



## Hernando County

### Board of County Commissioners

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

#### Land Use Meeting

#### Agenda

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**Tuesday, January 6, 2026 - 9:00 A.M.**

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**IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT DAVE AURA, RISK MANAGEMENT MANAGER, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FLORIDA 34604, (352) 442-7787. 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, January 13, 2026, beginning at 9:00 A.M., in the John Law Ayers County Commission Chambers, Room 160.

The Board of County Commissioners' has scheduled a Well Head Protection Meeting on Tuesday, January 13, 2026, beginning at 5:01 P.M., in the John Law Ayers County Commissioner 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**

1. [16885](#) Release of Performance Bond and Acceptance of Maintenance Bond for Glen Lakes Commons, LLC

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

2. [16884](#) Release of Performance Bond and Acceptance of Maintenance Bond for Pine Cone Subdivision

**Attachments:** [Performance Bond](#)  
[Maintenance Bond](#)  
[Pine Cone - Maintenance Bond Cost Estimate](#)

3. [16826](#) Request to Postpone Appeal of Planning and Zoning Commission's Decision Submitted by Steven Berry and Christine Berry for Special Exception Use Permit (SE2514)

**Attachments:** [Letter - Petitioner's Request for Extension](#)  
[SE2514 Application Packet](#)  
[SE2514 Staff Report](#)  
[SE2514 Maps](#)  
[SE2514 Site Plan](#)  
[SE2514 Public Exhibit](#)

**D. CORRESPONDENCE TO NOTE**

1. [16847](#) Notice of Conditional Permit Actions Taken by Planning and Zoning Commission on December 8, 2025

**Attachments:** [P&Z Conditional Use Permit Actions of 12.08.2025](#)

2. [16849](#) Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on December 8, 2025

**Attachments:** [P&Z Special Exception of 12.08.2025](#)  
[SE2512 Appeal Letter](#)

**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

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

1. **16641** Petition Submitted by Joseph Cotroneo and Caitlin Cotroneo to Vacate Utility and Drainage Easements Located in Royal Highlands

**Attachments:**    [Cotroneo Vacation Application](#)  
[Cotroneo Narrative](#)  
[Cotroneo Survey - Lot 9 and Lot 10](#)  
[Plat Dedication](#)  
[Cotroneo Variance Tax Clearance Form](#)  
[Cotroneo Quit Claim Deed](#)  
[Adjacent Property Information- Ahmic](#)  
[Adjacent Property Information - Ferris](#)  
[Adjacent Property Information - Otero](#)  
[Adjacent Property Information - Rios](#)  
[Cotroneo - Utility Letters of No Objection](#)  
[Approval Resolution](#)

2. **16836** Master Plan Revision Petition Submitted by Sand Ridge Hernando 47, LLC, for Property Located Near Elwood Road and Elgin Boulevard (H2542)

**Attachments:**    [H2542 Application Packet](#)  
[H2542 Staff Report](#)  
[H2542 Master Plan](#)  
[H2542 Maps](#)  
[H2542 Resolution](#)

3. [16837](#) Master Plan Revision Submitted by Goettle Special Services CO, for Property Located at Downwind Way (H2543)

**Attachments:**    [H2543 Application Packet](#)  
[H2543 Staff Report](#)  
[H2543 Maps](#)  
[H2543 Master Plan](#)  
[H2543 Warranty Deed](#)  
[H2543 Petitioner Exhibit](#)  
[H2543 GSS Consent of Directors - Officer Elections](#)  
[H2543 Resolution](#)

4. [16833](#) Master Plan Revision and Rezoning Petition Submitted by 520 SW 15 Street, LLC, for Property Located on Cortez Boulevard (H2527)

**Attachments:**    [H2527 Application Packet](#)  
[H2527 Staff Report](#)  
[H2527 Site Plan](#)  
[H2527 Maps](#)  
[H2527 Petitioner Exhibits](#)  
[Notice of Voluntary Dismissal](#)  
[H2527 Citizen Correspondence](#)  
[H2527 Public Exhibits](#)  
[H2527 Resolution](#)

5. [16839](#) Rezoning Petition Submitted by Aaron Lee Branham, Sr., for Property Located on Alloy Street (H2534)

**Attachments:**    [H2534 Application Packet](#)  
[H2534 Staff Report](#)  
[H2534 Site Plan](#)  
[H2534 Maps](#)  
[H2534 Resolution](#)

6. [16838](#) Rezoning Petition Submitted by Maine Drilling and Blasting, Inc., on Behalf of Mark Harden and Josephine Elizabeth Harden for Property Located on Lake Lindsey Road and Ponce De Leon Boulevard (H2544)

**Attachments:**    [H2544 Application Packet](#)  
[H2544 Staff Report](#)  
[H2544 Master Plan](#)  
[H2544 Maps](#)  
[H2544 Petitioner Exhibit](#)  
[H2544 Resolution](#)

7. [16835](#) Rezoning Petition Submitted by Erran J. O' Donnell, Sasha N. Ripa, David E. Soch and Maria C. Soch for Property Located on Mahoning Avenue (H2537)

**Attachments:**   [H2537 Application Packet](#)  
[H2537 Staff Report](#)  
[H2537 Site Plan](#)  
[H2537 Maps](#)  
[H2537 Citizen Correspondence](#)  
[H2537 Citizen Correspondence Received at P&Z Meeting](#)  
[H2537 Resolution](#)

8. [16834](#) Rezoning Petition Submitted by Ville Di Toscana, LLC, for Property Located on Croom Rital Road (H2536)

**Attachments:**   [H2536 Application Packet](#)  
[H2536 Petitioner Proposed Revisions to P&Z Recommendation](#)  
[H2536 Staff Report](#)  
[H2536 Site Plan](#)  
[H2536 Maps](#)  
[H2536 Petitioner Presentation - Ville Ditoscana Rezoning](#)  
[H2536 Resolution](#)

**F.      DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO**

1. [16879](#) Petition Submitted by James W. Beadling and Debra L. Beadling for Hardship Relief From Subdivision Regulations for Property Located on Root Road

**Attachments:**   [Application Packet](#)  
[Acknowledgment](#)  
[Staff Report](#)  
[Survey](#)  
[Aerial - Key No. 547224](#)  
[Map - Key No. 547224](#)  
[Warranty Deed](#)  
[Property Split Tax Clearance Form](#)  
[Class D Subdivision Department of Public Works Clearance Form](#)  
[Class D Denial Letter - Key No. 547224](#)  
[Hardship Letter of Appeal](#)  
[Approval Resolution](#)  
[Denial Resolution](#)

2. [16799](#) Petition Submitted by Sandra Weaver f/k/a Sandra Robinson and Kelton Weaver for Hardship Relief From Subdivision Regulations for Property Located North of Manecke Road

**Attachments:**    [Class D Subdivision Review Application](#)  
[Warranty Deed](#)  
[Marriage Certificate](#)  
[Survey With Description for TRACT-A and TRACT-B](#)  
[Class D Subdivision Department of Public Works Clearance](#)  
[Form for Parcel Key No. 352353](#)  
[Property Split Tax Clearance Form](#)  
[Class D Denial Letter Weaver - Parcel Key No. 352353](#)  
[Appeal Letter - Weaver - Parcel Key No. 352353](#)  
[Class D Subdivision Appeal Staff Report](#)  
[Application No. 1513700 Aerial Map](#)  
[Application No. 1513700 Location Map](#)  
[Approval Resolution - Weaver](#)  
[Denial Resolution - Weaver](#)

**G.    BOARD OF COUNTY COMMISSIONERS**

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

**H.    ADJOURNMENT**