



Hernando County
Board of County Commissioners
Land-Use Meeting
Minutes

July 1, 2025

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, July 1, 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
Omar DePablo	Development Services Director
Scott Herring	Public Works Director/County Engineer
Jon Jouben	County Attorney
Jeffrey Rogers	County Administrator
Patricia Tapia	Deputy Clerk

Comm. Steve Champion was not present at the meeting.

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda.

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

CONSENT AGENDA

Final Plat for Cabot Citrus Farms Phase 1B

Release of Maintenance Security for Waterford f/k/a Cortez Oaks Phase 2A

Motion

To approve the Consent Agenda.

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

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 and Amsler 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.

Small Scale Comprehensive Plan Amendment Petition Submitted by Cabot Citrus OpCo, LLC (CPAM2501)

There was no public input.

Motion

To approve the staff recommendation (Ordinance No. 2025-07)

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

Rezoning Petition Submitted by Coastal Engineering Associates, Inc., on Behalf of Cabot Citrus OpCo, LLC, a Foreign Limited Liability Company for Property Located on Hebron Church Road (H2513)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-112)

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

Rezoning Petition Submitted by Kim K. Poteet and Shane M. Duryea for Property Located on Cecil Court (H2506)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-113)

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

Rezoning Petition Submitted by Francisco Antonio Chacon Herrera for Property Located on Square Stone Street (H2476)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-114)

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

Rezoning Petition Submitted by Brandon C. Burich, Matt A. Burich and Dream Custom Homes, Inc., for Property Located on Evening Star Avenue (H2504)

The Board accepted public input on this matter.

Comm. Amsler made the following Motion.

Motion

To approve the staff recommendation with a 25-foot setback reduction.

Comm. Amsler clarified his Motion as follows:

Clarification of Motion

To approve with the north lot having a 25-foot setback on the north side of lot (Resolution No. 2025-115).

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

Rezoning Petition Submitted by Desmond Manor on Behalf of Mavaro, LLC, as Trustee of 11472 Sunshine Grove Road Land Trust Agreement U/A/D February 8, 2023 for Property Located on Sunshine Grove Road (H2503)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-116)

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

RECESS/RECONVENE

The Board recessed at 10:25 a.m. and reconvened at 10:35 a.m.

Rezoning Petition Submitted by Joseph M. Mason, Jr., Esq. on Behalf of Shady Oaks Project, LLC, for Property Located on Treiman Boulevard (H2515)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-117)

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

Master Plan Revision and Rezoning Petition Submitted by Meritage Homes of Florida, Inc., R. Tyler Vansant, Esq. on Behalf of R. Thomas Chapman, Jr., as Trustee of R. Thomas Chapman, Jr., Family Trust Dated February 18, 1097, as Amended and Restated January 23, 2009, for Property Located on Elgin Boulevard (H2478)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation and to include language in the community documents eliminating short term rental opportunities (Resolution No. 2025-118).

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

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

Petition Submitted by Gary J. McBee and Valerie A. McBee for Family Hardship Relief From Subdivision Regulations

Motion

To approve the staff recommendation (Resolution No. 2025-119)

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

BOARD OF COUNTY COMMISSIONERS

The Board commented on various topics.

County Attorney Jon Jouben requested Board consensus to make approval of plats purely administrative according to state statute effective July 1st and to designate Development Services Planning Director Omar DePablo as the person to approve plats and replats until a resolution is brought before the Board for approval.

The Board concurred.

ADJOURNMENT

The meeting was adjourned at 12:35 p.m.