



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



AGENDA ITEM

TITLE

Notice of Declination of School Site within the Sunrise Combined Planned Development Project by the Hernando County School District

BRIEF OVERVIEW

On June 9, 2026, the Hernando County School Board declined the school site made available within the Sunrise Combined Planned Development Project. The letter confirming this declination is attached.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT

There is no financial impact associated with this item.

LEGAL NOTE

N/A

RECOMMENDATION

No action is required; the item is presented for informational purposes only.

REVIEW PROCESS

Victoria L Via	Approved	07/01/2026	1:19 PM
Omar DePablo	Approved	07/02/2026	1:58 PM
Michelle Miller	Approved	07/02/2026	2:00 PM
Stephanie Stevens	Approved	07/06/2026	3:47 PM
Erin Dohren	Approved	07/07/2026	8:04 AM
Pamela Hare	Approved	07/07/2026	5:48 PM
Heidi Prouse	Approved	07/07/2026	5:48 PM
Toni Brady	Approved	07/09/2026	1:13 PM
Jeffrey Rogers	Approved	07/12/2026	8:28 AM
Jessica Wright	Approved	07/16/2026	12:27 PM

The School District of Hernando County, Florida

Office of the School Board and General Counsel

919 N. Broad Street

Brooksville, FL 34601

Phone: (352) 797-7253

Fax: (352) 797-7178



**HERNANDO
SCHOOL DISTRICT**

Learn it. Love it. Live it.

Superintendent: Ray Pinder
Board Chairperson: Kayce Hawkins
Vice Chairperson: Shannon Rodriguez
Board Members:
Michelle Bonczek
Susan Duval
Mark Johnson

June 9, 2026

VIA EMAIL: jtew@hedgehogdevelopment.us

Sunrise Owners

c/o Joel Tew

Hedgehog Development Company, Inc.

35595 US HWY 19 N, Suite 921

Palm Harbor, FL 34684

VIA EMAIL: kartik@metrodg.com

Hawk Sunrise LLC

Kartik Goyani

2502 N. Rocky Pointe Drive

Suite 1050

Tampa, FL 33607

RE: Amended and Restated Development Agreement/Sunrise (Combined-Planned Development Project)
Hernando County, Florida (the "ADA")/ School Site Election

Dear Messrs. Tew and Goyani,

The School Board appreciates the Owners and Developers of the Sunrise Development understanding the importance of meeting public school needs to insure that student stations are available in time and place with residential development. One of the ways that can occur is through conveyance of school sites within a development.

The ADA provided two options for addressing public school impacts which included (1) the conveyance of land, or (2) an up-front payment of impact fees. After careful consideration, the School Board hereby elects to decline the school site. The payments of educational impact fees, impact fee surcharges, and the mitigation payments shall all be made in accordance with the approved ADA.

Thank you for your time and attention to this matter.

Sincerely,

Shannon Rodriguez
School Board Vice Chair

CC: Jeffrey Rogers, County Administrator via email (jrogers@co.hernando.fl.us)

Michelle Miller, M.S., Planning Manager (mlmiller@co.hernando.fl.us)

School Board Members

Ray Pinder, Superintendent

James Lipsey, AICP-C, School Planner

It is the policy of the Hernando County School District not to illegally discriminate or allow its employees to illegally discriminate on the basis of race, color, religion, national origin, age, sex, marital status, disability or GINA in its educational programs or employment practices.



AGENDA ITEM

TITLE

Correspondence From Various Customers Expressing Appreciation for Services Provided by Development Services Staff

BRIEF OVERVIEW

Over the past few months, many of the Development Services team have received compliments from citizens and businesses throughout the county on the impact they make and the level of care and customer service they have provided.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme B, "Commitment to Public Safety"

FINANCIAL IMPACT

There is no financial impact associated with this item.

LEGAL NOTE

N/A

RECOMMENDATION

No action is required; the item is presented for informational purposes only.

REVIEW PROCESS

Victoria L Via	Approved	07/14/2026	5:12 PM
Omar DePablo	Approved	07/14/2026	5:43 PM
Stephanie Stevens	Approved	07/15/2026	8:46 AM
Erin Dohren	Approved	07/16/2026	1:26 PM
Pamela Hare	Approved	07/16/2026	4:56 PM
Heidi Prouse	Approved	07/17/2026	4:17 PM
Toni Brady	Approved	07/20/2026	8:47 PM
Jeffrey Rogers	Approved	07/21/2026	11:33 AM
Jessica Wright	Approved	07/22/2026	9:06 AM

From: [Nichole Street](#)
To: [Glenn Smith](#)
Cc: [Kim Brady](#); [Becky Crosby](#); [Jerome Grocholski](#); [Dennis O'Keefe](#); [Danielle Nigro](#); [Omar DePablo](#)
Subject: FW: BLDC-000489-2026 - Plans
Date: Wednesday, July 8, 2026 7:56:44 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Glenn,

I would like to recognize you for the recent compliment from one of your customers. Thank you for representing our department so well and for the positive impact you make on those you help everyday.

Thank you,



Nichole Street | Permitting Manager
Building Division | Development Services Department
789 Providence Blvd, Brooksville, FL 34601
Phone: (352) 754-4050 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

Note: Please be advised that Hernando County has transitioned to the Tyler Enterprise Permitting and Licensing System for the processing of all permit and planning applications.

- The link to register as a contractor in Tyler Civic Access is <https://hernandocountyfl-energovweb.tylerhost.net/apps/selfservice#/home>.
- The link to submit applications through Tyler is: www.HernandoCounty.us/CivicAccess

****IMPORTANT SECURITY NOTICE: Please Be Aware of Potential Fraudulent Activity****

Official communications and invoices from the Development Services Department will only come from email addresses ending in @co.hernando.fl.us or @hernandocounty.us.

- **Fraud Alert (@usa.com):** Invoices sent from a @usa.com address are fraudulent and designed to solicit unauthorized payments. Always verify the authenticity of any unexpected invoice before making a payment.
- **Tyler Technologies Invoices:** Hernando County is not currently utilizing the invoice email notification feature in Tyler Technologies. To securely verify your balance and make a payment, please log directly into your official Civic Access account portal.
- **Wire Transfer Scam Warning:** Hernando County Development Services does not utilize wire transfers as a payment method. Any request asking you to wire funds for fees or services is fraudulent and should be reported immediately.

From: Permits <permits@wigginsincorporated.com>
Sent: Wednesday, July 8, 2026 4:50 PM
To: Nichole Street <nstreet@co.hernando.fl.us>
Subject: BLDC-000489-2026 - Plans

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.

Ms. Street:

I just submitted the above referenced application for an electrical permit. Unfortunately there is no place to leave comments for the reviewers so I thought I would let you know and ask you to pass along the information to the relevant reviewer:

I uploaded 6 plans but it's actually just 2 sets of three. They are identical sets but one set has "highlighted" appended to the end of the file name. Those are plans that our project manager has highlighted the relevant work on. We have gotten very good feedback from other reviewers when we do this, saying it helped them get through the review expeditiously. I hope your folks find it as helpful.

By the way, Glenn was a gift this afternoon with his responsive and patient help on your portal, and his quickly getting back to me with a solution, too. I really appreciated him.

Please don't hesitate to let me know if you have any issues or need anything.

Regards,

Suzanne Whited
Director of Permits



201 Sixth Street
Montgomery AL 36104
Office: [334.356.3563](tel:334.356.3563)
Cell: [334.993.0600](tel:334.993.0600)
swhited@wigginsincorporated.com
permits@wigginsincorporated.com
wigginsincorporated.com
OSHA 30 - Construction

From: [Stephanie Rose](#)
To: [Omar DePablo](#); [Danielle Nigro](#)
Subject: Fw: Fence Diagram Visual
Date: Wednesday, March 18, 2026 1:35:23 PM
Attachments: [image.png](#)
[Outlook-kognh2x3.png](#)
[Outlook-r12vj5rk.png](#)

Thank you,



Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048
Email: SRose@co.hernando.fl.us
Website: www.hernandocounty.us

From: Scott Digital
Sent: Wednesday, March 18, 2026 12:45 PM
To: Zoning Department
Cc: Stephanie Rose ; Michelle Miller
Subject: Re: Fence Diagram Visual

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.



Growing with you,

Scott Mathieu
352-293-5195

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

On Wed, Mar 18, 2026 at 12:14 PM Zoning Department

<zoningdepartment@hernandocounty.us> wrote:



Hi,

Thank you for reaching out to Development Services!

Attached is the visual reference for interior lot fencing. I was able to get clarification regarding the 4-foot fencing and posts in the front yard. Typically, posts may appear slightly taller than the fence during installation due to grounding, but they should ultimately be flush with the top of the fence once completed. The visual should also help clarify the applicable code requirements.

As promised, I've also included the ADU requirements page for your reference.

Our director was unavailable today, but I've CC'd Stephanie Rose (Zoning Lead) and Michelle Miller (Planning Manager). They may be able to assist with any additional questions you have regarding the ADU ordinance.

Thank you for your patience while I gathered this information, and I appreciate the kind words you shared.

Happy Wednesday!

Respectfully,



Hope A. Figueroa | Customer Care Technician
Planning And Zoning Division | Development Services Department
[1653 Blaise Drive, Brooksville, FL 34601](#)

Contact Us!

Phone: (352) 754-4048

Email: Zoningdepartment@hernandocounty.us

Website:

<https://www.hernandocounty.us/departments/departments-n-z/zoning>

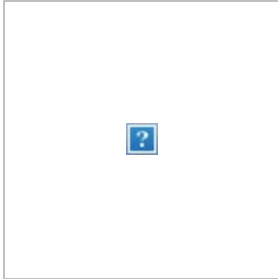
Office Hours: Monday-Friday 7:30AM-4:00PM

Our Lobby Closes at **3:30PM daily**

"Success is the Journey, not the Destination. Enjoy the Ride!"

From: [Jerome Grocholski](#)
To: [Kimberly Mulrooney](#)
Cc: [Omar DePablo](#); [Dennis O'Keefe](#); [Danielle Nigro](#); [Kim Brady](#); [Becky Crosby](#)
Subject: FW: FINAL INSPECTIONS PERMIT 1510394
Date: Thursday, June 25, 2026 1:06:15 PM

Kimberly,
EXCELLENT JOB!!!
Your dedication and customer service is truly appreciated!!!
Thank you for all you do!!
Very Respectfully,



Jerry Grocholski | Building Administrator
Building Department | Development Services Division
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4050
Email: jgrocholski@hernandocounty.us
Website: [Hernando County Building Department](#)
Office Hours: Monday-Friday, 7:30 AM – 4:00 PM
Lobby Closes at 3:30 PM daily

From: Kimberly Mulrooney
Sent: Thursday, June 25, 2026 1:02 PM
To: Jerome Grocholski
Subject: FW: FINAL INSPECTIONS PERMIT 1510394
Here's that email you wanted me to forward to you.

Best Regards,
Kimberly Mulrooney



Kimberly Mulrooney | Permit Coordinator
Building Division | Development Services Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4050 ext. 29025
Email: Kmulrooney@co.hernando.fl.us
Website: <http://www.hernandocounty.us>
Legacy Website: <https://pvweb.hernandopa-fl.us/>
*****Please note: Real time permit status is available by clicking the link above and entering your application number in the search bar***
Office Hours:
Monday, Tuesday, Thursday & Friday, 7:30 AM – 4:00 PM
Wednesday, 9:00 AM – 4:00PM
Lobby Closes at 3:30 P.M Daily

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- **Wire Transfer Scam Warning:** Hernando County Development Services does not utilize wire transfers as a payment method. Any request asking you to wire funds for fees or services is fraudulent and should be reported immediately.

From: Steve Hanneman <steve.hanneman@gmail.com>

Sent: Sunday, June 21, 2026 1:21 PM

To: Kimberly Mulrooney <kmulrooney@co.hernando.fl.us>

Subject: Re: FINAL INSPECTIONS PERMIT 1510394

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.

Kim,

I am totally blown away that you took your time on a weekend to get this done. Absolutely amazing.

I can't say enough how much I appreciate your attention to this. Your dedication and customer focus should be the Gold Standard for service.

I am forever in your debt.

Steven Hanneman

On Jun 21, 2026, at 12:06 PM, Kimberly Mulrooney

<kmulrooney@co.hernando.fl.us> wrote:

Good morning,

I received it and it has been inputted into the system and finalized. When I get in the office in the morning I will send the COC.

Best Regards,

Kimberly Mulrooney

Kimberly Mulrooney | Permit Coordinator
Building Division | Development Services Department
789 Providence Blvd., Brooksville, FL 34601
Phone: (352) 754-4050 ext. 29025
Email: Kmulrooney@co.hernando.fl.us
Website: <http://www.hernandocounty.us>
Legacy Website: <https://pvweb.hernandopa-fl.us/>
****Please note: Real time permit status is available by clicking the link above and entering your application number in the search bar**
Office Hours:

Monday, Tuesday, Thursday & Friday, 7:30 AM – 4:00 PM
Wednesday, 9:00 AM – 4:00PM
Lobby Closes at 3:30 P.M Daily

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<https://hernandocountyfl-energovweb.tylerhost.net/apps/selfservice#/home>.
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From: Steve Hanneman <steve.hanneman@gmail.com>

Sent: Friday, June 19, 2026 10:48 AM

To: Kimberly Mulrooney <kmulrooney@co.hernando.fl.us>

Subject: FINAL INSPECTIONS PERMIT 1510394

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 Kim,

Thanks again for taking the time to look at what was going on with my permit.

When I was in, you went through and identified what was still needed to close out the permit.

- 2nd rough-in plumbing
- final plumbing
- final building dated after all others

After a week of back-and-forth emails with the Private Provider Inspector, I think we finally have everything needed.

I've attached what he sent me.

Please process it and let me know if you have everything needed to close out the

permit. I have a mechanical contractor standing by to file a new permit for A/C.

Thanks again for your consideration and dedication to your job.

Steven Hanneman

10378 Canyon Pond Ct

Weeki Wachee, FL 34613-3334

Mobile 808.721.4103

steve.hanneman@gmail.com

K4SPH

From: [Hernando County – Public Information Office](#)
To: [Danielle Nigro](#)
Subject: Fw: High Praise
Date: Wednesday, July 8, 2026 3:34:22 PM
Attachments: [Outlook-4trua32e.png](#)
[Outlook-facebook.png](#)
[Outlook-twitter.png](#)
[Outlook-youtube.png](#)

Hi Danielle!

This message came in and per the email org chart you are the manager of Shawnda! Wanted to pass along for recognition!

Thanks



Rebecca Duncan | Public Records Coordinator

Hernando County Government
15470 Flight Path Dr., Brooksville FL, 34604
Office: (352) 540-6426
Email: RDuncan@HernandoCounty.us
www.HernandoCounty.us



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From: Eric Wissenbach <eric.wissenbach@gmail.com>
Sent: Wednesday, July 8, 2026 1:41 PM
To: Hernando County – Public Information Office <publicinformation@co.hernando.fl.us>
Subject: High Praise

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 couldn't find a place on your website to leave positive feedback, so I hope you can pass this along to her supervisors.

Shawnda Rhodes was incredibly helpful while I was trying to file a permit through the new online system. She discovered that the system was missing the option I needed and explained how to void the incorrect permit application I had submitted on my own. Rather than leaving it there, she reached out to the appropriate people to see if the issue could be resolved.

I had already filled out a paper application and was making arrangements to miss a day of work to come in and submit it. (I work a regular full-time job and do contracting work after hours.) Before I

could even reply to her last email, Shawnda let me know that the online option had been added and was ready to use.

The process ended up being quick and easy, and she saved me a significant amount of time, travel, and frustration. Best of all, everything was handled through email—there was no need to wait on hold or make multiple trips.

Please let anyone involved in employee recognition know that Shawnda deserves it. She provided outstanding customer service and went above and beyond to help solve my problem.

I would also like to mention that I consistently have positive interactions with the Building Department in general, which is something I greatly appreciate.

Thank you for your time.

--



Eric Wissenbach
813-774-2977
FL License# ER13015942



From: [Stephanie Rose](#)
To: [Anthony Bishop](#)
Subject: Re: Previous Survey (location of easement request)
Date: Friday, May 15, 2026 1:38 PM
Attachments: [previous.jpg](#)

Thank you,

Stephanie Rose | Lead Zoning Technician
Development Services Department
Zoning Division
1653 Buena Dr., Brooksville, FL 34601
Phone: (352) 754-4040
Email: Stephanie.rose@dcas.com
Website: www.brooksville.com

Notes: Please be advised that Hernando County has transitioned to the Tyler Enterprise Permitting and Licensing System for the processing of all permit and planning applications. The link to register as a contractor in Tyler Civic Access is <https://hernandocountyfla.com/tyler-civic-access>. The link to submit applications through Tyler is: <https://hernandocountyfla.com/tyler-civic-access>

From: Anthony

Sent: Friday, May 15, 2026 1:35 PM
To: Stephanie Rose; Hope Figueroa
Subject: RE: Previous Survey (location of easement request)

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

Good afternoon,

I just wanted to reach back out to thank you for all of assistance that you provided to me during this process. Hope & Stephanie you were both very helpful & professional. You are both and assist to Hernando County and they are lucky to have employees who are as knowledgeable, kind & helpful as you are. I would have been lost in this process without your assistance and are so very grateful that you went out of your way to explain everything to me & give me the proper direction. I believe I am all set now as my building is in permitting and I recorded my NCC yesterday. My concrete company (Lakewood Concrete) will be putting their permit soon as well. I owe you both the biggest thank you and wish you both continued success in your current & future roles and lives in general.

Thank you,

Anthony Bishop
Project Estimation Coordinator
Cell: 813-892-1946
Office: 813-410-3151
anthonyb@dcas.com
All Veterans Air, Inc Lic# CAC1819808 Sales & Service

From: Stephanie Rose

Sent: Tuesday, April 21, 2026 9:38 AM
To: Anthony; Hope Figueroa
Subject: Re: Previous Survey (location of easement request)

Good morning,

The garage can be seen with the home, but it cannot go in front of the home due to being zoned R1C. It looks like the home is 50' back from the front property line according to the single-family home permit. The garage will have to have a minimum 50' front setback.

Thank you,

Stephanie Rose | Lead Zoning Technician
Development Services Department
Zoning Division
1653 Buena Dr., Brooksville, FL 34601
Phone: (352) 754-4040
Email: Stephanie.rose@dcas.com
Website: www.brooksville.com

From: Anthony <anthonyb@dcas.com>

Sent: Tuesday, April 21, 2026 9:21 AM
To: Stephanie Rose <Stephanie.rose@dcas.com>; Hope Figueroa <Hfigueroa@hernando.fl.us>
Subject: RE: Previous Survey (location of easement request)

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Good morning,

I have decided to move ahead with shifting the building onto the other lot. I have one final question regarding this move. You stated in the last email "Our area wouldn't have any other restrictions other than meeting the setback and the garage isn't going into the easement. Being that the property is already merged the garage can go on the other lot with no issues other than the easement." My question is with it moving to the other lot does it still need to be behind the front of the house or can it be moved closer to the property line as long as I avoid the front easement?

Thank you,

Anthony Bishop
Project Estimation Coordinator
Cell: 813-892-1946
Office: 813-410-3151
anthonyb@dcas.com

All Veterans Air, Inc Lic# CAC1819808 Sales & Service

From: Stephanie Rose <Stephanie.rose@dcas.com>

Sent: Tuesday, April 16, 2026 4:51 PM
To: Anthony <anthonyb@dcas.com>; Hope Figueroa <Hfigueroa@hernando.fl.us>
Subject: Re: Previous Survey (location of easement request)

Good afternoon,

I understand your frustration. The reason your parcel is showing it all as one parcel is because when the plat was made it was two separate parcels, Lot 2 and Lot 3. They were then merged and made into 1 Parcel. That's why that line is grayed out. When the parcels were separated originally there was a 7.5' easement along all side lot lines. Once the lots are merged those easements don't disappear. If you see below when the plat was created Lot 1 and Lot 2 are their own Lots. Those easements are created for drainage issues (DWS). Utilities, etc. have to use the easement they have designated areas they use. The permit for the existing shed that was applied for in 2008 was approved in error. The person who reviewed it then missed the easements. Which is why we always prefer surveys for site plans and not hand drawn site plans.

image.png

image.png

image.png

image.png

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image.png

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image.png

image.png

From: Anthony <anthonyb@dcas.com>

Sent: Wednesday, April 15, 2026 1:02 PM
To: Stephanie Rose <Stephanie.rose@dcas.com>; Hope Figueroa <Hfigueroa@hernando.fl.us>
Subject: RE: Previous Survey (location of easement request)

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Thank you both for your assistance and explanations. I do not see the dotted line in the image. You have both been helpful and I appreciate both of you and do not want you to think my frustrations are directed at either of you. I just do not understand why when you click the property on the site it highlights the entire property not the 2 lots separately. I pay taxes on the whole property not 2 separate properties. My neighbor Chris owns his lot and the lot next to his. When you click there, they highlight separately and show 2 separate properties. On mine when you click, it shows the entire property not the 2 lots separately and also lists the whole property right on what you are calling an easement as lot 2 and not lot 2 and 3. I also do not understand how the county allowed one structure to be permitted and built there first, but I cannot replace it. It seems to me by the visuals of the lot and what it says that this process was already completed. I understand that you are trying to show me.

Now I need another structure or something that is not on mine at all. There are no utilities anywhere near the area. I understand you previously do not control the process, and you have been extremely helpful and I appreciate that. My frustration is lying in what seems to be an outlined process for something that really should be simple. We should be able to take the survey from 2021 since nothing has changed on the property since then and write location of easement on the survey and submit it. But unfortunately, it seems like a catch grab between the counties and business where I must spend close to 10K to even see if I can have it approved.

For the process would be a lot cheaper and less of a headache if I placed the new shed 7.5 feet to the right of the grayed-out dotted merged line but I do not really want to and it really does not make any sense when there is no reason for an easement to even be there. All of the utilities come in on the other side of the house. Putting this building there had been my plan since I located the home and thought it and I would have known all this I would not have bought the property.

I am all for zoning and building regulations, that's why I reached out to do the right way. I just think there should be a process improvement option for when you run into cases like this. Cases where the property really has no reason for an easement and cases where the county has already permitted and allowed a structure to be placed there. There should be a process where some one from planning and zoning could walk the site with the homeowner (me in this case) and come one from permitting so that a vote on the ground could make a decision that benefited everyone as opposed to having to just fork money out to a survey company for something that is useless because we already have a up to date survey of the property. I understand neither of you make that decision and it's a "process" that has been put in place for good reasons but there should be a way to cut through the red tape in certain circumstances. Anyway, sorry for rambling. I do appreciate both you and Hope. I appreciate all of the help and information you all have assisted me with. You both have been amazing to work with and Hernando County has a valuable asset in both of you.

Thank you,

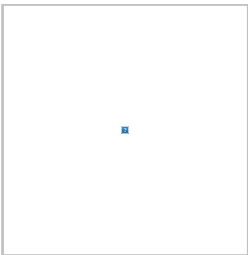
Anthony Bishop
Project Estimation Coordinator
Cell: 813-892-1946
Office: 813-410-3151
anthonyb@dcas.com

All Veterans Air, Inc Lic# CAC1819808 Sales & Service

From: Stephanie Rose <Stephanie.rose@dcas.com>
Sent: Wednesday, April 15, 2026 12:22 PM
To: Hope Figueroa <Hfigueroa@hernando.fl.us>; Anthony <anthonyb@dcas.com>
Subject: Re: Previous Survey (location of easement request)

Good afternoon,

Unfortunately, there are no other options other than the location of Easement to leave the shed in the existing placement. Like Hope mentioned in her email if you are replacing the existing shed it would be a lot cheaper and less of a headache if you placed the new shed 7.5 feet to the right of the grayed-out dotted merged line. There was a 7.5' easement on both sides of the merged line leaving it at a total of 15'. I took a screen shot of your parcel to make sure of what I was trying to describe.



I know this isn't the ideal placement you are wanting to put the new shed. But if there is anything further, we can help you with please reach out and let us know.

Thank you,

Stephanie Rose | Lead Zoning Technician
Development Services Department
Zoning Division
1653 Blaine Dr., Brooksville, FL 34601
Phone: (352) 754-4043
Email: sharon@cityofbrooksville.com
Website: www.cityofbrooksville.com

From: Hope Figueroa <hfigueroa@cityofbrooksville.com>
Sent: Wednesday, April 10, 2024 11:53 AM
To: Anthony <anthony@cityofbrooksville.com>
Cc: Stephanie Rose <sharon@cityofbrooksville.com>
Subject: Re: Previous Survey (vacation of easement request)

Good morning Anthony,

I understand your concerns completely, let me review our options with Stephanie to ensure there are no alternatives we may have overlooked.

If you would prefer to avoid submitting a vacation of easement application, the applicable accessory setbacks would be 7.5 feet from each side and rear property line. This would also apply to either side of the center line of the new-erected lot, resulting in a total setback of 15 feet along the center line.

Thank you for your trust and continued patience through this process!

Please don't hesitate to contact me with more questions!

Respectfully,

The Zoning Division
Development Services Department
1653 Blaine Drive, Brooksville, FL 34601
Phone: (352) 754-4043
Email: Zoning@cityofbrooksville.com
Link: www.cityofbrooksville.com
Hours:
Monday - Friday: 7:30 AM - 4:00 PM
Lobby Hours: 7:30 AM - 3:30 PM Daily

From: Anthony <anthony@cityofbrooksville.com>
Sent: Wednesday, April 10, 2024 9:50 AM
To: Hope Figueroa <hfigueroa@cityofbrooksville.com>; Stephanie Rose <sharon@cityofbrooksville.com>
Subject: RE: Previous Survey (vacation of easement request)

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Good morning,

I was reaching out to verify if there are any other options regarding me having this building built to replace the old shed that was permitted and is on the easement. I am just a homeowner, and this is starting to become an extremely expensive process. I have attached a screen shot below my signature showing what they are trying to charge me for the survey, and the total is like \$6,000.00 and that is not including any drainage plan. I don't have that kind of money especially that's here is no guarantee once I go through all this that it will be approved.

I see these building going up all around me in my neighborhood and I am just trying to do things the right way. Are there any other options? If I move the building past the easement a little further, can I avoid all of this? I don't really want to move it because that is the perfect place it's pretty flat and there are no trees there, no utilities running anywhere near there it is really the ideal location but at this point that might be my only option. I apologize for the long read, but I am long running into these situations and all I want to do is replace an old worn out shed with a new storage building.

Thank you,

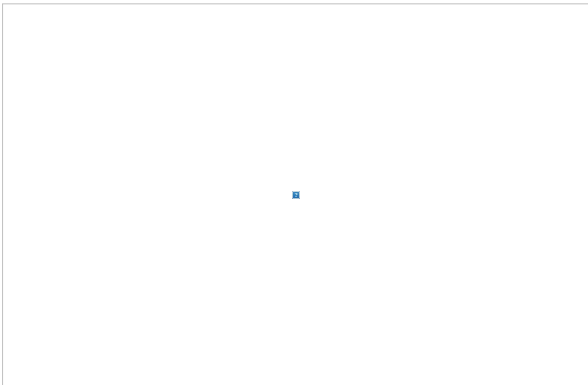
Anthony Bishop

Project Estimation Coordinator

Cell: 813-492-1946

Office: 813-410-3151

anthony@cityofbrooksville.com
All Veterans Air, Inc Ltd CAC1819808 Sales & Service



From: Anthony
Sent: Monday, April 13, 2024 11:18 AM
To: Stephanie Rose <sharon@cityofbrooksville.com>; Hope Figueroa <hfigueroa@cityofbrooksville.com>
Subject: RE: Previous Survey (vacation of easement request)

Thank you both so very much. I appreciate all your assistance, and you have been extremely helpful. I am hoping to get all this stuff completed and back to you this week pending when I can get a survey company scheduled.

Thank you,

Anthony Bishop

Project Estimation Coordinator

Cell: 813-492-1946

Office: 813-410-3151

anthony@cityofbrooksville.com
All Veterans Air, Inc Ltd CAC1819808 Sales & Service

From: Stephanie Rose <sharon@cityofbrooksville.com>
Sent: Friday, April 10, 2024 4:02 PM
To: Hope Figueroa <hfigueroa@cityofbrooksville.com>; Anthony <anthony@cityofbrooksville.com>
Subject: RE: Previous Survey (vacation of easement request)

Good afternoon,

I have attached the Plat dedication. If you have any further questions please feel free to reach out.

Thank you,

Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1653 Blaine Dr., Brooksville, FL 34601
Phone: (352) 754-4043
Email: sharon@cityofbrooksville.com
Website: www.cityofbrooksville.com

From: Hope Figueroa <hfigueroa@cityofbrooksville.com>
Sent: Friday, April 10, 2024 3:00 PM
To: Anthony <anthony@cityofbrooksville.com>
Cc: Stephanie Rose <sharon@cityofbrooksville.com>
Subject: RE: Previous Survey (vacation of easement request)

Good afternoon!

I've asked Stephanie to this email thread so she can provide further explanation regarding the copy record plat dedication. In the meantime, I've attached the full Vacation of Easement application, which includes the tax clearance form for you.

Have a great weekend!!

Respectfully,

Hope Figueroa | Customer Care Technician
Planning & Zoning Division (Development Services Department)
1653 Blaine Drive, Brooksville, FL 34601
Contact Info:
Phone: (352) 754-4043 Ext. 20612
Email: hfigueroa@cityofbrooksville.com
Link: www.cityofbrooksville.com
Website: www.cityofbrooksville.com

"Success is the Journey, not the Destination. Enjoy The Ride"

From: Anthony <anthony@cityofbrooksville.com>
Sent: Friday, April 10, 2024 2:56 PM
To: Hope Figueroa <hfigueroa@cityofbrooksville.com>
Subject: RE: Previous Survey (vacation of easement request)

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Good afternoon Hope,

I hope you have had a great week, I have several of the forms ready to upload to the portal and have just a few more remaining. I am having a hard time locating the Tax Clearance Form on the website. I have looked all over and tried to search the form but have not had any luck finding it. Also, in the portal there is now another form that shows as a requirement called Copy Record Plat Dedication for Vacation Petitions and I am unsure what that is. Please advise if you convenience when I may locate that form and what I need to do for the Plat dedication requirement. The only other thing I have left to complete besides these is the survey and then I will be able to load them all in the portal and get my request submitted. I truly appreciate all of your help, you have been a blessing, and I would have been lost without you.

Thank you,

Anthony Bishop

Project Estimate Coordinator
Cell: 813-492-1946
Office: 813-418-3151
anthony@all-veterans.com
All Veterans Air, Inc. Lic# CAC1819808 Sales & Service

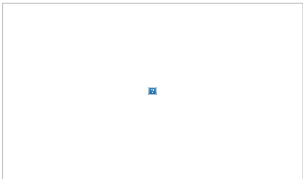
From: Anthony <anthony@all-veterans.com>
Sent: Monday, April 8, 2024 4:13 PM
To: Hope Figueroa <info@all-veterans.com>
Subject: RE: Previous Survey

Thank you!!!! Very much I truly appreciate it.

Anthony Bishop
Project Estimate Coordinator
Cell: 813-492-1946
Office: 813-418-3151
anthony@all-veterans.com
All Veterans Air, Inc. Lic# CAC1819808 Sales & Service

From: Hope Figueroa <info@all-veterans.com>
Sent: Monday, April 8, 2024 3:29 PM
To: Anthony <anthony@all-veterans.com>
Subject: Re: Previous Survey

Of course! I appreciate your questions! They're no trouble at all.
If you go to the Property Appraiser's website and use the property search, you can look up your parcel and access the GIS mapping tool. Once the map loads your property, you should be able to zoom out and click on each lot that touches the easement.
When you select a parcel, it should highlight the entire lot. On the left-hand side, you'll see details including the owner's name and the key number. That's the information we're looking for.
I've also attached an image as a reference to help guide you.



Respectfully,

Hope Figueroa | Customer Care Technician
Planning & Zoning Division | Development Services Department
1675 Blaine Drive, Brooksville, FL 34601
Contact Me!
Phone: (352)794-4048 Ext. 28012
Email: info@all-veterans.com
Check your parcel status or apply online: <https://www.floridareg.com>
Screen is the Journey, not the Destination. Enjoy The Ride

From: Anthony <anthony@all-veterans.com>
Sent: Monday, April 8, 2024 3:23 PM
To: Hope Figueroa <info@all-veterans.com>
Subject: RE: Previous Survey

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Thank you. I will keep moving along with the process.
I do have one other question from the list below. In regards to the **Adjacent Property Owners List**. A typed list of all properties bordering the easement (for example, the two lots behind your property), including owner names, addresses, and key numbers.
There is only a retention bond that backs up against your property and the easement. There are neighbors on both sides of the retention pond but the easement kind of splits down the middle of the retention area. Would I still need to create a list of the owner of the retention pond area? If so How do I find out who the retention pond belongs to?
Thank you and sorry if I am being a pain in the butt.
Thank you.

Anthony Bishop
Project Estimate Coordinator
Cell: 813-492-1946
Office: 813-418-3151
anthony@all-veterans.com
All Veterans Air, Inc. Lic# CAC1819808 Sales & Service

From: Hope Figueroa <info@all-veterans.com>
Sent: Monday, April 8, 2024 3:03 PM
To: Anthony <anthony@all-veterans.com>
Subject: RE: Previous Survey

Good afternoon,
I hope you're doing well! I took some time to review the permit history for your property with Stephanie, and we wanted to share what we found.
It looks like the deed that was permitted in 2008 was approved using a hand-drawn site plan. Because of that, the center easements were likely not identified during the permitting process at that time.
We also wanted to let you know that these easements are still active. Even when lots are merged, easements remain in place, and utility companies can still access them if needed. For that reason, a vacation of easement application would still be required.
If you were to apply for your detached garage, our zoning technicians would question the easements and likely defer the application until the vacation of easement was applied for and approved. This is something we pay close attention to in Royal Highlands especially, as easements there are typically 7.5 feet wide on each side which creates that total of 15 feet now located within the center of your property.
Please feel free to reach out if you have any questions, as always I am happy to help!
Respectfully,

Hope Figueroa | Customer Care Technician
Planning & Zoning Division | Development Services Department
1675 Blaine Drive, Brooksville, FL 34601
Contact Me!
Phone: (352)794-4048 Ext. 28012
Email: info@all-veterans.com
Check your parcel status or apply online: <https://www.floridareg.com>
Screen is the Journey, not the Destination. Enjoy The Ride

From: Anthony <anthony@all-veterans.com>
Sent: Monday, April 8, 2024 2:32 PM
To: Hope Figueroa <info@all-veterans.com>
Subject: RE: Previous Survey

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Good afternoon Hope,
Thank you. I will get started on the list you provided me below. I dug through all my closing discs and I found this survey they gave me at closing. I wanted to share it and get your thoughts. I do see a line going down the property, but it doesn't have the easement listed. It also shows the deed that the previous owners had permitted and built lying right on that easement in the center. Is it possible that the went through the process and had the easement there vacated?
Thank you.

Anthony Bishop
Project Estimate Coordinator
Cell: 813-492-1946
Office: 813-418-3151
anthony@all-veterans.com
All Veterans Air, Inc. Lic# CAC1819808 Sales & Service

From: Hope Figueroa <info@all-veterans.com>
Sent: Thursday, April 3, 2024 1:23 PM
To: Anthony <anthony@all-veterans.com>
Subject: Re: Previous Survey

In this case, Stephanie would coordinate with all utility companies that may have an interest in the easements to obtain their approval or denial rather than you having to contact them, being that they are a requirement to move on to the next permitting screen I will show this to our innovations team to see if this is something that needs to be adjusted.
Additionally, I've outlined the required attachments below for clarity: You may find the vacation of easement application on our website for most of the required forms!

- **Adjacent Property Owners List:** A typed list of all properties bordering the easement (for example, the two lots behind your property), including owner names, addresses, and key numbers.
- **Tax Clearance Forms:** Please take this one to the Tax Collector's Office for approval.
- **Digitally Signed Survey:** This must clearly indicate that the easement is a "to be vacated" on both the survey drawing and the legal description. You may want to contact the original survey company to request an updated version. An example survey is attached for reference.
- **Narrative Letter:** A brief letter from you explaining the reason for the request (for example, plans to build a home in the center of the property).
- **Proof of Ownership:** A copy of your deed.

Please let me know if you have any questions or need assistance with any of these items.

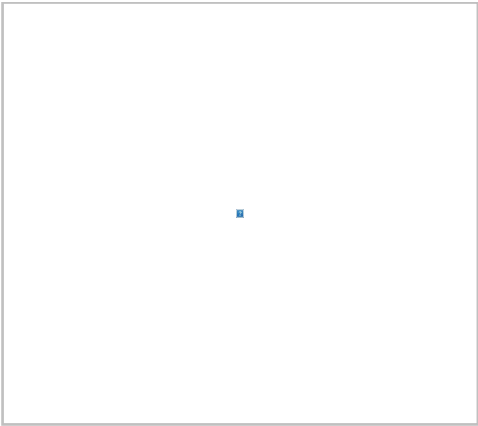
Respectfully,

Hope Figueroa | Customer Care Technician
Planning & Zoning Division | Development Services Department
1675 Blaine Drive, Brooksville, FL 34601
Contact Me!
Phone: (352)794-4048 Ext. 28012
Email: info@all-veterans.com
Check your parcel status or apply online: <https://www.floridareg.com>
Screen is the Journey, not the Destination. Enjoy The Ride

From: Anthony <anthony@all-veterans.com>
Sent: Thursday, April 3, 2024 1:04 AM
To: Hope Figueroa <info@all-veterans.com>
Subject: RE: Previous Survey

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Hope,
Thank you so much. When I purchased the property last year they gave me a different survey and it didn't have the middle property line so I did not even know it was two separate lots until this morning. I went ahead and created an account and started the "Vacation of Easement" application. I was moving through it and came to page 45 attachments. I have included a snap of what it looks like below. Are you or your zoning lead able to provide me with some direction on this step? Will I need to reach out to everyone listed below to obtain something or are there only certain folks from below that I would need to contact. I got a little confused on this page so I figured it was better to stop and ask first. You have been an amazing help so far and I appreciate any further assistance you are able to provide.
Thank you,
Anthony



From: Hope Figueroa <hfigueroa@hennrichs.com>
Sent: Thursday, April 2, 2020 10:42 AM
To: Anthony <anthony@ahdevelopment.com>
Subject: RE: Previous Survey

Good morning,

The application you will need to submit is called a *Vacation of Easement*. Through this application, you can request the removal of both 7.5-foot easements located in the middle of the proposed properties. As discussed earlier, you can apply through Civic Access, which will guide you step-by-step through the submission process and outline everything required.

I have also CC'd my Zoning lead, as she is the one who processes Vacation of Easement applications. If you have any additional questions, we are both happy to review and assist you throughout the process. Respectfully,

 Hope Figueroa | Customer Care Technician
Planning & Zoning Division, Development Services Department
1401 Blaine Drive, Brookville, IL 34001
Contact Me!
Phone: (312)794-4548 Ext. 28612
Email: hfigueroa@hennrichs.com
* Check your parent status or apply any time! * [Civic Access Link](#)
* Success is the Journey, not the Destination. Enjoy The Ride! *

From: Anthony <anthony@ahdevelopment.com>
Sent: Thursday, April 2, 2020 9:12 AM
To: Hope Figueroa <hfigueroa@hennrichs.com>
Subject: RE: Previous Survey

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Hope,

How would I go about starting the process to possibly have building set over the middle property line between the 2 lots? I know you said it can take a few months so I may want to start that process soon if we end up wanting to build in that area. That area is wide open, and I won't have to remove any trees so that was my first choice. I understand if it is not possible.

Thank you,

Anthony Bishop
Project Estimate Coordinator
Cell: 813-492-1946
Office: 813-418-3151
anthony@ahdevelopment.com
All Veterans Air, Inc. LEO/CAC1819808 Sales & Service

From: Hope Figueroa <hfigueroa@hennrichs.com>
Sent: Thursday, April 2, 2020 8:47 AM
To: Anthony <anthony@ahdevelopment.com>
Subject: RE: Previous Survey

 Hope Figueroa reacted to your message:

From: Anthony <anthony@ahdevelopment.com>
Sent: Thursday, April 2, 2020 12:35:36 PM
To: Hope Figueroa <hfigueroa@hennrichs.com>
Subject: RE: Previous Survey

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!!! I appreciate you!!

Thank you,

Anthony Bishop
Project Estimate Coordinator
Cell: 813-492-1946
Office: 813-418-3151
anthony@ahdevelopment.com
All Veterans Air, Inc. LEO/CAC1819808 Sales & Service

From: Hope Figueroa <hfigueroa@hennrichs.com>
Sent: Thursday, April 2, 2020 8:12 AM
To: Anthony <anthony@ahdevelopment.com>
Subject: Previous Survey

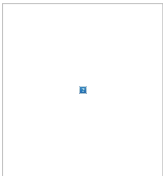
Thank you for contacting Development Services.
Attached is a copy of a survey that was used in a previous application, feel free to use this as a reference for your necessary structure.

For your parcel, the necessary structure setbacks are as follows:

- 7.5 feet from the rear property line
- 7.5 feet from each side property line
- Must not be located in front of the front two corners of the home

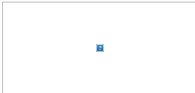
I have attached the **RIC general zoning ordinance** for your reference. Please feel free to review it, and don't hesitate to email me if you have any questions.

I hope this information is helpful and provides what you need!



For the most current information on your permit, we encourage you to log in to Civic Access. From your dashboard, you can easily view your workflow progress and see where your application is in the review process. Civic Access offers a helpful way to check your permit status and find answers at your convenience, anytime. If you still have questions or need additional support, please don't hesitate to reach out—we're always happy to help.

[Civic Access Portal](#)



Respectfully,

 Hope Figueroa | Customer Care Technician
Planning & Zoning Division, Development Services Department
1401 Blaine Drive, Brookville, IL 34001
Contact Me!
Phone: (312)794-4548 Ext. 28612
Email: hfigueroa@hennrichs.com
* Check your parent status or apply any time! * [Civic Access Link](#)
* Success is the Journey, not the Destination. Enjoy The Ride! *

From: [Michelle Miller](#)
To: [Omar DePablo](#); [Danielle Nigro](#)
Cc: [William Hunt](#)
Subject: FW: Will Hunt
Date: Friday, April 17, 2026 12:08:18 PM

I am so proud of Will. This is the level of customer service we should strive to achieve in every interaction we have, every day.

Danielle, please save this in Will's file for future reference. He deserves the praise.

(And I screen shot this and sent it to him already since he's on vacation.)



Michelle L. Miller, M.S. | Planning Manager
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

Note: Please be advised that Hernando County has transitioned to the Tyler Enterprise Permitting and Licensing System for the processing of all permit and planning applications.

The link to **register** as a contractor in Tyler Civic Access is <https://hernandocountyfl-energovweb.tylerhost.net/apps/selfservice#/home>.

The link to **submit applications** through Tyler is: www.HernandoCounty.us/CivicAccess

From: PLT plt

Sent: Thursday, April 16, 2026 5:33 PM

To: Michelle Miller

Subject: Re: Will Hunt

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.

17 April 2026

Michelle Miller, M.S.
Planning Manager
Planning Division
1653 Blaise Drive, Brooksville, FL.
34601

Mrs./Ms. Miller,

I had the occasion to reach out to Planning Division for some technical advice regarding a small piece of property I own in Hernando County. I was prompted to leave my contact information as no one was available to help me at the time. Even though my experience with call back systems has not been good, the technical questions I had were important, so I did leave my contact information.

To my surprise and mild shock my call was returned only a short time after I left the message.

The gentlemen on the line politely introduced himself saying his name was Will and wanted to

know how he could help me.

I asked Will several successive questions about my property and property lines. Will was polite, he displayed a command of facts and knowledge of his job, he answered all my questions as fast as I asked them.

I wish every call for information was this good, one call, one person all issues resolved.

He called me back right away, he answered every question and I hung up the phone 100% satisfied with my interactions with Will.

He is a credit to your organization and reflects positively on Hernando County Government and the Planning Department.

I have since found out the gentleman's name Mr. William Hunt. I hereby nominate Will as the Chief Training Officer for public interactions.

Many thanks to Will for his quick, polite help.

I wish every experience was this good.

For any questions regarding my experience please do not hesitate to contact me as it would be a pleasure to discuss this interaction.

Very Sincerely,

Paul Gurchick

813-368-2762

From: Michelle Miller <MLMiller@co.hernando.fl.us>

Sent: Thursday, April 16, 2026 7:58 PM

To: gurchick@hotmail.com <gurchick@hotmail.com>

Subject: Will Hunt

Thank you so much for the opportunity to speak with you this afternoon. If you have the opportunity, can you please send me an email about your phone call with him? Thank you!



Michelle L. Miller, M.S. | Planning Manager
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

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The link to **submit applications** through Tyler is: www.HernandoCounty.us/CivicAccess

From: [Danielle Nigro](#)
To: [Hope Figueroa](#)
Cc: [Omar DePablo](#); [Danielle Nigro](#)
Subject: KUDOS
Date: Wednesday, May 27, 2026 10:14:21 AM
Attachments: [image001.png](#)

Hope,

I want to let you know that we sincerely appreciate you going above and beyond to assist our citizens so much so that they feel inclined to leave us a google review. Keep shining bright!



Danielle Nigro | Development Services Administrator
Hernando County Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28006
Cell: (352) 442-5378
Email: dnigro@hernandocounty.us
Website: <http://www.hernandocounty.us>

From: mycatch71@aol.com
To: [Danielle Nigro](#)
Subject: Stephanie Rose
Date: Thursday, May 28, 2026 1:46:42 PM

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

Hope you had a great holiday.

I am writing this to let you know what a great asset Stephanie Rose is to your department. She has been extremely helpful , courteous and respectful. She is definitely a great addition to your department. Hope you can show her how well liked and appreciated she is. She has helped us all through our process to obtain a permit. Thanks for your time.

Linda and Robert Adair
23001 Grubbs Rd
Brooksville, Fl



Board of County Commissioners

Meeting: 08/04/2026
Department: Administration
Prepared By: Jessica Wright
Initiator: Jeffrey Rogers
DOC ID: 17723
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on July 13, 2026

BRIEF OVERVIEW

Attached is a memorandum from Development Services Director, Omar DePablo, regarding Special Exception Use Permit actions taken by the Planning and Zoning Commission (P&Z) on July 13, 2026. On that date, the P&Z voted on the following special exception actions:

- Voted 5-0 to deny a Special Exception Use Permit to establish a private heliport on a parcel zoned PDP (RUR)/Planned Development Project (Rural) with agricultural uses on behalf of Pablo Barrozo (File No. SE2607).

According to Appendix A, Zoning, Article V, Section 8 (I) of the Hernando County Code of Ordinances, the Board, by a majority vote, may decide to review any special exception decision rendered by the P&Z. If at least a majority of the governing body 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 the circuit court.

FINANCIAL IMPACT

NA

LEGAL NOTE

NA

RECOMMENDATION

For informational purposes only; no action is required.

REVIEW PROCESS

Omar DePablo	Approved	07/14/2026	5:38 PM
Pamela Hare	Approved	07/15/2026	9:23 AM
Natasha Lopez Perez	Approved	07/15/2026	9:42 AM
Heidi Prouse	Approved	07/15/2026	10:18 AM
Toni Brady	Approved	07/20/2026	8:48 PM
Jeffrey Rogers	Approved	07/21/2026	11:27 AM
Jessica Wright	Approved	07/22/2026	9:23 AM

July 13, 2026

MEMORANDUM

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

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

FROM: Cesar Omar DePablo, Development Services Director
Planning and Zoning Department

**SUBJECT: Special Exception Actions by the Planning and Zoning Commission
on July 13, 2026**

For the Board's information, on July 13, 2026, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Special Exception(s). Attached to this memorandum are the staff reports and actions of the P&Z on the special exception requests at that scheduled public hearing.

A notification letter was sent on Wednesday, July 15, 2026, to inform the petitioners of the P&Z actions. According to Appendix A, Zoning, Article V, Section 8(1) of the Hernando County Code of Ordinances, the Board of County Commissioners (BOCC), by a majority vote, may decide to review any special exception 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, August 12, 2026, the P&Z decision shall be deemed final and subject only to review by the circuit court. The review of the decision by the BOCC shall be at a public hearing held within sixty (60) days of the P&Z decision. The board has the authority to continue, on its own motion, to a later date a final decision on any special exception matter pending before it for review.

The review of decision by the BCC would occur on the regular BCC hearing date of Tuesday, September 1, 2026, (calculated from the date of P&Z decision). Public notice shall be in compliance with local and state regulations. 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: June 8, 2026

APPLICANT: Pablo Barrozo

FILE NUMBER: SE-26-07

PURPOSE: Special Exception Use Permit for the use of a Private Heliport

GENERAL LOCATION: South side of Peach Bloom Road Approximately 755 feet east of Peach Blossom Road

PARCEL KEY NUMBER: 1403369

APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit to establish a private heliport on a parcel zoned PDP (Rural) with agricultural uses. The subject property consists of approximately 8.4 acres.

The proposed facility will operate strictly as a private heliport and will not be open to the public or utilized for commercial aviation activities. All helicopter takeoffs and landings will be limited to the hours of 10:00 a.m. and 5:00 p.m., which are within the hours permitted under any applicable noise ordinances of Hernando County.

The heliport is proposed to support a charitable event held approximately four times per year for autistic children in Lake City, Florida. Operational activity is expected to be minimal, consisting of approximately two takeoffs and two landings per event, for a total of approximately eight takeoffs and eight landings annually. The combination of minimal operational frequency, restricted hours of operation, existing FAA approval, and the use of an existing landing area is expected to minimize impacts on surrounding properties and preserve the rural character of the area.

All flights associated with the proposed heliport will be logged in accordance with standard aviation procedures. Additionally, the helicopter is equipped with an Automatic Dependent Surveillance-Broadcast (ADS-B) system, which provides real-time flight tracking and permanently records flight activity.

The applicant has provided documentation demonstrating approval from the Federal Aviation Administration (FAA) for the proposed heliport. No site improvements, grading, or construction activities are proposed, as the heliport will utilize an existing grassed area on the property. All takeoffs and landings are proposed to occur within the southern portion of the site, which is free of structures and provides adequate separation from existing improvements.

The property is secured by fencing, and safety measures are in place, including the installation of warning markers on adjacent power lines by the local electric company. The applicant indicates that flight operations will be conducted over any adjacent properties.

SITE CHARACTERISTICS:

Site Size	8.4 Acres
Surrounding Zoning; Land Uses	North: ROW/ PDP(RUR) with AG Uses: Developed South: Mining East: PDP(RUR) With AG Uses: Developed West: PDP(RUR) With AG Uses: Developed
Current Zoning:	PDP(RUR) With AG Uses
Future Land Use Map Designation:	Rural

UTILITIES REVIEW:

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 Special Exemption to allow a private heliport on the property.

ENGINEERING REVIEW:

The subject site is located on the south side of Peach Bloom Road. The County Engineer has reviewed the petitioner's request and has no comments at this time.

FIRE REVIEW:

Hernando County Fire Rescue (HCFR) has requested aerial imagery of the proposed heliport site and the surrounding area. The aerials should clearly identify all structures, including any accessory buildings, sheds, barns, residences, and other improvements located in the vicinity of the proposed heliport.

LAND USE REVIEW:

A Private Airstrip is included as a Special Exception in an Agriculture zoning district, Appendix A, Article IV, Section 6 (3) of the Hernando County Code of Ordinances.

Future Building Setbacks:

- Front: 75'
- Side: 35'
- Rear: 50'

Comments: The petitioner has not indicated any new structure to be constructed for the private Heliport.

Noise

Although the Federal Aviation Administration (FAA) reviews Form 7480-1 submissions to ensure compliance with FAA Part 77 standards and to promote safety, efficiency, and compliance within the National Airspace System, its review is limited in scope. The FAA does not generally consider factors such as noise impacts, operational frequency, or local land-use compatibility.

Comments: The petitioner shall have a Noise Study conducted to assess impact on the neighboring properties. This shall be supplied to the Hernando County Development Services Department upon completion.

Hours of Operation

The petitioner has advised the location is going to be a private heliport and will not be open to the public or utilized for commercial aviation activities. All helicopter takeoffs and landings will be limited to the hours of 10:00 a.m. and 5:00 p.m., which are within the hours permitted under any applicable noise ordinances of the City of Brooksville. The petitioner has advised the Heliport is to support a charitable event held approximately four times per year for autistic children in Lake City, Florida. Operational activity is expected to be minimal, consisting of approximately two takeoffs and two landings per event, for a total of approximately eight takeoffs and eight landings annually.

Comments: There shall be no night flights; all flights shall be logged and provided to the Administrative Official upon request.

Petitioner shall be limited to the 4 charitable events per year and regular flights Maintenance for his Helicopter

Fuel Storage and Maintenance

The petitioner shall clarify whether fuel storage or maintenance facilities are proposed on-site. These uses are generally discouraged in residential areas because of their potential impacts on neighboring properties and overall land-use compatibility.

Comments: The petitioner shall revise the master plan to indicate the location of the fuel storage.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Rural Land Use classification on the adopted Future Land Use Map. The area is characterized by large tracts of single family and mobile home residences. A private Heliport is a permitted use in Rural districts.

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 1.04A(4): The Rural Category retains and promotes agricultural activities, retains the rural nature and countryside character of a significant portion of the County including rural residential uses with limited agricultural activities, limits residential density and infrastructure outside of recognized urbanizing areas as shown on the Adjusted Urbanized Area Map, and, may be used to recognize properties with natural physical development limitations such as floodplains.

Comments: The use of a Private Heliport would not negatively impact the residential nature of this parcel.

FINDINGS OF FACT:

The request for a Special Exception Use Permit for a Private Heliport is appropriate based on the following conclusions:

1. The proposed use is compatible based on consistency with the Comprehensive Plan and compatibility with the surrounding land uses.
2. The request meets the minimum requirements for Reasonable Accommodation.

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception 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 Concurrence. 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 RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's requested Special Exception Use Permit for a Private Heliport, 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 provide Hernando County Fire Rescue (HCFR) with aerial imagery of the proposed heliport site and the surrounding area. The aerials should clearly identify all structures, including any accessory buildings, sheds, barns, residences, and other improvements located in the vicinity of the proposed heliport.
3. The petitioner shall revise the site plan to indicate the location of the fuel storage.
4. Any building or site development will require an amendment to this Special Exception Use Permit.
5. The Petitioner shall have a Noise study conducted to assess impact on the neighboring properties. This shall be supplied to the Hernando County Development Services Department upon completion.
6. The Private Heliport shall be limited to the petitioner's helicopter only.
7. There shall be no helicopter operations during nighttime hours. The petitioner shall maintain a log of all helicopter flights, including maintenance and testing flights, and shall provide such records to the Administrative Official upon request. All takeoffs and landings, whether associated with charitable events or maintenance activities, shall be restricted to the hours of 10:00 a.m. to 5:00 p.m.
8. The petitioner shall be limited to a maximum of four (4) charitable events per calendar year. Helicopter operations shall be permitted only for those charitable events and for routine maintenance, testing, and upkeep of the petitioner's helicopter.
9. Any conditions shall have Federal Aviation Administration (FAA) approval and communications with Brooksville-Tampa Bay Regional Airport.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On July 13, 2026, the Planning and Zoning Commission voted 5-0 to deny the petitioners request for a Special Exception Use Permit to establish a private heliport.



AGENDA ITEM

TITLE

Petition Submitted by Jerrod K. Zelanka to Vacate Portions of Drainage Right-of-Way and Drainage and Utility Easement Located in Spring Hill

BRIEF OVERVIEW

Jerrod Zelanka has submitted a petition to vacate a portion of a 20' Drainage Right-of-Way (DROW) and an adjacent 6' Drainage and Utility Easement within Lot 5, Block 1536, of Spring Hill Unit 22 as recorded in the Plat Book 16, Page 74-75, of the Public Records of Hernando County, Florida, located at 4112 Valley Brook Court. The vacation is sought in order to expand his residence. The petitioner also owns the vacant lot on the other side of the DROW.

The Department of Public Works (DPW) has objected to the request. All other affected utilities and County departments have indicated no objection.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

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 and deny the Vacation of the Easement on the basis of DPW's objection. Alternatively, should the Board vote to approve the petition, the Chairman should be authorized to sign the attached proposed resolution after which it will be recorded in the Public Records of Hernando County, Florida. No resolution is needed if the decision is for denial.

REVIEW PROCESS

Victoria L Via	Approved	07/14/2026	3:58 PM
Omar DePablo	Approved	07/14/2026	5:40 PM
Stephanie Stevens	Approved	07/15/2026	11:05 AM
Erin Dohren	Approved	07/16/2026	1:25 PM
Pamela Hare	Approved	07/16/2026	5:03 PM
Natasha Lopez Perez	Approved	07/17/2026	1:07 PM
Heidi Prouse	Approved	07/17/2026	4:12 PM
Toni Brady	Approved	07/20/2026	8:49 PM
Jeffrey Rogers	Approved	07/21/2026	12:06 PM
Jessica Wright	Approved	07/27/2026	1:32 PM

**PETITION TO VACATE, ABANDON, DISCONTINUE,
AND CLOSE EASEMENT(S), RIGHTS-OF-WAY, AND PLATS**

The **Petitioner(s)** Jerrod Zelanka
who resides at 6286 Melshire Ave Spring Hill FL 34608 and whose
telephone number is 561 271 6069 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; 20' wide x 127' 23" DRW separating 6286 Melshire Ave SH FL & Parcel R32 323 17 5220 1536 0060

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 Statutes, 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 [Signature] Petitioner _____

STATE OF FLORIDA

COUNTY OF Hernando

The foregoing instrument was
acknowledged before me this 1

day of May 2021

by Jerrod Zelanka

who is personally known to me

or who has produced FLID

as identification.

Notary Public [Signature]

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was
acknowledged before me this _____

day of _____ 20____,

by _____

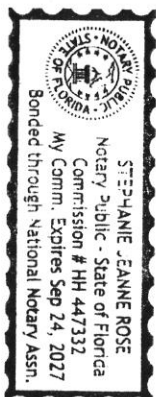
who is personally known to me

or who has produced _____

as identification.

Notary Public _____

6



F:\rmesser\Vacations\General Forms\Vacation Application.doc

Last update 8/19/19

**APPLICATION FOR PETITION TO VACATE, ABANDON, DISCONTINUE
AND CLOSE, RIGHTS-OF-WAY, PLATS, EASEMENTS**

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.



1. Name of Petitioner: Jerrod Zelanka

Mailing Address: 6286 Melshire Ave

City Spring Hill State FL Zip 34608 Phone 561 271 6069

Email Address: jzelanka@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: Between 6286 Melshire Ave Spring Hill Florida and

Key Number of area to be vacated: R32 323 17 5220 1536 0060 See Attached Surveys

Name of Subdivision: None

Street Address: N/A

4. Are any other applications pending?

Variance _____ Conditional Use _____ Special Exception _____

Rezoning _____ Class I Subdivision _____ Other _____

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

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

7. Which companies provide the following? N/A
Water/Sewer: HCWU Telephone:

Electric: WREC Cable TV: Spectrum

8. Is there a Homeowner's Association? No

President's Name N/A

Email Address: N/A

Address: N/A

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.)

My Request to Vacate the 20' DRW comes as it has been abandoned & is no longer in use nor serves as a DRW any longer per

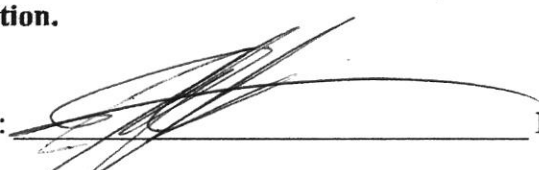
the Attached Southwest Water Mgmt. EOR letter, as this now abandoned easement rest between

(2) owned parcels owned by myself - (SPRING HILL UNIT 22 BLK 1536 LOT 6) and My Owned Residence (6286 Melshire Ave Spring Hill)

it is my intention to vacate the easement between the parcels leaving each an independent parcel now side by side

it is the intent to add the vacated 20' area to my existing residence parcel for use of Residence expansion

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: 4/30/26

Signature(s): _____ Date: _____

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

The Following is as per direction of Page 1 of the
Application and Instructions for Petition to Vacate

3. A separate statement of proper reasons for granting a vacation. The Board of County Commissioners requires specificity as to why a vacation is requested. The reasons may include, but are not limited to, the following:

- a) Change of conditions in the area**
- b) Benefits to the community**
- c) Use planned for area to be vacated and need therefore**

My statements for reason to vacate as per:

A) Change of Conditions:

The current DRW has been abandoned, no longer in use or intended for future use, it serves no drainage use this has been confirmed by the presented Engineering Letter from Department of Southwest Water Management.

I Jerrod Zelanka am the owner of (2) parcels that this easement that no longer serves any use but separates my two owned properties by 20' this Under Florida Common Law (Doctrine of Merger) should be automatically extinguished upon my ownership of both lands.

Over the last 11 years I have incurred the burden of keeping up (Maintaining) the DRW between my 2 owned properties, with its non-use and having been abandoned by the county whom has not tended to this area between my 2 plots in well over a decade that I've been there, the DRW has been over grown and has encroached into both properties, its encroachment to residence lot has requiring constant trimming and up keep, in addition to my having to up keep the DRW, I have been burdened the expense and labor having to tend to storm fallen trees that were within the DRW along with the cost of removal of trees in the DRW that threatened my home during approaching storms, in addition to pests and or rodents.

With the DRW having been Abandon it serves no propose, I request it to be vacated adding the 20' to the residence owned lot of 6286 Melshire Ave thus allowing for future planned home expansion and for my 2 owned parcels to no longer have this area of separation between them.

The conditions since the last county survey or Topographical Map(1963) have changed exponentially over the last 62 years the ground level has risen with server overgrowth, fallen trees, fences, residential development and land grading that has all but made the once DRW completely nonexistent, I even have drone video of the abandoned DRW in its current state.

The removal of this ease would allow for the undivided use of both of my owned properties and as I mentioned for the expansion of my current residence for my family's enjoyment.

Sincerely

J. Zelanka
561 271 6069

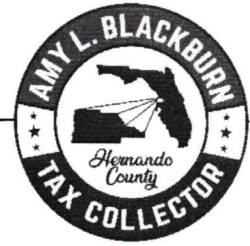
PAGE 1 OF 1

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: 4/15/24

I hereby certify that the property taxes on parcel key number 726682

have been paid through the current tax year of 2025.

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

By: Krystie Hawthorne
Print Name: Krystie Hawthorne
Title: Customer Service Representative

SEAL

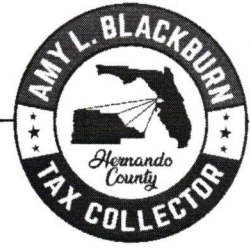


HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC

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: 4/15/20

I hereby certify that the property taxes on parcel key number 726691

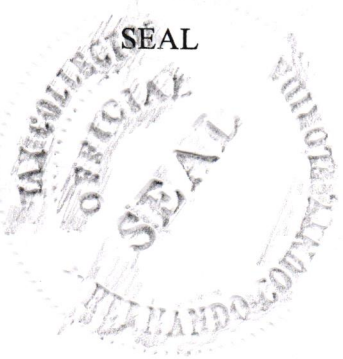
have been paid through the current tax year of 2025.

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

By: Krystle Hawthorne

Print Name: Krystle Hawthorne

Title: Customer Service Representative



SPRING HILL

UNIT 22

A SUBDIVISION IN SECTION 36, T22S, R17E.

SECTIONS 1, 2, 11 & 12 T. 23 S. R. 17 E. & SECTION 6 T. 23 S. R. 18 E.

HERNANDO COUNTY, FLORIDA

SHEET 1 OF 3 SHEETS

DESCRIPTION: ~ Situated in Section 36, Township 22 South, Range 17 East, and Sections 1, 2, 11 & 12, Township 23 South, Range 17 East, and Section 6, Township 23 South, Range 18 East, Hernando County, Florida, and more particularly described as follows:

Beginning at the Southeast corner of Section 36, Township 22 South, Range 17 East, proceed N89°33'17"W 617.76 feet along the South line of said Section 36 and to the North line of Section 6, Township 23 South, Range 18 East to the Northwest corner of said Section 6 and the Northeast corner of Section 1, Township 23 South, Range 17 East; thence S 00°13'56"W 3399.38 feet along the East line of said Section 1 to the East 1/4 corner of said Section 1; thence S 00°12'07"W 701 feet along the East line of said Section 1 to the West 1/4 corner of Section 6, Township 23 South, Range 18 East; thence along the North line of the South 1/2 of said Section 6, S89°33'54"E 816.01 feet to the boundary of SPRING HILL UNIT 18 as recorded in PB 9, Pp. 31, Thru 46, Public Records of Hernando County, Florida, and the Easterly line of a 100 foot wide Florida Power & Light Co. Easement; thence S12°15'06"W 47700 feet along said line; thence N77°44'54"W 156.66 feet thence Northwesterly along a curve to the left having a radius of 360.00 feet and a central angle of 93.45 degrees a distance of 604.60 feet; thence N 61°16'31"E 185.34 feet; thence Northwesterly along a curve to the left having a radius of 2435.00 feet and a central angle of 2°48'01" a distance of 99.46 feet; thence N 84°28'36"W 2560.78 feet; thence Southwesterly along a curve to the right having a radius of 1825.00 feet and a central angle of 18°56'35" a distance of 6352.22 feet; thence S 26°33'55"W 148.17 feet; thence S 63°26'05"E 100.00 feet; thence Southwesterly along a curve to the right having a radius of 2500 feet and a central angle of 90 degrees a distance of 3927 feet; thence S 26°33'55"W 162.00 feet; thence Southwesterly along a curve to the left having a radius of 2050.00 feet and a central angle of 22°36'34" a distance of 808.94 feet; thence Southwesterly along a curve to the right having a radius of 3860 feet and a central angle of 88°28'52" a distance of 2501.77 feet; thence N 87°33'47"W 9115 feet; thence S 02°26'13"W 2501.77 feet; thence S 05°36'39"E 763.46 feet; thence N 84°23'21"E 1000 feet; thence S 05°36'39"E 1070.00 feet; thence Southwesterly along a curve to the right having a radius of 1835.00 feet and a central angle of 11°44'49" a distance of 1835.00 feet; thence N 85°31'50"W 10.00 feet; thence Southwesterly along a curve to the right having a radius of 1825.00 feet and a central angle of 18°58'02" a distance of 5953.33 feet; thence Southwesterly along a curve to the left having a radius of 21750.00 feet and a central angle of 5°28'20" a distance of 20712 feet; thence S 51°17'32"W 235.39 feet; thence Southwesterly along a curve to the left having a radius of 1240.00 feet and a central angle of 1°24'03" a distance of 1359.8 feet; thence S 17°23'10"W 1250.00 feet; thence Southwesterly along a curve to the left having a radius of 1050.00 feet and a central angle of 0°56'44" a distance of 2059.9 feet; thence S 10°42'56"E 1850.00 feet; thence Southwesterly along a curve to the right having a radius of 1640.00 feet and a central angle of 0°10'06" a distance of 5.30 feet; thence S 10°54'02"W 1850.00 feet; thence Northwesterly along a curve to the left having a radius of 1825.00 feet and a central angle of 38°41'25" a distance of 1232.36 feet; thence

PLAT BOOK 10
AND PAGE 31

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That THE DELTONA CORPORATION, being the owner of the above described lands, has caused this plat to be recorded in the public records of Hernando County, Florida, and that the said lands hereby dedicated said lands and plat for the uses and purposes therein expressed and dedicate the Thoroughfares, Drainage Rights-of-way and Drainage Retention Areas shown hereon to the perpetual use of the public. Unless otherwise indicated a strip of land 10 feet wide at the rear of each lot and 6 feet wide at the sides of each lot is reserved for the DELTONA CORPORATION, its successors or assigns, for the purpose of providing for the installation of utility facilities, with the following exceptions: side lot lines lying adjacent to streets shall contain no easements and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed by its duly authorized officers and its corporate seal to be hereunto set on the 9th day of May, 1969.

