



# 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, August 5, 2025 - 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 REBECCA HINES, HERNANDO COUNTY PROCUREMENT DEPARTMENT, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FLORIDA 34604, (352) 754-4020, EXTENSION 20122. 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, August 12, 2025, 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**

1. [16065](#) Release of Maintenance Bond for Sunset Landing

2. [16171](#) Release of Performance Bond and Acceptance of Maintenance Bond for Caldera Phase 3 and 4
3. [16249](#) Resolution Designating Administrative Official as Administrative Official Authorized to Approve Plats and Replats Pursuant to Florida Statute §§ 177.071

#### **D. CORRESPONDENCE TO NOTE**

1. [16165](#) Notice of Conditional Use Permit Action Taken by Planning and Zoning Commission on July 14, 2025
2. [16166](#) Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on July 14, 2025

#### **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. [15849](#) Request Submitted by Jason E. Morphet and Ayleen N. Gallahue, Property Owners, for Appeal of Administrative Official's Determination on Status of Nonconforming Use for Period Exceeding One Year for Property Located at 5025 Emerson Road
2. [16109](#) Special Exception Use Permit for Place of Public Assembly, Namely a Community Center, Submitted by Unitarian Universalist Church in the Pines (SE2414)
3. [16089](#) Rezoning Petition Submitted by Southern Valley Homes, LLC, on Behalf of John Sirvent, IV, and Melissa Sirvent for Property Located on Wiscon Road (H2471)
4. [16090](#) Rezoning Petition Submitted by Lance Lowery on Behalf of Lowery's True Value, LLC, for Property Located on Lovebird Lane and Raley Road (H2481)
5. [16105](#) Rezoning Petition Submitted by Alton B. Wingate for Property Located on Citrus Way (H2505)
6. [16107](#) Rezoning Petition Submitted by Britton Cox and Kayla Cox for Property Located on Yellow Frog Avenue (H2511)
7. [16108](#) Rezoning Petition Submitted by Jorge M. Sabater on Behalf of Infinite Trust, LLC, for Property Located on Chambord Street (H2512)

8. [16103](#) Rezoning Petition Submitted by Mark Keschl of Meridien Development, LLC, on Behalf of Gary Haber, Evelyn Haber, Kenneth L. Haber, and Martha Haber for Property Located on Commercial Way (H2482)
9. [16104](#) Rezoning Petition Submitted by Arsany 66th Street, LLC, for Property Located on County Line Road (H2501)
10. [16106](#) Rezoning Petition Submitted by Shawn O'Malley on Behalf of Sunny Pines of Hernando, LLC, for Property Located on Cortez Boulevard (H2507)

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

- [16251](#) Software Demonstration by Swiftbuild.ai a/k/a SwiftGov

**G. DEPUTY COUNTY ADMINISTRATOR TONI BRADY**

- [16253](#) Discussion Regarding Request From City of Brooksville for Joint Meeting Regarding Operation of Brooksville Fire Department

**H. BOARD OF COUNTY COMMISSIONERS**

1. Commissioner Ryan Amsler
2. Commissioner Jerry Campbell
3. Commissioner Steve Champion
4. Commissioner John Allocco
5. Chairman Brian Hawkins
6. County Attorney Jon Jouben
7. Deputy County Administrator Toni Brady
8. County Administrator Jeffrey Rogers

**I. ADJOURNMENT**