prior to January 1, 1990, are deemed to be Parent Parcels.

(f) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(2) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(g) Petition for relief from family hardship. A petition for relief from family hardship may be filed by any person who feels the provisions of this chapter, if complied with, would place upon them an

undue burden on their ability to transfer land to family members. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A map on which is indicated an accurate representation of the proposed subdivision. The map shall clearly indicate the access to be provided and any improvements to be provided in the project. The petition will include the prospective recipient of each tract and his/her relationship to the grantor.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the family and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(4) **All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.**

If you appeal the denial to the Board of County Commissioners, please submit the following:

1. A letter requesting to appeal the denial to the Board with the **requirement as indicated above**; and
2. A filing fee of $ 100.00.

If an appeal is filed and approved by the Board of County Commissioners, conditions as stated above will be included in the resolution as well as the following:

1. Provide a final original signed/sealed survey including the flood hazard areas delineated and existing structure setback compliance prior to final subdivision approval. Must also contain the necessary changes required by the Department of Public Works. Full legal descriptions for each lot, not just the lot being created.
2. Subsequent lot owners should be advised of potential for listed protected species and state/federal permit requirements. Prior to site development of each lot, a gopher tortoise burrow survey by a qualified professional is required to determine presence or absence. If present, follow FWC permitting and regulation requirements.

If I may be of further assistance in this matter, please contact me.

Sincerely,

Carrie L. Cline
Planner I

PROCIVIL360
12 S. MAIN STREET, BROOKSVILLE, FL 34601
352-593-4255
www.procivil360.com

November 10, 2025

Mr. Omar DePablo
Planning Director
Providence St
Brooksville, FL, 34601

Re: Class C Application for Smith
File No. 1501204 Class C Subdivision
Petition for relief from hardship
Key Number 01308230

Dear Mr. DePablo,

Your staff has reviewed the Class C Application and determined that the subject parcel does not qualify as a Parent Tract. After extensive research and numerous documents from multiple title companies, we have reached the same conclusion. Our investigation even revealed that this parcel appears to have previously been part of a Class I subdivision. Records trace back to DRM Realty, which was involved in litigation with a prior owner of this land; however, beyond this, there is limited evidence regarding the precise origination date of the parcel.

We are requesting relief from the determination related to the Parent Tract as defined in Section 6- Rural Districts A(6). Should development be approved, it will proceed as a Class C Subdivision, the property to fully comply with all County regulations and those of SWFWMD. The site has already received a permit from SWFWMD in accordance with approved development plans (attached).

It is the Owner's intent to proceed with construction of the Access Tract should this variance be approved by the BCC.

Enclosed is a chronological list of deeds and supporting documentation, along with a site plan illustrating the owner's proposed land division under Class C guidelines.

We regret any misunderstanding that may have occurred and respectfully request your consideration and support, for this variance, thereby enabling the continued development of this Class C Subdivision.

Sincerely,

Alan K. Garman

Alan K. Garman
Manager

SHEET INDEX	
#	DESCRIPTION
1 OF 10	COVER SHEET
2 OF 10	NOTES & LEGENDS
3 OF 10	SURVEY - DEMO PLAN
4 OF 10	SITE PLAN
5 OF 10	GRADING & DRAINAGE PLAN
6 OF 10	PLAN & PROFILE 1
7 OF 10	PLAN & PROFILE 2
8 OF 10	CSWMP PLAN
9 OF 10	SITE DETAILS
10 OF 10	DRAINAGE DETAILS
10A OF 10	PRE BASIN PLAN
10B OF 10	POST BASIN PLAN

PROJECT DESCRIPTION

THE OWNER IS DESIROUS OF CONSTRUCTING A CLASS C SUBDIVISION IN ON THE 14 ACRE PARCEL. THIS WILL BE A LOW IMPACT 5% MAX IMPERVIOUS SUBDIVISION WITH 75' BUFFERS. THE PERMITTING REQUIRED WILL BE THROUGH SWFWMD AND HERNANDO COUNTY.

SITE CONSTRUCTION PLANS FOR CLASS "C" SUBDIVISION MR. CASH SMITH SPRING HILL, FLORIDA HERNANDO COUNTY KEY ID #: 1308230

OWNER/DEVELOPER:
MR. CASH SMITH

SURVEYOR:
JEFF COPELAND SURVEYING, INC.
LB.7905
4300 LAKE IN THE WOODS DRIVE
SPRING HILL, FLORIDA 34607
PHONE: (352) 596-4111

TABLE OF REFERENCE	
#	DESCRIPTION
001	HERNANDO COUNTY FACILITY DESIGN GUIDELINES
002	HCUD SPEC BOOK
003	FDOT STANDARD PLANS FOR ROAD CONSTRUCTION
004	FLORIDA BUILDING CODE 2020, 7TH EDITION
005	FLORIDA FIRE PREVENTION CODE, 7TH EDITION



VICINITY MAP



AERIAL MAP



FEMA MAP



SOILS MAP

CONTRACTOR SHALL UTILIZE THE FOLLOWING FDOT MOT REFERENCES AS APPROPRIATE	
#	DESCRIPTION
102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
102-601	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER
102-602	TWO-LANE AND MULTILANE, WORK ON SHOULDER
102-603	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE SOUTH 01°31'04" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE; THENCE RUN SOUTH 89°59'41" WEST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1003.59 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°36'19" EAST, A DISTANCE OF 191.44 FEET; THENCE RUN NORTH 89°36'53" WEST, A DISTANCE OF 500 FEET; THENCE RUN NORTH 01°01'19" WEST, A DISTANCE OF 1333.33 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE; THENCE RUN NORTH 89°59'41" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 499.77 FEET TO THE POINT OF BEGINNING.

NOTE: DESCRIPTION HAS A GEOMETRIC CLOSURE ERROR OF APPROXIMATELY 0.62 FEET.

SECTION 17, TOWNSHIP 21S, RANGE 18E

SITE NOTES:

1. SITE AREA: 14.18 ACRES M.O.L.
   PROJECT AREA: 14.18 ACRES M.O.L.
2. PRESENT LAND USE CLASSIFICATION: RURAL
3. PRESENT ZONING OF SITE: AG

SURROUNDING ZONINGS :	SURROUNDING LAND USES
NORTH: R1C	NORTH: RURAL
EAST: AG	EAST: RURAL
WEST: AG	WEST: RURAL
SOUTH: AG	SOUTH: RURAL

4. EXTERNAL SETBACKS:
   ALL SIDES: 75 FEET
5. INTERNAL LOT SETBACKS:
   FRONT: 25 FEET
   REAR: 25 FEET
   SIDE: 25 FEET
   SIDE: 25 FEET
6. NEW BUILDING DATA:
   MAXIMUM 5% TOTAL IMPERVIOUS AREA FOR ENTIRE SITE
7. POTABLE WATER SUPPLIER: WELL
8. SANITARY SEWER SUPPLIER: SEPTIC
9. ELECTRICAL SERVICE: WREC
10. FIRE PROTECTION: HERNANDO COUNTY FIRE AND RESCUE
11. THE BASE FLOOD ZONE IS SPECIFIED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12053C0042D & 12053C0044D, THE ZONE IS "X" AN AREA OF MINIMAL FLOODING, DATED: 03/02/12
12. ALL NEW SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGN.
13. RPZ BACKFLOW PREVENTOR: BY CONTRACTOR/BY HCUD
    POTABLE & IRRIGATION METERS: BY CONTRACTOR/BY HCUD
14. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTING, TREES, ETC. IN EXCESS OF THREE AND ONE-HALF (3 1/2) FEET IN HEIGHT.
15. FUGITIVE DUST DURING CONSTRUCTION WILL BE CONTROLLED WITH THE USE OF PERIODIC WATERING.
16. ON SITE BURNING IS PROHIBITED.
17. ALL DISTURBED RIGHT OF WAY SHALL BE SODDED.
18. HERNANDO COUNTY PUBLIC WORKS SHALL BE CONTACTED 24 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT OF WAY AND PRIOR TO PAVING AND SODDING. (352) 754-4080.
19. IN THE EVENT ACTIVE GOPHER TORTOISE BURROWS ARE LOCATED ON THE SITE, CONTACT THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (386) 758-0525.
20. THERE WILL BE NO OUTSIDE LIGHTING PROVIDED ON THIS SITE.

811 Know what's below. Call before you dig.

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL. 34601 PHONE - (352) 585-4255
WWW.PROCIVIL360.COM

CLASS "C" SUBDIVISION
MR. CASH SMITH

COVER SHEET

LEGEND & NOTES
SURVEY - DEMO PLAN
SITE PLAN
GRADING & DRAINAGE PLAN
PLAN & PROFILE 1
PLAN & PROFILE 2
CSWMP PLAN
SITE DETAILS
DRAINAGE DETAILS
PRE BASIN PLAN
POST BASIN PLAN

LEGAL/ELECTRONIC SIGNATURE NOTE:

LARRY A. BOONE
FL PE #67671
SIGNED AND APPROVED
DATE:

PROGRAMS BY: FDD
SEC. PLAN: SEE PLAN
DATE: 9/19/24
SEC: 17
TWP: 21
RANGE: 18
JOB NUMBER: 24015

SHEET NO.
1 OF 10

User Name: fdica Plot Date: Nov 26, 2024 - 11:28am Drawing Name: C:\Users\fdica\AppData\Local\Temp\AcPublish_5032\24015sht4.dwg

GENERAL NOTES

1. THE CONTRACTOR SHALL CALL SUNSHINE STATE ONE-CALL 811 (800 432 4770) PRIOR TO BEGINNING ANY EXCAVATION. CALL DEPT. OF PUBLIC WORKS AT 352-754-4062, FOR LOCATES OF FIBER OPTICS, 72 HOURS PRIOR TO DIGGING. "OPW DOES NOT PARTICIPATE IN SUNSHINE ONE CALL"
2. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION ACTIVITIES SHALL REMAIN WITHIN THE PROPERTY BOUNDARIES AND ROADWAY RIGHT-OF-WAYS DEPICTED ON THESE PLANS. THE CONTRACTOR SHALL CLEARLY IDENTIFY PROJECT LIMITS BEFORE BEGINNING CONSTRUCTION.
3. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED.
4. ALL WORK TO BE PERFORMED IN THE COMPLETION OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BEST PRACTICES OF THE INDUSTRY AND ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY CODES, ORDINANCES, STANDARDS AND PERMIT CONDITIONS.
5. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING: FLORIDA BUILDING CODE; FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION; MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES; FDOT STANDARD PLANS FOR ROAD CONSTRUCTION; AND THE HERNANDO COUNTY FACILITY DESIGN GUIDELINES, AS APPLICABLE. THE MORE STRINGENT STANDARD GOVERNS UNLESS APPROVED BY THE ENGINEER OF RECORD.
6. DEMOLITION OF SIDEWALKS, CURB CUT RAMPS, CROSSWALKS, ETC. SHALL MEET LATEST ADA REQUIREMENTS. REFER TO FDOT STANDARD PLANS FOR ROAD CONSTRUCTION 523-001 AND 522-002.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH CURRENT HERNANDO COUNTY CODES, REGULATIONS AND REQUIREMENTS.
8. ALL DETAILS, SECTIONS AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE.
9. THE TOPOGRAPHIC SURVEY INFORMATION PRESENTED IN THE PLANS IS PROVIDED BY JEFF DOPELAND SURVEYING, INC. THE INFORMATION IS PROVIDED SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF WORK. THE CONTRACTOR IS DIRECTED, PRIOR TO CONSTRUCTION, TO CONDUCT ANY AND ALL INVESTIGATIONS DEEMED NECESSARY TO DETERMINE THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED.
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLANS REGARDING UNDERGROUND UTILITIES PRIOR TO CONDUCTING CONSTRUCTION ACTIVITY IN ANY PART OF THE PROJECT AREA.
11. PRIOR TO BIDDING THE PROJECT, THE CONTRACTOR SHALL APPRISE HIMSELF AS TO ALL ABOVE AND BELOW GROUND FEATURES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE CONSIDERATION IN THE OVERALL BID ALL ASSOCIATED COSTS FOR SPECIFIC METHODS AND MATERIALS REQUIRED TO WORK AROUND THE APPURTENANCES.
12. THE CONTRACTOR AND SUBCONTRACTORS ARE REQUIRED TO PROMPTLY NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES OR CONFLICTS FOUND IN THE PLANS OR SPECIFICATIONS, PRIOR TO CONSTRUCTION, ANY NEED FOR CLARIFICATION OF PROPOSED IMPROVEMENTS OR FOR RESOLUTION OF DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IN WRITING IMMEDIATELY WHEN CONFLICTS ARE IDENTIFIED DURING THE COURSE OF THE WORK.
13. NO CHANGES TO THE WORK AS SHOWN ON THESE PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL CHECK ACTUAL SITE CONDITIONS.
14. THE CONTRACTOR SHALL DOCUMENT THE CONDITIONS OF THE ROADS, RIGHT-OF-WAY, DRIVEWAYS, DRAINAGE FACILITIES, CULVERTS, PLANTS, SHRUBS, FLOWERS, FENCES, MAILBOXES, ETC. IN AND ADJACENT TO THE CONSTRUCTION AREAS PRIOR TO COMMENCEMENT OF CONSTRUCTION. DOCUMENTATION SHALL BE PHOTOGRAPHS AND VIDEO.
15. THE ENGINEER OF RECORD (EOR) SHALL HAVE ACCESS TO THE WORK SITE AT ALL TIMES.
16. EXCAVATIONS SHALL BE FREE OF DEBRIS PRIOR TO BACKFILLING.
17. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS FROM THE JOB SITE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF ALL EXCESS MATERIAL AFTER IT IS DETERMINED THAT IT IS NO LONGER NEEDED ON THE JOB. UNSUITABLE MATERIAL FROM WITHIN THE PROJECT SHALL BE DISPOSED OF OFFSITE BY THE CONTRACTOR. SUITABLE MATERIAL FROM WITHIN THE PROJECT MAY BE USED FOR FILL, BASE OR SUB-BASE PER SPECIFICATIONS.
18. ALL ROLLERS SHALL BE USED IN STATIC MODE ONLY, NO VIBRATORY COMPACTION.
19. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING FEATURES AND IMPROVEMENTS IN THE CONSTRUCTION AREAS OF THIS PROJECT AND FOR DAMAGE TO ADJACENT PROPERTIES CAUSED BY CONSTRUCTION ACTIVITIES. ANY FENCES, MAILBOXES AND OTHER IMPROVEMENTS THAT ARE DAMAGED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION.
20. IF A SINKHOLE SHOULD FORM ON THE PROJECT SITE, ALL APPLICABLE PROCEDURES OUTLINED IN THE SWFWMD APPLICANTS HANDBOOK, OCTOBER 2013, SHALL BE FOLLOWED. THE ENGINEER OF RECORD AND THE APPROPRIATE PERMITTING AGENCIES MUST BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.

SURVEY, PLAN AND PROFILE

1. THE VERTICAL INFORMATION OBTAINED FROM THE SURVEY IS BASED UPON NAVD 1988, UNLESS OTHERWISE NOTED.
2. GRADES SHOWN ON PLANS ARE FINISHED CONSTRUCTION GRADES.
3. ALL FIELD LAYOUT AND SURVEYING FOR CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR AT HIS/HER EXPENSE, UNDER THE DIRECTION OF A FLORIDA STATE LICENSED PROFESSIONAL LAND SURVEYOR.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROL, MARKINGS AND PROPERTY CORNERS THROUGHOUT THE DURATION OF THE PROJECT.
5. THE CONTRACTOR'S SURVEYOR SHALL RE-ESTABLISH ALL SITE AND RIGHT-OF-WAY CONTROLS BEFORE STARTING CONSTRUCTION. THE CONTRACTOR'S SURVEYOR SHALL IDENTIFY FOR THE CONTRACTOR, ALL UTILITIES, INCLUDING WATER AND WASTEWATER, ELECTRIC, GAS, PHONE AND CABLE UTILITIES THAT ARE LOCATED WITHIN THE SITE AND THE PUBLIC RIGHT-OF-WAY IN THE AREA OF THE PROJECT.
6. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL EMPLOY THE SERVICES OF A PROFESSIONAL REGISTERED SURVEYOR TO RE-ESTABLISH THE MONUMENT AND REFERENCES AND PROPERLY NOTIFY ALL PUBLIC AGENCIES AND FILE ALL REQUIRED DOCUMENTATION, ALL AT NO ADDITIONAL COST TO THE OWNER.
7. ANY SURVEY MARKER, INCLUDING BUT NOT LIMITED TO SECTION MARKERS, BENCH MARKS, LOT CORNERS, ETC., WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL PAYMENT. RESETTING OF MONUMENTS AND MARKERS SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF FLORIDA AND SHOWN AS RESET ON AS-BUILTS.
8. THE CONTRACTOR SHALL PROVIDE CERTIFIED AS-BUILT RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES, EDGE OF PAVEMENT, EDGE OF PAVED SHOULDERS AT ALL RECONSTRUCTED DRIVEWAY AND SWALES, AND ALONG REGRADED DITCHES. AS-BUILTS SHALL ALSO INCLUDE ALL BENCHMARKS, STORMWATER STORAGE AREAS, DISCHARGE STRUCTURES, SWALES, SIDE BANKS, UNDERDRAINS, PIPES AND INVERTS.

SAFETY

1. THE CONTRACTOR IS REQUIRED TO HAVE A JOB SAFETY PROGRAM IN PLACE AND IMPLEMENT IT AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
2. JOB SAFETY PRACTICES SHALL BE IN ACCORDANCE WITH OSHA AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES DURING THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL, AT ALL TIMES, MAINTAIN SAFE VEHICULAR ACCESS TO ALL PROPERTIES THAT ARE IMPACTED BY THE CONSTRUCTION ACTIVITIES OF THIS PROJECT.