By: James E. Jensen
James E. Jensen, Senior Vice President

Attest: John P. Mudd
John P. Mudd, Secretary

STATE OF FLORIDA COUNTY OF HERNANDO
THIS IS TO CERTIFY that on May 9, 1969 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James E. Jensen and John P. Mudd, respectively Senior Vice President and Secretary of the above named Deltona Corporation, authorized to do business in the State of Florida to me known to be the individuals and officers described in and who executed the foregoing Declaration and several duly attested copies thereof, wherein they authorized me to execute and deliver a deed on their behalf, and that the official seal of said corporation is duly affixed thereto; and that the said dedication is the act and deed of said corporation.

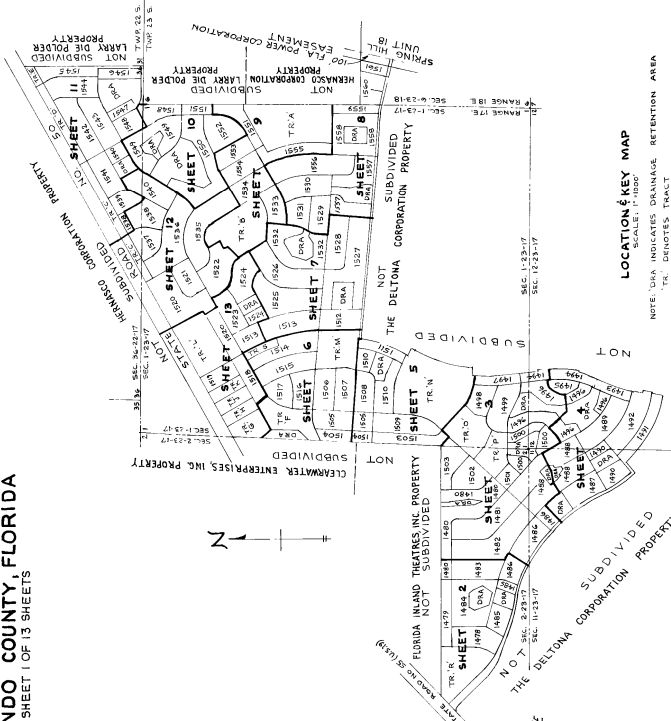
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

My commission expires March 27, 1973

NOTARY PUBLIC

SURVEYOR CERTIFICATE
I, Arthur J. Day, hereby certify that I prepared this plat and 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 Surveyors of Hernando County, Florida, on the 17th day of October, 1960.

LOCATION KEY MAP
NOTE: "X" INDICATES DRAINAGE RETENTION AREA
"X" INDICATES TRACT



ABSTRACTOR'S CERTIFICATE
HEREBY CERTIFY THAT THE DELTONA CORPORATION is the apparent record owner of the above described lands and that the said lands are located on such lands and that record title to all access roads is held by Hernando County or the State of Florida this 15th day of May, 1969.

By: Arthur J. Day
Arthur J. Day, Surveyor
Gulf Coast Abstract Company

RESOLUTION
WHEREAS this plat was on this 2 day of June, 1969, submitted to the Board of County Commissioners of Hernando County for approval and record and has been approved by said Board, now in force and effect, and that the said Board of County Commissioners of Hernando County, Florida, that said plat is hereby approved and shall be recorded in the Public Records of Hernando County, Florida, and the dedication of all Thoroughfares, Drainage Rights-of-way and Drainage Retention Areas thereon is hereby accepted by said Board of Hernando County and the Public, generally and shall be binding on all persons thereafter.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA
Attest: Steve Chumley
Steve Chumley, Clerk
Chairman

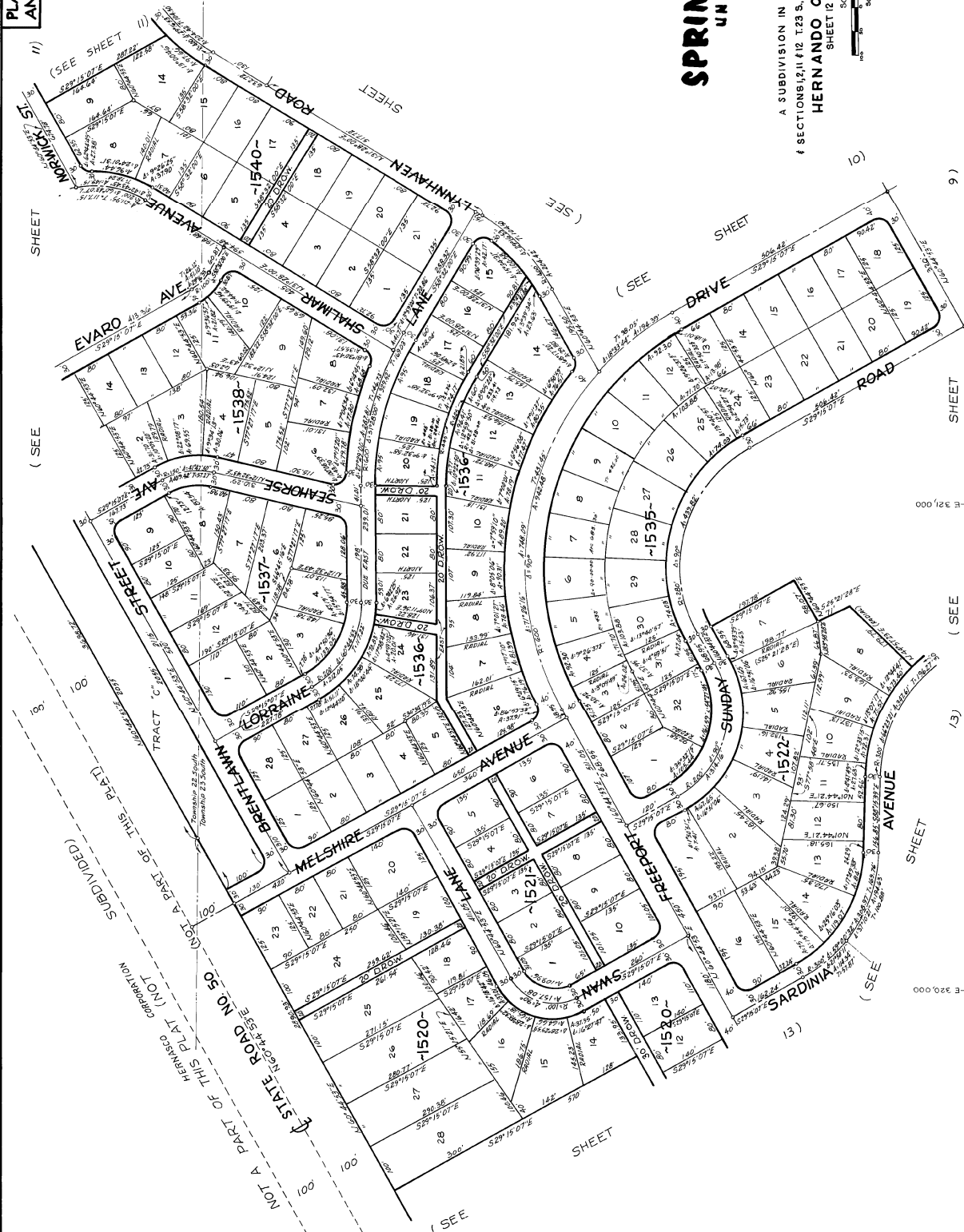
CLERK'S CERTIFICATE

I, Steve Chumley, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that I have examined this plat, that it complies in form with all the provisions of Chapter 177, Florida Statutes, that it was filed for record on the 30th day of May, 1969, in File No. 3141, in Plat Book 10, Pages 31 thru 3141.

By: Steve Chumley
Steve Chumley, Clerk of the Circuit Court
Hernando County, Florida

ENGINEER'S NOTES

All radii are 25 feet unless otherwise noted. Distances on corner lots are to the intersection of back lines extended unless otherwise noted. Bearings and coordinates shown are grid on Deltona Subdivision System, Zone 18N. All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted.
o - Indicates Permanent Reference Monument at all street centerline intersections.



SPRING HILL UNIT 22

A SUBDIVISION IN SECTION 36, T22 S, R.17 E.
SECTION 6, T.23 S, R.18 E.
HERNANDO COUNTY, FLORIDA
SHEET 12 OF 13 SHEETS

SCALE IN FEET
SCALE 1"=100'

THIS INSTRUMENT PREPARED BY AND RETURN TO:

R.
Walta Lateer
Southeast Title of the Suncoast, Inc.
2190 Mariner Blvd
Spring Hill, Florida 34609
1602058C

Property Appraisers Parcel Identification (Folio) Numbers: R32 323 17 5220 1536 0050

\$125,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 6th day of July, 2016 by A.F.A.B Unlimited, LLC, a Florida Limited Liability Company, herein called the grantor, to Jerrod K. Zelanka, a single man whose post office address is 6286 Melshire Avenue, Spring Hill, FL 34608, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 the State of Florida, viz.:

Lot 5, Block 1536, SPRING HILL, UNIT 22, as per plat thereof as recorded in Plat Book 10, Pages 31-43,
Public Records of Hernando County, Florida.

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, and hereby 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, 2015.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

A.F.A.B. Unlimited LLC, a Florida
Limited Liability Company

Darelyn D. Zelanka
Darelyn D. Zelanka, Managing Member
15053 Silver Smith Circle, Brooksville, FL 34609

Kim Mark
Witness #1 Signature

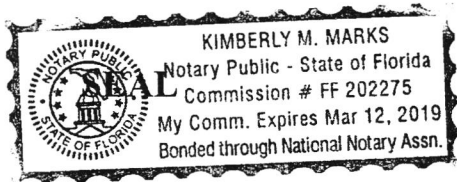
Kim Mark
Witness #1 Printed Name

Walter Latorre
Witness #2 Signature

Walter Latorre
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 6 day of July, 2016 by Darelyn D. Zelanka, Managing Member for A.F.A.B Unlimited, LLC, a Florida Limited Liability Company who is personally known to me or has produced drivers license as identification.



Kimberly M Marks
Notary Public
Printed Notary Name

File No.: 1602058C



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

TDD only: 1-800-231-6103 (FL only)

On the Internet at WaterMatters.org

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(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)

October 30, 2019

Jerrold Zelanka
6286 Melshire Ave
Spring Hill, FL 34608

Subject: **Project Evaluation - Permit Not Required**
Project Name: Vacate of Unused Easement
File Number: 792814
County: Hernando
Sec/Twp/Rge: S1/T23S/R17E

Reference: Rule 62-330, Florida Administrative Code (F.A.C.)
Subsection 373.406(6), Florida Statutes (F.S.)

Dear Mr. Zelanka:

The District has reviewed the information you submitted for the project referenced above and has determined that an Environmental Resource Permit (ERP) **will not be required** for the requested vacation of the easement between the residential lots (Lot 5 and Lot 6) located at 6286 Melshire Avenue, in Spring Hill, Hernando County. The easement does not appear to contain any drainage infrastructure or stormwater conveyances. [Rule 62-330.051(2), F.A.C.]

The information received by the District will be kept on file to support the District's determination regarding your application. This information is available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits

The District's determination that your project does not require an ERP is only applicable pursuant to the statutes and rules in effect at the time the information was submitted and may not be valid in the event subsequent changes occur in the applicable rules and statutes. Additionally, this notification does not mean that the District has determined that your project is permanently exempt from permitting requirements. Any subsequent change you make in the project's operation may necessitate further evaluation or permitting by the District. Therefore, you are advised to contact the District before beginning the project and before beginning any activity which is not specifically described in your submittal. Your timely pursuit of this activity is encouraged to avoid any potential rule changes that could affect your request.

This letter constitutes notice of Intended Agency Action of the project referenced above. 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 notice of agency action, as well as a noticing form that can be used is 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 publishing provided by the newspaper should be sent to the Regulation Division at the District Service Office that services this permit or other agency action, for retention in the File of Record for this agency action.

If you have questions regarding this matter, please contact Rob McDaniel in the Tampa Service Office, extension 2039. Please reference the Project Name and Inquiry/Permit Number in future communications concerning this project.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Notice of Rights

ROW-000005-2026 (6286 MELSHIRE AVE SPRING HILL, FL 34608)

New Plan

- Summary
- Details
- Location
- Additional Info
- Workflow
- Linked Records
- Holds
- Contacts (1)
- Fees (3)
- Bonds
- Activities
- Files (9)
- Print Documents
- Conditions
- Tasks
- Internal Notes
- Inspection Cases
- Communication
- Review Team
- Impact Units
- History

Review

Last Updated: 06/26/2026 by Rose, Stephanie

0 actions remaining

Find Date Board Hearing

3 actions remaining

Legal Review

1 actions remaining

Advertising

2 actions remaining

Post Signs

4 actions remaining

Staff Recommendation

2 actions remaining

If Approved

3 actions remaining

Review

Priority Order 5 Sort Order 5

Application Completeness Check
Last updated by Rose, Stephanie on 05/11/2026

Vacation of Right of Way/Plat Review • 3 of 3 Reviews Completed

Submittal Status	Due Date	Start Date	Studio Project		
Denied	05/26/2026	05/11/2026	349-660-166		
Item reviews					
Name	User	Status	Assigned	Due	Complete
DPW/Department of Public Works	Kandi McCorkel	Denied	05/14/2026	05/26/2026	05/14/2026
No comments yet .					
Utilities	Andrew Laurie	Approved	05/14/2026	05/26/2026	05/14/2026
Hernando County Utilities Department (HCUUD) has no objection to vacating the 20' of the drainage right of way (DROW) and the 6' utility easement between parcel Key# 726682 & 726691 as shown on the survey provided					
Planning/Zoning Team	Stephanie Rose	Approved with Conditions	05/14/2026	05/26/2026	06/26/2026
Pending BOCC					



May 27, 2026

Jarrood K Zelanka
6286 Melshire Ave
Spring Hill FL, 34608

RE:Key 726691, 726682

Dear Mr. Zelanka

This is in response to your request to vacate a portion of the easement on Key number 726682 and parcel ID R32 323 17 5220 1536 0060 Withlacoochee River Electric Cooperative, INC has no Objection to vacation of the easement highlighted in the attached survey, If you have any further questions please do not hesitate to call me at 352-596-4000 EXT.3130

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Mauldin', with a large, stylized loop at the end.

Brian Mauldin
Supervisor of Engineering Services



5/27/2026

Jerrod Zelanka
6286 Melshire Ave
Spring Hill, FL 34608
561-271-6069
jzelanka@hotmail.com

Re: Vacation of Easement Request
6286 Melshire Ave
Owner/s: Jerrod Zelanka

Dear Jerrod Zelanka,

AT&T has received and reviewed the plans regarding the proposed vacation of the easement listed in the documents provided. Based on the information submitted, AT&T has no objection to the vacation of the easement as requested.

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

Respectfully,

Jason Bock

Jason Bock
AT&T
Manager – OSP Planning & Engineering Design
5100 Steyr St, Orlando, FL 32819
Mobile: (407)353-8446
Email: jb2379@att.com

Re: Vacation of DRW - Key 726682 - VROW-000005-2026

From Beier, Lacey <Lacey.Beier@lumen.com>

Date Thu 5/14/2026 8:09 AM

To Stephanie Rose <SRose@co.hernando.fl.us>; Andrew Laurie <ALaurie@co.hernando.fl.us>; Kandi McCorkel <KMcCorkel@co.hernando.fl.us>

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 morning,

This address is outside Lumen's service area.

Thank you,

Lacey Beier

Network Implementation Engineer II

819 W. Desoto St., Clermont FL 34711

Tel: 352-431-2214

Lacey.Beier@lumen.com

From: Stephanie Rose <SRose@co.hernando.fl.us>

Sent: Monday, May 11, 2026 2:50 PM

To: jb2379@att.com <jb2379@att.com>; bvelez@tecoenergy.com <bvelez@tecoenergy.com>; vacate@duke-energy.com <vacate@duke-energy.com>; Beier, Lacey <Lacey.Beier@lumen.com>; christopher.brown4@charter.com <christopher.brown4@charter.com>; Elda Rodriguez <erodriguez@co.hernando.fl.us>; Andrew Laurie <ALaurie@co.hernando.fl.us>; Kandi McCorkel <KMcCorkel@co.hernando.fl.us>

Subject: Vacation of DRW - Key 726682 - VROW-000005-2026

Good afternoon,

Please find attached the following documents for your review of a vacation of DRW at 6286 Melshire Ave. Key number 726682:

1. Application
2. Survey
3. Deed



May 14, 2026

To: Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1653 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048

Re: Vacate of Easement
Address: 6286 Melshire Ave, Spring Hill, FL, 34608
Key Number: 726682

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, PGS has NO objection to this request. 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

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

RE: [EXTERNAL] Vacation of DRW - Key 726682 - VROW-000005-2026

From Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>

Date Thu 5/14/2026 2:49 PM

To Stephanie Rose <SRose@co.hernando.fl.us>

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.

INTERNAL

Good afternoon Stephanie,

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

Please let me know if you have any questions.

Thank you,
Irma Cuadra
Sr. Research Specialist
Duke Energy

From: Stephanie Rose <SRose@co.hernando.fl.us>

Sent: Monday, May 11, 2026 2:51 PM

To: jb2379@att.com; bvelez@tecoenergy.com; vacate <vacate@duke-energy.com>; Beier, Lacey <lacey.beier@lumen.com>; christopher.brown4@charter.com; Elda Rodriguez <erodriguez@co.hernando.fl.us>; Andrew Laurie <ALaurie@co.hernando.fl.us>; Kandi McCorkel <KMcCorkel@co.hernando.fl.us>

Subject: [EXTERNAL] Vacation of DRW - Key 726682 - VROW-000005-2026

*** **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 afternoon,

Please find attached the following documents for your review of a vacation of DRW at 6286 Melshire Ave. Key number 726682:

1. Application
2. Survey



6/3/2026

6286 Melshire Ave Spring Hill FL, 34608

Spectrum has received and reviewed the plans regarding the proposed vacation of the easements listed in the documents provided. Based on the information submitted, Spectrum has no objection to the requested use of this easement at this time.

Please note, that Spectrum currently has underground facilities within the easement. If relocation of our facilities becomes necessary because of this vacation or any related activity, such work will be billable.

This letter does not constitute or imply any vacation of the easement by Spectrum.

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

Thank you,

Christopher Brown



Christopher Brown | CCII | 352-445-3513

16209 Flight Path | Brooksville, FL 34604



DEPARTMENT OF PUBLIC WORKS

ENGINEERING

FACILITIES

REAL

PROPERTY

ROADS/BRIDGES

STORMWATER

TRAFFIC

TRANSIT

1525 EAST JEFFERSON STREET • BROOKSVILLE, FLORIDA 34601
P 352.754.4060 • F 352.754.4423 • W www.HernandoCounty.us

January 8, 2025

Mr. Jerrod K. Zelanka
6286 Melshire Avenue
Spring Hill, FL 34608

RE: Vacate Drainage Right of Way Request

Dear Mr. Zelanka,

Department of Public Works Engineering has reviewed your attached request to vacate a portion of parcel key number 146445 which is owned by Hernando County, more specifically the platted 20-foot Drainage Right of Way/DROW located between your parcels at 6286 Melshire Ave./parcel key number 726682 and parcel key number 726691. This Drainage Right of Way provides an outlet for rear yard drainage, and it provides maintenance access to the remainder of the Drainage Right of Way.

Additionally, there exists a 10-foot drainage and utility easement at the rear and 6-foot side easements on each of your parcels.

Hernando County Department of Public Works will not vacate the platted 20-foot Drainage Right of Way located between your parcels or the 10-foot drainage easement as it provides an outlet for rear yard drainage, and it provides maintenance access to the remainder of the Drainage Right of Way.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kandi McCorkel".

Kandi McCorkel
Engineering Development Coordinator

APPLICATION FOR VACATION OF EASEMENT- PUBLIC WORKS ENGINEERING

This application must be **completed in full** and submitted with the required attachments to be reviewed for approval.

Incomplete applications will be held until all information has been provided

1464445	6286 Melshire Ave	Spring Hill	FL	34698
Key Number	Property Address	City	State	Zip Code

Jerrod Zelanka	561-571-6069	jzelanka@hotmail.com
Property Owner Name	Phone Number	Email

n/a	n/a	n/a
Contractor / Representative	Phone Number	Email

n/a	n/a	n/a	n/a
Contractor / Representative Address	City	State	Zip Code

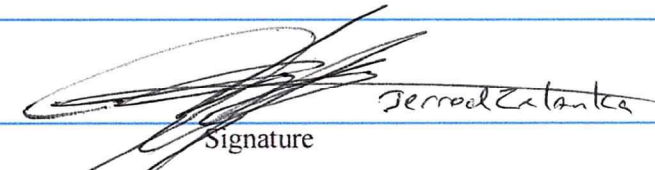
See Survey; 20' wide x 127' 23" DROW/Kkey#1464445, separating 6286 Melshire Ave SH FL & Parcel key# 726691-R32 323 17 5220 1536 0060

My Request of the Vacation of this 20' DRW comes first as it has been vacated no longer in use according to the Southwest Water Mgmt. as per the letter attached, in addition this now no longer used easement rest between he my owned parcel (SPRING HILL UNIT 22 BLK 1536 LOT 6) and My Owned Residence (6286 Melshire Ave Spring Hill) it is my intention to vacate the easement equally between both owned parcels but to leave each an independent parcel just now no longer with an unnecessary separation of 20', upon the easements being vacated it will allow me to further decide what future is for the each parcel.

Explain why you are applying for the vacation of the easement and what work you are proposing (Attach a detailed drawing of proposed work)

Width of easement (found on plat) 20'

Distance from EDGE OF PAVEMENT to start of work n/a


Signature

12/9/24
Date



Send completed signed application and drawing to:
Hernando County Department of Public Works Engineering
Attn: Development Review
1525 E. Jefferson St.
Brooksville, FL 34601
or email to DPW@hernandocounty.us
Questions, call 352-754-4060





An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

TDD only: 1-800-231-6103 (FL only)

On the Internet at WaterMatters.org

Bartow Service Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office

6750 Fruitville Road
Sarasota, Florida 34240-9711
(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)

October 30, 2019

Jerrold Zelanka
6286 Melshire Ave
Spring Hill, FL 34608

Subject: **Project Evaluation - Permit Not Required**
Project Name: Vacate of Unused Easement
File Number: 792814
County: Hernando
Sec/Twp/Rge: S1/T23S/R17E

Reference: Rule 62-330, Florida Administrative Code (F.A.C.)
Subsection 373.406(6), Florida Statutes (F.S.)

Dear Mr. Zelanka:

The District has reviewed the information you submitted for the project referenced above and has determined that an Environmental Resource Permit (ERP) **will not be required** for the requested vacation of the easement between the residential lots (Lot 5 and Lot 6) located at 6286 Melshire Avenue, in Spring Hill, Hernando County. The easement does not appear to contain any drainage infrastructure or stormwater conveyances. [Rule 62-330.051(2), F.A.C.]

The information received by the District will be kept on file to support the District's determination regarding your application. This information is available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits

The District's determination that your project does not require an ERP is only applicable pursuant to the statutes and rules in effect at the time the information was submitted and may not be valid in the event subsequent changes occur in the applicable rules and statutes. Additionally, this notification does not mean that the District has determined that your project is permanently exempt from permitting requirements. Any subsequent change you make in the project's operation may necessitate further evaluation or permitting by the District. Therefore, you are advised to contact the District before beginning the project and before beginning any activity which is not specifically described in your submittal. Your timely pursuit of this activity is encouraged to avoid any potential rule changes that could affect your request.

This letter constitutes notice of Intended Agency Action of the project referenced above. 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 notice of agency action, as well as a noticing form that can be used is 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 publishing provided by the newspaper should be sent to the Regulation Division at the District Service Office that services this permit or other agency action, for retention in the File of Record for this agency action.

If you have questions regarding this matter, please contact Rob McDaniel in the Tampa Service Office, extension 2039. Please reference the Project Name and Inquiry/Permit Number in future communications concerning this project.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Notice of Rights

CLOSING AND ABANDONMENT OF COUNTY-OWNED ROADS, ALLEYS, EASEMENTS AND PLATS

POLICY NO. 19-07

PURPOSE:

To set forth authority, policy, procedures and applicable fees for applications and petitions to vacate rights-of-way, easements and plats; and to ensure proper notification of all property owners of scheduled public hearings for the abandonment and vacation of any county-owned right-of-way, alley or plat and the public's interest therein.

AUTHORITY:

Section 177.101, F.S.: The governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Section 336.09, F.S.: The commissioners, with respect to property under their control may in their own discretion, and of their own motion, or upon the request of any agency of the state, or of the federal government, or upon petition of any person or persons, are hereby authorized and empowered to: (a) Vacate, abandon, discontinue and close any existing public or private street, alleyway, road, highway, or other place used for travel, or any portion thereof, other than a state or federal highway, and to renounce and disclaim any right of the county and the public in and to any land in connection therewith; (b) Renounce and disclaim any right of the county and the public in and to any land, or interest therein, acquired by purchase, gift, devise, dedication or prescription for street, alleyway, road or highway purposes, other than lands acquired for state and federal highway; and (c) Renounce and disclaim any right of the county and the public in and to land, other than land constituting, or acquired for, a state or federal highway, delineated on any recorded map or plat as a street, alleyway, road or highway.

POLICY:

Vacations of plats in whole or in part, or vacations of any existing public or private street, alleyway, road, highway, or other place used for travel, or any portion thereof, shall follow the procedures set forth herein. With respect to platted easements, vacation shall be required as a prerequisite to issuance of a building permit for any structure in such easements, except to the extent that the Building Official determines that construction of particular structures do not interfere with the dedicated purposes of such easements. It is the intent of the Board of County Commissioners hereby that such uses as parking surfaces and appurtenances, ground-level driveways, and landscaping are the types of construction that would normally not interfere with the dedicated purposes of such platted easements. In such instances, the Building Official or his designee may request confirmation in writing from affected entities, including County departments and public or private utilities, that a proposed use does not interfere with the dedicated purposes of such easements and shall at all times have the discretion to require vacation of such easements, whether or not any affected entity objects to the proposed use. When improvements, whether permitted or not, are erected in an un-vacated easement, the burden and cost of removing such improvements, and the risk thereof in the event such removal is required by an authorized user of the easement, shall be wholly the responsibility of the person or entity erecting the improvements.

PROCEDURE FOR VACATION:

1. Anyone wishing to petition the Board of County Commissioners to vacate, close, or abandon places dedicated to the County or public pursuant to statutory vacation authority, or to vacate a plat previously approved by the Board, shall:
 - a. Complete and sign an Application and a Petition to Vacate, which may be obtained from the County Attorney's Office, for review by staff members and affected entities, and pay the fee therefor as set forth on the attached "Instructions to Vacate, Abandon, Discontinue or Close Easements, Rights-of-Way, and Plats."
 - b. Provide the County Attorney's Office with twenty-one (21) copies of a current survey from a registered surveyor and mapper showing any and all easements, encroachments or appurtenances, relevant drainage elevations, and continuing an accurate legal description of the area to be vacated; and showing all adjoining property owners, including names and addresses, whose land adjoins the right-of-way, alley, or plat proposed for vacation.

For plat vacations in whole, provide the County Attorney's Office with

twenty-one (21) copies of a certified copy of the plat together with a certified letter from the Tax Collector certifying no outstanding or delinquent taxes against the plat petitioned for vacation.

When deemed necessary to establish ownership, County staff may request an applicant to provide a title opinion prior to proceeding with a Petition to Vacate.

- c. Every Petition to Vacate shall state with specificity the reasons why a vacation is requested and why the vacation is in the best interest of the County.
 - d. Upon determination that the Application and supporting documents are complete, Applicant must pay the Petition Fee prescribed on the attached "Instructions to Vacate, Abandon, Discontinue or Close Easements, Rights-of-Way, and Plats." The Petition will then be reviewed by the County departments and affected entities. The Petition will be presented to the Board of County Commissioners for a public hearing upon recommendation by staff for approval or upon written request of Petitioner, if staff does not recommend approval. Public hearings will not be scheduled until all staff comments have been received and reviewed by Property Management.
2. a. For rights-of-way, easements, and alleys, a Notice of Intent to Vacate will be published in a newspaper of general circulation, in the County in which the tract or parcel of land is located, two weeks prior to the public hearing. A copy of the notice of public hearing, as printed in the newspaper, will be mailed to each land owner whose land adjoins the proposed vacation. Said notice must be mailed by Certified Mail, Return Receipt Requested, at least ten (10) days prior to the Public Hearing.
- b. For plat vacations, a Notice of Intent to Vacate will be published 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. A copy of the Notice of Intent to Vacate, as printed in the newspaper, will be mailed to each land owner whose land adjoins the platted property proposed for vacation. Said notice must be mailed by Certified Mail, Return Receipt Requested, at least ten (10) days prior to the Public Hearing.
3. a. Petitioner shall be responsible for posting the right-of-way, alley, easement or plat for which the Petition has been made, with signs supplied by the County Attorney's Office. The signs must be posted in a conspicuous location at least fifteen (15) days prior to the public

hearing and shall remain posted until after the public hearing.

- b. Petitioner shall pay all costs of advertising, recording documents, mailing notices, posting property, and an application fee.
- 4. At the public hearing the Board shall take testimony under oath as to the best interests of the County.
- 5.
 - a. After the public hearing, if the Board favors granting the Petition, the Board will adopt a resolution vacating the right-of-way, alley, easement or plat.
 - b. For rights-of-way, the County Attorney's Office, within thirty (30) days following the adoption of the resolution, will publish a Notice of Adoption of such a resolution one (1) time, in one issue of a newspaper of general circulation published in Hernando County.
 - c. The Clerk of Court shall have recorded in the Official Records of Hernando County, the proof of publication of the Notice of Intent to Vacate, and the resolution as adopted by the Board.
 - d. For rights-of-way the Clerk of Court shall have recorded in the Official Records of Hernando County, the proof of publication of the Notice of Intent, the resolution as adopted by the Board, and the Notice of Adoption of such resolution.
 - e. The County Attorney's Office will provide copies of the recorded documents vacating rights-of-way, alleys, easements and plats to the Petitioners, the Department of Public Works, the Property Appraiser, the Building Department and Property Management.

Replaces: Policy No. 17-01

Reference:	October 30, 1979
Adopted:	September 18, 1991
Amended:	June 3, 2003



DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

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

July 17, 2026

Jerry and Bonita Haniph-Ishmael
115 Ridgewood Rd.
Scarborough ON M1C 2X3 Canada

Re: **VACATE A PORTION OF A 20' RIGHT OF WAY AND TO VACATE A 6' DRAINAGE AND UTILITY EASEMENT IN SPRING HILL UNIT 22.**

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 **Jerrod Zelanka** within **Spring Hill Unit 22**. The petitioner is seeking this vacation for the **removal of a portion of a 20' Right of Way and a 6' drainage and utility easement that runs between his two properties to create one large property**. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **August 4, 2026**, located at **20 N Main St. Brooksville FL 34601**, 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 / right of way which has the legal description of:

TO VACATE 6' DRAINAGE AND UTILITY EASEMENT:

COMMENCING AT THE SOUTHWEST QUARTER OF, LOT 5, BLOCK 1536 OF SPRING HILL UNIT 22 THENCE N60°44'53"E FOR 132.45 FEET; THENCE N14°10'25"W FOR 6.0 FEET; THENCE S60°44'53"W FOR 132.45 FEET; THENCE N29°15'07"W FOR 6.0 FEET; TO THE POINT OF BEGINNING OF TRACT 1, CONTAINING 0.018 ACRES MORE OR LESS.

TO VACATE A PORTION OF A 20' DROW:

COMMENCING AT THE SOUTHWEST QUARTER OF, LOT 5, BLOCK 1536 OF SPRING HILL UNIT 22 THENCE N60°44'53"E FOR 132.45 FEET; THENCE S14°10'25"E FOR 20.67 FEET; THENCE S60°44'53"W FOR 127.23 FEET; THENCE N29°15'07"W FOR 20.00 FEET; TO THE POINT OF BEGINNING OF TRACT 1, CONTAINING 0.06 ACRES 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 J Rose
Lead Zoning Technician
Hernando County Development Services
Phone: (352)754-4048
Email: Srose@hernandocounty.us



DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

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

July 17, 2026

Dicy Mae Relaford
6345 Freeport Dr.
Spring Hill FL 34608

Re: VACATE A PORTION OF A 20' RIGHT OF WAY AND TO VACATE A 6' DRAINAGE AND UTILITY EASEMENT IN SPRING HILL UNIT 22.

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Stephanie J Rose
Lead Zoning Technician
Hernando County Development Services
Phone: (352)754-4048
Email: Srose@hernandocounty.us



DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

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

July 17, 2026

Karl and Jennifer Seghorn
6291 Lorraine Rd.
Spring Hill FL 34608

Re: VACATE A PORTION OF A 20' RIGHT OF WAY AND TO VACATE A 6' DRAINAGE AND UTILITY EASEMENT IN SPRING HILL UNIT 22.

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 **Jerrod Zelanka** within **Spring Hill Unit 22**. The petitioner is seeking this vacation for the **removal of a portion of a 20' Right of Way and a 6' drainage and utility easement that runs between his two properties to create one large property**. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **August 4, 2026**, located at **20 N Main St. Brooksville FL 34601**, 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 / right of way which has the legal description of:

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Stephanie J Rose
Lead Zoning Technician
Hernando County Development Services
Phone: (352)754-4048
Email: Srose@hernandocounty.us

Adjacent Property Owners

1. Nauth Raghunandan and Nandai Raghunandan
12496 Montour St.
Brooksville FL 34613

2. Karl Seghorn and Jennifer Seghorn
6291 Lorraine Ln
Spring Hill Fl 346081

3. Jerry Ishmael and Bonita Haniph-Ishmael
115 Ridgewood Rd.
Scarborough On M1C 2x3
Canada



Property Search GIS Map



Jerry and Bonita Haniph-Ishmael
115 Ridgewood Rd.
Scarborough on M1C 2X3 Canada

Key: 727529



Property Search GIS Map



Karl and Jennifer Seghorn
6291 Lorraine Ln
Spring Hill FL 34608

Key: 727538

RESOLUTION NO. 2026 - _____

WHEREAS, JERROD K. ZELANKA, 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 easement and portion of the drainage right-of-way:

TO VACATE 6' DRAINAGE AND UTILITY EASEMENT:

COMMENCING AT THE SOUTHWEST QUARTER OF, LOT 5, BLOCK 1536 OF SPRING HILL UNIT 22 THENCE N60°44'53"E FOR 132.45 FEET; THENCE N14°10'25"W FOR 6.0 FEET; THENCE S60°44'53"W FOR 132.45 FEET; THENCE N29°15'07"W FOR 6.0 FEET; TO THE POINT OF BEGINNING OF TRACT 1, CONTAINING 0.018 ACRES MORE OR LESS.

TO VACATE A PORTION OF A 20' DROW:

COMMENCING AT THE SOUTHWEST QUARTER OF, LOT 5, BLOCK 1536 OF SPRING HILL UNIT 22 THENCE N60°44'53"E FOR 132.45 FEET; THENCE S14°10'25"E FOR 20.67 FEET; THENCE S60°44'53"W FOR 127.23 FEET; THENCE N29°15'07"W FOR 20.00 FEET; TO THE POINT OF BEGINNING OF TRACT 1, CONTAINING 0.06 ACRES 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 easement and portion of the drainage right-of-way 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 easement and portion of the drainage right-of-way; and

WHEREAS, the above-described easement and portion of the drainage right-of-way is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easement and portion of the drainage right-of-way 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 easement and portion of the drainage right-of-way 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 easement and portion of the drainage right-of-way.

SECTION 2. This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any revisionary interests.

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



AGENDA ITEM

TITLE

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

BRIEF OVERVIEW

The applicants requested a variance to increase the building height from 38' to 42' 7-11/16 at a new home on a property zoned R1B (Residential) at 3206 Gulf Coast Drive, Hernando Beach, Key No. 164155.

Following the objection of a neighboring property owner, the Administrative Official's intent was to deny the variance request at which time the applicant filed for appeal.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

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 deny the variance, a mailing shall be issued to the property owners within two hundred fifty (250) 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 deny 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 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

The Board should review the variance appeal, take public comment on the request, and approve or deny the variance appeal. Upon a decision, the Board should adopt either the

attached approval or denial resolution and authorize the Chairman's signature thereon, after which it will be recorded in the County's Public Records.

REVIEW PROCESS

Victoria L Via	Approved	07/12/2026	8:19 AM
Omar DePablo	Approved	07/13/2026	1:56 PM
Stephanie Stevens	Approved	07/15/2026	11:03 AM
Erin Dohren	Approved	07/16/2026	1:22 PM
Pamela Hare	Approved	07/16/2026	4:10 PM
Natasha Lopez Perez	Approved	07/16/2026	4:19 PM
Heidi Prouse	Approved	07/17/2026	4:05 PM
Toni Brady	Approved	07/20/2026	8:50 PM
Jeffrey Rogers	Approved	07/21/2026	12:06 PM
Jessica Wright	Approved	07/28/2026	9:48 AM



STAFF REPORT

HEARINGS: Board of County Commissioners: August 4, 2026

APPLICANT: Kipp and Michele Gotfraind

FILE NUMBER: 1519777

REQUEST: Variance Appeal

GENERAL LOCATION: North of Gulf Coast Dr. Approximately 4,585 Feet from Shoal Line Blvd.

PARCEL KEY NUMBER: 164155

APPLICANT'S REQUEST

The petitioner is requesting approval to increase the building height from 38' to 42' 7-11/16 to build a new home in. This parcel is in flood zone CAE.

SITE CHARACTERISTICS

Site Size	10,050 Square Feet
Surrounding Zoning.	
Land Uses	North: R1B Residential
	South: R1B Residential
	East: R1B Residential
	West: R1B Residential
Current Zoning:	R1B Residential
Future Land Use	
Map Designation:	R1B Residential

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners determine whether a hardship exists; if such a determination is made, the Board of County Commissioners may approve the request for a reduction in the front and rear setbacks 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 proposed Single-Family Home shall meet home setbacks of R1B Residential Zone:
 - Front: 20'
 - Left Side: 10'
 - Right side: 10'
 - Rear: 15'



**HERNANDO COUNTY ZONING DIVISION
VARIANCE APPEAL
APPLICATION**

OFFICE USE ONLY
DATE REC'D _____

FILE NO. _____

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: KIPP + Michelle Gottraid
Gulf Stream Custom Homes Date: 5-7-2020

Mailing Address: 2084 Newtown Road Groveland 34736

Phone No. 352-549-1549 Fax: _____

E-Mail: Gulfstreamcha@gmail.com

Representative Name (if applicable): Stacey Griner

Mailing Address: Same

Phone No. Same Fax: _____

E-Mail: Same

Address of Property: 3200 ~~3200~~ Gulf Coast Drive 341607

Legal Description: R12 223 112 2310 0920 0310

HB Unit 7 Block 92 E1 of Lot 30 and all of 31

Key No.: 001104155 Zoning District: R1B

Homeowners Association Yes _____ No 10 If yes, name of HOA _____

Contact Name: Stacey Griner

Contact Address: Same City: _____ State _____ Zip _____

Signature of applicant or representative: Stacey Griner

Gulfstreamch@gmail.com

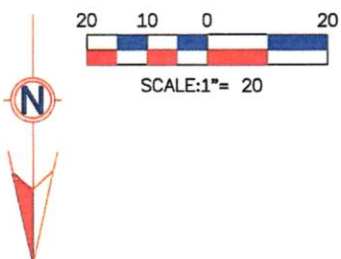
DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
 5342 Birchwood Road
 Spring Hill, FL 34808
 (352) 884-5450 FAX (352) 884-9955

CERTIFIED TO THE FOLLOWING ONLY:
KIPP HENRY GOTTFRAID AND MICHELE LYN GOTTFRAID
ALL PERFORMANCE TITLE, INC
WESTCOR LAND TITLE INSURANCE COMPANY
BRANNEN BANK

Party Chief: D. MOYLAN W.O. 26-017
 Drawn By: dvm DATE: 03/09/2026
 Checked By: D. MOYLAN F.B. 138 PG. 31-32

DESCRIPTION: LOT 31 AND THE EAST 1/2 OF LOT 30, BLOCK 92, HERNANDO BEACH UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 45, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SECTION: 12 TOWNSHIP: 23 S, RANGE: 16 E

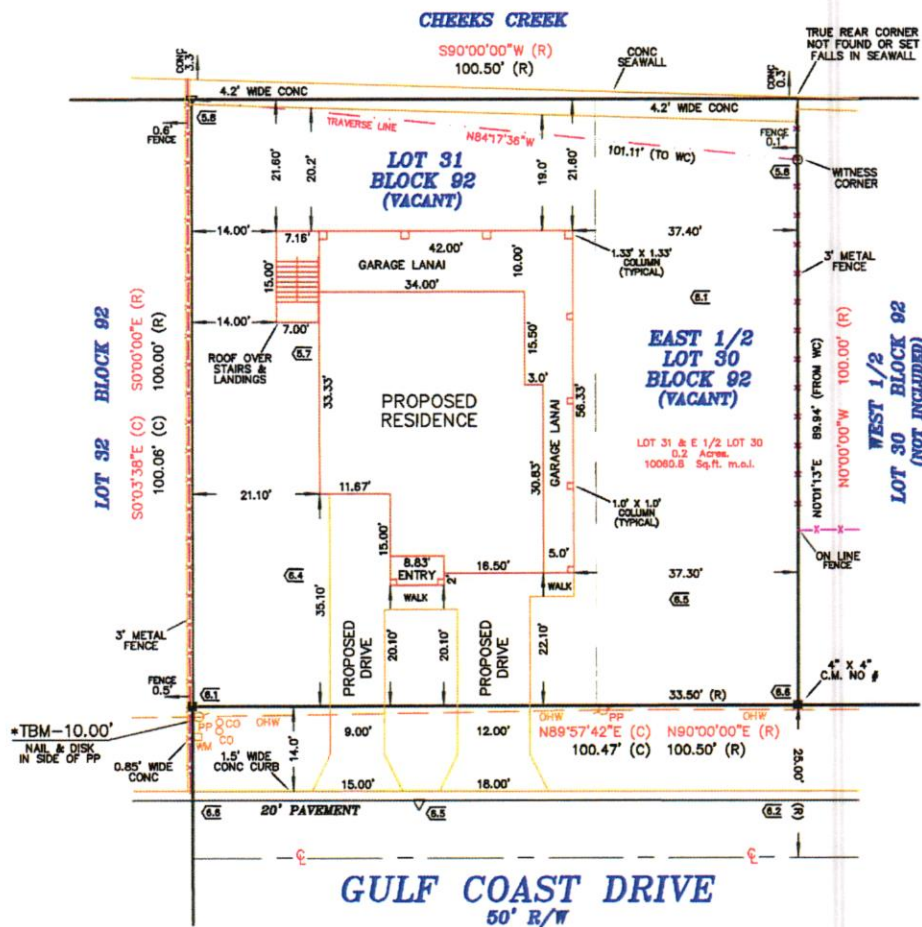


MAP OF SURVEY - BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY (SITE PLAN)

PROPERTY ADDRESS: #3206 GULF COAST DRIVE

SITE PLAN PENDING APPROVAL FROM
COUNTY BUILDING DEPARTMENT

SITE DATA TABLE:	
ZONING DISTRICT:	R1B
FUTURE LAND USE:	RESIDENTIAL
PROPOSED USE:	SINGLE FAMIL
LOT AREA:	10,080.8 SF
LOT WIDTH:	100'
LOT LENGTH:	100'
SETBACKS:	
FRONT YARD:	20'
SIDE YARD:	7'
REAR YARD:	15'
CORNER YARD:	N/A
BUILDING HEIGHT:	33'8"
FLOOR AREA RATIO:	2351/10060 23.4%



##N90°00'00"E##
##BASIS OF BEARINGS ALONG R/W##

*TBM-TEMPORARY BENCHMARK-TOP OF FOUND NAIL & DISK SET IN SIDE OF POWER POLE @ ELEV. 10.00' (NAVD 1988)

COPYRIGHT © 2026

SURVEYOR NOTES

- [illegible]

ABBREVIATIONS LEGEND

[illegible]

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 CHAPTERS 54-17 FORMERLY 88837-80 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07(2) FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Digitally signed
by DENNIS V
MOYLAN
Date: 03/09/2026
2026.03.18
19:16:19 -0400

Professional Surveyor & Mapper
Florida Registration # 6115

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

CONTROL & CORNER LEGEND

OCCUPANCY PANEL: 120530303E DATED: 1/15/2021 FLOOD ZONE: "A5" BASE FLOOD ELEVATION: 17'
 Elevations Shown Refer to: ☒ NAVD 1988 ☐ Assumed Datum. ☐

	REVISIONS	DATE
● Found _____ Iron Rod _____		
○ Found _____ Iron Rod _____		
○ Set 1/2" Iron Rod # 6115 W/C _____		
④ Found _____ Iron Pipe _____		
■ Found "4"x4" C/L #3028LB _____		
A Found _____ Nest _____		
□ Set 4" x 4" C/L # 6115 _____		
△ Set Nat. & Disk PSM #6115 _____		

Prepared by and return to:

Audra Chandler
Southern Security Title of the Nature Coast, Inc.
1271 Kass Circle
Spring Hill, FL 34606
(352) 688-9771

Actual Consideration paid is \$490,000.00

File No 2024-08-4512

Parcel Identification No: Property 1:

R12 223 16 2310 0920 0310

19.50
3430.00
3449.50

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 25th day of September, 2024 between

David E. LeBoeuf and Mary Ann LeBoeuf, husband and wife, whose post office address is
3154 Flamingo Boulevard, Hernando Beach, Florida 34607, of the County of Hernando, State of Florida, Grantors, to
Kipp Henry Gotfraind and Michele Lyn Gotfraind, as trustees of The Kipp and Michele Gotfraind Revocable Trust
Agreement dated August 28, 2024, whose post office address is
4023 Companero Entra, Hernando Beach, Florida 34607, of the County of Hernando, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lot 31 and the East 1/2 of Lot 30, Block 92, Hernando Beach Unit No. 7, according to the Plat thereof, recorded in Plat Book 7, Page(s) 45, of the Public Records of Hernando County, Florida.

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

Subject to taxes not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Cheryl Fleckenstein
Print Name

1271 KASS Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

[Signature]
Witness Signature

SHARIE L OAKLAND
Print Name

1271 KASS Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

[Signature]
David E. LeBoeuf

[Signature]
Mary Ann LeBoeuf

STATE OF FLORIDA
COUNTY OF HERNANDO

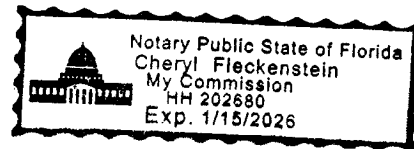
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17th day of September, 2024, by David E. LeBoeuf and Mary Ann LeBoeuf.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Driver's License



Instr #2026019076 BK: 4685 PG: 589, Filed & Recorded: 3/20/2026 11:29 AM CVF Deputy Clk, #Pgs:2
Doug Chorvat, Jr., Clerk of the Circuit Court Hernando CO FL Rec Fees: \$18.50

This instrument prepared by
record and return to:

Kimberly Hoon
Brannen Bank
PO Box 1929
Inverness FL 34451-1929

TRUST CERTIFICATION AFFIDAVIT
Pursuant to Florida Trust Code

Before me, the undersigned authority, after having been duly sworn, personally appeared
Kipp Gotfraind and Michele Gotfraind referred to as the Affiant(s) herein, who depose
and state as follows:

1. Affiant(s) is/are the current Trustee(s) of the The Kipp and Michele Gotfraind
Revocable Trust dated August 28, 2024, hereinafter referred to as the "Trust".

2. The Trust is active and in existence as of the date of this Affidavit.

3. That Affiant(s) names and addresses are:

Kipp Gotfraind, 13626 Devenshire Ct GRAND ISLAND, Florida 32735

Michele Gotfraind, 13626 Devenshire Ct GRAND ISLAND, Florida 32735

4. Affiant(s) certify(ies) that this certification of trust pertains to the property located at:

3206 Gulf Coast Dr, Hernando Beach, FL 34607

5. That Affiant(s) is/are the current acting trustee(s).

6. Affiant(s) as Trustee(s) has/have full powers under the aforesaid trust to sell, convey
and to mortgage or encumber real and personal property of the trust.

7. The Trust is Revocable.

8. The Trust instrument requires 1 (one) signature(s) to exercise any Trustee powers.

9. The Trust has not been revoked, modified or amended in any manner that would cause
any representation or certification contained herein to be untrue or incorrect in any
manner.

10. Affiant(s) acknowledges and agrees that Lender may require Trustee(s) to provide
copies of excerpts from the Trust which designate the Trustee(s) and confer upon the
Trustee(s) the power to act in these transactions, and that Lender may require such further
identification or legal opinion supporting the Trustee(s) authority and power as Lender

BK: 4685 PG: 590

shall deem necessary and prudent.

11. If Trustee(s) has/have changed or died, include copies of paragraph(s) showing Successor Trustee(s) as exhibit(s).

IN TESTIMONY WHEREOF, I/we have hereunto set my/our hand. I/We have read all the provisions of this Certificate, and I/we personally and on behalf of the Trust certify that all statements and representations made in this Certificate are true and correct.

This Affidavit is dated this 25th day of March, 2026.

Kipp Gotfraind Kipp Gotfraind

Michele Gotfraind Michele Gotfraind

State of Florida
County of Hernando

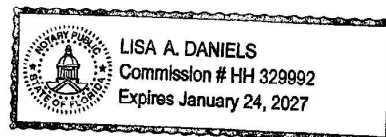
Sworn to and subscribed before me by means of physical presence this 25th day of March, 2026 by Kipp Gotfraind and Michele Gotfraind who is/are personally known to me or who has produced Driver's license as identification.

Lisa A. Daniels
Notary Public Signature

Printed or stamped name:

Lisa A. Daniels

Notary seal





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

GULFSTREAM CUSTOM HOMES, INC.

Filing Information

Document Number	P08000060361
FEI/EIN Number	26-2882147
Date Filed	06/20/2008
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	11/30/2020
Event Effective Date	NONE

Principal Address

2084 Newtown Road
Groveland, FL 34736

Changed: 02/03/2021

Mailing Address

2084 Newtown Road
Groveland, FL 34736

Changed: 02/03/2021

Registered Agent Name & Address

GRINER, DAVID A
2084 Newtown Road
Groveland, FL 34736

Name Changed: 06/18/2025

Address Changed: 02/03/2021

Officer/Director Detail

Name & Address

Title President

GRINER, DAVID A
2084 Newtown Road
Groveland, FL 34736

Title President

Griner, Stacey
2084 Newtown Road
Groveland, FL 34736

Title President

Griner, Jack
2084 Newtown Road
Groveland, FL 34736

Annual Reports

Report Year	Filed Date
2025	01/07/2025
2025	06/18/2025
2026	01/22/2026

Document Images

01/22/2026 -- ANNUAL REPORT	View image in PDF format
06/18/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
01/07/2025 -- ANNUAL REPORT	View image in PDF format
01/16/2024 -- ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
11/30/2020 -- Amendment	View image in PDF format
06/29/2020 -- Amendment	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
02/27/2018 -- ANNUAL REPORT	View image in PDF format
11/21/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
02/10/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
01/29/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/03/2014 -- Amendment	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
02/28/2010 -- ANNUAL REPORT	View image in PDF format
01/25/2009 -- ANNUAL REPORT	View image in PDF format

06/20/2008 -- Domestic Profit	View image in PDF format
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HERNANDO BEACH UNIT NO. 7

BEING A SUBDIVISION IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST, HERNANDO COUNTY, FLORIDA.

DESCRIPTION

COMMENCE AT THE SE CORNER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST, HERNANDO COUNTY, FLORIDA, THENCE N89°58'00"W ALONG THE SOUTH LINE OF SAID SECTION 12 A DISTANCE OF 398.20' TO THE MOST WESTERLY CORNER OF GULF COAST RETREATS, UNIT NO. 5 REPLAT, AS RECORDED IN PLAT BOOK 7, PAGE 4, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N12°00'00"E ALONG THE WESTERLY BOUNDARY OF SAID GULF COAST RETREATS UNIT NO. 5 REPLAT A DISTANCE OF 1012.16'; THENCE NORTH 233.98' TO THE POINT OF BEGINNING, SAID POINT BEING THE NE CORNER OF GULF COAST RETREATS UNIT NO. 6, AS RECORDED IN PLAT BOOK 7, PAGE 14, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH BOUNDARY OF SAID GULF COAST RETREATS UNIT NO. 6, A DISTANCE OF 4656.82'; THENCE N30°00'00"E, 738.98'; THENCE EAST 3796.64'; THENCE SOUTH 240.00'; THENCE EAST 337.18' TO A SOUTHERLY PROJECTION OF THE EAST LINE OF BLOCK 49, GULF COAST RETREATS UNIT NO. 4, AS RECORDED IN PLAT BOOK 6, PAGE 95, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N 00°34'30" W ALONG SAID SOUTHERLY PROJECTION AND ALONG THE EAST LINE OF SAID BLOCK 49 A DISTANCE OF 175.00' TO THE SOUTH R/W LINE OF FLAMINGO BOULEVARD ACCORDING TO SAID PLAT; THENCE EAST 150.00' TO THE NW CORNER OF AFOREMENTIONED GULF COAST RETREATS UNIT NO. 5; THENCE S00°34'30"E 525.00'; THENCE SOUTH 50.00' TO THE POINT OF BEGINNING.

DEDICATION

HERNANDO BEACH 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 AUTHORIZED BY ITS BOARD OF DIRECTORS, ON THIS 27 DAY OF MAY, 1965.

HERNANDO BEACH INC. BY: *Charles M. Sasser* ATTEST: *Clifford E. Strawn*
CHARLES M. SASSER, PRESIDENT CLIFFORD E. STRAWN, ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF HERNANDO

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED CHARLES M. SASSER AND CLIFFORD E. STRAWN TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FORGOING DEDICATION AS PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF HERNANDO BEACH 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 27 DAY OF MAY, 1965.

MY COMMISSION EXPIRES: SEPT 20, 1968

Harry C. Daumig
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

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

FOR COASTAL ENGINEERING ASSOCIATES INC.: *Edward R. Lamp*
FLORIDA REGISTERED LAND SURVEYOR NO. 558

ABSTRACTORS CERTIFICATE

I HEREBY CERTIFY THAT HERNANDO BEACH 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. DATED THIS 2nd DAY OF JUNE, 1965.

GULF COAST ABSTRACT CO.
BY: *Ed. G. Gentry*

RESOLUTION

WHEREAS THIS PLAT WAS ON THIS 7 DAY OF JUNE, 1965, SUBMITTED TO THE BOARD OF COMMISSIONERS OF HERNANDO COUNTY 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 HERNANDO COUNTY, FLORIDA, 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, HERNANDO COUNTY, FLORIDA

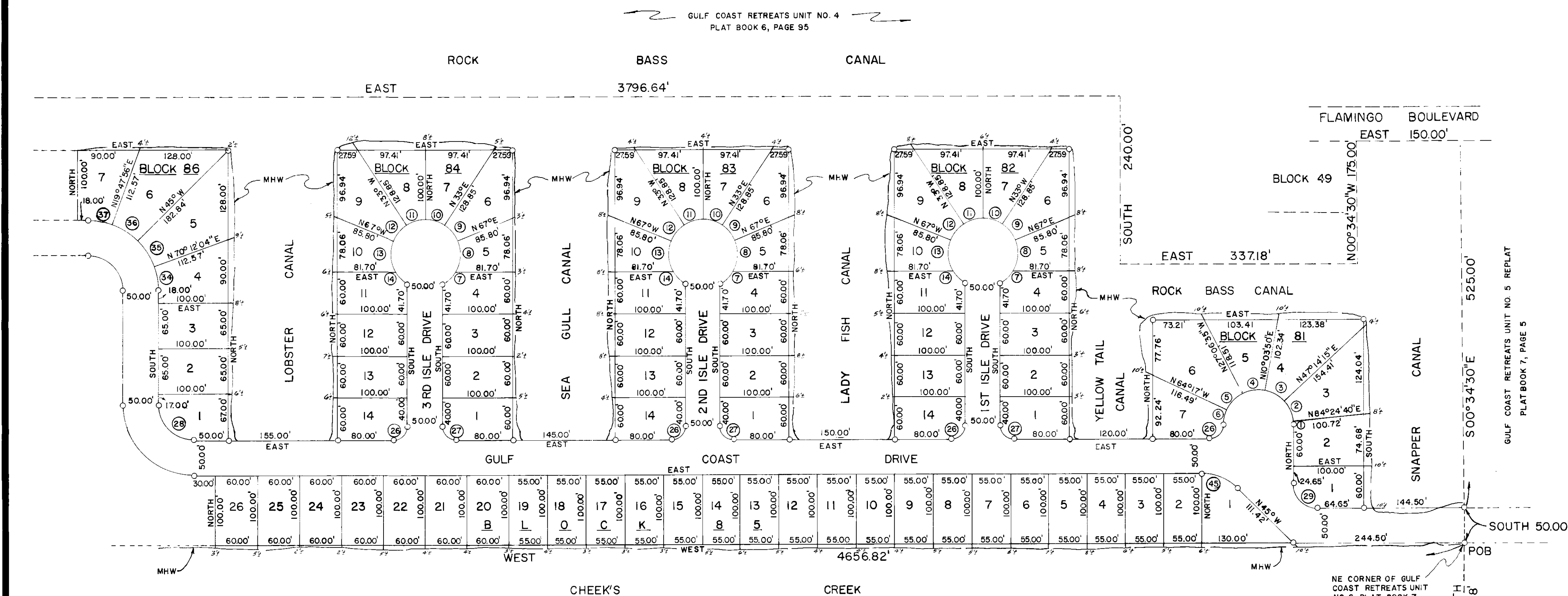
ATTEST: *Reamon Q. Varn* BY: *A. H. Appeler*
CLERK CHAIRMAN

CLERK'S CERTIFICATE

I, LEMAN Q. VARN, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT COMPLIES IN FORM WITH ALL THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 7 DAY OF JUNE, 1965.

Plat Book 7 - Page 75
File # 2477
Reamon Q. Varn
CLERK OF THE CIRCUIT COURT, HERNANDO COUNTY, FLORIDA

PREPARED BY
COASTAL ENGINEERING ASSOCIATES INC.
131 EAST JEFFERSON STREET, BROOKSVILLE, FLORIDA.
PHONE: 796-3100



CURVE		DATA					
NO.	Δ	ANGLE	CHD BEARING	CHD DIST.	ARC DIST.	RADIUS	TAN
1	05°	35' 20"	N02° 47' 40" W	4.88'	4.88'	50.00'	
2	37°	10' 25"	N24° 10' 32.5" W	31.87'	32.44'	50.00'	
3	37°	10' 25"	N61° 20' 57.5" W	31.87'	32.44'	50.00'	
4	37°	10' 25"	S81° 28' 37.5" W	31.87'	32.44'	50.00'	
5	37°	10' 25"	S44° 18' 12.5" W	31.87'	32.44'	50.00'	
6	25°	43' 00"	S12° 51' 30" W	22.25'	22.44'	50.00'	
7	30°	00' 00"	N45° 00' 00" E	25.88'	26.18'	50.00'	
8	53°	00' 00"	N03° 30' 00" E	44.62'	46.25'	50.00'	
9	34°	00' 00"	N40° 00' 00" W	29.24'	29.67'	50.00'	
10	33°	00' 00"	N73° 30' 00" W	28.40'	28.80'	50.00'	
11	33°	00' 00"	S73° 30' 00" W	28.40'	28.80'	50.00'	
12	34°	00' 00"	S40° 00' 00" W	29.24'	29.27'	50.00'	
13	53°	00' 00"	S03° 30' 00" E	44.62'	46.25'	50.00'	
14	30°	00' 00"	S45° 00' 00" E	25.88'	26.18'	50.00'	
26	90°	00' 00"	N45° 00' 00" E	28.28'	31.42'	20.00'	20.00'
27	90°	00' 00"	N45° 00' 00" W	28.28'	31.42'	20.00'	20.00'
28	90°	00' 00"	N45° 00' 00" W	70.71'	78.54'	50.00'	50.00'
29	90°	00' 00"	N45° 00' 00" W	50.00'	55.54'	35.355'	35.355'
34	19°	47' 56"	N09° 53' 58" W	34.38'	34.56'	100.00'	
35	25°	12' 04"	N32° 23' 58" W	43.63'	43.98'	100.00'	
36	25°	12' 04"	N57° 36' 02" W	43.63'	43.98'	100.00'	
37	19°	47' 56"	N80° 06' 02" W	34.38'	34.56'	100.00'	
45	45°	00' 00"	N67° 30' 00" W	55.44'	56.89'	72.43'	30.00'

NOTES:

- WHERE NO TRAVERSE LINE IS SHOWN, IT COINCIDES WITH THE LOT LINE.
- Δ DISTANCE TO MEAN HIGH WATER (SHOWN AS MHW) IS SHOWN INDIVIDUALLY ON EACH SIDE LOT LINE UNLESS MHW COINCIDES WITH THE LOT LINE IN WHICH CASE NO DISTANCE IS SHOWN.
- ° INDICATES PRM

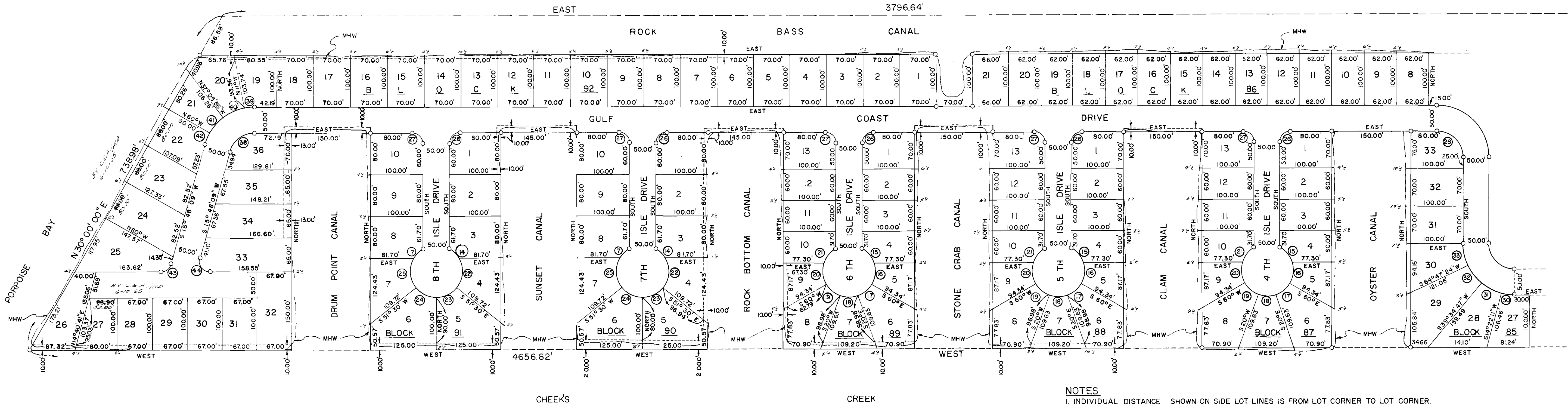
HERNANDO BEACH UNIT NO. 7

BEING A SUBDIVISION IN SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST, HERNANDO COUNTY, FLORIDA.

Handwritten signature and initials.

1"=100'

GULF COAST RETREATS UNIT NO 4
PLAT BOOK 6, PAGE 95.



