



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, March 3, 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, March 10, 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

[17173](#) Resolution Revising Prior Approval of Petition Submitted by Alfred P. Martucci and Sharon K. Martucci for Hardship Relief from Subdivision Regulations

Attachments: [Survey](#)
[Revised Resolution for BOCC Action 02.16.2026](#)

D. CORRESPONDENCE TO NOTE

1. [17140](#) Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on February 9, 2026

Attachments: [P&Z Conditional Use Permit Actions of 02.09.2026](#)

2. [17139](#) Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on February 9, 2026

Attachments: [P&Z Special Exception Permit Action of 02.09.2026](#)

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

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

1. [16941](#) Petition Submitted by Gordon Eugene McMann to Vacate Utility and Drainage Easements Located in Royal Highlands

Attachments: [Gordon McMann Application](#)
[Gordon McMann Petition to Vacate](#)
[Gordon McMann Narrative](#)
[Gordon McMann Tax Clearance Form](#)
[Gordon McMann Updated Survey](#)
[Gordon McMann Deed](#)
[Gordon McMann Plat Dedication](#)
[Gordon McMann Utilities Approvals](#)
[Gordon McMann Adjacent Prop Owner Letter McMann](#)
[Gordon McMann Adjacent Prop Owner Letter Southwest](#)
[Gordon McMann Adjacent Property Owner](#)
[McMann GIS Map](#)
[Gordon McMann SWFWMD GIS Map](#)
[Gordon McMann Resolution](#)

2. [16943](#) Petition Submitted by Sean Schrader and Crystal Schrader to Vacate Landscape Easement Located in Storybook Estates

Attachments: [Application](#)
[Petition to Vacate](#)
[Narrative](#)
[Survey](#)
[GIS Map - Delape - Key No. 1695954](#)
[GIS Map - Storybook EST Homeowners Association - Key No. 1695801](#)
[Plat Dedication](#)
[Warranty Deed](#)
[Vacation Tax Clearance Form](#)
[Utilities Approvals](#)
[Adjacent Property Owners](#)
[Adjacent Property Owner Letter - Delape](#)
[Adjacent Property Owner Letter - Storybook Homeowners Association](#)
[Resolution](#)

3. [16959](#) Petition Submitted by Frank McDowell, III and Margaret M. McDowell to Vacate Utility and Drainage Easements Located in Rolling Oaks (Key #196442)

Attachments: [Application for Petition to Vacate Easements](#)
[Petition to Vacate Easement](#)
[Request to Vacate Utility Easements](#)
[Legal Description](#)
[GIS Map Land Merchant, LLC](#)
[Plat Dedication](#)
[GIS Map](#)
[Deed](#)
[Vacation Tax Clearance Form](#)
[Utilities Approvals](#)
[Affidavit to Authorize Agent](#)
[List of Abutting Parcels for Lot 1, Parcel Key 196442](#)
[Adjacent Property Owner Letter - Land Merchant, LLC](#)
[Adjacent Property Owner Letter - Oliva](#)
[Resolution](#)

4. [16960](#) Petition Submitted by Frank McDowell, III and Margaret M. McDowell to Vacate Utility and Drainage Easements Located in Rolling Oaks (Key #565819)

Attachments: [Application for Petition to Vacate Easements](#)
[Petition to Vacate Easement](#)
[Request to Vacate Utility Easements](#)
[Legal Description](#)
[Survey Key No. 565819](#)
[GIS Map](#)
[Plat Dedication](#)
[Warranty Deed](#)
[Vacation Tax Clearance Form](#)
[Utilities Approvals](#)
[Department of Public Works Vacate Drainage](#)
[Right-of-Way-Request Response Letter](#)
[Affidavit to Authorize Agent](#)
[List of Abutting Parcels for Key No. 565819](#)
[Adjacent Property Owner Letter](#)
[Resolution](#)

5. [16942](#) Petition Submitted by Suncoast Investment Group of Hernando County, LLC, f/k/a Suncoast Development Group, LLC, to Vacate Utility and Lift Station Easements Located in Suncoast Landing Phase 1 Subdivision

Attachments: [Application for Petition to Vacate](#)
[Petition to Vacate](#)
[Narrative](#)
[Letter of Agent Authorization](#)
[Survey](#)
[Vacation Tax Clearance Form](#)
[Warranty Deed](#)
[GIS Map](#)
[Utilities Approvals](#)
[Adjacent Property Letter](#)
[Resolution](#)

6. [17099](#) Petition Submitted by Damon B. Croucher and Stephanie L. Croucher to Vacate Lake Maintenance Easement Located in Spring Hill

Attachments: [Application for Petition to Vacate Easements](#)
[Narrative](#)
[Petition to Vacate](#)
[Plat Dedication](#)
[Warranty Deed](#)
[Survey](#)
[Vacation Tax Clearance Form](#)
[Department of Public Works Denial and Utilities Approvals](#)
[Adjacent Neighbors](#)
[Adjacent Property Owner Letter - Critser](#)
[GIS Map - Critser](#)
[Adjacent Property Owner Letter - Privey](#)
[GIS Map - Privey](#)
[Approval Resolution](#)

7. [16961](#) Variance Petition Submitted by Dominique Moglia Tilwick for Property Located on Peach Bloom Road

