



Hernando County
Board of County Commissioners
Land Use Meeting
Minutes

March 3, 2026

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, March 3, 2026, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<u>Attendee Name</u>	<u>Title</u>
Jerry Campbell	Chairman
Ryan Amsler	Vice Chairman
Steve Champion	Second Vice Chairman
John Allocco	Commissioner
Brian Hawkins	Commissioner
Omar DePablo	Development Services Director
Paul Hasenmeier	Public Safety Director/Fire Chief
Scott Herring	Public Works Director
Jon Jouben	County Attorney
Michelle Miller	Senior Planner
Nienke Osinga	Deputy Clerk
Heidi Prouse	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda with changes.

(Note: Item No. E-9 [Special Exception Use Permit Petition for Place of Public Assembly, Specifically to Operate Venue for Special Events, Submitted by Steven Berry and Christina Berry for Property Located on Mizelle Road (SE2514) was postponed to a future meeting due to insufficient advertising.]

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

CONSENT AGENDA

Resolution Revising Prior Approval of Petition Submitted by Alfred P. Martucci and Sharon K. Martucci for Hardship Relief from Subdivision Regulations

Motion

To approve the Consent Agenda (Resolution No. 2026-040).

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

CORRESPONDENCE TO NOTE

Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on February 9, 2026

Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on February 9, 2026

Motion

To rehear the special exception request on a date certain of April 7, 2026 (SE2602).

(Note: The Motion pertained to a request for appeal to the decision made by the Planning and Zoning Commission denying the request for a Special Exception Use Permit for Family Mausoleum Submitted by Julie Vadell and Sabato Del Pozzo.)

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

PUBLIC HEARINGS

Proofs of publication of Notices of Public Hearing were noted for the scheduled public hearings.

Ex Parte Communications

Chairman Campbell and Comms. Amsler, Champion, Allocco and Hawkins announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Jon Jouben advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Adoption of Informational Packet

The Agenda packet that was submitted to the Board included written information regarding the cases to be considered which needed to be accepted into evidence for the hearings.

The staff recommended that the Board accept the Agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion

To approve.

RESULT:	ADOPTED
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Petition Submitted by Gordon Eugene McMann to Vacate Utility and Drainage Easements Located in Royal Highlands

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-041).

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Petition Submitted by Sean Schrader and Crystal Schrader to Vacate Landscape Easement Located in Storybook Estates

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-042).

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

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

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-043).

RESULT:	ADOPTED
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

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

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-044)

RESULT:	ADOPTED
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

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

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-045).

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Petition Submitted by Damon B. Croucher and Stephanie L. Croucher to Vacate Lake Maintenance Easement Located in Spring Hill

There was no public input.

Motion

To continue to a date uncertain.

RESULT:	ADOPTED
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Variance Petition Submitted by Dominique Moglia Tilwick for Property Located on Peach Bloom Road

The Board accepted public input on this matter.

Motion

To deny (Resolution No. 2026-046).

RESULT:	ADOPTED
MOVER:	John Allocco
SECONDER:	Jerry Campbell
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Comm. Champion temporarily left the meeting.

Special Exception Use Permit Petition for Limited At-Home Monument Business Submitted by David L. Merritt and Lynette M. Merritt a Trustees of Merritt Family Trust Agreement u/t/d August 29, 2007 for Property Located on Weatherly Road (SE2512)

Comm. Champion returned to the meeting.

There was Board consensus to accept George Foster as an expert witness.

The Board accepted public input on this matter.

Comm. Amsler made the following Motion:

Motion

To approve the staff recommendation.

Comm. Champion seconded the Motion.

Comm. Amsler temporarily left the meeting.

RECESS/RECONVENE

The Board recessed at 11:10 a.m. and reconvened at 11:20 a.m.

Comm. Amsler was present when the meeting reconvened.

Special Exception Use Permit Petition for Limited At-Home Monument Business Submitted by David L. Merritt and Lynette M. Merritt a Trustees of Merritt Family Trust Agreement u/t/d August 29, 2007 for Property Located on Weatherly Road (SE2512)

Comm. Amsler amended his Motion as follows:

Amendment to Motion

To convert the special exception use request to a conditional use request.

Comm. Amsler restated his Motion as follows:

Restated Motion

To approve with the five stated conditions and the added 100% opacity as a conditional use permit.

(Note: The Motion pertained to Modified Performance Conditions as requested by the Petitioner and approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion and Hawkins
NAYES:	Allocco

Special Exception Use Permit Petition for Place of Public Assembly, Specifically to Operate Venue for Special Events Submitted by Steven Berry and Christina Berry for Property Located on Mizelle Road (SE2514)

This item was postponed during approval of the Agenda.

Rezoning Petition Submitted by Dirt Doctor 11011, LLC, on Behalf of Dirt Doctor 0, LLC, for Property Located on Sunshine Grove Road (H2552)

There was no public input.

Comm. Hawkins made the following Motion:

Motion

To approve the staff recommendation with the removal of the domestic and business service establishment; and the repair establishment, the entire category.

Comm. Champion seconded the Motion.