CURVE		DATA					
NO.	Δ ANGLE	CHORD BEARING	CHD. DIST.	ARC. DIST.	RADIUS	TAN	
7	30° 00' 00"	N45° 00' 00" E	25.88'	26.18'	50.00'		
14	30° 00' 00"	S45° 00' 00" E	25.88'	26.18'	50.00'		
15	42° 32' 33"	S38° 43' 43.5" E	36.28'	37.125'	50.00'		
16	47° 27' 27"	S06° 16' 16.5" W	40.24'	41.41'	50.00'		
17	40° 00' 00"	S60° 00' 00" W	34.20'	34.91'	50.00'		
18	40° 00' 00"	WEST	34.20'	34.91'	50.00'		
19	40° 00' 00"	N50° 00' 00" W	34.20'	34.91'	50.00'		
20	47° 27' 27"	N06° 16' 16.5" W	40.24'	41.41'	50.00'		
21	42° 32' 33"	N38° 43' 43.5" E	36.28'	37.125'	50.00'		
22	68° 30' 00"	S04° 15' 00" W	56.28'	59.78'	50.00'		
23	51° 30' 00"	S64° 15' 00" W	43.44'	44.94'	50.00'		
24	51° 30' 00"	N64° 15' 00" W	43.44'	44.94'	50.00'		
25	68° 30' 00"	N04° 15' 00" W	56.28'	59.78'	50.00'		
26	90° 00' 00"	N45° 00' 00" E	28.28'	31.42'	20.00'	20.00'	
27	90° 00' 00"	N45° 00' 00" W	28.28'	31.42'	20.00'	20.00'	
28	90° 00' 00"	N45° 00' 00" W	70.71'	78.54'	50.00'	50.00'	
30	14° 22' 11"	N82° 48' 55" W	25.01'	25.08'	100.00'		
31	25° 12' 36"	N63° 01' 31" W	43.65'	44.00'	100.00'		
32	25° 12' 37"	N37° 48' 55" W	43.65'	44.00'	100.00'		
33	25° 12' 36"	N128° 35' 18" W	43.65'	44.00'	100.00'		
38	74° 11' 51"	S52° 54' 04.5" W	60.32'	64.75'	50.00'	37.81'	
39	11° 00' 00"	S84° 30' 00" W	19.17'	19.20'	100.00'		
40	26° 05' 56"	S43° 02' 58" W	45.16'	45.55'	100.00'		
41	22° 54' 04"	S41° 27' 02" W	39.70'	39.97'	100.00'		
42	14° 11' 51"	S22° 54' 04.5" W	24.72'	24.78'	100.00'		
43	74° 11' 51"	S52° 54' 04.5" W	24.13'	25.90'	20.00'	15.13'	
44	105° 48' 09"	N37° 05' 55.5" W	31.90'	36.93'	20.00'	26.45'	

GULF COAST RETREATS UNIT NO 6
PLAT BOOK 7, PAGE 14

- NOTES
1. INDIVIDUAL DISTANCE SHOWN ON SIDE LOT LINES IS FROM LOT CORNER TO LOT CORNER.
 2. DISTANCE FROM TRAVERSE LINE TO LOT CORNER IS SHOWN BY ARROWS ON EACH SIDE LOT LINE UNLESS A UNIFORM DISTANCE PREVAILS AND IS INDICATED.
 3. WHERE NO TRAVERSE LINE IS SHOWN, IT COINCIDES WITH THE LOT LINE.
 4. ± DISTANCE TO MEAN HIGH WATER (SHOWN AS MHW) ARE SHOWN INDIVIDUALLY ON EACH SIDE LOT LINE UNLESS MHW COINCIDES WITH THE LOT LINE IN WHICH CASE NO DISTANCE IS SHOWN.
 5. • INDICATES PRM

PREPARED BY
COASTAL ENGINEERING ASSOCIATES INC.
131 EAST JEFFERSON STREET, BROOKSVILLE, FLORIDA.
PHONE 7963100



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: April 17, 2026

**NOTICE OF INTENT
APPROVAL OF REQUEST FOR ZONING VARIANCE
FILE NO. 1519777**

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

Name: Kipp & Michelle Gotfraind

Location of Property: 3206 Gulf Coast Dr. Hernando Beach, FL 34607

The petitioner is requesting approval to allow for a building height increase from 38' to 42'7 11/16 for a new home within the flood zone AE. 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 it 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 should 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 **Zoning Division at (352) 754-4048, ext. 29013.**

Sincerely,

Omar
DePablo

Digitally signed
by Omar DePablo
Date: 2026.04.15
08:40:19 -04'00'

Omar DePablo
Development Services Director

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



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: 4/21/25

Variance File No.: 1519777 Petitioner Name: KIPP + MICHELLE GOTFRAND

1. Your name (please print) WILLIAM HARRIMAN

Mailing Address 3226 GULF COAST DR

City HERNANDO BCH Zip 34607 Phone# 352-650-1866

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

See Attached

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: William Harriman

Formal Objection Letter

Height Variance Request – 3206 Gulf Coast Drive

Citing Hernando County Land Development Code (LDC)

To: Hernando County Planning & Zoning Board

Re: Opposition to Variance Request – 3206 Gulf Coast Drive

Variance Requested: Increase maximum height from **38 ft** to **42 ft 7 in**

Dear Members of the Board,

I am submitting this letter in opposition to the height variance requested for **3206 Gulf Coast Drive**. The applicant seeks approval for a structure rising **42 feet 7 inches**, which exceeds the **38-foot maximum height** established by the Hernando County Land Development Code.

This request fails to meet the mandatory criteria for granting a variance under the **Hernando County LDC, Section 10-5 (Variance Review Standards)**. My objections are outlined below, with direct reference to the applicable code provisions.

1. Failure to Meet the Hardship Standard (LDC §10-5(A))

The LDC requires the applicant to demonstrate a “**special condition or circumstance peculiar to the land, structure, or building involved**” that creates a hardship not shared by other properties.

No such condition exists at 3206 Gulf Coast Drive. The lot is typical of others in the neighborhood, and nothing prevents full development within the 38-foot height limit. A desire for additional height, enhanced views, or architectural preference does **not** constitute a hardship under §10-5(A).

2. Hardship Is Self-Created (LDC §10-5(B))

The LDC explicitly prohibits granting a variance when the hardship is “**self-created by the applicant**.”

Any difficulty arises solely from the applicant’s chosen design, roof pitch, or structural massing. The applicant could comply with the code through reasonable design modifications. Because the hardship is self-inflicted, §10-5(B) requires denial.

3. Variance Is Not the Minimum Necessary (LDC §10-5(D))

The LDC requires that a variance be the **“minimum variance that will make possible the reasonable use of the land.”**

A nearly **5-foot** height increase is excessive and unnecessary. The applicant has not demonstrated why alternative design solutions—such as lowering roof pitch, adjusting mechanical placement, or modifying architectural elements—cannot achieve compliance. This request clearly violates §10-5(D).

4. Detrimental Impact on Neighboring Properties (LDC §10-5(C))

Under §10-5(C), a variance may not be granted if it would **“be injurious to the neighborhood or otherwise detrimental to the public welfare.”**

A structure of this height will:

- Increase shadowing on adjacent homes
- Reduce privacy due to elevated sightlines
- Create visual massing inconsistent with surrounding structures
- Potentially reduce neighboring property values

These impacts are precisely what the height limit is intended to prevent.

5. Violation of Zoning Intent and Uniformity (LDC §10-5(E))

Section 10-5(E) requires that a variance **“not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.”**

Approving a structure nearly 5 feet over the height limit would:

- Undermine the uniform application of the zoning code
- Set a precedent for incremental height increases
- Encourage future applicants to exceed established limits

This would erode the character and intent of the district.

6. Reasonable Use Exists Without a Variance (LDC §10-5(A)(3))

The LDC states that a variance may only be granted if strict application of the code "would deprive the applicant of rights commonly enjoyed by other properties."

The applicant retains full, reasonable use of the property under the 38-foot limit. No deprivation exists, and therefore the variance must be denied.

Conclusion

Based on the clear requirements of **Hernando County LDC §10-5**, the applicant has not met the legal burden necessary for approval. The request is excessive, self-created, and detrimental to neighboring properties and the broader community.

For these reasons, I respectfully request that the Board **deny the height variance request** for 3206 Gulf Coast Drive.

Sincerely,

William Harriman

3226 Gulf Coast Drive

Hernando Beach, FL 34607

William@customsignsandgraphix.com



OWNER AFFIDAVIT

I, Kipp Gotfraind, HEREBY STATE AND AFFIRM THAT:

- ☐ I am the owner of the property and am making this application OR
- ☒ 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.

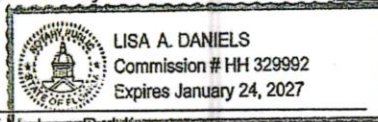
I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

[Signature]
Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 20th day of March, 2020
by Kipp Gotfraind, who is () personally known to me or who (X) has produced
Driver's license as identification.

[Signature]
Signature of Notary Public Lisa A. Daniels



Stamp of Notary Public

AGENT/REPRESENTATIVE AFFIDAVIT

I, Stacey Griner, 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.

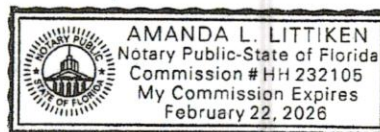
[Signature]
Signature of representative

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 20 day of March, 2020
by Stacey Griner, who is () personally known to me or who (X) has produced
PC as identification.

[Signature]
Signature of Notary Public

Stamp of Notary Public



OWNER AFFIDAVIT

I, Michele Gotfred, 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.

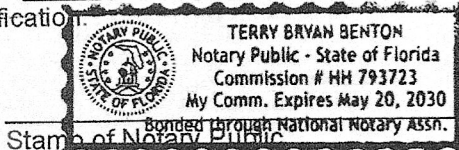
I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Michele Gotfred
Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5 day of July, 2020
by Michele Gotfred, who is () personally known to me or who (x) has produced
as identification.

[Signature]
Signature of Notary Public



AGENT/REPRESENTATIVE AFFIDAVIT

I, Stacey Griner, HEREBY STATE AND AFFIRM THAT:

- x 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.

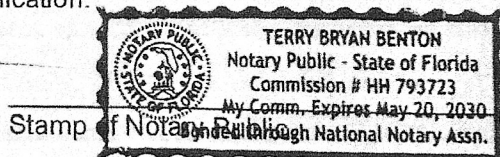
I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

Stacey Griner
Signature of representative

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this day of , 2
by , who is () personally known to me or who () has produced
as identification.

[Signature]
Signature of Notary Public



**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 **August 4, 2026, at 9:00 a.m.** in the John Law Ayers County Commission Chambers, Government Complex, 20 N. Main Street, Brooksville, Florida.

PETITIONER: Kipp and Michele Gotfraind

FILE NUMBER: 1519777

PURPOSE: To allow an increase on the building height from 38' to 42'7-11/16" to build a home in flood zone CAE.

GENERAL LOCATION: North of Gulf Coast Dr. Approximately 4,585 Feet from Shoal Line Blvd.

LEGAL: Hernando Beach Unit 7 Blk 92 E1/2 of lot 30 & all of lot 31

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

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, August 4, 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: Stacey Griner on behalf of Kipp Henry Gotfraind and Michele Lyn Gotfraind, as Trustees of The Kipp and Michele Gotfraind Revocable Trust Agreement Dated August 28, 2024

FILE NUMBER: 1519777

GENERAL LOCATION: 3206 Gulf Coast Dr., Hernando Beach, FL 34607

LEGAL DESCRIPTION: HERNANDO BEACH UNIT 7 BLK 92 E1/2 OF LOT 30 & ALL OF LOT 31 PARCEL ID# R12 223 16 2310 0920 0310

PARCEL KEY: 164155

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow approval to increase the building height from 38' to 42'7-11/16" to build a home on their 0.20-acre property zoned R-1B Residential identified as being in a Special Flood Hazard Area (SFHA), labeled as Flood Zone AE. 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 2B(4)(i) 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 does conform** with the following prerequisites set forth in Appendix A, Article V, Section 3, 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 **APPROVES** the request for a **DIMENSIONAL VARIANCE**.

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

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, August 4, 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: Stacey Griner on behalf of Kipp Henry Gotfraind and Michele Lyn Gotfraind, as Trustees of The Kipp and Michele Gotfraind Revocable Trust Agreement Dated August 28, 2024

FILE NUMBER: 1519777

GENERAL LOCATION: 3206 Gulf Coast Dr., Hernando Beach, FL 34607

LEGAL DESCRIPTION: HERNANDO BEACH UNIT 7 BLK 92 E1/2 OF LOT 30 & ALL OF LOT 31 PARCEL ID# R12 223 16 2310 0920 0310

PARCEL KEY: 164155

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow approval to increase the building height from 38' to 42'7-11/16" to build a home on their 0.20-acre property zoned R-1B Residential identified as being in a Special Flood Hazard Area (SFHA), labeled as Flood Zone AE. 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 2B(4)(i) 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 does NOT conform** with the following prerequisites set forth in Appendix A, Article V, Section 3, 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 NOT 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 NOT 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 **DENIES** the request for a **DIMENSIONAL VARIANCE**.

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



AGENDA ITEM

TITLE

Rezoning Petition Submitted by Dirt Doctor 11011, LLC, for Property Located on Bourassa Boulevard (H2550)

BRIEF OVERVIEW

Rezoning Request:

Rezoning from AG (Agriculture) to PDP(MF)/Planned Development Project (Multifamily) to develop a townhome community

General Location:

North side of Bourassa Boulevard, approximately 2,133 feet east of Commercial Way

Parcel Key Number:

822756

Summary of Applicant's Request:

The subject site is currently zoned AG/Agricultural and is surrounded by Sandal Key Community (aka Lake Hideaway). The petitioner is requesting a rezoning from AG (Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with deviations to develop a 110-unit townhome community.

Hearing History:

On **March 9, 2026**, 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 PDP(MF)/Planned Development Project (Multifamily) with deviations and performance conditions.

On **May 5, 2026**, the Board of County Commissioners Voted 5-0 to postpone to a future hearing date, the petitioners request for a rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with deviations and performance conditions, to allow the petitioner to address access to Eagle Shore Drive, with all readvertising costs paid by the applicant.

Subsequent to the **May 5, 2026**, Board of County Commissioners hearing, the applicant's representative, per Board direction, prepared an alternate Master Plan and presented this option to the Lake Hideaway Development Team for potential access through their privately held Buffer/Open space tract on June 8, 2026. After a follow up on June 17, 2026, Metro has denied the request.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board of County Commissioners 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 of County Commissioners approve the petitioner's request for a rezoning from AG (Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with deviations and performance conditions.

REVIEW PROCESS

Victoria L Via	Approved	07/08/2026 8:39 AM
Michelle Miller	Delegated	07/09/2026 10:45 AM
Omar DePablo	Approved	07/09/2026 11:11 AM
Stephanie Stevens	Approved	07/15/2026 8:39 AM
Erin Dohren	Approved	07/16/2026 1:02 PM
Pamela Hare	Approved	07/16/2026 1:17 PM
Natasha Lopez Perez	Approved	07/16/2026 4:06 PM
Heidi Prouse	Approved	07/17/2026 3:43 PM
Toni Brady	Approved	07/20/2026 8:51 PM
Jeffrey Rogers	Approved	07/21/2026 11:28 AM
Jessica Wright	Approved	07/27/2026 1:33 PM

HERNANDO COUNTY ZONING AMENDMENT PETITION



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

File No. _____ Official Date Stamp: _____

Date: 8/25/2025

APPLICANT NAME: Dirt Doctor 11011, LLC

Address: 2111 N KEENE RD

City: CLEARWATER

State: FL

Zip: 33763

Phone: _____ Email: dirtdoctorflorida@gmail.com

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates

Address: 966 Candlelight Boulevard

City: Brooksville

State: FL

Zip: 34061

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): 00822756
2. SECTION 7, TOWNSHIP 22S, RANGE 18E
3. Current zoning classification: AG
4. Desired zoning classification: PDP(MF)
5. Size of area covered by application: 9 acres
6. Highway and street boundaries: Bourassa Boulevard and Eagle Shore Drive
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, Jigar Jadav, Registered Agent of DIRT DOCTOR 11011 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.

Jigar Jadav

Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 10th day of February, 2026, by Jigar Jadav who is personally known to me or produced _____ as identification.

[Signature]
Signature of Notary Public



Notary Seal/Stamp

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

Applicant: Dirt Doctor 11011 LLC



The site is currently zoned Agriculture (AG). Please refer to Figure 2 below for the site zoning.

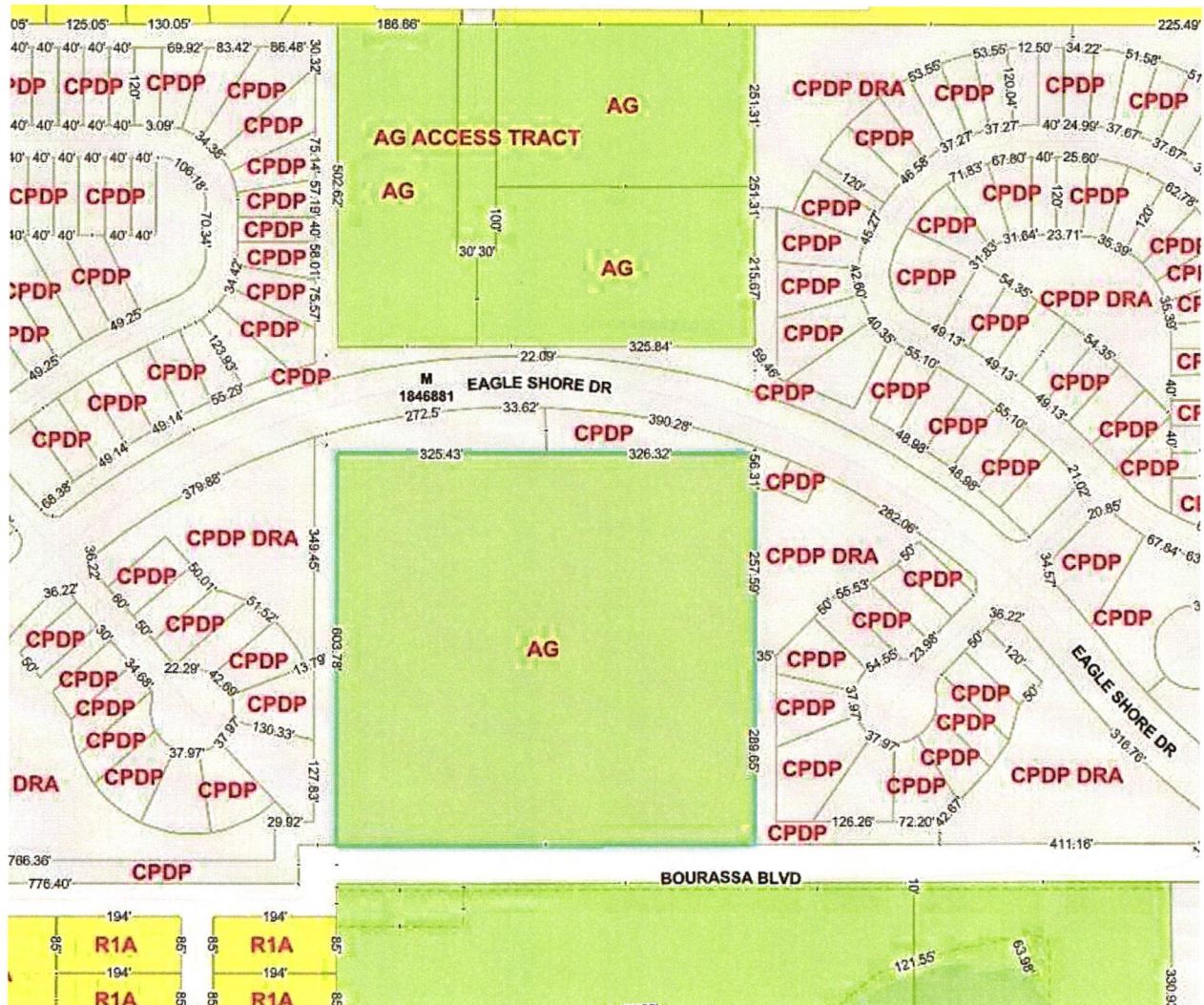


Figure 2. Parcel Key 822756 - Zoning Map

The site is currently designated within the Residential Category on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the FLUM designations.

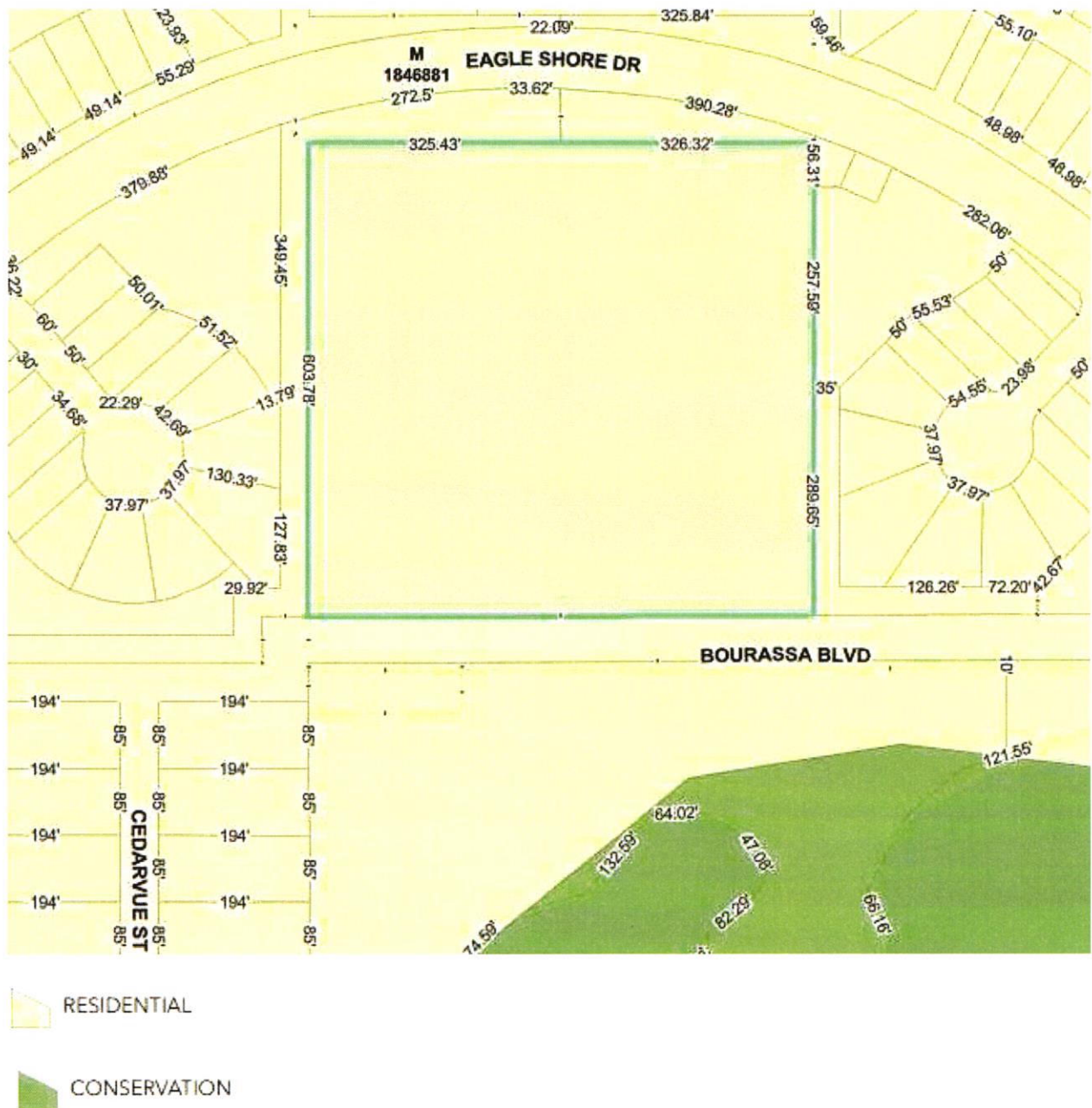


Figure 3. Parcel Key 822756- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	CPDP	Residential	Eagle Shore Drive, Sandal Key Pods A/B
South	AG	Residential and Conservation	Vacant, Tooke Lake, Bruger Parcel Townhomes
East	CPDP	Residential	Sandal Key Pods A/B
West	CPDP, R-1A	Residential	Sandal Key Pods A/B, Single Family lots

Request:

The applicant is requesting zoning and master plan to Planned Development Multifamily (PDP/MF) to develop townhomes.

Project Description:

The subject property is surrounded on three sides by the fast-developing Sandal Key community (aka Lake Hideaway) and on the south side by the unimproved right-of-way for Bourassa Road. The applicant is proposing to develop the site as a townhome community, similar the recently approved Bruger parcel to the southeast. This product is compatible with recent development approvals in the immediate area (small lot (40' & 50') subdivision and townhomes. A similarly situated site to the southeast was previously approved for townhomes (H22-14, parcel key 539091) by the County.

As generally depicted in the proposed zoning master plan, the project's main access will come either from Bourassa Boulevard to the south or via Eagle Shore Drive to the north (the latter requiring an agreement with the developers of Sandal Key). The project will have both passive and active recreation areas, with amenities suitable to serve the residents expected to reside in the community.

The site is adjacent to Pods A and B of Sandal Key Subdivision on the east and west. Pods A and B are platted with 40 and 50 foot wide single family lots which also include a wide buffer adjacent to the subject site. Homes in Pods A and B will be separated by a minimum distance of 85 feet from townhomes in the proposed project, with two intervening buffers. Building height in both projects are limited to two floors.

The project will be served by Hernando County water and sewer, with potable water and sewer mains available in the adjacent Eagle Shore Drive ROW. The soils are well-drained and stormwater will be retained on site in accordance with SWFWMD and County regulations.

Comprehensive Plan Consistency:

The request is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

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.

Analysis: The site is located within the Residential Category on the Future Land Use Map.

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 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Analysis: The site is located adjacent to, or in proximity to, approved and/or developing communities. Lake Hideaway was approved for a mix of single family lots, zero lot line, townhomes and multifamily. A similarly situated site to the southeast was previously approved for townhomes (H22-14, parcel key 539091). The site is located in the adjusted urbanized area and is in close proximity to convenience shopping at the Shoppes at Glen Lakes. The development of a townhome community at this location complies with the Comprehensive Plan Strategies.

Proposed Dimensional Standards:

Townhomes (PDP/MF)

Acreage- ±9 acres

Maximum Number of Units-110

Maximum Building Height-35 feet

Minimum Setbacks

Front- 20 feet (deviation from 25 feet)

Sides- 5/0 feet (end units) (Deviation from 10 feet)

Rear- 15 feet (Deviation from 20 feet)

Minimum perimeter setback (includes rear yard setbacks) - 35 feet (east and west) 15 feet (south), 30 feet (north)

Minimum Lot width-18 feet (Deviation from 75 feet)

Minimum Lot Size- 1,620 sq. ft. (deviation from 12,000 sq. ft. based on the entire building)

Buffers

East- 20 feet

West- 20 feet

South- 5 feet

North- 20 feet

No Landscape Buffer to be provided where retention pond abuts property line

The buffer plantings will meet the minimum landscape requirements of the Community Appearance Ordinance. The buffers will include the retention of existing natural vegetation will be utilized where possible and augmented by a combination of shade trees, shrubs and ornamentals up to 80% opacity. All buffers will be separate tracts, owned and maintained by a Homeowners' Association.

Site Conditions

Environmental

A preliminary environmental site visit was conducted on August 28, 2025. The following are the results of the site visit:

- The subject property was under brushed within the past 12 months.
- The property is moderately forested with an assemblage of sand live oak, slash pine and long leaf pine trees.
- Large diameter trees (> 18-inch dbh) were not detected.
- The understory and ground cover contains saw palmetto, coppice tree growth, wire grass, dog fennel and other ruderal vegetation.
- Gopher tortoise burrows are present, but their density is low.

The site is not located in a designated floodplain. Please refer to Figure 5.

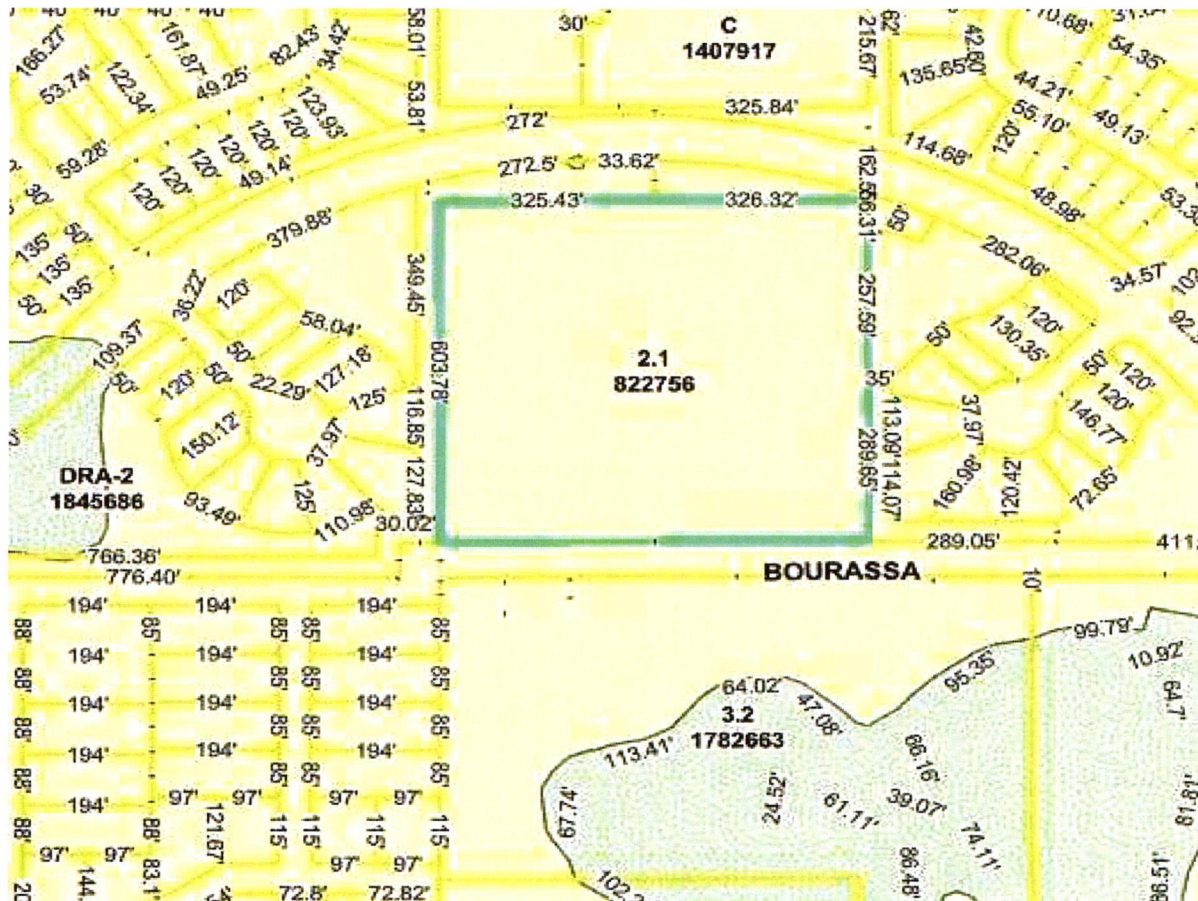


Figure 5. Parcel Key 822756 -Floodplain Map

The site soils consist 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.



Infrastructure

Adequate Access/Transportation

The project's main access will come either from Bourassa Boulevard to the south or via Eagle Shore Drive to the north (the latter requiring an agreement with the developers of Sandal Key). Where adjacent to the property, Bourassa Boulevard is an unimproved 60' wide right-of-way, provides direct access to Eagle Shore Drive both to the east (850 feet) and the west (1,100 ft). To the east, Bourassa Blvd. continues to be an unimproved ROW, while to the west, portions of Bourassa are paved, but not to County Facility Design Guidelines. The developer will work with the County Engineer's office regarding the point of access and improvements required.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department. A 16" water main and a 6" force main are located within the adjacent Eagle Shore Drive right-of-way. Engineering for any requirements to connect will be done at the development review phase.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Parks

The community will provide a recreation area easily accessible to all residents via vehicular, pedestrian and bicycle means. The recreation area may include both passive and active areas, and the design of the recreation area will be suitable to serve the residents expected to reside in the community.

Schools

A certificate of concurrency will be obtained from the school district at the time of Conditional Plat review, which may include a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County if required.

Deviations

As indicated in the narrative above.



STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 9, 2026
Board of County Commissioners: May 5, 2026

APPLICANT: Dirt Doctor 11011 LLC

FILE NUMBER: H-25-50

REQUEST: Rezoning from AG (Agriculture) to PDP(MF)/ Planned Development Project (Multi Family) to develop townhomes

GENERAL LOCATION: North side of Bourassa Boulevard, approximately 2,133 feet east of Commercial Way

PARCEL KEY NUMBER(S): 822756

APPLICANT'S REQUEST

The subject site is currently zoned AG/Agricultural) and is surrounded by Sandel Key Community (aka Lake Hideaway). The petitioner is requesting a rezoning from AG/Agricultural) to PDP(MF)/Planned Development Project (Multifamily) to develop a 110-unit townhome community with the following deviations.

Deviations Requested:

Internal Building Setbacks:

- Front: 20' (Deviation from 25')
- Side: 5' (Deviation from 10')
- Rear: 15' (Deviation from 20')
- Lot Size: 1,620 square feet (deviation from 6,000 square feet)

PUBLIC INQUIRY WORKSHOP:

The petitioner held a Public Inquiry Workshop on November 11, 2025. The following issues were identified by residents attending the workshop:

- Access and traffic for the site
- Buffering on the West side
- How water is supplied to the parcel
- Project groundbreaking date

SITE CHARACTERISTICS:

Site Size	9 Acres
Surrounding Zoning;	North: AG Agricultural)
Land Uses	South: AG Agricultural)
	East: CPDP (Combined Plan Development Project)
	West: CPDP (Combined Plan Development Project)
Current Zoning:	Residential
Future Land Use	Rural
Map Designation:	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water management district and FWC permits.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has reviewed the petitioner's request and has the following comments:

- Water and wastewater are available to this parcel.
- Hernando County Utilities Department has no objection to the zoning change from AG to PDP(MF) to develop townhomes on parcel, subject to a utility capacity analysis and connection to the central water & wastewater system at time of site development.

ENGINEERING REVIEW

The subject site is located on North side of Bourassa Boulevard, approximately 2,133 feet from Commercial Way.

The County Engineer has reviewed the petitioner's request and has the following comments:

- Clarify site access.
- Improve Bourassa Blvd. the length of parcel to current county standards.
- Additional Right of way along Bourassa Blvd. may be required.
- A Traffic Access Analysis required. Improvements identified by Traffic Access Analysis will be the responsibility of the developer.
- Roadway(s) within project must meet county standards.

Comments: The petitioner has indicated that they are seeking to retain access as presented in the master plan. No access is being proposed through the Lake Hideaway subdivision.

LAND USE REVIEW

The petitioner is proposing a multifamily development with townhomes.

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 fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (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 fifty (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 ten (10) foot in width.

Lot Requirements:

- Front: 20'
- Side: 0'/5' (end units' deviation from 10')
- Rear: 15' (deviation from 20')
- Minimum Lot Size: 1620 (deviation from 6000)
- Maximum Lot Coverage 35%

Perimeter Setbacks:

- North: 30'
- South: 15'
- East: 35'
- West: 35'

Buffers:

- North: 20'
- South: 5'
- East: 20'
- West: 20'

Natural Vegetation:

Projects two (2) to twenty (20) 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) areas shall be allowed.

Comments: Petitioner will be required to meet the minimum requirement of the Community Appearance Ordinance.

Neighborhood Parks:

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 Land Development Regulations (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.

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.

COMPREHENSIVE PLAN REVIEW

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.

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 include standards that evaluate and address suitability of the location including:

- proximity to existing or designated commercial areas, corridors, or employment centers;
- direct or limited local access to arterial or collector roadways;
- availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services,

- potable water utility supply, sewer utility supply, and primary and secondary school facilities;
- d. protection of high quality environmentally sensitive resources or historic and archaeological resources;
- e. the character and density of existing and approved residential development in the surrounding area.

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

- a. multi-family development may serve as a density transition located on the periphery of single-family neighborhoods and connecting to higher intensity uses;
- b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single-family neighborhoods.

FINDINGS OF FACT

The requested Rezoning from AG (Agricultural) to PDP(MF) Planned Development Project (Multifamily) 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 Concurrence. 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 approve the petitioner's request for a rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) 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. The petitioner shall provide a floral and faunal survey including invasive species, prepared by a qualified environmental professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. 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.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. The developer must provide geotechnical/geophysical subsurface testing in accordance with the Hernando County Facility Design Guidelines, including all proposed drainage retention areas (DRA) within the project to test for subsurface karst features.
6. The developer shall provide a water and sewer capacity analysis at Conditional Plat and connect to central water and sewer systems at the time of vertical construction.
7. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
8. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

9. The petitioner shall be required to improve Bourassa Boulevard the length of the parcel to current county standards.
10. At the time of conditional plat, the petitioner shall submit a fire protection plan in accordance with the Hernando County Land Development Regulations.
11. Minimum Perimeter Setbacks:
North: 30'
South: 15'
West: 35'
East: 35'

All perimeter setbacks are inclusive of the required vegetative buffers.
12. Minimum Lot Setbacks
Front: 20'
Side: 0' (between units) 7.5 (between townhome clusters)
Rear: 15'
13. Minimum Lot Size: 1,620 square feet (Deviation from 6,000 square feet)
14. Minimum Buffers:
North: 20'
South: 5'
West: 20'
East: 20'
15. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the BOCC action from Development services staff. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On March 9, 2026, 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 PDP(MF)/Planned Development Project (Multifamily) 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. The petitioner shall provide a floral and faunal survey including invasive species, prepared by a qualified environmental professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. 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.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. The developer must provide geotechnical/geophysical subsurface testing in accordance with the Hernando County Facility Design Guidelines, including all proposed drainage retention areas (DRA) within the project to test for subsurface karst features.
6. The developer shall provide a water and sewer capacity analysis at Conditional Plat and connect to central water and sewer systems at the time of vertical construction.
7. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
8. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
9. The petitioner shall be required to improve Bourassa Boulevard the length of the parcel to current county standards.

10. At the time of conditional plat, the petitioner shall submit a fire protection plan in accordance with the Hernando County Land Development Regulations.

11. Minimum Perimeter Setbacks:

North: 30'
South: 15'
West: 35'
East: 35'

All perimeter setbacks are inclusive of the required vegetative buffers.

12. Minimum Lot Setbacks

Front: 20'
Side: 0' (between units) 7.5 (between townhome clusters)
Rear: 15'

13. Minimum Lot Size: 1,620 square feet (Deviation from 6,000 square feet)

14. Minimum Buffers:

North: 20'
South: 5' 20'
West: 20'
East: 20'

15. The Maximum number of dwelling units shall not exceed 8 dwelling units per acre

16. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the BOCC action from Development services staff. Failure to submit the revised plan will result in no further development permits being issued.

BOARD OF COUNTY COMMISSIONERS ACTION:

On May 5, 2026, the Board of County Commissioners Voted 5-0 to postpone to a future hearing date, the petitioners request for a rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with deviations and performance conditions, to allow the petitioner to address access to Eagle Shore Dr, with all readvertising costs paid by the applicant.

H-25-50

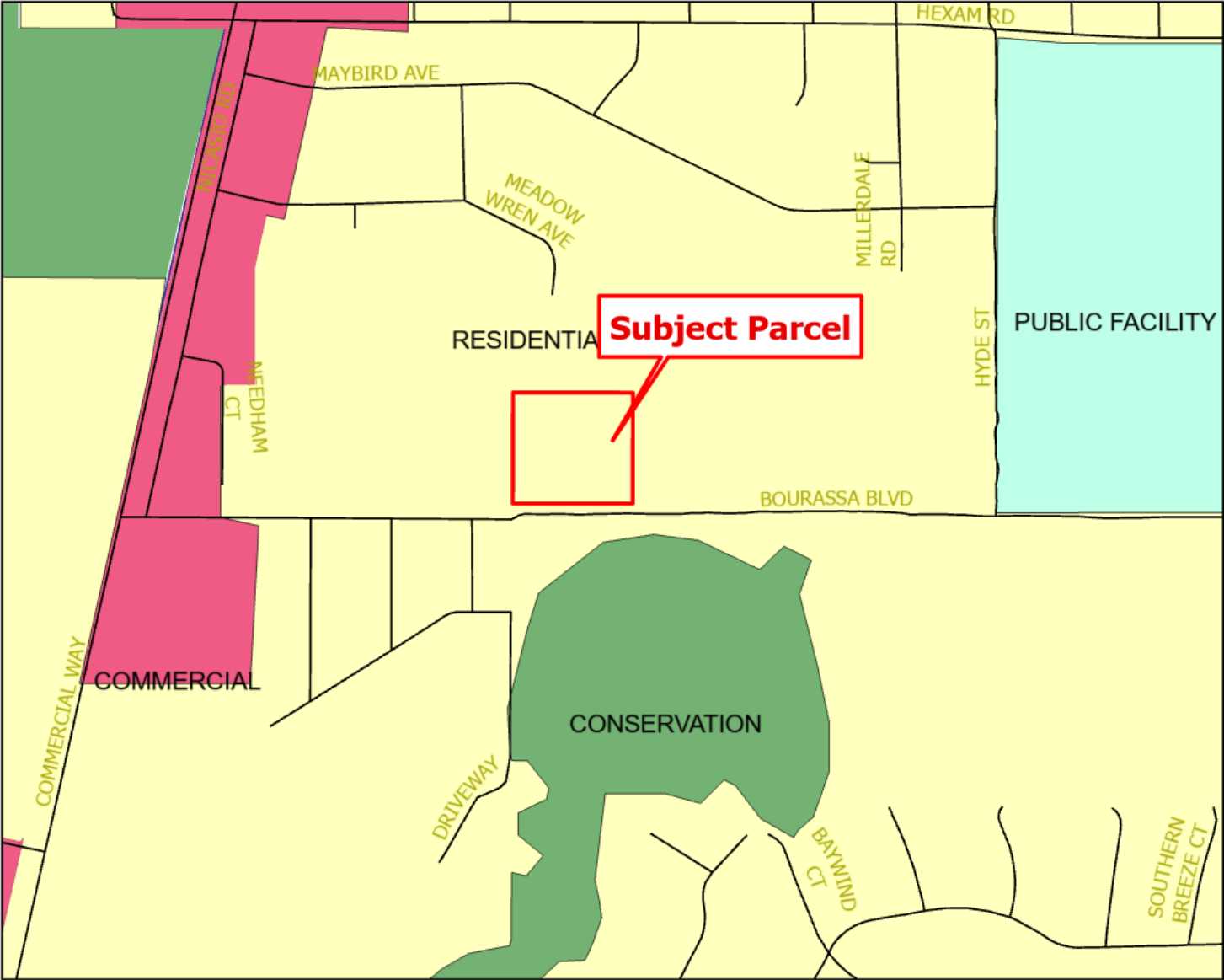
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-50

Version Date: 5/5/2026



Legend

- FLU
LABEL
- Commercial
 - Conservation
 - Public Facility
 - Residential



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.

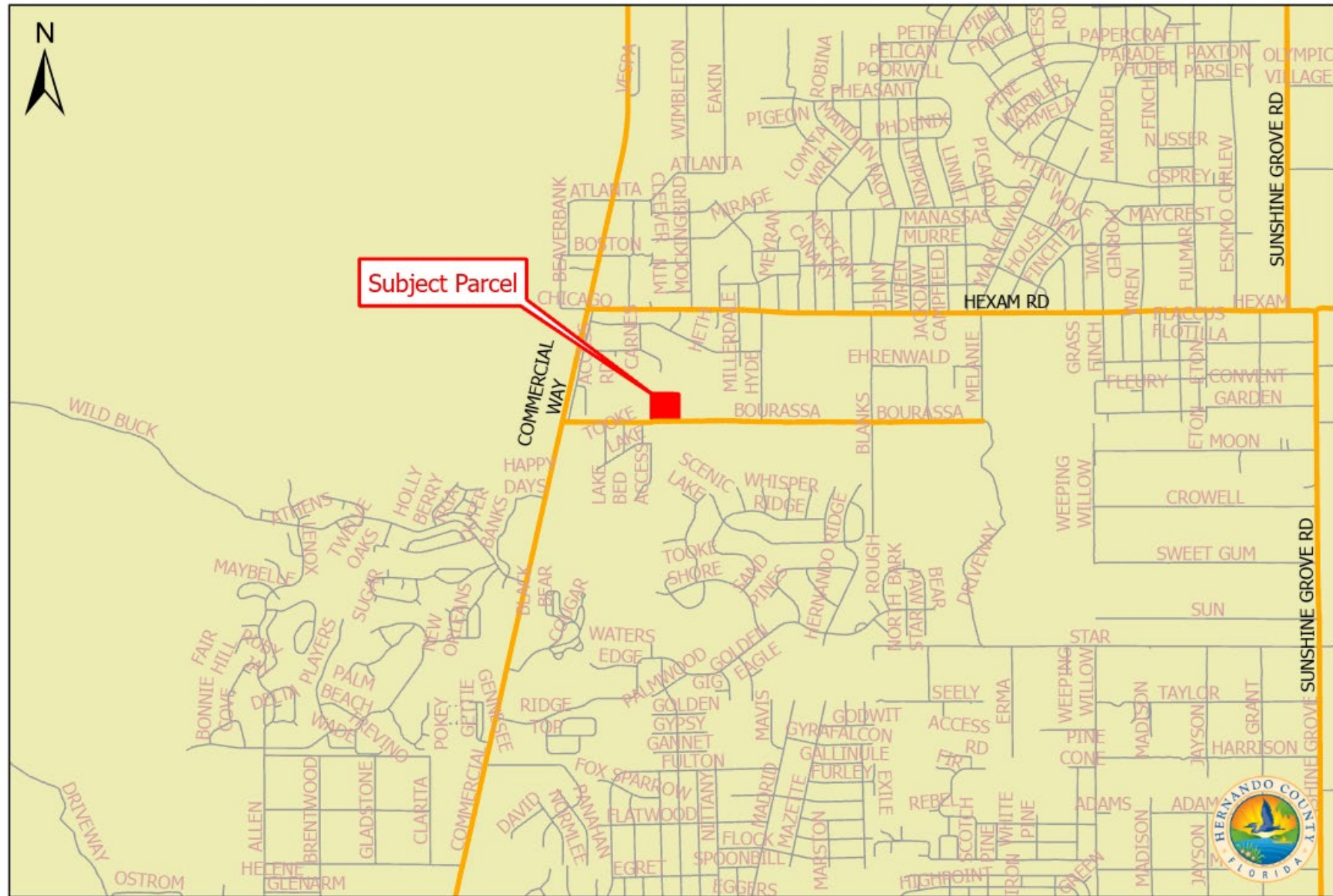
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHIE RIVERS.



Not to scale.

H-25-50 Area Map

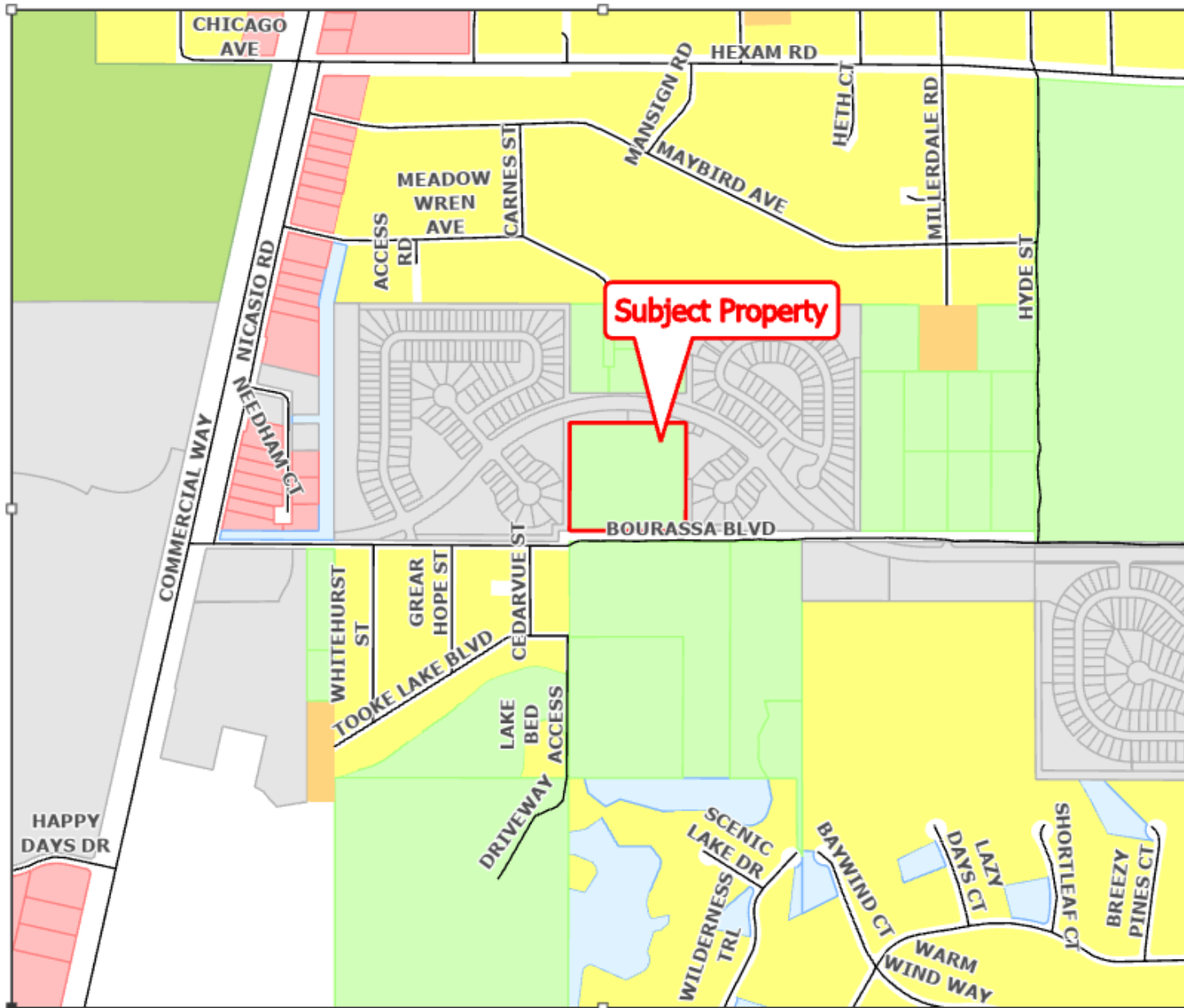
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Not to scale.

H-25-50

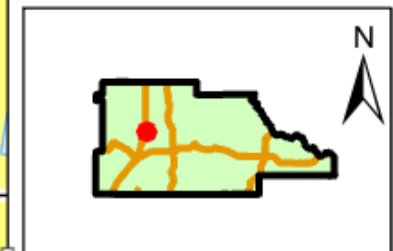
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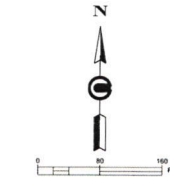
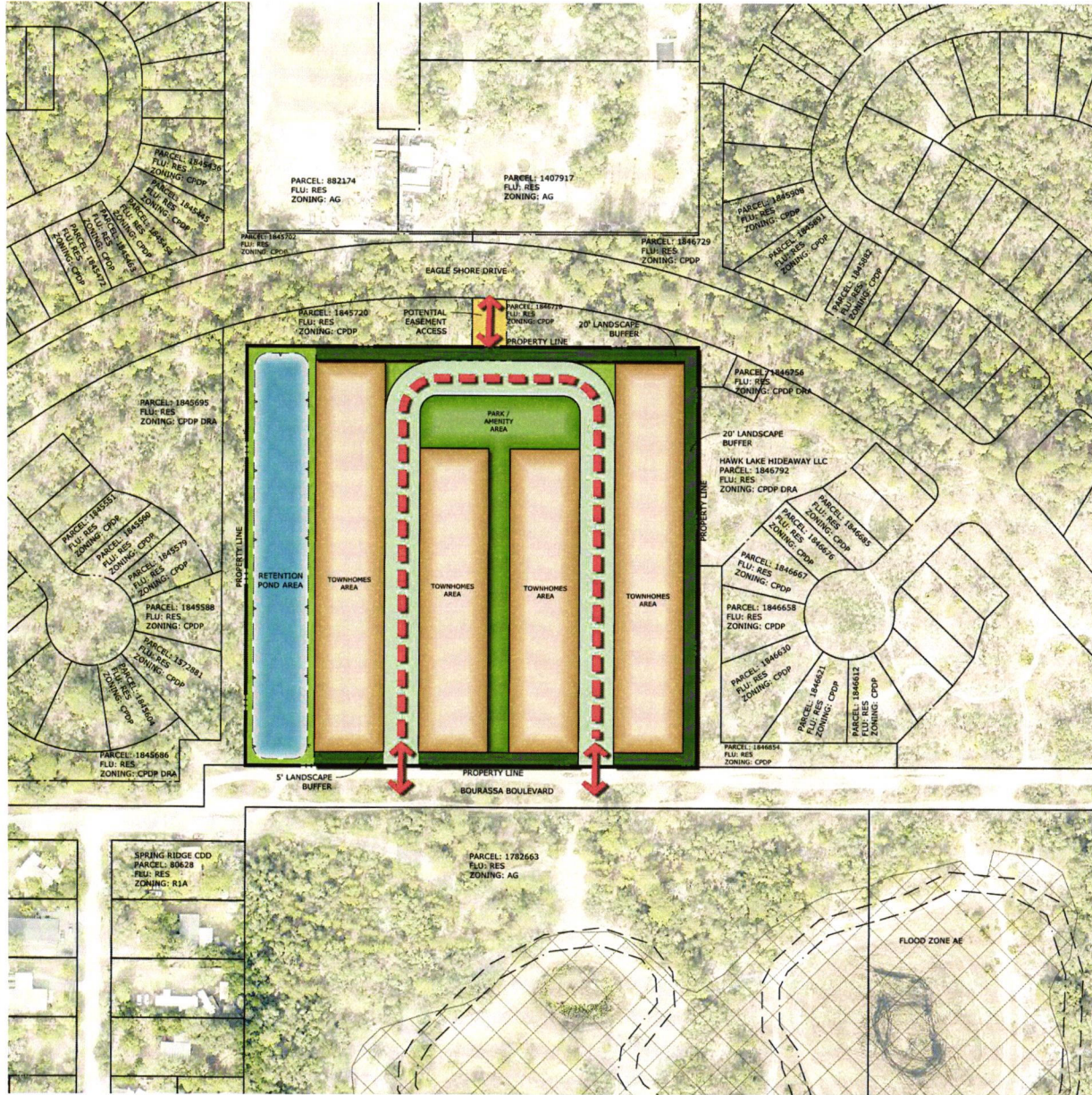


Legend

Zoning

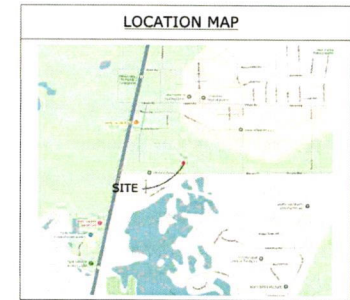
- Agricultural
- Agricultural Residential
- Commercial
- Planned Development
- Conservation
- Residential
- Special Use





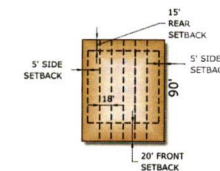
LEGEND

- PARK / AMENITY AREA
- PDP (MULTI-FAMILY) PDP (MF)
- LANDSCAPED BUFFERS
- RETENTION POND AREA



SITE DATA

AREA: +/- 9.0 ACRES
OWNER / APPLICANT: DIRT DOCTOR 11011 LLC
PARCEL KEY NO.: 822756
SITE ADDRESS: BOURASSA BOULEVARD
SECTION / TOWNSHIP / RANGE: 07/22S/18E
CURRENT FLU: RESIDENTIAL
CURRENT ZONING: AG
PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / MULTIFAMILY (PDP/MF)
TOWNSHIPS (PDP/MF)
ACREAGE: 9.0 ACRES +/-
MAXIMUM NUMBER OF UNITS: 110
MAXIMUM BUILDING HEIGHT: 35 FEET
TOWNHOME UNITS MINIMUM SETBACKS
FRONT: 23 FEET (DEVIATION FROM 25 FEET)
SIDES: 5/3 FEET (END UNITS) (DEVIATION FROM 10 FEET)
REAR: 13 FEET (DEVIATION FROM 20 FEET)
PERIMETER BUILDING SETBACK -
EAST AND WEST: 35 FEET (INCLUSIVE OF REAR SETBACK)
SOUTH: 15 FEET (INCLUSIVE OF REAR SETBACK)
NORTH: 30 FEET (INCLUSIVE OF REAR SETBACK)
MINIMUM LOT WIDTH: 18 FEET (DEVIATION FROM 25 FEET)
MINIMUM LOT SIZE: 1420 SQ. FT. (DEVIATION FROM 12,000 SQ. FT.)
LANDSCAPE BUFFERS
EAST (SIDE) - 20 FEET
WEST (SIDE) - 20 FEET
SOUTH (FRONT) - 5 FEET
NORTH (REAR) - 20 FEET
NO LANDSCAPE BUFFER TO BE PROVIDED WHERE
RETENTION POND ADJUTS PROPERTY LINE



TYPICAL TOWNHOME TRACT (MINIMUM 1,620 SQ FT) NTS

LAND USE TABLE		
LAND USE	ACRES	UNITS
TOWNHOMES	6.9	110.0
DRAINAGE, BUFFERS, R.O.W., OPEN SPACE	2.1	
TOTAL:	+/- 9.0	

NOTES

* ALL ACREAGES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.

* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.

REZONING MASTER PLAN

DIRT DOCTOR 11011 LLC

Engineering
Surveying
Environmental
Planning
Construction Management
Coastal
ENGINEERS, ARCHITECTS, INC.
1860 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-8444 FAX (352) 796-8358
EIT 0000914

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DATE: 09/03/2025 BY: R3

REVISION	DATE	BY	REV	DESCRIPTION

SHEET

1

25080

From: [Madison Manuel](#)
To: [Michelle Miller](#)
Cc: [Ford Manuel](#); [Cliff Manuel](#); [Don Lacey](#)
Subject: Lake Hideaway for rezoning (H-25-50)
Date: Friday, June 26, 2026 7:05:19 PM
Attachments: [image001.png](#)

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 Michelle,

This is to document our coordination efforts regarding potential access to Eagle Shore Dr through the Property owned by Lake Hideaway for rezoning (H-25-50). To highlight the potential access point, we prepared an alternate Master Plan and presented this option to the Lake Hideaway Development Team for potential access through their privately held Buffer/Open space tract on June 8, 2026. After a follow up on June 17, 2026, Metro has denied the request, advising they are not interested in pursuing the connection, so that access option is not available to us. Additionally, we also explored the option of Metro acquiring the property and including in the Lake Hideaway development footprint and they also declined to make an offer.

Thank you and have a great weekend,



Madison Manuel
Coastal Engineering Associates, Inc.
966 Candlelight Blvd., Brooksville, FL 34601
Office: (352) 848-3414 | Cell: (352) 699-5372
madison@coastal-engineering.com
www.coastal-engineering.com

PETITIONER'S RESPONSE TO STAFF RECOMMENDATIONS

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners approve the petitioner's request for a rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) 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. The petitioner shall provide a floral and faunal survey including invasive species, prepared by a qualified environmental professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. 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.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. The developer must provide geotechnical/geophysical subsurface testing in accordance with the Hernando County Facility Design Guidelines, including all proposed drainage retention areas (DRA) within the project to test for subsurface karst features.
6. The developer shall provide a water and sewer capacity analysis at Conditional Plat and connect to central water and sewer systems at the time of vertical construction.
7. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
8. A Traffic Access Analysis is required. This Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
9. The petitioner shall be required to improve Bourassa Boulevard the length of the parcel to current county standards.

10. At the time of conditional plat, the petitioner shall submit a fire protection plan in accordance with the Hernando County Land Development Regulations.

11. Minimum Perimeter Setbacks:

North: 30'
South: 15'
West: 35'
East: 35'

All perimeter setbacks are inclusive of the required ~~vegetative~~ buffers.

12. The development shall be limited to a total of 110 townhome units.

13. Minimum Lot Setbacks

Front: 20'
Side: 0' (between units) 5' ~~7.5'~~ (10' between townhome clusters)
Rear: 15'

14. Minimum Lot Width: 18 Feet

15. Minimum Lot Size: 1,620 square feet (~~Deviation from 6,000 square feet~~)

16. Minimum Landscape Buffers*:

North: 20'
South: 5'
West: 20'
East: 20'

*no Buffer required by retention pond

17. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the BCC action approval from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.



HEARINGS:	Planning & Zoning Commission:	March 9, 2026
	Board of County Commissioners:	May 5, 2026
APPLICANT:	Dirt Doctor 11011 LLC	
FILE NUMBER:	H-25-50	
REQUEST:	Rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily)	
GENERAL LOCATION:	North side of Bourassa Boulevard approximately 2,018 feet to the east of Commercial Way	
PARCEL KEY NUMBER(S):	822756	

Applicants' Proposed Revisions to Staff Recommendation for 3/9/26 P&Z Commission

8. A Traffic Access Analysis is required. ~~This Traffic Access Analysis to include a queuing analysis.~~ Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
11. Minimum Perimeter Setbacks:

North:	30'
South:	15'
West:	35'
East:	35'

All perimeter setbacks are inclusive of the required ~~vegetative~~ buffers.
12. Minimum Lot Setbacks

Front:	20'
Side:	0' (between units) 7.5' <u>5'</u> (<u>10'</u> between townhome clusters)
Rear:	15'
13. Minimum Lot Size: 1,620 square feet (~~Deviation from 6,000 square feet~~)

14. Minimum Landscape Buffers*:

North: 20'

South: 5'

West: 20'

East: 20'

*no Buffer required by retention pond

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners approve the petitioner's request for a rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) 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. The petitioner shall provide a floral and faunal survey including invasive species, prepared by a qualified environmental professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. 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.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. The developer must provide geotechnical/geophysical subsurface testing in accordance with the Hernando County Facility Design Guidelines, including all proposed drainage retention areas (DRA) within the project to test for subsurface karst features.
6. The developer shall provide a water and sewer capacity analysis at Conditional Plat and connect to central water and sewer systems at the time of vertical construction.
7. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
8. A Traffic Access Analysis is required. This Traffic Access Analysis to include a queuing analysis. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
9. The petitioner shall be required to improve Bourassa Boulevard the length of the parcel to current county standards.

10. At the time of conditional plat, the petitioner shall submit a fire protection plan in accordance with the Hernando County Land Development Regulations.

11. Minimum Perimeter Setbacks:

North: 30'
South: 15'
West: 35'
East: 35'

All perimeter setbacks are inclusive of the required vegetative buffers.

12. Minimum Lot Setbacks

Front: 20'
Side: 0' (between units) 7.5 (between townhome clusters)
Rear: 15'

13. Minimum Lot Size: 1,620 square feet (Deviation from 6,000 square feet)

14. Minimum Buffers:

North: 20'
South: 5'
West: 20'
East: 20'

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.



March 9, 2026

Hernando County Planning Department
Lashaundra Ellison, Planner II
1653 Blaise Drive
Brooksville, Florida 34601

RE: DIRT DOCTOR – 110 DWELLING UNITS (H2550)
Non-Binding School Capacity Analysis (Revised)

Ms. Ellison,

The School District has revised the non-binding capacity analysis for the zoning amendment petition referenced above. The previous analysis incorrectly tabulated assigned and adjacent Concurrency Service Areas (CSAs). The application data and our findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District
PROJECT NAME / CASE NUMBER	Dirt Doctor / H2550
APPLICATION TYPE	Rezoning (PDP)
OWNER / DEVELOPER	Dirt Doctor 11011, LLC
PARCEL KEY NUMBER(S)	822756
LOCATION / ADDRESS	Bourassa Blvd. and Eagle Shore Drive
PROJECT ACREAGE	9 acres, more or less
ZONING	CURRENT: AG PROPOSED: PDP (MF)
PROPOSED DWELLING UNITS	SINGLE FAM: 0 MULTI FAM: 0 TOWNHS: 110

CAPACITY CALCULATIONS Student generation rates for each type of dwelling unit, distribution among grade levels, and resulting capacity utilizations are tabulated below:

DWELLING UNIT TYPE	NUMBER OF DWELLING UNITS	STUDENT GENERATION RATE ¹	STUDENTS PER UNIT TYPE
Single Family	0	0.300	0
Multi Family	0	0.188	0
Townhouse	110	0.159	18
TOTAL NUMBER OF STUDENTS			18

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	8
6-8	23 %	4
9-12	31 %	6

[¹ Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, August 2022.]

DIRT DOCTOR – 110 DWELLING UNITS (H2550)
Non-Binding School Capacity Analysis

CONCURRENCY SERVICE AREA ² (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED ³	D RESERVED CAPACITY	E PROPOSED STUDENTS	F TOTAL STUDENTS (C+D+E)	G RESULTING LEVEL OF SVC. (F ÷ (A+B))
Winding Waters K-8	1628	330	1571	368	12	1951	100%
Weeki Wachee HS	1611	375	1438	549	0	1987	100%
Central HS	1886	0	1482	483	0	1965	104%
Hernando HS	1674	0	1316	359	0	1675	100%

[² There is no guarantee that students from the proposed development will attend the schools in the assigned CSAs.]

[³ As published on the district's website, 10-11-2024.]

CAPACITY FINDINGS The Hernando County School District Level of Service (LOS) is 100% of school capacity.

At the elementary school level, capacity is currently available for 4 students in the assigned Concurrency Service Area (CSA) of Winding Waters K-8.

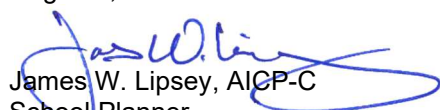
At the middle school level, capacity is currently available for 8 students in the assigned Concurrency Service Area (CSA) of Winding Waters K-8.

At the high school level, adequate capacity is not available for any of 6 students in the assigned CSA of Weeki Wachee HS. Adequate capacity for any of 6 students is also not currently available in either of the adjacent CSAs of Central HS and Hernando HS, shown shaded in the table above.

COMMENT A formal application for School Concurrency requesting a Finding of Available School Capacity should be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. The administrative fee for this application is \$500.00.

Should you have any questions concerning this analysis, please do not hesitate to contact me.

Regards,



James W. Lipsey, AICP-C
School Planner
Hernando County School District

Copies to: Michelle Miller, Senior Planner, Hernando Co. Development Services
Brian Ragan, Director of Facilities, HCSD
Steve Crognale, Executive Director of Support Operations, HCSD

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: 110 unit Townhome Community on 9 acres.
Date: Monday, March 9, 2026 7:12:42 AM

From: CaseyMay <arrowheadphoto515@gmail.com>
Sent: Friday, March 6, 2026 8:08 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: 110 unit Townhome Community on 9 acres.

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 morning,

I can not attend a 9 am meeting on March 9th. But this building has got to stop. The small town charm is gone. The roads can not handle this. The flooding will continue to get worse. I have been down here for 20 years and I dont even recognize this area anymore. It shouldn't take me 25 mins to go from Wiscon to 19. Does this not seem like a problem? Do people realize we need trees to live. You can't take money to your grave.

From: [Zoning Department](#)
To: [Victoria Via](#)
Subject: Fw: AGENDA ITEM H25-50 DIRT DOCTOR 11011
Date: Monday, March 9, 2026 7:24:17 AM
Attachments: [Outlook-crilcfzg.png](#)

Respectfully,



The Zoning Division

Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4048

Email: ZoningDepartment@HernandoCounty.us

[Click Here to Check out our New Website!](#)

Hours:

Monday – Friday: 7:30 AM – 4:00 PM

Lobby Hours: 7:30 AM – 3:30 PM Daily

NOTICE: As we transition to the new *Tyler Enterprise Permitting and Licensing system*, there will be a temporary period of modified permitting operations. Modified operations will be in place from the end of business day **February 10, 2026, through March 2, 2026**, during which, the prior electronic software will be disabled. We appreciate your patience as we work through the anticipated high volume of calls and emails during this period and as we roll out the new software. For more information, please see the Media Release notice on our websites and County social media accounts or found at this website: <https://www.hernandocounty.us/news/posts/tyler-enterprise-permitting-and-licensing-system/>.

