



Hernando County

Board of County Commissioners

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

Land Use Meeting

Agenda

Tuesday, August 4, 2026 - 9:00 A.M.

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

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

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

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

UPCOMING MEETINGS:

The Board of County Commissioners' next regular meeting is scheduled for Tuesday, August 11, 2026, beginning at 9:00 A.M., in the John Law Ayers County Commission Chambers, Room 160.

A. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance

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

C. CONSENT AGENDA**D. CORRESPONDENCE TO NOTE**

1. [17718](#) Notice of Declination of School Site within the Sunrise Combined Planned Development Project by the Hernando County School District

Attachments: [260609 Declination of Sunrise School Site EXECUTED](#)

2. [17767](#) Correspondence From Various Customers Expressing Appreciation for Services Provided by Development Services Staff

Attachments: [Correspondence - Smith](#)
[Correspondence - Figueroa](#)
[Correspondence - Mulrooney](#)
[Correspondence - Rhodes](#)
[Correspondence - Rose, Figueroa](#)
[Correspondence - Hunt](#)
[Correspondence - Figueroa](#)
[Correspondence - Rose](#)

3. [17723](#) Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on July 13, 2026

Attachments: [P&Z Special Exception Use Permit Actions of 07.13.2026](#)

E. PUBLIC HEARINGS

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

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

1. [17764](#) Petition Submitted by Jerrod K. Zelanka to Vacate Portions of Drainage Right-of-Way and Drainage and Utility Easement Located in Spring Hill

Attachments: [Petition to Vacate](#)
[Application](#)
[Narrative](#)
[Survey](#)
[Tax Clearance Form](#)
[Plat](#)
[Deed](#)
[SWFWMD Letter](#)
[Utilities Letters](#)
[DPW Denial Letter](#)
[Policy No. 19-07 Vacation ROW](#)
[Adjacent Property Letter Haniph](#)
[Adjacent Property Letter Relaford](#)
[Adjacent Property Letter Seghorn](#)
[Adjacent Property Owners](#)
[GIS Map Haniph Ishmael](#)
[GIS Map Relaford](#)
[GIS Map Seghorn](#)
[Resolution](#)

2. [17748](#) Request Submitted by Stacey Griner on Behalf of Kipp Henry Gotfraind and Michele Lyn Gotfraind, as Trustees of Kipp and Michele Gotfraind Revocable Trust Agreement Dated August 28, 2024, for Appeal of Administrative Official's Variance Denial for Property Located at 3206 Gulf Coast Drive

Attachments: [Staff Report](#)
[Application](#)
[Narrative](#)
[Site Plan](#)
[Deed](#)
[Trust Certification Affidavit](#)
[Sunbiz](#)
[Plat Dedication](#)
[Neighbors Objection](#)
[Owner Affidavit - Kipp](#)
[Owner Affidavit - Michele](#)
[Notice of Public Hearing](#)
[Approval Resolution](#)
[Denial Resolution](#)

3. [17734](#) Rezoning Petition Submitted by Dirt Doctor 11011, LLC, for Property Located on Bourassa Boulevard (H2550)

Attachments: [H2550 Application Packet](#)
[H2550 Staff Report](#)
[H2550 Maps](#)
[H2550 Master Plan](#)
[H2550 Petitioner Correspondence regarding Eagle Shore Dr](#)
[H2550 Coastal Engineering Response to Staff](#)
[Recommendation](#)
[H2550 CEA Proposed PZ Action](#)
[H2550 Performance Conditions](#)
[H2550 Non-Binding Capacity Analysis](#)
[H2550 Citizen Correspondence](#)
[H2550 Citizen Correspondence 2](#)
[Public Comment - Don Lacy - Map \(LS17382\)](#)
[Approval Resolution](#)

4. [17738](#) Rezoning Petition Submitted by Land Supplier, LLC, for Property Located on Centralia Road (H2339)

Attachments: [H2339 Staff Report](#)
[H2339 Application Packet](#)
[H2339 Wetland Report](#)
[H2339 Environmental](#)
[H2339 Brooksville Survey](#)
[H2339 Citrus Master Plan](#)
[H2339 Maps](#)
[Delaware Certificate of Good Standing](#)
[Land Supplier - Operating Agreement-2025](#)
[Seal Formation of LLC](#)
[H2339 Picture of Petition Sign](#)
[H2339 Citizen Correspondence](#)
[H2339 Late Arriving Citizen Correspondence](#)
[H2339 Public Exhibit](#)
[Approval Resolution](#)

5. [17740](#) Rezoning Petition Submitted by M and S Enterprises of Central Florida, LLC, for Property Located on Cortez Boulevard (H2618)

Attachments: [H2618 Staff Report](#)
[H2618 Application Packet](#)
[H2618 Grading Plan](#)
[H2618 Maps](#)
[H2618 Public Exhibit](#)
[H2618 Coastal Response to Conditions](#)
[Approval Resolution](#)

6. [17739](#) Rezoning Petition Submitted by Williams Realty and Investment, Inc., for Property Located on Power Line Road (H2603)

Attachments: [H2603 Staff Report](#)
[H2603 Application Packet](#)
[H2603 Site Plan](#)
[H2603 Maps](#)
[H2603 Citizen Correspondence](#)
[H2603 Late arriving Citizen Correspondence 1](#)
[H2603 Late arriving Citizen Correspondence 2](#)
[H2603 June PZ Late Arriving Citizen Correspondence 1](#)
[H2603 June PZ Late Arriving Citizen Correspondence 2](#)
[H2603 Citizen Correspondence July 7 2026](#)
[Approval Resolution](#)

7. [17422](#) Variance Appeal Submitted by Francisco Jose Fortes and Lily Del Rosario Zapata for Property Located at 9302 Smooth Bark Ct

Attachments: [Appeal Application](#)
[Narrative Letter](#)
[Survey](#)
[Owner Affidavit](#)
[Neighbors Objection](#)
[250 Map](#)
[Quitclaim Deed](#)
[HOA Affidavit](#)
[HOA Variance Request Response](#)
[Notice of Intent of Denial](#)
[Notice of Public Hearing](#)
[Approval Resolution](#)
[Denial Resolution](#)

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

8. [17766](#) Discussion Regarding Proposed Ordinance Regarding Community Appearance Regulations

Attachments: [2026-6-11 Proposed Ordinance - Draft 4](#)
[Business Impact Estimate](#)

F. DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

- 17654** Petition Submitted by Julie Spierings and Mark Michael for Hardship Relief from Subdivision Regulations for Property Located on Lager Street

Attachments: [Class D - Staff Report](#)
 [Class D - Hardship Petition](#)
 [Class D - Narrative](#)
 [Class D - Property Tax Clearance Form](#)
 [Class D - Clearance Form](#)
 [Class D - Appeal Denial Letter](#)
 [Class D - Acknowledgement](#)
 [Class D - Florida Quitclaim Deed](#)
 [Class D - Parcel Surveys](#)
 [Class D - Maps](#)
 [Approval Resolution](#)
 [Denial Resolution](#)

G. BOARD OF COUNTY COMMISSIONERS

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

H. ADJOURNMENT