MAINTENANCE OF TRAFFIC (MOT)

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC, (MOT). MOT SHALL BE IN ACCORDANCE WITH THE MOST CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) "FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" (FDOT STANDARD PLANS FOR ROAD CONSTRUCTION), CURRENT FDOT INTERIM STANDARDS AND CURRENT FDOT STANDARDS MODIFICATIONS AND THE MOST CURRENT FEDERAL HIGHWAY ADMINISTRATION (FHWA) "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
2. 2023-2024 FDOT STANDARD PLANS FOR ROAD CONSTRUCTION 102-600 THROUGH 102-670 SHALL TAKE PRECEDENCE. WHERE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION 102-600 THROUGH 102-670 DO NOT ADDRESS AN MOT ISSUE, THE MUTCD SHALL APPLY.
3. CONSTRUCTION AND MAINTENANCE VEHICLES USED ON THE STATE, COUNTY OR CITY RIGHT-OF-WAY SHALL BE EQUIPPED WITH A MINIMUM OF ONE (1) CLASS 2 AMBER OR WHITE WARNING LIGHT THAT MEETS THE SOCIETY OF AUTOMOTIVE ENGINEERS (SAE) RECOMMENDED PRACTICE SAE J595 OR SAE J1318, INCORPORATED HEREIN BY REFERENCE, THAT IS UNOBSTRUCTED BY ANCILLARY VEHICLE EQUIPMENT SUCH AS LADDERS, RACKS, OR BOOMS. IF ANCILLARY EQUIPMENT OBSTRUCTS THE LIGHT MORE THAN ONE LIGHT MAYBE REQUIRED. THE LIGHTS SHALL BE OPERATING WHEN A UTILITY VEHICLE IS OPERATED IN A UTILITY WORK AREA, WHEN A POTENTIAL HAZARD EXISTS OR WHEN OPERATING THE VEHICLE AT LESS THAT THE AVERAGE SPEED FOR THE FACILITY WHILE PERFORMING PROJECT RELATED ACTIVITIES OR MAKING FREQUENT STOPS.
4. THE CONTRACTOR SHALL ENSURE THAT EQUIPMENT AND CONSTRUCTION ACTIVITY DOES NOT IMPEDE VISIBILITY OF THE ROADWAY USER WITHOUT TAKING THE NECESSARY PRECAUTIONS OF PROPER SIGNING AND MAINTENANCE OF TRAFFIC OPERATIONS.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EFFECTIVE BARRICADES, WARNING SIGNALS, SIGNAGE AND PEDESTRIAN DETOURS IN ALL AREAS WHERE REQUIRED FOR PROTECTION OF THE WORK AND SAFETY OF THE PUBLIC.
6. SIGNS, POSTS AND HARDWARE SHALL BE FDOT-CERTIFIED AND INSTALLED IN ACCORDANCE WITH CURRENT FDOT AND MUTCD STANDARDS.

UTILITIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY COORDINATION AND DAMAGE TO UTILITIES. INDICATED LOCATION OF UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES ON PLANS IS APPROXIMATE AND REFLECTS THE BEST INFORMATION AVAILABLE FROM SURVEYS AND RECORDS. THE CONTRACTOR SHALL VERIFY AND BECOME FAMILIAR WITH THE LOCATION, DEPTH AND EXTENT OF UNDERGROUND FACILITIES ON EACH STREET OR ROADWAY PRIOR TO PROCEEDING WITH ANY CONSTRUCTION ACTIVITY WHICH MAY AFFECT SUCH FACILITIES. THE CONTRACTOR IS HEREBY ADVISED THAT SOME EXISTING UTILITIES MAY BE HAZARDOUS IF DAMAGED.
2. GAS, POWER, TELEPHONE AND CABLE TELEVISION UTILITIES TO BE ADJUSTED BY THE RESPECTIVE UTILITY PROVIDER.

UTILITY OWNERS	TELEPHONE NUMBERS
TECO / PEOPLES GAS	(813) 275-3725
WITHLACOOCHEE ELECTRIC	(352) 686-4005
AT&T DISTRIBUTION	(352) 796-0178
SPECTRUM, LLC.	(352) 746-7684
HERNANDO CO. UTILITIES	(352) 754-4757

3. THE CONTRACTOR SHALL NOTIFY AND CALL 811 PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS TO RESOLVE CONFLICTS WHICH MAY ARISE IN THE FIELD DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO AFFECTED UTILITIES COMPANIES IN ORDER TO PERMIT THE LOCATION, OF THE EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF CONSTRUCTION, CALL DEPT. OF PUBLIC WORKS AT 352-754-4060, FOR LOCATES OF FIBER OPTICS, 72 HOURS PRIOR TO DIGGING. "OPW DOES NOT PARTICIPATE IN SUNSHINE ONE CALL"
4. THE CONTRACTOR SHALL CONTACT HERNANDO COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO ANY CONSTRUCTION TO COORDINATE ANY ACTIVITIES THAT MAY AFFECT TRAFFIC SIGNALIZATION.
5. THE CONTRACTOR IS RESPONSIBLE FOR BRACING, SHORING OR PROVIDING OTHER MEANS NECESSARY TO PROTECT AND SUPPORT EXISTING UTILITIES EXPOSED DURING CONSTRUCTION UNTIL THE RESPONSIBLE UTILITY ARRIVES ON SITE.
6. THE CONTRACTOR SHALL HAND EXCAVATE WHEN CONSTRUCTION IS WITHIN 18 INCHES OF EXISTING UTILITIES. CAUTION SHALL BE EXERCISED TO LOCATE THE EXACT DEPTH OF ALL COUNTY UTILITIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ANY REQUIRED ADJUSTMENTS WITH THE DEPARTMENT OF PUBLIC WORKS.
7. CONTRACTOR SHALL COORDINATE RELOCATION OF OVERHEAD UTILITIES TO MEET THE MINIMUM VERTICAL CLEARANCE OF 18 FEET AND THE HORIZONTAL CLEAR ZONE DISTANCE.

RESTORATION

1. ALL AREAS INSIDE AND OUTSIDE THE PROJECT LIMITS, WHICH ARE DISTURBED AS A RESULT OF THE PROJECT CONSTRUCTION, SHALL BE RESTORED TO ORIGINAL OR DESIGN GRADE AS APPLICABLE.
2. ALL AREAS OF EXPOSED EARTH RESULTING FROM CONSTRUCTION SHALL BE SODDED AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD. SOD TO BE OF SAME TYPE REMOVED, FRESH, GREEN AND FREE OF WEEDS. ALL VOIDS AFTER PLACEMENT OF SOD SHALL BE FILLED WITH PREPARED SOIL MIX AND THE SOD SHALL BE ROLLED TO MEET PROPOSED GRADES. SOD PLACED ON SLOPES 3:1 OR STEEPER SHALL BE STAKED.

ENVIRONMENTAL

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL AND PREVENT EROSION AND THE TRANSPORTATION OF SEDIMENT TO SURFACE DRAINS AND OUTFALLS.
2. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PER THE REQUIREMENTS OF THE NPDES PERMIT (TO BE SECURED BY CONTRACTOR). THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL REQUIREMENTS OF THE EPA NPDES PERMIT FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY STORMWATER DISCHARGE PERMIT AND/OR DEWATERING PLAN AND SHALL COMPLY WITH THE CONDITIONS SET FORTH THEREIN.
3. ALL EXISTING STORMWATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY DRAINAGE MEASURES IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, AND IMPACTS TO STRUCTURES AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COMPLY WITH THE TURBIDITY CONTROL REQUIREMENTS OF ANY APPLICABLE FDEP/SWFWMD PERMITS TO PREVENT INCREASES IN TURBIDITY IN EXCESS OF WATER QUALITY STANDARDS.
5. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT INTO DRAINAGE DITCHES DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO A DRY OR WET WATERCOURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED HAY BALES, SILT FENCE OR OTHER CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN PRIOR TO FINAL PAYMENT.
6. REQUIRED EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN REQUIRED EROSION CONTROL WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AS PROVIDED BY APPLICABLE LOCAL ORDINANCE AND CHAPTERS 403-4 AND 403-40, F.A.C.
7. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED DAILY AND REPAIRED WITHIN 24 HOURS OF A NOTED DEFICIENCY.
8. CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED IN WETLAND OR NATIVE VEGETATION AREAS UNLESS SUCH CONSTRUCTION PRACTICES ARE APPROVED IN A PLAN OF OPERATION SUBMITTED IN ACCORDANCE WITH APPLICABLE PLAN DETAIL AND SPECIFICATION SECTIONS. BEFORE COMMENCING CONSTRUCTION ACTIVITIES ON OR ADJACENT TO WETLANDS JURISDICTIONAL AREAS, SILT BARRIERS SHALL BE INSTALLED. SILT FENCING SHALL BE CONSIDERED AS THE LIMITS OF CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS.
9. STAKED OR FLOATING SILT SCREENS OR FIBER ROLLS SHALL BE UTILIZED AS SILT BARRIERS AND PLACED IN LOCATIONS SHOWN ON THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND AT OTHER LOCATIONS AS REQUIRED TO KEEP SEDIMENT FROM REACHING WATER BODIES OR WETLAND AREAS. THESE BARRIERS SHALL BE INSTALLED BEFORE COMMENCING ANY CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS. THE CONTRACTOR SHALL MONITOR AND MAINTAIN ALL SILT BARRIERS AND FENCING, INCLUDING PERFORMING DAILY INSPECTIONS, TO CHECK THEIR INTEGRITY. ANY LOOSE OR DAMAGED SILT BARRIERS AND FENCING SHALL BE IMMEDIATELY REPAIRED OR REPLACED AS NECESSARY. ONCE CONSTRUCTION IS COMPLETED AND FINISHED GRADING AND STABILIZATION HAS BEEN ACHIEVED, SILT BARRIERS AND FENCING SHALL BE COMPLETELY REMOVED TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY PUBLIC WORKS DEPARTMENT BEFORE FINAL ACCEPTANCE.
10. ALL WATER COLLECTED AND PUMPED DURING DEWATERING ACTIVITIES SHALL BE DISPERSED OF IN UPLAND AREAS INTO DOUBLE STAKED FIBER ROLLS. DISCHARGE LOCATIONS SHALL BE A MINIMUM OF 75 FEET FROM THE NEAREST WATER BODY OR WETLAND AREA TO ALLOW FOR MAXIMUM OVERLAND FILTRATION OF SOIL PARTICLES.
11. TEMPORARY STOCKPILES SHALL NOT BE LOCATED ADJACENT TO WETLANDS WHERE SEDIMENTATION FROM STOCKPILES MAY CAUSE DAMAGE TO WETLANDS. ADDITIONALLY, SILT BARRIERS AND FENCING SHALL CONTINUOUSLY AND FULLY ENCIRCLE ALL STOCKPILES WHICH WILL REMAIN FOR LONGER THAN 24 HOURS TO CONTAIN MATERIALS WITHIN A REASONABLY CONFINED AREA.
12. EMBANKMENTS SHALL BE PROTECTED FROM EROSION OR COLLAPSE DURING CONSTRUCTION. EMBANKMENT PROTECTION MATERIAL SHALL BE CAREFULLY PLACED ON THE BANK AND NOT DUMPED FROM ABOVE IN AN UNCONTROLLED MANNER. SANDBAGS SHALL BE USED FOR PROTECTING THE BANKS. UPON COMPLETION OF CONSTRUCTION, EMBANKMENTS AND WATERWAYS SHALL BE RESTORED TO THEIR PRE-CONSTRUCTION CONFIGURATION AND PROTECTED FROM EROSION.
13. CONTRACTOR IS RESPONSIBLE FOR COORDINATING VEGETATION REMOVAL PERMITS WITH FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, HERNANDO COUNTY AND ENGINEER, BEFORE CONSTRUCTION.
14. THE CONTRACTOR SHALL NOT REMOVE ANY TREES WITHOUT COORDINATING SUCH REMOVAL WITH THE HERNANDO COUNTY AND ENGINEER OF RECORD. IF ANY TREES ARE REMOVED IN WETLAND JURISDICTIONAL AREAS OR NATIVE VEGETATION AREAS WITHOUT PROPER AUTHORIZATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A DETAILED RESTORATION AND/OR MITIGATION PLAN, SUBMITTING PLAN TO, AND OBTAINING APPROVALS, AS APPLICABLE, FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, HERNANDO COUNTY AND ENGINEER, AND COMPLETING ANY MONITORING AND MAINTENANCE REQUIREMENTS IMPOSED AS A RESULT OF TREE REMOVAL.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL FUGITIVE DUST AND SHALL CONTROL ALL DUST ONSITE. ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEARED OR STRIPPED OF PAVEMENT OR VEGETATION. WATERING OR THE APPLICATION OF OTHER APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT PAVEMENT, GRASS, LANDSCAPING OR OTHER SITE RESTORATION WORK SHALL COMMENCE AS SOON AS PRACTICABLE.

DRAINAGE NOTES

1. MIAMI CURBS AND VALLEY GUTTER SHALL BE CONSTRUCTED USING 3,000 PSI FIBERMESH CONCRETE AND BE PER HERNANDO COUNTY FACILITY DESIGN GUIDELINES ROADWAY STANDARD CURBS AND GUTTERS, NO. IV-26.
2. CURB END TRANSITIONS TO MEET FDOT STANDARD PLANS FOR ROAD CONSTRUCTION NO. 520-001
3. ROADSIDE SWALE GEOMETRY SHALL BE PER CURRENT FDOT GREENBOOK STANDARDS.
4. SWALES SHALL BE SODDED AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD. SOD TO BE OF SAME TYPE REMOVED, FRESH AND FREE OF WEEDS.
5. UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER OF RECORD, CONSTRUCTION OF STORM DRAINAGE SYSTEMS SHALL CONFORM TO APPLICABLE SECTIONS OF THE FOLLOWING (LATEST EDITIONS)
   - THE HERNANDO COUNTY FACILITY DESIGN GUIDELINES.
   - FLORIDA DEPARTMENT OF TRANSPORTATION "FDOT STANDARD PLANS FOR ROAD CONSTRUCTION";
   - FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION;"
   - DRAINAGE MANUAL, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
   - DRAINAGE MANUAL, STORM DRAINS: FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
6. ALL DESIGNATED DRAINAGE STRUCTURE TYPES AND CORRESPONDING INDEX NUMBER REFER TO FDOT STANDARD AS SET FORTH IN FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION. OTHER FDOT STANDARD INDEXES APPLY AS APPLICABLE WHETHER SHOWN IN THESE PLANS OR NOT.
7. ALL DRAINAGE MATERIALS, CASTINGS AND WORK SHALL MEET THE FDOT STANDARD SPECIFICATION UNLESS SPECIFICALLY OTHERWISE INDICATED ON THE PLANS.
8. ALL AS-BUILT DIMENSIONS AND ELEVATIONS, MATERIAL CERTIFICATIONS, AND ONSITE TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW AND APPROVAL PRIOR TO THE INITIATION OF RESPECTIVE PAVEMENT BASE CONSTRUCTION OPERATIONS.
9. ALL STRUCTURE INSTALLATIONS SHALL INCLUDE BACKFILL PLACED AND COMPACTED IN ACCORDANCE WITH FDOT REQUIREMENTS AND STANDARDS.

TESTING

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED TESTING.
2. TESTING SHALL BE ACCOMPLISHED BY AN INDEPENDENT AND CERTIFIED TESTING LABORATORY. PRINCIPALS AND/OR OWNERS OF THE TESTING LABORATORY SHALL NOT HAVE ANY FINANCIAL INTEREST IN THE COMPANY PERFORMING THE WORK.
3. ANY FAILURES IN THE TEST WILL BE CORRECTED AND RETESTED PRIOR TO THE CONTINUATION OF WORK AT THAT LOCATION. THE PROJECT WILL NOT BE ACCEPTABLE UNTIL ALL TESTS AND VERIFICATION THEREOF HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL PAY FOR ANY RETESTING DUE TO EVIDENCE OF FAILURE IN THE ORIGINAL TEST.
4. ALL TESTING SHALL BE APPROVED BY ENGINEER OF RECORD PRIOR TO COMMENCING THE NEXT PHASE OF CONSTRUCTION, ROUGH GRADE, UNDERGROUND UTILITIES AND STORM DRAIN, SUB-BASE, BASE, WEARING SURFACE, FINAL GRADING AND EROSION CONTROL.
5. THE TEST RESULTS SHALL BE IN A FORMAT THAT PROVIDES THE TEST RESULT, THE STANDARD IT WAS SUPPOSED TO MEET AND WHETHER IT PASSED OR FAILED. THE TEST LAB OR GEOTECHNICAL ENGINEER OF RECORD WILL CERTIFY THAT ALL TESTING MET CITY OF BROOKSVILLE/HERNANDO COUNTY STANDARDS.