From: Planning Resource Object <Planning@co.hernando.fl.us>
Sent: Monday, March 9, 2026 7:13 AM
To: Zoning Department <zoningdepartment@hernandocounty.us>
Subject: FW: AGENDA ITEM H25-50 DIRT DOCTOR 11011

From: Leland Johansen <lelandjohansen4@gmail.com>
Sent: Friday, March 6, 2026 8:21 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: AGENDA ITEM H25-50 DIRT DOCTOR 11011

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.

There is ZERO need for more development and especially adding townhomes. 110 unit townhomes for an already overcrowded infrastructure. GREAT IDEA.... NOT! How much money do these developers donate to the BOCC. Keep the 2.1 acres AG and leave it alone! NOT EVERY BLADE OF GRASS NEEDS TO BE TURNED INTO CONCRETE PROFIT. Nobody in this community wants more buildings but the developers and this crooked BOCC.

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Mar 9 meeting
Date: Monday, March 9, 2026 9:39:16 AM

From: Cheryl Martines <cheryl_rn_10@hotmail.com>
Sent: Monday, March 9, 2026 9:00 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Mar 9 meeting

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 Morning,

I am writing as I cannot be at the meeting this am regarding the planned Development and rezoning in Hernando County.

At this time, there are over 1800 single family homes for sale in Hernando County. We are having a water shortage. We have seen our utility bills increase while most of our salaries stay the same. The public schools in Hernando County do not have enough teachers; classrooms are beyond capacity.

As I drive on US 19 and Cortez Blvd, I see several building projects in different phases of development. More and more land is being stripped of its forestry; wild animals are sighted more in residential areas as we have destroyed their natural habitats.

I read the strategic plan proposal from 2025 (for 2025-2030) regarding what is important as a community. There are four main themes highlighted:

- A. Economic and Workforce Opportunity
- B. Commitment to public safety
- C. Stewardship of natural resources
- D. Quality of Life

Right now, I do not believe building either commercial or residential properties should be our focus. Looking at the above themes, how can we focus on that without diminishing themes B-D?

We also need to improve our infrastructure before we can add additional citizens to this community. Please reconsider any building at this time and shelve to a later time. We need to preserve our resources. We need to sell the many single family homes already available.

I also noticed that in the plan for the 110 townhomes, there was a request to deviate from the current 6000 Sq ft lot size down to 1620 sq ft lot size. Does that mean they want to put 3 homes in the space meant for one? And the other internal building setbacks that are also asked for? Basically cramming these homes on top of each other.

Again, I can only give my opinion of what is presented. And that is that the current building proposals should be shelved for the future. And no deviations should be allowed if and when they do go forward.

Thank you for allowing me to be heard. I look forward to the outcome.

Sincerely,
Cheryl Martines
Resident and homeowner in Hernando County

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Opposition to Rezoning Request – Bourassa Boulevard Parcel
Date: Monday, March 9, 2026 7:07:52 AM

-----Original Message-----

From: Jeannie Galbo <jeanniegalbo@hotmail.com>
Sent: Sunday, March 8, 2026 8:11 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Rezoning Request – Bourassa Boulevard Parcel

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 morning,

My name is Jeannie Galbo. I live in Woodland Waters, a single family community next to the subject property. I had intended to address the board in person today, but am unable to attend. I respectfully ask that this written statement be entered into the record.

I am writing in opposition to the request to rezone a 9 acre parcel on Bourassa Boulevard from Agricultural to Planned Development Project, Multifamily, for 110 townhomes.

I'd like to offer some clarity on what is before this board today. This is not just a rezoning request. The petitioner is also seeking multiple deviations from established county setback and lot size standards. Every deviation requested moves in the same direction: smaller lots, reduced setbacks, greater density. Together, they represent a fundamental incompatibility with the surrounding neighborhood.

The subject property is bordered to the south by Woodland Waters, a community of larger lot, single family homes whose owners made purchasing decisions based on the reasonable expectation that county zoning standards would be upheld. Approving this rezoning with these deviations would betray that expectation.

I also want to draw this board's attention to a matter already on the record. During discussions on a similar townhome project last year, commissioners were concerned that these units would become 100% rentals. Your own County Attorney advised that even with rental restriction guardrails in place, a corporation could legally form an LLC, acquire all units, and begin renting them within six months, with no county enforcement mechanism to prevent it. That same concern applies with equal force here. The residents of Woodland Waters should not be asked to hope it doesn't happen and absorb the impact if it does.

The adjacent Sandal Key development is already causing documented harm to neighboring properties. Residents have been battling this developer for years, sustaining structural damage and retaining legal counsel. Adding 110 townhomes with reduced buffers and compressed setbacks would compound that harm directly. This 9 acre parcel is "an island" surrounded by residential homes, including the larger homes and lots of Woodland Waters to the south.

I know this board's hands are often tied because of decisions made by prior boards. There is nothing you can do about that, unless a petitioner returns seeking modifications/deviations, at which point the board's authority is restored. That is exactly the posture of this petition, in my opinion.
It is the moment where this board can and should act.

On behalf of myself and my neighbors in Woodland Waters, I respectfully urge this board to deny the rezoning request and deny all deviations as submitted.

Thank you for your time and consideration.

Respectfully,
Jeannie Galbo
Resident, Woodland Waters

Sent from my iPhone

From: [Michelle Miller](#)
To: [Victoria Via](#)
Subject: FW: proposed townhome community adjacent to Sandal Key
Date: Monday, April 13, 2026 10:38:01 AM

For dirt doctor, Bourassa.

Michelle L. Miller, M.S. | Planning Manager
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

Note: Please be advised that Hernando County has transitioned to the Tyler Enterprise Permitting and Licensing System for the processing of all permit and planning applications.

The link to register as a contractor in Tyler Civic Access is <https://hernandocountyfl-energovweb.tylerhost.net/apps/selfservice#/home>.

The link to submit applications through Tyler is: www.HernandoCounty.us/CivicAccess

-----Original Message-----

From: Planning Resource Object <Planning@co.hernando.fl.us>
Sent: Monday, April 13, 2026 10:33 AM
To: Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: FW: proposed townhome community adjacent to Sandal Key

-----Original Message-----

From: [teri weide](mailto:teri.weide@juno.com) <apidir@juno.com>
Sent: Saturday, March 7, 2026 2:05 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: proposed townhome community adjacent to Sandal Key

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.

To the Planning & Zoning Commission,

Please stop this project – this area of Hernando County is already being saturated with new homes/communities without regard to the infrastructure currently in place.

How tall will this building/buildings be? And how much more nature are you going to destroy?

Roads are not going to be able to support the new lagoon community or the community being built just south of Weeki Wachee school complex, so it certainly will not be able to support an additional 110-home townhouse community. Adding more traffic lights and/or widening roads is not the answer.

Where will these children go to school? My understanding is that the Weeki Wachee schools are already overcrowded.

How will this affect our water table? How many sinkholes need to open before y'all determine it is a bad idea to add more buildings in an area already prone to sinkholes?

Will there be yet another fire station built to cover this area? What is the projected increase in the rate of crime with the new communities being built?

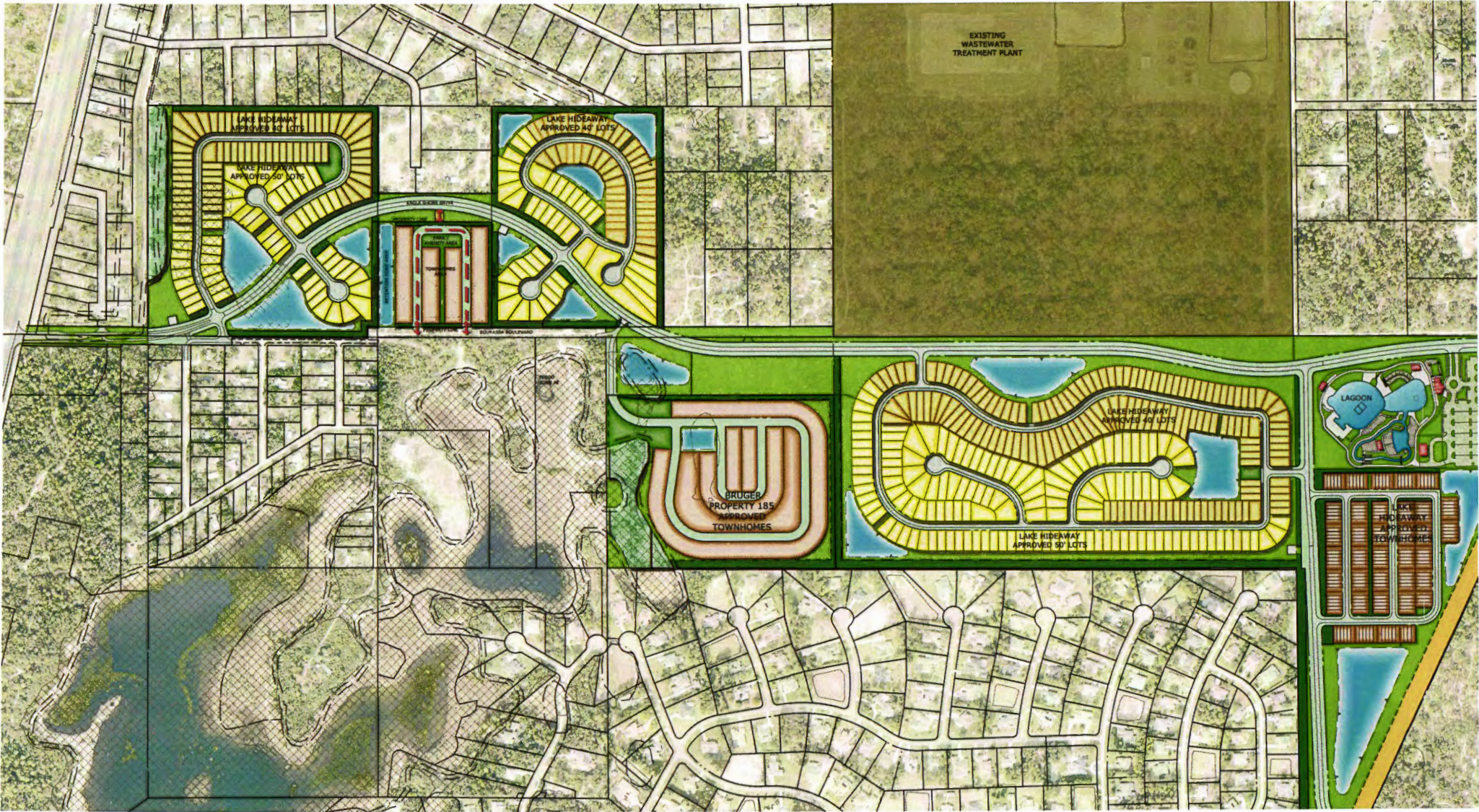
Do we have enough healthcare and social services in our county to provide needed resources to potential new residents?

I vehemently object to the project – while I presume the Committee really does not care, I and other concerned residents of Royal Highlands do care. Stop the building!!

Teri L Weide

Royal Highlands resident

<https://www.avast.com/sig-email?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=emailclient> Virus-free.www.avast.com <https://www.avast.com/sig-email?utm_medium=email&utm_source=link&utm_campaign=sig-email&utm_content=emailclient>



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: Dirt Doctor 11011 LLC

FILE NUMBER: H-25-50

REQUEST: Rezoning from AG (Agriculture) to PDP(MF)/Planned Development Project (Multi Family) to develop townhomes

GENERAL LOCATION: North side of Bourassa Boulevard, approximately 2,133 feet east of Commercial Way

PARCEL KEY NUMBERS: 822756

REQUEST: Rezoning from AG (Agriculture) to PDP(MF)/Planned Development Project (Multi Family) to develop townhomes 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 (Agriculture) to PDP(MF)/Planned Development Project (Multi Family) to develop townhomes 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



AGENDA ITEM

TITLE

Rezoning Petition Submitted by Land Supplier, LLC, for Property Located on Centralia Road (H2339)

BRIEF OVERVIEW

Rezoning Request:

Rezoning from C-1 (General Commercial) to PDP(GC) with a Specific C-2 use for outdoor storage

General Location:

Northwest Corner of Citrus Way and Centralia Road

Parcel Key Number:

574480

Summary of Applicant's Request:

The petitioner is requesting a rezoning from C-1 (General Commercial) to PDP(GC) - Planned Development Project (General Commercial), with a specific C-2 use for outdoor storage.

The petitioner proposes to rezone the property to allow for the development of an outdoor secured storage facility. Proposed site improvements include the installation of a six-foot chain link fence, a controlled access gate, and security cameras. The intended use of the property is for the outdoor storage of recreational vehicles (RVs), campers, automobiles, and small- to medium-sized trailers and equipment.

Public Hearing History:

On **May 11, 2026**, the Planning and Zoning Commission voted 3-0 to postpone the applicants request to rezone from C1 to PDP(GC) with a Specific C-2 use for outdoor storage to the June 8, 2026, Planning and Zoning meeting with the applicant bearing all re-advertising costs.

On **June 8, 2026**, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request to rezone from C1 to PDP(GC) Planned Development Project (General Commercial) with a Specific C-2 use for outdoor storage with modified performance conditions.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board of County Commissioners 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 of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from C-1/(General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage with performance conditions.

REVIEW PROCESS

Victoria L Via	Approved	07/09/2026 10:45 AM
Omar DePablo	Approved	07/09/2026 3:42 PM
Stephanie Stevens	Approved	07/15/2026 8:40 AM
Erin Dohren	Approved	07/16/2026 1:20 PM
Pamela Hare	Approved	07/16/2026 2:48 PM
Natasha Lopez Perez	Approved	07/16/2026 2:54 PM
Heidi Prouse	Approved	07/17/2026 3:45 PM
Toni Brady	Approved	07/20/2026 8:52 PM
Jeffrey Rogers	Approved	07/21/2026 11:26 AM
Jessica Wright	Approved	07/27/2026 1:39 PM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 11, 2026
Planning & Zoning Commission: June 08, 2026
Board of County Commissioners: August 4, 2026

APPLICANT: Land Supplier, LLC

FILE NUMBER: H-23-39

REQUEST: Rezoning from C1 to PDP(GC) with a Specific C-2 use for outdoor storage

GENERAL LOCATION: Northwest Corner of Citrus Way and Centralia Road

PARCEL KEY NUMBER(S): 574480

APPLICANT'S REQUEST

The petitioner is requesting a rezoning from C-1 (General Commercial) to PDP(GC) – Planned Development Project (General Commercial), with a specific C-2 use for outdoor storage.

The petitioner proposes to rezone the property to allow for the development of an outdoor secured storage facility. Proposed site improvements include the installation of a six-foot chain link fence, a controlled access gate, and security cameras.

The site will be cleared as necessary, with trees planted in accordance with applicable landscaping requirements. The proposed ground surface will consist of compacted #57 stone.

The intended use of the property is for the outdoor storage of recreational vehicles (RVs), campers, automobiles, and small- to medium-sized trailers and equipment.

SITE CHARACTERISTICS

Site Size	1.5 Acres
Surrounding Zoning; Land Uses	North: AR-2; Residential Uses South: AR-2; Residential Uses East: AR-2; Residential Uses West: AR-2; Residential Uses
Current Zoning:	C-1; Vacant
Future Land Use Map Designation:	Rural

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District (SWFWMD) and Florida Fish and Wildlife Conservation Commission (FWC) permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department 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 requested zoning change from C1 to PDP(GC) with C2 use to allow a secured outdoor storage facility.

FIRE SAFETY REVIEW

The Fire Prevention Manager has reviewed the petitioner's request and has identified the following requirements upon site development:

- Hernando County may require secure access boxes for structures with restricted entry. All boxes must be installed in an accessible location and comply with UL 1037 standards to ensure emergency personnel can enter the site without delay.

ENGINEERING REVIEW

The subject site is located at the Northwest Corner of Citrus Way and Centralia Road. The County Engineer has reviewed the petitioner's request and has the following comments:

- This property contains a small area of Flood Zone "AE, (El.128.6)" in the SE corner. Development within floodplain requires specific permitting and mitigation.
- The gate opening is to be set back from the edge of pavement 1 ½ times the length of the longest proposed vehicle to regularly use the gate.
- Stacking, standing, or parking on Centralia Drive is not permitted.
- Project is required to improve April Drive to Major Local/Commercial Road standards. Refer to Hernando County Facility Design Guideline IV-06. Pave as depicted on site plan.
- Provide sidewalks along both Centralia Road and Citrus Way for the entire length of property frontage, as shown on site plan and both roadways are Collector roadways.
- The site plan requests the use of compacted 57 rock for use parking lot material, this is a deviation from Hernando County Standards, an Administrative Design Variance must be requested to the County Engineer for the use of this material. Refer to Hernando County Facility Design Guidelines page I-13 for procedure.
- Site Development permitting is required to meet the Hernando County Facility Design Guidelines requirements for commercial development, which includes drainage calculations and Southwest Florida Water Management District Environmental Resource Permitting.

LAND USE REVIEW

The petitioner is requesting a rezoning from C-1/ (General Commercial) a to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage.

Setbacks:

Citrus Way:	35'
Centralia Road:	35'
April Drive:	35'
Rear:	20'

Buffers:

Citrus Way:	5'
Centralia Road:	5'
April Drive:	5'
Rear:	10'

Screening:

Hernando County LDR's 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.

Landscape:

Hernando County Land Development Regulations (LDRs) require landscaping within all uncovered parking areas, unless otherwise exempt. For every ten (10) parking spaces, a minimum of four hundred (400) square feet of landscaped area shall be provided within medians or islands. Each landscaped area shall include at least one (1) overstory tree, one (1) understory tree, and six (6) shrubs.

No median or island shall be less than five (5) feet in width. Additionally, no row of parking spaces shall exceed ten (10) consecutive spaces without a landscaped interruption.

Lighting:

County 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: The petitioner has not proposed a lighting plan for the subject site. If the master plan is approved, the petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.

COMPREHENSIVE PLAN REVIEW

The subject site is currently zoned C-1 (General Commercial) and is requesting a rezoning to PDP(GC) with a Specific C-2 use for outdoor storage. This request is consistent with the Property Rights Element and the Mapping Criteria for the Commercial land use category.

Property Rights Element

GOAL 12.02 – Property Rights: Hernando County will recognize property rights interests in local decision-making.

Property and Vested Rights

Objective 12.02A: Private property rights will be protected through alternative development techniques, the continuance of non-conformities, procedures for vested rights and other appropriate mechanisms.

Strategy 12.02A(5): The following rights shall be considered in Hernando County's local decision making:

- a. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- b. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- c. The right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- d. The right of a property owner to dispose of his or her property through sale or gift.

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.

FINDINGS OF FACT

A rezoning from C-1/ (General Commercial) a to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage.

1. The request is consistent with the Comprehensive Plan Strategies for the location of commercial development and the surrounding commercial 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 requesting a rezoning from C-1/ (General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage 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 only allowable C-2 use shall be outdoor storage of RV's and boats/trailers as needed in accordance with the master plan. Any additional structures or major revisions will require an amendment to the approved master plan.
3. The petitioner shall coordinate with Hernando County Fire Rescue may require secure access boxes for structures with restricted entry. All boxes must be installed in an accessible location and comply with UL 1037 standards to ensure emergency personnel can enter the site without delay.
4. The petitioner shall coordinate with the Health Department and the Southwest Florida Water Management District regarding well and septic system requirements and approvals.
5. The driveway is to meet the Hernando County Facility Design Guideline standards for a Commercial Driveway.
6. The gate opening is required to be set back from the edge of pavement a distance equal to 1.5 times the length of the longest proposed vehicle expected to regularly use the gate. Additionally, stacking, standing, or parking on Centralia Drive is not permitted.
7. The project is required to improve April Drive to Major Local/Commercial Road standards in accordance with Hernando County Facility Design Guideline IV-06. The roadway shall be paved as depicted on the approved site plan.
8. The petitioner shall provide sidewalks along both Centralia Road and Citrus Way for the entire length of the property frontage, as shown on the site plan. Both roadways are classified as Collector roadways.

9. The Site Development permitting is required to comply with Hernando County Facility Design Guidelines for commercial development. This includes, but is not limited to, drainage calculations and obtaining an Environmental Resource Permit (ERP) from the Southwest Florida Water Management District.
10. Security lighting shall be shielded from the neighboring properties in accordance with the requirements of the land development regulations.
11. Minimum building setbacks:

Citrus Way:	35'
Centralia Road:	35'
April Drive:	35'
Rear:	35'
12. Buffers:

Citrus Way:	5'
Centralia Road:	5'
April Drive:	5'
Rear:	10'
13. The site perimeter shall be fenced and landscaped at an 80% opacity in accordance with the requirements of the land development regulations.
14. The petitioner shall follow Hernando County Land Development Regulations (LDRs) which require landscaping within all parking areas.
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 May 11, 2026, the Planning and Zoning Commission voted 3-0 to postpone the applicants request to rezone from C1 to PDP(GC) with a Specific C-2 use for outdoor storage to June 8, 2026, Planning and Zoning meeting with the applicant bearing all re-advertising costs.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On June 8, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request to rezone from C1 to PDP(GC) Planned Development Project (General Commercial) with a Specific C-2 use for outdoor storage with 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 only allowable C-2 use shall be outdoor storage of RV's and boats/trailers as needed in accordance with the master plan. Any additional structures or major revisions will require an amendment to the approved master plan.
3. The petitioner shall coordinate with Hernando County Fire Rescue may require secure access boxes for structures with restricted entry. All boxes must be installed in an accessible location and comply with UL 1037 standards to ensure emergency personnel can enter the site without delay.
4. The petitioner shall coordinate with the Health Department and the Southwest Florida Water Management District regarding well and septic system requirements and approvals.
5. The driveway is to meet the Hernando County Facility Design Guideline standards for a Commercial Driveway.
6. The gate opening is required to be set back from the edge of pavement a distance equal to 1.5 times the length of the longest proposed vehicle expected to regularly use the gate. Additionally, stacking, standing, or parking on Centralia Drive is not permitted.
7. The project is required to improve April Drive to Major Local/Commercial Road standards in accordance with Hernando County Facility Design Guideline IV-06. The roadway shall be paved as depicted on the approved site plan. The primary entrance shall be off April Drive.
8. ~~The petitioner shall provide sidewalks along both Centralia Road and Citrus Way for the entire length of the property frontage, as shown on the site plan. Both roadways are classified as Collector roadways.~~
9. The Site Development permitting is required to comply with Hernando County Facility Design Guidelines for commercial development. This includes, but is not limited to, drainage calculations and obtaining an Environmental Resource Permit (ERP) from the Southwest Florida Water Management District.
10. Security lighting shall be shielded from the neighboring properties in accordance with the requirements of the land development regulations.

11. Minimum building setbacks:

Citrus Way:	35'
Centralia Road:	35'
April Drive:	35'
Rear:	35'

12. Buffers:

Citrus Way:	5'
Centralia Road:	5'
April Drive:	5'
Rear:	10'

13. The site perimeter shall be fenced and landscaped at an 80% opacity in accordance with the requirements of the land development regulations. Chain-link and vinyl fencing shall not be permitted. The applicant shall utilize a high-quality alternative, such as ornamental aluminum or powder coated steel, to ensure a premium aesthetic and enhanced security. Fencing plans must be approved at the development phase.

14. The petitioner shall follow Hernando County Land Development Regulations (LDRs) which require landscaping within all parking areas.

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

HERNANDO COUNTY ZONING AMENDMENT PETITION



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: 5/17/23

File No. _____ Official Date Stamp:

H-23-39

Received

JUN 22 2023

Planning Department
Hernando County, Florida

APPLICANT NAME: Land Supplier LLC

Address: 1925 Bonner Ave

City: Clearwater

State: FL

Zip: 33761

Phone: 727-557-6149 Email: Robert@LandSupplier.com

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

Company Name: Land Supplier LLC

Address: 6325 Bonner Ave

City: Clearwater

State: FL

Zip: 33761

Phone: 727-557-6149 Email: Robert@LandSupplier.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00574480
2. SECTION 36, TOWNSHIP 21, RANGE 18
3. Current zoning classification: C1
4. Desired zoning classification: PDX(GCV PLANNED) Development Project (General Commercial) C2
5. Size of area covered by application: 1.5 ACRES (65,747 sq ft)
6. Highway and street boundaries: CITRUS WAY & CENTRALIA Rd OUTDOOR STORAGE
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 AFFIDAVIT

I, Robert Vaughan, 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): _____

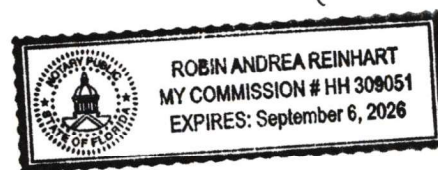
to submit an application for the described property.

R Vaughan
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 22 day of June, 2023, by Robert Vaughan who is personally known to me or produced e as identification.

Robin Reinhart
Signature of Notary Public



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

Notary Seal/Stamp

Citrus Way Brookeville Florida

Description of land use request to add Secured Storage Use

I am proposing to add the use of secured outdoor storage commercial to already existing C2 Commercial zoning for property in Brooksville. The property is 1.5 Acres in land area. There will be no building structures at this time and no need for water or sewer. Property is high and dry and has already had wetland delineation completed. Survey and Gopher Survey has been completed and cleared as well. (SEE ATTACHED). I would like to rezone the property with a 6' Chain Link fence, access gate, and Security Cameras. The land will be cleared and tree will be planted where necessary and use a mixed 57 rock compound for the ground. The property will be used for outdoor secured storage facility to store RV, Campers, Autos, Small to medium sized trailers and equipment. This should not affect any property owners in the surrounding area.

See attached survey for master plans.

Note:

All wetlands shown hereon will be regulated by FL Dept. of Environmental Protection (FDEP). Wetland delineation performed on 10/11/2022 and located by handheld GPS. All locations and acreages are approximate. This work has not been reviewed by any regulatory authority. This map does not represent surveyed information.



Legend

- Property Boundary (Approx. 1.51 ac)
- Wetlands (0.0 ac)
- Upland (Approx. 1.51 ac)
- ◆ Potentially Occupied Gopher Tortoise Burrow (1)

100 50 0 100
Feet
1 inch equals 100 feet
1:1,200 Scale



SWCA
ENVIRONMENTAL CONSULTANTS

Wetland Flagging Map
Land Supplier LLC - 0 Citrus Way
RE # R36 221 18 3703 0000 0150

Brooksville, Hernando County, Florida

Project: 76709 Land Supplier Citrus Way
Date: October 2022
Base maps provided by ESRI. GT burrows located with a handheld GPS on 10/11/2022
Parcel data provided by the FDOR 2022.

October 3, 2025

Land Supplier c/o Robert Vaughan
VIA Email: robert@landsupplier.com

PROPOSAL: 16087 Centralia Rd (PID:R36 221 18 3703 0000 0150) Brooksville, FL 34601, Gopher
Tortoise Report Hernando County

BTA Property Solutions, LLC. (BTA) October 2, 2025 100% coverage pedestrian survey on the referenced
lot observed no Potentially Occupied (PO) gopher tortoise (GT) burrows.

Since no PO burrows were observed on the lot, no permit from the Florida Fish and Wildlife Conservation
Commission (FWC) will be required to develop the lot.

Note: Per FWC guidelines, the GT survey information is valid for 90 days.

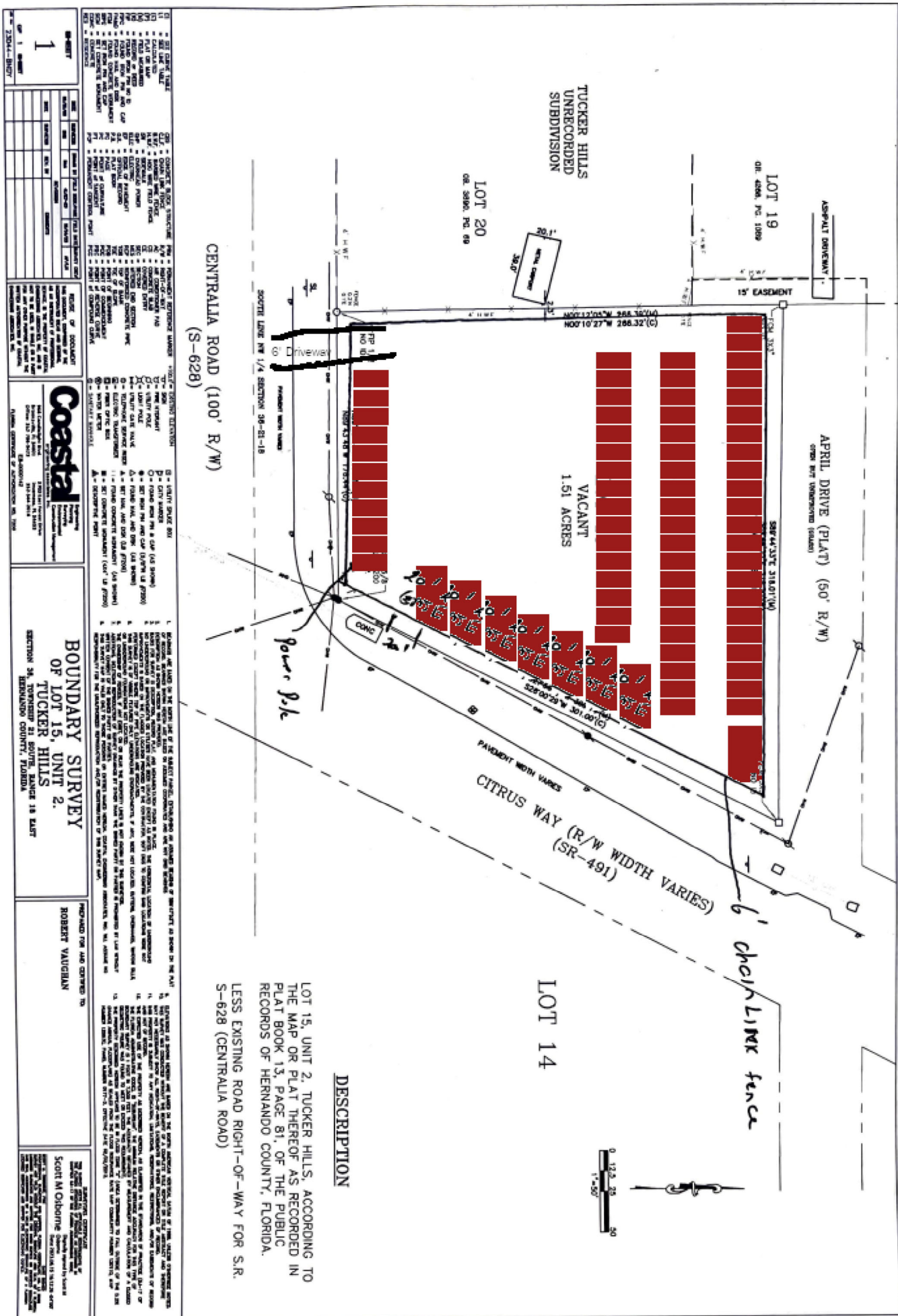
We appreciate the opportunity to provide our services. If you have any questions, please contact me.

Sincerely,

BTA PROPERTY SOLUTIONS, LLC.

Matthew Blanton

MATTHEW BLANTON
Authorized Gopher Tortoise Agent: GTA-24-00041A
President



H-23-39 Aerial Map

This map was prepared by this office to be used as aid and 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.

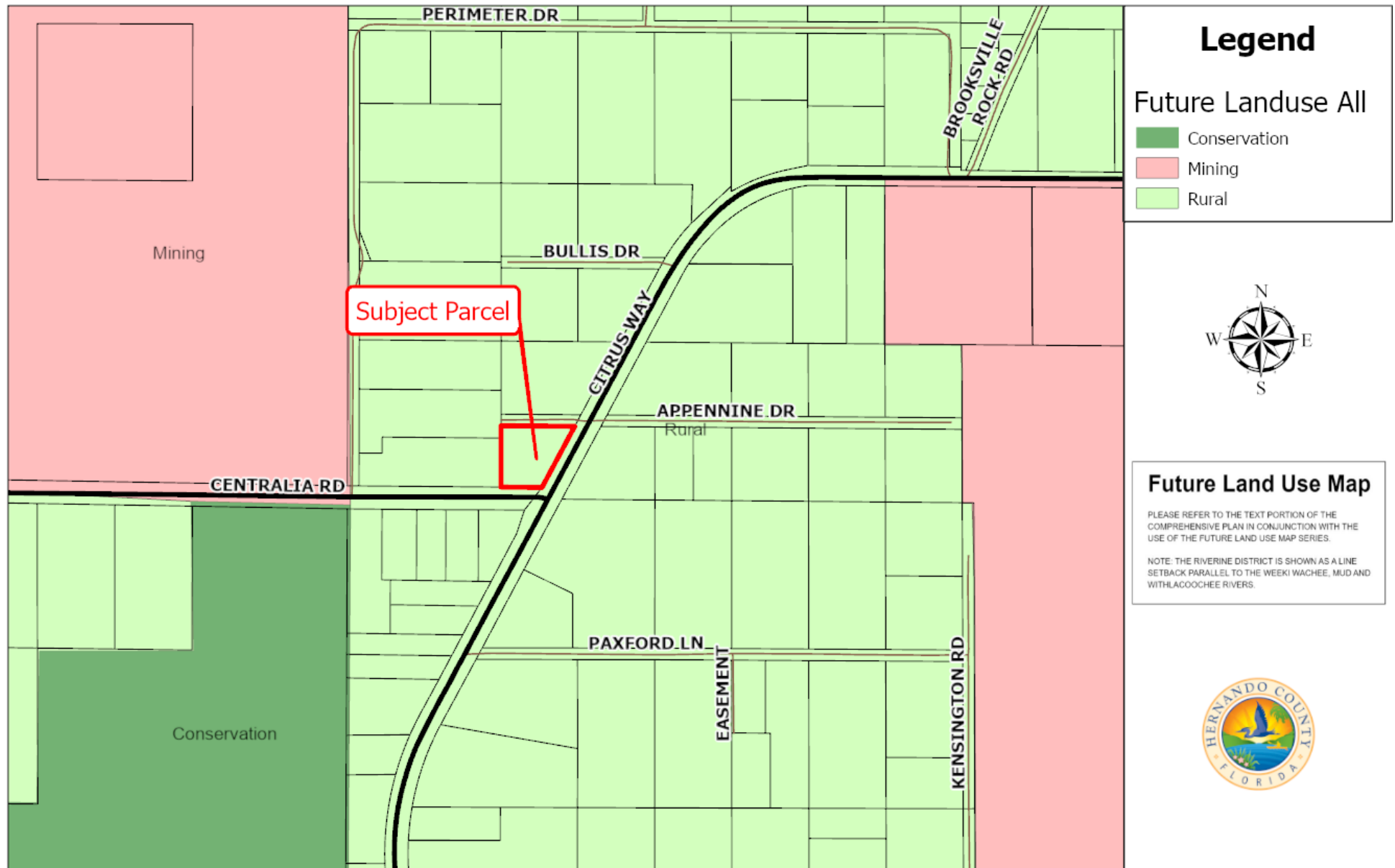


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-23-39

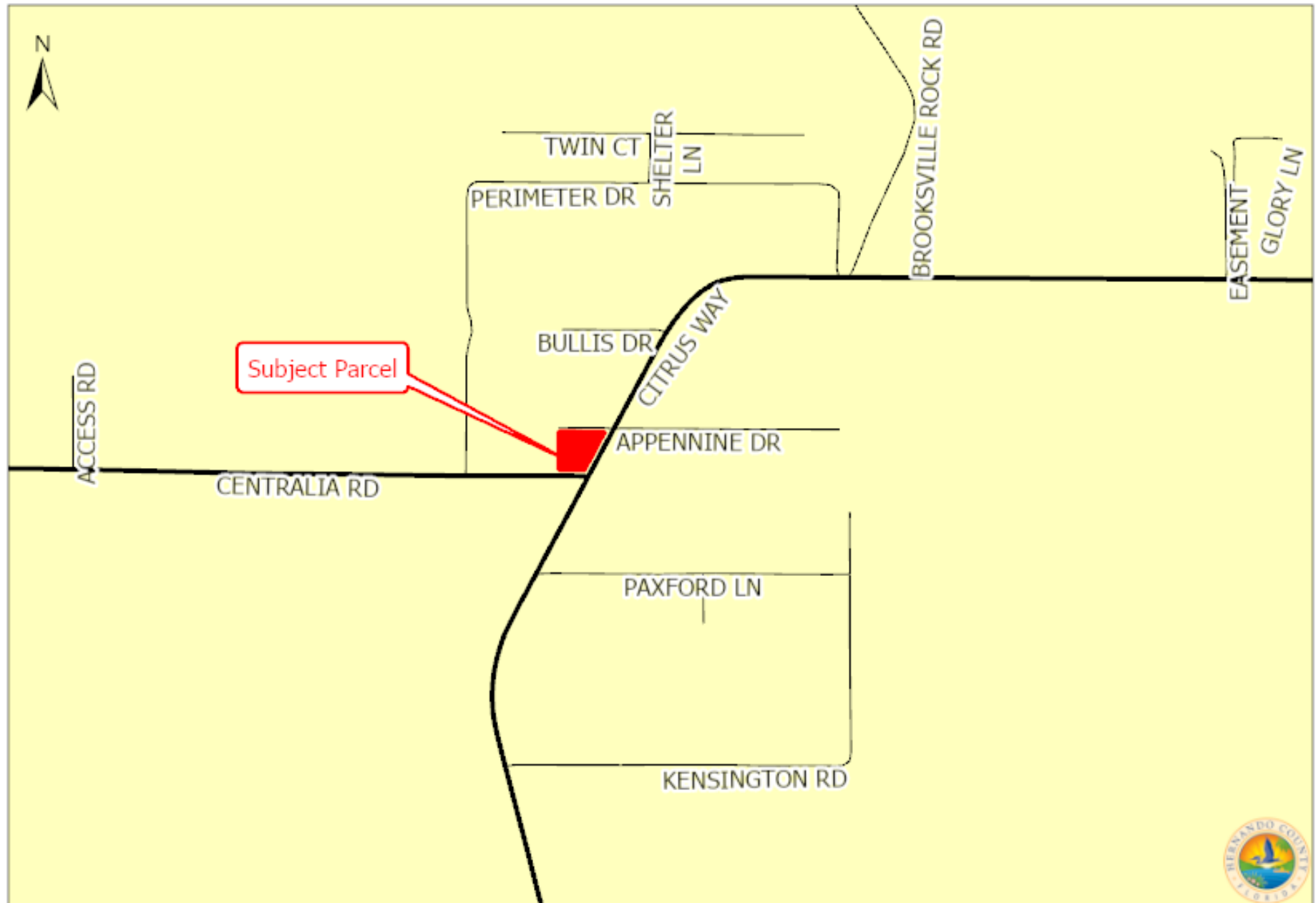
Version Date: 5/11/2026



Not to Scale.

H-23-39 Area Map

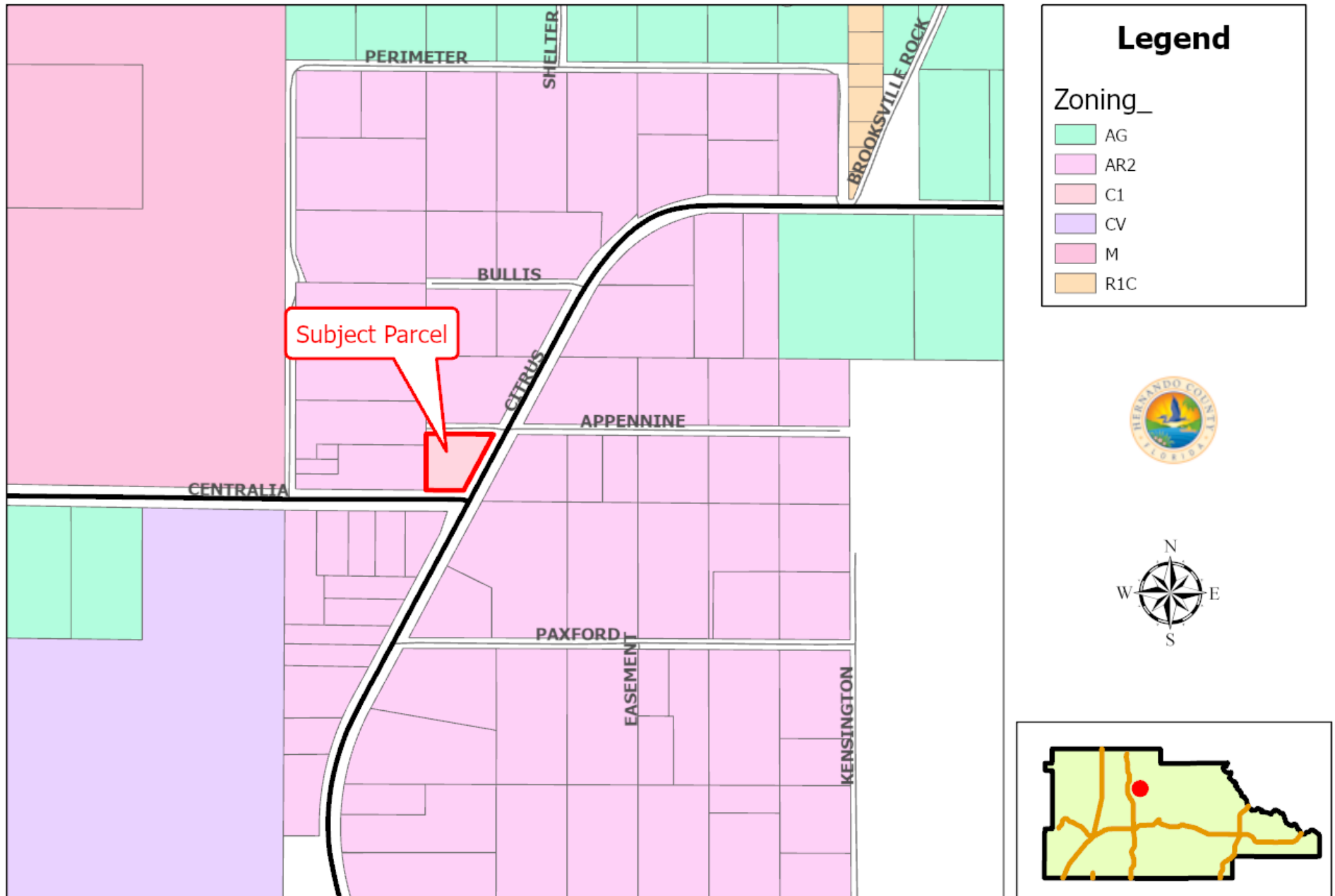
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-23-39 Zoning Map

This map was prepared by this office to be used as aid and 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.



Delaware

The First State

Page 1

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "LAND SUPPLIER LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-NINTH DAY OF DECEMBER, A.D. 2025.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "LAND SUPPLIER LLC" WAS FORMED ON THE TWENTIETH DAY OF JULY, A.D. 2021.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.



6097926 8300

SR# 20255014495

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in cursive script, reading "C. P. Sanchez".

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 205739998

Date: 12-29-25

OPERATING AGREEMENT

OF

A Delaware Limited Liability Company

AGREEMENT,
Made among:

Date: 8-1-2021

Managing Member 1: Robert Vaughan
Address: 6925 Bonner Ave Clearwater FL 33761
Managing Member 2: Wynanne Boebert
Address: 6925 Bonner Ave Clearwater FL 33761
Collectively hereafter referred to as "managing Members"

and,

Member 1:
Address:
Member 2:
Address:
Member 3:
Address:
Member 4:
Address:
Collectively hereafter referred to as "Members"

WITNESSETH:

WHEREAS, the parties hereto desire to form a limited liability company pursuant to the laws of the State of Delaware for the purposes hereinafter set forth, and to establish their respective rights and obligations in connection with the limited liability company; and

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the Managing Members and Members agree as follows:

1. Formation

The parties hereby confirm that they have formed a limited liability company (the "Limited Liability Company") pursuant to the provisions of the Delaware Limited Liability Company Act, Delaware Statutes Annotated, Chapter 18, Title 6 *et seq.*, as the same may be amended from time to time, for the purposes and the period and upon the terms and conditions hereinafter set forth. The parties have caused to be filed the Articles of Organization of the Limited Liability Company, and shall execute, acknowledge, swear to and file any other documents required under applicable law.

2. Name

The name of the Limited Liability Company shall be Land Supplier LLC, and all business of the Limited Liability Company shall be conducted under said name, or such other name as the Members from time to time may determine.

3. Purposes

The purposes of the Limited Liability Company are to

To incur indebtedness, secured and unsecured; to enter into and perform contracts and agreements of any kind necessary to, in connection with or incidental to the business of the Limited Liability Company; and to carry on any other activities necessary to, in connection with or incidental to the foregoing, as the Managing Members in their discretion may deem desirable.

4. Place of Business

The principal place of business and specified office of the Limited Liability Company at which the records required to be maintained by the Limited Liability Company under the Delaware Limited Liability Company Act are to be kept shall be at 6925 Bonner Ave Clearwater FL 33766 at such other or additional places of business within or outside of the State of Delaware as the Managing Members from time to time may designate. The Managing Members shall notify the other Members of any change of the principal place of business and specified office.

The Limited Liability Company hereby designates Harvard Business Services, Inc (Registered Agent), whose address is 16192 Coastal Hwy Lewes DE 19958 as the Registered Agent of the Limited Liability Company for service of process. 2677

The Managing Members may change the registered office and Registered Agent from time to time by filing the prescribed forms with the appropriate governmental authorities.

5. Capital Contributions

The capital of the Limited Liability Company shall be \$20,000.00, which shall consist of the aggregate of the capital contributions to be made pursuant to this Article 6.

Each of the Members shall contribute to the capital of the Limited Liability Company the amount set forth opposite his name below:

Managing Member 1-	<u>Roberts Vaughan</u>	<u>\$20,000.00</u>
Managing Member 2-	<u>Wynanne Boebert</u>	<u>\$20,000.00</u>
Member 1-		\$.
Member 2-		\$.
Member 3-		\$.
Member 4-		\$.

The Members shall not be required to make any additional capital contributions.

Except as specifically provided in this Agreement or required by law, no Member shall have the right to withdraw or reduce his contributions to the capital of the Limited Liability Company until the termination of the Limited Liability Company. No Member shall have the right to demand and receive any distribution from the Limited Liability Company in any form other than cash, regardless of the nature of such Member's capital contribution. No Member shall be paid interest on capital contributions to the Limited Liability Company.

The liability of any Member for the losses, debts, liabilities and obligations of the Limited Liability Company shall be limited to paying: the capital contribution of such Member when due under this Agreement; such Member's share of any undistributed assets of the Limited Liability Company; and (only if and to the extent at any time required by applicable law) any amounts previously distributed to such Member by the Limited Liability Company.

6. Loans and Advances by Members

If any Member shall loan or advance any funds to the Limited Liability Company in excess of the capital contribution of such Member prescribed herein, such loan or advance shall not be deemed a capital contribution to the Limited Liability Company and shall not in any respect increase such Member's interest in the Limited Liability Company.

7. Allocations and Distributions

As used in this Agreement, the terms "net profits" and "net losses" shall mean the profits or losses of the Limited Liability Company from the conduct of the Limited Liability Company's business, after all expenses incurred in connection therewith have been paid or provided for. The net profits or net losses of the Limited Liability Company shall be determined by the Limited Liability Company's accountants in accordance with generally accepted accounting principles applied in determining the income, gains, expenses, deductions or losses, as the case may be, reported by the Limited Liability Company for Federal income tax purposes.

The term "cash receipts" shall mean all cash receipts of the Limited Liability Company from whatever source derived, including without limitation capital contributions made by the Members; the proceeds of any sale, exchange, or other disposition of all or any part of the assets of the Limited Liability Company; the proceeds of any loan to the Limited Liability Company; the proceeds of any insurance policy payable to the Limited Liability Company; and the proceeds from the liquidation of the assets of the Limited Liability Company following a termination of the Limited Liability Company.

The "capital account" for each Member shall mean the account established, determined and maintained for such Member in accordance with Section 704(b) of the Internal Revenue Code and Treasury Regulation Section 1.704-1(b)(2)(iv). The capital account for each Member shall be increased by (1) the amount of money contributed by such Member to the Limited Liability Company, (2) the fair market value of property contributed by such Member to the Limited Liability Company (net of liabilities secured by such contributed property that the Limited Liability Company is considered to assume or take subject to under Section 752 of the Internal Revenue Code), and (3) allocations to such Member of Limited Liability Company income and gain (or items thereof), including income and gain exempt from tax and income and gain described in Treasury Reg. Section 1.704-1(b)(2)(iv)(g), but excluding income and gain described in subsection (b)(4)(i) of said Regulation, and shall be decreased by (4) the amount of money distributed to such Member by the Limited Liability Company, (5) the fair market value of property distributed to such Member by the Limited Liability Company (net of liabilities secured by such distributed property that such Member is considered to assume or take subject to under Section 752 of the Code), (6) allocations to such Member of expenditures of the Limited Liability Company described in Section 705(a)(2)(B) of the Code, and (7) allocations of Limited Liability Company loss and deduction (or items thereof) including loss and deduction described in Treasury Reg. Section 1.704-1(b)(2)(iv)(g), but excluding items described in (6) above and loss or deduction described in subsections (b)(4)(i) or (b)(4)(iii) of said Regulation. Net profits

and net losses of the Limited Liability Company from other than capital transactions, as of the end of any fiscal year or other period, shall be credited or charged to the capital accounts of the Members prior to any charge or credit to said capital accounts for net profits and net losses of the Limited Liability Company from capital transactions as of the end of such fiscal year or other period. The capital account for each Member shall be otherwise adjusted in accordance with the additional rules of Treasury Reg. Section 1.704-1(b)(2)(iv).

The term "Members' Percentage Interests" shall mean the percentages set forth opposite the name of each Member below:

<u>Managing Members</u>	<u>Percentage Interest</u>
Robert Vaughan	50%
Wynanne Boebert	50%

<u>Other Members</u>	<u>Percentage Interest</u>
----------------------	----------------------------

In accordance to any sell, purchase, transfer, or borrow
of any assets or debts including real estates, one
managing member may decide and sign off without other
or vote.

During each fiscal year, the net profits and net losses of the Limited Liability Company (other than from capital transactions), and each item of income, gain, loss, deduction or credit entering into the computation thereof, shall be credited or charged, as the case may be, to the capital accounts of each Member in proportion to the Members' Percentage Interests. The net profits of the Limited Liability Company from capital transactions shall be allocated in the following order of priority: (a) to offset any negative balance in the capital accounts of the Members in proportion to the amounts of the negative balance in their respective capital accounts, until all negative balances in the capital accounts have been eliminated; then (b) to the Members in proportion to the Members' Percentage Interests. The net losses of the Limited Liability Company from capital transactions shall be allocated in the following order of priority: (a) to the extent that the balances in the capital accounts of any Members are in excess of their original contributions, to such Members in proportion to such excess balances in the capital accounts until all such excess balances have been reduced to zero; then (b) to the Members in proportion to the Members' Percentage Interests.

The cash receipts of the Limited Liability Company shall be applied in the following order of priority: (a) to the payment by the Limited Liability Company of amounts due on debts and liabilities of the Limited Liability Company other than to any Member, and operating expenses of the Limited Liability Company; (b) to the payment of interest and amortization due on any loan made to the Limited Liability Company by any Member; (c) to the establishment of cash reserves determined by the Managing Members to be necessary or appropriate, including without limitation reserves for the operation of the Limited Liability Company's business, taxes and contingencies; and (d) to the repayment of any loans made to the Limited Liability Company by any Member. Thereafter, the cash receipts of the Limited Liability Company shall be distributed among the Members as hereafter provided.

The cash receipts of the Limited Liability Company shall be distributed to the Members from time to time at such times as the Managing Members shall determine. It is contemplated that distributions will be made if the Managing Members deem such distributions to be prudent and feasible.

Except as otherwise provided in this Agreement or required by law, distributions of cash receipts of the Limited Liability Company, other than from capital transactions, shall be allocated among the Members in proportion to the Members' Percentage Interests.

Except as otherwise provided in this Agreement or required by law, distributions of cash receipts from capital transactions shall be allocated in the following order of priority: (a) to the Members in proportion to their respective capital accounts until each Member has received cash distributions equal to

any positive balance in his capital account; then (b) to the Members in proportion to the Members' Percentage Interests.

Special Allocations -- Notwithstanding the preceding provisions of this Article 8, the following special allocations shall be made in the following order:

(1) **Minimum Gain Chargeback** -- Except as otherwise provided in Treasury Reg. Section 1.704-2(f), if there is a net decrease in partnership minimum gain (within the meaning of Treasury Reg. Sections 1.704-2(b)(2) and 1.704-2(d)) during any fiscal year, each Member shall be allocated items of the Limited Liability Company's income and gain for such fiscal year (and, if necessary, subsequent fiscal years) in an amount equal to such Member's share of the net decrease in partnership minimum gain, determined in accordance with Treasury Reg. Section 1.704-2(g). Allocations made pursuant to the preceding sentence shall be made in proportion to the respective amounts required to be allocated to each Member pursuant thereto. The items to be so allocated shall be determined in accordance with Treasury Reg. Sections 1.704-2(f)(6) and 1.704-2(j)(2). This provision is intended to comply with the minimum gain chargeback requirement in Treasury Reg. Section 1.704-2(f) and shall be interpreted consistently therewith.

(2) **Partner Minimum Gain Chargeback** -- Except as otherwise provided in Treasury Reg. Section 1.704-2(i)(4), if there is a net decrease in partner nonrecourse debt minimum gain attributable to a partner nonrecourse debt during any fiscal year, each Member who has a share of the partner nonrecourse debt minimum gain attributable to such partner nonrecourse debt, determined in accordance with Treasury Reg. Section 1.704-2(i)(5), shall be allocated items of the Limited Liability Company's income and gain for such fiscal year (and, if necessary, subsequent fiscal years) in an amount equal to such Member's share of the net decrease in partner nonrecourse debt minimum gain attributable to such partner nonrecourse debt, determined in accordance with Treasury Reg. Section 1.704-2(i)(4). Allocations made pursuant to the preceding sentence shall be made in proportion to the respective amounts required to be allocated to each Member pursuant thereto. The items to be so allocated shall be determined in accordance with Treasury Reg. Sections 1.704-2(i)(4) and 1.704-2(j)(2). As used herein, "partner nonrecourse debt" has the meaning set forth in Treasury Reg. Section 1.704-2(b)(4). As used herein, "partner nonrecourse debt minimum gain" shall mean an amount, with respect to each partner nonrecourse debt, equal to the partnership minimum gain (within the meaning of Treasury Reg. Sections 1.704-2(b)(2) and 1.704-2(d)) that would result if such partner nonrecourse debt were treated as a nonrecourse liability (within the meaning of Treasury Reg. Section 1.704-2(b)(3)) determined in accordance with Treasury Reg. Section 1.704-2(i)(3). This provision is intended to comply with the minimum gain chargeback requirement in Treasury Reg. Section 1.704-2(i)(4) and shall be interpreted consistently therewith.

(3) **Qualified Income Offset** -- In the event any Member unexpectedly receives any adjustments, allocations or distributions described in Treasury Reg. Sections 1.704-1(b)(2)(ii)(d)(4), (5) or (6), items of the Limited Liability Company's income and gain shall be allocated to such Member in an amount and manner sufficient to eliminate, to the extent required by the Regulations, any adjusted capital account deficit in such Member's capital account, as quickly as possible, provided that an allocation pursuant to this provision shall be made only if and to the extent that such Member would have a adjusted capital account deficit in such Member's capital account after all other allocations provided for in this Article 8 have been tentatively made as if this provision were not in this Agreement. As used herein, "adjusted capital account deficit" shall mean the deficit balance, if any, in a Member's capital account at the end of the relevant fiscal year after the following adjustments: (i) credit to such capital account the minimum gain chargeback which the Member is obligated to restore pursuant to the penultimate sentences of Treasury Reg. Sections 1.704-2(g)(1) and 1.704-2(i)(5); and (ii) debit to

such capital account the items described in Treasury Reg. Sections 1.704-1(b)(2)(ii)(d)(4), (5) and (6). This provision is intended to constitute a qualified income offset within the meaning of Treasury Reg. Section 1.704-1(b)(2)(ii)(d) and shall be interpreted consistently therewith.

(4) Gross Income Allocation -- In the event any Member has a deficit capital account at the end of any fiscal year which is in excess of the sum of the amounts such Member is deemed to be obligated to restore pursuant to the penultimate sentences of Treasury Reg. Sections 1.704-2(g)(1) and 1.704-2(i)(5), each such Member shall be allocated items of the Limited Liability Company's income and gain in the amount of such excess as quickly as possible, provided that an allocation pursuant to this provision shall be made only if and to the extent that such Member would have a deficit in such Member's capital account in excess of such sum after all other allocations provided for in this Article 8 have been tentatively made as if this provision and the provisions of clause (3) above were not in this Agreement.

(5) Nonrecourse Deductions -- Nonrecourse deductions (within the meaning of Treasury Reg. Section 1.704-2(b)(1)) for any fiscal year shall be allocated among the Members in proportion to the Members' Percentage Interests.

(6) Partner Nonrecourse Deductions -- Any partner nonrecourse deductions (within the meaning of Treasury Reg. Sections 1.704-2(b)(1) and 1.704-2(b)(2)) for any fiscal year shall be allocated to the Member who bears the economic risk of loss with respect to the partner nonrecourse debt (within the meaning of Treasury Reg. Section 1.704-2(b)(4)) to which such partner nonrecourse deductions are attributable in accordance with Treasury Reg. Section 1.704-2(i)(1).

(7) Other Mandatory Allocations -- In the event Section 704(c) of the Internal Revenue Code or the Regulations thereunder require allocations in a manner different than that set forth above in this Article 8, the provisions of Section 704(c) and the Regulations thereunder shall control such allocations among the Members.

It is the intention of the Members that the allocations hereunder shall be deemed to have "substantial economic effect" within the meaning of Section 704 of the Internal Revenue Code and Treasury Reg. Section 1.704-1. Should the provisions of this Agreement be inconsistent with or in conflict with Section 704 of the Code or the Regulations thereunder, then Section 704 of the Code and the Regulations shall be deemed to override the contrary provisions hereof. If Section 704 or the Regulations at any time require that limited liability company operating agreements contain provisions which are not expressly set forth herein, such provisions shall be incorporated into this Agreement by reference and shall be deemed a part of this Agreement to the same extent as though they had been expressly set forth herein, and the Managing Members shall be authorized by an instrument in writing to amend the terms of this Agreement to add such provisions, and any such amendment shall be retroactive to whatever extent required to create allocations with a substantial economic effect.

8. Books, Records and Tax Returns

At all times during the continuance of the Limited Liability Company, the Managing Members shall keep or cause to be kept complete and accurate records and books of account in which shall be entered each transaction of the Limited Liability Company in accordance with generally accepted accounting principles.

The fiscal year of the Limited Liability Company for both accounting and income tax purposes shall be the calendar year. The Limited Liability Company shall report its operations, net income and net losses in accordance with the methods of accounting selected by the Managing Members.

The Managing Members may employ on behalf of the Limited Liability Company and at the expenses of the Limited Liability Company such firm of certified public accountants as the Managing Members in their sole discretion deems appropriate to serve as the Limited Liability Company's accountants.

The Managing Members shall furnish to each Member, within seventy-five days after the end of each fiscal year, an annual report of the Limited Liability Company which shall include a balance as of the end of such fiscal year; a profit and loss statement of the Limited Liability Company for such fiscal year; a statement of the balance in the capital account of such Member; and the amount of such Member's share of the Limited Liability Company's income, gain, losses, deductions and other relevant items for Federal income tax purposes.

The Managing Members shall prepare or cause to be prepared all Federal, State and local income tax and information returns for the Limited Liability Company, and shall cause such tax and information returns to be filed timely with the appropriate governmental authorities. Within seventy-five days after the end of each fiscal year, the Managing Members shall forward to each person who was a Member during the preceding fiscal year a true copy of the Limited Liability Company's information return filed with the Internal Revenue Service for the preceding fiscal year. The Managing Members shall not be liable to any Member if any taxing authority disallows or adjusts any deductions or credits in the Limited Liability Company's income tax or information returns.

All elections required or permitted to be made by the Limited Liability Company under the Internal Revenue Code, and the Managing Members shall make the designation of a tax matters partner pursuant to Section 6231(a) (7) of the Internal Revenue Code for all purposes permitted or required by the Code. The tax matters partner shall take such action as may be necessary to cause each other Member to become a notice member within the meaning of Section 6223 of the Code. The tax matters partner may not take any action contemplated by Sections 6222 through 6232 of the Code without the consent of the Managing Members.

All such records, books of account, tax and information returns, and reports and statements, together with executed copies of this Agreement, shall at all times be maintained at the principal place of business of the Limited Liability Company, and shall be open to the inspection and examination of the Members or their duly authorized representatives during regular business hours. Each Member, or a duly authorized representative of such Member, may make copies of the Limited Liability Company's books of account and records at the expense of such Member. Any Member, at the expense of such Member, may conduct an audit of the Limited Liability Company's books of account and records.

The Managing Members shall furnish to each Member, promptly upon request, a current list of the names and addresses of all of the Managing Members and other Members of the Limited Liability Company, and any other persons or entities having any financial interest in the Limited Liability Company.

The cost of preparing all of the aforesaid records, books, returns and other items shall be borne by the Limited Liability Company. Upon request of the Managing Members, the Members shall pay to the Limited Liability Company, in proportion to the Members' Percentage Interests, the cost of preparing same, not to exceed in the aggregate \$2,000 for each fiscal year.

9. Bank Accounts

All funds of the Limited Liability Company shall be deposited in the Limited Liability Company's name in such bank account or the Managing Members shall designate accounts as. Withdrawals from any such bank accounts shall be made only in the regular course of business of the Limited Liability Company and shall be made upon such signature or signatures as the Managing Members from time to time may designate.

The Managing Members may employ on behalf of the Limited Liability Company and at the expenses of the Limited Liability Company such firm of certified public accountants as the Managing Members in their sole discretion deems appropriate to serve as the Limited Liability Company's accountants.

The Managing Members shall furnish to each Member, within seventy-five days after the end of each fiscal year, an annual report of the Limited Liability Company which shall include a balance as of the end of such fiscal year; a profit and loss statement of the Limited Liability Company for such fiscal year; a statement of the balance in the capital account of such Member; and the amount of such Member's share of the Limited Liability Company's income, gain, losses, deductions and other relevant items for Federal income tax purposes.

The Managing Members shall prepare or cause to be prepared all Federal, State and local income tax and information returns for the Limited Liability Company, and shall cause such tax and information returns to be filed timely with the appropriate governmental authorities. Within seventy-five days after the end of each fiscal year, the Managing Members shall forward to each person who was a Member during the preceding fiscal year a true copy of the Limited Liability Company's information return filed with the Internal Revenue Service for the preceding fiscal year. The Managing Members shall not be liable to any Member if any taxing authority disallows or adjusts any deductions or credits in the Limited Liability Company's income tax or information returns.

All elections required or permitted to be made by the Limited Liability Company under the Internal Revenue Code, and the Managing Members shall make the designation of a tax matters partner pursuant to Section 6231(a) (7) of the Internal Revenue Code for all purposes permitted or required by the Code. The tax matters partner shall take such action as may be necessary to cause each other Member to become a notice member within the meaning of Section 6223 of the Code. The tax matters partner may not take any action contemplated by Sections 6222 through 6232 of the Code without the consent of the Managing Members.

All such records, books of account, tax and information returns, and reports and statements, together with executed copies of this Agreement, shall at all times be maintained at the principal place of business of the Limited Liability Company, and shall be open to the inspection and examination of the Members or their duly authorized representatives during regular business hours. Each Member, or a duly authorized representative of such Member, may make copies of the Limited Liability Company's books of account and records at the expense of such Member. Any Member, at the expense of such Member, may conduct an audit of the Limited Liability Company's books of account and records.

The Managing Members shall furnish to each Member, promptly upon request, a current list of the names and addresses of all of the Managing Members and other Members of the Limited Liability Company, and any other persons or entities having any financial interest in the Limited Liability Company.

The cost of preparing all of the aforesaid records, books, returns and other items shall be borne by the Limited Liability Company. Upon request of the Managing Members, the Members shall pay to the Limited Liability Company, in proportion to the Members' Percentage Interests, the cost of preparing same, not to exceed in the aggregate \$2,000 for each fiscal year.

9. Bank Accounts

All funds of the Limited Liability Company shall be deposited in the Limited Liability Company's name in such bank account or the Managing Members shall designate accounts as. Withdrawals from any such bank accounts shall be made only in the regular course of business of the Limited Liability Company and shall be made upon such signature or signatures as the Managing Members from time to time may designate.

10. Management of the Limited Liability Company

The Members hereby designate Robert Vaughan and Wynne Boebert, having an address at 6925 Bonner Ave Clearwater FL 33761, and Wynne Boebert, having an address at 6925 Bonner Ave Clearwater FL 33761 to serve as Managing Members for the Limited Liability Company.

The business and affairs of the Limited Liability Company shall be conducted and managed by the Managing Members of the Limited Liability Company in accordance with this Agreement and the laws of Delaware.

At any time there is more than one Managing Member, a majority in number of the Managing Members shall decide any difference arising as to any matter within the authority of Managing Members.

If at any time the Managing Members do not own, in the aggregate, at least 20 percent of the Members' Percentage Interests, all of the Members shall be Managing Members until such time as the Members duly elect Managing Members who do own at least 20 percent of the Members' Percentage Interests.

The Managing Members shall have responsibility for the day-to-day management of the business and affairs of the Limited Liability Company and shall devote such time and attention as the Managing Members deem necessary to the conduct and management of the business and affairs of the Limited Liability Company.

Each of the Managing Members hereby is given sole power and authority to execute instruments on behalf of the Limited Liability Company and to otherwise bind the Limited Liability Company. Unless authorized by the Managing Members, no other person shall have the power or authority to execute instruments on behalf of the Limited Liability Company and to otherwise bind the Limited Liability Company. No person, firm or corporation dealing with the Limited Liability Company shall be required to investigate the authority of the Managing Members or to secure the approval of or confirmation by the Members of any act of the Managing Members in connection with the business or affairs of the Limited Liability Company.

