



**Hernando County**  
**Board of County Commissioners**  
**Land Use Hearings**  
**Minutes**

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**April 3, 2025**

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**CALL TO ORDER**

The meeting was called to order at 9:00 a.m. on Thursday, April 3, 2025, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<b><u>Attendee Name</u></b>	<b><u>Title</u></b>
Jerry Campbell	Vice Chairman
John Allocco	Second Vice Chairman
Ryan Amsler	Commissioner
Steve Champion	Commissioner
Toni Brady	Deputy County Administrator
Omar DePablo	Development Services Director
Jon Jouben	County Attorney
Heidi Kurppe	Deputy Clerk
Patricia Tapia	Deputy Clerk

Chairman Brian Hawkins was not present at the meeting.

**Invocation**

**Pledge of Allegiance**

**AGENDA**

**Motion**

To approve the Agenda with changes.

(Note: Development Services Planning Director Omar DePablo requested to move Item No. C-10 [Rezoning Petition Submitted by Coastal Engineering Associates, Inc., on Behalf of Joshua M. Whitney, Craig Gruber and Harold D. Werder for Property Located on Powell Road (H2438)] to the first Item under Section C on the Agenda.)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	John Allocco
<b>SECONDER:</b>	Steve Champion
<b>AYES:</b>	Campbell, Allocco, Amsler and Champion
<b>ABSENT:</b>	Hawkins

## PUBLIC HEARINGS

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

### Ex Parte Communications

Vice Chairman Campbell and Comms. 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.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Ryan Amsler
<b>AYES:</b>	Campbell, Allocco, Amsler and Champion
<b>ABSENT:</b>	Hawkins

### **Rezoning Petition Submitted by Coastal Engineering Associates, Inc., on Behalf of Joshua M. Whitney, Craig Gruber and Harold D. Werder for Property Located on Powell Road (H2438)**

Development Services Planning Director Omar DePablo announced that the applicant had withdrawn this petition for rezoning.

There was no public input.

### **Ordinance Establishing Pinery Community Development District**

The Board accepted public input on this matter.

### Motion

To approve the staff recommendation (Ordinance No. 2025-04).

(Note: The Motion included an agreement between the County and the Community Development District regarding escheatment to the County, whereas the County will avoid any carrying costs to the public to transfer back to the Community Development District.)

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

**Request to Postpone Variance Petition Submitted by Jesse Navarro on Behalf of JC Navarro Properties, LLC for Property Located on Thunderbird Avenue**

There was no public input.

**Motion**

To approve the postponement.

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

**Master Plan Reestablishment Petition Submitted by Rivard Development, LLC (H2510)**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation (Resolution No. 2025-053).

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

**Petition Submitted by EBH Acquisitions, LLC, to Vacate Right of Way of Jackson Street**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2025-54).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	John Allocco
<b>AYES:</b>	Campbell, Allocco, Amsler and Champion
<b>ABSENT:</b>	Hawkins

**Rezoning Petition Submitted by Muad Saeed on Behalf of Hamza Capital, Inc., for Property Located on Linden Drive (H2468)**

The Board accepted public input on this matter.

Comm. Champion made the following Motion:

**Motion**

To approve the staff recommendation.

The motion died for a lack of a second.

Comm. Amsler made the following Motion:

**Motion**

To bring back on a date certain of May 6, 2025.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Ryan Amsler
<b>SECONDER:</b>	Steve Champion
<b>AYES:</b>	Campbell, Allocco, Amsler and Champion
<b>ABSENT:</b>	Hawkins

**Master Plan Revision Petition Submitted by Ocean Bleu Group and Bowman Consulting on Behalf of Spring Hill County Line, LLC for Property Located on County Line Road (H2469)**

The Board accepted public input on this matter.

Comm. Champion made the following Motion:

**Motion**

To approve the staff recommendation.

Comm. Champion revised his Motion as follows:

**Revised Motion**

To add the trees on the Drainage Retention Area a/k/a DRA to increase opacity (Resolution No. 2025-055).

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

**Rezoning Petition Submitted by ProCivil 360, LLC, on Behalf of Southern Valley Homes, LLC for Property Located on Waterfall Drive (H2470)**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2025-056).

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

**Rezoning Petition Submitted by David Griner for Property Located on Shoal Line Boulevard (H2472)**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation, including a fence at 6-foot in height and an earth tone color, and trees at 8-foot tall with 10-foot spacing (Resolution No. 2025-057).

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

**Petition to Re-Establish Master Plan Submitted by Catalyst Design Group on Behalf of Hilltop 408, LLC for Property Located on Spring Hill Drive (H2474)**

Comm. Allocco requested Board consensus to direct the County Attorney's Office to research options to regulate the wall time/servicing of private emergency transport services by County Emergency Medical Services, and to bring it back to the Board for discussion on a future agenda.

The Board concurred.

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation (Resolution No. 2025-058).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Ryan Amsler
<b>AYES:</b>	Campbell, Allocco, Amsler and Champion
<b>ABSENT:</b>	Hawkins

**BOARD OF COUNTY COMMISSIONERS**

The Board commented on various issues.

Comm. Champion requested Board consensus to direct the staff to research options to have staff review/approve the Reestablishment of Master Plan petitions within the department. With exception of modifications in the reestablishment petitions will be brought back to the Board on a future Agenda.

The Board concurred.

Comm. Allocco requested Board consensus to direct the staff to research options regarding the abandonment of vessels within the County, and to bring it back to Board for discussion on a future Agenda.

The Board concurred.

**ADJOURNMENT**

The meeting was adjourned at 11:30 a.m.