ABBREVIATIONS LEGEND

AC	AIR CONDITIONER
AGS	ABOVE GROUND POOL
BBS	BOARD ON BOARD SHED NO SLAB
BLDG	BUILDING
BWF	BARBED WIRE FENCE
C	CALCULATED FROM RECORD INFORMATION
C1	CURVE #1
CB	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CPP	CONCRETE POWERPOLE
D	DROP INLET
D.R.A.	DRAINAGE RETENTION AREA
D.R.E./R.	DRAINAGE RIGHT-OF-WAY
EL	ELEVATION
EP	EDGE OF PAVEMENT
F	DERIVED FROM FIELD MEASUREMENT
FB	FIELD BOOK
F.C.I.P.	FOUND CAPPED IRON PIPE
FCM	FOUND CONCRETE MONUMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FMAG	FOUND MAG NAIL & DISK
FNC	FENCE
FPKND	FOUND PK NAIL & DISK
GW	GUY WIRE
HWF	HOG WIRE FENCE
OHP	OVERHEAD UTILITY LINES
MES	MITERED END SECTION
MH	MANHOLE
NAVD	NORTH AMERICAN VERTICAL DATUM
NCP	NO CREW
NGVD	NATIONAL GEODETIC VERTICAL DATUM
O.R.	OFFICIAL RECORDS
PK	PARKER KALON
R	RECORD IN PLAT OR DEED
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
VEG	VEGETATION
SCSF	SCREENED ENCLOSED CONCRETE POOL
SIR	SET IRON ROD
SP	SCREEN PORCH
TBM	TEMPORARY BENCHMARK
TWP	TOWNSHIP
WFSHS	WOOD FRAME SHED NO SLAB
WFSOS	WOOD FRAME SHED ON SLAB
WM	WATER METER
WO	WORK ORDER
WPF	WOOD RAIL FENCE
WV	WATER VALVE

ITEM	TEST	TEST IDENTIFICATION	TEST REQUIREMENTS	TEST FREQUENCY
Base	Thickness; Density; Compressive Strength	AASHTO T 310(06); AASHTO T 191-13; AASHTO T 238-13; AASHTO T 239-13; AASHTO T 240-13; AASHTO T 242-13; AASHTO T 245-13; AASHTO T 246-13; AASHTO T 247-13; AASHTO T 248-13; AASHTO T 249-13; AASHTO T 250-13; AASHTO T 251-13; AASHTO T 252-13; AASHTO T 253-13; AASHTO T 254-13; AASHTO T 255-13; AASHTO T 256-13; AASHTO T 257-13; AASHTO T 258-13; AASHTO T 259-13; AASHTO T 260-13; AASHTO T 261-13; AASHTO T 262-13; AASHTO T 263-13; AASHTO T 264-13; AASHTO T 265-13; AASHTO T 266-13; AASHTO T 267-13; AASHTO T 268-13; AASHTO T 269-13; AASHTO T 270-13; AASHTO T 271-13; AASHTO T 272-13; AASHTO T 273-13; AASHTO T 274-13; AASHTO T 275-13; AASHTO T 276-13; AASHTO T 277-13; AASHTO T 278-13; AASHTO T 279-13; AASHTO T 280-13; AASHTO T 281-13; AASHTO T 282-13; AASHTO T 283-13; AASHTO T 284-13; AASHTO T 285-13; AASHTO T 286-13; AASHTO T 287-13; AASHTO T 288-13; AASHTO T 289-13; AASHTO T 290-13; AASHTO T 291-13; AASHTO T 292-13; AASHTO T 293-13; AASHTO T 294-13; AASHTO T 295-13; AASHTO T 296-13; AAS

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CLASS "C" SUBDIVISION
MR. CASH SMITH

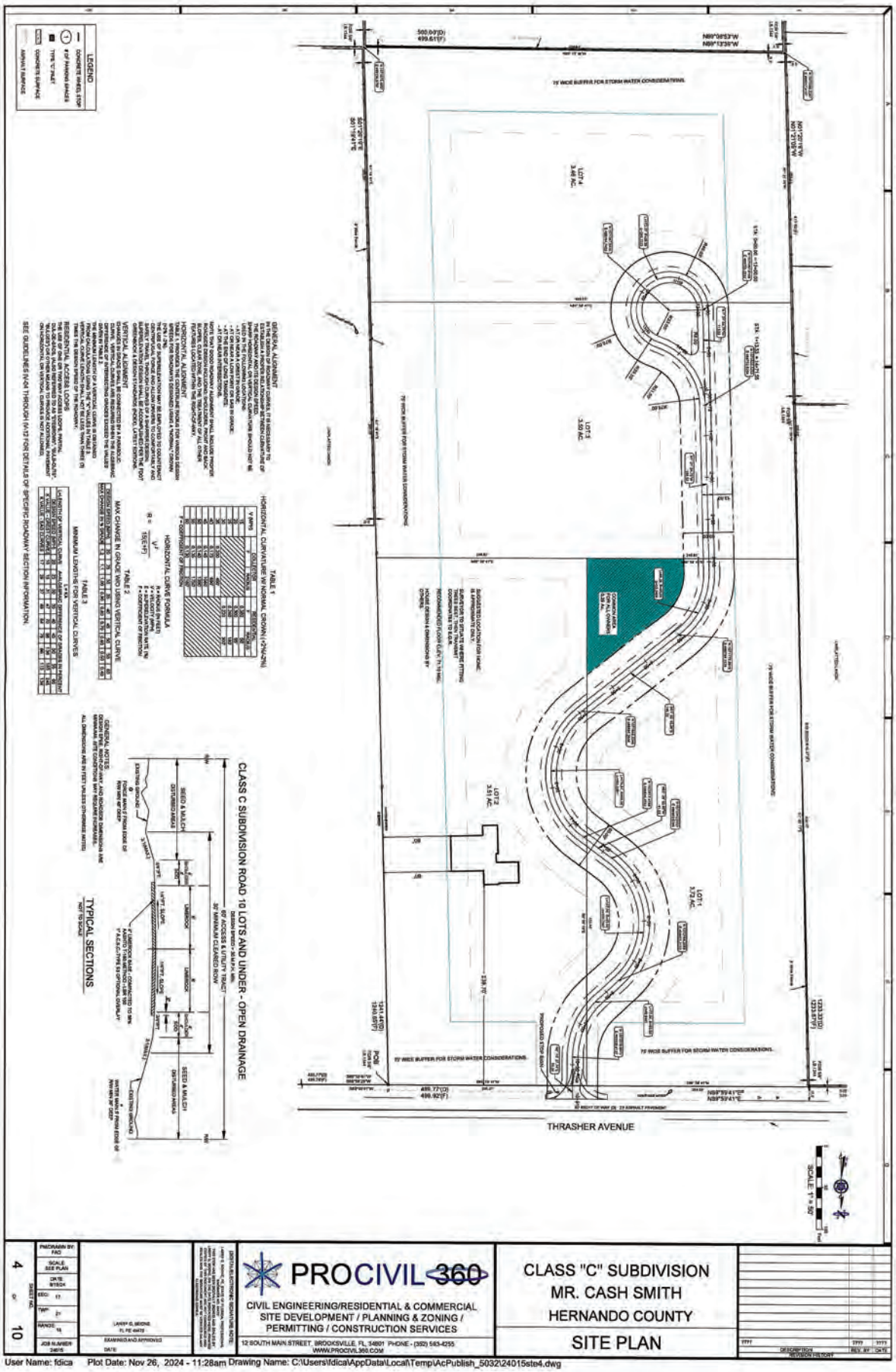
SURVEY-DEMO PLAN

PREPARED BY: PAD
SEE PLAN
DATE: 9/19/24
SEC: 17
TWP: 21
RANGE: 18
JOB NUMBER: 24015
LARRY D. BOONE FL. PE 84476
SIGNED/SEALED AND APPROVED
DATE

SHEET NO.
3 OF 10

REVISIONS	DATE	BY
ADDED TO SCOPE	????	???
REVISED PER COMMENTS	????	???

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MR. CASH SMITH

GRADING & DRAINAGE PLAN

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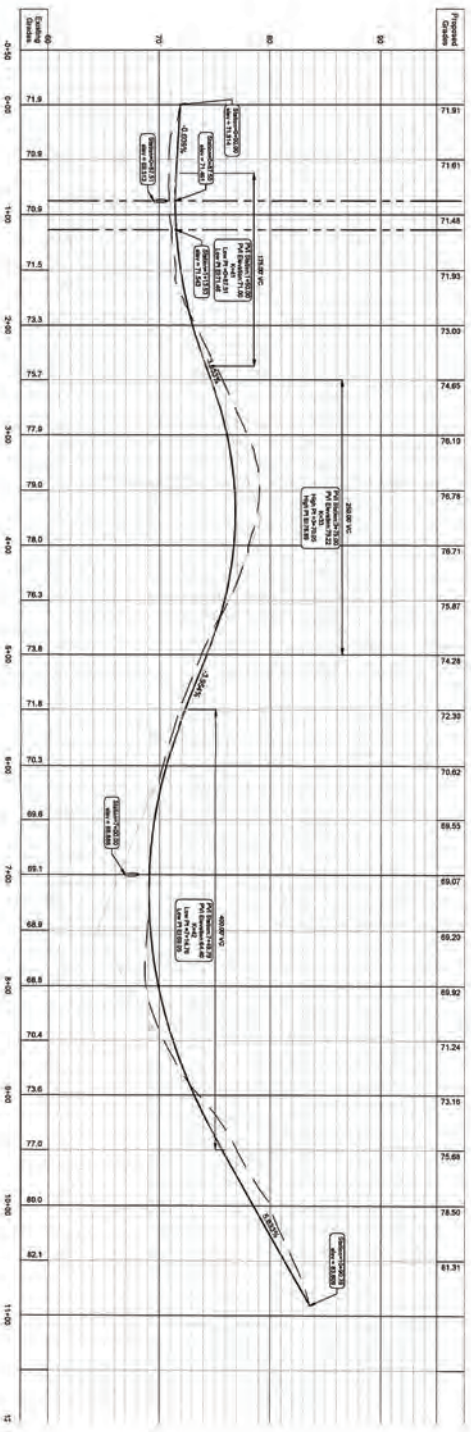
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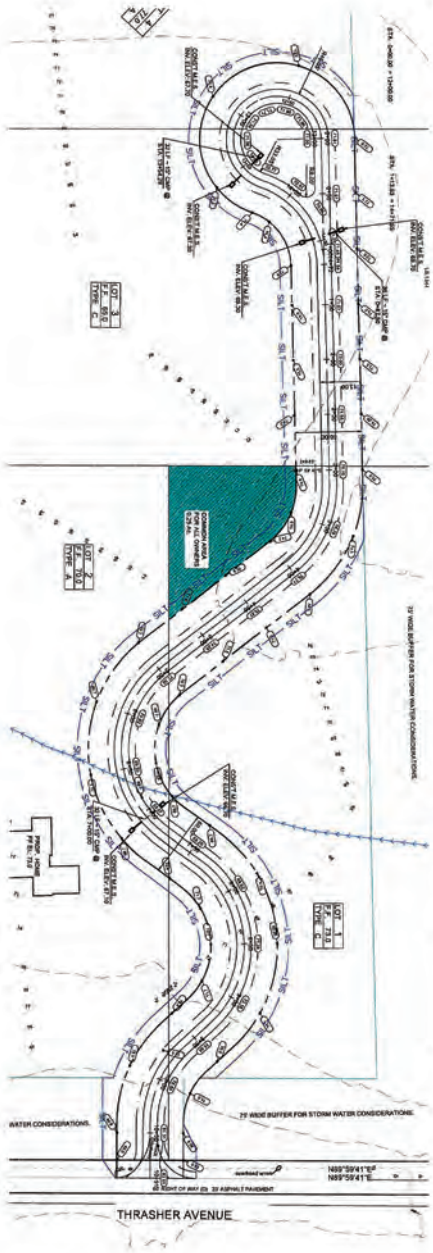
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CHK'D BY: SEE PLAN
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SEC: 12
TWP: 23
RANGE: 18
JOB NUMBER: 24018
LARRY D. BOONE, PE, FE #43435
SIGNATURE AND APPROVED
DATE:

SHEET NO.
5 OF 10

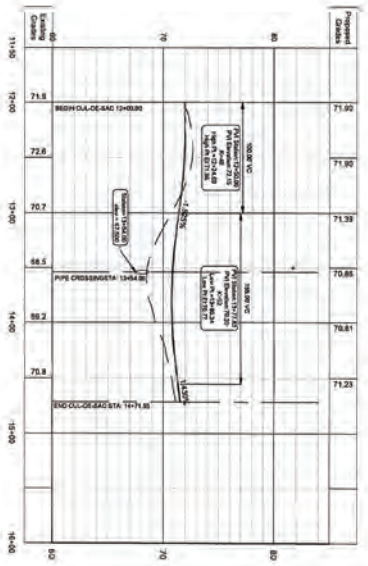
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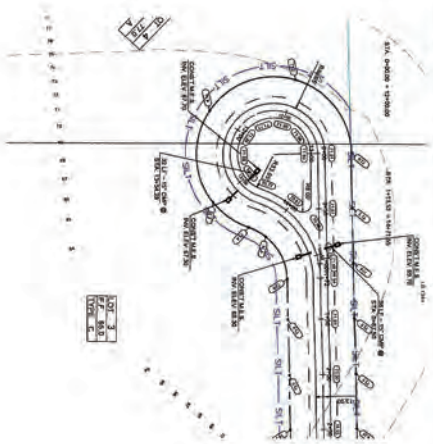




SHEET NO. 6 OF 10	PREPARED BY: FAD SCALE: SEE PLAN DATE: 9/19/24 SEC: 17 TWP: 21 RANGE: 16 JOB NUMBER: 24015	LARRY G. SOONS FL PE 49470 EXAMINED AND APPROVED DATE	PROCIVIL 360 CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES 12 SOUTH MAIN STREET, BROOKSVILLE, FL, 34601 PHONE - (352) 593-4255 WWW.PROCIVIL360.COM	CLASS "C" SUBDIVISION MR. CASH SMITH PLAN AND PROFILE 1	???? DESCRIPTION ???? REV. BY ???? DATE REVISION HISTORY

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SCALE: 1" = 50'

SHEET 7 OF 10	PM/DRAWN BY: FAD SCALE: SEE PLAN DATE: 8/19/24 SEC: 17 TWP: 23 RANGE: 18 JOB NUMBER: 24015	LARRY D. BOONE FL PE 49472 EXAMINED AND APPROVED DATE	DISCLAIMER: THE SEALING OF THESE PLANS DOES NOT INCLUDE THE SEALING OF ANY SHOP DRAWINGS, SUPPLEMENTARY DRAWINGS, OR ANY OTHER DRAWINGS NOT PREPARED BY THIS FIRM.	PROCIVIL 360 CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES 12 SOUTH MAIN STREET, BROOKSVILLE, FL. 34601 PHONE - (352) 593-4255 WWW.PROCIVIL360.COM	CLASS "C" SUBDIVISION MR. CASH SMITH PLAN & PROFILE 2	???? DESCRIPTION REVISION HISTORY ???? REV. BY ???? DATE

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CRUSHED STONE CONSTRUCTION ENTRANCE

ENTRANCE DIAGRAM

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DWEIR) ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASH RACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND GRIT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

SILT FENCE DETAIL

NOTES:
-FOR ADDITIONAL INFORMATION AND DETAILS, SEE FDOT INDEX NO.103.
-UNLESS STATE SPECIFIED, HAY BARRIERS MAY BE USED IN LIEU OF SILT FENCES.
-ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
-ADDITIONAL FENCE LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.
-TYPE-III NORMALLY USED, WHERE REQUIRED
-TYPE-IV USED WHERE LARGE SEDIMENT LOADS ANTICIPATED, SEE FDOT INDEX 103

DO NOT DEPLOY IN A MANNER SO THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS ARE TO BE USED AT PERMANENT BODIES OF WATER.

SILT FENCE INSTALLATION DETAIL

CONSTRUCTION NOTES:

HERNANDO COUNTY & SWFWMD REQUIRE THE SUBMISSION OF AS-BUILTS WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION. FOR FINAL PERMIT APPROVAL (TRANSFER TO OPERATION). THIS AS-BUILT INFORMATION MUST BE CERTIFIED BY THE ENGINEER OF RECORD, TO ENSURE SUBSTANTIAL COMPLIANCE WITH THE PERMITTED PLANS. TO ASSIST WITH THIS PROCESS, THE ENGINEER WILL NEED TO MAKE PERIODIC VISITS TO THE SITE. THESE VISITS SHALL BE MADE AS FOLLOW:

1. AFTER DRAINAGE STRUCTURES HAVE BEEN PLACED AND PRIOR TO BACK FILLING.
2. AFTER LIMEROCK HAS BEEN PLACED AND COMPACTED FOR FINAL PAVING.
3. AFTER FINAL GRADE PRIOR TO SOD PLACEMENT.
4. UPON COMPLETION OF THE SITE AND SUBMISSION, OF AN AS-BUILT SURVEY SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.

TO ASSIST US WITH THE TIMING OF THESE INSPECTIONS, PLEASE CONTACT PROCIVIL360, LLC (352) 593-4255, 24 HOURS IN ADVANCE OF THE INSPECTION.