Comm. Hawkins amended his Motion as follows:

Amendment to Motion

To include the condition for a 6-feet high opaque fence to the north for now, but if the property to north becomes commercial, it could become hedges or bushes, and for any comparison goods store, the developer will work with staff on commercial standards, elements, textures and reliefs at the time of site development (Resolution No. 2026-047).

Comm. Champion confirmed his second on the Motion.

RESULT:	ADOPTED
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Champion, Allocco and Hawkins
NAYES:	Amsler

Master Plan Revision Petition Submitted by Joseph Pastore on Behalf of Himself, Robin Pastore, and Anthony Crescenzo for Property Located on US Highway 19 a/k/a Commercial Way (H2554)

There was no public input.

Comm. Hawkins made the following Motion:

Motion

To approve the staff recommendation.

Comm. Champion seconded the Motion.

Comm. Hawkins amended his Motion as follows:

Amendment to Motion

To add "if warranted" to Performance Condition No. 4 as approved by Utilities Department staff (Resolution No. 2026-048).

Comm. Champion confirmed his second on the Motion.

RESULT:	ADOPTED
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Master Plan Revision Petition Submitted by Solid Rock Property Group on Behalf of DMMD I, LLC, for Property Located on Kettering Road and State Road 50 a/k/a Cortez Boulevard (H2555)

There was no public input.

Comm. Amsler made the following Motion:

Motion

To approve the staff recommendation.

Comm. Champion seconded the Motion.

Comm. Amsler revised his Motion as follows:

Revised Motion

To remove the 80% opacity condition from the northern and western boundaries (Resolution No. 2026-049).

RESULT:	ADOPTED
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

RECESS/RECONVENE

The Board recessed at 12:40 p.m. and reconvened at 12:50 p.m.

Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC, for Property Located on Grand Entrada Boulevard and US Highway 41 a/k/a Broad Street (H2545)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2026-050).

RESULT:	ADOPTED
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Master Plan Revision Petition Submitted by SV Tampa Land LP, LLC, for Property Located on Kelso Street (H2549)

The Board accepted public input on this matter.

Motion

To accept the additional exhibits provided to the Commissioners by the Planning Department into the backup materials for evidence.

RESULT:	ADOPTED
MOVER:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

RECESS/RECONVENE

The Board recessed at 2:50 p.m. and reconvened at 2:55 p.m.

Master Plan Revision Petition Submitted by SV Tampa Land LP, LLC, for Property Located on Kelso Street (H2549)

Comm. Champion made the following Motion:

Motion

To approve the staff recommendation with modifying Performance Condition No. 7 to allow for 4.5 units per acre with the limitation of one story, and to add a Performance Condition for up to 5-acres within parcel key #1100007 shall be set aside for the construction of a future fire station based on the need and demand of the fire chief.

Comm. Allocco seconded the Motion.

Comm. Champion restated his Motion as follows:

Restated Motion

To approve the 3400-units on the main parcel, for the "orange" parcel the developer is going to give up to 5-acres for a fire station, and the density on the remaining of the property will be no more than 4.5-units with the single story duplexes/villas/whatever rental property is in there (Resolution No. 2026-051).

(Note: The Motion pertained to the "orange" parcel referencing parcel key #1100007.)

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Campbell, Champion and Allocco
NAYES:	Amsler and Hawkins

Mediated Settlement Agreement With Mark Keschl of Meridien Development, LLC, on Behalf of Gary Haber, Evelyn Haber, Kenneth L. Haber and Martha Haber, Dated January 27, 2026, and Associated Resolution

The Board accepted public input on this matter.

Comm. Allocco made the following Motion:

Motion

To deny.

Comm. Hawkins seconded the Motion.

Comm. Allocco called for the vote with Comm. Champion dissenting.

Comm. Allocco withdrew his call for the vote.

RESULT:	ADOPTED
MOVER:	John Allocco
SECONDER:	Brian Hawkins
AYES:	Campbell, Amsler, Allocco and Hawkins
NAYES:	Champion

Second Public Hearing to Consider Amending Ordinance Relating to Conditional Use Permits Allowable With Administrative Official Approval and Backyard Chickens

There was no public input.

Motion

To approve the staff recommendation (Ordinance 2026-05).

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

First Public Hearing to Consider Ordinance Amending Ordinance Relating to Conditional Use Permits

There was no public input.

There was Board consensus to move forward and schedule the second public hearing.

First Public Hearing to Consider Ordinance Amending Ordinance Relating to Zoning Permit and Certificate of Use; Amending Size Requirements for Structures With Impervious Roof Coverings That Require Zoning Permits Prior to Construction or Permit

There was no public input.

There was Board consensus to move forward and schedule the second public hearing.

First Public Hearing to Consider Ordinance Amending Ordinance Relating to Residential Lot Landscaping Requirements and Compliance Inspections for Vacant Residential Lots/Parcels

There was no public input.

There was Board consensus to move forward and schedule the second public hearing.

First Public Hearing to Consider Ordinance Amending Ordinance Relating to Specific Regulations and Sidewalks

There was no public input.

There was Board consensus to move forward and schedule the second public hearing.

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 5:25 p.m.