



Hernando County
Board of County Commissioners
Land Use Meeting
Minutes

December 2, 2025

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, December 2, 2025, 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
Kay Griffith	Planning Manager
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:	Brian Hawkins
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

CONSENT AGENDA

Release of Maintenance Bond for Cabot Citrus Offsite Force Main

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)

Motion

To approve the Consent Agenda (Resolution No. 2025-204).

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

CORRESPONDENCE TO NOTE

Notice of Approval of Conditional Use Permit Actions Taken by Planning and Zoning Commission on November 10, 2025

Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on November 10, 2025

There was Board consensus to rehear the special exception request (SE2514) at a future Board meeting.

(Note: The consensus 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 a Place of Public Assembly, Namely, a Venue for Special Events.)

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

Discussion Regarding Potential Minor Code of Ordinance Revisions Pertaining to County Operations

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

Chairman Campbell passed the gavel to Vice Chairman Amsler and temporarily left the meeting, and upon returning shortly thereafter, he resumed the Chairmanship.

RECESS/RECONVENE

The Board recessed at 11:25 a.m. and reconvened at 11:35 a.m.

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

Petition Submitted by J. Santos Delgado Guzman to Vacate Utility and Drainage Easements Located in Ridge Manor Estates

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-205).

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

Rezoning Petition Submitted by EFE, Inc., for Property Located on Cortez Boulevard (H2532)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-206).

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

Rezoning Petition Submitted by David Kato on Behalf of D.R. Horton, Inc., for Property Located on Waterfall Drive (H2531)

There was no public input.

Comm. Champion made the following Motion.

Motion

To approve.

The Motion died for lack of a second.

Comm. Hawkins made the following Motion.

Motion

To deny (Resolution No. 2025-207).

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

Rezoning Petition Submitted by Robert L. Davis, Jr., and Tonda J. Davis for Property Located on Octavia Lane (H2525)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-208).

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

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)

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

The Board accepted public input on this matter.

Comm. Champion made the following Motion.

Motion

To approve with the enhanced buffer on the south side, including the cedar trees as agreed to and the construction buffer as agreed to.

Comm. Champion clarified his Motion as follows:

Clarification to Motion

To include the monotony control throughout the whole development.

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

Second 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 (Ordinance No. 2025-17).

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

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

Amended and Restated Development Agreement for Sunrise Combined-Planned Development Project

Motion

To approve the staff recommendation.

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

Petition Submitted by Louis Carastro and Helen J. Carastro for Hardship Relief From Subdivision Regulations for Property Located on Centralia Road

Motion

To approve the staff recommendation (Resolution No. 2025-210).

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

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 1:35 p.m.