FDEP / NPDES CONSTRUCTION NOTES:

1. PROPOSED SITE DEVELOPMENT OF CASH SMITH CLASS C SUBDIVISION
2. THE SITE SHALL BE PREPARED AS FOLLOWS:
   - 2.1. ERECTION OF SILT PREVENTION MEASURES
   - 2.2. CLEARING & GRUBBING
   - 2.3. EXCAVATION & UTILITY INSTALLATION
   - 2.4. ROUGH GRADING
   - 2.5. SUB-BASE & BASE PREPARATION, ASPHALT & CONCRETE CONSTRUCTION
   - 2.6. FINAL GRADING
   - 2.7. SODDING, SEEDING & MULCHING & FINAL PLANTING
3. SEE SITE NOTES, ON SITE PLAN FOR TOTAL SITE AREA.
4. THE SOILS WHICH EXIST ON THE SITE ARE "A" TYPE SOILS (CANDLER),ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOILS CONSERVATION SERVICES.
5. THE CONTRACTOR SHALL ERECT ALL EROSION CONTROL MEASURES AS INDICATED ON THE DRAINAGE PLAN, OR OTHER PLANS WITHIN THE CONSTRUCTION PLAN, INCLUDING BUT NOT LIMITED TO SILT FENCE, HAY BALES AND TURBIDITY BARRIERS. ALL TURBIDITY BARRIERS SHALL BE MAINTAINED AND INSPECTED DURING CONSTRUCTION BY A "QUALIFIED INSPECTOR", UPON ESTABLISHMENT OF AT A MINIMUM OF 70% OF FINAL GROUND COVER ALL TURBIDITY BARRIERS SHALL BE PROPERLY REMOVED BY THE CONTRACTOR.
6. FINAL GROUND COVER PLACEMENT SHALL BEGIN PROMPTLY UPON COMPLETION OF FINAL GRADING, NO LATER THAN 7 DAYS AFTER COMPLETION OF FINAL GRADING TO MINIMIZE THE IMPACT OF OFFSITE RUNOFF, THAN 7 DAYS AFTER COMPLETION OF FINAL GRADING TO MINIMIZE THE IMPACT OF OFFSITE RUNOFF.
7. BASINS SHALL HAVE ALL DISTURBED AREAS DIVERTED TO DRAIN TO THEM, THE MINIMUM SIZE OF THIS SEDIMENT IN AREAS OF 10 ACRES OR GREATER, SEDIMENTATION BASINS ARE REQUIRED. THE SEDIMENTATION BASIN OR DETENTION BASIN SHALL BE 3,600 CUBIC FEET PER ACRE. THE CONTRACTOR SHALL DESIGN SUCH SEDIMENTATION BASINS AND CONTROLS BASED ON HIS CONSTRUCTION METHODS, OR SHALL RETAIN A REGISTERED ENGINEER AS NECESSARY TO COMPLETE THE DESIGN.
8. SHOULD FINAL RETENTION AREAS PROPOSED FOR USE AS FINAL DRAINAGE RETENTION AREAS, BE USED FOR TEMPORARY SEDIMENTATION BASINS, CARE SHALL BE GIVEN TO REMOVE ALL SEDIMENTATION PRIOR TO COMPLETION OF CONSTRUCTION.
9. CONSTRUCTION DEBRIS SHALL BE PROPERLY CONTROLLED TO LOCAL GOVERNMENT ORDINANCES AND LAWS, AND SILT NOR DEBRIS FROM CONSTRUCTION DEBRIS SHALL BE DISCHARGED FROM THE SITE.
10. ALL DISTURBED AREAS SHALL BE SPRINKLED AS NECESSARY TO MINIMIZE THE TRANSMISSION OF DUST, VIA WIND OR RAIN.
11. ALL FERTILIZERS, HERBICIDES AND PESTICIDES SHALL BE APPLIED PER MANUFACTURERS RECOMMENDATION, AND RUNOFF OF SUCH SHALL NOT DISCHARGE OFFSITE. SHOULD THESE DISCHARGES OCCUR, THEY SHALL BE REPORTED TO THE LOCAL GOVERNMENT AGENCY RESPONSIBLE FOR HAZARDOUS MATERIAL CLEAN UP.
12. THE SITE SHALL BE INSPECTED BY A QUALIFIED INSPECTOR AT LEAST ONCE EVERY SEVEN DAYS, OR WITHIN 24 HOURS AFTER 1/2" OF RAINFALL, AT THESE LOCATIONS; STORAGE AREAS, DISCHARGE AREAS OF THE SITE, SURFACE WATER, DISTURBED AREAS, AREAS EQUIPMENT ENTERS AND EXITS THE SITE AND STRUCTURAL AREAS.
13. BASED ON THIS WEEKLY OR RAINFALL INSPECTION, REPAIRS TO ALL EROSION CONTROL AND GRADED AREAS SHALL OCCUR WITHIN 7 DAYS.
14. REPORTS SUMMARIZING THE INSPECTIONS AND WHOM THEY HAVE BEEN COMPLETED BY, ALONG WITH RECORDS OF THESE INSPECTIONS AND REPORTS SHALL BE KEPT ON-SITE AND SHALL INCLUDE RAINFALL DATA. THESE RECORDS UPON COMPLETION OF THE JOB SHALL BE MAINTAINED WITH JOB RECORDS.
15. ANY STORM WATER MAINTENANCE PLANS PREPARED BY OR FOR THE CONTRACTOR DURING CONSTRUCTION SHALL CLEARLY BE MARKED WITH THE CONTRACTOR AND SUBCONTRACTORS NAME AND ADDRESS.
16. THE CONTRACTOR SHALL SIGN A CERTIFICATION STATEMENT, BEFORE CONDUCTING ANY ACTIVITIES ON THE SITE, IN ACCORDANCE WITH SECTION 403.0885, FLORIDA STATUTES. THESE STATEMENTS ARE AVAILABLE AT PROCIVIL360 352-593-4255.

CSWMP PLAN SIGNATURE

CONTRACTOR

DATE:

DIGITAL/ELECTRONIC SIGNATURE NOTE:

LARRY C. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 73000.

THIS ITEM HAS BEEN DIGITALLY SIGNED & SEALED BY LARRY C. BOONE, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT WERE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LARRY C. BOONE, PE, FL PE 46426

DRAWING AND APPROVED BY

DATE

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CLASS "C" SUBDIVISION
MR. CASH SMITH

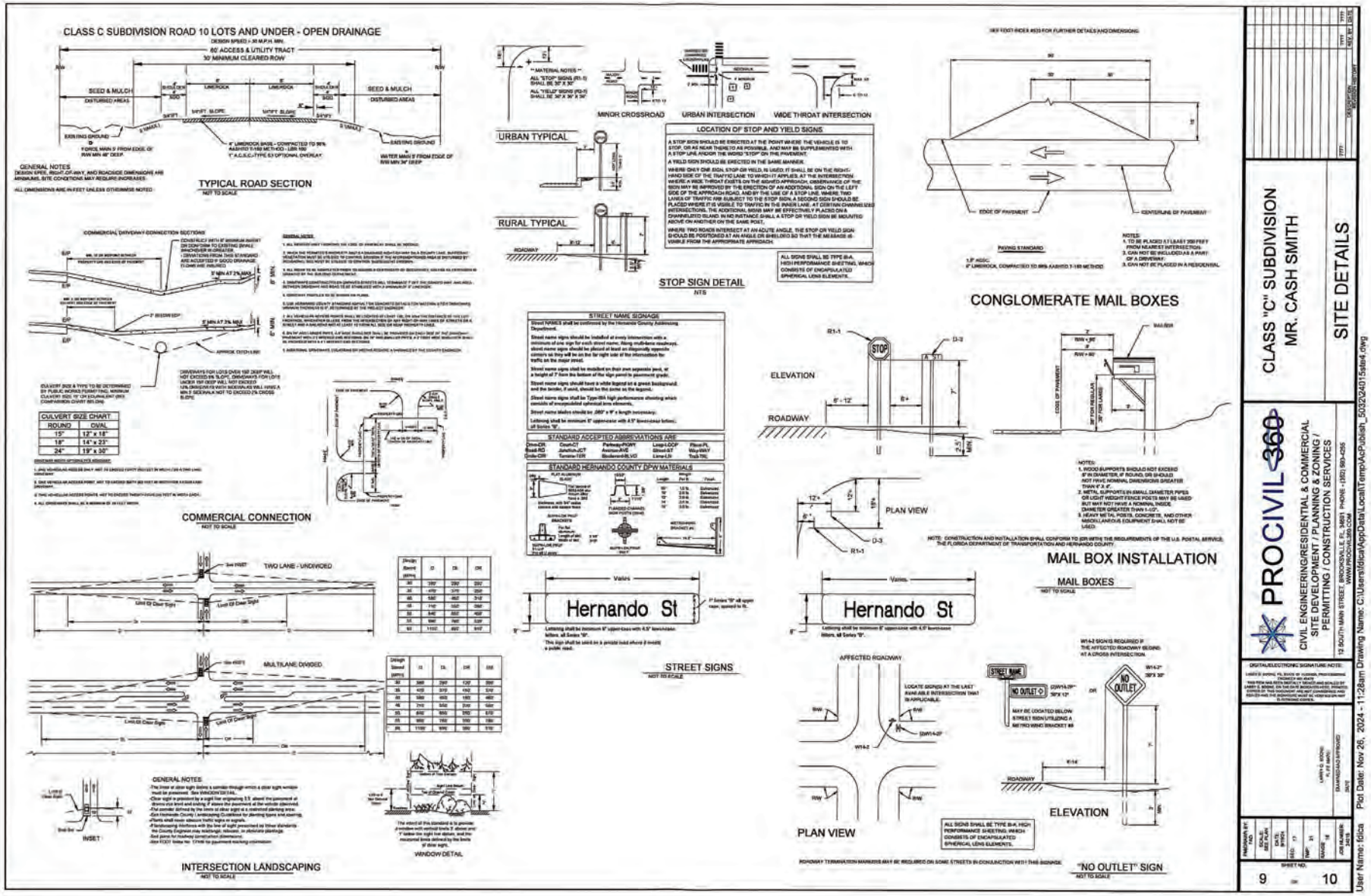
CSWMP PLAN

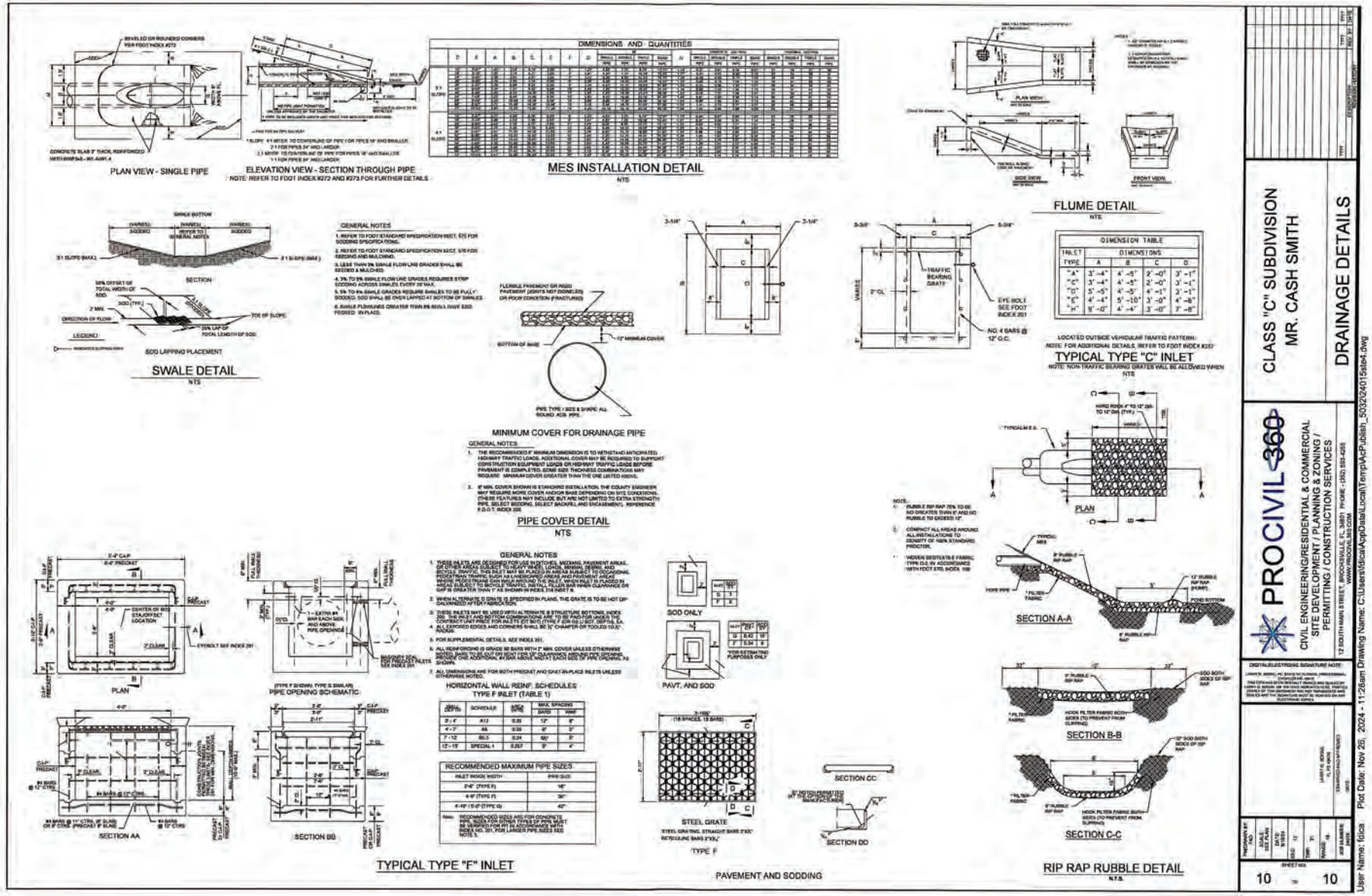
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TYPE	TYPE	TYPE	TYPE

PROGRAM BY: PMD
SCALE: AS SHOWN
DATE: 9/19/24
SEC: 11
TWP: 21
RNGE: 18
JOB NUMBER: 23075

SHEET NO.
8 OF 10

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CLASS C SUBDIVISION ROAD 10 LOTS AND UNDER - OPEN DRAINAGE
TYPICAL ROAD SECTION
COMMERCIAL CONNECTION
INTERSECTION LANDSCAPING
STOP SIGN DETAIL
LOCATION OF STOP AND YIELD SIGNS
CONGLOMERATE MAIL BOXES
MAIL BOX INSTALLATION
STREET SIGNS
"NO OUTLET" SIGN
WINDOW DETAIL
CLASS "C" SUBDIVISION
MR. CASH SMITH
SITE DETAILS
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User Name: fdica
SHEET NO. 9 OF 10


PLAN VIEW - SINGLE PIPE
ELEVATION VIEW - SECTION THROUGH PIPE
NOTE: REFER TO FDOT INDEX #272 AND #273 FOR FURTHER DETAILS
DIMENSIONS AND QUANTITIES
MES INSTALLATION DETAIL
NTS
FLUME DETAIL
NTS
SWALE DETAIL
NTS
SOD LAPPING PLACEMENT
GENERAL NOTES
MINIMUM COVER FOR DRAINAGE PIPE
PIPE COVER DETAIL
NTS
TYPICAL TYPE "C" INLET
NOTE: NON-TRAFFIC BEARING GRATES WILL BE ALLOWED WHEN
NTS
DIMENSION TABLE
INLET TYPE
DIMENSIONS
A
B
C
D
"A" 3'-4" 4'-5" 2'-0" 3'-1"
"C" 3'-4" 4'-5" 2'-0" 3'-1"
"D" 5'-5" 4'-5" 4'-1" 3'-1"
"E" 4'-4" 5'-10" 3'-0" 4'-8"
"H" 9'-0" 4'-4" 3'-0" 7'-8"
TRAFFIC BEARING GRATE
EYE BOLT SEE FDOT INDEX 201
NO. 4 BARS @ 12" O.C.
LOCATED OUTSIDE VEHICULAR TRAFFIC PATTERN.
NOTE: FOR ADDITIONAL DETAILS, REFER TO FDOT INDEX #232
PLAN
SECTION A-A
SECTION B-B
SECTION C-C
RIP RAP RUBBLE DETAIL
N.T.S.
TYPICAL TYPE "F" INLET
PLAN
SECTION AA
SECTION BB
PIPE OPENING SCHEMATIC
GENERAL NOTES
HORIZONTAL WALL REINF. SCHEDULES
TYPE F INLET (TABLE 1)
RECOMMENDED MAXIMUM PIPE SIZES
INLET INSIDE WIDTH
PIPE SIZE
2'-6" (TYPE F)
18"
4'-0" (TYPE F)
30"
4'-10" / 5'-0" (TYPE G)
42"
SOD ONLY
PAVT. AND SOD
STEEL GRATE
TYPE F
SECTION CC
SECTION DD
PAVEMENT AND SODDING
PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL. 34601 PHONE - (352) 593-4256
WWW.PROCIVIL360.COM
CLASS "C" SUBDIVISION
MR. CASH SMITH
DRAINAGE DETAILS
DESIGNED BY: JWD
DRAWN BY: JWD
CHECKED BY: JWD
DATE: 9/2024
SCALE: AS SHOWN
JOB NUMBER: 24035
SHEET NO. 10 OF 10
User Name: fdica Plot Date: Nov 26, 2024 - 11:28am Drawing Name: C:\Users\fdica\AppData\Local\Temp\AcPublish_5032\2024015sht4.dwg

SCALE: 1" = 50'
THRASHER AVENUE
75' WIDE BUFFER FOR STORM WATER CONSIDERATIONS
UNPLATTED LANDS
POB
N01°20'18"W
N01°21'05"W
S01°20'19"E
S01°19'41"E
1233.33'(D)
1233.87'(F)
1341.44'(D)
1240.60'(F)
506.00'(D)
499.41'(F)
489.77'(D)
489.92'(F)
DATUM
CONTOURS DATA FROM SWFWMD GIS LIDAR
CONTOURS NAVD 1988.
PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL. 34601 PHONE - (352) 593-4256
WWW.PROCIVIL360.COM
CLASS "C" SUBDIVISION
MR. CASH SMITH
PRE BASIN PLAN
DIGITAL/ELECTRONIC SIGNATURE NOTE:
LARRY G. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 65425
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LARRY G. BOONE, ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES
LARRY G. BOONE
FL PE #65425
DRAWING AND APPROVED
DATE
PREPARED BY: FAD
SECTION: 17
DATE: 9/18/24
TWP: 21
RANGE: 18
JOB NUMBER: 24015
SHEET NO.
10A OF 10
DESCRIPTION
REVISIONS
NO.
DATE
BY
CHK
APP'D
User Name: fdica Plot Date: Nov 26, 2024 - 11:28am Drawing Name: C:\Users\fdica\AppData\Local\Temp\AcPublish_5032\24015ste4.dwg

User Name: fdica Plot Date: Nov 26, 2024 - 11:28am Drawing Name: C:\Users\fdica\AppData\Local\Temp\AcPublish_5032\24015ste4.dwg

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, CATHLEEN SMITH, hereby state and affirm that I have read the instructions for filing this application and that:

- [x] I am the owner of the property covered under this application.
- [ ] I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

Cathleen Smith

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 9th day of December, 2025 before me, the undersigned Notary Public of the State of Florida, personally appeared Cathleen Smith and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal

VICKIE DESO
Commission # HH 274668
Expires July 13, 2026

NOTARY SEAL & COMMISSION EXPIRATION:

Notary Signature

The individual(s) are ☑ personally known to me or, ☐ presented the following Identification: _____.

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Cash Smith, hereby state and affirm that I have read the instructions for filing this application and that:

- [x] I am the owner of the property covered under this application.
- [ ] I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

Cash Smith

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 29th day of December, 2025 before me, the undersigned Notary Public of the State of Florida, personally appeared Cash Smith and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal

VICKIE DESO
Commission # HH 274668
Expires July 13, 2026

Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION:

The individual(s) are ☑ personally known to me or, ☐ presented the following Identification: _____.