No Member, other than the Managing Members or their designees, shall have the authority, or shall take any action as a Member, to bind the Limited Liability Company.

Notwithstanding any other provision of this Agreement, the Managing Members shall not, without the prior written consent of the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests, sell, exchange, lease, assign or otherwise transfer all or substantially all of the assets of the Limited Liability Company; borrow money on behalf of the Limited Liability Company in the excess of \$_____; lend any Limited Liability Company funds or other assets to any person in an amount or with a value in the excess of \$_____; establish any reserves for working capital repairs, replacements, improvements or any other purpose, in excess of an aggregate of \$_____; confess a judgment against the Limited Liability Company; settle, compromise or release, discharge or pay any claim, demand or debt in excess of \$_____, including claims for insurance; approve a merger or consolidation of the Limited Liability Company with or into any other limited liability company, corporation, partnership or other entity; or change the nature or character of the business of the Limited Liability Company.

The Managing Members shall be reimbursed by the Limited Liability Company for all direct out-of-pocket expenses incurred by the Managing Members on behalf of the Limited Liability Company in connection with the performance of their duties hereunder, including without limitation amounts payable by the Managing Members for office, accounting, bookkeeping and other services, materials, facilities and professional and legal services rendered or furnished to the Limited Liability Company.

As compensation for the services of the Managing Members in arranging the transactions contemplated by the Limited Liability Company and the continuing management of the Limited Liability Company, the Limited Liability Company shall pay the Managing Members a limited liability company management fee of \$_____ per annum payable monthly. The compensation for the services of the Managing Members to the Limited Liability Company may be modified from time to time by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests.

A Managing Member's duty of care in the discharge of the Managing Member's duties to the Limited Liability Company and the Members is limited to refraining from engaging in grossly negligent conduct, intentional misconduct, or a knowing violation of law. In discharging the duties of a Managing Member, the Managing Member shall be fully protected in relying in good faith upon the records of the Limited Liability Company and upon such information, opinions, reports or statements by other Managing Members, Members, agents or other persons as to matters the Managing Member reasonably believes are within such person's professional or expert competence, including without limitation information, opinions, reports or statements as to the value or amount of the assets, liabilities, profits or losses of the Limited Liability Company or any other facts pertinent to the existence and amount of assets from which distributions to Members might properly be paid.

To the extent of the Limited Liability Company's assets, and to the extent permitted by law, the Limited Liability Company shall indemnify and hold each Managing Member harmless from and against all liability, claim, loss, damage or expense, including reasonable attorneys' fees, incurred by the Managing Member by reason of any act or omission of the Managing Member made in good faith on behalf of the Limited Liability Company.

Except as expressly provided elsewhere in this Agreement, any decisions which are to be made by the Members, rather than the Managing Members, shall be made by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests.

11. Assignment of Interests

Except as otherwise provided in this Agreement, no Member or other person holding any interest in the Limited Liability Company may assign, pledge, hypothecate, transfer or otherwise dispose of all or any part of his interest in the Limited Liability Company, including without limitation the capital, profits or distributions of the Limited Liability Company without the prior written consent of the other Members in each instance.

The Members agree that no Member may voluntarily withdraw from the Limited Liability Company without the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests (other than the withdrawing Member).

A Member may assign all or any part of such Member's interest in the allocations and distributions of the Limited Liability Company to any of the following (collectively the "permitted assignees"): any person, corporation, partnership or other entity as to which the Limited Liability Company has given consent to the assignment of such interest in the allocations and distributions of the Limited Liability Company by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests. An assignment to a permitted assignee shall only entitle the permitted assignee to the allocations and distributions to which the assigned interest is entitled, unless such permitted assignee applies for admission to the Limited Liability Company and is admitted to the Limited Liability Company as a Member in accordance with this Agreement.

An assignment, pledge, hypothecation, transfer or other disposition of all or any part of the interest of a Member in the Limited Liability Company or other person holding any interest in the Limited Liability Company in violation of the provisions hereof shall be null and void for all purposes.

No assignment, transfer or other disposition of all or any part of the interest of any Member permitted under this Agreement shall be binding upon the Limited Liability Company unless and until a duly executed and acknowledged counterpart of such assignment or instrument of transfer, in form and substance satisfactory to the Managing Members, has been delivered to the Limited Liability Company.

No assignment or other disposition of any interest of any Member may be made if such assignment or disposition, alone or when combined with other transactions, would result in the termination of the Limited Liability Company within the meaning of Section 708 of the Internal Revenue Code or under any other relevant section of the Code or any successor statute. No assignment or other disposition of any interest of any Member may be made without an opinion of counsel satisfactory to the Managing Members that such assignment or disposition is subject to an effective registration under, or exempt from the registration requirements of, the applicable State and Federal securities laws. No interest in the Limited Liability Company may be assigned or given to any person below the age of 21 years or to a person who has been adjudged to be insane or incompetent.

Anything herein contained to the contrary, the Managing Members and the Limited Liability Company shall be entitled to treat the record holder of the interest of a Member as the absolute owner thereof, and shall incur no liability by reason of distributions made in good faith to such record holder, unless and until there has been delivered to the Managing Members the assignment or other instrument of transfer and such other evidence as may be reasonably required by the Managing Members to establish to the satisfaction of the Managing Members that an interest has been assigned or transferred in accordance with this Agreement.

12. Admission of New Members

The Members may admit new Members (or transferees of any interests of existing Members) into the Limited Liability Company by the unanimous vote or consent of the Members.

As a condition to the admission of a new Member, such Member shall execute and acknowledge such instruments, in form and substance satisfactory to the Managing Members, as the Managing Members may deem necessary or desirable to effectuate such admission and to confirm the agreement of such Member to be bound by all of the terms, covenants and conditions of this Agreement, as the same may have been amended. Such new Member shall pay all reasonable expenses in connection with such admission, including without limitation reasonable attorneys' fees and the cost of the preparation, filing or publication of any amendment to this Agreement or the Articles of Organization, which the Managing Members may deem necessary or desirable in connection with such admission.

No new Member shall be entitled to any retroactive allocation of income, losses, or expense deductions of the Limited Liability Company. The Managing Members may make pro rata allocations of income, losses or expense deductions to a new Member for that portion of the tax year in which the Member was admitted in accordance with Section 706(d) or the Internal Revenue Code and regulations thereunder.

In no event shall a new Member be admitted to the Limited Liability Company if such admission would be in violation of applicable Federal or State securities laws or would adversely affect the treatment of the Limited Liability Company as a partnership for income tax purposes.

13. Withdrawal Events Regarding Members and Election to Continue the Limited Liability Company

In the event of the death, retirement, withdrawal, expulsion, or dissolution of a Member, or an event of bankruptcy or insolvency, as hereinafter defined, with respect to a Member, or the occurrence of any other event which terminates the continued membership of a Member in the Limited Liability Company pursuant to the laws of Delaware (each of the foregoing being hereinafter referred to as a "Withdrawal Event"), the Limited Liability Company shall terminate sixty days after notice to the Members of such Withdrawal Event unless the business of the Limited Liability Company is continued as hereinafter provided.

Notwithstanding a Withdrawal Event with respect to a Member, the Limited Liability Company shall not terminate, irrespective of applicable law, if within aforesaid sixty day period the remaining Members, by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests (other than the Member who caused the Withdrawal Event), shall elect to continue the business of the Limited Liability Company.

In the event of a Withdrawal Event with respect to any Member, any successor in interest to such Member (including without limitation any executor, administrator, heir, committee, guardian, or other representative or successor) shall not become entitled to any rights or interest of such Member in the Limited Liability Company, other than the allocations and distributions to which such Member is entitled, unless such successor in interest is admitted as a Member in accordance with this Agreement.

An "event of bankruptcy or insolvency" with respect to a Member shall occur if such Member: applies for or consents to the appointment of a receiver, trustee or liquidator of all or a substantial part of his assets; or makes a general assignment for the benefit of creditors; or is adjudicated a bankrupt or an insolvent; or files a voluntary petition in bankruptcy or a petition or an answer seeking an arrangement with creditors or to take advantage of any bankruptcy, insolvency, readjustment of debt or similar law or statute, or an answer admitting the material allegations of a petition filed against him in any bankruptcy, insolvency, readjustment of debt or similar proceedings; or takes any action for the purpose of effecting any of the foregoing; or an order, judgment or decree shall be entered, with or without the application, approval or consent of such Member, by any court of competent jurisdiction, approving a petition for or appointing a receiver or trustee of all or a substantial part of the assets of such Member, and such order, judgment or decree shall continue unstayed and in effect for thirty days.

14. Dissolution and Liquidation

The Limited Liability Company shall terminate upon the occurrence of any of the following: the election by the Members to dissolve the Limited Liability Company made by the unanimous vote or consent of the Members; the occurrence of a Withdrawal Event with respect to a Member and the failure of the remaining Members to elect to continue the business of the Limited Liability Company as provided for in Article 14 above; or any other event which pursuant to this Agreement, as the same may hereafter be amended, shall cause a termination of the Limited Liability Company.

The liquidation of the Limited Liability Company shall be conducted and supervised by the Managing Members or if there be none then by a person designated for such purposes by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests (the "Liquidating Agent"). The Liquidating Agent hereby is authorized and empowered to execute any and all documents and to take any and all actions necessary or desirable to effectuate the dissolution and liquidation of the Limited Liability Company in accordance with this Agreement.

Promptly after the termination of the Limited Liability Company, the Liquidating Agent shall cause to be prepared and furnished to the Members a statement setting forth the assets and liabilities of the Limited Liability Company as of the date of termination. The Liquidating Agent, to the extent practicable, shall liquidate the assets of the Limited Liability Company as promptly as possible, but in an orderly and

businesslike manner so as not to involve undue sacrifice and in accordance with the provisions of the Delaware Limited Liability Company Act.

The proceeds of sale and all other assets of the Limited Liability Company shall be applied and distributed in the following order of priority: (a) to the payment of the expenses of liquidation and the debts and liabilities of the Limited Liability Company, other than debts and liabilities to Members; (b) to the payment of debts and liabilities to Members; (c) to the setting up of any reserves which the Liquidating Agent may deem necessary or desirable for any contingent or unforeseen liabilities or obligations of the Limited Liability Company, which reserves shall be paid over to an attorney-at-law admitted to practice in the State of Delaware as escrowee, to be held for a period of two years for the purpose of payment of the aforesaid liabilities and obligations, at the expiration of which period the balance of such reserves shall be distributed as hereinafter provided; (d) to the Members in proportion to their respective capital accounts until each Member has received cash distributions equal to any positive balance in his capital account, in accordance with the rules and requirements of Treasury Reg. Section 1.704-1(b)(2)(ii)(b); and (e) to the Members in proportion to the Members' Percentage Interests.

The liquidation shall be complete within the period required by Treasury Reg. Section 1.704-1(b)(2)(ii)(b).

If the Liquidating Agent shall determine that it is not practicable to liquidate all of the assets of the Limited Liability Company, the Liquidating Agent may retain assets having a fair market value equal to the amount by which the net proceeds of liquidated assets are insufficient to satisfy the debts and liabilities referred to above. If, in the absolute judgment of the Liquidating Agent, it is not feasible to distribute to each Member his proportionate share of each asset, the Liquidating Agent may allocate and distribute specific assets to one or more Member in such manner as the Liquidating Agent shall determine to be fair and equitable, taking into consideration the basis for tax purposes of each asset.

Upon compliance with the distribution plan, the Members shall cease to be such, and the Managing Members shall execute, acknowledge and cause to be filed such certificates and other instruments as may be necessary or appropriate to evidence the dissolution and termination of the Limited Liability Company.

15. Representations Of Members

Each of the Members represents, warrants and agrees that the Member is acquiring the interest in the Limited Liability Company for the Member's own account as an investment and not with a view to the sale or distribution thereof; the Member, if an individual, is over the age of 21, or if the Member is an organization, such organization is duly organized, validly existing and in good standing under the laws of its State of organization and that it has full power and authority to execute and perform its obligations under this Agreement; and the Member shall not dispose of such interest or any part thereof in any manner which would constitute a violation of the Securities Act of 1933, the Rules and Regulations of the Securities and Exchange Commission, or any applicable laws, rules or regulations of any State or other governmental authorities, as the same may be amended.

16. Certificates Evidencing Membership

A Certificate of Membership issued by the Managing Members shall evidence every membership interest in the Limited Liability Company. Each Certificate of Membership shall set forth the name of the Member holding the membership interest and the Member's Percentage Interest held by the Member, and shall bear the following legend:

The membership interest represented by this certificate is subject to, and may not be transferred except in accordance with, the provisions of the Operating Agreement of Land Supplier LLC, dated as of AUGUST 1, 2021, as the same from time to time may be amended, a copy of which Operating Agreement is on file at the principal office of the Limited Liability Company.

The Members agree promptly to deliver to the Managing Members any Certificates of Membership previously issued for the purpose of adding the foregoing legend thereto.

17. Notices

All notices, demands, requests or other communications which any of the parties to this Agreement may desire or be required to give hereunder shall be in writing and shall be deemed to have been properly given if sent by FedEx or similar private express service or by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows: (a) if to the Limited Liability Company, to the Limited Liability Company c/o the Managing Members at their address first above written or to such other address or addresses as may be designated by the Limited Liability Company or the Managing Members by notice to the Members pursuant to this Article 17; (b) if to the Managing Members, to the Managing Members at their address first above written or to such other address or addresses as may be designated by the Managing Members by notice to the Limited Liability Company and the Members pursuant to this Article 18; and (c) if to any Member, to the address of said Member first above written, or to such other address as may be designated by said Member by notice to the Limited Liability Company and the other Members pursuant to this Article 17. Each Member shall keep the Limited Liability Company and the other Members informed of such Member's current address.

18. Amendments

This Agreement may not be altered, amended, changed, supplemented, waived or modified in any respect or particular unless the same shall be in writing and agreed to by the affirmative vote or consent of Members holding two-thirds of the Members' Percentage Interests. No amendment may be made to Articles 5, 7, 12 and 14 hereof, insofar as said Articles apply to the financial interests of the Members, except by the vote or consent of all of the Members. No amendment of any provision of this Agreement relating to the voting requirements of the Members on any specific subject shall be made without the affirmative vote or consent of at least the number or percentage of Members required to vote on such subject.

19. Miscellaneous

This Agreement and the rights and liabilities of the parties hereunder shall be governed by and determined in accordance with the laws of the State of Delaware. Every provision of this Agreement is intended to be severable. If any provision of this Agreement shall be invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions of this Agreement, which shall remain in full force and effect.

The captions in this Agreement are for convenience only and are not to be considered in construing this Agreement. All pronouns shall be deemed to be the masculine, feminine, neuter, singular or plural as the identity of the person or persons may require. References to a person or persons shall include partnerships, corporations, limited liability companies, unincorporated associations, trusts, estates and other types of entities. The Managing Members and the Members collectively are referred to herein as the Members. Any one of the Members is referred to herein as a Member. References to the Internal Revenue Code shall mean the Internal Revenue Code of 1986, as amended, and any successor or superseding Federal revenue statute.

This Agreement, and any amendments hereto may be executed in counterparts all of which taken together shall constitute one agreement.

This Agreement sets forth the entire agreement of the parties hereto with respect to the subject matter hereof. It is the intention of the Members that this Agreement shall be the sole source of agreement of the parties, and, except to the extent a provision of this Agreement provides for the incorporation of Federal income tax rules or is expressly prohibited or ineffective under the Delaware Limited Liability Company Act, Delaware Statutes Annotated, Chapter 18, Title 6, *et seq.*, as the same may be amended from time to time, this Agreement shall govern even when inconsistent with, or different from, the provisions of any applicable law or rule. To the extent any provision of this Agreement is prohibited or otherwise ineffective under the Delaware Limited Liability Company Act, Delaware Statutes Annotated, Chapter 18, Title 6, *et seq.*, such provision shall be considered to be ineffective to the smallest degree possible in order to make this Agreement effective under the Delaware Limited Liability Company Act, Delaware Statutes Annotated, Chapter 18, Title 6, *et seq.* If the Delaware Limited Liability Company Act, Delaware Statutes Annotated, Chapter 18, Title 6, *et seq.*, is subsequently amended or interpreted in such a way to make any provision of this Agreement that was formerly invalid valid, such provision shall be considered to be valid from the effective date of such interpretation or amendment.

Subject to the limitations on transferability contained herein, this Agreement shall be binding upon and inure to the benefit of the parties hereto and to their respective heirs, executors, administrators, successors and assigns.

No provision of this Agreement is intended to be for the benefit of or enforceable by any third party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

In the presence of:

W. Naur
Member 1

Shelby McCary
Print:

Print:

W. Balet
Member 2

John Murphy
Print:

Print:

Member 3

Print:

Print:

Member 4

Print:

Print:

**AMENDMENT TO ARTICLES OF ORGANIZATION/
OPERATING AGREEMENT**

There was presented to the members an amendment to the managing member for the company. After consideration by the members of the company, it was

RESOLVED, that the following amendment be made: Wynanne Boebert has stepped down as managing member Robert VAUGHN is 100% managing member.

The Secretary shall amend the document, file the document with the proper state agencies, if necessary, and distribute the amended document to the members of the company.

Members:

Robert VAUGHN
Wynanne Boebert

R. Vaughn
W. Boebert

this has been signed and
executed this 10TH Day of November, 2024.

**CERTIFICATE OF FORMATION
OF
Land Supplier LLC**

FIRST: The name of the limited liability company is: Land Supplier LLC

SECOND: Its registered office in the State of Delaware is located at 16192 Coastal Highway, Lewes, Delaware 19958, County of Sussex. The registered agent in charge thereof is Harvard Business Services, Inc.

IN WITNESS WHEREOF, the undersigned, being fully authorized to execute and file this document have signed below and executed this Certificate of Formation on this July 20, 2021.



Harvard Business Services, Inc., Authorized Person
By: Michael J. Bell, President





From: [Victoria Via](#)
To: [Robert Santucci](#); [Administration Resource Object](#)
Cc: [Michelle Miller](#)
Subject: RE: Information on rezoning of Parcel 574480 owner Land Supplier LLC
Date: Wednesday, May 6, 2026 12:29:00 PM
Attachments: [image003.png](#)

Good afternoon Robert,

The computer generates the 500' directly from any spot of the subject parcel. It is not a uniform circle due to the fact that the parcel is not a circle. Thank you for bringing the sign to our attention. This case will be postponed at the upcoming Planning and Zoning hearing due to the applicant not satisfying the advertising requirements with the sign laying on the ground. With this postponement, please be aware that the Board will only be requesting to hear any citizen comments on matters on the postponement.

Your comments will still be placed within the agenda for the commission to read. Any other citizens whom provide comments prior to the June 8, 2026 Agenda being posted will also be include in that Agenda for the commission to read as well.

I hope this alleviates your immediate concerns.

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: Robert Santucci <tuch01@hotmail.com>
Sent: Wednesday, May 6, 2026 7:13 AM
To: Victoria Via <VVia@co.hernando.fl.us>; Administration Resource Object <Administration@co.hernando.fl.us>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: Re: Information on rezoning of Parcel 574480 owner Land Supplier LLC

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.

Hello

Due diligence from the county and property owner has not taken place to legally inform the public of the impending decisions. I would like to have my comments heard at the meeting. I am not going to argue about how the map was drawn and who should be informed, because my property is 2 feet outside the ununiform circle . The fact of the matter is that the required signage and notifications by the county and landowner have not been posted. As attached the required signage were thrown on the ground and not visual to anyone. As I said in the previous e-mail that either wasn't read or was just ignored. If that means I need to request my comments be put on the agenda and I will need to show up please put me on the agenda.

- 1) The drainage in the area is already insufficient and some of the homeowners have already reported flooding issues during storms. Addition commercial development would only add to the issues
- 2) No one was informed about the original rezoning of the property from AR-2 to commercial so no one in the area knew about it.
- 3) Traffic is already bad at the dangerous intersection in a rural **residential area** and there are no plans to upgrade the roads at all this will only increase the traffic and make it more dangerous
- 4) We bought and invested in our homes in a rural residential area not a commercial area. If they want to put in commercial use property there are plenty on US 19 just a few miles away.

Robert Santucci

163030 Centralia Rd

Brooksville ,FL 34614

Email: tuch01@hotmail.com

Cell # 1-352-650-6150

From: Victoria Via <VVia@co.hernando.fl.us>

Sent: Tuesday, May 5, 2026 8:47 PM

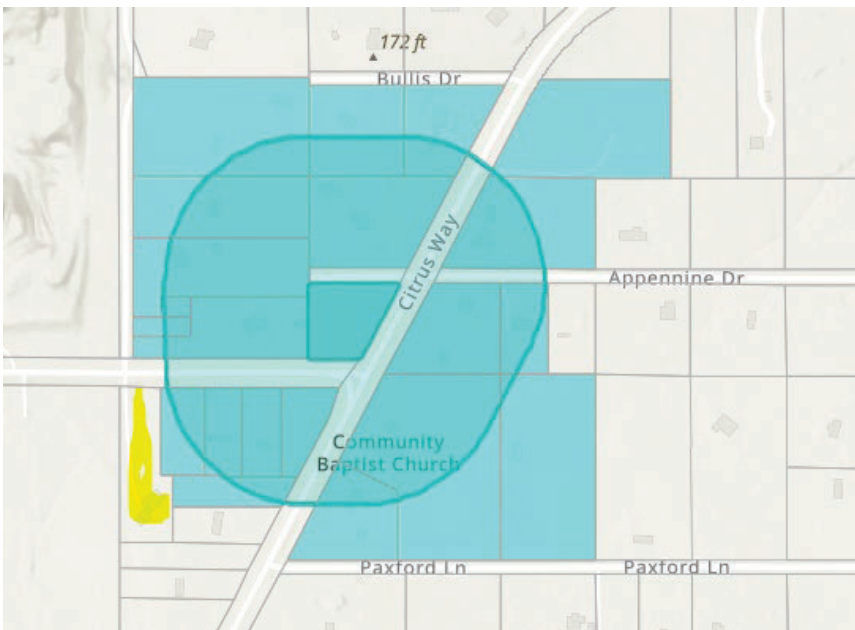
To: tuch01@hotmail.com <tuch01@hotmail.com>

Cc: Michelle Miller <MLMiller@co.hernando.fl.us>

Subject: RE: Information on rezoning of Parcel 574480 owner Land Supplier LLC

Good evening,

You are just outside of the 500' of the property to receive notification. I have attached the photo below to show this. I have marked your parcel in yellow, those in blue have received notification and are within 500' of the subject property. Any public comment you would like to submit I can include with the Agenda, The Agenda will be published no later than end of day tomorrow.



Please let me know if you have any questions.

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: Robert Santucci <tuch01@hotmail.com>

Sent: Tuesday, May 5, 2026 9:23 AM

To: Administration Resource Object <Administration@co.hernando.fl.us>; Planning Resource Object <Planning@co.hernando.fl.us>

Subject: Information on rezoning of Parcel 574480 owner Land Supplier LLC

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.

To: Hernando County Board Of County Commissioners

Good Morning

I was informed by a neighbor last night that there is an application for rezoning meeting for the subject property listed above. (Parcel Key Number 574480) I am within 500' of the property and never received any notification. My understanding is that they would like to rezone the property to a different type of commercial use other than what it is zoned for. The problem is that no one was informed it was rezoned from AR2 to commercial in the first place. I am right across the street and have never received any notification about any of the plans or been invited to any of the county meetings to discuss the plans. The plans submitted will be detrimental to the area and the already stressed infrastructure, making it a more dangerous

intersection worse. Another side effect to the proposed rezoning if it goes through would be additional flooding to the surrounding homes already experiencing excess water from poorly designed and maintained drainage from the existing county right of ways. Will input from people in direct contact to the proposed area be notified or have any input in the matter?

Robert Santucci

163030 Centralia Rd

Brooksville ,FL 34614

Email: tuch01@hotmail.com

Cell # 1-352-650-6150

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Opposition to Rezoning Application for file H-23-39, Parcel 574480- Northwest Corner of Citrus Way and Centralia
Date: Friday, May 8, 2026 9:28:07 AM

See email below



Carrie L. Cline | Planner I

Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28020
Email: ccline@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

NOTICE: As we transition to the new *Tyler Enterprise Permitting and Licensing system*, there will be a temporary period of modified permitting operations.

Modified operations will be in place from the end of business day **February 10, 2026, through March 2, 2026**, during which, the prior electronic software will be disabled.

We appreciate your patience as we work through the anticipated high volume of calls and emails during this period and as we roll out the new software.

For more information, please see the Media Release notice on our websites and County social media accounts or found at this website: <https://www.hernandocounty.us/news/posts/tyler-enterprise-permitting-and-licensing-system/>.

*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.*

From: trhineberger@tampabay.rr.com <trhineberger@tampabay.rr.com>
Sent: Thursday, May 7, 2026 2:35 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Rezoning Application for file H-23-39, Parcel 574480- Northwest Corner of

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.

To the Hernando County Planning and Zoning Commission,

I am writing as the owner of the property located at 15332 Perimeter Dr, Brooksville, FL 34614 which is adjacent to the site currently under consideration for rezoning to allow outdoor storage. I wish to formally state my opposition to this request based on several critical concerns regarding the impact on our neighborhood and my property rights.

Specifically, I urge the Commission to consider the following:

- **Loss of Privacy:** The conversion of a neighboring lot into a commercial outdoor storage facility will immediately and permanently eliminate the residential privacy of my home and yard as well as that of my neighbors.
- **Flooding Concerns:** This area already faces significant drainage challenges. Introducing a storage facility often involves clearing land or adding non-permeable surfaces, which will exacerbate runoff and increase the risk of flooding for my property.
- **Increased Traffic Congestion:** Outdoor storage facilities typically involve heavy-duty vehicles and frequent transport. Our current road infrastructure is not equipped to handle the resulting increase in noise, dust, and congestion.
- **Reduced Property Values:** The industrial nature of outdoor storage is fundamentally incompatible with our rural residential setting. This will significantly diminish the resale value and desirability of neighboring homes. There are numerous areas within the county better suited for such facilities; our neighborhood is a rural residential community where most homes sit on acreage and have no need for commercial storage in such close proximity.
- **Lack of Legal Notification:** Most concerning is that we did not receive any formal, legal notification regarding the original rezoning of this parcel from AR-2 to Commercial. This failure to notify prevents neighbors from participating in the due process required for land-use changes.

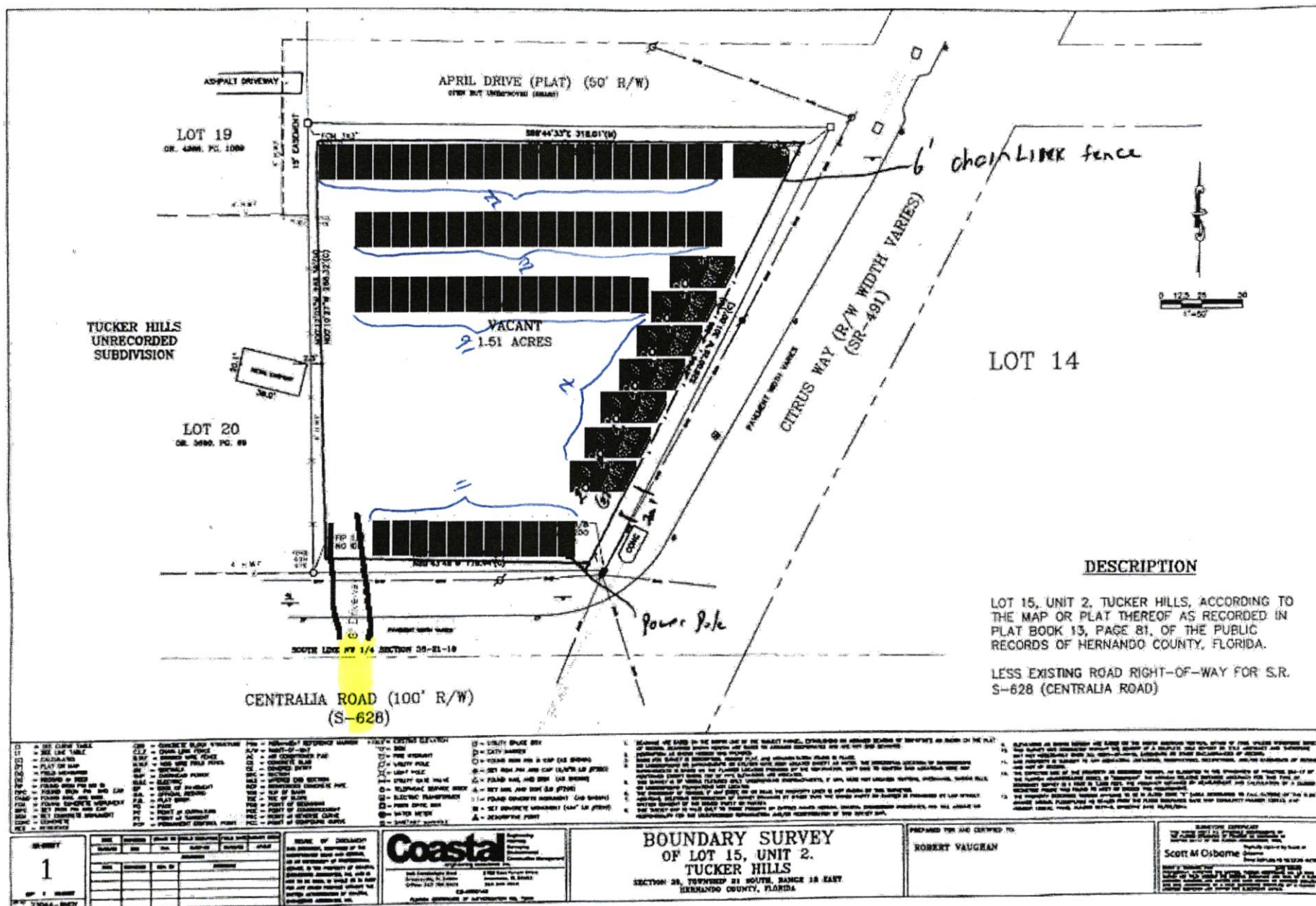
I request that this statement be added to the official public record for this case and that I be notified of all future hearings.

Sincerely,

Samuel & Tanya Rhineberger

352-442-0576
15332 Perimeter Dr
Brooksville, FL 34614

76 Spots



63207

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This instrument was prepared by:
Daniel B. Merritt, Sr./bch
of the Law Offices of
MERRITT, HIGH, UNDERWOOD & EPPLEY, P.A.
 129 North Main Street
 Post Office Box 1478
 BROOKSVILLE, FLORIDA 33512

This Indenture. Made this _____ day of March 1981, **Between**
ROBERT R. HOFFMAN, widower and surviving spouse of Rose Hoffman, deceased.

of the County of **DUTCHESS**, State of **NEW YORK**, grantor*, and
JOHN ALVAREZ and ELAINE ALVAREZ, husband and wife, and
VICTOR ALVAREZ and DONNA ALVAREZ, husband and wife,
 joint tenants with right of survivorship and not tenants in common.

whose post office address is 811 - NW 92nd Avenue

Pembroke Pines, Florida 33024

of the County of **Dade**, State of **Florida**, grantee*,

Witnesseth. That said grantor, for and in consideration of the sum of **TEN and 00/100 (\$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:

Lot 15, TUCKER HILLS, UNIT NO. 2, as per plat thereof recorded in Plat Book 13, Page 81, public records of Hernando County, Florida.
LESS the existing right-of-way for State Road S-628.

SUBJECT to restrictions as reflected on Schedule "A" hereto attached and specifically made a part hereof as though incorporated in haec verba, which shall be covenants running with the land.

Irregardless of ownership

"In these words" - Statement is being presented w/ alteration or paraphrasing.

It is the intent of this Deed to create a tenancy by the entireties to an undivided one-half (1/2) interest as to each spouse herein and a joint tenancy with right of survivorship between the survivor of each tenancy by the entireties.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Signed, sealed and delivered in our presence:

Grantor has hereunto set grantor's hand and seal the day and year first above written.

Gene M. Struble
Jane A. Muli

Robert R. Hoffman
 Robert R. Hoffman (Seal)

STATE OF FLORIDA
 DOCUMENTARY
 DEPT. OF REVENUE
 APR 6 '81
 50.00
 PH 3 43
 FILED FOR RECORD
 HERNANDO COUNTY, FLA.
 007884

STATE OF NEW YORK
 COUNTY OF DUTCHESS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

ROBERT R. HOFFMAN, widower and surviving spouse of Rose Hoffman, deceased,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this **17th** day of **March** 1981.

My commission expires:



David A. Lawson
 Notary Public

DAVID A. LAWSON
 Notary Public in the State of New York
 14-2278775
 Residing in Dutchess County
 My Commission Expires Mar. 30, 1983

OFF REC 480 PG 1784

SCHEDULE "A"
RESTRICTIONS

1. Any motor vehicle kept on above property must have a current license plate on it
2. All dwellings must have a minimum of 600 square feet of living area, excluding garage, and exterior must be completed within two years from start of construction.
3. A mobile home is permitted, providing it is a minimum of 12 feet wide and 50 feet long. It must be mounted on cement block foundation with a planter in front.
4. No commercial husbandry of either animals, reptiles or fowls shall be conducted or maintained on any lot, plot or tract, except household pets and up to five (5) horses may be kept by the Owner.
5. Commercial businesses are prohibited except for professional offices such as a doctor, lawyer, dentist, surgeon, music or art teacher which may be situated within the main structure.
6. No more than one dwelling per acre shall be allowed on the above property.

none exist.

1

Sales

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
11/09/2022	<u>4246/133</u>	QC - QUIT CLAIM DEED	V - <u>No Rights</u>	X	\$100	HERCE ROBERT A 16
11/08/2022	<u>4246/135</u>	WD - WARRANTY DEED	V <u>Yes</u>	Q	<u>\$40,000</u>	LAND SUPPLIER LLC
06/01/1990	<u>784/1408</u>	WD - WARRANTY DEED	V - <u>no satisfaction</u>		\$15,000	HERCE ROBERT A 16
07/01/1987	<u>657/980</u>	FJ - FINAL JUDGMENT	V <u>Divorce</u>	M	\$100	ALVAREZ ELAINE R
05/01/1985	<u>580/961</u>	QC - QUIT CLAIM DEED	V <u>Ret + Return to Elaine</u>		\$100	ALVAREZ JOHN and ELAINE
04/01/1981	<u>480/1784</u>	WD - WARRANTY DEED ✓	V	Q	\$12,500	ALVAREZ JOHN and ELAINE
01/01/1980	<u>0/0</u>	N/A - UNDEFINED	N/A	N/A	\$0	HOFFMAN ROBERT R ET UX

FRIEDRICH

"Haec verba" is a Latin phrase meaning "in these words," used to indicate that a document or statement is being quoted verbatim.

Definition and Meaning

The Latin expression "in haec verba" literally translates to **"in these words"** and is commonly used in legal contexts to indicate that the exact wording of a document, contract, or statement is being presented without alteration or paraphrasing ¹ Cornell University +1 . Its primary purpose is to ensure precision and avoid misinterpretation, particularly in court pleadings, contracts, or other formal documents ² uslawexplained.com +1 .

Legal Usage

In law, **haec verba** is often employed when a party incorporates the exact language of a document into a legal filing. For example, instead of attaching a copy of a contract or communication, a lawyer may quote the relevant sections **in haec verba** to highlight specific obligations, breaches, or statements ³ Justia . This practice is crucial in jurisdictions that emphasize textual accuracy, as even minor deviations in wording can affect legal outcomes ⁴ legalclarity.org .

Courts may require that the original document be attached or a certified copy provided, and failure to quote **in haec verba** can result in exclusion of the evidence or weaken a case ⁵ legalclarity.org . The phrase differs from **incorporation by reference**, which includes a document by referring to it without reproducing the full text; **haec verba** ensures the exact text is before the court ⁶ legalclarity.org .

Practical Examples

- In a **contract dispute**, a plaintiff might quote the contract **in haec verba** to show precisely where the other party failed to meet obligations ⁷ Justia .
- In **defamation cases**, the exact wording of a published statement may be presented **in haec verba** to demonstrate the alleged harm ⁸ uslawexplained.com .
- In business or employment contexts, instructions or job descriptions may be written **in haec verba** to ensure rules and conditions are followed exactly as stated ⁹ legalpedia.ai .

Importance

Using **haec verba** preserves the integrity of the original text, prevents misinterpretation, and provides a clear, unambiguous record for legal or formal proceedings. It reflects the historical evolution of law from oral custom to written code, emphasizing certainty and predictability in legal matters.

(B)

(3) Pg 5

Legal Definition of "Running With the Land"

"Running with the land" is a real property principle meaning that certain rights, obligations, or covenants are attached to the land itself and automatically transfer with the property whenever ownership changes, regardless of who holds the title LII / Legal Information Institute +1.

Core Meaning

When a right or restriction "runs with the land," it is **baked into the property** and binds future owners just as it bound the original owner. This is different from personal agreements, which only apply to the parties who made them and end when those parties sell legalclarity.org.

Types of Interests That Run With the Land

- **Easements** – Rights to use another's land, such as a driveway or utility access. An *appurtenant easement* benefits one parcel (dominant estate) at the expense of another (servient estate) and transfers with the land legalclarity.org.
- **Restrictive Covenants** – Promises about how land can or cannot be used. These can be:
 - **Affirmative** – Require the owner to do something (e.g., maintain landscaping).
 - **Restrictive/Negative** – Prohibit certain actions (e.g., no fences) Investopedia +1.
- **Other property interests** – Such as mineral rights or certain appurtenant rights, which persist through sales until formally terminated legalclarity.org.

Legal Requirements for a Covenant to Run With the Land

Courts apply different tests depending on whether the covenant burdens or benefits the land. Common elements include LII / Legal Information Institute:

1. **Intent** – The original parties intended the covenant to run with the land.
2. **Notice to successor in title** – The new owner must be aware of the covenant.
3. **Touches and concerns the land** – The covenant is directly related to land use.
4. **Privity** – There is a legal connection between the parties (horizontal privity between landowners, vertical privity between landowners and the covenant holder).

Some jurisdictions require all four elements for burdens, while others require fewer for benefits LII / Legal Information Institute.

Key Takeaway

If a right or restriction runs with the land, it follows the property through every sale. Buyers inherit both benefits and burdens, and sellers must ensure any such rights are disclosed and properly recorded. This principle is central to property law, ensuring continuity of rights and obligations across generations of owners LII / Legal Information Institute +2.

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: Land Supplier, LLC

FILE NUMBER: H-23-39

REQUEST: Rezoning from C1 to PDP(GC) with specific C-2 use for Outdoor Storage

GENERAL LOCATION: Northwest Corner of Citrus Way and Centralia Road

PARCEL KEY NUMBERS: 574480

REQUEST: Rezoning from C1 to PDP(GC) with specific C-2 use for Outdoor Storage 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 C1 to PDP(GC) with specific C-2 use for Outdoor Storage 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



AGENDA ITEM

TITLE

Rezoning Petition Submitted by M and S Enterprises of Central Florida, LLC, for Property Located on Cortez Boulevard (H2618)

BRIEF OVERVIEW

Rezoning Request:

Rezoning from AG (Agricultural) to PDP(SU)/ Planned Development Project (Special Use) with deviations

General Location:

South side of Cortez Boulevard approximately 2,972' from Lockhart Road

Parcel Key Number:

387085

Summary of Applicant's Request:

The petitioner is requesting to rezone from AG (Agricultural) to PDP(SU)/ (Planned Development Project (Special Use) to conduct an excavation operation on a 4.60-acre parcel.

This project is slated to span five (5) years and is designed with specific environmental and structural safeguards. The operation will strictly avoid penetrating the water table, and the resulting side slopes will be engineered not to exceed a 3:1 ratio.

Critically, the permitting process will mandate the submission of a professional engineer's estimate and a corresponding reclamation bond. This assurance is tied to the commitment that the site will be fully reclaimed upon project completion in a manner specifically tailored to facilitate the future development of the property, with all stormwater management being successfully contained on-site.

Public Hearing History:

On **June 8, 2026**, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request to rezone from AG (Agricultural) to PDP(SU) Planned Development Project (Special Use) with modified performance conditions.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development" and Theme C "Stewardship of Natural Resources".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board of County Commissioners 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 of County Commissioners adopt a resolution approving the petitioners request for a rezoning from AG (Agricultural) to PDP(SU)/ Planned Development Project (Special Use) based on performance conditions.

REVIEW PROCESS

Victoria L Via	Approved	07/09/2026 10:48 AM
Omar DePablo	Approved	07/09/2026 3:17 PM
Stephanie Stevens	Approved	07/15/2026 8:45 AM
Erin Dohren	Approved	07/16/2026 1:21 PM
Pamela Hare	Approved	07/16/2026 3:11 PM
Natasha Lopez Perez	Approved	07/17/2026 1:17 PM
Heidi Prouse	Approved	07/17/2026 3:59 PM
Toni Brady	Approved	07/20/2026 8:53 PM
Jeffrey Rogers	Approved	07/21/2026 9:32 PM
Jessica Wright	Approved	07/22/2026 10:05 AM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 8, 2026
Board of County Commissioners: August 4, 2026

APPLICANT: M and S Enterprises of Central Florida LLC

FILE NUMBER: H-26-18

REQUEST: Rezoning from AG (Agricultural) to PDP(SU) Planned Development Project (Special Use) with deviations

GENERAL LOCATION: South side of Cortez Boulevard approximately 2972' from Lockhart Road

PARCEL KEY NUMBER(S): 387085

APPLICANT'S REQUEST

The petitioner is requesting to rezone from AG (Agricultural) to PDP SU (Planned Development Project special use) to conduct an excavation operation on a 4.60-acre parcel. This project is slated to span five years and is designed with specific environmental and structural safeguards: the operation will strictly avoid penetrating the water table, and the resulting side slopes will be engineered not to exceed a 3:1 ratio. Critically, the permitting process will mandate the submission of a professional engineer's estimate and a corresponding reclamation bond. This assurance is tied to the commitment that the site will be fully reclaimed upon project completion in a manner specifically tailored to facilitate the future development of the property, with all stormwater management being successfully contained on-site.

The petitioner has requested a rezoning in lieu of the Conditional Use Permit for Excavation as they are requesting deviations to the required setbacks. The deviations are requested as follows:

- North: 25' (deviation from 100')
- South: 25' (deviation from 300')
- East: 25' (deviation from 100' and 300')
- West: 25' (deviation from 100')

SITE CHARACTERISTICS

Site Size	4.6 Acres
Surrounding Zoning; Land Uses	North: Agricultural/Commercial R1B (Residential) South: AG (Agricultural) East: AR(Agricultural Residential) West: AG (Agricultural)

Current Zoning: AG (Agricultural)

**Future Land Use
Map Designation:** Rural

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 (HCUD) does not currently supply water or wastewater service to this parcel. Water is available, and there is an 8" force main in the right of way on the south side of Cortez Boulevard. HCUD has no objection to the rezoning for excavation of the property.

ENGINEERING REVIEW

The subject site is located on the South side of Cortez Boulevard approximately 2972' from Lockhart Road. The County Engineer has reviewed the petitioner's request and has the following comments:

- The petitioner is required to make sure all access to Cortez shall be at the existing full median opening of Cortez Blvd.
- The petitioner will need to relocate the access connection further to the west, so there are no conflicts with the existing access to the adjacent parcel to the east.
- The petitioner will be required to obtain an FDOT (Florida Department of Transportation) Access Management Permit.

LAND USE REVIEW

Article III (Specific Regulations) of Appendix A provides that an operator desiring to engage in an excavation operation on forty (40) acres or less, and where the activity is not specifically exempted by The Hernando County Land Development Regulations, shall make written application to the county for a conditional use permit to be processed in accordance with the specific use regulations of that Section. Article VII (Planned Development District) of Appendix A provides for a Special Use designation (SU) which allows for any use not so designated as a specific Planned Development Use. In this case, the specific use regulations of Article III also apply.

The petitioner has requested PDP(SU)/Planned Development Project (Special Use) in order to request a setback deviation for the north and east property lines. Deviations can be approved through the Planned Development Project process.

According to the Hernando County Land Development Regulations, Appendix A, Zoning Article III. - Specific Regulations Section 3(H). - Specific use regulations, the following applies to excavations:

Application:

The application form requires the applicant to submit the following information to the county:

- A legal description of the proposed area for excavation;
- The name, address and phone number of the owner of the land for which application is made, along with evidence of ownership and/or written consent of the owner;
- The name, address and phone number of the person, firm or corporation that will be the mine operator and the designated representative;
- A recent scaled aerial photograph of the property showing the boundary of the proposed area;
- Topographic contours from available mapping;
- Proposed schedules for the excavation activities;
- Estimated depth of the excavation activities;
- Pre- and post-mining conditions

Comment: The applicant has provided all required information.

Applicable Agency Approvals

The applicant must submit all applicable approvals from federal, state, regional and local agencies.

Comment: The petitioner will be required to obtain the appropriate approvals from applicable agencies during the excavation permitting process and prior to commencement of excavation activities.

Other Information as Required by the County

Other information as may reasonably be required by the county.

Comment: No additional information has been requested of the petitioner at this time.

Perimeter Setbacks:

- North: 25' (deviation from 100')
- South: 25' (deviation from 300')
- East: 25' (deviation from 100' and 300')
- West: 25' (deviation from 100')

Comment: The petitioner is requesting 25' setback all around, however staff believes 50' will be more appropriate on the east and south buffers. If approved the following setbacks will be required.

Perimeter Setbacks:

- North: 25' (deviation from 100')
- South: 50' (deviation from 300')
- East: 50' (deviation from 100' and 300')
- West: 25' (deviation from 100')

Buffers:

The buffer requirement shall be a minimum of one hundred (100) feet measured perpendicular from the property line. It should be the same width as the setback and shall be required to meet all other buffer criteria.

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 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.

The buffer shall consist of a vegetated screen augmented by a berm if required to obtain opacity. The following conditions apply to the vegetated screening:

- a. A 100-foot vegetative screen is standard, except where a berm is necessary. Where a berm is necessary, the outer fifty (50) feet of the buffer must consist of the vegetative screen;
- b. If trees exist in the vegetative screen area they must remain;
- c. If sufficient vegetation does not exist, the vegetative screen area shall be planted at spacings and with species to be established by the department. All plantings shall consist primarily of perennial species native to the area;
- d. All plantings used in the buffer must be compatible with the soils in the area as specified by the county forester.

Comments: The petitioner is proposing a 3' high V Berm in order to shield the excavation activity that will be maintained within the setbacks. The buffer shall be the same width as the setback and must meet all other buffer criteria.

Dust Control

The applicant shall submit a plan for the control of fugitive dust.

Comment: The petitioner has indicated that dust control of stockpiles, truck movement and excavation equipment will be handled by onsite watering methods.

COMPREHENSIVE PLAN REVIEW

Strategy 1.01A(5): Proposed development orders will be reviewed for overall consistency with the general intent of the Comprehensive Plan growth strategies. Consistency with each individual goal, objective or strategy is not required.

Strategy 1.04A(2): Review of rezoning requests shall be consistent with the overall intent of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities. Approval of changes to the

FLUM requested by the property owner may be accompanied by a requirement to rezone the property in conformance with the new FLUM designation prior to development.

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.

FINDINGS OF FACT

The requested rezoning from AG (Agricultural) to PDP SU (Planned Development Project Special Use) 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 petitioners request for a rezoning from AG (Agricultural) to PDP SU (Planned Development Project Special Use) based on 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 buffer consisting of existing natural vegetation will be maintained within the perimeter setback.
3. S.R. 50/Cortez Blvd. is within the jurisdiction of Florida Department of Transportation (FDOT). FDOT will require access management permit and may require drainage permit.
4. Stormwater will be maintained on site.
5. Excavation shall not commence until such time the petitioner applies for and is approved for an Excavation Permit through Hernando County Development Services.
6. The petitioner shall meet the stormwater permitting requirements of the Southwest Florida Water Management District (SWFWMD), Florida Department of Environmental Protection (FDEP) and comply with the Hernando County Facility Design Guidelines prior to commencement of excavation activities.
7. The petitioner shall provide a comprehensive wildlife survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required Florida Fish and Wildlife Conservation Commission (FWC) permits shall be provided prior to clearing or development.
8. Hours of operation shall be limited to Monday through Friday, 7:00AM to 6:00 PM.
9. The petitioner shall provide a Reclamation Bond prior to the issuance of an excavation permit.
10. The following minimum setbacks from the permittee property line shall be maintained for adjacent property uses:
 - Excavation and Stockpiles:
 - North: 25' (deviation from 100')
 - South: 50' (deviation from 300')
 - East: 50' (deviation from 100' and 300')
 - West: 25' (deviation from 100')

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On June 8, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request to rezone from AG (Agricultural) to PDP(SU) Planned Development Project (Special Use) based on 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 buffer consisting of existing natural vegetation will be maintained within the perimeter setback. All buffers shall be installed and maintained to achieve a minimum opacity of eighty percent (80%) within eighteen (18) months of planting.
3. S.R. 50/Cortez Blvd. is within the jurisdiction of Florida Department of Transportation (FDOT). FDOT will require access management permit and may require drainage permit.
4. Stormwater will be maintained on site.
5. Excavation shall not commence until such time the petitioner applies for and is approved for an Excavation Permit through Hernando County Development Services.
6. The petitioner shall meet the stormwater permitting requirements of the Southwest Florida Water Management District (SWFWMD), Florida Department of Environmental Protection (FDEP) and comply with the Hernando County Facility Design Guidelines prior to commencement of excavation activities.
7. The petitioner shall provide a comprehensive wildlife survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required Florida Fish and Wildlife Conservation Commission (FWC) permits shall be provided prior to clearing or development.
8. Hours of operation shall be limited to Monday through Friday, 7:00AM to 6:00 PM.
9. The petitioner shall provide a Reclamation Bond prior to the issuance of an excavation permit.
10. The following minimum setbacks from the permittee property line shall be maintained for adjacent property uses:
 - Excavation and Stockpiles:
 - North: 25' (deviation from 100')
 - South: 75' ~~50'~~ (deviation from 300')
 - East: 50' (deviation from 100' and 300')
 - West: 25' (deviation from 100')

HERNANDO COUNTY ZONING AMENDMENT PETITION



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: 02/17/2026

File No. H-26-18 Official Date Stamp:

APPLICANT NAME: M and S Enterprises of Central Florida LLC

Address: 4435 Baseball Pond Road

City: Brooksville

State: FL

Zip: 34602

Phone: 352-796-6930

Email: michael@mdanielinc.com

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates

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: _____

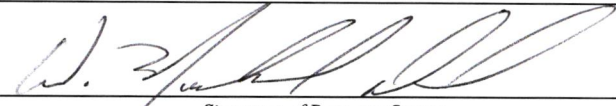
PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 387085
2. SECTION 1, TOWNSHIP 23, RANGE 20
3. Current zoning classification: AG
4. Desired zoning classification: PDP/SU (Special Use for excavation)
5. Size of area covered by application: 4.60 acres
6. Highway and street boundaries: SR 50 (Cortez Blvd.) west of La Pine Road
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

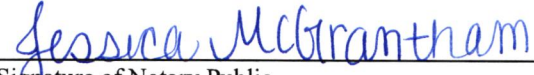
I, William M. Daniel, as President of M and S Enterprises of Central Florida LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter 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): Coastal Engineering Associates
and (representative, if applicable): _____
to submit an application for the described property.

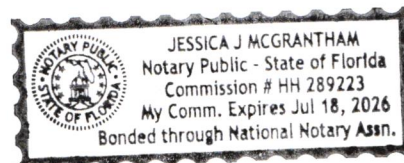

Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 25 day of FEBRUARY, 2026, by W. Michael Daniel who is personally known to me or produced _____ as identification.


Signature of Notary Public

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



Notary Seal/Stamp

REZONING AND MASTER PLAN APPLICATION

PARCEL KEY 387085

M AND S ENTERPRISES OF CENTRAL FLORIDA LLC

General

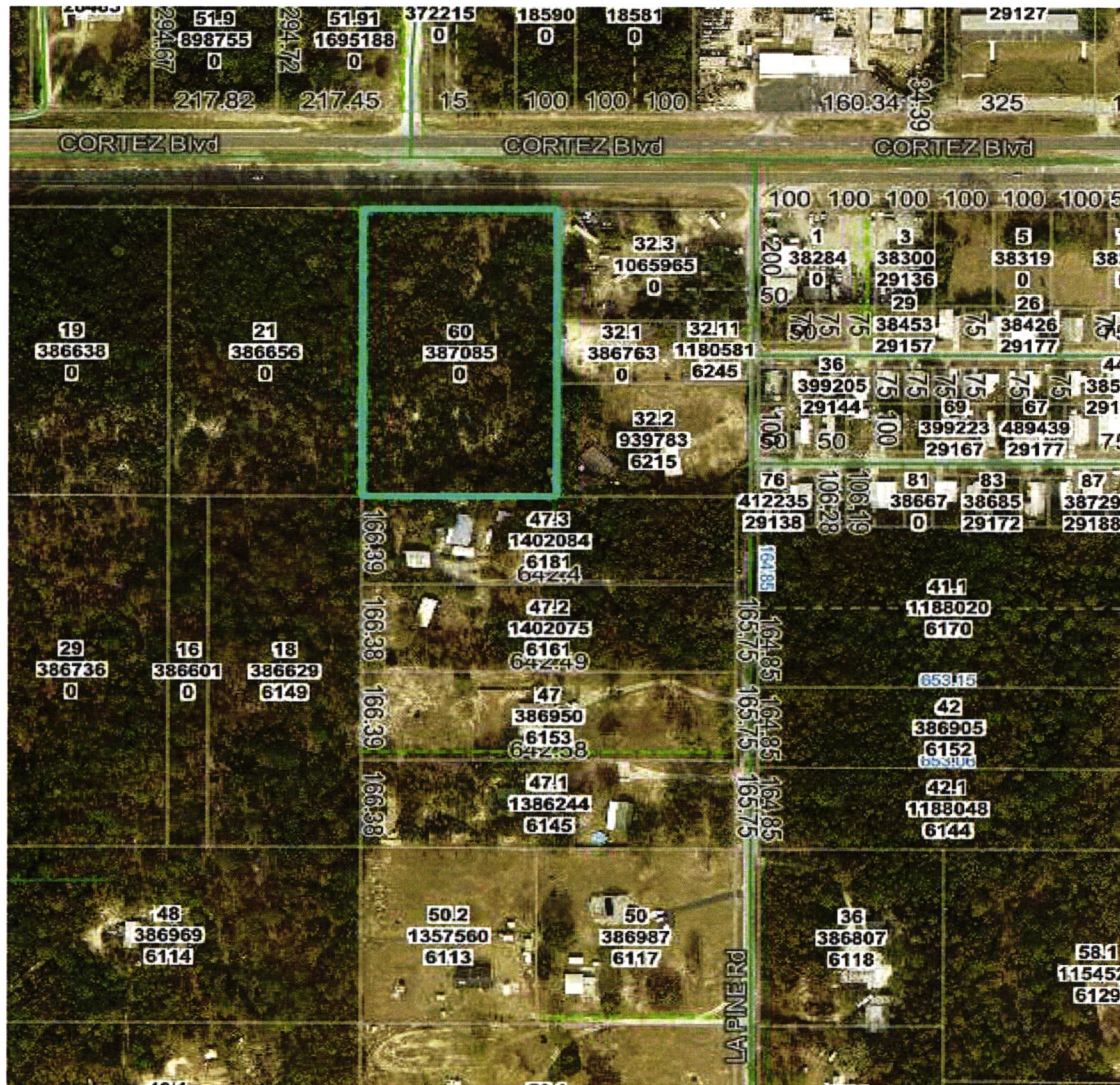


Figure 1-Parcel Key 387085 Location and Aerial

The site consists of 4.60 acres and is located on the south side of SR 50 (Cortez Blvd.), 320 feet west of La Pine Road. See Figure 1 for the site location and aerial.

Request

The applicant is requesting a rezoning from AG (Agricultural) to PDP (SU)/Planned Development Project (Special Use) and master plan with deviations for excavation.

Article III (Specific Regulations, subsection 3.I, Excavation) of Appendix A provides that an operator desiring to engage in an excavation operation on forty (40) acres or less, and where the activity is not specifically exempted by The Hernando County Land Development Regulations, shall make written application to the County for a conditional use permit to be processed in accordance with the specific use regulations of that Section.

Article VIII (Planned Development Project) of Appendix A provides for a Special Use designation (SU) which allows for any use not so designated as a specific Planned Development Use. In this case, the specific use regulations of Article III also apply. The applicant has requested PDP(SU)/Planned Development Project (Special Use) in order to request deviations as shown on the master excavation plan and identified in this narrative. Deviations can be approved through the Planned Development Project process.

Zoning and Land Use

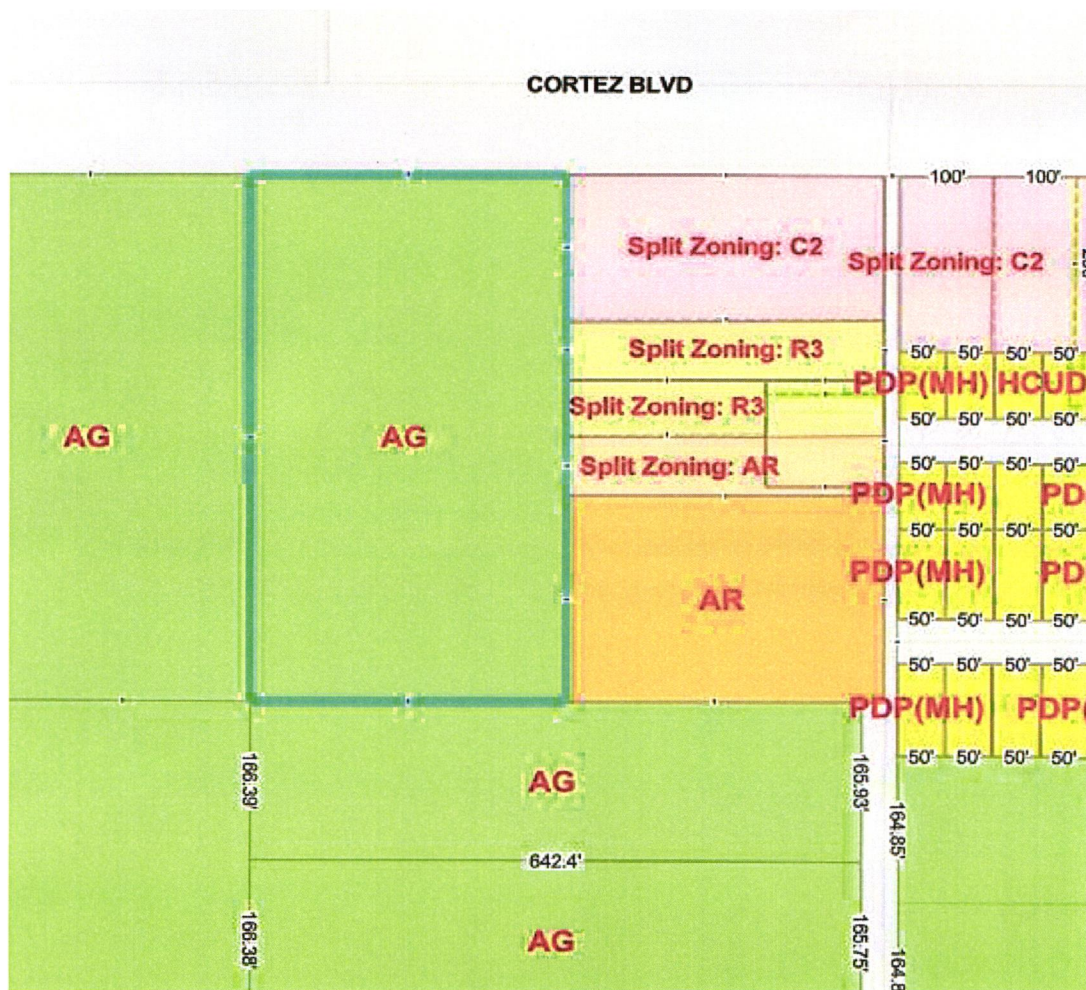


Figure 2-Parcel Key 387085 Zoning

The site is currently zoned AG (Agriculture). See figure 2 for the site zoning.

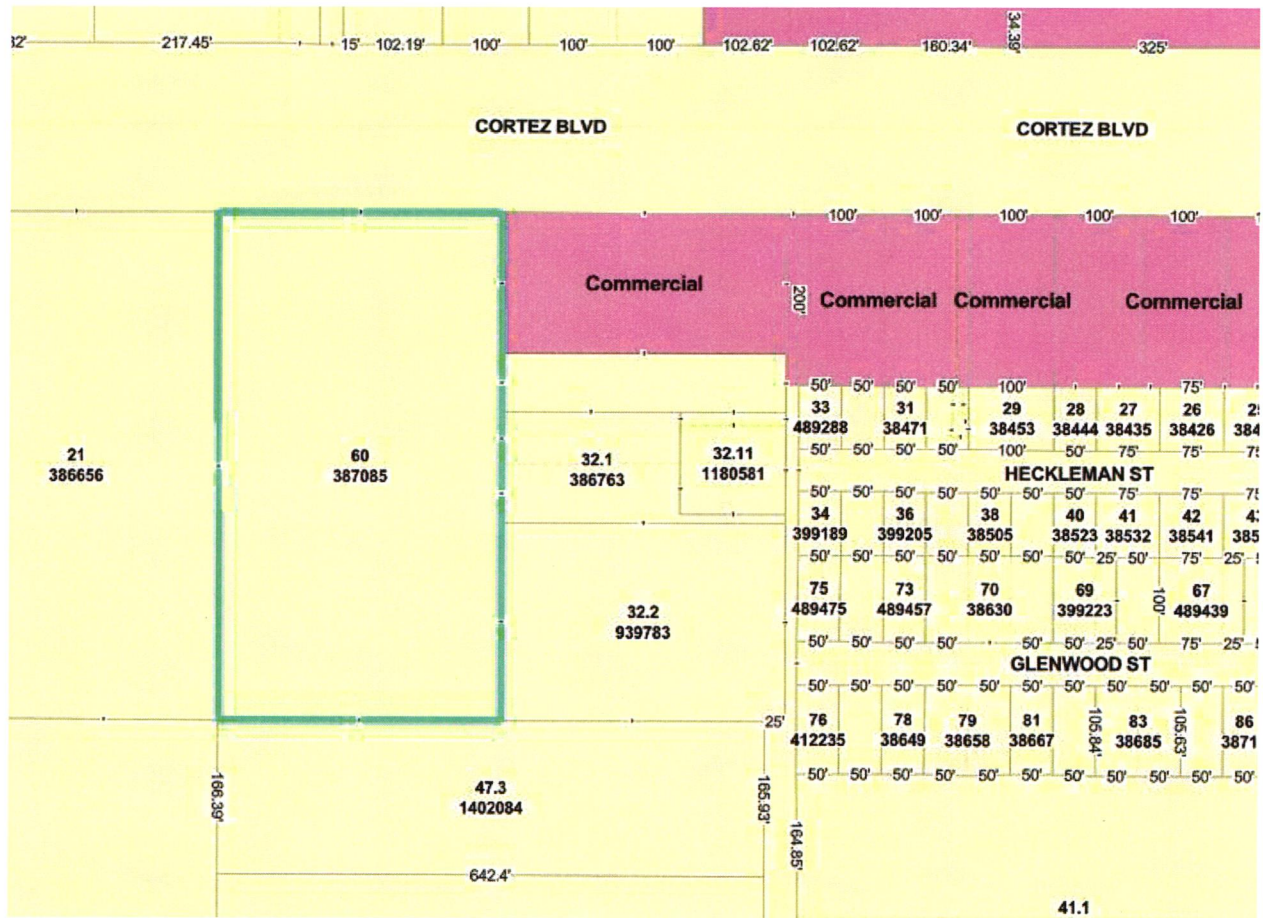


Figure 3-Parcel Key 387085 Land Use

The site is located in the Residential Land Use Classification on the Future Land Use Map. See figure 3 for the site land use designation.

Project Description

The applicant is proposing to excavate the 4.60 acre site for the removal of sand in accordance with the requirements and standards of Article III.I (Excavation) of Appendix A (Zoning). The excavation plan will be in accordance with the following:

1. The excavation will occur over a period of 5 years; subsequent renewals will be obtained if necessary
2. An excavation permit will be applied for and obtained after approval and prior to the commencement of any excavation activities
3. The depth of the excavation will not penetrate the water table
4. Side slopes will not exceed 3:1
5. A fugitive dust control plan will be provided at the time of excavation permitting

6. An engineer's estimate and reclamation bond will be provided at the time of excavation permitting
7. A detailed reclamation plan will be provided at the time pf permitting
8. The site will be reclaimed in a manner consistent with future development of the site
9. Applicable permits from all state regional and local agencies will be provided at the time of permitting
10. No onsite processing of materials, washing, screening or classifying of materials is anticipated
11. Site setbacks of 25 feet will be maintained around the entire perimeter of the excavation area
12. A buffer consisting of a 3 foot high v berm shielding the excavation activity will be maintained within the perimeter setbacks. The berm will be sodded prior to excavation and meander around existing trees and vegetation in an effort to minimally disrupt existing vegetation where necessary
13. Stormwater will be maintained on site
14. Hours of operation will be from 7 AM to 6 PM unless otherwise approved by the permitting authority
15. A plan to maintain fugitive dust will be provided at the time of permitting

Requested Deviations

Setbacks-The following required setbacks from the property line and proposed deviations are identified below:

Direction	Parcel Key	Existing Use*	Required Setback	Proposed Setback
North	NA	Road	100 feet	25 feet
South	1402084	Ag Res	300 feet	25 feet
East	1065965	Vacant Com	300 feet	25 feet
	386763	Vacant	100 feet	
	939783	AG Res	300 feet	
West	386656	Vacant	100 feet	25 feet

*property use

Buffers-Article III, Section 3 (Specific use regulations) requires a 100 foot buffer with an 80 percent opacity standard for excavation on sites less than 40 acres. The applicant proposes a 25 foot wide buffer with a 3 foot high sodded berm that maintains existing vegetation where feasible per the proposed master excavation plan.

Topography



Figure 5-Parcel Key 387085 Site Topography

The site ranges in elevation from 158 feet above MSL in the southeast corner of the site to 130 feet above MSL along SR 50 (Cortez Boulevard). See figure 5 for site topography.

