



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, October 6, 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) 754-4000 EXT. 27018. 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, October 13, 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

[17860](#) Release of Performance Bond and Acceptance of Maintenance Bond for Arbor Meadows Subdivision

Attachments: [Performance Bond](#)
[Maintenance Bond](#)

D. CORRESPONDENCE TO NOTE

[17986](#) Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on September 14, 2026

Attachments: [SPEX Memo 09.14.26](#)

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. [17943](#) Resolution Ratifying Denial of Petition Submitted by Jerrod K. Zelanka to Vacate Portions of Drainage Right-of-Way and Drainage and Utility Easement Located in Spring Hill

Attachments: [Denial Resolution](#)

2. [17945](#) Petition Submitted by Clarence Bailey and Cindy L. Bailey to Vacate Utility and Drainage Easements Located in Spring Hill

Attachments: [Application for Petition to Vacate Easements](#)
[Petition to Vacate Easements](#)
[Narrative](#)
[Property Survey](#)
[8412 Elgrove Street Aerial](#)
[Quitclaim Deed](#)
[Plat Dedication](#)
[Tax Clearance](#)
[Utility Approvals](#)
[Adjacent Property Owners](#)
[Property Search GIS Map Barr](#)
[Property Search GIS Map Hennessy](#)
[Property Search GIS Map Hummel](#)
[Property Search GIS Map Lefranca](#)
[Adjacent Prop Letter Barr](#)
[Adjacent Prop Letter Hennessy](#)
[Adjacent Prop Letter Hummel](#)
[Adjacent Prop Letter Lefranca](#)
[Approved Resolution](#)
[Denial Resolution](#)

3. [17946](#) Petition Submitted by Charlotte Zaengle and Keith Zaengle to Vacate Right-of-Way Located in Ridge Manor Estates

Attachments: [Application for Petition to Vacate](#)
[Petition to Vacate](#)
[Narrative](#)
[Warranty Deed](#)
[Legal Description](#)
[Owner Affidavits](#)
[Plat Dedication](#)
[Survey](#)
[Vacation Tax Clearance Form](#)
[Department of Public Woks Approval Letter](#)
[Utilities Approvals](#)
[Property Search GIS Map - West Florida Aggregates LLC](#)
[Adjacent Property Owners](#)
[Adjacent Prop Letter WFA](#)
[Approval Resolution](#)
[Denial Resolution](#)

4. [17969](#) Rezoning Petition Submitted by MT Driftwood, LLC, for Property Located on Driftwood Drive (H2528)

Attachments: [H2528 Staff Report](#)
[H2528 Updated Application Packet](#)
[H2528 Site Plan](#)
[H2528 Aerial Maps](#)
[H2528 Approval Resolution](#)
[H2528 Denial Resolution](#)

5. [17971](#) Rezoning Petition Submitted by Ryan McClure and Joseph McClure for Property Located on Cortez Boulevard (REZ0000252026)

Attachments: [REZ-000025-2026 Staff Report](#)
[REZ-000025-2026 Application Packet](#)
[REZ-000025-2026 Master Plan](#)
[REZ-000025-2026 Aerial Maps](#)
[REZ-000025-2026 Approval Resolution](#)
[REZ-000025-2026 Denial Resolution](#)

6. [17973](#) Rezoning Petition Submitted by Emerson Capital Group, LLC, for Property Located on Emerson Drive (H2611)

Attachments: [H2611 Staff Report](#)
[H2611 Updated Application Packet](#)
[H2611 Updated Master Plan](#)
[H2611 Aerial Maps](#)
[H2611 Non-Binding Capacity Analysis](#)
[H2611 Approval Resolution](#)
[H2611 Denial Resolution](#)

7. [17999](#) Rezoning Petition Submitted by Jack Melton Family, Inc., for Property Located on Lockhart Road (H2539)

Attachments: [H2539 Staff Report](#)
[H2539 Application Packet](#)
[H2539 Site Plan](#)
[H2539 Aerial Maps](#)
[H2539 Applicant Response to Staff Report](#)
[H2539 Sunbiz](#)
[H2539 Public Exhibit](#)
[H2539 School Board Email](#)
[H2539 Petitioner Presentation](#)
[H2539 Citizen Correspondence](#)
[H2539 Approval Resolution](#)
[H2539 Denial Resolution](#)

8. [18000](#) Rezoning Petition Submitted by Jack Melton Family, Inc., on Behalf of Themselves and Florida Department of Transportation for Property Located on Cortez Boulevard (H2540)

Attachments: [H2540 Staff Report](#)
[H2540 Zoning Amendment Petition](#)
[H2540 Application Packet](#)
[H2540 Letter Regarding Jack Melton Family Rezoning Request](#)
[H2540 Sunbiz](#)
[H2540 Site Plan](#)
[H2540 Aerial Maps](#)
[H2540 School Board Email](#)
[H2540 Non-Binding Capacity Analysis](#)
[H2540 Petitioner Presentation](#)
[H2540 Citizen Correspondence](#)
[H2540 Approval Resolution](#)
[H2540 Denial Resolution](#)

LEGISLATIVE (BOARD SITTING AS THE LOCAL PLANNING AGENCY / BOARD OF

9. [17972](#) Small Scale Comprehensive Plan Amendment Petition Submitted by Emerson Capital Group, LLC, for Property Located on Emerson Road (CPAM2602)

Attachments: [CPAM2602 Staff Report](#)
[CPAM2602 Updated Application Packet](#)
[CPAM2602 Aerial Maps](#)
[CPAM2602 Exhibit - Comprehensive Plan Map](#)
[CPAM2602 Proposed Ordinance](#)
[CPAM2602 Business Impact Statement](#)
[Affidavit of Publication](#)
[Business Impact Statement](#)

F. DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

1. [17280](#) Development Agreement With Jack Melton Family, Inc., and School Board of Hernando County for Black Jack Ridge, a Combined-Planned Development Project Located on Cortez Boulevard

Attachments: [H2540 Black Jack Ridge Development Agreement](#)
[H2540 Email Correspondence](#)
[H2540 Aerial Maps](#)

2. [17281](#) Development Agreement With Jack Melton Family, Inc., and School Board of Hernando County for Ginny Grove, a Combined-Planned Development Project Located on Lockhart Road

Attachments: [H2539 Ginny Grove Development Agreement](#)
[H2539 Email Correspondence](#)
[H2539 Aerial Maps](#)

G. BOARD OF COUNTY COMMISSIONERS

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

H. ADJOURNMENT