ıug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $18.50 Deed Doc Stamp: $2,233.00

Prepared by:
Jennifer Wallace
Sunset Title Services
7135 State Road 52, Suite 101
Bayonet Point, Florida 34667

File Number: 0424-004

General Warranty Deed

Made this June 20, 2024 A.D. By **Flomac Enterprises, LLC, a Florida limited liability company**, 10325 Pinto Drive, Hudson, Florida 34669, hereinafter called the grantor, to **Cash Smith and Cathleen Smith, husband and wife**, whose post office address is: 12018 Mississippi Kite, Brooksville, Florida 34614, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of $319,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE SOUTH 01°31'04" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE; THENCE RUN SOUTH 89°59'41" WEST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1053.58 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01°20'19" EAST, A DISTANCE OF 1241.44 FEET; THENCE RUN NORTH 89°08'53" WEST, A DISTANCE OF 500 FEET; THENCE RUN NORTH 01°20'19" WEST, A DISTANCE OF 1233.33 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE; THENCE RUN NORTH 89°59'41" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 499.77 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **R17 421 18 0000 0030 0090**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

Prepared by:
Jennifer Wallace
Sunset Title Services
7135 State Road 52, Suite 101
Bayonet Point, Florida 34667

File Number: 0424-004

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Jennifer Wallace
Address: 7135 S.R. 52, 101
Bayonet Point, Fl 34667

Witness Printed Name BRIAN PASTER
Address: 7135 S.R. 52, 101
Bayonet Point, Fl 34667

Floyd M McKenzie Jr (Seal)
Flomac Enterprises, LLC, a Florida Limited Liability Company
By: Floyd Mckenzie Jr., its Managing Member

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 14th day of June, 2024, by Floyd Mckenzie Jr., who is/are personally known to me or who has produced Drivers license as identification.

JENNIFER WALLACE
Commission # HH 112765
Expires April 1, 2025
Bonded Thru Budget Notary Services

Notary Public
Print Name: Jennifer Wallace
My Commission Expires: 4.1.25

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal Opportunity Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

April 30, 2025

Cash Smith
12252 Thrasher Avenue
Brooksville, FL 34614

Subject: **Notice of Agency Action - Approval**
ERP Individual Construction

Project Name:	Smith Class C Subdivision
App ID/Permit No:	908341 / 43048217.000
County:	Hernando
Sec/Twp/Rge:	S17/T21S/R18E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

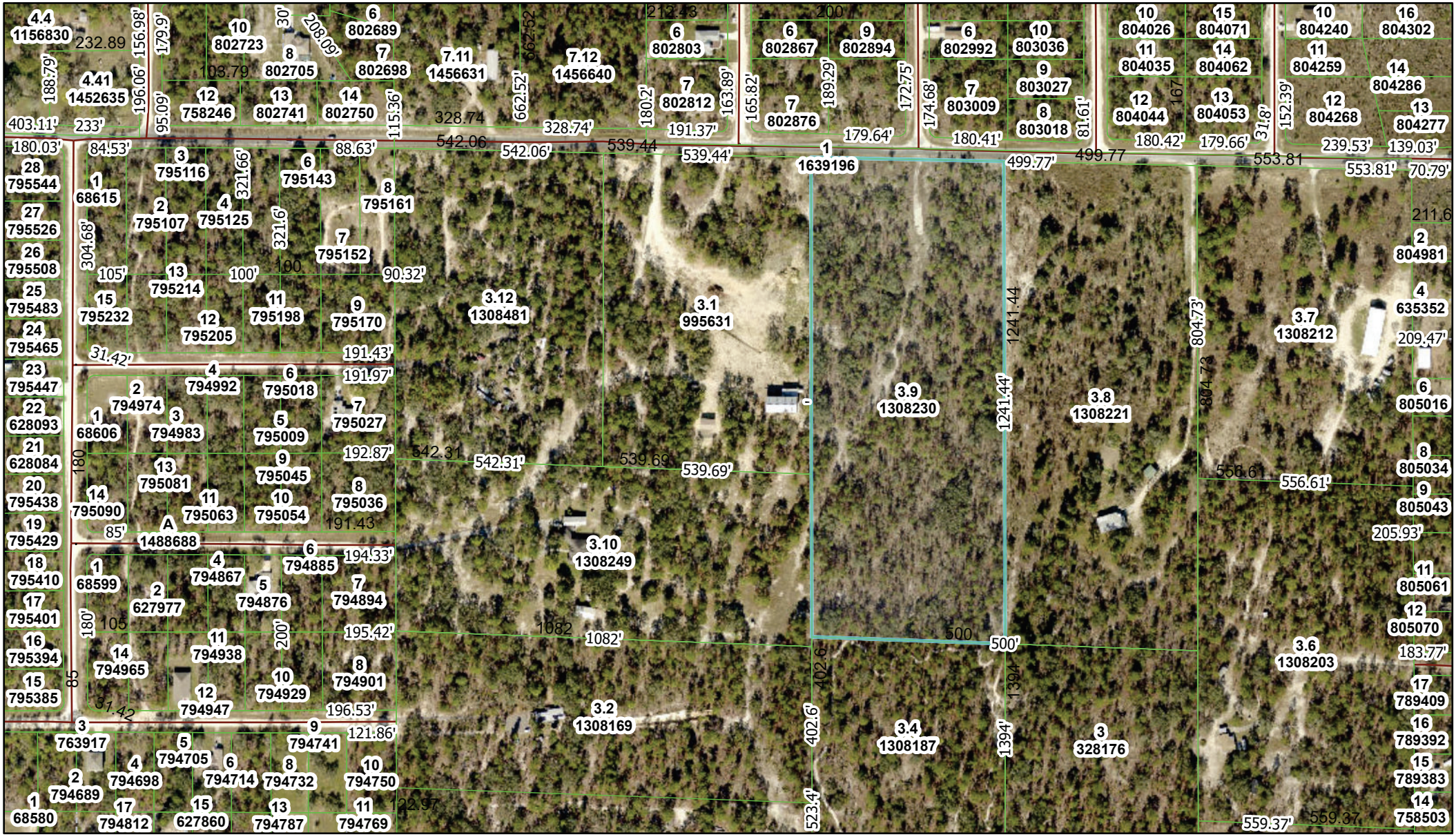
Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Permit w/Conditions Attached
As-Built Certification and Request for Conversion to Operation Phase
Notice of Authorization to Commence Construction
Notice of Rights

cc: Larry G. Boone, P.E., ProCivil360, LLC

1501204 Smith Class "C" Subdivision Aerial



1/13/2026, 9:31:59 AM

1:4,682

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

State of Florida, Vantor

Parcels

Parcels (Labels)

Parcel Dimensions

Parcel Lines (Easement Historic)

Historic

Cross Streets

Streets

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

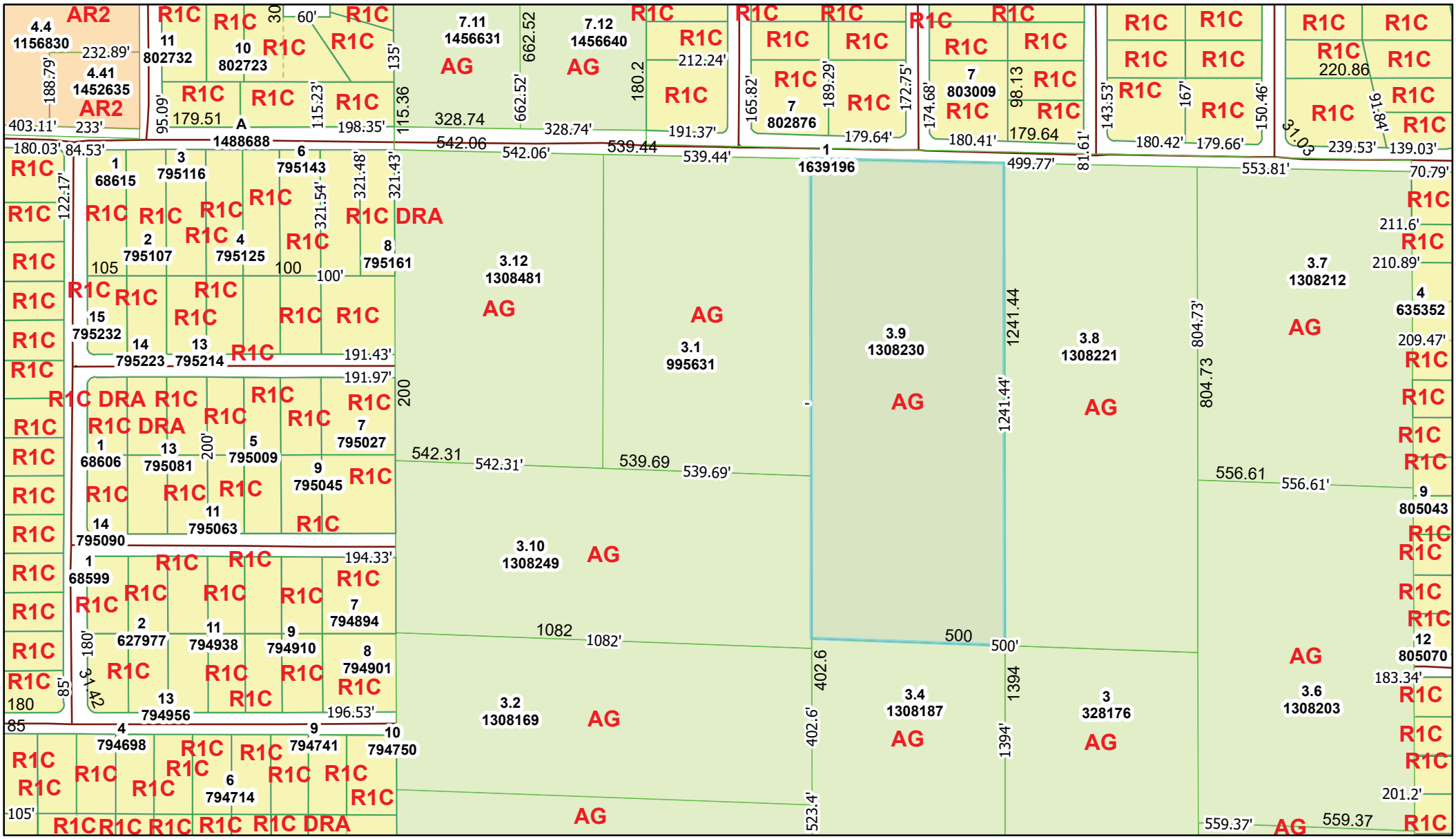
1.2m Resolution Metadata

501

Hernando County Central GIS

© Hernando County Central GIS

1501204 Smith Class "C" Subdivision



1/13/2026, 9:29:17 AM

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hernando County Central GIS

© Hernando County Central GIS

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division 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) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Cash Smith and Cathleen Smith

FILE NUMBER: 1501204

PURPOSE: To divide 14.18 acres into four parcels creating Lot 1 (3.72 acres), Lot 2 (3.51 acres), Lot 3 (3.50 acres), and Lot 4 (3.46 acres).

GENERAL LOCATION: A portion of Section 17, Township 21 South, Range 18 East on Thrasher Ave.

PARCEL KEY: 1308230

REQUEST: The Petitioners were denied a Class C Subdivision to divide 14.18 acres into four parcels creating Lot 1 (3.72 acres), Lot 2 (3.51 acres), Lot 3 (3.50 acres), and Lot 4 (3.46 acres) for failing to meet all the requirements for a Class C Subdivision as set forth in Chapter 26, Article I, Section 26-3(e) of the Hernando County Ordinance Code (hereinafter, individual provisions referred to as "Section"). Therefore, the Petitioners request relief from the strict application of the Class C Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with 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 Petitioners' 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 Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class C Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioners.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class C Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioners.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioners' request for relief from the strict application of the Class C Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(f) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE FOLLOWS]

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division 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) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Cash Smith and Cathleen Smith

FILE NUMBER: 1501204

PURPOSE: To divide 14.18 acres into four parcels creating Lot 1 (3.72 acres), Lot 2 (3.51 acres), Lot 3 (3.50 acres), and Lot 4 (3.46 acres).

GENERAL LOCATION: A portion of Section 17, Township 21 South, Range 18 East on Thrasher Ave.

PARCEL KEY: 1308230

REQUEST: The Petitioners were denied a Class C Subdivision to divide 14.18 acres into four parcels creating Lot 1 (3.72 acres), Lot 2 (3.51 acres), Lot 3 (3.50 acres), and Lot 4 (3.46 acres) for failing to meet all the requirements for a Class C Subdivision as set forth in Chapter 26, Article I, Section 26-3(e) of the Hernando County Ordinance Code (hereinafter, individual provisions referred to as "Section"). Therefore, the Petitioners request relief from the strict application of the Class C Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with 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 DENIAL of the Petitioners' 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 strict application of the Class C Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioners.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The strict application of the Class C Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioners.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby DENIES the Petitioners' request for relief from the strict application of the Class C Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

INSTR #2026029159 BK: 4702 PG: 1587 Page 1 of 3
FILED & RECORDED 5/4/2026 2:08 PM TP Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $27.00

RESOLUTION NO. 2026 - 030

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division 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) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Cash Smith and Cathleen Smith

FILE NUMBER: 1501204

PURPOSE: To divide 14.18 acres into four parcels creating Lot 1 (3.72 acres), Lot 2 (3.51 acres), Lot 3 (3.50 acres), and Lot 4 (3.46 acres).

GENERAL LOCATION: A portion of Section 17, Township 21 South, Range 18 East on Thrasher Ave.

PARCEL KEY: 1308230

REQUEST: The Petitioners were denied a Class C Subdivision to divide 14.18 acres into four parcels creating Lot 1 (3.72 acres), Lot 2 (3.51 acres), Lot 3 (3.50 acres), and Lot 4 (3.46 acres) for failing to meet all the requirements for a Class C Subdivision as set forth in Chapter 26, Article I, Section 26-3(e) of the Hernando County Ordinance Code (hereinafter, individual provisions referred to as "Section"). Therefore, the Petitioners request relief from the strict application of the Class C Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with 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 Petitioners' 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 Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class C Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioners.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(f) of the Hernando County Ordinance Code for relief due to **HARDSHIP**.

2. The strict application of the Class C Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioners.

ACTION:

Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioners' request for relief from the strict application of the Class C Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(f) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE FOLLOWS]

ADOPTED IN REGULAR SESSION THE 3rd **DAY OF** February **2026.**

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Paige Kilgore, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 02/03/2026
Department: Planning
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 16982
Legal Request Number: 25 651
Bid/Contract Number:

TITLE

Petition Submitted by Richard Deroxtro and Debra S. Deroxtro for Family Hardship Relief From Subdivision Regulations for Property Located on Sandpiper Avenue

BRIEF OVERVIEW

The subject site (Key No. 1308169) is a 10.0-acre AG (Agricultural) parcel located at the eastern terminus of Sandpiper Avenue. The Class D Subdivision for Richard and Debra Deroxtro is to create two (2) parcels: Parcel A - 2.50+/- acres and Parcel B - 7.50+/- acres. It is the petitioner's desire to have Mr. Deroxtro's mother in close proximity due to her age and related health concerns. Due to the property's non-parent parcel status, the petitioner needs to split the parcel to have an additional home.

Chapter 26, Article I, Section 26-3(e) Class D of the Hernando County Code of Ordinances requires that Class D Subdivisions created in a residential, agricultural-residential, or rural zoning districts shall meet the following:

- Sec. 26-3(e) Class D (2)a. i: Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.

The proposed parcels do not meet the above requirements, and the parcel subdivision was denied. The petitioners seek approval by the Board for family hardship relief from these requirements.

Should the Board determine that a family hardship is warranted, Section 26-3(g) of the Hernando County Code of Ordinances requires compliance with items (1) through (4) listed in the Legal Note below, and the Board should authorize the Chairman's signature upon the attached approval resolution, which will be recorded in the official records. Likewise, if the petition for family hardship is denied, the Board should authorize the Chairman's signature on the attached denial resolution.

FINANCIAL IMPACT

There is no identified financial impact.

LEGAL NOTE

The Board has the authority to take action on the request for relief from the Class D Subdivision regulations due to family hardship in accordance with Chapter 26, Article I, Section 26-3(g) of the Hernando County Code of Ordinances. A petition for such relief may be filed by any person who feels the provisions of the Class D Subdivision regulations, if complied with, would place upon them an undue burden on their ability to transfer land to family members.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the provisions of the Class D Subdivision regulations have placed an undue burden on the petitioners' ability to transfer land to family members and:

1. All lots proposed to be created under the Board of County Commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

2. All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcels(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that the "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

4. All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

RECOMMENDATION

It is recommended that the Board, as the sole authority, determine whether the provisions of the Class D Subdivision regulations, if complied with, would place an undue burden on the petitioners' ability to transfer land to family members. Should the Board determine that a family hardship is warranted, Section 26-3(g) of the Hernando County Code of Ordinances requires compliance with items (1) through (4) listed in the Legal Note above.

It is further recommended that the Board approve or deny the applicant's request and authorize the Chairman's signature on the attached resolution consistent with the Board's action.

REVIEW PROCESS

Omar DePablo	Escalated	01/15/2026	6:19 PM
KayMarie Griffith	Escalated	01/17/2026	6:18 PM
Michelle Miller	Approved	01/20/2026	8:34 AM
Michelle Miller	Approved	01/20/2026	8:34 AM
Erin Dohren	Approved	01/20/2026	9:35 AM
Pamela Hare	Approved	01/20/2026	1:30 PM
Natasha Lopez Perez	Approved	01/20/2026	2:47 PM
Heidi Prouse	Approved	01/20/2026	3:51 PM
Toni Brady	Approved	01/22/2026	3:48 PM
Jeffrey Rogers	Approved	01/23/2026	2:33 PM

Colleen Conko	Approved	01/23/2026 2:54 PM

HERNANDO COUNTY PLANNING DEPARTMENT
CLASS D SUBDIVISION REVIEW APPLICATION

1653 Blaise Dr
Brooksville, FL 34601
(352)754-4057 Ext. 28020
Carrie Cline, Planner I – Email: ccline@hernandocounty.us

Date: 12/09/2025

APPLICANT: Richard Deroxtro & Debra S. Deroxtro

Mailing Address:
12125 Sandpiper Ave

City, State, Zip Code:
Weeki Wachee, FL 34614

Daytime Phone: 352-458-2421 Email : radtime33@aol.com

REPRESENTATIVE: John Sirvent

Mailing Address:
7299 Winter St.