Flood Zone

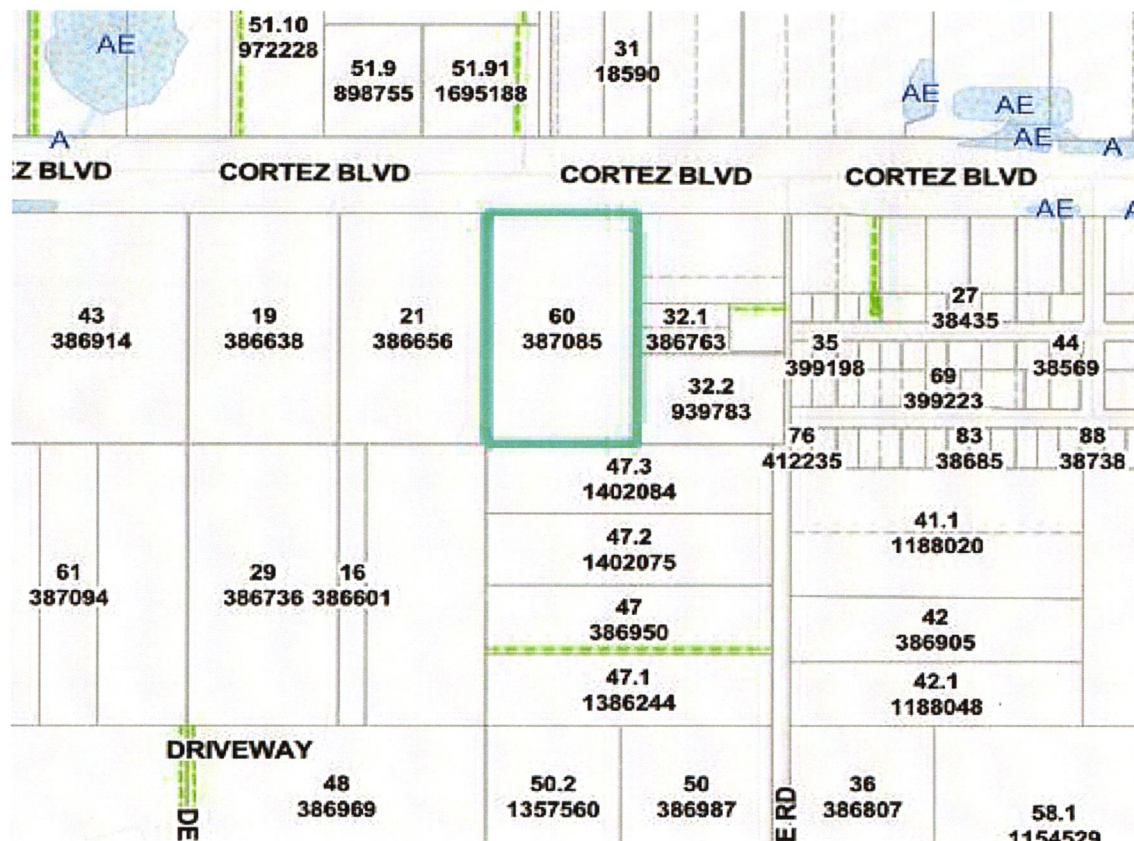


Figure 6-Parcel Key 387085 Flood Zone

The site is not located in a flood zone. See Figure 6 for the site flood zone information.

Comprehensive Plan Consistency

Future Land Use Element-Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Analysis: The Comprehensive Plan does not specifically address small scale excavation activities (less than 40 acres) or the Conditional Use process. Article III.I (Excavation) of Appendix A (Zoning) specifically provides the Conditional Use standards for small scale excavation and does not regulate the use by zoning or land use district. In this instance, the area is not developed with subdivisions or dense residential uses, and the area is

characterized by large properties. The applicant is proposing utilizing the PDP/Special Use District and excavation master plan and Conditional Use standards with deviations for design of the proposed excavation use. The applicant also proposes a 25 foot setback with a 3 foot high berm on the property perimeter adjacent to excavation for separation of uses, compatibility and noise reduction. In addition, the conditional use standards provide that the activity does not occur at night and includes safeguards for proper reclamation.

Proposed Deviations

As indicated above in the narrative

H-26-18 Aerial Map

This map was prepared by this office to be used as aid and 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.

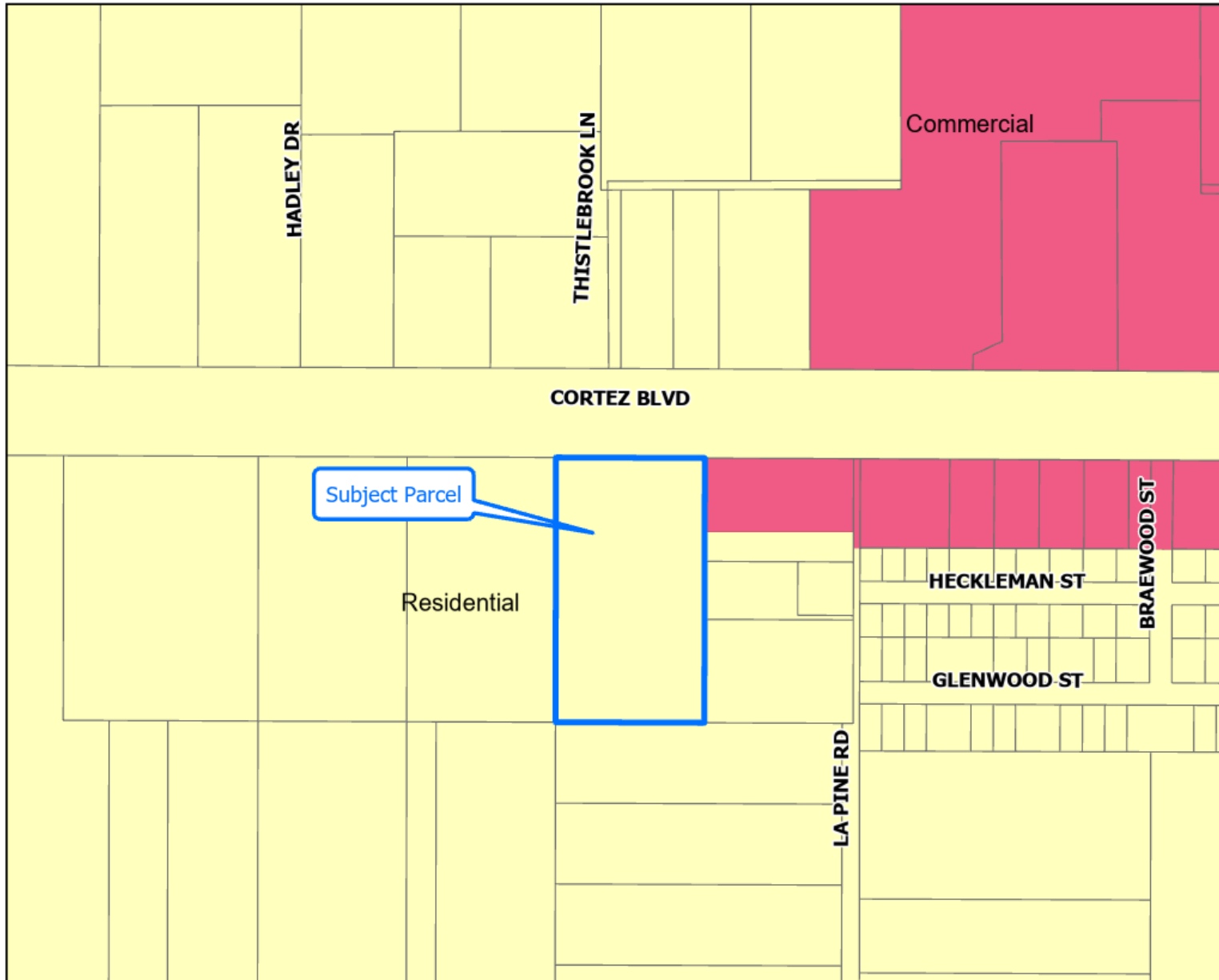


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-18

Version Date: 6/8/2026



Legend

Future Landuse All

- Commercial
- Residential



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.

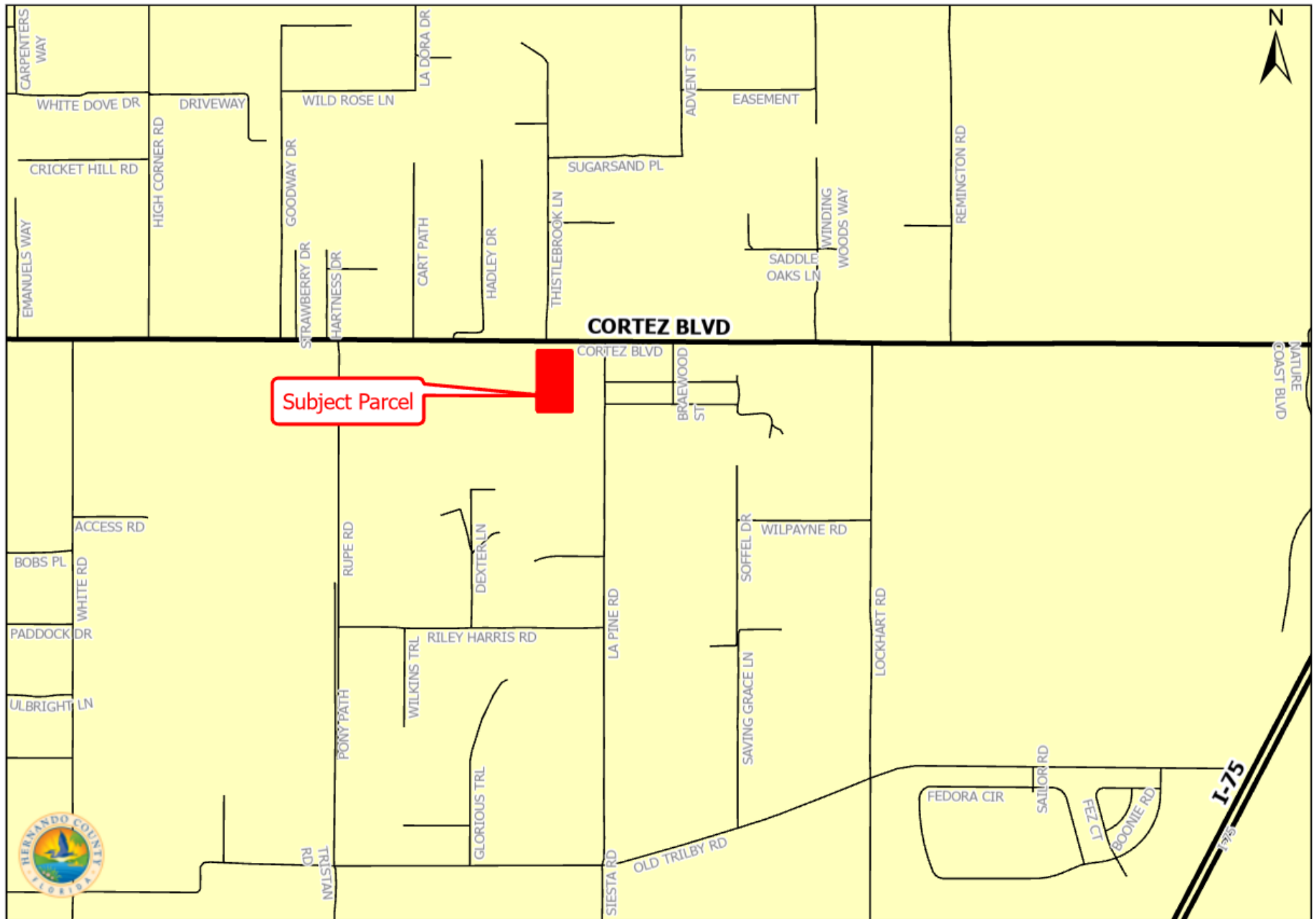
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.



Not to Scale.

H-26-18 Area Map

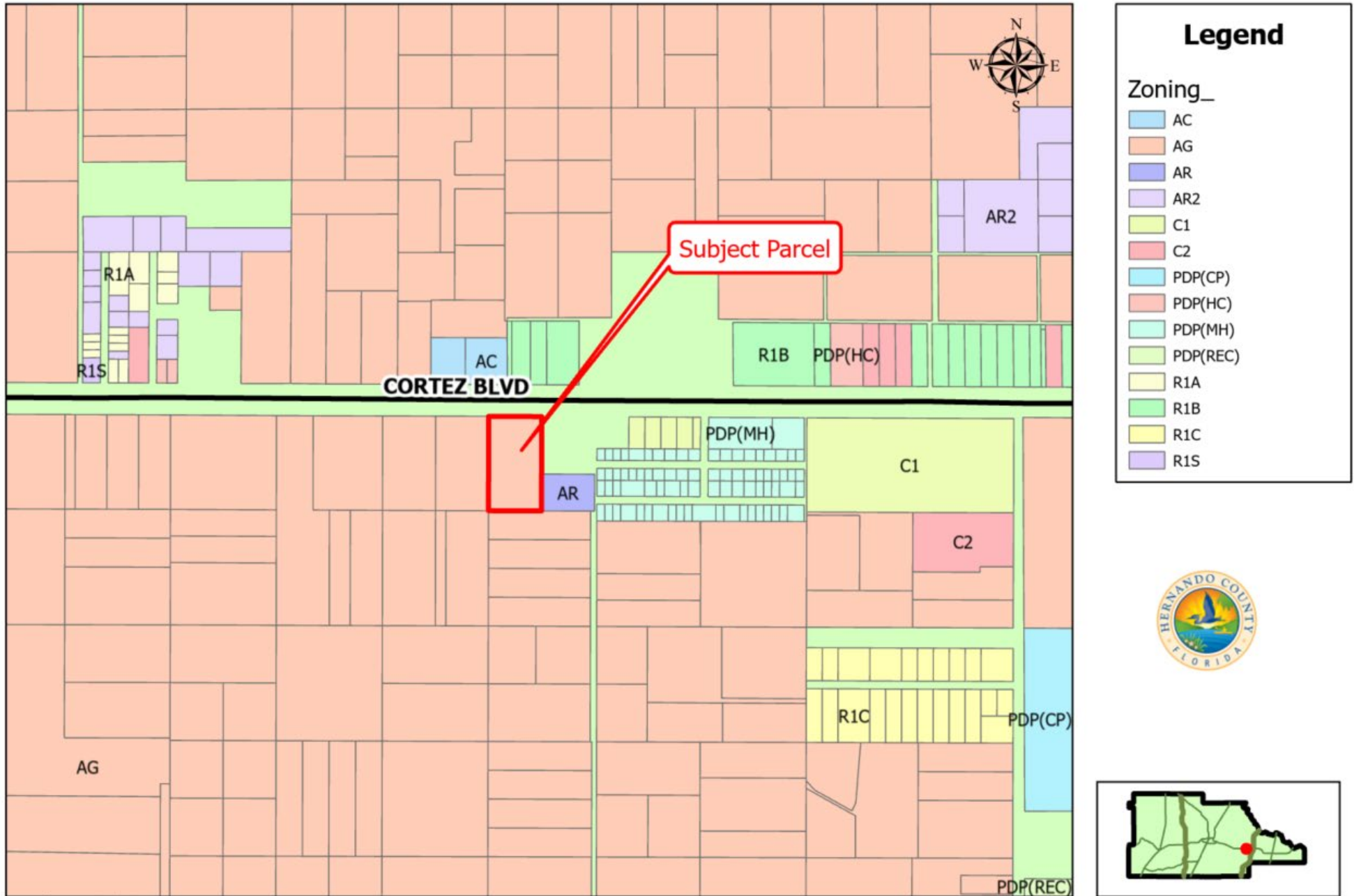
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-26-18 Zoning Map

This map was prepared by this office to be used as aid and 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.



Note:
All wetlands shown hereon will be regulated by FL Dept. of Environmental Protection (FDEP). Wetland delineation performed on 10/11/2022 and located by handheld GPS. All locations and acreages are approximate. This work has not been reviewed by any regulatory authority. This map does not represent surveyed information.



Legend

- Property Boundary (Approx. 1.51 ac)
- Wetlands (0.0 ac)
- Upland (Approx. 1.51 ac)
- Potentially Occupied Gopher Tortoise Burrow (1)

100 50 0 100
Feet
1 inch equals 100 feet
1:1,200 Scale



SWCA
ENVIRONMENTAL CONSULTANTS

Wetland Flagging Map
Land Supplier LLC - 0 Citrus Way
RE # R36 221 18 3703 0000 0150

Brooksville, Hernando County, Florida

Project: 76709 Land Supplier Citrus Way
Date: October 2022
Base maps provided by ESRI. GT burrows located with a handheld GPS on 10/11/2022.
Parcel data provided by the FDOR 2022.

Hand



S

Picture of Maschmeyer Concrete Plant



Zimmerman Industries: Basic
Silo Standard Equipment
8'6 diameter X 31 ft. high

From: [Madison Manuel](#)
To: [Victoria Via](#); [Robin Reinhart](#); [Omar DePablo](#)
Cc: [Ford Manuel](#); [Don Lacey](#); [Cliff Manuel](#)
Subject: Daniels Construction PDP Special Use (H-26-18)
Date: Tuesday, July 14, 2026 8:31:10 PM
Attachments: [image001.png](#)

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.

Regarding the Daniels Construction PDP Special Use (H-26-18), scheduled for the August 4, 2026, BOCC agenda, please be advised that we will not object to the staff recommended conditions and will request that the Board not include the additional conditions recommended by the Planning and Zoning Commission as part of the final action for approval. Specifically:

1. The south setback is to remain at 50 feet as recommended by staff, rather than the 75 feet recommended by the P&Z Commission. All other setbacks are to remain as recommended by staff (25 feet north and west, 50 feet east).
2. An 80% opacity buffer is to be established along the south buffer and along the east boundary for the properties zoned AR only. All other buffers are to require maintaining existing natural vegetation.

Please let us know if you need anything additional, thank you.



Madison Manuel
Coastal Engineering Associates, Inc.
966 Candlelight Blvd., Brooksville, FL 34601
Office: (352) 848-3414 | Cell: (352) 699-5372
madison@coastal-engineering.com
www.coastal-engineering.com

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: M and S Enterprises of Central Florida, LLC

FILE NUMBER: H-26-18

REQUEST: Rezoning from AG (Agricultural) to PDP(SU) Planned Development Project (Special Use) with deviations

GENERAL LOCATION: South side of Cortez Boulevard approximately 2972' from Lockhart Road

PARCEL KEY NUMBERS: 387085

REQUEST: Rezoning from AG (Agricultural) to PDP(SU) Planned Development Project (Special Use) 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 AG (Agricultural) to PDP(SU) Planned Development Project (Special Use) 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



Board of County Commissioners

AGENDA ITEM

Meeting: 08/04/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17739
Legal Request Number: 2026-364-1
Bid/Contract Number:

TITLE

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

BRIEF OVERVIEW

Rezoning Request:

Rezoning from AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-4 uses.

General Location:

North side of Power Line Road approximately 7003 feet from Lockhart Road

Parcel Key Number:

396770

Summary of Applicant's Request:

The Petitioner is requesting a rezoning from AG (Agricultural) to PDP(GC) Planned Development Project (General Commercial) with specific C-4 uses to allow for the development of a concrete batch plant. The proposed facility will operate Monday through Saturday from 7:00 a.m. to 6:00 p.m. and it is expected to employ approximately 30 to 50 people. All improvements, including operational areas and parking, are proposed within the interior of the northwest portion of the subject property, on approximately five (5) acres.

Public Hearing History:

On **May 11, 2026**, the Planning and Zoning Commission voted 3-0 to postpone the applicants request to rezone from AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-4 uses to a date uncertain.

On **June 8, 2026**, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request to rezone from AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-4 uses with modified performance conditions.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board of County Commissioners 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 of County Commissioners adopt a Resolution approving the petitioner's request to rezone from AG (Agricultural) to PDP(GC) Planned Development Project (General Commercial) with specific C-4 uses with performance conditions.

REVIEW PROCESS

Victoria L Via	Approved	07/09/2026 10:46 AM
Omar DePablo	Approved	07/09/2026 2:48 PM
Stephanie Stevens	Approved	07/15/2026 8:45 AM
Erin Dohren	Approved	07/16/2026 1:21 PM
Pamela Hare	Approved	07/16/2026 2:53 PM
Natasha Lopez Perez	Approved	07/17/2026 1:09 PM
Heidi Prouse	Approved	07/17/2026 3:58 PM
Toni Brady	Approved	07/20/2026 8:54 PM
Jeffrey Rogers	Approved	07/21/2026 10:04 PM
Jessica Wright	Approved	07/22/2026 9:27 AM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 11, 2026
Planning & Zoning Commission: June 08, 2026
Board of County Commissioners: August 4, 2026

APPLICANT: Williams Realty and Investments Inc.

FILE NUMBER: H-26-03

REQUEST: Rezoning from AG (Agricultural) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-4 uses

GENERAL LOCATION: North side of Power Line Road approximately 7003 feet from Lockhart Road

PARCEL KEY NUMBER(S): 396770

APPLICANT'S REQUEST

The Petitioner is requesting a rezoning from AG (Agricultural) to PDP(GC) Planned Development Project (General Commercial) with specific C-4 uses to allow for the development of a concrete batch plant. The proposed facility will operate Monday through Saturday from 7:00 a.m. to 6:00 p.m. and it is expected to employ approximately 30 to 50 people. All improvements, including operational areas and parking, are proposed within the interior of the northwest portion of the subject property, on approximately five (5) acres.

Although the subject property is adjacent to residentially zoned land to the east, the proposed improvements are located approximately 1,100 feet from the nearest PDP(SF) (Planned Development Project – Single Family) zoned property, providing substantial separation from existing residential uses.

SITE CHARACTERISTICS

Site Size: 38.4 acres (Petitioner plans on using 5 acres for concrete plant)

Surrounding Zoning;
Land Uses: North: AG (Agricultural)
South: Pasco County
East: PDP(SF)/ Planned Development Project (Single Family)
West: AG (Agricultural)

Current Zoning: PDP(SF) Planned Development Project (Single Family)

Future Land Use
Map Designation: I-75/ SR 50 PDD

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

Hernando County Utilities Department (HCUD) does not currently provide water or wastewater to this parcel. Water and Wastewater are not available to this parcel. HCUD has no objection to the zoning change from AG to PDP to allow a concrete batch plant on the parcel.

ENGINEERING REVIEW

The subject site is on Northside of Powerline Road approximately 7,003 feet from Lockhart Road. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The petitioner may be required to submit a traffic analysis. This is based on the overall trip generation of the project, which shall be determined at site development permitting.

LAND USE REVIEW

The petitioner is proposing a concrete batch plant; this use is consistent with the I-75/SR 50 Planned Development District (PDD) designation on the Future Land Use Map (FLUM). This district is specifically intended to facilitate high-intensity economic development at a critical transportation node. The project aligns with Future Land Use Goal 1.07, which encourages a mix of industrial and commercial uses that capitalize on the proximity to the interstate.

Setbacks:

The petitioner has proposed the following setbacks for the location of the concrete batch plant and associated improvements.

- North: 100'
- South: 900'
- East: 1083.7'
- West: 100'

Comments: While the eastern setback is significantly larger than minimum requirements, it is appropriate based on the proximity of this use to the adjacent PDP(SF) zoned property. The large setback provides for an appropriate transition between uses and preservation of the existing single-family residential neighborhood.

Buffers:

The petitioner has proposed the following perimeter buffers:

- North: 20'
- South: 20'
- East: 20'
- West: 20'

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.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) 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 twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner will need to set aside 2.688 acres for 7% natural vegetation.

Lighting:

County Land Development Regulations 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.

Parking:

County Land Development Regulations require a minimum of Three and a half (3.5) parking spaces per One Thousand (1,000) square feet of gross-floor area. The total parking shall be calculated at the time of site development permitting.

Landscape:

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.

COMPREHENSIVE PLAN REVIEW**I-75/SR-50 Planned Development District**

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

- a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
- b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
- c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;

g. Standards to create a “sense of place.”

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The subject site is within the I-75/S.R. 50 PDD and is consistent with the PDD requirements for the area. This use may provide critical workforce and economic opportunities for the single-family and multifamily units that are currently approved for development within the Planned Development District. Additionally, the proposed use will be required to pay all required surcharge fees toward the infrastructure improvements necessary to facilitate the district’s development.

FINDINGS OF FACT

The rezoning request from AG (Agricultural) to PDP(GC) Planned Development Project (General Commercial) with specific C-4 uses is appropriate due to the following findings of fact:

The parcel is located within the I-75/S.R. 50 PDD which is consistent with the PDD requirements for the area.

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 Concurrence. 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 to rezone from AG (Agricultural) to PDP GC (General Commercial) with specific C-4 uses with the following performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
2. 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, as applicable.
3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
4. 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.
5. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.
6. The total parking shall be calculated at the time of site development permitting.
7. If approved, the petitioner must provide a minimum of seven percent (7%) 2.688 acres of natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.
8. Setbacks:
 - North: 100'
 - South: 900'
 - East: 1083.7'
 - West: 100'
9. Buffers
 - North: 20'
 - South: 20'
 - East: 20'
 - West: 20'
10. The petitioner shall provide a revised plan in compliance with all performance conditions within 30 calendar days of receipt from county staff of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On May 11, 2026, the Planning and Zoning Commission voted 3-0 to postpone the applicants request to rezone from AG (Agricultural) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-4 uses to a date uncertain.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On June 8, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request to rezone from AG (Agricultural) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-4 uses with modified performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
2. 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, as applicable.
3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
4. 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.
5. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.
6. The total parking shall be calculated at the time of site development permitting.
7. If approved, the petitioner must provide a minimum of seven percent (7%) 2.688 acres of natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.
8. Setbacks:
 - North: 100'
 - South: 900'
 - East: 1083.7'
 - West: 100'

9. Buffers

- North: 20'
- South: 20'
- East: 20'
- West: 20'
- All required buffering shall be installed and maintained to achieve a minimum of eighty (80%) opacity within 18 months of planting.

10. The proposed facility shall be limited to operations Monday through Friday. No business operations shall occur on Saturdays and Sundays.

11. The petitioner shall provide a revised plan in compliance with all performance conditions within 30 calendar days of receipt from county staff of BCC approval. Failure to submit the revised plan will result in no further development permits being issued

HERNANDO COUNTY ZONING AMENDMENT PETITION



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: _____

File No. _____ Official Date Stamp:



APPLICANT NAME: Williams Realty and Investment, Inc.

Address: 17728 U.S. 41

City: Spring Hill

State: FL

Zip: 34610

Phone: _____ Email: _____

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

Company Name: Darryl W. Johnston, Esq., Johnston Law Group PA

Address: 295 Brooksview Ave

City: Brooksville

State: FL

Zip: 34601

Phone: 352 796 5124 Email: dwy@djohnstonlaw.com

HOME OWNERS ASSOCIATION: ☐ Yes ☐ No (if applicable provide name) _____

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 396770
2. SECTION 17, TOWNSHIP 23 S, RANGE 21 E
3. Current zoning classification: AG
4. Desired zoning classification: PDP-6C w/ specific C-4 use for a batch plant
5. Size of area covered by application: 38.4 acres
6. Highway and street boundaries: Power Line Road
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: 10 minutes extra)

PROPERTY OWNER AFFIDAVIT

I, Bonnie Williams, 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): Darryl W. Johnston, Johnston Law Group, P.A.
 to submit an application for the described property.

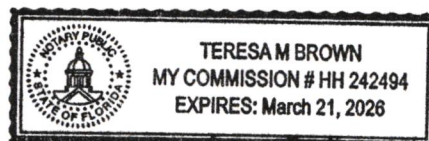
Bonnie Williams
 Signature of Property Owner

**STATE OF FLORIDA
 COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 7th day of November, 2025, by Bonnie Williams who is personally known to me or produced FL Drivers License as identification.

Jeresa Brown

Signature of Notary Public



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

Notary Seal/Stamp

NARRATIVE – WILLIAMS REALTY AND INVESTMENTS, INC.

Proposal

This is a 38.4 acre parcel that is zoned Agricultural (AG). The property is located within the I-75/SR 50 PDD. The property has historically been used for sand excavation, but that use has been discontinued. The owner desires to install and operate a concrete batch plant on the western boundary of its property. We are requesting a rezoning to PDP(GC) with a specific C-4 use for a batch plant.

Access to the subject is from Power Line Road to the south. Zoning to the north and west is AG, to the east is PDP(SF) and to the south is Pasco County.

The buffers and setbacks for the project shall be as shown by the site plan, to wit: a 100' setback on the west and north and a 900' setback on the south and a 1037' setback on the east. It is anticipated the operating hours will be Monday through Saturday, 7:00 a.m. – 6:00 p.m.

Site and Environmental Characteristics

Most of the site has historically been used as a sand mine. The western part designated for the batch plant is secluded from the remainder of the site.

The entire site is within Zone X and does not lie within a flood zone. All surface water will be properly permitted and drained to approved drainage retention areas. There are no wetlands or water features.

There are no known endangered or protected species on site.

Site Plan and Impact to Public Facilities

The proposed site plan is attached. The only buildings and improvements are as shown on the site plan. No deviations are requested. The existing roadway network is capable of accommodating the requested use, and there will not be upgrades to signals or roadway network due to this site's traffic volume.

Water and sewer are not available to the site. Private well and septic will serve the site.

Conclusion

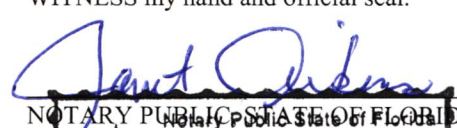
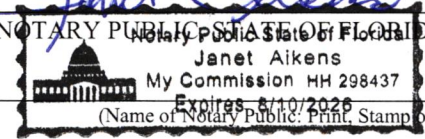
This rezoning to PDP(GC) with a specific C-4 use for a batch plant is consistent with the County's comprehensive plan and is compatible with the surrounding land uses. We request approval of this rezoning as stated above.

AFFECTED HOMEOWNERS ASSOCIATION (HOA)
CONTACT AFFIDAVIT

Instructions

1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. This affidavit must be returned to the Hernando County Planning Department in order to deem the application complete. No hearing shall be scheduled until such time the affidavit has been returned.

AFFIDAVIT

Application Name: <u>Williams Realty and Investments, Inc.</u>	
File Number: _____	
Before me, the undersigned authority, personally appeared <u>Darryl W. Johnston</u> (Print or Type Name)	
who, being duly sworn depose and says that the affected HOA named below has been contacted pursuant to Board of County Commissioner's Policy No. 37-01	
HOA Name: <u>Meritage Homes -</u>	
Contact Person: <u>Tyler Vansant</u>	
I met ^{communicated} with the affected HOA on this the <u>19th</u> day of <u>September</u> , 20 <u>25</u>	
 (Signature)	
State of Florida County of Hernando NOTARY PUBLIC SEAL OF OFFICE:	On this the <u>6</u> day of <u>November</u> , 20 <u>25</u> before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Darryl W. Johnston</u> (Name(s) of the Individual(s) who appeared before notary)
	and whose name(s) is/are subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it.
	WITNESS my hand and official seal.
	  (Name of Notary Public: Print, Stamp or Type as Commissioned)
	~ Personally known to me, or ~ Produced Identification: _____ (Type of Identification Produced)
	~ DID take an oath, or ~ DID NOT take an oath.

H-26-03 Aerial Map

This map was prepared by this office to be used as aid and 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.

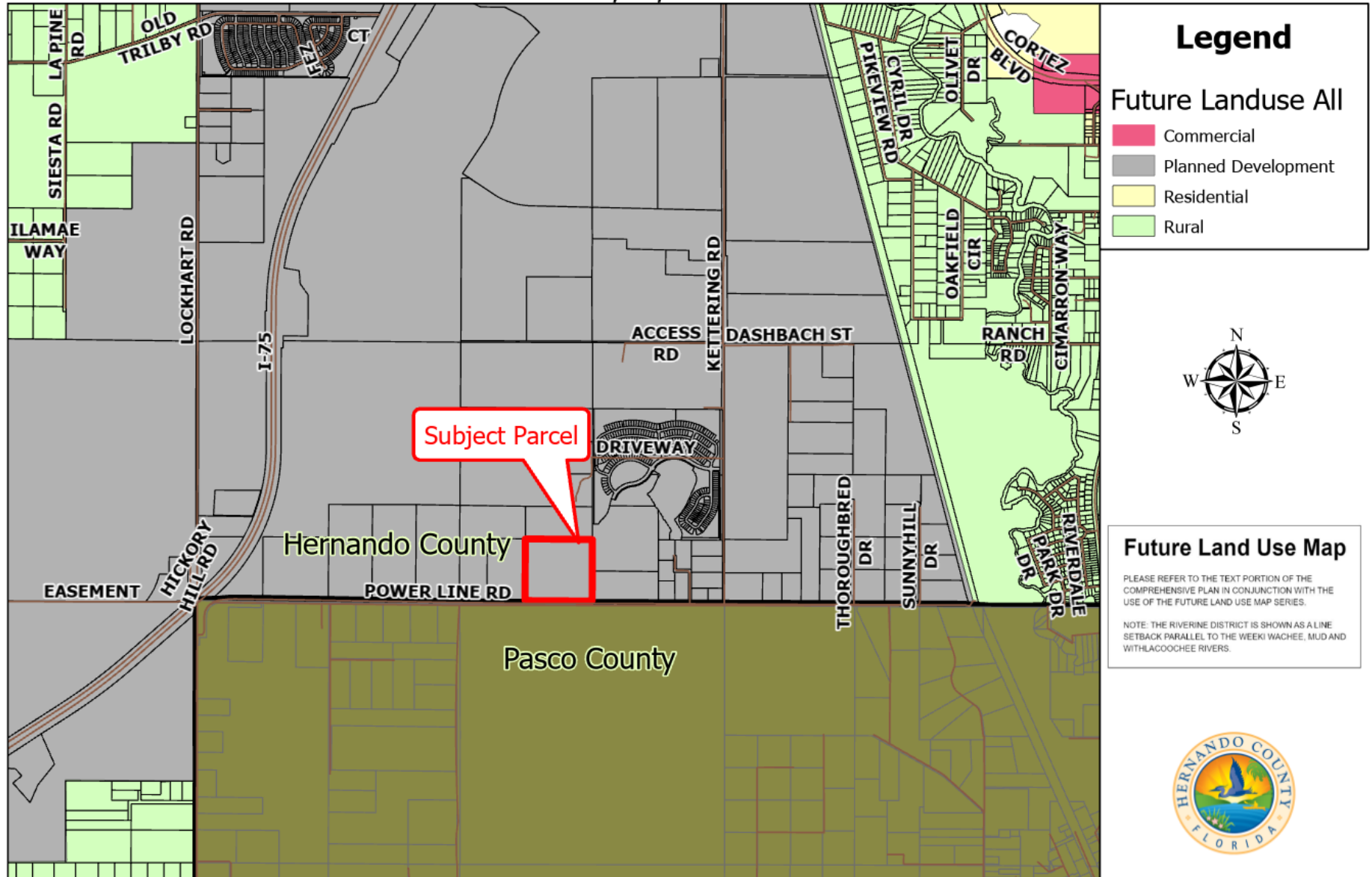


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-03

Version Date: 5/11/2026

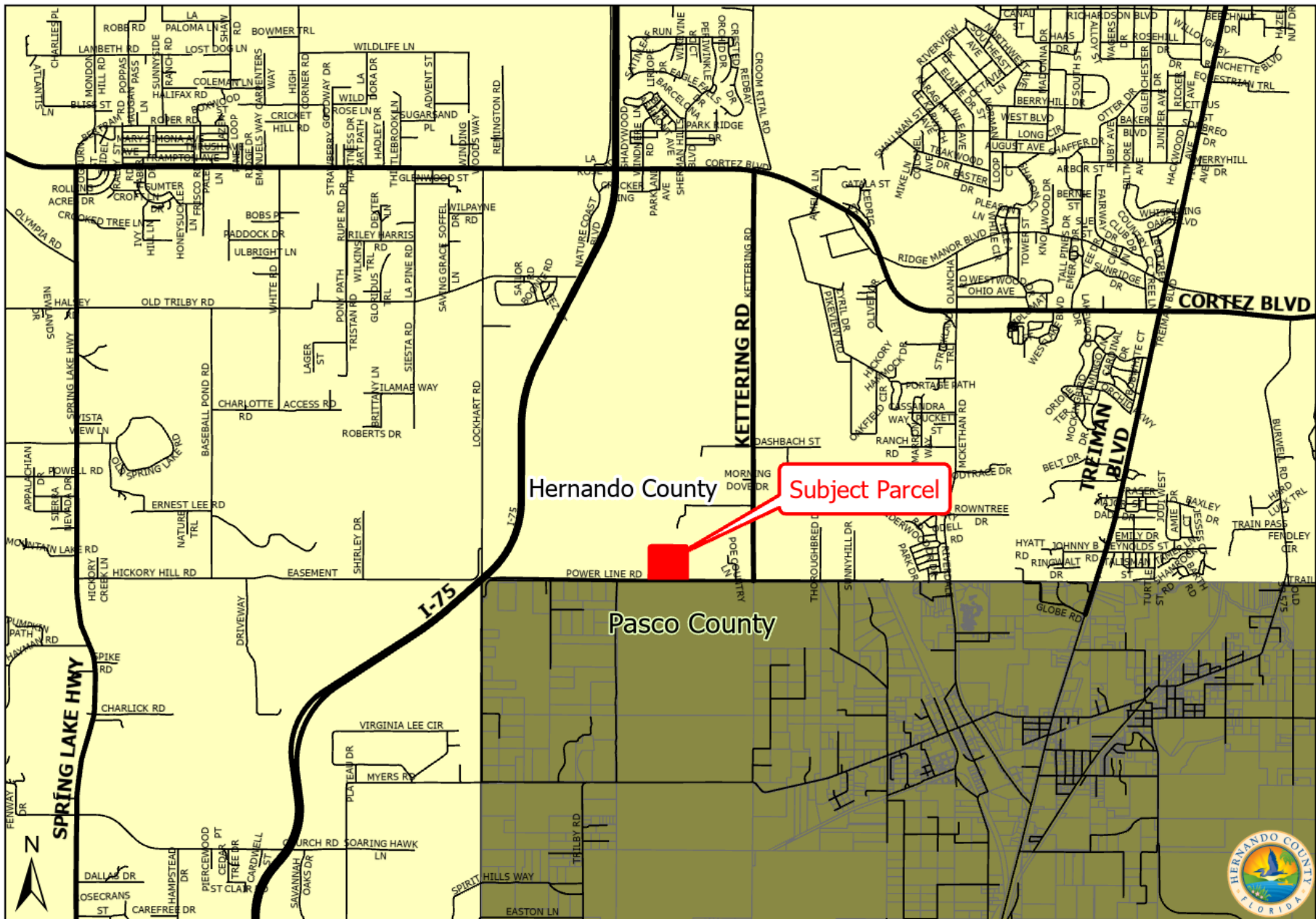


Not to Scale.



H-26-03 Area Map

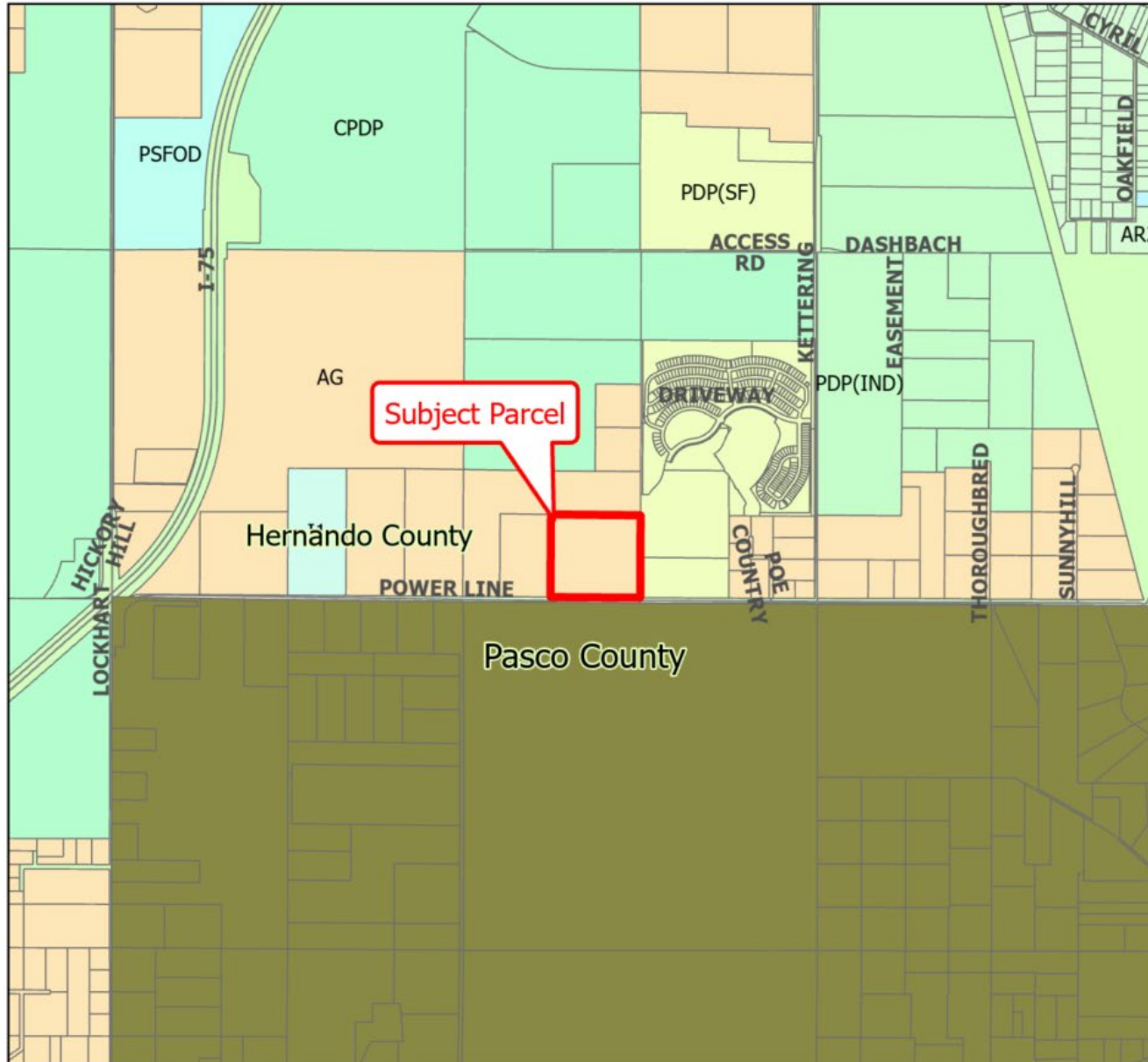
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-26-03 Zoning Map

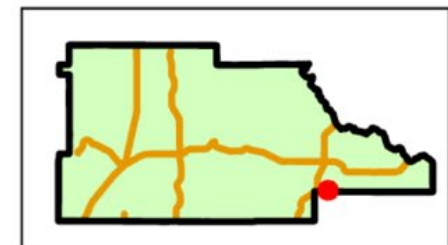
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Legend

Zoning_

- <Null>
- AG
- AR2
- CPDP
- I1
- PDP(IND)
- PDP(SF)
- PSFOD



Hernando County Tech GIS
with Hernando County Planning Department
Project date: June 8, 2026

Not to Scale.

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Case No. H-26-03- Power Line Road
Date: Wednesday, May 6, 2026 1:31:54 PM

From: Kathelyn Ramos <martinez.ramos@yahoo.com>
Sent: Tuesday, May 5, 2026 5:51 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Case No. H-26-03- Power Line Road

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.

Dear Planning & Zoning Commission,

I am writing to oppose the rezoning request for Case H-26-03 on Power Line Road.

Allowing a concrete batch plant in this area would bring increased noise, traffic, air pollution, and environmental concerns that are not compatible with nearby residential communities. This type of development could also negatively impact property values and the quality of life for residents.

I respectfully ask that you deny this rezoning request to protect our community.

Thank you for your consideration.

Sincerely,
Kathelyn Ramos

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Written Opposition
Date: Wednesday, May 6, 2026 1:31:02 PM

From: Bailey <b9173y@gmail.com>
Sent: Wednesday, May 6, 2026 12:32 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Written Opposition

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.

To the Hernando County Planning & Zoning Commission:

I am writing in opposition to
Case No. H-26-03 - Power Line Road

Thank you very much,

Bailey Evans
29174 Fedora Cir
Brooksville, FL 34602

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Opposition to Case No. H-26-03
Date: Wednesday, May 6, 2026 1:30:51 PM

From: Ashley Neubauer <ashleynneubauer@gmail.com>
Sent: Wednesday, May 6, 2026 1:16 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Case No. H-26-03

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.

To Hernando County Planning & Zoning Commission:

I am writing to formally oppose Case No. H-26-03 regarding the proposed rezoning of property on Power Line Road from Agricultural (AG) to General Commercial (GC) for the development of a concrete batch plant.

I recently purchased a home in the Benton Hills area, and I strongly believe this type of heavy industrial development is not appropriate directly next to existing and growing residential communities.

I am concerned about the long-term impacts this project would have on the area, including increased heavy truck traffic, noise, dust, safety concerns, and the overall character of the community. Many families are continuing to move into this area, and approving industrial development of this nature so close to neighborhoods would permanently change the surrounding environment.

I respectfully ask the Planning & Zoning Commission to deny this rezoning request and preserve the area for uses that are more compatible with nearby residential development.

Thank you for your time and consideration.

Ashley Neubauer

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Opposition to Rezoning Request Case No. H-26-03 – Power Line Road
Date: Wednesday, May 6, 2026 1:30:44 PM

From: Tuwanna O'Neal <reachingtuwanna@gmail.com>
Sent: Wednesday, May 6, 2026 1:20 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Rezoning Request Case No. H-26-03 – Power Line Road

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.

Dear Planning & Zoning Commission,

I am writing to formally oppose Rezoning Request Case No. H-26-03 regarding the proposed rezoning of property on Power Line Road from Agricultural (AG) to General Commercial (GC) for the development of a concrete batch plant.

This type of heavy industrial development is not compatible with existing and planned residential and rural areas nearby. Approving this request would create long-term impacts on the community that cannot easily be reversed once the land is rezoned.

My concerns include:

- Increased air pollution from cement dust and diesel truck traffic, which can negatively affect the health of nearby residents.
- Excessive noise from heavy equipment, mixers, conveyors, and truck activity that would disrupt the peace and character of the area.
- Increased traffic congestion and road deterioration caused by heavy commercial truck use.
- Potential environmental risks to nearby land and waterways from runoff and industrial operations.
- Negative effects on property values and the overall rural and residential character of the community.

As a resident of the area, I am deeply concerned that this project could negatively affect my family's health, the health of surrounding residents, and the overall well-being of the community. I am especially concerned about the impact on vulnerable populations such as children, the elderly, individuals with respiratory conditions, and even local animals and wildlife that would be exposed to increased dust, pollution, noise, and industrial activity.

Power Line Road and the surrounding area should continue to support responsible growth that

protects residents, families, and nearby properties rather than introducing heavy industrial operations into close proximity with residential areas.

I respectfully ask the Planning & Zoning Commission to deny Case No. H-26-03.

Thank you for your time and consideration.

Sincerely,
Tuwanna O'Neal
5313 Fez Ct
Brooksville, FL 34602

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Formal Opposition – Rezoning Petition H-26-03 (Concrete Batch Plant, Power Line Road)
Date: Friday, May 8, 2026 9:29:17 AM



Carrie L. Cline | Planner I

Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28020

Email: ccline@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

NOTICE: As we transition to the new *Tyler Enterprise Permitting and Licensing system*, there will be a temporary period of modified permitting operations.

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From: Julie McCoy <jmcoy2@gmail.com>
Sent: Friday, May 8, 2026 8:19 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Formal Opposition – Rezoning Petition H-26-03 (Concrete Batch Plant, Power Line Road)

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Dear Members of the Planning and Zoning Commission,

I respectfully submit this formal objection to **Rezoning Petition H-26-03**, filed by Williams Realty and Investments Inc., seeking to rezone property on Power Line Road from **AG (Agricultural) to PDP(GC) with C-4 uses** to allow a **concrete batch plant**.

After reviewing the Staff Report and applicable Comprehensive Plan provisions, I have significant concerns that the recommendation for approval is **not supported by competent substantial evidence**, and that the proposal **does not meet the required criteria for consistency, compatibility, or infrastructure adequacy**.

1. The staff report concludes that the proposed use is "consistent" with the I-75/SR-50 Planned Development District (PDD) based primarily on generalized economic development objectives.

However, this conclusion reflects a **misapplication of the governing standard**.

While the PDD allows for a mix of industrial and commercial uses, it does so **only within a coordinated, master-planned framework** that includes:

- Integrated land use patterns
- Coordinated transportation networks
- Planned infrastructure (water, wastewater, and services)
- Development contributing to a cohesive "sense of place"

The current proposal **does not satisfy these requirements**:

- It is a **standalone 5-acre industrial use**, not part of an integrated development system
- The staff report provides **no analysis of frontage roads, access coordination, or MPO transportation planning**, despite PDD requirements
- Critically, the report acknowledges that **water and wastewater services are not available to the parcel**

A development cannot be considered consistent with the PDD when required infrastructure planning is absent.

2. The staff report relies heavily on a **1,100-foot separation distance** to justify compatibility with nearby residential zoning

This conclusion is not supported by substantial analysis.

A concrete batch plant is a **high-intensity industrial use** characterized by:

- Heavy truck traffic (cement mixers, aggregate hauling)
- Dust emissions and airborne particulates
- Continuous operational noise

Despite this, the proposal includes:

- **20-foot buffers** on all sides
- A minimum **5- to 8-foot screen or hedge**

These measures are fundamentally inadequate for an industrial use of this magnitude adjacent to residential developments with thousands of homes, future planned school, and agricultural.

Compatibility requires more than distance—it requires **demonstrable mitigation of operational impacts**, which is not present in the record.

3. The Engineering Review states:

“The petitioner **may be required** to submit a traffic analysis... at site development permitting.”

This is a significant procedural and potentially legal defect.

- Traffic is a **core rezoning consideration**
- A concrete batch plant will generate **substantial heavy vehicle traffic**
- Power Line Road is not demonstrated to be capable of **supporting that volume**

Deferring traffic analysis to a later stage:

- Prevents proper evaluation at the rezoning phase
- Eliminates meaningful public review
- Leaves the Commission without **competent substantial evidence**

4. The report confirms utilities are not available, yet still supports approval.

In addition:

- No meaningful **analysis of air quality, dust, or health impacts is provided**
- Key issues are deferred to future permitting

Rezoning decisions should not rely on speculative future mitigation.

For the reasons outlined above, the record does not support a finding that this rezoning:

- Is consistent with the Comprehensive Plan
- Meets the requirements of the I-75/SR-50 PDD

- Adequately addresses **compatibility, infrastructure, or environmental impacts**

Accordingly, I respectfully request that the Planning and Zoning Commission:

Recommend DENIAL of Rezoning Petition H-26-03.

Respectfully,

Julie McCoy

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Opposition to Rezoning Request- Case No. H-26-03 (Power Line Road)
Date: Friday, May 8, 2026 9:29:53 AM



Carrie L. Cline | Planner I

Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28020

Email: ccline@hernandocounty.us

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From: jennifer trout <jenniferltrout@hotmail.com>
Sent: Thursday, May 7, 2026 1:06 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Rezoning Request- Case No. H-26-03 (Power Line Road)

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Dear Hernando County Planning & Zoning Commission,

I am writing to formally express my opposition to the rezoning request for the property located on Power Line Road, referenced as **Case No. H-26-03**.

After reviewing the proposed changes, I have several concerns regarding the impact this rezoning could have on our community:

1. **Traffic and Safety:** Rezoning may significantly increase traffic volume on Power Line Road, which is not currently designed to safely accommodate additional vehicles. This raises concerns about potential accidents and overall safety for residents and commuters.
2. **Environmental Impact:** The proposed rezoning may negatively affect local ecosystems, including nearby wetlands and wildlife habitats. Maintaining the current zoning helps protect these natural resources, which are vital for environmental sustainability.
3. **Community Character:** The requested zoning change is inconsistent with the existing residential and rural character of the neighborhood. Rezoning could set a precedent for future developments that are incompatible with the surrounding area.
4. **Property Values:** Increased development and the potential for higher-density usage may adversely affect property values for existing homeowners in the vicinity.

For these reasons, I respectfully request that the Commission **deny the rezoning request** and maintain the current zoning designation for the Power Line Road property. Protecting the safety, environment, and character of our community should remain a priority.

Thank you for your time and consideration of my comments. I urge the Commission to carefully weigh the potential impacts on residents and the broader community before making any zoning changes.

Sincerely,

Dr. Jennifer L. Trout

Brooksville, FL 34602

jenniferltrout@hotmail.com

(813) 215-0459

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: oppose the planning and rezoning. Power line Road!
Date: Monday, May 11, 2026 7:14:55 AM

From: Allen McCoy <amdeerhead50@gmail.com>
Sent: Saturday, May 9, 2026 4:07 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: oppose the planning and rezoning. Power line Road!

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Dear Members of the Planning and Zoning Commission,

I respectfully oppose Rezoning Petition H-26-03, which seeks to allow a concrete batch plant on Power Line Road.

Based on the staff report, the recommendation for approval is not supported by sufficient analysis and does not demonstrate consistency with the Comprehensive Plan or the I-75/SR-50 Planned Development District (PDD).

The staff concludes the use is “consistent” with the PDD based on general economic development goals. However, the PDD requires coordinated, master-planned development with integrated infrastructure, transportation planning, and a cohesive “sense of place.”

This proposal is a standalone industrial use, with:

No transportation network coordination

No frontage road or access analysis

No available water or wastewater service

These deficiencies are inconsistent with PDD requirements.

A concrete batch plant is a high-intensity industrial use involving heavy truck traffic,

dust, and noise.

The staff report relies primarily on distance, but proposes only:

20-foot buffers

Minimal screening

These measures do not adequately mitigate impacts to nearby residential communities

Traffic impacts must be evaluated at the rezoning stage. Deferring this analysis leaves the Commission without adequate evidence to assess roadway capacity and safety, particularly given the expected heavy truck activity. Power Line Road is not capable of supporting the volume and is currently in disrepair from heavy use trucks due to the sand mines.

The report confirms utilities are not available, yet still supports approval. In addition, there is no meaningful analysis of air quality, dust, or health impacts provided. This omission is significant. Scientific research has established that concrete and cement operations generate fine particulate matter (PM2.5 and PM10) and respirable crystalline silica. The U.S. Environm

Sincerely concerned neighbor watch.

Trying to protect my family because this decision will have generational consequences that may become deadly overtime.

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To: [Victoria Via](#)
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Date: Monday, May 11, 2026 7:14:48 AM

From: Tammaty Leggett <tamaty1970@gmail.com>
Sent: Sunday, May 10, 2026 9:21 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>; Tammaty Leggett <tamaty1970@gmail.com>; Gerald Thompson <grthompson731@gmail.com>
Subject: OpposingCase # H-26-03 Rezoning of Agriculture to General Commercial

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Hello,
Please accept this email as our official opposing of rezoning this area from agricultural to general commercial.
We would like to keep our neighborhood safe.

Thank you,
Mr. & Mrs. Gerald Thompson
Benton Hills Residents
Brooksville, FL 34602
8135077495

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Opposition- Rezoning petition H-26-03 (POWER LINE ROAD)
Date: Monday, May 11, 2026 7:15:01 AM

From: Allen McCoy <amdeerhead50@gmail.com>
Sent: Saturday, May 9, 2026 1:25 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition- Rezoning petition H-26-03 (POWER LINE ROAD)

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The report states a traffic study “may be required” at a later stage.

Traffic impacts must be evaluated at the rezoning stage. Deferring this analysis leaves the Commission without adequate evidence to assess roadway capacity and safety, particularly given the expected heavy truck activity. Power Line Road is not capable of supporting the volume and is currently in disrepair from heavy use trucks due to the sand mines.

The report confirms utilities are not available, yet still supports approval. In addition, there is no meaningful analysis of air quality, dust, or health impacts provided. This omission is significant. Scientific research has established that concrete and cement operations generate fine particulate matter (PM2.5 and PM10) and respirable crystalline silica. The U.S. Environmental Protection Agency has identified particulate matter pollution as a contributor to serious health effects, including asthma, heart disease, and other respiratory conditions, with children and nearby residents being particularly vulnerable.

The staff report provides no site-specific analysis of dust dispersion, air quality impacts, or health risk mitigation. The absence of analysis prevents a finding that the proposed use is compatible with adjacent residential areas and future planned school or consistent with the County’s obligation to protect public health, safety, and welfare. The record does not support a finding that this rezoning is compatible, infrastructure-supported, or consistent with the Comprehensive Plan.

I respectfully request that the Planning and Zoning Commission:

Recommend DENIAL of Rezoning Petition H-26-03

Respectfully submitted,

Allen M

Power Line Road/Poe Country Lane

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: OBJECTION Case No. H-26-03
Date: Thursday, May 7, 2026 10:12:04 AM

From: Lauren Keeler <laurrenkeeler@gmail.com>
Sent: Wednesday, May 6, 2026 2:19 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: OBJECTION Case No. H-26-03

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To the Hernando County Planning & Zoning Commission,

I am writing to respectfully oppose Case No. H-26-03, the proposed rezoning of property on Power Line Road from Agricultural (AG) to General Commercial (GC) for the development of a concrete batch plant.

This type of heavy industrial use is not compatible with the existing and planned residential character of the surrounding area. Many families chose to live here because of the quieter rural environment, with lots of beautiful farmland, and approving this rezoning would permanently change the nature of our community.

I am especially concerned about the potential impacts on air quality, noise levels, traffic, and overall safety. Concrete batch plants generate cement dust, diesel exhaust, constant truck traffic, and industrial noise that can negatively affect nearby homes, schools, and families. Increased heavy truck activity on local roads could also create additional congestion, road wear, and safety concerns for residents.

In addition, I believe this development could negatively impact property values and reduce the quality of life for those living nearby. Once land is rezoned and industrial operations begin, those effects cannot easily be reversed.

While I understand the importance of growth and economic development in our county, I strongly believe this location is not appropriate for a heavy industrial operation.

Rather than approving industrial development at this location, I encourage the county and developers to consider alternatives that better fit the community, such as:

- Maintaining the agricultural zoning and preserving the rural character of the area
- Low-impact commercial development that serves local residents, such as small businesses, offices, or community-focused retail
- Green space, parks, or recreational facilities that benefit nearby neighborhoods
- Light commercial or business uses located farther away from residential homes and schools
- Industrial development placed in existing industrial zones where infrastructure and buffering

already exist

I respectfully ask the Planning & Zoning Commission to deny this rezoning request and help preserve the health, safety, and character of our community.

Thank you for your time and consideration.

Sincerely,

Lauren Keeler

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Formal Opposition – Rezoning Petition H-26-03 (Concrete Batch Plant, Power Line Road)
Date: Friday, May 8, 2026 9:29:17 AM



Carrie L. Cline | Planner I

Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28020

Email: ccline@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

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After reviewing the Staff Report and applicable Comprehensive Plan provisions, I have significant concerns that the recommendation for approval is **not supported by competent substantial evidence**, and that the proposal **does not meet the required criteria for consistency, compatibility, or infrastructure adequacy**.

1. The staff report concludes that the proposed use is "consistent" with the I-75/SR-50 Planned Development District (PDD) based primarily on generalized economic development objectives.

However, this conclusion reflects a **misapplication of the governing standard**.

While the PDD allows for a mix of industrial and commercial uses, it does so **only within a coordinated, master-planned framework** that includes:

- Integrated land use patterns
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The current proposal **does not satisfy these requirements**:

- It is a **standalone 5-acre industrial use**, not part of an integrated development system
- The staff report provides **no analysis of frontage roads, access coordination, or MPO transportation planning**, despite PDD requirements
- Critically, the report acknowledges that **water and wastewater services are not available to the parcel**

A development cannot be considered consistent with the PDD when required infrastructure planning is absent.

2. The staff report relies heavily on a **1,100-foot separation distance** to justify compatibility with nearby residential zoning

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Despite this, the proposal includes:

- **20-foot buffers** on all sides
- A minimum **5- to 8-foot screen or hedge**

These measures are fundamentally inadequate for an industrial use of this magnitude adjacent to residential developments with thousands of homes, future planned school, and agricultural.

Compatibility requires more than distance—it requires **demonstrable mitigation of operational impacts**, which is not present in the record.

3. The Engineering Review states:

“The petitioner **may be required** to submit a traffic analysis... at site development permitting.”

This is a significant procedural and potentially legal defect.

- Traffic is a **core rezoning consideration**
- A concrete batch plant will generate **substantial heavy vehicle traffic**
- Power Line Road is not demonstrated to be capable of **supporting that volume**

Deferring traffic analysis to a later stage:

- Prevents proper evaluation at the rezoning phase
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4. The report confirms utilities are not available, yet still supports approval.

In addition:

- No meaningful **analysis of air quality, dust, or health impacts is provided**
- Key issues are deferred to future permitting

Rezoning decisions should not rely on speculative future mitigation.

For the reasons outlined above, the record does not support a finding that this rezoning:

- Is consistent with the Comprehensive Plan
- Meets the requirements of the I-75/SR-50 PDD

- Adequately addresses **compatibility, infrastructure, or environmental impacts**

Accordingly, I respectfully request that the Planning and Zoning Commission:

Recommend DENIAL of Rezoning Petition H-26-03.

Respectfully,

Julie McCoy

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Opposition to Rezoning Request- Case No. H-26-03 (Power Line Road)
Date: Friday, May 8, 2026 9:29:53 AM



Carrie L. Cline | Planner I

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From: jennifer trout <jenniferltrout@hotmail.com>
Sent: Thursday, May 7, 2026 1:06 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Rezoning Request- Case No. H-26-03 (Power Line Road)

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After reviewing the proposed changes, I have several concerns regarding the impact this rezoning could have on our community:

1. **Traffic and Safety:** Rezoning may significantly increase traffic volume on Power Line Road, which is not currently designed to safely accommodate additional vehicles. This raises concerns about potential accidents and overall safety for residents and commuters.
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Brooksville, FL 34602

jenniferltrout@hotmail.com

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Dear Members of the Planning and Zoning Commission,

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The staff concludes the use is “consistent” with the PDD based on general economic development goals. However, the PDD requires coordinated, master-planned development with integrated infrastructure, transportation planning, and a cohesive “sense of place.”

This proposal is a standalone industrial use, with:

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No frontage road or access analysis

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These deficiencies are inconsistent with PDD requirements.

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I respectfully request that the Planning and Zoning Commission:

Recommend DENIAL of Rezoning Petition H-26-03

Respectfully submitted,

Allen M

Power Line Road/Poe Country Lane

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To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: OBJECTION Case No. H-26-03

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.

To the Hernando County Planning & Zoning Commission,

I am writing to respectfully oppose Case No. H-26-03, the proposed rezoning of property on Power Line Road from Agricultural (AG) to General Commercial (GC) for the development of a concrete batch plant.

This type of heavy industrial use is not compatible with the existing and planned residential character of the surrounding area. Many families chose to live here because of the quieter rural environment, with lots of beautiful farmland, and approving this rezoning would permanently change the nature of our community.

I am especially concerned about the potential impacts on air quality, noise levels, traffic, and overall safety. Concrete batch plants generate cement dust, diesel exhaust, constant truck traffic, and industrial noise that can negatively affect nearby homes, schools, and families. Increased heavy truck activity on local roads could also create additional congestion, road wear, and safety concerns for residents.

In addition, I believe this development could negatively impact property values and reduce the quality of life for those living nearby. Once land is rezoned and industrial operations begin, those effects cannot easily be reversed.

While I understand the importance of growth and economic development in our county, I strongly believe this location is not appropriate for a heavy industrial operation.

Rather than approving industrial development at this location, I encourage the county and developers to consider alternatives that better fit the community, such as:

- Maintaining the agricultural zoning and preserving the rural character of the area
- Low-impact commercial development that serves local residents, such as small businesses, offices, or community-focused retail
- Green space, parks, or recreational facilities that benefit nearby neighborhoods
- Light commercial or business uses located farther away from residential homes and schools
- Industrial development placed in existing industrial zones where infrastructure and buffering

already exist

I respectfully ask the Planning & Zoning Commission to deny this rezoning request and help preserve the health, safety, and character of our community.

Thank you for your time and consideration.

Sincerely,

Lauren Keeler

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Case number H-26-03
Date: Sunday, June 7, 2026 5:13:46 PM

From: Rachel Aguilar <rachel.aguilar@live.com>
Sent: Tuesday, June 2, 2026 12:06 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Case number H-26-03

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.

To whom it may concern,

I am writing to oppose the rezoning of the property on Powerline rd from AG to C-4 for use of a concrete batch plant. My family and I live off of Powerline rd and are deeply invested in this decision . I have a daughter born with a congenital heart defect who would be at a high risk when playing outdoors in poor air quality .

Living nearby a cement plant poses serious risks including respiratory disorders, cardiovascular diseases, and increased mortality rates. The EPA recognizes that “the cement sector is the third largest industrial source of pollution, emitting more than 500,000 tons per year of sulfur dioxide, nitrogen oxide, and carbon monoxide.” There are many documented lawsuits and settlements proving that concrete companies often do not adhere to the Clean Air Act guidelines and regulations . This poses a risk to the many residents and farm animals living in the area. By the time proper regulations are enforced it is often after the fact that the community is left with lasting health impacts .

Secondly, the roads cannot handle the constant wear and tear from the cement trucks. Previously there was a “no thru” sign posted on Lockhart rd that was removed. Can the planning commission confirm that the surrounding roads are built to the highest standard and can handle the constant traffic ?

Looking ahead to proposed developments possibly coming to Lockhart Rd as well as the new addition of Benton hills, this concrete batch plant poses logistical nightmares. Current and future residents should not be subjected to serious health risks, constant noise and light pollution , faulty roads and poor traffic flow .

I have attached links that I have referenced regarding health risks and The EPAs guidelines and hope you will read to educate yourself more deeply on the risks of this decision . I also have added some links to recent Florida specific news articles relating to the daily impacts that concrete plants have on the environment and community . I appreciate you taking the time to consider my perspective .

Sincerely ,
Rachel Aguilar

<https://www.epa.gov/enforcement/cement-manufacturing-enforcement-initiative#emissions>

<https://www.alligator.org/article/2026/05/quikrete-cement-plant-noise>

<https://pmc.ncbi.nlm.nih.gov/articles/PMC12298550/>

<https://www.miamiherald.com/news/local/community/article258731778.html>

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Hernando County Planning & Zoning Commission RE Case H-26-03-PowerLine Road
Date: Sunday, June 7, 2026 5:13:57 PM

From: Peggy Rusch <peggyr202@yahoo.com>
Sent: Wednesday, June 3, 2026 10:06 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Hernando County Planning & Zoning Commission RE Case H-26-03-PowerLine Road

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 are oppose the rezoning for this Plant due to heavy truck traffic road damage and safety risks and environmental concerns reduce property values

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Hernando County Planning & Zoning Commission
Date: Sunday, June 7, 2026 5:13:34 PM

From: Kristine Rusch <kristine.rusch@gmail.com>
Sent: Tuesday, June 2, 2026 11:35 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Hernando County Planning & Zoning Commission

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.

