



Hernando County
Board of County Commissioners
Land Use Meeting
Minutes

November 4, 2025

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, November 4, 2025, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<u>Attendee Name</u>	<u>Title</u>
Brian Hawkins	Chairman
Jerry Campbell	Vice Chairman
John Allocco	Second Vice Chairman
Ryan Amsler	Commissioner
Steve Champion	Commissioner
Omar DePablo	Development Services Director
Scott Herring	Public Works Director/County Engineer
Jon Jouben	County Attorney
Michelle Miller	Senior Planner
Gordon Onderdonk	Utilities Director
Paige Jefferys	Deputy Clerk
Heidi Prouse	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda.

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

CONSENT AGENDA

Release of Performance Bond and Acceptance of Maintenance Bond for Sherman Oaks Subdivision

Resolution No. 2025-147 Correction to Reflect Denial Finding on September 2, 2025, for Rezoning Petition Submitted by Casey Cane, Trustee for 6191 Lockhart Road Land Trust for Property Located on Lockhart Road (H2520)

School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida, and Rivard Development, LLC, for Trails at Rivard Subdivision

Motion

To approve the Consent Agenda.

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

CORRESPONDENCE TO NOTE

Notice of Conditional Use Permit Action Taken by Planning and Zoning Commissioner on October 13, 2025

PUBLIC HEARINGS

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

Ex Parte Communications

Chairman Hawkins and Comms. Campbell, Allocco, Amsler and Champion 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:	Hawkins, Campbell, Allocco, Amsler and Champion

Rezoning Petition Submitted by Society Hill Capital Partners, LLC, on Behalf of Gold Dust Farms for Property Located on Lake Lindsey Road (H2420)

Comm. Campbell temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

Comm. Champion temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

Comm. Amsler temporarily left the meeting and returned shortly thereafter.

RECESS/RECONVENE

The Board recessed at 11:40 a.m. and reconvened at 11:50 a.m.

Rezoning Petition Submitted by Society Hill Capital Partners, LLC, on Behalf of Gold Dust Farms for Property Located on Lake Lindsey Road (H2420)

The Board accepted public input on this matter.

Comm. Amsler made the following Motion.

Motion

To approve with the developer being held accountable to the presentation as proposed today and all of the contents.

Comm. Amsler amended his Motion as follows:

Amendment to Motion

To approve based upon power point, provide an update regarding the community benefits at least once annually to the Development Service Director Omar DePablo for review and distribution to the Board, and for an alternative sewer systems maintenance agreement.

Comm. Champion seconded the Motion.

Comm. Amsler restated the Motion as follows:

Restated Motion

To approve including the annual update of community benefits, a maintenance agreement with a vendor licensed to provide the maintenance for any of the distributive systems for sewer, monitoring of drainage with state statute language memorializing that if the statute

were to change and today's presentation to be appendix to the master plan and for the removal of hunting (Resolution No. 2025-190).

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

RECESS/RECONVENE

The Board recessed at 12:45 p.m. and reconvened at 1:00 p.m.

Rezoning Petition Submitted by Gulf Key Rentals, LLC, for Property Located on Mariner Boulevard (H2524)

There was no public input.

Motion

To approve the staff recommendation with right in only on Mariner Boulevard and exit on Springwood Road (Resolution No. 2025-191).

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

Rezoning Petition Submitted by Jason Osborne and Erica Cuevas for Property Located on Jacqueline Road (H2522)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-192).

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

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)

The Board accepted public input on this matter.

Comm. Amsler made the following Motion.

Motion

To leave lots one and two left as PDPSU; go ahead with lots three, four and five; nix the southernmost to U.S. 19 entrance exit; and add a reasonable barrier to buffer the sound.

Comm. Champion seconded the Motion.

Comm. Amsler clarified the Motion as follows:

Clarification to Motion

Lots one and two would be retained as PDPSU, elimination of southernmost access to U.S. 19 and the barrier behind lots three and four or wherever there are homes behind it.

Comm. Amsler restated the Motion as follows:

Restated Motion

To keep lots three, four and five as C-1 uses as listed in application with drainage retention at the front end, for lots one and two to remain a landscape buffer PDPSU, for two entrances on U.S. 19 as approved by staff with deceleration lane, if possible and the eastern buffer shall use a 6-foot wall to achieve the 100% required opacity.

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

Motion

To deny.

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

Rezoning Petition Submitted by Thomas J. Merendino and Rebecca Powell for Property Located on Barnevelde Road (H2523)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-193).

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

Comm. Campbell temporarily left the meeting.

First Public Hearing to Consider Ordinance Relating to Administrative Approval of Plats and Replats Pursuant to Florida Statute § 177.071

There was no public input.

Motion

To approve the staff recommendation.

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

Comm. Campbell rejoined the meeting.

BOARD OF COUNTY COMMISSIONERS

The Board commented on various topics and issues.

There was Board consensus for the Hernando County Sheriff's Office to not apply for the grant to fund body-worn cameras, and to directly fund the body-worn cameras in the budget.

ADJOURNMENT

The meeting was adjourned at 3:55 p.m.