City, State, Zip Code:
Brooksville, FL 34613

Daytime Phone: 407-948-0720 Email : John@SouthernValleyHomes.com

Legal Description: Write the complete legal description of the property below. Include Section, Township and Range, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.
See Survey

PARCEL KEY NUMBER 01308169 SEC 17 TWP 21 (S) RANGE 18 (E)

Size of Area Covered by Application: 10 Acres

Highway & Street Boundaries: Sandpiper Ave.

Number of Parcels Proposed: 2 parcels

Minimum Size(s) of Lot(s) Created:
2.5 Acres

STAFF REPORT

HEARINGS:	Board of County Commissioners Land Use Meeting: February 03, 2026
APPLICANT:	Richard & Debra Deroxtro
FILE NUMBER:	1511133
PURPOSE:	Class D Subdivision Appeal
GENERAL LOCATION:	Eastern terminus of Sandpiper Ave.
PARCEL KEY NUMBER:	1308169

APPLICANT'S REQUEST:

The petitioner is requesting a relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to the hardships more fully described below.

The subject site is a 10.0 AG (Agricultural) parcel and is lying at the eastern terminus of Sandpiper Ave. The Class D Subdivision for Richard & Debra Deroxtro is to create two (2) parcels. Parcel A – 2.50+/- acres and Parcel B – 7.50+/- acres. It is the petitioner's desire to have their mother in close proximity due to their age and related health concerns. Due to the property's non-parent parcel status, the petitioner needs to split the parcel to have an additional home.

The survey has been reviewed by the Planning Department; found not to be within County standards for a Class D Subdivision according to Sec. 26-3. Class D (2) a. i. "Each lot must be created from a parent parcel". The Department of Public Works has Approved the driveway location.

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the Class D subdivision with the following conditions:

(1) Petition for relief from family hardship. A petition for relief from family hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(2) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(3) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

(4) The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(5) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(6) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(7) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION

1653 BLAISE DRIVE ▯ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 www.HernandoCounty.us

11/12/2025

Richard & Debra S Deroxtro
12125 Sandpiper Ave.
Weeki Wachee, FL 34614-1009

RE: Key No. 1308169
Section 17, Township 21, Range 18 East
File No: 1511133 - Class D Subdivision

Dear Mr. & Mrs. Deroxtro,

This letter is the formal notice to you of County denial of your request to create a Class D subdivision requesting the creation of two (2) parcels. Your request is denied because the proposed subdivision does not meet Hernando County's Ordinance regarding Class D subdivision, to-wit:

1. **Sec. 26-3(e) Class D (2)i – Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.**

Under Chapter 26 of the Hernando County Ordinance Code, there is a mechanism in the subdivision regulations by which you may appeal this denial to the Board of County Commissioners. Chapter 26-3(f) states:

(f) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(2) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(g) Petition for relief from family hardship. A petition for relief from family hardship may be filed by any person who feels the provisions of this chapter, if complied with, would place upon them an undue burden on their ability to transfer land to family members. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A map on which is indicated an accurate representation of the proposed subdivision. The map shall clearly indicate the access to be provided and any improvements to be provided in the project. The petition will include the prospective recipient of each tract and his/her relationship to the grantor.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the family and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(4) **All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.**

If you appeal the denial to the Board of County Commissioners, please submit the following:

1. A letter requesting to appeal the denial to the Board with the **requirement as indicated above**; and
2. A filing fee of $ 100.00.

If an appeal is filed and approved by the Board of County Commissioners, conditions as stated above will be included in the resolution as well as the following:

1. Provide a final original signed/sealed survey including the flood hazard areas delineated and existing structure setback compliance prior to final subdivision approval.
2. Subsequent lot owners should be advised of potential for listed protected species and state/federal permit requirements. Prior to site development of each lot, a gopher tortoise burrow survey by a qualified professional is required to determine presence or absence. If present, follow FWC permitting and regulation requirements.

If I may be of further assistance in this matter, please contact me.

Sincerely,

William Hunt

William Hunt
Planner I

RECEIVED
DEC 01 2025
Hernando County Development Services
Zoning Division

To Whom It May Concern,

Richard and Debra Deroxtro who is seeking approval to split a portion of Mr. & Mrs. Deroxtros' property located at 12125 Sandpiper Ave, Brooksville, FL (Parcel Key # 1308169). The purpose of this request is to allow Helen, mother of Richard Deroxtro, to have a home constructed on the split parcel so she can remain close to her son and his wife, **Richard & Debra Deroxtro**, who are the current property owners.

This request is being made due to Helen's age and ongoing medical needs. She has vascular issues that cause difficulty with mobility and, at times, requires immediate support. Having her own residence on her son's property would allow Helen to maintain her independence and dignity, while still being close enough to Richard & Debra to receive daily assistance, oversight, and care as needed.

This arrangement is essential to Helen's well-being. It provides a safe and supportive environment without compromising her desire to live in her own home. The hardship lies in the fact that, without this lot split, she cannot secure housing that meets both her medical needs and her personal independence.

We respectfully ask that this request be given full consideration based on the humanitarian and family care circumstances outlined above.

Sincerely,
Richard Deroxtro

Debra Deroxtro

JULIE ALICEA
Notary Public-State of Florida
Commission # HH 635514
My Commission Expires
March 18, 2028

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, RICHARD DEROXTRO, hereby state and affirm that I have read the instructions for filing this application and that:

☒ I am the owner of the property covered under this application.

☐ I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 19 day of September, 20 25, before me, the undersigned Notary Public of the State of Florida, personally appeared Richard Deroxtro and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal

Julie Alicea

Notary Signature

JULIE ALICEA
Notary Public-State of Florida
Commission # HH 635514
My Commission Expires
March 16, 2029

NOTARY SEAL/COMMISSION EXPIRATION:

The individual(s) are ☒ personally known to me or, ☐ presented the following Identification: _____.

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Debra DeRoxtro, hereby state and affirm that I have read the instructions for filing this application and that:

☑ I am the owner of the property covered under this application.

☐ I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 11 day of December, 20 25, before me, the undersigned Notary Public of the State of Florida, personally appeared Debra DeRoxtro and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal

JULIE ALICEA
Notary Public-State of Florida
Commission # HH 635514
My Commission Expires
March 18, 2029

Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION:

The individual(s) are ☒ personally known to me or, ☐ presented the following Identification: _____.

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, John Sirvent, hereby state and affirm that I have read the instructions for filing this application and that:

☐ I am the owner of the property covered under this application.

☑ I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 30 day of September, 20 25, before me, the undersigned Notary Public of the State of Florida, personally appeared John Sirvent III and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal

Notary Signature

JULIE ALICEA
Notary Public-State of Florida
Commission # HH 635514
My Commission Expires
March 18, 2029

NOTARY PUBLIC COMMISSION

The individual(s) are ~~is~~ personally known to me or, ☐ presented the following Identification: _____.

SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

MAP OF SURVEY

LEGAL DESCRIPTION

PARENT PARCEL
A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE: THENCE RUN S89°59'41"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1553.35 FEET: THENCE RUN S01°20'19"E, A DISTANCE OF 1258.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S01°20'19"E, A DISTANCE OF 402.60 FEET: THENCE RUN N89°08'53"W, A DISTANCE OF 1082.49 FEET TO A POINT ON THE WEST BOUNDARY OF THE SAID SOUTHEAST 1/4, THENCE RUN N01°20'19"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 402.60 FEET: THENCE RUN S89°08'53"E, A DISTANCE OF 1082.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 435,539 SQUARE FEET - 10.00 ACRES MORE OR LESS.

PARCEL A
A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE: THENCE RUN S89°59'41"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1553.35 FEET: THENCE RUN S01°20'19"E, A DISTANCE OF 1258.95 FEET: THENCE CONTINUE S01°20'19"E, A DISTANCE OF 402.60 FEET: THENCE RUN N89°08'53"W, A DISTANCE OF 810.81 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE N89°08'53"W, A DISTANCE OF 271.19 FEET TO THE THE WEST BOUNDARY OF THE SAID SOUTHEAST 1/4: THENCE RUN N01°20'19"W ALONG SAID WEST BOUNDARY, A DISTANCE OF 402.60 FEET: THENCE LEAVING SAID WEST BOUNDARY LINE, S89°08'53"E, A DISTANCE OF 271.19 FEET: THENCE S01°20'19"E, A DISTANCE OF 402.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 109,016 SQUARE FEET - 2.50 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

15 FOOT ACCESS EASEMENT
A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE: THENCE RUN S89°59'41"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1553.35 FEET: THENCE RUN S01°20'19"E, A DISTANCE OF 1258.95 FEET: THENCE CONTINUE S01°20'19"E, A DISTANCE OF 402.60 FEET: THENCE RUN N89°08'53"W, A DISTANCE OF 1082.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE SAID SOUTHEAST 1/4, THENCE RUN N01°20'19"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE N01°20'19"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 15.08 FEET: THENCE LEAVING SAID WEST BOUNDARY, N82°55'16"E, A DISTANCE OF 93.78 FEET: THENCE S89°11'46"E, A DISTANCE OF 177.81 FEET: THENCE S01°20'19"E, A DISTANCE OF 15.01 FEET: THENCE N89°11'46"W, A DISTANCE OF 177.34 FEET: THENCE S82°55'16"W, A DISTANCE OF 94.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4,074 SQUARE FEET - 0.09 ACRES MORE OR LESS.

PARCEL B
A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE: THENCE RUN S89°59'41"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1553.35 FEET: THENCE RUN S01°20'19"E, A DISTANCE OF 1258.95 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE S01°20'19"E, A DISTANCE OF 402.60 FEET: THENCE RUN N89°08'53"W, A DISTANCE OF 810.81 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE N01°20'19"W, A DISTANCE OF 402.60 FEET: THENCE RUN N89°08'53"W, A DISTANCE OF 271.19 FEET: THENCE S01°20'19"E, A DISTANCE OF 402.60 FEET: THENCE RUN S89°08'53"E, A DISTANCE OF 271.19 FEET TO THE POINT OF BEGINNING.

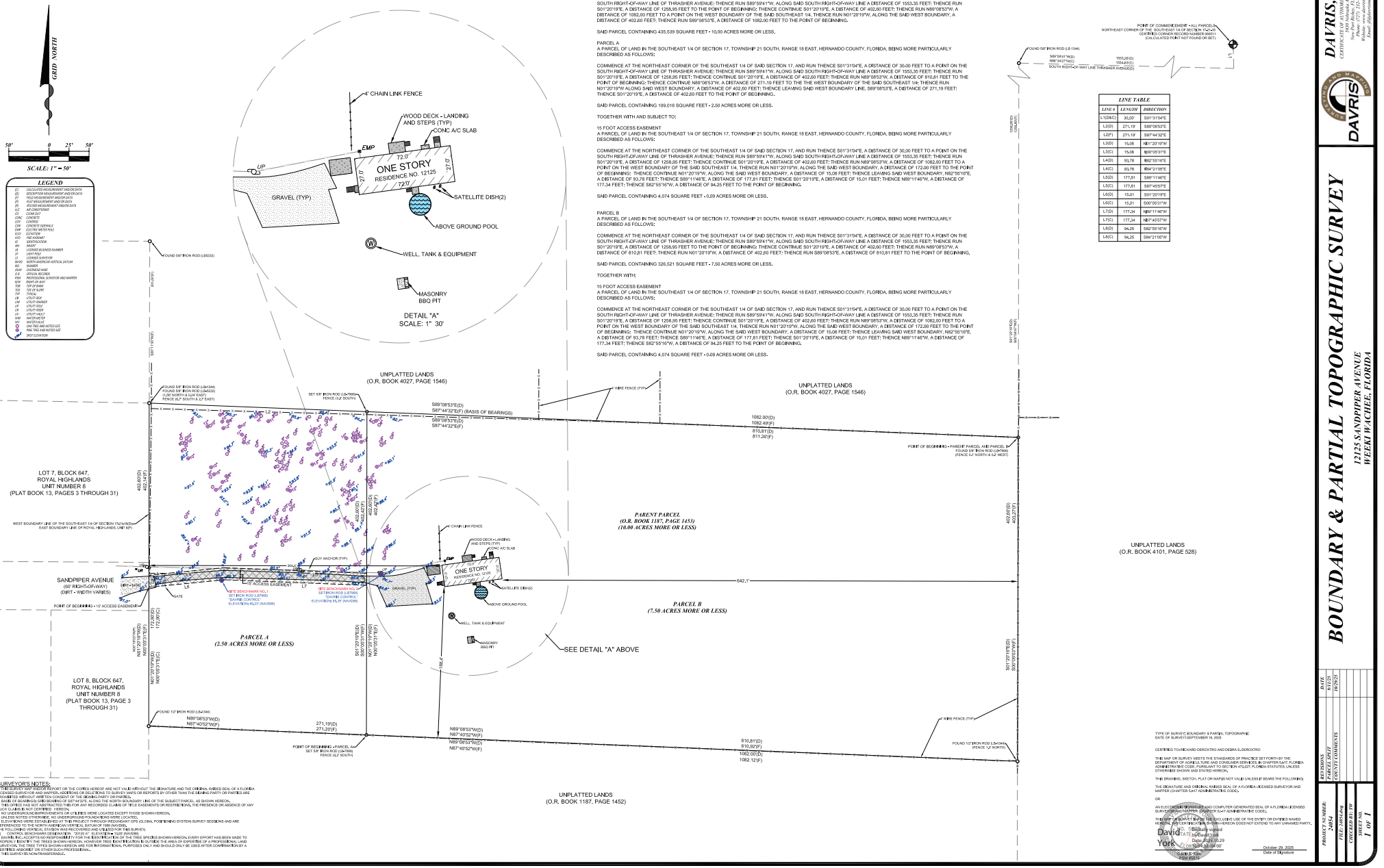
SAID PARCEL CONTAINING 326,521 SQUARE FEET - 7.50 ACRES MORE OR LESS.

TOGETHER WITH:

15 FOOT ACCESS EASEMENT
A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE: THENCE RUN S89°59'41"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1553.35 FEET: THENCE RUN S01°20'19"E, A DISTANCE OF 1258.95 FEET: THENCE CONTINUE S01°20'19"E, A DISTANCE OF 402.60 FEET: THENCE RUN N89°08'53"W, A DISTANCE OF 1082.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE SAID SOUTHEAST 1/4, THENCE RUN N01°20'19"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE N01°20'19"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 15.08 FEET: THENCE LEAVING SAID WEST BOUNDARY, N82°55'16"E, A DISTANCE OF 93.78 FEET: THENCE S89°11'46"E, A DISTANCE OF 177.81 FEET: THENCE S01°20'19"E, A DISTANCE OF 15.01 FEET: THENCE N89°11'46"W, A DISTANCE OF 177.34 FEET: THENCE S82°55'16"W, A DISTANCE OF 94.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4,074 SQUARE FEET - 0.09 ACRES MORE OR LESS.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1(D&C)	30.00'	S01°31'04"E
L2(D)	271.19'	S89°08'53"E
L2(F)	271.19'	S87°44'32"E
L3(D)	15.08'	N01°20'19"W
L3(C)	15.08'	N00°05'31"E
L4(D)	93.78'	N82°55'16"E
L4(C)	93.78'	N84°21'05"E
L5(D)	177.81'	S89°11'46"E
L5(C)	177.81'	S87°45'5"E
L6(D)	15.01'	S01°20'19"E
L6(C)	15.01'	S00°05'31"W
L7(D)	177.34'	N89°11'46"W
L7(C)	177.34'	N87°45'57"W
L8(D)	94.25'	S82°55'16"W
L8(C)	94.25'	S84°21'05"W

SURVEYOR'S NOTES:
1. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. BASIS OF BEARINGS IS AN ASSUMED BEARING OF S87°44'32"E, ALONG THE NORTH BOUNDARY LINE OF THE SUBJECT PARCEL, AS SHOWN HEREON.
3. THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS, THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
5. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
6. ELEVATIONS WERE ESTABLISHED AT THE PROJECT THROUGH REDUNDANT GPS (GLOBAL POSITIONING SYSTEMS) SURVEY SESSIONS AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
THE FOLLOWING VERTICAL STATION AND MONUMENTED AND UTILIZED FOR THIS SURVEY:
A) CONTROL BENCHMARK DESIGNATION: "20128 X", ELEVATION= 100ft (NAVD88).
7. DAVRIS, INC., ACCEPTS NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, HOWEVER TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD ONLY BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.
8. THIS SURVEY IS NON-TRANSFERABLE.

