



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, December 2, 2025 - 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 LISETTE GARDNER, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FLORIDA 34604, (352) 754-4000, EXT. 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, December 16, 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. [16719](#) Release of Maintenance Bond for Cabot Citrus Offsite Force Main

2. [16707](#) Resolution Ratifying Denial of Rezoning Petition Submitted by Mark Keschl of Meridien Development, LLC, on Behalf of Kenneth L. Haber, Martha Haber, Gary Haber and Evelyn Haber for Property Located on Commercial Way (H2482)

D. CORRESPONDENCE TO NOTE

1. [16718](#) Notice of Approval of Conditional Use Permit Actions Taken by Planning and Zoning Commission on November 10, 2025
2. [16717](#) Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on November 10, 2025

E. DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

- [16725](#) Discussion Regarding Potential Minor Code of Ordinance Revisions Pertaining to County Operations

F. 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. [16479](#) Petition Submitted by J. Santos Delgado Guzman to Vacate Utility and Drainage Easements Located in Ridge Manor Estates
2. [16693](#) Rezoning Petition Submitted by EFE, Inc., for Property Located on Cortez Boulevard (H2532)
3. [16692](#) Rezoning Petition Submitted by David Kato on Behalf of D.R. Horton, Inc., for Property Located on Waterfall Drive (H2531)
4. [16689](#) Rezoning Petition Submitted by Robert L. Davis, Jr., and Tonda J. Davis for Property Located on Octavia Lane (H2525)
5. [16691](#) Rezoning Petition Submitted by Riopelle Properties, LLC, on Behalf of Lee Kelso Pedone, Ariana Dairy Farm, Inc., and Lee Kelso Pedone Trustee or His Successors in Interest of Lee Kelso Trust Dated June 24, 2021, as Amended July 12, 2022, for Property Located on Kettering Road and Dashbach Street (H2526)

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

6. [16438](#) Second Public Hearing To Consider Ordinance Relating to Administrative Approval of Plats and Replats Pursuant to Florida Statute § 177.071

G. DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

1. [16648](#) Amended and Restated Development Agreement for Sunrise Combined-Planned Development Project
2. [16710](#) Petition Submitted by Louis Carastro and Helen J. Carastro for Hardship Relief From Subdivision Regulations for Property Located on Centralia Road

H. 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 Planning Director Omar DePablo

I. ADJOURNMENT