



DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING & ZONING DIVISION

1553 BLAISE DR BROOKSVILLE, FLORIDA 34601  
P 352.754.4057 www.HernandoCounty.us

DATE MAILED: December 30, 2025

Notice of FLUEDRA Proceeding - REVISED

Please be advised that the following petitioner has submitted a FLUEDRA Request for Mediation and Relief under § 70.51, Florida Statutes:

APPLICANT: Meridien Development LLC (Mark Keschl)  
FILE NUMBER: H-24-82  
REQUEST: Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations  
GENERAL LOCATION: Northeast corner of Commercial Way and Spring Hill Drive  
PARCEL KEY NUMBER(S): 411931

The request and final staff report are attached for reference.

Pursuant to § 70.51(5), Fla. Stat., the County must serve – by U.S. mail or by hand delivery – a copy of the request to: (a) owners of real property contiguous to the subject property at the address on the latest county tax roll; (b) any substantially affected party who submitted oral or written testimony, sworn or unsworn, of a substantive nature which stated with particularity objections to or support for any development order at issue or enforcement action at issue. Notice under this paragraph is required only if that party indicated a desire to receive notice of any subsequent special magistrate proceedings occurring on the development order or enforcement action. Each governmental entity must maintain in its files relating to particular development orders a mailing list of persons who have presented oral or written testimony and who have requested notice.

If you have received this notice in accordance with the preceding paragraph, and you wish to participate in the FLUEDRA proceeding, you may request to participate in the proceeding by January 20, 2026, by contacting the County Attorney's Office at [CAO@co.hernando.fl.us](mailto:CAO@co.hernando.fl.us) or (352) 754-4122. Be advised that you may be permitted to participate in the proceeding but shall not be granted party or intervenor status. Your participation is limited to addressing issues raised regarding alternatives, variances, and other types of adjustment to the development order or enforcement action which may impact your substantial interests, including denial of the development order or application of an enforcement action.

If you have any questions or need any additional information, please contact me at [MLMiller@hernandocounty.us](mailto:MLMiller@hernandocounty.us) or at (352) 754-4057.

Sincerely,  
  
Michelle Miller, M.S.  
Senior Planner

cc: Kyle J. Benda, Esq., o/b/o Meridien Development, LLC  
Jeffrey Rogers, County Administrator  
Melissa A. Tartaglia, Esq., Asst. County Atty.



HERNANDO COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 1525 E. JEFFERSON STREET  
 BROOKSVILLE, FL 34601-4123

DATE	REVISIONS DESCRIPTION

**HDR**  
 Brian Stenzel, P.E.  
 HDR Engineering, Inc.  
 4800 W. Kennedy Blvd, Suite 400  
 Tampa, FL 33609-2546

**ROAD SAFETY AUDIT REVIEW  
 SPRING HILL DR FROM US 19  
 TO EAST OF KENLAKE AVE**

**PROPOSED DESIGN**

SHEET NO.	1
-----------	---