TYPE OF SURVEY: BOUNDARY & PARTIAL TOPOGRAPHIC
DATE OF SURVEY: SEPTEMBER 16, 2025

CERTIFIED TO: RICHARD DEROXTRO AND DEBRA S. DEROXTRO

THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE FOLLOWING:

THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

OR

AN ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

THE USE OF SURVEY DATA FOR EXCLUSIVE USE OF THE ENTITY ON ENTITIES NAMED HEREON. ANY CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

Digitally signed by David York
Date: 2025.10.29 09:04:07 -04'00'

DAVID T. YORK
PSM# 6926

October 29, 2025
Date of Signature

DAVRIS, INC.
CERTIFICATE OF AUTHORIZATION #7868
New Port Richey, FL 34653
Phone: (727) 372-1100
Website: www.davrisinc.com
Email: jb@davrisinc.com

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY
12125 SANDPIPER AVENUE
WEEKI WACHEE, FLORIDA

REVISIONS	DATE
INITIAL SUBMITTAL	10/29/25
COUNTY COMMENTS	

PROJECT NUMBER: 24014
FILE: 24014.dwg
CHECKED BY: TW
SHEET NO. 1 OF 1

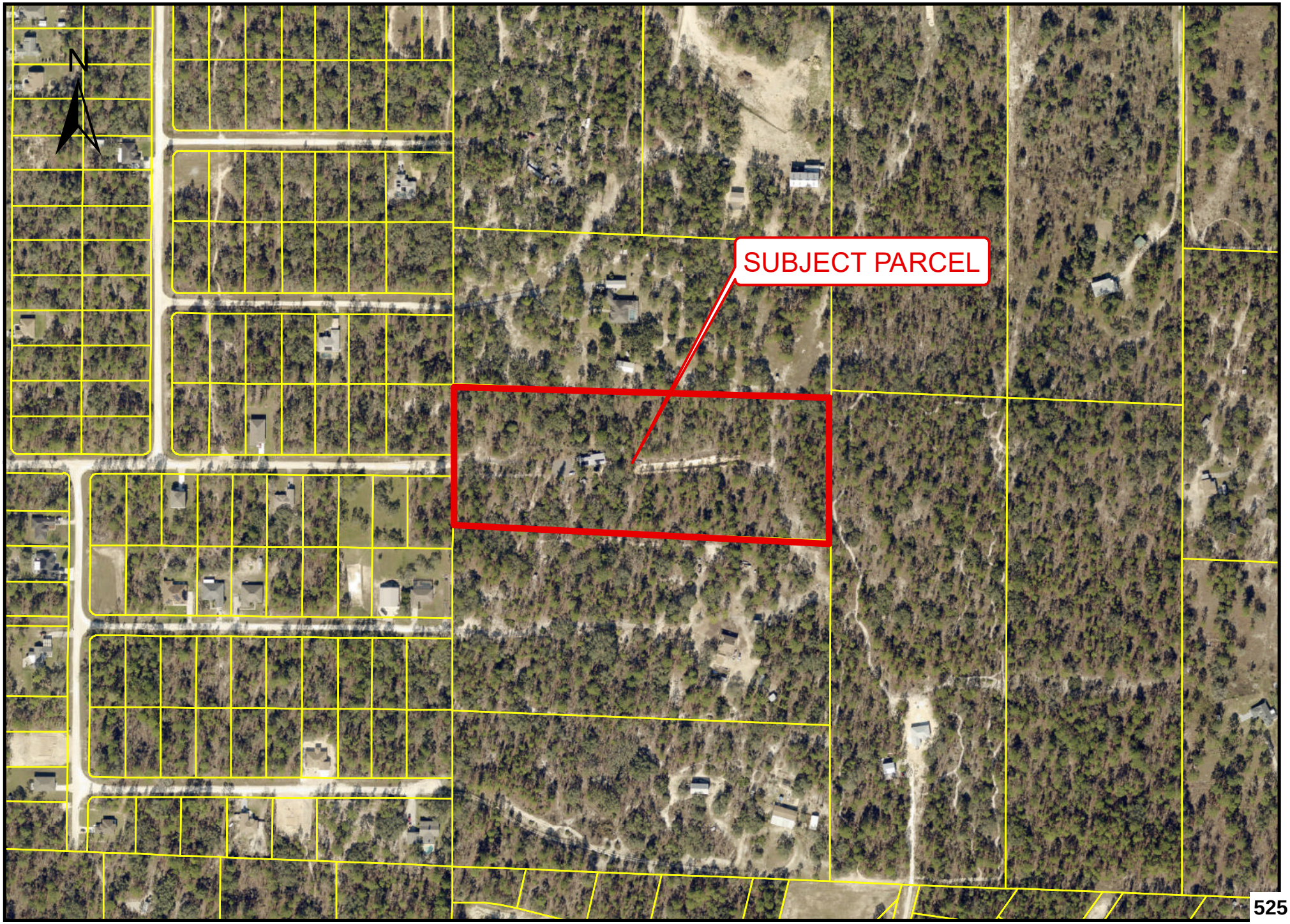
Key # 1308169 – Richard & Debra S Deroxtro

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



Key # 1308169 – Richard & Debra S Deroxtro

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



Warranty Deed

3

Made this 15th day of March A.D. 19 1998

by

GARY E. SCHRAUT, a single man

** OFFICIAL RECORDS **
BK: 1187 PG: 1452

hereinafter called the grantor, to

RICHARD DEROXTRO and DEBRA S. DEROXTRO, his wife

whose post office address is: 12125 Sandpiper Avenue, Brooksville, Florida ~~34601~~ 34614

Grantees' SSN:

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in HERNANDO County, Florida, viz:

See Schedule "A" attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year. This deed is in consumation of that Agreement for Deed between Gary E. Schraut & Terry G. Bickel to Richard & Debra Deroxtro, dated October 13, 1996 and recorded in Official Record Book 1164, Page 1044, Public Records of Hernando County, Florida.

FILE# 98-016152
HERNANDO COUNTY, FLORIDA
RCD Apr 20 1998 03:15pm
KAREN NICOLAI, CLERK

Parcel Identification Number: R17 421 18 0000 0030 0020

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: MELLISSA K. WORRELL

Name: CONNIE AMAN

Name:

Name:

Name & Address: GARY E. SCHRAUT LS
P.O. Box 1104, Brooksville, Fl 34605

Name & Address: LS

DEED DOC STAMPS 238.70
04/20/98 Deputy Clk

Name & Address: LS

Name & Address: LS

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 15th day of March , 19 1998, by

GARY E. SCHRAUT, a single man

who is personally known to me or who has produced drivers license as identification and who did not take an oath.

MELLISSA K. WORRELL
Notary Public, State of Florida
Comm Expires March 14, 2002
Comm # CC711389

Print Name: MELLISSA K. WORRELL
Notary Public
My Commission Expires:

PREPARED BY: Sunstate
RECORD & RETURN TO:
Sunstate Title Agency, Inc.
13937 7th Street
Dade City, Florida 33525
File No: S-16795

WD-1
11/91

S-16795 Dade City, FL 33525

Schedule A

A parcel of land in the Southeast 1/4 of Section 17, Township 21 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 17, and run thence S 01°31'04" E., distance of 30.00 feet to a point on the South right-of-way line of Thrasher Avenue, thence run S 89°59'41" W., along the said South right of way line a distance of 1553.35 feet; thence run S 01° 20'19" E., a distance of 1258.95 feet to a POINT OF BEGINNING; thence continue S 01°20'19" E., a distance of 402.60 feet; thence run N 89°08"53" W., a distance of 1082.0 feet to a point on the West boundary of the said Southeast 1/4; thence run N 01°20'19" W., along the said West boundary, a distance of 402.60 feet; thence run S 89°08'53" E., a distance of 1082.00 feet to the POINT OF BEGINNING.

File No: S-16795

Property Split Tax Clearance Form

Florida Statutes: Title XIV
§197 Taxation and Finance

§197.192 Land not to be divided or plat filed until taxes paid. *No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land.*

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be split have been paid through the current tax year.

DATE: 6/24/25

I, hereby certify that the property taxes on parcel

Key number 01308169 have been paid through the current tax year.

Sally L. Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Kimberlee Fretto
Print Name: Kimberlee Fretto
Title: Customer Service Rep.

SEAL

HERNANDO COUNTY TAX COLLECTOR

RECEIVED
ENGINEERING

Class D Subdivision Department of Public Works Clearance Form

Pursuant to Hernando County Ordinance, Chapter 26, Section 26-3, Class D (1), Applicants must receive driveway location approval by the Department of Public Works prior to approval of the Class D subdivision. Department of Public Works is located at 1525 E. Jefferson St., Brooksville, FL 34601.

Please submit this form with one copy of the survey showing proposed driveway and access locations to the Department Of Public Works for review. The review results will be returned to the Subdivision Review Technician. A fee set by the Department of Public Works will be collected with the clearance form submittal.

Date: 6/17/25 Parcel Key: 01308169

Print Applicant Name: Richard Derextro

Applicant Address: 12125 Sandpiper Ave.

Applicant Phone Number: 352-458-2421

Applicant Email address: Radtime33@aol.com John@Southernvalleyhomes.com

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Review Results:

Department of Public Works inspector Name: Kandi McCabe

✓ The proposed driveway location is **approved** by the Department of Public Works. At such time a driveway installation or Right-of-Way improvement is proposed, a Right-of-Way permit or Building Department driveway permit will be required prior to construction.

____ The proposed driveway location is **not approved**.

Notes: _____

Receipt #4460 Pd cash $100.00

Rev 03/25 CLC

SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

MAP OF SURVEY
Revised 8/20/24

GRID NORTH

SCALE: 1" = 50'

LEGEND

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE; THENCE RUN S89°59'41"W, ALONG SAID SOUTH RIGHT-OF WAY LINE A DISTANCE OF 1553.35 FEET; THENCE RUN S 01°20'19"E, A DISTANCE OF 1258.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S01°20'13"E, A DISTANCE OF 402.60 FEET; THENCE RUN N89°08'53"W, A DISTANCE OF 1082.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE SAID SOUTHEAST 1/4, THENCE RUN N01°20'19"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 402.60 FEET; THENCE RUN S89°08'53"E, A DISTANCE OF 1082.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 435,539.09 SQUARE FEET - 10.0 ACRES MORE OR LESS.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	30.09'	S01°31'04"E

SEE DETAIL "A"
SCALE: 1" 30'

UNPLATTED LANDS
(O.R. BOOK 4027, PAGE 1548)

LOT 7, BLOCK 647,
ROYAL HIGHLANDS
UNIT NUMBER 8
(PLAT BOOK 13, PAGES 3 THROUGH 31)

SUBJECT PARCEL
(AS RECORDED IN O.R. BOOK 1187, PAGE 1453)

UNPLATTED LANDS
(O.R. BOOK 4101, PAGE 528)

SANDPIPER AVENUE
(60' RIGHT-OF-WAY)
(DIRT - WIDTH VARIES)

40'

15' ACCESS EASEMENT

LOT 6, BLOCK 647,
ROYAL HIGHLANDS
UNIT NUMBER 8
(PLAT BOOK 13, PAGES
THROUGH 31)

1,257'

SEE DETAIL "A" ABOVE

UNPLATTED LANDS
(O.R. BOOK 1187, PAGE 1452)

Site plan/Survey
scale: 1" = 50.0'

SURVEYOR'S NOTES:

TYPE OF SURVEY: BOUNDARY & PARTIAL TOPOGRAPHIC
DATE OF SURVEY: 08/20/24

CERTIFIED TO: RICHARD DEROSTRO AND DEBRA S. DEROSTRO

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS Drawing, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE FOLLOWING

THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

OR

AN ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

OR

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITY OR ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

David T. York — Digitally signed by David T. York, Date: 2024.05.10 13:08:58 -04'00'
David T. York
PSM #5815

May 10, 2024
Date of Signature

DAVRIS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
DAVRIS

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY
12125 SANDPIPER AVENUE
WEEKI WACHEE, FLORIDA

REVISIONS	DATE

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:
SURVEYED BY:
SHEET NO.
1 OF 1

530

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division 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) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **FAMILY HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Richard Deroxtro and Debra S. Deroxtro

FILE NUMBER: 1511133

PURPOSE: To divide 10.0 acres into two parcels creating Parcel A (2.5 acres) and Parcel B (7.5 acres)

GENERAL LOCATION: A portion of Section 17, Township 21 South, Range 18 East, lying on Sandpiper Ave.

PARCEL KEY: 1308169

REQUEST: The Petitioners were denied a Class D Subdivision to divide 10.0 acres into two parcels creating Parcel A (2.5 acres) and Parcel B (7.5 acres) for failing to meet all the requirements for a Class D Subdivision as set forth in Chapter 26 Article I, Section 26-3(e) of the Hernando County Ordinance Code (hereinafter, individual provisions referred to as "Section"). Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**, pursuant to Section 26-3(g) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with 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 Petitioner's 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 Petition meets the application requirements in Section 26-3(g) of the Hernando County Ordinance Code for relief due to **FAMILY HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

3. All lots proposed to be created meet the minimum lot size of the zoning district in which the subdivision is located and conform with the policies of the comprehensive plan.

4. All proposed lots have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

5. Petitioner warrants that each deed of conveyance entered into and executed will contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

6. Petitioner warrants that all lots will be transferred to an immediate family member and such transfers will provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(g) of the Hernando County Ordinance Code for relief due to **FAMILY HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

ACTION:

Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to

FAMILY HARDSHIP, subject to the following conditions, pursuant to Section 26-3(g) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

4. All lots will be transferred to an immediate family member and such transfers will provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2026 - _____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division 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) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **FAMILY HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Richard Deroxtro and Debra S. Deroxtro

FILE NUMBER: 1511133

PURPOSE: To divide 10.0 acres into two parcels creating Parcel A (2.5 acres) and Parcel B (7.5 acres)

GENERAL LOCATION: A portion of Section 17, Township 21 South, Range 18 East, lying on Sandpiper Ave.

PARCEL KEY: 1308169

REQUEST: The Petitioners were denied a Class D Subdivision to divide 10.0 acres into two parcels creating Parcel A (2.5 acres) and Parcel B (7.5 acres) for failing to meet all the requirements for a Class D Subdivision as set forth in Chapter 26 Article I, Section 26-3(e) of the Hernando County Ordinance Code (hereinafter, individual provisions referred to as "Section"). Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**, pursuant to Section 26-3(g) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with 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 DENIAL of the Petitioner's 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 strict application of the Class D Subdivision regulations in Section

26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby DENIES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2026.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

TITLE

Discussion Regarding Potential Ordinance to be Entitled Short-Term Rental Use Regulations for Requiring Certificates of Use for Short-Term Rental Properties

BRIEF OVERVIEW

Background

Chapter 509, Florida Statutes establishes a regulatory framework for lodging establishments, including vacation rentals and transient public lodging establishments. It defines vacation rentals as "transient public lodging establishments" that consist of "any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests."

Although Florida Statutes Section 509.032 restricts local governments from enacting regulations that prohibit vacation rentals or that regulate the duration or frequency of such rentals, the statute does not prohibit local governments from enacting new regulations on vacation rentals that do not pertain to duration and frequency.

Comprehensive Plan Consistency

Strategy 1.10B(3) of Hernando County's 2040 Comprehensive Plan requires that the County "[p]rotect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area."

Goal 4.01 of Hernando County's 2040 Comprehensive Plan requires the County to "provide sites for adequate housing of its residents and shall ensure that residents have access to safe, decent and sanitary housing that is affordable to all income levels."

Objectives 1.04B and 1.04G of the 2040 Comprehensive Plan provide that, with limited exceptions, commercial uses are prohibited in residentially designated areas, which include single-family and multifamily areas, and that high density residential uses, such as hotels, motels, and bed and breakfast establishments, are not generally allowed in residentially designated areas

Analysis

If unregulated, vacation rentals can create negative compatibility impacts in residential neighborhoods, including inappropriate commercialization and disruption of the character of residential neighborhoods such as excessive noise, parking that overwhelms residents' use, and accumulation of trash, as well as diminished public health, safety, and welfare.

The proposed ordinance is designed to preserve the quiet nature and atmosphere of residential areas and ensure County residents the tranquility and peaceful enjoyment of their neighborhoods; and to provide law-abiding residents the opportunity to offer and use vacation

rentals in an orderly manner, consistent with state and local law and with neighborhood character.

Process

If approved, this ordinance allows the County, through its existing regulatory framework, to issue certificates to short-term rentals conforming to these standards, which will in turn provide a level playing field amongst all providers of short-term rental units.

Additionally, this ordinance establishes an enforcement mechanism for those short-term rental properties which do not adhere to the standards on an initial or continuing basis, with the overall goal of the short-term rental unit program being compliant with the standards and not punitive in its scope.

Planning and Zoning Commission Review

The proposed ordinance was presented at the December 8, 2025, Planning and Zoning Commission meeting for preliminary review and discussion. The following items were brought up as potential points for consideration:

- Possibly consider just limiting number of guests per unit, not per room.
- Enforcement section is weak - need to have substantial enforcement, including financial impact, for property owners and managers to pay attention.
- Code requirements - is it based on permanent use, or will there be requirements above and beyond to meet “hotel” standards for overall community safety?
- What is the timeframe for response from a responsible party if contacted with an issue about a property?
- Parking - in Hernando Beach, there is an issue with boat trailers and car parking, clogging up roadways and impeding potential emergency services. Need to ensure this is spelled out. Also needs strong enforcement arm.
- How will noise realistically be regulated?
- Possibly separate out accessory dwelling units v. temporary structures such as RVs for potential accessory structure rental.
- Standardized forms for implementation of various parts of the process are needed.

Posting of contact information for short-term rental owner/manager on site or distributed to adjacent residents. With this, include what the owner/manager allows on site (max # of guests, cars, etc., and assists with enforcement if Air B&B needs to be contacted.)

- Fire extinguisher requirements?
- Signage posted when guests arrive and leave on safety measures?
- Lighting for rental units (external floodlights shining into adjacent residences and canals).
- How does this impact boat rentals? Issue with boats being rented separate from units?

FINANCIAL IMPACT

A matter of policy. There is no financial impact associated with this request.

LEGAL NOTE

The Board has the authority to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION

It is recommended that the Board discuss the proposed ordinance, take public comment, and determine whether it should be scheduled for adoption hearings in the future.