Hello I would like to write in reference to case H-26-03- Power Line Rd that I am against the rezoning of this property for commercial use. I believe this would be a major disadvantage to the residents of the area as well as harmful to the community.

Kristine Rusch- Bjorklund
2279 Lockhart Rd
Brooksville FL

From: [William Hunt](#)
To: [Victoria Via](#)
Subject: FW: Opposition to Case No. H-26-03
Date: Monday, June 15, 2026 9:21:09 AM

Hey,

This was in the Planning Resource Object, and I was advised you take these.

Thank you,
Will



William Hunt | Planner I

Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext: 28014

Email: whunt@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.*

“Tough times Never last, but tough people do” – Robert H. Schuller

Note: Please be advised that Hernando County has transitioned to the Tyler Enterprise Permitting and Licensing System for the processing of all permit and planning applications.

The link to register as a contractor in Tyler Civic Access is <https://hernandocountyfl-energovweb.tylerhost.net/apps/selfservice#/home>.

The link to submit applications through Tyler is: www.HernandoCounty.us/CivicAccess

IMPORTANT SECURITY NOTICE: Please Be Aware of Potential Fraudulent Activity

Official communications and invoices from the Development Services Department will only come from email addresses ending in @co.hernando.fl.us or @hernandocounty.us.

- **Fraud Alert (@usa.com):** Invoices sent from a @usa.com address are fraudulent and designed to solicit unauthorized payments. Always verify the authenticity of any unexpected invoice before making a payment.

Tyler Technologies Invoices: Hernando County is not currently utilizing the invoice email

notification feature in Tyler Technologies. To securely verify your balance and make a payment, please log directly into your official Civic Access account portal.

- **Wire Transfer Scam Warning:** Hernando County Development Services does not utilize wire transfers as a payment method. Any request asking you to wire funds for fees or services is fraudulent and should be reported immediately.

From: Ashley Neubauer <ashleynneubauer@gmail.com>

Sent: Saturday, June 13, 2026 11:15 AM

To: Planning Resource Object <Planning@co.hernando.fl.us>

Subject: Opposition to Case No. H-26-03

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.

To Hernando County Planning & Zoning Commission:

I am writing to formally oppose Case No. H-26-03 regarding the proposed rezoning of property on Power Line Road from Agricultural (AG) to General Commercial (GC) for the development of a concrete batch plant.

I recently purchased a home in the Benton Hills area, and I strongly believe this type of heavy industrial development is not appropriate directly next to existing and growing residential communities.

I am concerned about the long-term impacts this project would have on the area, including increased heavy truck traffic, noise, dust, safety concerns, and the overall character of the community. Many families are continuing to move into this area, and approving industrial development of this nature so close to neighborhoods would permanently change the surrounding environment.

I respectfully ask the Planning & Zoning Commission to deny this rezoning request and preserve the area for uses that are more compatible with nearby residential development.

Thank you for your time and consideration.

Ashley Neubauer

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Formal Opposition to Case No. H-26-03 - Power Line Road (Williams Realty Concrete Batch Plant)
Date: Tuesday, July 7, 2026 3:45:14 PM

From: Ashley Neubauer <ashleynneubauer@gmail.com>

Sent: Tuesday, July 7, 2026 10:57 AM

To: Zoning Department <zoningdepartment@hernandocounty.us>; Administration Resource Object <Administration@co.hernando.fl.us>; Jerry Campbell <JerryC@co.hernando.fl.us>; Ryan Amsler <ramsler@co.hernando.fl.us>; Steve Champion <SChampion@co.hernando.fl.us>; John Allocco <JAllocco@co.hernando.fl.us>; Planning Resource Object <Planning@co.hernando.fl.us>

Subject: Formal Opposition to Case No. H-26-03 - Power Line Road (Williams Realty Concrete Batch Plant)

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.

Dear Hernando County Planning & Zoning Commission,

I am writing to strongly oppose Case No. H-26-03 and the proposed rezoning of the property on Power Line Road to allow the construction of a concrete batch plant.

I recently purchased a home in this area because it is a growing residential community, and several additional neighborhoods are already planned or under construction nearby. Approving this rezoning would place a heavy industrial facility directly adjacent to existing and future residential developments, fundamentally changing the character of the community.

A concrete batch plant would create long-term impacts that residents would have to live with every day, including:

- Increased heavy truck traffic on local roads, creating safety concerns, congestion, road wear, and more noise.
- Dust and particulate emissions that could affect nearby homes and reduce overall quality of life.
- Continuous industrial noise from plant operations, equipment, backup alarms, and truck activity.
- Potential impacts on nearby property values and the ability of homeowners to enjoy their investment.
- Conflicts between industrial operations and the residential growth that Hernando County has already encouraged in this area.

Once land is rezoned and an industrial facility is built, those impacts cannot simply be undone.

This decision will affect not only the families who already live here, but also the many future residents who have chosen this area expecting a safe, quiet, and residential community.

I respectfully ask the Planning & Zoning Commission and the Board of County Commissioners to deny Case No. H-26-03 and preserve the residential character of this area. There are more appropriate locations for heavy industrial uses than immediately adjacent to neighborhoods where families have invested their homes and futures.

Please consider the long-term interests of the current and future residents of Hernando County when making your decision.

Thank you for your time and consideration.

Sincerely,

Ashley Neubauer

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: Williams Realty and Investment, Inc.

FILE NUMBER: H-26-03

REQUEST: Rezoning from AG(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-4 uses

GENERAL LOCATION: North side of Power Line Road approximately 7003 feet from Lockhart Road

PARCEL KEY NUMBERS: 396770

REQUEST: Rezoning from AG(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with specific C-4 uses 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 PDP(GC)/Planned Development Project (General Commercial) with specific C-4 uses 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



AGENDA ITEM

TITLE

Variance Appeal Submitted by Francisco Jose Fortes and Lily Del Rosario Zapata for Property Located at 9302 Smooth Bark Ct

BRIEF OVERVIEW

The petitioners are requesting approval for an additional Detached Garage on their 2.40-acre property zoned PDP(Single Family). The subject site currently only allows for:

- One (1) Detached Accessory Building up to 400 square feet in size (prefabricated); and
- One (1) Detached Garage 200 square feet or larger in size (site-built).

The petitioners currently have a 945-square-foot site-built Detached Garage ("existing garage") on the property. The existing garage was constructed concurrently with the residence; however, it was permitted separately in 2015, establishing the 945-square-foot structure as the property's one permitted site-built Detached Garage.

The petitioners are proposing an additional 2,400-square-foot site-built Detached Garage. Approval of the request would result in two (2) permanent site-built accessory structures on the property and would exceed the maximum structural square footage permitted by the Code of Ordinances.

The petitioners also request an additional variance for the proposed Detached Garage to have a metal roof. The PDP(Single Family) district requires Detached Garages to have roof materials consisting of either shingles or tiles, and the request would not comply with the applicable design standards.

The Administrative Official's intent was to deny the variance request, which the applicants filed for appeal.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

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 deny the variance, a mailing shall be issued to the property owners within two hundred fifty (250) 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 deny 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 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.

The applicable criteria for accessory structures and buildings in residential PDPs are contained in Appendix A, Article VIII, Section 1K of the Hernando County Code of Ordinances

RECOMMENDATION

The Board should review the request, take public comment, and approve or deny the variance appeal. Following the Board's decision, the Board should authorize the Chairman's signature on the resolution reflecting that decision, which will thereafter be recorded in the County's Public Records.

REVIEW PROCESS

Victoria L Via	Approved	06/29/2026	3:15 PM
Omar DePablo	Approved	06/29/2026	3:50 PM
Michelle Miller	Approved	07/01/2026	12:26 PM
Stephanie Stevens	Approved	07/06/2026	3:46 PM
Erin Dohren	Approved	07/07/2026	7:52 AM
Victoria L Via	Approved	07/07/2026	1:38 PM
Pamela Hare	Approved	07/07/2026	5:45 PM
Natasha Lopez Perez	Approved	07/08/2026	3:08 PM
Heidi Prouse	Approved	07/08/2026	3:08 PM
Toni Brady	Approved	07/09/2026	1:08 PM
Jeffrey Rogers	Approved	07/12/2026	8:38 AM
Jessica Wright	Approved	07/16/2026	12:45 PM



**HERNANDO COUNTY ZONING DIVISION
ADMINISTRATOR DECISION APPEAL
APPLICATION**

OFFICE USE ONLY
DATE REC'D _____

FILE NO. _____

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: Francisco Fortes Date: 03/10/2026

Mailing Address: 9302 Smooth Bark Court, Weeki Wachee, FL 34613

Phone No. 352-515-7725 Fax: _____

E-Mail: fortesfr55@gmail.co m

Representative Name (if applicable): Lisa Wilson - The Permit Tech

Mailing Address: PO Box 15133, Brooksville, FL 34604

Phone No. 352-585-832 6 Fax: _____

E-Mail: therpermittech@gmail.com

Address of Property: 9302 Smooth Bark Court, Weeki Wachee, FL 34613

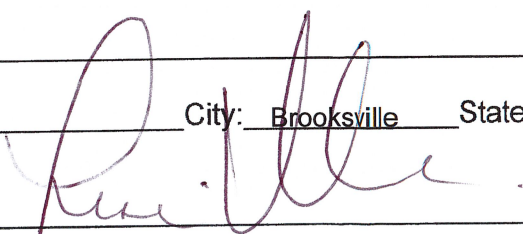
Legal Description: Woodland Waters PH 6 Lots 71&72

Key No.: 01701420 Zoning District: _____

Homeowners Association Yes ☒ No _____ If yes, name of HOA Woodland Waters PH6

Contact Name: Eddie Butler

Contact Address: PO Box 10102 City: Brooksville State FL Zip 34603

Signature of applicant or representative: 

Narrative Letter for Appeal

March 11, 2026

**RE: Francisco Fortes
9302 Smooth Bark Court
Weeki Wachee, FL 34613**

Dear Hernando County,

We have been denied approval for a 40 x 60 structure with a metal roof to be located on Lot 71 – parcel key 01701420. This was based on Hernando County Ordinance No. 2021-18, section 2.

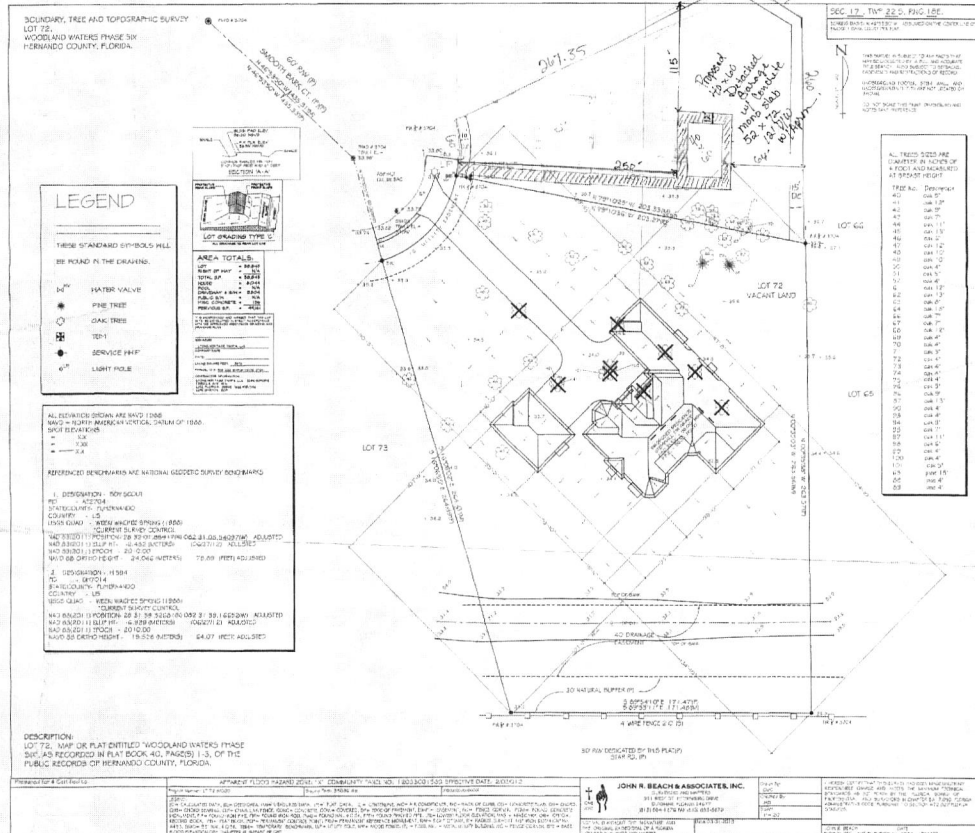
We ask that this be approved based on the following reasons:

- 1. The original separate garage is located on Lot 72 and was included in the original building of the property back in 2016. No other permits for a separate building or garage have been requested for this property.**
- 2. This structure we are looking to receive a permit for would be located on a separate lot, number 71 within the same parcel with a metal roof.**
- 3. This would create hardship since we purchased the land for this purpose and now it would become an unbuildable parcel of our property in our eyes, for our intended use.**
- 4. This project meets and exceeds all setback requirements from the county.**
- 5. This project falls within all other County standards for being built.**
- 6. There are other properties within the community that have 2 additional and or garage structures on their property.**
- 7. Had we been aware that the code would have changed when we built the original home, we could have connected the garage in the front of the home to the home itself thereby allowing us this second garage on the additional lot.**

We hope our reasoning will be acceptable to move forward with our appeal of the decision.

Thank you,

**Lisa Wilson
The Permit Tech**

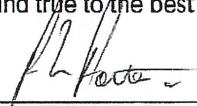


OWNER AFFIDAVIT

FRANCISCO J. FORTES AND
I, LILY DEL ROSARIO ZAPATA, HEREBY STATE AND AFFIRM THAT:

- ☐ I am the owner of the property and am making this application OR
- ☒ 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.


Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 3rd day of March, 2026
by Francisco Fortes, who is () personally known to me or who (X) has produced
FDL - F632-250-59-086-0 as identification.


Signature of Notary Public

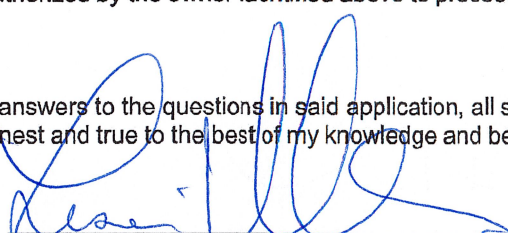
 Timothy Daniel Calandrino
Comm.: HH 420776
Expires: Aug. 8, 2027
Notary Public - State of Florida
Stamp of Notary Public

AGENT/REPRESENTATIVE AFFIDAVIT

I, Lisa Wilson- The Permit Tech, Inc., 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 3rd day of March, 2026
by Lisa Wilson, who is (X) personally known to me or who () has produced
as identification.


Signature of Notary Public

 Timothy Daniel Calandrino
Comm.: HH 420776
Expires: Aug. 8, 2027
Notary Public - State of Florida
Stamp of Notary Public



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: May 29, 2026

**NOTICE OF INTENT
APPROVAL OF REQUEST FOR ZONING VARIANCE
FILE NO. 1513335**

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

**Name: Francisco Fortes and Lily Del Rosario Zapata
Location of Property: 9302 Smooth Bark Ct. Weeki Wachee FL 34613**

The petitioner is requesting approval to allow for an additional detached garage with a metal roof in a planned development zone area. 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 it 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 should 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 **Zoning Division at (352) 754-4048, ext. 29013.**

Sincerely,

Omar

DePablo

Omar DePablo
Development Services Director

Digitally signed by
Omar DePablo
Date: 2026.05.26
14:28:37 -04'00'

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



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: _____

Variance File No.: 1513335 Petitioner Name: Francisco Fortes

1. Your name (please print) Carey Boone

Mailing Address 9483 Bear Paw CT

City Weeki Wachee Zip 34613 Phone# 225 241-3613

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

Not per HOA guidelines

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: _____

to that set forth as exhibit "C" attached here to, and by this reference incorporated herein.

7. The ARC may disapprove, or require modification to, any plans or specifications, submitted as part of a Request Form for any reason and upon any basis, including, but not limited to, purely aesthetic considerations.
8. The Lots are situated so as to provide the greatest view, privacy, use of natural topography, and preservation of natural vegetation for each Lot or Unit. These factors dictate the flexibility to insure that the location of each structure will provide the maximum amount of view and breeze and to insure that structures will be properly located with regard to the location of large trees and other similar considerations. Therefore, the Declaration reserves to the ARC the right to control absolutely and solely the precise location of any house, dwelling, or other structure to be constructed upon any Lot within the limitations of Hernando County specifications.
9. The ARC will strictly limit the exterior appearance of any structures so that only those designs which truly fit the development atmosphere and character will be approved.
10. The minimum size residential unit shall be two thousand (2000) square feet, exclusive of garages, porches, lanais, and breezeways. No carports shall be allowed and all units must have an enclosed garage capable of accommodating a minimum of two (2) cars (See Paragraph #1 of the Declaration)
11. Detached Garages must be constructed on premises and must be of the same type, design, construction, materials and color as the residence. Detached garages must be a minimum of 10 feet from any other structure on the lot and must be approved by the ARC.
12. The construction of homes must be completed within six (6) months of commencement. In the event that an unavoidable delay of construction occurs, a request for an extension of the building period must be submitted to the ARC, stating the reason for the delay and the anticipated completion date. The ARC will respond within a ten (10) day period to the request.
13. No structure shall be more than two and one-half (2-1/2) stories in height from the finished ground floor elevation. No more than one single family dwelling shall be placed on any lot (See Paragraph 1 of the Declaration)
14. All utilities within the Properties, whether within street rights-of-way or within utility easement, shall be installed and maintained underground, unless approval for above ground installation is first obtained from the ARC and such installation and approval is not inconsistent with applicable ordinances.

- 15 Workshops, sheds, utility buildings or any other structures on the lot must be a minimum of 10 feet from any other structure and must be of the same type, design, and color as the residence or, at a minimum compatible with the surroundings or the residence, and must be approved by the ARC. Any utility building on a lot large enough to house a car will be considered a garage and is subject to the standards and setbacks thereof.
- 16 All driveways must be of Concrete or Paver construction. If pavers are used, a base minimum of 4 to 6 inches is required with a minimum paver thickness of 2 3/8 inch. Driveways shall be installed, constructed and maintained in an aesthetically compatible manner to the character of the development. Any changes to the driveway must be approved by the Architectural Review Committee.
- 17 No living trees larger than three (3") inches in diameter shall be cut down or removed from the Properties other than those standing within an area to be cleared or excavated for the erection of a building and accessory improvements thereon without the prior written consent of the ARC.
- 18 No residence building shall be moved onto any lot in the subdivision. No residence shall be constructed on any lot of materials other than masonry, acceptable metals, or wood that meets or exceeds the State and or County building code requirements for residential building construction. (see Paragraph 14 of Declaration).
- 19 Exterior finishes of structures shall consist of cement block, brick, stone materials or wood or any combination of these materials. All cement block exterior walls shall be covered with stucco or any of the foregoing materials or combination thereof as approved by the ARC. All materials used on exteriors must be painted primarily with muted colors or treated with a high quality material such as stains or powder coating.
- 20 Roofs shall be constructed of a high quality material such as clay or cement tile, asphalt shingles or asphalt dimensional shingles. Metal Roofs must meet specific standards for Wind, Fire, Structural Load Capacity, and Corrosion resistance, as detailed under the Florida Building code pertaining to metal roofs. Gravel roofs, 3 tab shingle roofs, or any other roof of inferior material will not be permitted.
- 21 No AC/Heating Units may be mounted through windows or walls unless approved by the ARC in its sole discretion.
- 22 No walls are permitted. With the exception of hedges, no fence or other dividing instrumentality over four (4') feet in height measured from the ground on which it stands shall be constructed or maintained on any lot and shall not be of masonry or opaque chain link construction, (except that privacy fences within 8' of swimming pools

ARC Updated Guidelines
Woodland Waters Home Owners Association

WHEREAS the Declaration of Covenants, Conditions and Restrictions of Woodland Waters Phase I, as recorded in the Public Records of Hernando County, Florida, O.R 759, PG

1691-1698 inclusive, states in paragraph 2. "Design and construction plans for new homes, additions to existing homes or other structures to be located on lots shall be submitted to the Architectural Review Committee of the HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC., a Corporation Not for Pecuniary Profit, for review and approval following the Architectural Review Committee Guidelines of the ASSOCIATION." and,

WHEREAS Article VII, Section 1, paragraph (f) of the BY-LAWS OF HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC empowers the Board of Directors of the ASSOCIATION to appoint an Architectural Review Committee with the authority to "review and approve the design, plans, and specifications for the construction of new homes, additions to existing homes, or other structures to be located on the lot" and further states that "The Architectural Review Committee shall be governed by the Architectural Review Committee Guidelines as approved by the Board of Directors, and may be amended as needed, from time to time, by the Board of Directors, and WHEREAS the Board of Directors of the HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC. wish to ensure harmony of design, to protect and preserve the aesthetics and value of properties in Woodland Waters, and to promote and preserve the health, safety, and general welfare of the owners and enhance the desirability of Woodland Waters as a residential community,

NOW THEREFORE these Architectural Review Committee Guidelines, hereinafter referred to as "Guidelines," shall be adopted and the Architectural Review Committee shall be hereinafter referred to as the "ARC".

GUIDELINES

1. Designs, plans, and specifications for the construction of new homes, additions to existing homes, or other structures to be located on the lot or for the rebuilding, repair, or reconstruction of structures, in the event of destruction by fire or other casualty, must be submitted to the ARC prior to commencement of construction of said structure accompanied by a form substantially similar to the Request Form labeled Exhibit "A" and attached hereto. The nature, kind, shape, dimensions, materials, exterior colors, and location of the improvements or alteration on the lot must be clearly shown on the plans and specifications.
2. The ARC shall have ten (10) days in which to review, approve, reject, or

recommend modifications to the plans. In the event that the ARC rejects or modifies the plans, the owner or its representative may re-submit amended plans, and the ARC must render a decision on the re-submitted plans within ten (10) days. The ARC shall notify the owner, or its representative, of its approval conditional approval, or disapproval on a form labeled Exhibit "B" (ARC Approval Form) or Exhibit "C" (ARC Rejection) and attached hereto.

3. Should the ARC fail to act on the amended plans upon re-submittal within the specified ten (10) day period, the homeowner may proceed to construct the structure without ARC approval. The ARC must hold a duly noticed meeting (with prior 48 hours posting) for any decision made by the ARC. A statement must accompany such rejection or modification, clearly outlining the reasons for the ARC's actions, which reasons shall comply with the standards of the American Institute of Architects and the Architectural Review Committee Guidelines. If requested, and if possible, the ARC shall make reasonable efforts to assist the applicant so that acceptable plans can be prepared and re-submitted for approval (See Paragraph #2 of the Declaration). The owner or its representative has the right to appeal any denial by the ARC to the Woodland Waters Homeowners Association Board of Directors. Any appeal must be in writing and must be received by the Woodland Waters BOD within 20 calendar days of receipt of the ARC denial.
4. Upon approval, or qualified approval, by the ARC of a properly submitted Request Form, it shall:
 - (a) Provide written notification to the applicant,
 - (b) Set forth in the notification, modifications, qualifications, or conditions, if any,
 - (c) File a copy of the approved plans (together with any qualifications or conditions) in the ARC permanent records, and,
 - (d) Upon request by the applicant, provide the applicant with a copy of such plans bearing a notation of such approval or qualified approval.

ARC approval is final. The notifications referred to in this Section and in Section 4 below shall be in a form substantially similar to that set forth as Exhibit "B" attached hereto and by this reference incorporated herein.

5. In the event the ARC disapproves of any properly submitted Request Form, it shall so notify the applicant in writing together with a statement of the grounds upon which the action was based. If requested, and if possible, the ARC shall make reasonable efforts to assist and advise the applicant so that acceptable plans can be prepared and re-submitted for approval.
6. Upon written request of any owner, mortgagee, or any other person reasonable, having a right to the information requested, the ARC shall cause to be issued, where appropriate, a certificate of compliance, the form of which shall be substantially similar

and spas may be constructed to a height of six (6') feet and may be opaque), and shall be constructed in an aesthetically compatible manner subject to the approval of the ARC (see Paragraph 7 of the Declaration).

- 23 The ARC reserves onto itself the right to amend, change or add to these Guidelines, subject to the approval of the Board of Directors.
- 24 In the event of a conflict between these Guidelines and the Declaration of Covenants, Conditions, and Restrictions of Woodland Waters, the Declaration shall prevail.
- 25 All correspondence to the ARC including but not limited to any ARC request submittal of application for construction approval, shall be submitted to:

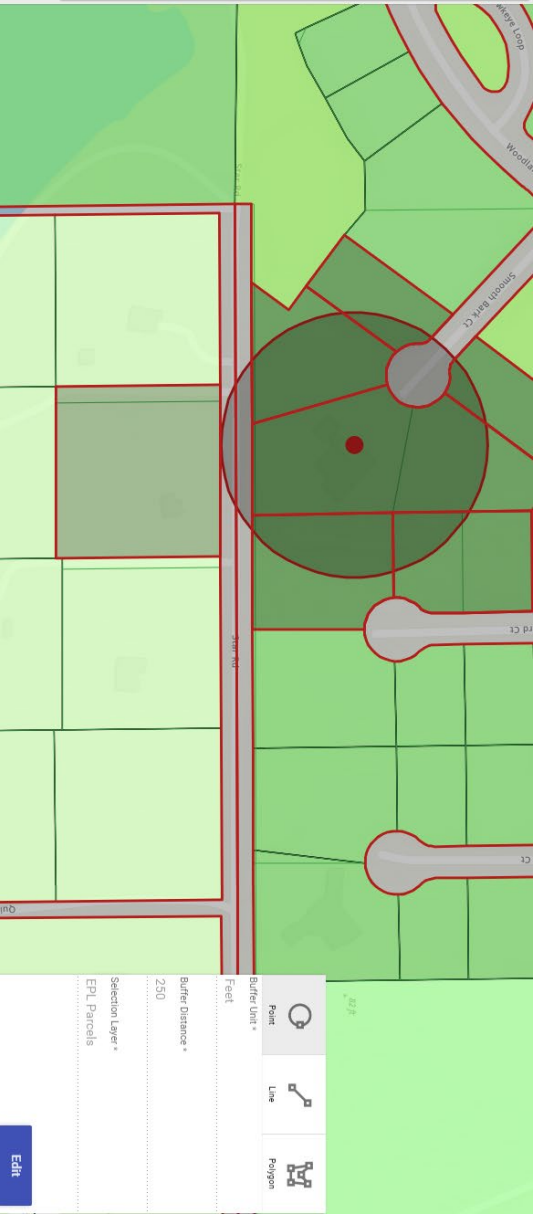
ARC of Woodland Waters
10246 Woodland Waters Blvd
Weeki Wachee FL 34613
352-592-5007
woodlandwaters.arc@gmail.com

ARC Updated Guidelines approved unanimously by the Woodland Waters HOA board of Directors at a duly noticed meeting on August 14th. 2025.

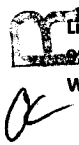
_____ Date _____

Ed Butler
President HOA of Woodland Waters

1701420
FORTES FRANCISCO J, DEL ROSARIO ZAPATA
1701439
BISARD GARY A LIFE ESTATE, BISARD M
1701359
AKTURK MUSTAFA, AKTURK AYSEL
1701448
MCCABE RON
1701368
INDIMINE JOSEPH JR, INDIMINE NICOLE I
1701402
HAGOPIAN GREG
1077970
RUTTER JUNE E
1700644
HERNANDO COUNTY, (ROADS)



Prepared by and return to:


Lily Del Rosario Zapata
9302 Smooth Bark Ct
Weeki Wachee, Florida 34613

2/3
QUITCLAIM DEED

This Quit-Claim Deed, Executed this 09th day of April, 2025 by Lily Del Rosario Zapata

whose address is: 9302 Smooth Bark Ct. Weeki Wachee, Florida 34613

first party, to Francisco Jose Fortes and Lily Del Rosario Zapata as Joint tenants with full right to survivorship

whose address is: 9302 Smooth Bark Ct. Weeki Wachee, Florida 34613

second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, whenever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hernando, State of Florida, to wit:

Lot 72 of WOODLAND WATERS PHASE SIX, according to the Plat thereof as recorded in Plat Book 40, Page(s) 1 through 3 of the Public Records of Hernando County, Florida.

Site Address: 9302 Smooth Bark Court, Weeki Wachee, Florida 34613

Subject to easements, restrictions, and reservations of record and real estate taxes and assessments for the year 2012, and subsequent years.

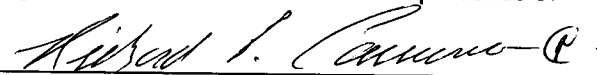
Parcel Number: **R18 222 18 4326 0000 0720**

Grantor hereby certifies that he is one and the same person as **Lily Del Rosario Zapata**, that grantee in that certain deed recorded in **Plat Book 40**, pages 1-3, and public records of **Hernando County, Florida**.

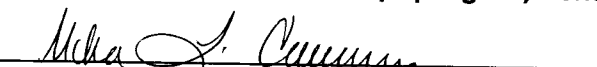
To Have and to Hold The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right., title, interest., lien, equity and claim whatsoever of he said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

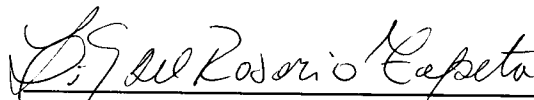
Signed, sealed and delivered in the presence of


Witness Signature

Print Name: Richard P. Caruana / 9009 Northcliffe Blvd / Spring Hill, Florida 34606


Witness Signature

Print Name: Mika L. Caruana / 9009 Northcliffe Blvd / Spring Hill, Florida 34606


Print Name: Lily Del Rosario Zapata **L.S.**

STATE OF FLORIDA
COUNTY OF HERNANDO

Acknowledged before me this 09th day of April, 2025, by Lily Del Rosario Zapata, appeared by means of physical presence, who has produced a valid Florida driver license as identification.


Richard P. Caruana, Notary Public



RICHARD P. CARUANA
Commission # HH 624786
Expires February 17, 2029

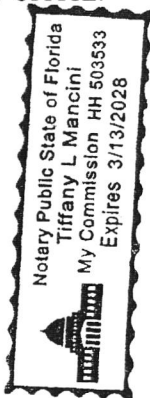
My Commission Expires: February 17, 2029
The Traveling Notaries of Hernando County ARE NOT attorneys licensed to practice law in the State of Florida & MAY NOT give legal advice or accept fees for legal advice.

AFFECTED HOMEOWNERS ASSOCIATION (HOA) CONTACT AFFIDAVIT

Instructions

1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. This affidavit must be returned to the Hernando County Planning Department in order to deem the application complete. No hearing shall be scheduled until such time the affidavit has been returned.

Application Name: <u>FRANCISCO J. FORTES AND LILY DEL ROSARIO ZAPATA</u>	
File Number: <u>1513335</u>	
☐ I met with the affected HOA on this the <u>14th</u> day of <u>January</u> , 20 <u>26</u> Before me, the undersigned authority, personally appeared <u>Eddie Butler</u> (Print or Type Name) who, being duly sworn depose and says that the affected HOA named below has been contacted pursuant to Board of County Commissioner's Policy No. 37-01 HOA Name: <u>Woodland Waters PHC</u> Contact Person: <u>Eddie Butler</u> <u>X</u> <u>Eddie Butler</u> (Signature) ☐ There is no HOA to be contacted, pursuant to the Board of County Commissioner's Policy No. 37-01 (Signature)	
State of Florida County of Hernando NOTARY PUBLIC SEAL OF OFFICE:	On this the <u>14th</u> day of <u>January</u> , 20 <u>26</u> before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Eddie Butler</u> (Name(s) of the Individual(s) who appeared before notary) and whose name(s) is/are subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it. WITNESS my hand and official seal. <u>Tiffany L Mancini</u> NOTARY PUBLIC, STATE OF FLORIDA <u>Tiffany Mancini</u> (Name of Notary Public: Print, Stamp or Type as Commissioned) ~ Personally known to me, or ~ Produced Identification: <u>FL Drivers License</u> (Type of Identification Produced) ~ DID take an oath, or ~ DID NOT take an oath.



Woodland Waters, Inc.

Hernando County
Planning and Zoning

1653 Blaise Drive
Brooksville FL 34601



10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

July 7th, 2026

Re: Variance request for,
Application number 1513335 Key number 1701420
Francisco Fortes
9302 Smooth Bark Ct
Weeki Wachee FL 34613

On October 14th 2025 an Architectural Request Form (ARC) was sent by Francesco Fortes and received by the ARC of the Woodland Waters Home Owners Association seeking approval of a 40 foot by 60 foot detached structure on Lot 71 on the property at 9302 Smooth Bark Ct. Weeki Wachee.

The application was denied for the following reasons.

- 1) The structure exceeds the number of buildings allowed on one parcel per Hernando County regulations.
- 2) The proposed detached structure exceeded the four hundred (400) square feet size.
- 3) Is against the ARC guidelines for detached garages.
- 4) A 40x60 foot metal building does not fit in the single lot homes in Woodland Waters.

On October 27th, 2025 An updated request for a variance was sent to the Hernando County Planning and Zoning department. That application indicated on item 8 that an affidavit from the HOA was attached. We know of no such affidavit.

On page two where the requested Homeowners Association information was requested, that section was left blank.

On page three the applicant has checked the line that says

" The requested variance will not be detrimental to the development pattern in the neighborhood"

Note that this line was checked off after the ARC of Woodland Waters denied this request.

Subsequently, the HOA contacted the builder hired to install the "Garage". We were told that the 40x60 foot "Garage" is actually a 40x60 foot metal structure. As per the variance request, this 40x60 metal structure would be surrounded by a 12 foot concrete apron.

On January 26th. 2026, the HOA signed an affidavit stating that the HOA has been contacted as per Hernando County Board of County Commissioner Policy Number 37-01.

This affidavit only confirms that the HOA has been contacted. It does not indicate in any way that the HOA has approved, or intends to approve any or all variances sought by Francisco Fortes. It also does not; in any way contradict or reverse the ARC denial issued by the ARC of Woodland Waters dated October 14th. 2026.

On November 7th 2025 an updated variance request was filed with the County. This included the necessary affidavits from the HOA that indicated that the HOA was contacted and is aware of the Variance request. Again the variance request indicated that "The requested variance will not be detrimental to the development pattern in the neighborhood".

On April 6th 2026 the variance was subsequently denied by the Planning and Zoning department.

On April 6th. 2026 the Planning and Zoning dept. received an "Decision Appeal" from the homeowner at 9302 Smooth Bark Ct. The basis for the appeal was that:

- 1) The plan for the separate garage was included in the original building plans.
- 2) Denying the appeal would create an hardship
- 3) There are other properties in the community that have 2 additional garages or structure on their properties.

The HOA respectively disagrees.

- 1) The original building plans and subsequent permits could not have included 2 separate structures on the combined lot as that would have been against current County building codes.
- 2) While there are a number of combined lots in Woodland Waters there are no other properties in Woodland Waters with more than one detached structure on the same single or combined lot.

The HOA of Woodland Waters strongly opposed this variance for the following reasons.

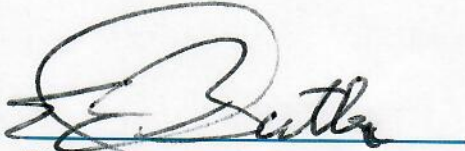
- 1) The ARC has properly denied the application for a 40x60 foot metal garage or structure.

The ARC of Woodland Waters specifically states that any:

"Detached garage must be constructed on premises and must be of the same type, design, construction, materials and color as the residence. Detached garages must be approved by the Woodland Waters ARC."

- 2) The proposed detached metal structure is 40x60 foot and surrounded by a 12 foot concrete apron. A structure of this size and scope is not only against the ARC guidelines, it is also not consistent with the values nor is it compatible with the residential focus of Woodland Waters. If a metal structure of this size and associated concrete apron is allowed then it could be used as a precursor to a warehouse, a manufacturing site or a business location outside of the scope of our HOA documents.

- 3) Finally, approving this variance could potentially be used as leverage against the HOA Covenants, Conditions and Restrictions (CC&R's) that, if successful, could lead to the destruction of the very fabric of Woodland Waters as a residential only subdivision.
- 4) The HOA of Woodland Waters strongly requests that the Hernando County Planning and Zoning department unequivocal deny this variance request.

A handwritten signature in black ink, appearing to read "Ed Butler", is written over a horizontal blue line.

Ed Butler

President. The HOA of Woodland Waters



DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

789 PROVIDENCE BOULEVARD • BROOKSVILLE, FLORIDA 34601

P 352.754.4048 • W www.HernandoCounty.us

*****You are receiving this notice because you own property located within 250 feet of property owned by the below-named applicant.*****

April 6, 2026

**NOTICE OF INTENT
DENIAL OF REQUEST FOR ZONING VARIANCE
FILE NO. 1513335**

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

**Name: Francisco Fortes and Lily Del Rosario Zapata
Location of Property: 9302 Smooth Bark Ct. Weeki Wachee FL 34613**

The petitioner is requesting to have an additional Detached Garage at 2,400 square feet with a metal roof.

It is the intent of the Administrative Official to deny the requested variance fifteen (15) calendar days after the date of this mailing if no appeal is filed. If you are opposed to the denial of this request, your response must be received in writing by this department no later than fifteen (15) calendar days following receipt of this notice. Please fill in the attached form and return it to our office along with any additional data supporting your appeal of this petition.

If no appeal is filed within fifteen (15) calendar days objecting to the Administrative Official's decision to deny the variance, the decision shall stand. If an appeal is filed by 4:30 p.m. on the fifteenth calendar day, the Administrative Official shall schedule a public hearing for the Board of County Commissioners to hear the application for the variance.

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) calendar 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 Zoning Department at (352) 754-4048.

Sincerely,

Omar DePablo
Digitally signed by Omar DePablo
Date: 2026.04.06 10:34:10 -0400

Omar DePablo
Director of Development Services

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



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.**

Your name (please print) _____

Mailing Address _____

City _____ State _____ Zip _____ Phone# _____

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

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: _____



DEPARTMENT OF PLANNING AND ZONING

ZONING DIVISION

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ♦ W www.HernandoCounty.us

April 6, 2026

Francisco Fortes and Lily Del Rosario Zapata
9302 Smooth Bark Ct.
Weeki Wachee, FL 34613

RE: Variance File No. 1513335

I have reviewed the above referenced variance request. Based upon a review of the submitted data, it is my intent to deny your request to have an additional Detached Garage at 2,400 square feet with a metal roof. Since the request is not consistent with the standards set forth in the ordinance for the issuance of variances.

If no appeal is filed within fifteen (15) calendar days objecting to the intent to approve the variance, the decision shall stand. If an appeal is filed, a public hearing before the Board of County Commissioners will be scheduled.

If you have any questions regarding this matter, please do not hesitate to contact this office at (352) 754 4048.

Sincerely,

Omar

DePablo

Digitally signed
by Omar DePablo
Date: 2026.04.06
10:34:34 -04'00'

Omar DePablo
Director of Development Services

**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 **August 4, 2026, at 9:00 A.M.** in the John Law Ayers County Commission Chambers, Government Complex, 20 N. Main Street, Brooksville, Florida.

PETITIONER: Francisco Fortes and Lily Del Rosario Zapata

FILE NUMBER: 1513335

PURPOSE: To allow for an additional Detached Garage with a metal roof over 401 sqft.

GENERAL LOCATION: The Southeast terminus of Smooth Bark Ct. Approx 945 feet Northwest of Woodland Waters Blvd.

LEGAL: Woodland Waters Ph 6 Lots 71 & 72

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

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, August 4, 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: Francisco Jose Fortes and Lily Del Rosario Zapata

FILE NUMBER: 1513335

GENERAL

LOCATION: 9302 Smooth Bark Ct., Weeki Wachee, FL 34613

LEGAL

DESCRIPTION: WOODLAND WATERS PH 6 LOTS 71 & 72
Parcel ID# R18 222 18 4326 0000 0720

PARCEL KEY: 1701420

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow an additional detached garage with a metal roof measuring 2,400 square feet in size on their 2.40-acre property zoned PDP-Single Family. 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 VIII, Section 1K 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 does 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 **APPROVES** the request for a **DIMENSIONAL VARIANCE**.

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

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, August 4, 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: Francisco Jose Fortes and Lily Del Rosario Zapata

FILE NUMBER: 1513335

GENERAL

LOCATION: 9302 Smooth Bark Ct., Weeki Wachee, FL 34613

LEGAL

DESCRIPTION: WOODLAND WATERS PH 6 LOTS 71 & 72
Parcel ID# R18 222 18 4326 0000 0720

PARCEL KEY: 1701420

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow an additional detached garage with a metal roof measuring 2,400 square feet in size on their 2.40-acre property zoned PDP-Single Family. 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 VIII, Section 1K 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** does NOT 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 NOT 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 NOT 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 **DENIES** the request for a **DIMENSIONAL VARIANCE**.

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



AGENDA ITEM

TITLE

Discussion Regarding Proposed Ordinance Regarding Community Appearance Regulations

BRIEF OVERVIEW

On March 3, 2026, the Development Services Director presented proposed changes and updates to Hernando County Code Chapter 10 which governs Community Appearance. The revisions in the attached proposed ordinance are more extensive than what was previously presented in that the current Chapter 10 would be repealed in its entirety and replaced with new language.

The public hearing on the proposed ordinance will be held on September 1, 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 discuss the proposed ordinance, take public comments thereon, and direct staff to make any changes that it deems to be necessary in advance of public hearing to be held on September 1, 2026.

REVIEW PROCESS

Victoria L Via	Approved	07/14/2026	5:22 PM
Omar DePablo	Approved	07/14/2026	5:37 PM
Stephanie Stevens	Approved	07/15/2026	11:06 AM
Erin Dohren	Approved	07/16/2026	1:26 PM
Pamela Hare	Approved	07/16/2026	4:40 PM
Jon Jouben	Approved	07/16/2026	4:49 PM
Heidi Prouse	Approved	07/17/2026	4:19 PM
Toni Brady	Approved	07/20/2026	8:55 PM
Jeffrey Rogers	Approved	07/22/2026	3:32 AM
Jessica Wright	Approved	07/22/2026	9:23 AM

ORDINANCE NO.: 2026- ____

AN ORDINANCE REGARDING COMMUNITY APPEARANCE REGULATIONS; REPEALING AND REPLACING HERNANDO COUNTY CODE CHAPTER 10, COMMUNITY APPEARANCE; PROVIDING FOR PROSPECTIVE APPLICATION; 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. Repeal and Replacement of Hernando County Code Chapter 10, Community Appearance. Hernando County Code Chapter 10, Community Appearance, is repealed *en toto* and is replaced with a new Hernando County Code Chapter 10, Community Appearance, which is hereby enacted and created as set forth in Exhibit “A,” which is attached hereto and incorporated herein as fully as if set forth *in haec verba*.

Section 2. Prospective Application. This ordinance shall have prospective application only.

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, including Exhibit “A” hereto, shall become and be made a part of the Code of Ordinances of

Hernando County, Florida. To this end, the section 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.

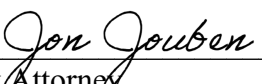
BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA in Regular Session this _____ day of _____ 2026.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: _____
DOUGLAS CHORVAT, JR.
Clerk

By: _____
JERRY CAMPBELL
Chairman

Approved for Form and Legal Sufficiency



County Attorney

EXHIBIT “A”
HERNANDO COUNTY, FLORIDA
CODE OF ORDINANCES
CHAPTER 10: COMMUNITY APPEARANCE

ARTICLE I. GENERAL PROVISIONS

Sec. 10-1. Short Title

This chapter shall be known and may be cited as the Hernando County Community Appearance Code.

Sec. 10-2. Authority

This chapter is adopted as a land development regulation pursuant to Fla. Stat. §§ 125.01 and 163.3202, and shall be construed as having been adopted in the interests of the health, safety, and general welfare of the people and environment of Hernando County, Florida.

Sec. 10-3. Purpose and Intent

(1) General Purpose. The purpose of this chapter is to establish landscaping, buffering, tree preservation, and fencing standards that protect the health, safety, and welfare of Hernando County residents while supporting sustainable growth and preserving community character.

(2) Nexus Findings. The Board of County Commissioners finds that the regulations in this chapter bear an essential nexus to, and are roughly proportional to, the following legitimate governmental interests:

(a) Stormwater Management. Trees and vegetation slow rain runoff, allow percolation, and reduce the need for flood and stormwater controls, thereby reducing public infrastructure costs.

1 (b) Heat Island Mitigation. Tree canopies lower temperatures in urbanized areas,
2 reducing energy costs and protecting public health.

3 (c) Air and Water Quality. Trees and vegetation clean polluted air and water,
4 providing quantifiable public health benefits.

5 (d) Property Values. Effective landscaping enhances property values countywide,
6 protecting the tax base.

7 (e) Wildlife Habitat. Trees and vegetation provide habitat for native wildlife,
8 supporting ecological diversity.

9 (f) Community Character. Landscaped roadways and preserved natural areas
10 maintain the rural character residents have identified as a priority.

11 (3) Specific Objectives. These standards are designed to:

12 (a) Protect and Preserve. Maintain and enhance the County's rural, agricultural,
13 and residential character while ensuring compatibility between adjacent land uses.

14 (b) Promote Resilience. Safeguard public health, safety, and welfare by reducing
15 environmental impacts, mitigating noise, glare, and stormwater runoff, and improving air and water
16 quality.

17 (c) Advance Sustainability. Implement Florida-Friendly Landscaping and Best
18 Management Practices (BMPs) to conserve water, protect soils, encourage native vegetation, and
19 reduce reliance on irrigation and fertilizers.

1 (d) Enhance Livability. Recognize that trees and vegetation provide shade,
2 habitat, oxygen, cooling, and energy savings, while also improving property values and community
3 image.

4 (e) Provide Clarity. Establish clear, enforceable, and flexible standards that
5 encourage efficient design, preserve natural vegetation where feasible, and prevent the spread of
6 invasive plant species.

7 (f) Respect Property Rights. Ensure that regulations focus on the development
8 entitlement process and comply with applicable state law, including Fla. Stat. § 163.045, regarding
9 tree pruning, trimming, and removal on residential property.

10 (4) Florida-Friendly Landscaping. This chapter is based on concepts of Florida-Friendly
11 Landscaping and Xeriscape, consistent with Fla. Stat. § 373.185, including the principles of the
12 Florida Yards and Neighborhoods (FYN) program, Environmental Landscape Management (ELM),
13 and BMPs identified in the Florida Green Industries Best Management Practices for Protection of
14 Water Resources in Florida. Nothing in this chapter shall be construed to prohibit any property
15 owner from implementing Florida-Friendly landscaping as defined in Fla. Stat. § 373.185.

16 **Sec. 10-4. Applicability**

17 (1) General Applicability. Except as otherwise provided, this chapter applies to all
18 development within unincorporated Hernando County requiring site plan, construction drawing,
19 subdivision, PDP, or rezoning approval.

20 (2) Development Entitlement Clarification. The tree survey, retention, and mitigation
21 provisions of Article II shall apply to development entitlement applications including, but not

1 limited to, preliminary and final plats, site development plans, rezonings, conditional use permits,
2 and special exceptions, and shall not be construed as preempted by Fla. Stat. § 163.045.

3 (3) Exemptions. Unless otherwise indicated, the following are exempt from the
4 requirements of Article II (Landscaping):

5 (a) Bona Fide Agricultural Operations. Operations on land classified as
6 agricultural pursuant to Fla. Stat. § 193.461 (Greenbelt) where such operations are conducted in
7 accordance with Best Management Practices adopted pursuant to Fla. Stat. § 403.067 or Fla. Stat.
8 § 570.085, and consistent with the Florida Right to Farm Act, Fla. Stat. § 823.14. Majestic Trees
9 shall be preserved except where removal is necessary for bona fide agricultural purposes.

10 (b) Mining Operations. Operations conducted under an approved mining plan in
11 accordance with the Hernando County Mining Ordinance.

12 (c) Specialized Athletic Fields.

13 (d) Airports. Only to the extent regulated for flight safety.

14 (e) Utility Installation. Installation and maintenance of utilities within existing
15 street right-of-way or utility easements.

16 (f) Commercial Growers. Registered commercial growers on premises of plant
17 or tree nurseries, botanical gardens, arboretums, or tree farms sponsored by the American Forest
18 Foundation, except that Majestic Trees shall be preserved.

19 (4) Residential Dangerous Tree Exemption (Fla. Stat. § 163.045 Compliance). Nothing
20 in this Chapter requires notice, application, approval, permit, fee, or mitigation for the pruning,

1 trimming, or removal of any tree on residential property as defined in Fla. Stat. § 163.045 when the
2 property owner possesses documentation meeting all the following requirements:

3 (a) The property is a single-family, detached building on a residential lot that is
4 the primary residence of the property owner or is actively used as a residence by a tenant authorized
5 by the property owner;

6 (b) The documentation includes an onsite assessment performed in accordance
7 with Best Management Practices - Tree Risk Assessment, Second Edition (2017), published by the
8 International Society of Arboriculture and which is incorporated herein by reference;

9 (c) The assessment was performed by an arborist certified by the International
10 Society of Arboriculture (ISA) or a Florida-licensed landscape architect;

11 (d) The documentation concludes that the tree poses an unacceptable risk to
12 persons or property, meaning that based on the assessment, the tree must be removed because the
13 risk cannot otherwise practically be mitigated to a level below "moderate" as defined in the
14 BMP-TRA methodology; and,

15 (e) The property owner provides a copy of such documentation to the County
16 Zoning Office prior to or within fourteen (14) days following removal.

17 **Sec. 10-5. Relationship to Planned Development Projects**

18 (1) PDP Controls Where Addressed. Where a Planned Development Project (PDP)
19 master plan approved by the Board of County Commissioners establishes landscape, buffer, tree
20 preservation, or community appearance standards that differ from this Chapter, the PDP conditions
21 govern.

1 (2) Chapter 10 Controls Where Silent. Where a PDP master plan is silent on a matter
2 addressed by this Chapter, the standards of this Chapter apply as though the property were
3 developed under standard zoning.

4 (3) Amendments. Modifications to PDP-specific landscape or appearance conditions
5 require a PDP amendment approved by the Board. Such modifications are not subject to
6 administrative deviation.

7 **ARTICLE II. LANDSCAPING**

8 **DIVISION 1. PURPOSE, DEFINITIONS, AND APPLICABILITY**

9 **Sec. 10-17. Purpose and Intent**

10 In addition to the general purposes stated in Sec. 10-3 herein, the Board of County
11 Commissioners has these specific purposes and intentions in adopting these landscaping regulations:

12 (1) Preserved natural vegetation areas can reduce landscaping costs by minimizing the
13 need to install and maintain irrigation systems and planting areas.

14 (2) Trees and vegetation give off oxygen for humans to breathe.

15 (3) Trees and effective landscaping can enhance property values.

16 (4) Shade trees reduce energy costs and cool the air.

17 (5) Landscaping can enhance the image of a community.

18 (6) Water conservation in Hernando County is increasingly important.

19 (7) Grouped plantings by amount of water used increases irrigation effectiveness.

20 (8) Mulches retain soil moisture, reduce weed growth, and prevent soil erosion.

21 (9) Ground cover reduces dust clouds, loss of topsoil, and prevents soil erosion.

- 1 (10) Invasive-exotic plants degrade natural habitat and displace native species.
- 2 (11) Trees and vegetation clean polluted air and water.
- 3 (12) Trees and vegetation slow rain runoff, reducing the need for flood and stormwater
- 4 controls.
- 5 (13) Trees and vegetation allow percolation of rain unlike paved and impervious surfaces.
- 6 (14) Trees and vegetation provide habitat for native wildlife.
- 7 (15) A variety of tree age-classes and species can minimize pest outbreaks and rapid
- 8 canopy losses.
- 9 (16) Tree canopies can lower temperatures in urbanized areas.
- 10 (17) Landscaped roadways are the most visible public spaces in the County.
- 11 (18) Trees and vegetation provide aesthetic relief from signs, noise, glare, and expanses
- 12 of asphalt.

13 **Sec. 10-18. Definitions**

14 For purposes of this article, the following terms shall have the meanings indicated:

15 Agricultural Operations: Good-faith commercial agricultural activities on land classified as

16 agricultural under Fla. Stat. § 193.461, including but not limited to aquiculture, beekeeping, dairy

17 farming, floriculture, forestry, horticulture, livestock, plant nurseries, poultry, tree farming, or

18 vineyards.

19 ANSI (American National Standards Institute): References relate to the American National

20 Standard for Tree Care Operations (ANSI A300), as amended, which is incorporated herein by

21 reference.

1 Buffer, Perimeter: A strip of undisturbed land reserved for preserved and/or planted
2 Florida-Friendly vegetation to provide functional separation between land uses or zoning districts.

3 Bush Hogging (Rotary Mowing): A mechanical method of vegetation management using a
4 heavy-duty rotary cutter, typically tractor-mounted, designed to cut and mulch dense brush, tall
5 weeds, and woody saplings. This process is characterized by the following: the capability of clearing
6 vegetation that exceeds standard residential mowing capacity, including woody saplings up to three
7 (3) inches in diameter; vegetation is cut at or near the soil surface without uprooting plants,
8 disturbing the topsoil, or altering the existing grade; and the process involves the immediate
9 shredding of cut material, which is left on-site to provide organic ground cover and erosion control.
10 Bush hogging is classified as a permitted maintenance activity that does not require a land-clearing
11 permit, provided it does not result in the removal of Protected Trees as defined herein.

12 Caliper: The measure of the trunk diameter of a tree at six (6) inches above the soil line, used
13 in tree-planting context.

14 Clear Cutting: The removal of more than fifty percent (50%) of the protected trees on a site,
15 or the removal of all vegetation within a contiguous area of one (1) acre or more, prior to the
16 issuance of a final development order. Clear cutting does not include bona fide agricultural
17 operations protected by Fla. Stat. § 823.14 (Florida Right to Farm Act).

18 Clear-Sight Triangle: (a) Driveway: A clear-vision triangle formed by the intersection of the
19 driveway edge, street right-of-way line, and a third line connecting the two. Clear-vision distances
20 are ten (10) feet along the driveway edge and twenty (20) feet along the street right-of-way line. (b)

1 Street/Railroad Intersection: A clear-vision triangle formed by two intersecting right-of-way lines
2 and a third line connecting the two, as provided in the Hernando County Facilities Guidelines.

3 Commercial: For purposes of this article, any project zoned and approved for commercial,
4 industrial, institutional, multifamily, office professional, public service facility, or recreational use,
5 including recreational vehicle parks and mobile home parks where lots are not individually owned.

6 Critical Root Zone (CRZ): A circular area around a tree, measured from the trunk outward,
7 with a radius equal to 1.0 foot per 1 inch of DBH (minimum standard) or 1.5 feet per 1 inch of DBH
8 (enhanced standard for Specimen and Majestic Trees). This area contains the structural root plate
9 and critical fine root mass essential for tree survival.

10 DBH (Diameter at Breast Height): Tree diameter measured four and one-half (4.5) feet above
11 the soil line, consistent with ANSI Z60.1 and the Guide for Plant Appraisal. For multiple-trunked
12 trees, the diameter of all trunks shall be added together. When low branches or stems preclude
13 measurement at 4.5 feet, the smallest circumference of the trunk below the lowest branch or stem
14 juncture shall be used.

15 Development Site: The area of property submitted in site plans including existing or
16 proposed improvements, landscaping, and open space.

17 Drip-Line: The outermost perimeter of the crown of a tree as projected vertically down to
18 the ground.

19 Florida-Friendly Landscape (Xeriscape): Quality landscapes that conserve water and protect
20 the environment, are adaptable to local conditions, and are drought tolerant, as defined in Fla. Stat.

§ 373.185. Principles include planning and design, appropriate choice of plants, soil analysis, efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance.

Ground Cover: Preserved natural vegetation, installed plants, turf grass, mulch, or rocks on a non-compacted base.

Hedge: A close planting of shrubs forming a compact, dense, living barrier.

Installed Planting Area: A designed plot of land with landscaping components such as mulch, turf grass, shrubs, trees, berms, fences, or walls.

Landscape Buffer: A tract of land internal to a project providing visual aesthetics between parcels within a mixed-use development and/or uses.

Majestic Tree: A tree, excluding palm trees, with a DBH of thirty-six (36) inches or greater.

Micro Irrigation (Low Volume): The frequent application of small quantities of water directly on or below the soil surface through emitters placed along water delivery pipes, including drip, subsurface, bubbler, and spray irrigation.

Mitigation: In the context of variance or penalty procedure, the planting of replacement trees or payment into the Hernando County Tree Mitigation Fund.

Native Vegetative Species: Plant species indigenous to the ecological communities of Central Florida, as indicated on lists provided by Hernando County or scientifically documented to be native to Central Florida.

Natural Vegetation: Land areas with two or more currently existing plant species native to the onsite soil type.

1 Opacity: A visual screen that blocks at least eighty percent (80%) of light and sight lines
2 through the screen when viewed horizontally at a height of six (6) feet above finished grade from
3 an adjacent property or public right-of-way.

4 Planned Development Project (PDP): A development approved under the Hernando County
5 Zoning Code that establishes site-specific development standards, including but not limited to
6 setbacks, density, open space, and buffering, as conditions of a master development plan approved
7 by the Board of County Commissioners. For purposes of this Chapter, "PDP" includes Planned Unit
8 Developments (PUD's) and any development approved with a binding master site plan that modifies
9 standard zoning district requirements.

10 Protected Tree: Any tree having a DBH of ten (10) inches or greater, or any Specimen Tree
11 or Majestic Tree as defined herein. Palm trees and pine trees (except Longleaf Pine) are excluded.

12 Regulated Tree: A tree with a DBH of three (3) inches or greater but less than eighteen (18)
13 inches.

14 Shade Tree: A hardwood tree that normally grows to a mature height of at least forty (40)
15 feet and provides relief from direct sunlight for at least six (6) months each year. Palm trees and pine
16 trees shall be excluded.

17 Shrub: A woody plant with a spread and height characteristic of its species and with a
18 minimum height of eighteen (18) inches when planted.

19 Specimen Tree: A tree, palm trees excluded, with a DBH of eighteen (18) inches or greater
20 but less than thirty-six (36) inches.

1 Tree: A living large-woody-plant having one or several self-supporting stems or trunks and
2 numerous branches. A tree is at least three (3) inches DBH in a preservation context or two (2) inch
3 caliper at time of planting.

4 Tree Cluster: A contiguous grouping of five (5) or more Protected Trees occupying a
5 minimum area of 2,000 square feet, where the combined canopy creates a self-sustaining
6 microenvironment.

7 Tree Mitigation Fund: A dedicated fund established by Hernando County to receive
8 fee-in-lieu payments and code enforcement fines, to be used exclusively for tree planting on public
9 lands, in parks, along public rights-of-way, or for tree preservation easement acquisition.

10 Tree Preservation Area (TPA): A designated area protected for the long-term preservation
11 of trees and understory vegetation, to be restricted from disturbance through plat designation,
12 easement, or HOA covenant.

13 Tree Protection Zone: An area extending from the trunk of a tree in all directions a minimum
14 of two-thirds (2/3) of that tree's drip line.

15 Water-Use-Zones: (a) High: Plants or shallow-rooted turf grass requiring watering to
16 supplement average natural rainfall; (b) Moderate: Plants or deep-rooted turf grass requiring only
17 dry-season watering once established; and (c) Low: Plants that survive on average natural rainfall
18 once established.

19 **DIVISION 2. TREE PRESERVATION AND PROTECTION**

20 **Sec. 10-20. Applicability of Tree Preservation Standards**

(1) General Applicability. Tree preservation standards apply to all development requiring site plan, construction drawing, subdivision, or Planned Development Project (PDP) (as defined in Sec. 10-18 herein) approval where the site contains existing trees meeting the definition of Protected Tree, Specimen Tree, or Majestic Tree.

(2) Residential Exemption. Consistent with Fla. Stat. § 163.045, these preservation requirements do not apply to tree removal on residential property where documentation meeting the requirements of Rule 10-4.4 has been provided to the County.

(3) Agricultural Exemption. Consistent with Fla. Stat. § 823.14, these preservation requirements do not apply to bona fide agricultural operations on land classified as agricultural under Fla. Stat. § 193.461, except that Majestic Trees shall be preserved unless removal is necessary for bona fide agricultural purposes.

Sec. 10-21. Tree Survey Requirements

(1) Survey Threshold. All development applications subject to this Division shall include a Tree Location Survey identifying:

- (a) All trees with a DBH of ten (10) inches or greater;
- (b) All Specimen Trees (18"+ DBH);
- (c) All Majestic Trees (36"+ DBH);
- (d) Tree species identification;
- (e) General health condition; and,
- (f) Indication of trees to remain versus trees proposed for removal.

(2) Arborist Report. For sites containing Specimen or Majestic Trees proposed for removal, the survey shall include a condition assessment prepared by an ISA-certified arborist.

Sec. 10-22. Tree Retention Standards

(1) Minimum Tree Density (Commercial Projects). A minimum of fifteen (15) trees per acre shall be either preserved or installed. At least five (5) of those trees shall be shade trees.

(2) Minimum Tree Density (Residential Lots). Trees shall be preserved or planted according to the following table:

Residential Lot Size	Minimum Trees
Up to and including 5,000 sq ft	Two (2) trees
5,001 - 10,000 sq ft	Three (3) trees
Each additional 3,000 sq ft above 10,000 sq ft	One (1) additional tree

Table 1.

(3) Maintenance Responsibility. The property owner, HOA, or responsible party per the approved plan shall ensure homeowner conformance with tree maintenance requirements, including pruning per ANSI A300. Topping is prohibited. This maintenance requirement shall be incorporated in the Homeowners' Association covenants and restrictions as appropriate.

(4) Natural Vegetation. If existing on the development site, at least three percent (3%) of onsite natural vegetation shall be preserved. The Administrative Official may grant deviations if changes in elevation preclude meeting this standard.

(5) Tree Cluster Preservation (Incentive). Where Tree Clusters exist on a development site, applicants are encouraged to preserve clusters intact rather than isolated individual trees. Preserved clusters may be credited toward retention requirements at a rate of 1.25 trees per tree within the cluster.

Sec. 10-23. Tree Preservation Clustering Credits

1 (1) Purpose. The County encourages preservation of existing tree canopy through density
2 and dimensional incentives available to subdivisions that voluntarily exceed minimum tree retention
3 standards.

4 (2) Eligibility. Clustering credits are available to residential subdivisions of ten (10) or
5 more lots where the applicant preserves trees in a designated common preservation area protected
6 by a recorded conservation easement.

7 (3) Credit Calculation.

8 (a) For each percentage point of canopy coverage preserved above the minimum
9 retention standard established under Sec. 10-22, the applicant earns one (1) clustering credit point.

10 (b) Credits may be applied as follows:

11 (i) Lot width reduction: 1 credit point = 1 foot of lot width reduction
12 (maximum 20% reduction from zoning district minimum).

13 (ii) Lot area reduction: 3 credit points = 1% lot area reduction (maximum
14 15% reduction from zoning district minimum).

15 (iii) Density bonus: 10 credit points = 1 additional lot (maximum 10%
16 increase over base zoning density).

17 (4) Preservation Area Requirements. Preservation areas qualifying for credits shall be:

18 (a) Located in contiguous tracts of no less than 0.5 acres;

19 (b) Protected by a conservation easement recorded prior to final plat approval;

20 (c) Maintained by the HOA or successor entity.

(5) Specimen Tree Bonus. Preservation of a Specimen Tree or Majestic Tree within a designated preservation area earns five (5) additional credit points per tree.

(6) Long-Term Stewardship. Subdivisions receiving clustering credits shall comply with the HOA covenant and the required plat notes.

Sec. 10-24. Specimen and Majestic Tree Preservation

(1) Preservation Required. Specimen Trees and Majestic Trees shall be preserved unless removal is authorized pursuant to this section.

(2) Conditions for Removal. The Administrative Official may authorize removal of a Specimen Tree or Majestic Tree upon finding that any of the following conditions exist:

- (a) The tree is an immediate safety hazard;
- (b) The tree has an infestation of insects or pathogen reasonably expected to lead to death or spread to other trees;
- (c) The tree is causing or may reasonably be expected to cause property damage;
- (d) The location prevents direct access to the property or constitutes a traffic hazard that cannot be mitigated;
- (e) The location prevents construction of utility lines, drainage facilities, on-site sewage disposal, roadways, or required parking that cannot be practically relocated;
- (f) The tree is weakened by age, storm, fire, or other injury so as to pose a danger (removal under this criterion is exempt from mitigation requirements);
- (g) The tree prevents a proposed reasonable permitted use of the site;

1 (h) Proximity to Buildings. When a Specimen or Majestic Tree is located within
2 ten (10) feet of an approved building footprint and it is not feasible to relocate the structure, approval
3 to remove the tree shall be granted without providing mitigation.

4 **Sec. 10-25. Appeals and Variances.**

5 (1) The Planning and Zoning Commission shall hear and decide on requests for appeals
6 and requests for variances from the strict application of this Article.

7 (2) Any person may apply to the Planning and Zoning Commission for a variance from
8 the requirements of this Article. As part of the variance request, the applicant shall submit
9 supporting reports, arborist justification, alternatives explored, and mitigation proposals. Said
10 application and variance procedure shall be in accordance with Hernando County Code, Appendix
11 A; provided, that the Planning and Zoning Commission may grant a variance upon the applicant's
12 demonstration, by competent and substantial evidence, that the strict application of this ordinance
13 will cause the applicant to suffer an exceptional hardship, that the granting of the variance will not
14 result in significant tree loss on the applicant's property, and that no feasible alternatives to the
15 granting of a variance exist. As part of any decision to grant a variance, the Planning and Zoning
16 Commission shall require the applicant to perform proportionate mitigation.

17 (3) The Planning and Zoning Commission shall hear and decide appeals when it is
18 alleged there is an error in any requirement, decision, or determination made in the administration
19 of this Article. Said appellate procedure shall be in accordance with Hernando County Code,
20 Appendix A.