Attachments: [Zoning Appeal Application](#)
[Narrative](#)
[Site Plan](#)
[Corrective Warranty Deed](#)
[Adjacent Property Owners](#)
[Neighboring Property Owners' Requests for Denial](#)
[Notice of Public Hearing](#)
[Approval Resolution](#)
[Denial Resolution](#)

8. [17156](#) Special Exception Use Permit Petition Submitted by David L. Merritt and Lynette M. Merritt a Trustees of the Merritt Family Trust Agreement u/t/d August 29, 2007 (SE2512)

Attachments: [SE2512 Applications](#)
[SE2512 Staff Report](#)
[SE2512 Petitioner's Special Exception Narrative](#)
[SE2512 Aerial Map](#)
[SE2512 Future Land Use Map](#)
[SE2512 Zoning/Location Map](#)
[SE2512 Petitioner Exhibit](#)
[SE2512 Public Attorney Exhibits](#)
[SE2512 Public Exhibit](#)
[Special Exception Use Regulations](#)

9. [17157](#) Special Exception Use Permit Petition Submitted by Steven Berry and Christina Berry (SE2514)

Attachments: [SE2514 Application Packet](#)
[SE2514 Staff Report](#)
[SE2514 Site Plan](#)
[SE2514 Maps](#)
[SE2514 Public Exhibit](#)

10. [17162](#) Rezoning Petition Submitted by Dirt Doctor 11011, LLC, on Behalf of Dirt Doctor 0, LLC (H2552)

Attachments: [H2552 Application Packet](#)
[H2552 Staff Report](#)
[H2552 Maps](#)
[H2552 Master Plan](#)
[H2552 Approval Resolution](#)

11. [17164](#) Master Plan Revision Petition Submitted by Joseph Pastore on Behalf of Himself, Robin Pastore, and Anthony Crescenzo (H2554)

Attachments: [H2554 Application Packet](#)
[H2554 Revised Application](#)
[H2554 Revised Application1](#)
[H2554 Staff Report](#)
[H2554 Maps](#)
[H2554 Master Plan](#)
[H2554 Approval Resolution](#)

12. [17165](#) Master Plan Revision Petition Submitted by Solid Rock Property Group on Behalf of DMMD I, LLC (H2555)

Attachments: [H2555 Application Packet](#)
[H2555 Staff Report](#)
[H2555 Maps](#)
[H2555 Master Plan](#)
[H2555 Approval Resolution](#)

13. [17159](#) Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC (H2545)

Attachments: [H2545 Application Packet](#)
[H2545 Staff Report](#)
[H2545 Site Plan](#)
[H2545 Master Plan](#)
[H2545 Maps](#)
[H2545 Citizen Correspondence](#)
[H2545 Public Exhibit](#)
[H2545 Approval Resolution](#)

14. [17161](#) Master Plan Revision Petition Submitted by SV Tampa Land LP, LLC (H2549)

Attachments: [H2549 Application Packet](#)
[H2549 Staff Report](#)
[H2549 Petitioner Exhibit](#)
[H2549 Master Plan](#)
[H2549 Maps](#)
[H2549 Written Consent of SV Tampa Holdings GP, LLC](#)
[H2549 Public Exhibit](#)
[Approval Resolution - SV Tampa Land](#)

15. [17163](#) Mediated Settlement Agreement With Meridien Development, LLC, Dated January 27, 2026, and Associated Resolution

Attachments: [Mediated Settlement Agreement and Recommendation of Special Magistrate - 01.27.2026](#)
[Meridien Development, LLC Request for Relief Notice of Mediation for 01.27.2026](#)
[Ex. 1 - Quit Claim Deed](#)
[Ex. 2 - Original Site Plan](#)
[Ex. 2 - Application Packet](#)
[Ex. 3 - Meridien Development, LLC Court Proceedings 06.09.2025](#)
[Ex. 3 - Meridien Development, LLC Court Proceedings 08.05.2025](#)
[Ex. 3 - Meridien Development, LLC Court Proceedings 11.04.2025](#)
[Ex. 4 - Resolution No. 2025-204 - Board Denial 12.02.2025](#)
[Ex. 5 - Updated Site Plan](#)
[Approval Resolution With FLUEDRA Language Included \(H2482\)](#)

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

16. [17148](#) Second Public Hearing to Consider Amending Ordinance Relating to Conditional Use Permits Allowable With Administrative Official Approval and Backyard Chickens

Attachments: [Ordinance Revising Conditional Use Permits for Backyard Chickens](#)

17. [17169](#) First Public Hearing on Ordinance Amending Conditional Use Permit Regulations

Attachments: [Ordinance Revising Conditional Use Permits](#)

18. [17172](#) First Public Hearing on Ordinance Amending Size Requirements for Structures with Impervious Roof Coverings that Require Zoning Permits Prior to Construction or Permit

Attachments: [Ordinance Revising Zoning Permit and Certificate of Use](#)

19. [17158](#) First Public Hearing on Ordinance Revising Residential Lot Landscaping Inspection Requirements

Attachments: [Ordinance Revising Residential Lot Landscaping](#)

20. [17160](#) First Public Hearing on Ordinance Revising Sidewalk Requirements

Attachments: [Ordinance Revising Specific Regulations and Sidewalks](#)

F. BOARD OF COUNTY COMMISSIONERS

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

G. ADJOURNMENT