REVIEW PROCESS

Michelle Miller	Approved	12/22/2025 3:27 PM
Omar DePablo	Escalated	12/24/2025 6:18 PM
KayMarie Griffith	Escalated	12/25/2025 6:18 PM
Michelle Miller	Approved	12/26/2025 9:49 AM
Erin Dohren	Approved	12/26/2025 5:07 PM
Pamela Hare	Approved	12/29/2025 11:12 AM
Jon Jouben	Approved	12/29/2025 12:55 PM
Heidi Prouse	Approved	01/05/2026 2:03 PM
Toni Brady	Approved	01/06/2026 9:31 PM
Jeffrey Rogers	Approved	01/08/2026 11:24 AM
Colleen Conko	Approved	01/08/2026 1:33 PM

DRAFT DOCUMENT: F:\1 COUNTY ATTORNEY'S OFFICE\JAJ\Ordinances\Short Term Rentals - 2025\2025-11-21 Proposed Ordinance - Draft 5.wpd, November 21, 2025 (10:49am) NOTE: additions/~~deletions~~ = language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 202_-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE INCORPORATION OF RECITALS; CREATING ARTICLE XI OF HERNANDO COUNTY CODE CHAPTER 23, TO BE ENTITLED "SHORT-TERM RENTAL USE REGULATIONS"; REQUIRING CERTIFICATES OF USE FOR SHORT-TERM RENTAL PROPERTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Fla. Stat. Ch. 509 establishes a regulatory framework for lodging establishments, including vacation rentals and transient public lodging establishments; and,

WHEREAS, Fla. Stat. Ch. 509 defines vacation rentals as "transient public lodging establishments" that consist of "any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests"; and,

WHEREAS, although Fla. Stat. § 509.032 restricts local governments from enacting regulations that prohibit vacation rentals or that regulate the duration or frequency of such rentals, the statute also provides that local governments may enact new regulations on vacation rentals that do not pertain to duration and frequency; and,

WHEREAS, Strategy 1.10B(3) of Hernando County's 2040 Comprehensive Plan requires that the county “[p]rotect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area”; and,

WHEREAS, Goal 4.01 of Hernando County's 2040 Comprehensive Plan requires the county to "provide sites for adequate housing of its residents and shall ensure that residents have access to safe, decent and sanitary housing that is affordable to all income levels"; and,

WHEREAS, Objectives 1.04B and 1.04G of the 2040 Comprehensive Plan provide that, with limited exceptions, commercial uses are prohibited in residentially-designated areas, which include single-family and multifamily areas, and that high density residential uses, such as hotels, motels, and bed and breakfast establishments, are not generally allowed in residentially-designated areas; and,

WHEREAS, if unregulated, vacation rentals can create negative compatibility impacts in residential neighborhoods, including inappropriate commercialization and disruption of the character of residential neighborhoods, excessive noise, parking that overwhelms use by local residents, and accumulation of trash, as well as diminished public health, safety, and welfare; and,

WHEREAS, these regulations provide requirements that apply to those who wish to offer and use vacation rentals in this community; and,

WHEREAS, to protect residential neighborhoods in the county from disruptive and incompatible uses and to protect the health, safety, and welfare of the community as required by the above-referenced provisions of the 2040 Comprehensive Plan, this Board of County Commissioners wishes to enact regulations pertaining to vacation rentals; and,

WHEREAS, these regulations are designed to preserve the quiet nature and atmosphere of residential areas and ensure to the county's residents the tranquility and peaceful enjoyment of their neighborhoods; and,

WHEREAS, at the same time, these regulations seek to provide law-abiding residents the opportunity to offer and use vacation rentals in an orderly manner, consistent with state and local Jaw and with neighborhood character; and,

WHEREAS, the county, through its existing regulatory framework, will issue certificates to short-term rentals conforming to these standards, which will in turn provide a level playing field amongst all providers of short-term rental units; and,

WHEREAS, this ordinance additionally establishes an enforcement mechanism for those short-term rental properties which do not adhere to the standards on an initial or continuing basis, with the overall goal of the short-term rental unit program being compliant with the standards and not punitive in its scope.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Incorporation of Recitals. The above-delineated recitals are incorporated into this ordinance as the Board of County Commissioners' findings of fact as if they were fully set forth herein.

Section 2. Enactment of Short-Term Rental Use Regulations. A new Article XI of Chapter 23 of the Hernando County Code, to be entitled "Short-Term Rental Use Regulations," is hereby created to read as follows:

Short-Term Rental Use Regulations

A. Purpose. The intent of short-term rentals is to allow for an individual dwelling unit to be rented to an individual or party at a lease term that is less than one month while protecting the immediate vicinity from associated negative impacts. Short-term rentals generally occur in residential units and mostly within residential neighborhoods.

(1) Applicability. This section will apply to short-term rentals consisting of individual dwelling units and the rental period for said unit is more than three times in a calendar year for periods of less than 30 days.

(2) This section is not applicable to hotels or motels and bed and breakfast uses, or other residential dwelling units that are rented for periods over one month.

(3) Areas Embraced. The areas embraced by this chapter will be all lands within the unincorporated area of Hernando County.

(4) Conflicting Terms. To the extent any Hernando County Ordinance or provisions of the Hernando County Code governing short-term rentals, short-term

rental properties, and short-term vacation rentals conflict with the provisions of this Section, the provisions of this Section will govern.

B. Definitions

The following terms as used in this article are defined as set forth hereinafter:

Administrative Official shall have the same meaning as is provided for that term in Hernando County Code, Appendix A, Article V, § 1, as it may be amended.

Bedroom shall have the same meaning as is provided for the term in Fla. Stat. § 381.0065(b), as that statute may be amended from time to time.

Certificate of Use shall have the same meaning as is provided for the term in Hernando County Code, Appendix A, Article V, § 2, as it may be amended.

Inspection for purposes of the application of this section means an onsite review of the subject property by Hernando County staff for compliance with the applicable minimum life/safety requirements.

Occupancy refers to the number of adults and minors regularly present within the boundary of the property.

Owner means the person or entity holding legal title to the short-term rental property, as reflected in the Hernando County Tax Collector's records.

Peer-to-Peer or Platform Entity shall mean any person, service, business, company, marketplace, or other entity that, for a fee or other consideration, provides

property owners and responsible parties a platform or means to offer vacation rentals to transient occupants, whether through the internet or other means.

Responsible Party means the owner or agent, 18 years of age or older, tasked with responding to requests for inspections, complaints, and other problems relating to or emanating from the short-term rental of the transient public lodging establishment. The responsible party must be available to respond 24 hours per day, 7 days per week to any issue that arises relating to the short-term rental's operation and must be authorized to act on behalf of the owner to report issues of trespass to law enforcement in relation to occupancy violations under this Section. There will only be one designated responsible party for each short-term rental. An owner may retain a private property management company to serve as the designated responsible party.

Short-Term Rental, *Short-Term Rental Property*, *Vacation Rental*, and *Transient Public Lodging Establishment* are terms that may be used interchangeably and each of which have the same meaning as is provided for "transient public lodging establishment" in Fla. Stat. § 509.013(4)(a)1, as that statute may be amended from time to time.

Transient Occupant shall mean any person who rents or occupies any dwelling unit or residence or part thereof for less than 30 days or one calendar month, whichever is less, and any guest or invitee of such person.

C. Certificate of Use Required

(1) No property owner, responsible party, or peer-to-peer or platform entity shall offer as a short-term rental, or allow any person to rent or occupy as a short-term rental, any property, in whole or in part, within the unincorporated area of Hernando County unless a Certificate of Use has first been obtained in accordance with the provisions of this Ordinance.

(2) It is recognized there are agreements for short-term rentals in existence at the time of the effective date of the ordinance enacting this Ordinance and such agreements will be considered vested. Should any issue arise as to whether a rental agreement is vested under this subsection, the owner or responsible party shall provide proof of a vested rental agreement to the satisfaction of the county, including providing electronic data that establishes the date on which the agreement at issue was entered.

D. Application for Certificate of Use

A complete Certificate of Use application shall be submitted to the administrative official pursuant to the procedures set forth in Hernando County Code, Appendix A, Article V, § 2(D)(2), as they may be amended. A peer-to-peer or platform entity may enter into an agreement with the administrative official whereby the peer-to-peer or platform entity agrees to submit applications on behalf of

responsible parties. The application must be signed under oath or affirmation, and shall include the following:

(1) The address, legal description, parcel identification number, and Key number of the applicable property; and,

(2) Name, address, and phone number of the property owner; and,

(3) Name, address, and phone number of the responsible party; and,

(4) Name and contact information for the peer-to-peer or platform entity or entities on which the vacation rental is, or will be, listed for rent, if any; and,

(5) Statement that the responsible party is, or will be, remitting all applicable local Hernando County business and tourist taxes or that a peer-to-peer or platform entity through which vacation rentals are booked will be remitting all such taxes associated with the vacation rental on the responsible party's behalf; and,

(6) Statement that the responsible party has the permission of the property owner and authority to offer the property as a vacation rental and act as the responsible party; and,

(7) Statement as to whether the entire property, or just a part thereof (i.e., a room or rooms), will be used as a vacation rental; and,

(8) Statement that insurance coverage will be in effect at all times while the property is being used as a vacation rental to cover liability for injury or harm to transient occupants or other invitees, and acknowledging that a standard homeowner's

or renter's insurance policy may not necessarily provide such liability coverage while the property is used as a vacation rental; and,

(9) Statement acknowledging that the responsible party has received information explaining that using the property as a vacation rental could result in loss of the Homestead Exemption, and has provided such information to the property owner; and,

(10) Statement indicating how many times, and for how many days in all, the property was used as a vacation rental within the previous calendar year; and,

(11) Statement acknowledging that the vacation rental must be registered with the Florida Department of Revenue, or successor agency, for purposes of collecting and remitting applicable state taxes and all such state taxes have been, or will be, paid; and,

(12) Statement acknowledging that the property is, and will be at all times during which it is used as a vacation rental, maintained in compliance with the vacation rental standards set forth in this Ordinance.

E. Supporting Documentation

The responsible party shall maintain all required licenses, records, and other documentation sufficient to demonstrate that the statements and information required by subsection (D) above are true and accurate. All such licenses, records, and other

documentation shall be provided upon request, and failure to do so may result in the denial, suspension, or revocation of the Certificate of Use.

F. Criteria for Granting Certificate of Use

The administrative official shall issue a short-term rental certificate of use if the following conditions have been met:

(1) The application for a short-term rental certificate of use is complete, and the applicant has submitted all required documents and provided all of the required information. Providing false or misleading information in an application for a Certificate of Use is grounds to deny or revoke the Certificate of Use.

(2) The administrative official, or the administrative official's designee, has, after conducting an inspection of the applicable short-term rental unit, determined that the unit meets the minimum life and safety requirements as required by this Ordinance. Upon the issuance or renewal of a Certificate of Use, the vacation rental property shall be subject to inspection to ensure compliance with all applicable code requirements. At the time of such inspection, the responsible party shall provide all licenses, records, and other documentation sufficient to demonstrate compliance with all requirements of this section.

(3) The applicant has paid all required fees and if any fines or penalties had been previously imposed on the applicant, property, or the short-term rental unit, the fines and penalties have been paid or otherwise resolved. Payment of fees will

include a certificate of use fee, a portion of which will be non- refundable to initiate and process an application, inspection fee(s), and an annual renewal fee. Any adjustment to these fees may be made by resolution of the Board of County Commissioners.

(4) If the short-term rental property fails its inspection, the owner will be given 30 days to bring the property into compliance with the minimum life/safety requirements per this Section and request a re-inspection of the property. An owner may apply for an extension up to sixty (60) additional days if the owner is able to demonstrate efforts toward compliance. Evidence of efforts towards compliance include but are not limited to completion of a building permit filed and under review.

(5) The Certificate of Use shall be renewed annually. A short-term rental certificate of use must be renewed prior to the end of its term by filing an application for renewal at least sixty (60) days before the expiration of the certificate, pursuant to the processes set forth in sub-sections (D) and (E) supra for initial applications. Upon receipt of an incomplete application, the applicant will have twenty (20) business days to provide all missing materials and information. If a complete application is not received within the allotted time frame, the application will be deemed withdrawn. If a renewal application is filed in a timely manner, the current short-term rental certificate of use will remain in effect until the application for a renewal certificate is approved or denied. If an application for a renewal certificate

of use is not filed in a timely manner, the short-term rental certificate will expire, and the short-term rental unit will not be offered for rent or rented. The administrative official may not renew a certificate of use if there are any outstanding code enforcement fines or liens on the applicable property.

(6) The administrative official shall have the discretion to request any additional information required to demonstrate compliance with all state laws and county ordinances.

(7) A short-term rental certificate of use may not be transferred upon change of ownership. Certificates of use are non-transferable and non-assignable. The certificate of use when issued will pertain only to the property owner designated on the certificate of use for use at the one (1) specific property identified on the certificate of use. A separate certificate of use is required for the same property owner to operate a short-term rental at another location. A new certificate of use is required if ownership of the short-term rental changes from the owner(s) identified on the certificate, including purchase or acquisition of the assets of a legal entity identified as the owner on the certificate of use. When a short-term rental is sold or ownership is otherwise transferred, the new owner will apply for an initial certificate of use within thirty (30) days from the date of the sale or transfer and will obtain a new initial certificate of use. If the new owner fails to apply for a new certificate of use as provided in this section, any certificate of use previously issued for that short-term

rental will be null and void on the thirtieth (30) day after such sale or transfer. An inspection of the short-term rental pursuant to the minimum life/safety requirements per this Section is required whenever a new owner applies for an initial certificate of use due to the sale of a short-term rental or a change of ownership not involving a sale.

(8) Failure to complete the application process including a satisfactory inspection within thirty (30) days after the initial inspection constitutes a violation of this section, and the administrative official will be authorized to deny the application.

(9) The administrative official shall provide a copy of each certificate of use issued for a short-term rental to the Hernando County Property Appraiser's Office to ensure proper treatment of property tax exemptions and valuation.

G. Standards for Short-Term Rentals

(1) All short-term rental units, whether single-family homes, duplexes, condominium units, three- or four-unit complexes, or multiple family complexes, must meet all applicable minimum life/safety requirements, including but not limited to the Florida Building Code, the Florida Fire Prevention Code, National Fire Protection Association (NFPA) 101, the Residential Swimming Pool Safety Act, Fla. Stat. Chapter 515, the Hernando County Property Maintenance Ordinance, Hernando County Code Chapter 15, Article V, the Hernando County Mosquito and Other

Pestiferous Arthropod Control Ordinance, Hernando County Code Chapter 15, Article IX, the Hernando County Building Code, Hernando County Code Chapter 8, and the Flood Damage Prevention and Protection Ordinance, Hernando County Code Chapter 13, as each may be subsequently amended.

(2) Maximum Occupancy. Maximum occupancy shall be no more than two persons per bedroom plus two persons in one common area, not to exceed more than ten persons total per unit, whichever is less.

(3) Parking. A minimum of one off-street parking space will be provided for every three occupants. The number of parking spaces shall be rounded up to the next whole number. Garage spaces count towards minimum requirement if available to the occupant(s). Front lawn parking does not count towards the minimum requirement.

(4) Posting of Certificate of Use. Whenever a property is being used as a short-term rental, the Certificate of Use required by this section shall be available in a conspicuous location that is clearly visible to guests within the vacation rental and shall include, at a minimum, the name, address, and phone number of the responsible party and the maximum occupancy of the vacation rental.

(5) Noise. All transient occupants shall abide by the Hernando County Noise Control Ordinance, Hernando County Code § 21-132, *et seq.*, which prohibits unreasonably loud, excessive, unnecessary, or unusual noise.

(6) Public Nuisance. The responsible party and all transient occupants shall abide by all applicable state and local public nuisance laws and ordinances, including, but not limited to, Fla. Stat. §§ 823.01, 823.05 and 823.10 which prohibits any place or premises from being used as public nuisance, the site for the unlawful sale or delivery of controlled substances, prostitution, youth and street gang activity, gambling, illegal sale or consumption of alcoholic beverages, or lewd or lascivious behavior that adversely affects the public health, safety, morals, and welfare.

(7) Compliance with applicable laws. In addition to the foregoing, the responsible party and all transient occupants shall comply with all other applicable local, state, and federal laws, regulations, rules, and standards, including, but not limited to, those pertaining to anti-discrimination, disability, and fair housing to the extent applicable.

(8) Short-term rentals are restricted to the primary dwelling unit of the parcel. The use of accessory structures or non-dwelling units (e.g., RVs, sheds, barns, etc.) for short-term rental purposes is prohibited.

H. Responsible Parties

Responsible parties will be available in a reasonable time, such time being no less than 24 hours, to respond to inspections, emergencies, complaints, or other problems related to the short-term rental property. The duties of the short-term rental responsible party are to:

(1) Be available by telephone at the posted phone number to handle any issues arising from the short-term rental use; and,

(2) Respond to the short-term rental unit following notification from an occupant, owner, law enforcement, or county official to address issues related to the short-term rental; and,

(3) Inquire prior to check-in through a written question in the short-term rental reservation application if any guest of a short-term rental is a sexual offender or predator as defined in Fla. Stat. §§ 775.21, 943.0435, 944.607, or 985.4815, as they may be amended from time to time. If any guest of a short-term rental responds that he or she is a sexual offender or predator, the short-term rental responsible party shall immediately notify the Hernando County Sheriff's Department; and,

(4) Receive service of any legal notice on behalf of the owner for violations of this section; and,

(5) Otherwise regularly monitor the short-term rental unit to assure compliance with the requirements of this section;

(6) An owner of a short-term rental may designate a responsible party to manage the unit on their behalf. The administrative official will provide a form for such purpose which must be completed, notarized, and submitted to the administrative official. The responsible party must accept the designations on a form provided by the administrative official. The designation of a responsible party does

not relieve the owner of the responsibility to comply with all the state and local statutes and ordinances; and,

(7) Any person who accepts a designation to act on behalf of a short-term rental property owner and is designated as the responsible party is subject to the same compliance standards and applicable penalties; and,

(8) A short-term rental property owner can withdraw a responsible party authorization by submitting a new, properly executed authorization to the county. The administrative official may rely on the latest form it has of the owner's intent.

I. Appeal to Governing Body

An aggrieved party may appeal a decision made by the administrative official with regard to his or her administration of this ordinance to the Board of County Commissioners pursuant to the procedures set forth in Hernando County Code, Appendix A, Article V, § 3(F)(1), as they may be amended.

J. Enforcement

(1) If necessary, the governing body, or any appropriate official of the governing body, may institute appropriate action in a court of competent jurisdiction to enjoin any violation of this Ordinance.

(2) In addition, any violation hereunder may be prosecuted as described in Chapter 2 (Administration), Article III (Code Enforcement), of the Hernando County Code of Ordinances, as amended or renumbered from time to time.

Section 3. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 4. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 5. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 6. Effective Date. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

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BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 202_.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUG CHORVAT, JR.
Clerk

By: _____
JERRY CAMPBELL
Chairman

Approved for Form and Legal Sufficiency

_____
County Attorney's Office