

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.

P&Z SPECIAL EXCEPTION RESULTS FROM MAY 13, 2024, PG. 3

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.