(4) The Board of County Commissioners, by a majority vote, may decide to review any variance or appeal decision rendered by the Planning and Zoning Commission. The decision of the Board of County Commissioners to review such decision must be made within thirty (30) days of the rendering of the decision of the Planning and Zoning Commission. If at least a majority (three (3) members) of the Board of County Commissioners do not vote to review the Planning and Zoning Commission's action within thirty (30) days, the Planning and Zoning Commission's decision shall be deemed final and subject only to review by circuit court. If the Board of County Commissioners reviews the Planning and Zoning Commission's action, the Board of County Commissioners may affirm, modify or reverse the decision of the Planning and Zoning Commission.

Sec. 10-26. Mitigation Standards

(1) Individualized Assessment Required. Consistent with *Koontz v. St. Johns River Water Management District*, 570 U.S. 595 (2013), the County shall conduct an individualized assessment of the environmental impact of proposed tree removal and shall require mitigation that is roughly proportional to, and maintains an essential nexus with, the specific impact of such removal. The Administrative Official shall determine replacement count (not to exceed 2:1) based on: the applicable species, health, and structural condition; ecological and canopy value in site context; availability of suitable on-site planting locations; and rough proportionality between mitigation required and environmental impact of removal.

(2) Tree Mitigation Replacement Schedule. In conducting the individualized assessment, the following schedule shall inform but not dictate mitigation requirements:

Tree Category	DBH Range	Min. Repl. Caliper	Guideline Repl. Count	Fee-in-Lieu
Protected Tree	5" to 11" DBH	2.5" caliper	1 tree (1:1)	\$150 per tree
Protected Tree	12" to 17" DBH	3" caliper	2 trees (1.5:1 guideline)	\$300/tree (\$600)
Specimen Tree	18" to 23" DBH	3" caliper	Per individualized assessment (guideline: up to 2:1)	\$75/caliper inch removed
Specimen Tree	24"+ DBH	3.5" caliper	Individualized assessment required*	\$75/caliper inch removed
Majestic Tree	36"+ DBH	3.5" caliper	Individualized assessment required*	\$75/caliper inch removed

Table 2.

(3) Factors for Assessment. The Administrative Official shall consider the following factors in determining appropriate mitigation:

- (a) The size, species, age, and condition of the tree(s) to be removed;
- (b) The ecological services provided by the tree(s), including stormwater management, habitat value, and canopy coverage;
- (c) The number of trees being preserved on-site relative to pre-development conditions;
- (d) Site constraints that limit preservation options;
- (e) The cumulative impact of tree removal on the surrounding area.

(4) Species Requirements. Replacement trees shall be native, Florida-Friendly species suited to site hydrology and soils. Species listed under Sec. 10-63 (Prohibited Plant Species) shall not be used. No single species shall exceed one-third (1/3) of required replacement trees when ten (10) or more trees are required, consistent with Hernando County practice.

(5) Fee-in-Lieu Option. Where on-site or off-site planting is not feasible due to site constraints, the applicant may satisfy mitigation requirements by payment to the Hernando County

Tree Mitigation Fund at the rates specified in the table contained in subpart (2) supra. Fee-in-lieu rates shall be updated annually by resolution of the Board of County Commissioners.

(6) Mitigation Location Priority. Mitigation trees shall be planted in the following descending order of preference: on-site, off-site within the same drainage basin; and fee-in-lieu paid into the Tree Mitigation Fund.

(7) Replacement Planting Standards.

(a) Grade. All replacement trees shall be Florida Grade No. 1 or better per the Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services.

(b) Soil Volume. Each replacement canopy tree shall be planted in a minimum of 100 square feet of pervious soil area with a minimum soil depth of 36 inches.

(c) Species Diversity. Replacement species shall be selected from the County's approved canopy tree list. No single species shall constitute more than thirty percent (30%) of replacement trees on any site.

Sec. 10-27. Tree Protection During Construction

(1) General Prohibition. During construction, it shall be unlawful to:

(a) Store chemicals, materials, tools, construction machinery, or temporary soil deposits within the Critical Root Zone ("CRZ") of any protected tree;

(b) Operate heavy equipment within the CRZ;

(c) Dispose of fuel, paint, solvent, oil, thinner, asphalt, cement, grout, or any construction chemical within the CRZ.

(2) Protective Barrier Requirements. A protective barrier shall be placed around all protected trees prior to land clearing or construction:

(a) Barriers shall be a minimum of four (4) feet in height;

(b) Posts shall be placed at the outer edge of the Tree Protection Zone and connected with clearly visible plastic tape, ribbon, rope, or equivalent;

(c) Large areas of multiple protected trees shall be preserved by placing posts a maximum of twenty-five (25) feet apart;

(d) Signage stating "TREE PROTECTION AREA - DO NOT DISTURB" shall be posted.

(3) Grade Changes. Grade changes within the dripline of a protected tree shall be reviewed by the Administrative Official to ensure the tree can survive. Protective dry well and drainage/aeration systems shall be used when the grade is raised. Protective retaining walls shall be used when the grade is lowered.

(4) Utility Routing. Water, sewer, and other utility lines should be routed around the dripline. Where routing is not feasible, utility lines shall be tunneled beneath the area, offset to one side of the trunk to prevent damage to main taproots.

Sec. 10-28. Landscape Performance Bonds and Survival Guarantee

(1) Bond Required. Prior to issuance of a land disturbance permit for any subdivision or site plan requiring landscape improvements under this Chapter, the applicant shall post a landscape performance bond in the amount of one hundred twenty percent (120%) of the estimated cost of all required landscape improvements, including:

- (a) Perimeter and internal buffers (Sec. 10-30);
- (b) Tree mitigation plantings (Sec. 10-26, Table 2);
- (c) Common area landscaping;
- (d) Irrigation systems serving required landscape areas (Sec. 10-62); and,
- (e) Preservation area protection measures (silt fence, tree barricades, etc.).

(2) Cost Estimate. The estimated cost shall be prepared by the applicant's landscape architect and approved by the Administrative Official. The estimate shall use current wholesale nursery stock pricing plus installation labor costs.

(3) Acceptable Forms. The bond shall be in the form of:

- (a) An irrevocable letter of credit from a financial institution authorized to do business in Florida;
- (b) Cash escrow held by the Clerk of Court; or
- (c) Surety bond from a company rated A- or better by A.M. Best.

(4) Phased Release Schedule for Bonds:

Phase	%	Release Criteria
1	50	Upon the Administrative Official's verification that all landscape installation is complete and matches the approved landscape plan (species, size, placement, irrigation operational).
2	35	One (1) year after Phase 1 release, upon verification that ninety percent (90%) or more of installed plant material has survived and opacity standards are on track for maturity compliance under Sec. 10-32.
3	15	At the maturity inspection date (12 months for buffer types A-B; 24 months for types C-D; 36 months for types E-G), upon verification that all opacity and planting standards are fully met.

Table 3.

Sec. 10-29. Long-Term Stewardship of Common Landscape Areas

1 (1) Recorded Covenants Required. Prior to final plat approval for any subdivision or PDP
2 requiring common landscape areas, buffers, or tree preservation areas, the applicant shall record
3 declarations, covenants, and restrictions that include the following provisions:

4 (a) The homeowner's association ('Association') or community development
5 district shall maintain all common landscape areas, buffers, tree preservation areas, and conservation
6 easement areas in perpetuity in accordance with the approved landscape plan on file with
7 Development Services.

8 (b) Maintenance shall include replacement of dead, diseased, or missing plant
9 material within ninety (90) days; maintenance of required opacity standards per Sec. 10-32;
10 maintenance of irrigation systems in working order; and prohibition of encroachment, clearing, or
11 fill within designated preservation areas.

12 (c) Hernando County shall be named as an intended third-party beneficiary of the
13 covenant with independent standing to enforce its terms.

14 (d) The Association may levy special assessments for landscape maintenance and
15 replacement costs, and this authority shall survive any amendment to the Association's governing
16 documents.

17 (2) Required Plat Notes. The following notes shall appear on all final plats for
18 subdivisions subject to this section:
19

NOTE 1: Common landscape areas, buffers, and preservation tracts shown hereon shall be maintained in perpetuity by the Homeowners Association in accordance with the approved landscape plan on file with Hernando County Development Services (File No. ____). Hernando County is an intended third-party beneficiary with independent enforcement authority.

NOTE 2: Tree Preservation Areas shown hereon are subject to a recorded conservation easement (O.R. Book ____, Page ____) prohibiting clearing, grading, filling, or disturbance except for removal of hazardous trees per Fla. Stat. § 163.045 with prior County notification.

NOTE 3: Landscape buffers shown hereon shall be maintained to the opacity standards of Hernando County Code Sec. 10-32. Failure to maintain required opacity is a code violation enforceable against the Association and individual lot owners.

(3) Dissolution or Inoperability of Association.

(a) Successor Obligation. Upon dissolution of a homeowner's association or community development district responsible for maintenance of required landscape areas, the maintenance obligation transfers to and becomes the joint obligation of all lot owners within the subdivision, as recorded in the plat covenant.

(b) County Authority. If the County determines that required landscape areas have not been maintained for a period exceeding one hundred eighty (180) days following Association dissolution or demonstrated inoperability, the County may:

1 (i) Perform necessary maintenance and place a lien on each lot for a pro
2 rata share of actual costs plus fifteen percent (15%) administrative overhead, enforceable in the same
3 manner as a code enforcement lien under Fla. Stat. § 162.09;

4 (ii) Require lot owners to form a successor maintenance entity within one
5 hundred eighty (180) days; or,

6 (iii) Accept dedication of landscape areas as public maintenance
7 responsibility (at the County's sole discretion), subject to the lot owners funding a maintenance
8 endowment.

9 (c) Endowment Amount. If the County accepts dedication under subsection (b)(3), the
10 endowment shall be calculated at a rate sufficient to fund annual maintenance costs for twenty (20)
11 years, based on the County's current landscape maintenance cost estimate.

12 (d) Survival. The plat covenant obligations shall survive Association dissolution and are
13 individually enforceable against lot owners through code enforcement proceedings under Sec.
14 10-67(4).

15 **DIVISION 3. LANDSCAPE BUFFERS AND SCREENING**

16 **Sec. 10-30. General Buffer Requirements**

17 (1) Baseline Buffer (Current Standard). Unless otherwise indicated, a Landscape buffer
18 shall be at least five (5) feet in width. Buffer requirements are forty (40) plants per area of land five
19 (5) feet in width by one hundred (100) feet in length.

20 (2) Measurement. Buffer width shall be measured from the property line inward on the
21 subject property.

1 (3) Use of Buffers. Buffers may include passive recreation (trails, benches) provided
2 impervious surface does not exceed twenty percent (20%) of buffer area and all plant material
3 requirements are met.

4 (4) Opacity. Opacity shall be measured as the percentage of the vertical plane that is
5 obstructed by plant material, fencing, berms, walls, or a combination thereof. The required opacity
6 shall be achieved:

7 (a) At the time of installation, or

8 (b) Within three (3) years of installation, if plant materials are used, and,

9 (c) Maintained year-round thereafter.

10 (5) Where plant materials are used to meet the opacity requirement, species selection,
11 spacing, and arrangement shall be designed to achieve the required opacity at maturity. Deciduous
12 plant materials alone shall not be considered sufficient to meet year-round opacity requirements. The
13 following visual opacity requirements shall apply:

14 (a) 50% opacity (Semi-Transparent): You can clearly see shapes and movement
15 through it.

16 (b) 80% opacity (Semi-Opaque): You might see vague shadows but not clear
17 details.

18 (c) 100% opacity (Opaque): Solid wall; nothing visible.

19 (6) Preservation Credit. Existing native vegetation preserved in place may count toward
20 required plantings if it provides equal or greater opacity. Preserved natural vegetation that meets

opacity requirements of at least eighty percent (80%) to a minimum height of five (5) feet satisfies buffer requirements.

(7) Fences and Walls in Buffers. If a fence or wall is used as part of the buffer, it shall be visually dominated by greenery and attain fifty percent (50%) opacity/coverage within twelve (12) months of planting. Wooden fences shall not be used as the sole screening element in required buffers.

(8) Vehicle Protection. Landscape buffers shall be protected from vehicle tires by appropriately placed wheel stops or an approved alternative.

Sec. 10-31. Buffer Requirements by Location

(1) Street Right-of-Way. A Landscape buffer at least five (5) feet in width shall abut the street right-of-way for at least half of the street frontage. If using installed plantings, the buffer shall include a hedge of shrubs with minimum height of eighteen (18) inches at planting, spaced to attain eighty percent (80%) opacity within twelve (12) months.

(2) Parking Lot Perimeter. A Landscape buffer at least five (5) feet in width shall abut the perimeter of parking lots/pavements not adjacent to street right-of-way or buildings. If installed planting areas are used, the buffer shall include plants with a minimum height of eighteen (18) inches at time of planting.

(3) Residential Adjacency. A Landscape buffer at least five (5) feet in width and six (6) feet in height shall abut neighboring single-family residential lots, two-family residential lots, and mobile home lots. If using a fence or wall, it shall be visually dominated by greenery on the residential side and attain fifty percent (50%) opacity within twelve (12) months.

1 (4) Clear-Sight Triangle. No Landscape buffer over two (2) feet in height that might
2 block any driver's view shall be permitted within the clear-sight triangle of a driveway or
3 street/railroad intersection.

4 (5) Shoreline Considerations. Grading and design of property adjacent to bodies of water
5 shall conform to federal, state, and local regulations. No grass that requires mowing shall be allowed
6 within six (6) feet of the water's edge, except where seawalls and bulkheads exist or where needed
7 for erosion control. Riparian or littoral zone plants that do not require mowing or fertilization should
8 be planted in these areas.

9 (6) Arterial Roadway Buffer. As part of any new development authorization on a parcel
10 of land that has a minimum 200 feet along the frontage and is two (2) acres or greater, a minimum
11 twenty (20) foot wide Landscape buffer shall be required with respect to any property line adjacent
12 to the right-of-way of any arterial roadway.

13 (7) Use Adjacency Matrix. Upon adoption by the Board of enhanced perimeter buffer
14 type classifications, the required perimeter buffer type between adjacent land uses shall be
15 determined by the following matrix. Until adoption, the baseline perimeter buffer standards of
16 subparts (1) through (6) supra, apply.

Proposed Use	Adj. SF Res.	Adj. MF Res.	Adj. Office	Adj. Comm.	Adj. Indust.	Adj. Ag/Rural
SF Residential	-	A	B	B	n/a	A
MF Residential	B	-	A	B	n/a	B
Office/Prof.	C	B	-	A	n/a	B
Comm.	C	C	B	-	n/a	C
(Neighborhood)	C	C	B	-	n/a	C
Comm. (General)	D	C	C	B	n/a	D
Industrial (Light)	F	D	C	C	C	D
Industrial (Heavy)	F	E	D	D	D	E
Institutional	C	B	A	A	n/a	B
Agriculture	A	A	B	C	D	-

Table 4.

n/a = no buffer required between the proposed use and adjacent industrial because the industrial use's buffer obligation governs.

Sec. 10-32. Opacity Standards and Enhanced Perimeter Buffer Types

(1) Opacity Defined. Opacity is the percentage of visual obstruction provided by the combined effect of plant material, berms, walls, and fencing within a required perimeter buffer, measured at a height of six (6) feet above finished grade from a point five (5) feet inside the buffer boundary on the less intensive use side.

(2) Required Opacity by Perimeter Buffer Type. The following opacity standards shall apply to perimeter buffer types upon adoption of the enhanced perimeter buffer type classifications:

(a) Perimeter Buffer Types A and B: 60% opacity at installation; 80% within twelve (12) months.

(b) Perimeter Buffer Types C and D: 70% opacity at installation; 85% within two (2) years.

(c) Perimeter Buffer Types E and F: 80% opacity at installation; 95% within two (2) years.

(d) Perimeter Buffer Type G: 80% opacity at installation; 95% within one (1) year.

(3) Measurement Protocol. Opacity shall be measured during the leaf-on season (April 1 through October 31) using the line-of-sight method at three (3) evenly spaced measurement points along each 100 linear feet of buffer.

(4) Year-Round Compliance. A minimum of sixty percent (60%) of required plant material in Perimeter buffer types A through D, and seventy percent (70%) in Perimeter buffer types E through G, shall consist of evergreen species. Deciduous species may supplement but not substitute for the evergreen screening requirement.

(5) Alternative Compliance. Where site constraints prevent achievement of required opacity through plantings alone, a six-foot opaque fence or wall combined with plantings achieving fifty percent (50%) of the required opacity shall constitute compliance, subject to Administrative Official approval under Sec. 10-65.

DIVISION 4. STREET AND BOULEVARD TREES

Sec. 10-40. Purpose and Applicability

(1) To establish consistent standards for placement, spacing, soil conditions, species selection, planting, and maintenance of street and boulevard trees that: enhance community appearance; comply with Florida-Friendly Landscaping principles; and maintain public safety near streets and utilities.

(2) Applicability. These standards apply to all developments requiring site plans, construction drawing, subdivision, or PDP approval where a site fronts a public or private street. Street trees are in addition to interior landscaping and Landscape buffer requirements.

(3) Treed Roadway Requirement. New single family and multi-family residential development of more than twenty (20) units shall provide at least one treed roadway/access way for motor vehicles extending through the length or width of the development, whichever dimension is greater, which roadway shall provide a Landscape buffer a minimum of ten (10) feet in width with at least one tree for every thirty (30) linear feet on both sides of the roadway.

Sec. 10-41. Location and Spacing

(1) Spacing by Canopy Class. Street tree spacing (center-to-center) shall be based on mature canopy class:

- (a) Large canopy (45 ft+ spread): 40-50 ft spacing;
- (b) Medium canopy (30-44 ft spread): 30-40 ft spacing;
- (c) Small canopy (29 ft or less spread, or utility-compatible): 20-30 ft spacing.

(2) Offset from Curb. Minimum offset from curb/edge of pavement to trunk centerline:

- (a) Local/collector streets: 4 ft minimum;
- (b) Arterials or posted 40+ mph: 6 ft minimum or per FDOT clear zone requirements if greater;
- (c) Where sidewalk is present: center tree within planting strip unless tree well

is used.

(3) Clearances. Minimum horizontal distances at planting:

- (a) Driveway aprons: 10 ft;
 - (b) Intersections (near side of crosswalk curb return): 30 ft;
 - (c) Fire hydrants/standpipes: 10 ft;
 - (d) Streetlights/traffic signals: 15 ft;
 - (e) Overhead primary lines: use small/utility-compatible trees only.
- (4) Sight Triangles. Trees must not obstruct sight visibility within required triangles; high-canopy pruning may be used once caliper permits, consistent with ANSI A300.

Sec. 10-42. Species Selection

- (1) Species Requirements. Use Florida-Friendly and non-invasive species suited to site hydrology and soils. Species listed in Sec. 10-63 (Prohibited Plant Species) shall not be used.
- (2) Diversity Requirements. Special care should be taken to avoid monoculture plantings, in order to guard against disease susceptibility. No single species shall exceed one-third (1/3) of required street trees when ten (10) or more trees are required.
- (3) Utility Conflicts. Where overhead utilities exist, select small/utility-compatible species.

Sec. 10-43. Planting Standards

- (1) Grade Requirements. Trees shall meet Florida No. 1 grade or better (ANSI Z60.1).
- (2) Installation. Install per ANSI A300: set root flare at grade; remove all containers/wire from top 1/3 of B&B; mulch 2-3" depth, clear of trunk.
- (3) Minimum Planting Area. Each canopy tree shall have a minimum of 100 square feet of pervious soil area available for root growth, consistent with Hernando County practice.

1 **Sec. 10-44. Street Tree Maintenance and Replacement**

2 (1) Maintenance Responsibility. The property owner, HOA, or responsible party per the
3 approved plan shall maintain trees, including pruning per ANSI A300. Topping is prohibited.

4 (2) Replacement. Dead, diseased, or removed street trees shall be replaced within ninety
5 (90) days with equal caliper (up to 4") or equivalent canopy units.

6 **DIVISION 5. ADMINISTRATION AND ENFORCEMENT**

7 **Sec. 10-60. Land Clearing Permits and Administrative Authority**

8 (1) Administrative Authority.

9 (a) Administrative Official Defined. Administrative official shall have the same
10 meaning as provided for in Hernando County Code, Appendix A, Article V, § 1, as it may be
11 amended from time to time.

12 (b) Scope of Authority. The Administrative Official is authorized to: review and
13 approve landscape plans, tree surveys, and buffer plans; grant administrative deviations; approve
14 alternative compliance; issue stop-work orders; approve or deny tree removal permits; accept or
15 reject mitigation plans and fee-in-lieu payments; and release landscape performance bonds.

16 (c) Consistency Clause. All references in this Chapter to “County,” “County
17 Administrator,” “staff,” “administrator,” “reviewing authority,” or “approval authority” relating to
18 development review shall mean the Administrative Official as defined herein, unless the context
19 specifically requires action by the Board of County Commissioners.

20 (2) Permit Required. Clearing the land without a Land Clearing Permit shall be
21 unlawful,.

(3) Application Requirements. The Land Clearing Permit application shall include:

(a) For residential lots: A Land Clearing Plan;

(b) For new subdivisions: A Land Clearing Plan;

(c) For commercial projects: A Landscape Design Plan.

(4) The land clearing permit shall be posted on the site prior to the start of any land clearing activity.

(5) Construction Timing. Construction shall begin within thirty (30) days of clearing.

(6) Abandoned Project Bond. As a condition of receiving a Land Clearing Permit for a commercial project or subdivision, the applicant shall post a bond or other surety to ensure the site is re-vegetated if the construction project is abandoned. The bond shall cover the cost of reestablishing ground cover and trees at a density of fifteen (15) per acre. This bond is separate from the landscape performance bond required under Sec. 10-28; the abandoned project bond shall be released upon commencement of vertical construction.

(7) Burning Prohibition. On-site burning of cleared materials is prohibited within one thousand (1,000) feet of any property line of an existing residentially zoned housing unit.

Sec. 10-61. Landscape Design Plan Requirements

(1) Plan Preparer. The Landscape Design Plan shall be drawn by a landscape designer or landscape architect familiar with both plants and designs.

(2) Plan Scale. The plan shall be drawn to scale, normally not less than one inch equals thirty (30) feet.

(3) Required Contents. The plan shall include all required information including:

- (a) Plant materials lists by common and botanical name, including cultivar, and location;
- (b) Use or zoning classification of adjacent properties;
- (c) Tabulation of gross acreage, impervious surface area, green space area, trees preserved, buffer requirements, water use plan, and mulch depth;
- (d) Tree Survey overlaid with Grading Plan;
- (e) Tree Preservation Area boundaries and maintenance notes;
- (f) Irrigation system design and water use zones;
- (g) Existing plant communities, including any vegetation listed as invasive.

Sec. 10-62. Irrigation Requirements

- (1) Automatic Irrigation Required. For commercial projects, an automatic irrigation system is required.
- (2) Water Use Zone Limits. No more than fifty percent (50%) of landscaping shall be in the High Water-Use-Zone.
- (3) Separate Irrigation. Turf grass shall be irrigated separately from other landscaping.
- (4) Low-Volume Emitters. Drip, micro-spray, or other low-volume emitters are required in non-turf grass areas outside the High-Water Use Zone.
- (5) Moisture Sensor. An operational soil moisture sensor or rain sensor shut-off device shall be installed and appropriately located away from eaves and drip-lines.
- (6) SWFWMD Compliance. All irrigation systems shall comply with Southwest Florida Water Management District watering restrictions.

Sec. 10-63. Prohibited Plant Species

(1) Prohibition. The following invasive-exotic plant species shall not be used for installed plantings and shall be removed from development sites prior to the issuance of the certificate of occupancy:

Alternanthera philoxeroides (Alligator Weed); Casuarina spp. (Australian Pine); Cupaniopsis anacardioides (Carrotwood); Dioscorea alata (Winged Yam); Dioscorea bulbifera (Air Potato); Eichhornia crassipes (Water Hyacinth); Hydrilla verticillata (Hydrilla); Hygrophila polysperma (Green Hygro); Imperata cylindrica (Cogon Grass); Ipomoea aquatica (Water Spinach); Lygodium japonicum (Japanese Climbing Fern); Lygodium microphyllum (Old World Climbing Fern); Melaleuca quinquenervia (Melaleuca); Mimosa pigra (Catclaw Mimosa); Myriophyllum spicatum (Eurasian Watermilfoil); Neyraudia reynaudiana (Burma Reed); Paederia spp. (Sewer Vine, Skunk Vine); Pistia stratiotes (Water Lettuce); Pueraria montana (Kudzu Vine); Rhodomyrtus tomentosa (Downy Rose Myrtle); Sapium sebiferum (Chinese Tallow); Schinus terebinthifolius (Brazilian Pepper); Solanum tampicense (Wetland Nightshade); Solanum torvum (Susumber); Solanum viarum (Tropical Soda Apple).

(2) Re-growth Control. The re-growth of prohibited invasive plants shall be controlled in perpetuity.

Sec. 10-64. Tree Mitigation Fund

1 (1) Establishment. There is hereby established the Hernando County Tree Mitigation
2 Fund to receive fee-in-lieu payments and code enforcement fines related to tree violations.

3 (2) Use of Funds. Fund proceeds shall be used exclusively for: tree planting on public
4 lands and in parks; tree planting along public rights-of-way; acquisition of tree preservation
5 easements; and administration of the tree protection program.

6 (3) Annual Reporting. The Administrative Official shall provide an annual report to the
7 Board of County Commissioners on fund receipts and expenditures.

8 **Sec. 10-65. Alternative Compliance**

9 (1) Authority. When strict compliance with this Article would result in practical
10 difficulty or undue hardship, or when an alternative design would achieve the purposes of this
11 Article equally or more effectively, the Administrative Official may approve alternative compliance.

12 (2) Conditions. Alternative compliance may be approved subject to the following
13 conditions:

14 (a) The alternative achieves substantially equivalent environmental and aesthetic
15 benefits;

16 (b) The applicant demonstrates why strict compliance is impractical due to site
17 constraints, conflicting regulations, or other factors beyond the applicant's control;

18 (c) The alternative includes additional measures to offset any reduction in
19 required standards; and,

20 (d) The alternative does not result in adverse impacts on adjacent properties.

21 **Sec. 10-66. Administrative Deviations**

- 1 (1) Scope. The Administrative Official may grant administrative deviations of up to:
- 2 (a) Ten percent (10%) reduction in required buffer width;
- 3 (b) Ten percent (10%) reduction in required number of plantings;
- 4 (c) Substitution of comparable species when specified species are unavailable,
- 5 provided the substitute species provides equivalent canopy spread and growth rate;
- 6 (d) Relocation of required plantings within the same site to address utility
- 7 conflicts, sight triangle requirements, or drainage constraints;
- 8 (e) Alternative fence or wall materials when equivalent screening effectiveness
- 9 is demonstrated.
- 10 (2) The Administrative Official shall grant a deviation only upon finding that:
- 11 (a) The deviation is the minimum necessary to address a documented site
- 12 constraint;
- 13 (b) The deviation does not reduce screening effectiveness below the intent of the
- 14 applicable buffer type or opacity standard;
- 15 (c) The deviation does not adversely affect adjacent properties; and,
- 16 (d) The deviation is consistent with the purpose and intent of this Chapter.
- 17 (3) Documentation. Deviations shall be documented in writing, stating the findings under
- 18 subpart (2) supra, and maintained in the project file.
- 19 (4) Exclusions. The Administrative Official may not grant deviations to:
- 20 (a) Tree preservation or mitigation requirements;
- 21 (b) Specimen Tree or Majestic Tree protections;

1 (c) Conservation easement requirements; or

2 (d) Agricultural buffer requirements under the Right to Farm Act exemption.

3 (5) An aggrieved party may appeal the Administrative Official's decision on an
4 administrative deviation to the Planning and Zoning Commission. Said appellate procedure shall be
5 in accordance with Hernando County Code, Appendix A.

6 **Sec. 10-67. Enforcement**

7 (1) Any violation of this Article may be prosecuted as described in Hernando County
8 Code Chapter 2, Article III, Code Enforcement, as it may be amended. Notwithstanding the
9 foregoing, nothing contained in this article shall be deemed to prohibit the County from seeking
10 enforcement by any other means provided by law, including, but not limited to, filing an action for
11 declaratory and injunctive relief in a court of competent jurisdiction.

12 (2) Each day that an offense or violation continues shall be deemed a separate offense.

13 (3) For the purposes of Hernando County Code § 2-49, any violation of this Article that
14 results in the destruction of a protected tree shall be considered to be irreparable or irreversible in
15 nature.

16 (4) The removal of protected trees without first having received the required approvals
17 shall result in the imposition of mitigation requirements to be calculated at two times (2x) the
18 replacement count in Table 2, consistent with Hernando County practice.

19 (5) The Administrative Official has authority to issue Stop Work Orders for violations
20 of tree protection requirements during construction. Stop-work is mandatory for unauthorized

1 removal of Specimen or Majestic Trees and for full buffer destruction. Stop work remains in effect
2 until a restoration plan is approved by the Administrative Official.

3 (6) The Administrative Official shall make such inspections as necessary to carry out the
4 purposes of this article and initiate appropriate action for noncompliance.

5 (7) The following words, terms and phrases, when used in this Section shall have the
6 following meanings ascribed to them:

7 (a) Unauthorized Tree Removal means the removal, destruction, or effective
8 destruction (including, but not limited to, girdling, root severance within the CRZ, and poisoning)
9 of a Protected, Specimen, or Majestic Tree either without an approved tree removal permit or outside
10 of the scope of an approved development permit.

11 (b) Buffer Disturbance means any clearing, grading, filling, encroachment, or
12 structural placement within a required landscape buffer, preservation area, or conservation easement
13 without first obtaining prior written approval from the Administrative Official.

14 (c) After-the-Fact Application means an application submitted after an
15 unauthorized tree removal or buffer disturbance has occurred, subject to enhanced fees pursuant to
16 this Article.

17 (8) Violation-Specific Penalties. In addition to the foregoing penalties, violation-specific
18 penalties shall be applied as set forth on the following table:

Violation	Mitigation Requirement	After-the-Fact Fee	Additional Action
Unauthorized removal: Protected Tree (5"-17" DBH)	Replacement per Table 2 at 1.5x standard count	2x application fee (Section 10-67(4))	Replacement within 120 days
Unauthorized removal: Specimen Tree (18"+ DBH)	Individualized assessment at up to 2x standard guideline (not to exceed 3:1)	2x application fee	Stop-work on all site permits
Unauthorized removal: Majestic Tree	Individualized assessment at up to 2x standard; mandatory fee-in-lieu into Mitigation Fund (Sec. 10-64)	3x application fee	Stop work; referral to Code Enforcement Magistrate
Buffer encroachment (partial, <50% of width)	Restore to approved plan within 90 days	2x application fee	No CO until restored
Buffer destruction (>50% of width or full clearing)	Re-install at 1.5x original planting density	3x application fee	Stop-work; restoration bond required
Preservation area disturbance	Restoration plan by certified arborist; 2:1 replacement minimum	3x application fee	Separate conservation easement enforcement action

Table 5.

ARTICLE III. FENCE CODE

Sec. 10-80. Permit Required Prior to Construction

(1) All zoning districts except Agricultural, Agricultural-Residential, and Mining require a Zoning fence permit prior to installation of fences exceeding four (4) feet in height.

(2) Application. Applications for fence permits shall be submitted to the Development Services Department.

Sec. 10-81. Standards

(1) Conformity to Construction Code. All construction shall conform to the Hernando County Construction Code and applicable provisions of the Florida Building Code.

(2) Material and Workmanship. All construction shall be of acceptable and durable materials customarily used or marketed for fencing. Materials shall either be new or in new condition. All construction shall be installed with good workmanship. The posts of each fence shall be resistant to decay, corrosion, or termite infestation.

1 (3) Maintenance. All fences and walls shall be maintained in a safe and sound manner.

2 (4) Height - Residential. The height of any fence or wall in front yards within any
3 residential district shall not exceed four (4) feet. The height of any fence or wall in side and rear
4 yards within any residential district shall not exceed eight (8) feet.

5 (5) Fences Adjacent to Open Space. Fences in the rear yard which are adjacent to
6 waterfront areas, golf courses, common areas, or similar open space areas shall have a maximum
7 height of four (4) feet. These fences shall be chain link, split-rail, picket, or similar construction such
8 that at least twenty-five percent (25%) of the fence area is open and unobstructed when viewed at
9 a right angle to the fence line.

10 (6) Front Yard Requirements. Fences in the front yard shall be chain link, split-rail,
11 picket, or similar construction such that at least twenty-five percent (25%) of the fence area is open
12 and unobstructed when viewed at a right angle to the fence line. On corner lots, for fence installation
13 standards, one yard shall be deemed the front yard, determined by the front entrance of the principal
14 building location. The secondary yard shall maintain a nine-foot setback for fences over four (4) feet
15 in height and exceeding seventy-five percent (75%) opacity.

16 (7) Stockade Fences. Stockade fences shall be installed with the rails to the enclosed
17 areas. The smooth side shall face rights-of-way or adjoining properties.

18 (8) Pool Barriers. Pool barriers shall comply with the Florida Building Code, including
19 minimum height of forty-eight (48) inches and self-closing, self-latching gates.

1 **Sec. 10-82. Prohibitions**

2 (1) Clear-Sight Triangle. No fence or wall over two (2) feet in height that blocks any
3 driver's view shall be permitted within the clear-sight triangle of a driveway or street intersection.
4 Clear-sight triangle dimensions shall be twenty (20) feet along each property line from the point of
5 intersection. Any existing nonconforming fence or wall lying within the clear-sight triangle that
6 blocks any driver's view must be removed or altered. Removal of such fences is the responsibility
7 of the property owner at the owner's expense.

8 (2) Hazardous Materials. Fences and walls containing hazardous materials, broken glass,
9 spikes, nails, barbs, or any materials which can inflict pain or injury to any person or animal are
10 prohibited. Electrified fences are prohibited in residential districts.

11 (3) Drainage. No fence or wall shall be constructed in a manner that impedes drainage
12 flow; however, fences may be constructed within utility easements. A fence owner is responsible
13 for ensuring that access is available through the utility easement when access is required.

14 **Sec. 10-83. Enforcement**

15 Any violation of this Article may be prosecuted as described in Hernando County Code
16 Chapter 2, Article III, Code Enforcement, as it may be amended. Notwithstanding the foregoing,
17 nothing contained in this article shall be deemed to prohibit the County from seeking enforcement
18 by any other means provided by law, including, but not limited to, filing an action for declaratory
19 and injunctive relief in a court of competent jurisdiction.

Business Impact Estimate

Directions: Pursuant to Fla. Stat. s. 125.66(3)(c), as most recently amended by Ch. 2024-145, Laws of Florida, the County is required to prepare a Business Impact Statement for a range of ordinances. A list of ordinance exemptions is provided below. Please check all exemption boxes that apply to the proposed ordinance and provide the name/title date where indicated below.

- ☐ 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:
 - a. Development orders and development permits, as those terms are defined in Fla. Stat. s. 163.3164;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application submitted by a private party other than the municipality;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Prepared by: Omar DePablo
Printed Name/Title/Department

Date: 7/14/2026

Regardless of whether any of the boxes are checked, Include this completed page in the agenda packet.

*If none of the boxes above are checked, complete the attached Business Impact Statement, and include the completed Business Impact Statement as part of the agenda package. **The completed Statement must be posted on the County's web site not later than the time notice of the proposed ordinance is published.***

BUSINESS IMPACT STATEMENT

This Business Impact Estimate is provided in accordance with s. 125.66(3)(c), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

ORDINANCE TITLE

AN ORDINANCE REGARDING COMMUNITY APPEARANCE REGULATIONS; REPEALING AND REPLACING HERNANDO COUNTY CODE CHAPTER 10, COMMUNITY APPEARANCE.

ORDINANCE SUMMARY *(must include a statement of the public purpose, such as serving the public health, safety, morals, or welfare):*

An ordinance regarding community appearance regulations; repealing and replacing Hernando County code chapter 10, community appearance; providing for prospective application; providing for severability; providing for inclusion in the code; providing for the repeal of conflicting provisions. Ordinance includes provisions clarification of existing standards and new regulations as it relates to Landscape, Buffers, Tree Mitigation and Conservation, protection of Specimen and Majestic Trees and penalties for violation of prescribed regulations.

ESTIMATE OF THE DIRECT ECONOMIC IMPACT OF THE PROPOSED ORDINANCE ON PRIVATE, FOR-PROFIT BUSINESSES IN THE COUNTY, IF ANY:

The new and revised ordinance would require developers to provide additional plant material and preserve additional lands in their developments in order to meet the new standards.

ESTIMATE OF DIRECT COMPLIANCE COSTS THAT BUSINESSES MAY REASONABLY INCUR:

This would vary from project to project.

DESCRIPTION OF NEW CHARGES/FEEES IMPOSED BY THE PROPOSED ORDINANCE OR FOR WHICH BUSINESSES WILL BE FINANCIALLY RESPONSIBLE:

The new and revised ordinance would impose additional regulations in order to comply with new Hernando County Development standards. These new changes will impose new process that may require additional application cost and fees for violations for failed compliance.

ESTIMATE OF THE COUNTY'S REGULATORY COSTS, INCLUDING ESTIMATED REVENUES FROM ANY NEW CHARGES OR FEES TO COVER SUCH COSTS:

Any potential revenue from the new changes will be solely based on new changes which may include new application process, new inspections and fees for code citations. Potential revenue would be based on development trends and compliance, although any funds obtained for for inspections are for services provided.

GOOD FAITH ESTIMATE OF THE NUMBER OF BUSINESSES LIKELY TO BE IMPACTED BY THE PROPOSED ORDINANCE:

National and Local single family and commercial developers.

ADDITIONAL INFORMATION THE GOVERNING BODY DEEMS USEFUL (IF ANY):

Chapter 10 has lacked a significant rewrite and/or update in more than two decades. The recent and extensive rewrite/update is in order to meet new technology practices, development trends and new environmental data. Furthermore, meet the growing needs of Hernando County.



AGENDA ITEM

TITLE

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

BRIEF OVERVIEW

This Subject Property (Key No. 389546) is lying on Lagler Street. The applicants, Julie Spierings and Mark Michael, submitted a Class D Subdivision application to create two (2) parcels from the approximate 10.0 +/- acre parcel: Parcel A would be approximately 4.0 +/- acres and Parcel B would be approximately 6.0 +/- acres.

Section 26-3(e) Class D(2)b.i of the Hernando County Code of Ordinances requires that Class D Subdivisions created in a residential zoning district shall meet the following:

- Each lot must be created from a parent parcel with 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, so the parcel subdivision was denied. As a result, the applicant 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 on 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 D Subdivision.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board has the authority to act on the request for relief from the Class D 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 D 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 that the governing body has determined that the provisions of the Class D Subdivision regulations have placed an undue burden on the petitioner's ability to transfer land 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 of County Commissioners deny or approve the Class D Subdivision with conditions and adopt the associated attached proposed resolution.

REVIEW PROCESS

Victoria L Via	Approved	06/16/2026	4:05 PM
Michelle Miller	Approved	06/17/2026	9:04 AM
Stephanie Stevens	Approved	06/17/2026	10:58 AM
Erin Dohren	Approved	06/24/2026	9:04 AM
Pamela Hare	Approved	06/24/2026	10:06 AM
Natasha Lopez Perez	Approved	06/29/2026	10:12 AM
Heidi Prouse	Approved	06/29/2026	1:58 PM
Toni Brady	Approved	07/05/2026	4:31 PM
Jeffrey Rogers	Approved	07/07/2026	11:56 AM
Jessica Wright	Approved	07/16/2026	12:42 PM

STAFF REPORT

HEARINGS: Board of County Commissioners: July 7, 2026

APPLICANT: Julie Spierings and Mark Michael

FILE NUMBER: SUBD-000015-2026

PURPOSE: Class D Subdivision Appeal

GENERAL LOCATION: A portion of Section 11, Township 23 South, Range 20 East, on Lagler St.

PARCEL KEY NUMBER: 389546

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 **HARDSHIP**, as more fully described below.

The subject site is a 10.0 acre +/- AG (Agricultural) parcel. The Class D Subdivision for Julie Spierings and Mark Michael is to create (2) two parcels: Parcel 1 – 4.0 acres +/- and Parcel 2 – 6.0 acres +/- . It is the petitioner's desire to split the parcel into two to continue to use the 6.0 acres as a non-residential farm building and the 4 acres remaining will be sold. The parcel is located a portion of Section 11, Township 23 South, Range 20 East, on Lagler St.

The survey has been reviewed by the Planning Department and 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 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."

**RECEIVED**

MAY 01 2026

HERNANDO COUNTY ZONING

Class D Subdivision Appeal: Petition for Relief from Hardship

This form is for developers seeking relief from hardship under Hernando County Code, Chapter 26, Article II, Section 26-3, Class D Subdivision, subsection (f). Relief is requested because compliance with the provisions of this Chapter is believed to place an undue burden upon the applicant.

1. Applicant/Developer Information

Field	Detail
Owner/Developer Name(s):	Mark Michael & Julie Spierings
Mailing Address:	304 Craig Thompson Drive
City, State, Zip:	Blairsville GA 30512
Phone Number:	727 543-1115 727 688 5454
Email Address:	nutchvikingus@gmail.com
Name of Subdivision/Project:	SUBD-000015-2026 Class D
Parcel Key # (if applicable):	00389546
Parcel Location/Address:	Section 11, Township 23 Range 20 EAST

2. Description of Hardship

Please provide a detailed explanation of why complying with the provisions of Chapter 26 would place an undue burden upon the owner/developer.

We are unable to financially afford the property taxes on the full 10 acre parcel. Splitting the parcel not only creates financial relief - it also will create a physical relief. I (Julie Spierings/Williams) am a disabled veteran and subdividing the land will allow a more manageable piece of property for us. We are requesting a subdivision in the hope of selling the 4 acre section. Selling this parcel will also alleviate other general financial burdens that we are experiencing.



3. Required Documentation

In accordance with Section 26-3(f), you must submit the following information as part of this petition:

A. Project Plans and Quality Assurance

- Check ONE:

☐ Complete set of plans and specifications in accordance with which the construction has been or is being accomplished (attached).

☒ General written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality (attached). (survey attached)

B. Proposal for Completion (Desired Methods)

- Check ONE of the following options, and complete the requirements for the selected option:

☐ Proposed Construction/Completion Plan (Required by Code Section 26-3(f)(2)): A Written proposal defining the developer's desired methods of completing the project is attached.

☒ No Construction Schedule or Intent to Build Currently: The owner/developer is not currently pursuing construction and has no immediate construction schedule or method of completion to propose at this time.

4. Provisions Requested for Exception

This proposal must indicate specifically which provisions of Chapter 26 the developer wishes to be excepted from. Please check the boxes that apply to this request.

Chapter 26 Provision(s) Requested for Exception	Requested
(i) Lot Frontage on Existing County or Private Street Built to Standards. (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.)	☒
(ii) Access/Utility Easement Requirement. (One lot must front on an existing county/private street built to standards; the other must be provided access to it by a minimum 15-foot access and utility easement clear and passable by automobile traffic.)	☐



5. Certification and Signature

I, the undersigned developer, hereby certify that the information contained in this Petition for Relief from Hardship and all attached documentation is true and correct to the best of my knowledge. I understand that any misrepresentation of facts may result in the denial of this petition. I acknowledge that the Hernando County Board of County Commissioners may require additional data and information.

Mark Michael
Julie Springs
Printed Name of Applicant/Authorized Agent

[Signature]
Signature

April 29 2024
Date

Please submit this appeal with the Filing Fee of \$500.00.

*Acceptable forms of payment include Cash, Check or Money Order Made Payable to
Hernando County Planning Department.

* parcel survey attached

* VA service connected disability document

Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
(352)754-5057
Open: Monday – Friday
Lobby Hours: 7:30 AM – 3:30 PM

3/16/2026

Good day!

We are splitting a 10 acre parent parcel into two:

6 acre parcel and a 4 acre parcel

The 6 acre parcel will continue to be used as a non residential farm building.

The 4 remaining acres will be sold.

Thank you!

Julie Spiering (Williams)
Mark Michael

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



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: 2-26-20

I hereby certify that the property taxes on parcel key number 389 546
have been paid through the current tax year of 2025.

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

By: Tabatha Reagin - CSR
Print Name: Julie Spierings, Mark Michael
Title: owner

SEAL



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: 2-26-2026 Parcel Key: 389 316
 Print Applicant Name: Julie Spierings, Mark Michael
 Applicant Address: 304 Craig Thompson Dr. Blairsville GA 30512
 Applicant Phone Number: 727 688 5454
 Applicant Email address: dutchvikingllc@gmail.com

~~~~~  
 Review Results:

Department of Public Works inspector Name: Steve Redman

☒ 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 # 4653 ck # 134 \$100.<sup>00</sup> *[Signature]*

Parcel Key # 307574

## 394





## DEPARTMENT OF DEVELOPMENT SERVICES

### PLANNING & ZONING DIVISION

1653 BLAISE DRIVE ■ BROOKSVILLE, FLORIDA 34601

P 352.754.4057 [www.HernandoCounty.us](http://www.HernandoCounty.us)

04/28/2026

Mark Michael & Julie Sperings  
304 Craig Thompson Dr.  
Blairsville, GA 30512-2832

RE: Key No. 00389546  
Section 11, Township 23, Range 20 East  
File No: SUBD-000015-2026 - Class D Subdivision

Dear Mark Michael & Julie Sperings,

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 \$ 500.00.

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  
Subdivisions - Planner I



# ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Julie Spierings, Mark Michael, 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]  
Signature of Applicant or Representative

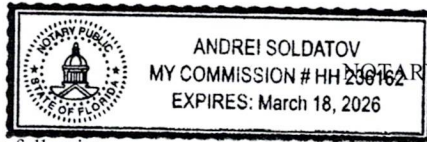
STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 26 day of February, 2026, before me, the undersigned Notary Public of the State of Florida, personally appeared Julie Spierings, Mark Michael 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

[Signature]  
Notary Signature



SEAL & COMMISSION  
EXPIRATION:

The individual(s) are ☐ personally known to me or ☒ presented the following Identification: FL DL, GA DL.

Prepared By: Julie Spierings, Mark Michael  
304 Craig Thompson Dr.  
Blairsville, GA. 30512

## FLORIDA QUITCLAIM DEED

This Deed, made the 26 day of February, 2026, between  
Brooksuille 34602 LLC (Grantor), with address at 5412 Latchman Ct. Pinellas Park FL  
party of the first part, and Julie Spierings, Mark Michael (Grantee), with address at 33782  
304 Craig Thompson Dr., party of the second part:  
Blairsville GA 30512.

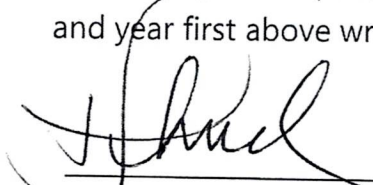
Witnesseth, that the party of the first part, in consideration of 10.00 \$, lawful  
money of the United States, paid by the party of the second part, does hereby convey,  
remise, release, and quitclaim unto the party of the second part, and assigns forever, all  
its interest in the premises more particularly described as follows: The East 675 Feet of the  
North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 23  
South, Range 20 East, Hernando County, Florida less the South 645 Feet of the  
East 20 Feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of  
said Section 11.

### (Description of Property and Recital of Title)

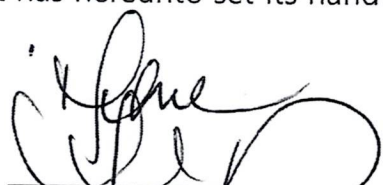
together with the appurtenances and all the estate and rights of the party of the first part  
in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, and  
assigns forever.

In witness whereof, the party of the first part has hereunto set its hand and seal the day  
and year first above written.

  
Grantor's Signature

MARK MICHAEL  
Grantor's Name  
C/O Brooksuille 34602 LLC

  
Grantee's Signature

Julie Spierings  
Mark Michael  
Grantee's Name

In the presence of:

  
Witness's Signature

Julie Barnette  
Witness's Signature



Albert K. Korman  
Witness's Name

1224 S. Broad St.  
Witness's Address

Julie Barnette  
Witness's Name

1224 S. Broad St.  
Witness's Address

### Acknowledgement Of Notary Public

State of Florida}

} ss

City / County of Hernando

On this day personally appeared before me Julie Spierings, Mark Michael, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are described in and who executed the foregoing instrument, and acknowledged that s/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and Notarial Seal, the 26th day of February, 2026



[Signature]  
NOTARY PUBLIC

NOTARY PUBLIC in and for the State of Florida

My commission expires 03/18/26





# BOUNDARY SURVEY

*Current*

## DESCRIPTION:

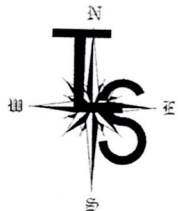
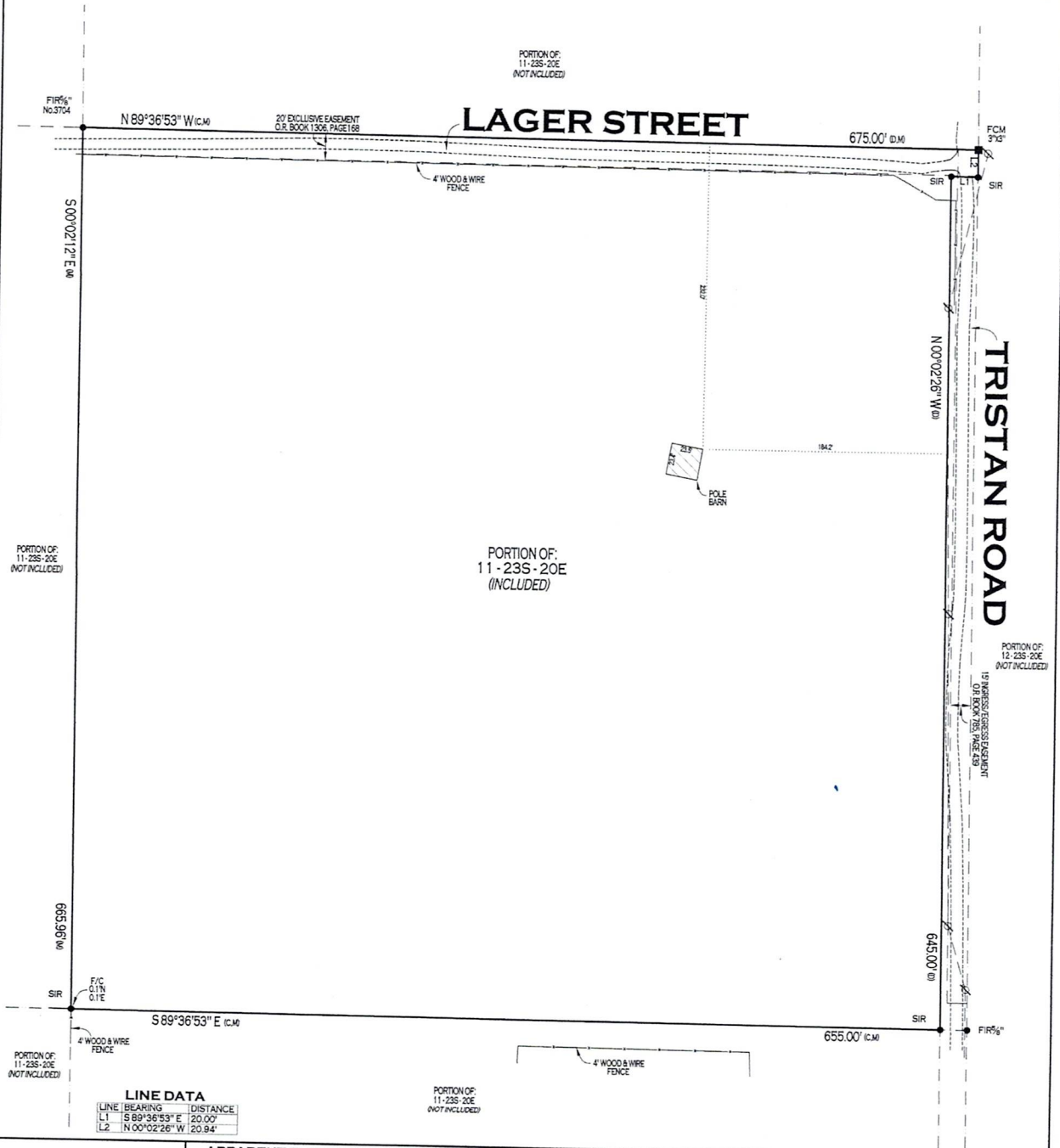
THE EAST 675 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, LESS THE SOUTH 645 FEET OF THE EAST 20 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11.

## PREPARED FOR AND CERTIFIED TO:

MARK MICHAEL & JULIE WILLIAMS  
GULF COAST TITLE COMPANY, INC.  
FIRST AMERICAN TITLE INSURANCE COMPANY

## SURVEYOR'S NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE ASSUMED.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.



APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12053C0219D EFFECTIVE DATE: 02/02/2012

TLS SURVEYORS AND MAPPERS, INC.

LB#8009  
PSM6929@GMAIL.COM  
1460 ALADDIN RD  
BROOKSVILLE, FL 34609 (352)-277-6550

DRAWN: ESS  
CHECKED BY: ESS  
SCALE: 1"=80'  
FILE: TRISTAN

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ERIC S. SMITH DATE 03.27.18  
PSM No. 6929 LB#8009

BASIS OF BEARINGS:  
THE EAST LINE OF SECTION 11  
BEING N 00°02'26" W

DATE OF SURVEY:  
03.15.18

S-T-R:  
11-23S-20E

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

## LEGEND:

(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FVND= FOUND NAIL & DISK, LFE= LOWEST FLOOR ELEVATION, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR= SET 5/8" IRON ROD & CAP NO. 6929, SN&D= SET NAIL & DISK, (BT)= BUILDING, TIE W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENTS, P= POWERPOLE, V/F= VINYL FENCE, F/E= FENCE END, F/C= FENCE CORNER.

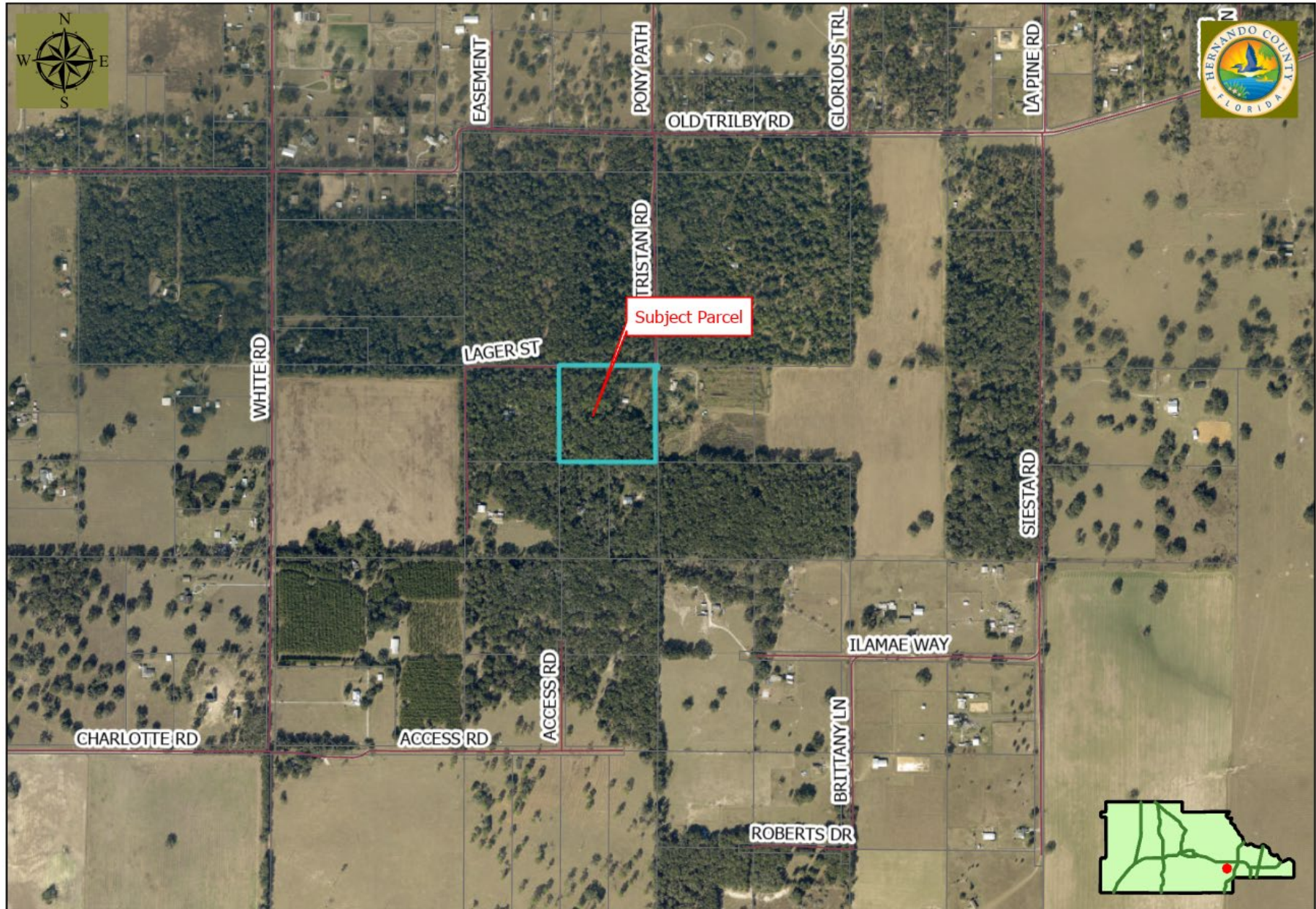
\* Proposed

## 401



# SUBD-000015-2026 Aerial Map

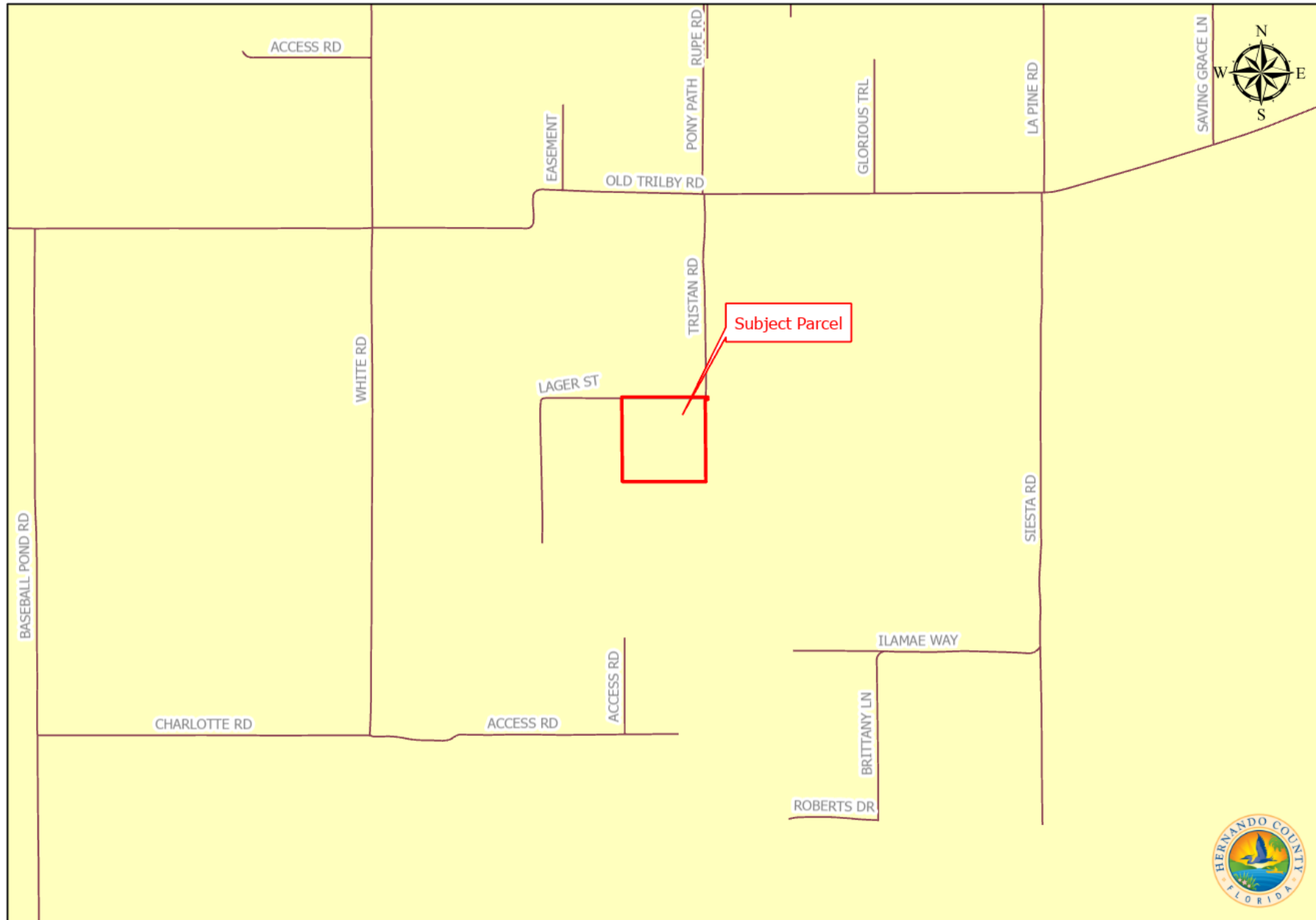
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

# SUBD-000015-2026 Area Map

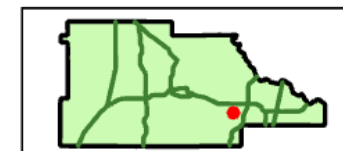
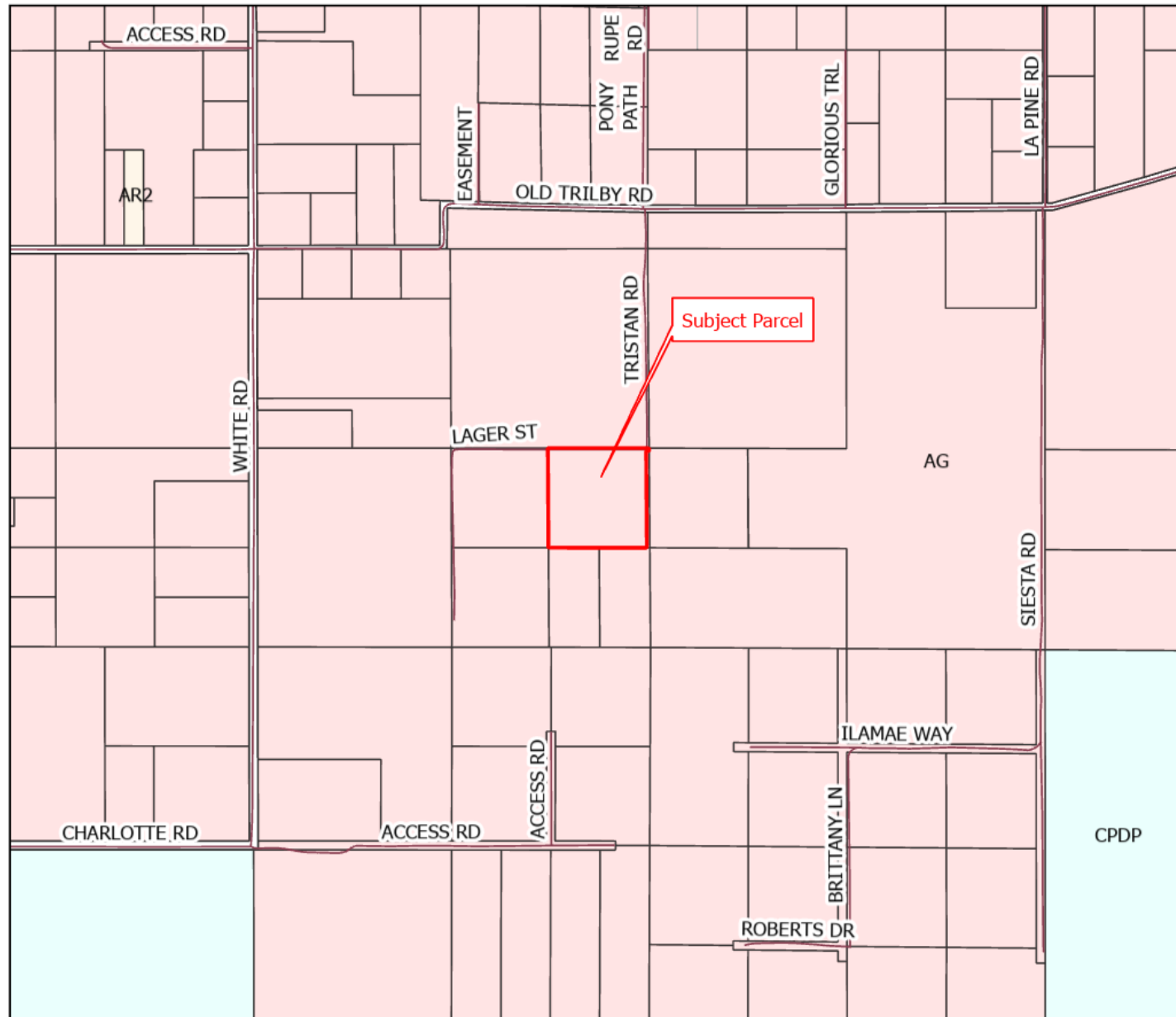
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

# SUBD-000015-2026 Zoning Map

This map was prepared by this office to be used as aid and 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.



Hernando County Tech GIS  
with Hernando County Planning Department  
Project date: July 7, 2026

Not to Scale.



**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:** Julie Spierings and Mark Michael

**FILE NUMBER:** SUBD-000015-2026

**PURPOSE:** To divide 10.0± acres into two (2) parcels creating Parcel 1 (4.0± acres) and Parcel 2 (6.0± acres)

**GENERAL**

**LOCATION:** A portion of Section 11, Township 23 South, Range 20 East, on Lagler St

**PARCEL KEY:** 389546

**REQUEST:** The Petitioners were denied a Class D Subdivision to divide 10.0± acres into two (2) parcels creating Parcel 1 (4.0± acres) and Parcel 2 (6.0± acres) for failing to meet all of the requirements for a Class D Subdivision Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioners request relief from the strict application of the Class D 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 D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would 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 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 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 Petitioners 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 **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: \_\_\_\_\_  
**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

**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:** Julie Spierings and Mark Michael

**FILE NUMBER:** SUBD-000015-2026

**PURPOSE:** To divide 10.0± acres into two (2) parcels creating Parcel 1 (4.0± acres) and Parcel 2 (6.0± acres)

**GENERAL**

**LOCATION:** A portion of Section 11, Township 23 South, Range 20 East, on Lagler St

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**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 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 Petitioners 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 **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