



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, October 7, 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 TIFFANY SMITH, HERNANDO COUNTY RISK MANAGEMENT, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FLORIDA 34604, (352) 540-6289. 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, October 14, 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. [16470](#) Release of Performance Bond and Acceptance of Maintenance Bond for Cabot Citrus Farms Phase 1A

2. [16391](#) Release of Performance Bond and Acceptance of Maintenance Bond for Caldera Phase 5
3. [16349](#) Release of Performance Bond and Acceptance of Maintenance Bond for Leyland Preserve
4. [16390](#) Release of Performance Bond and Acceptance of Maintenance Bond for Waterford Phase 3B Site Development
5. [16425](#) School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida; and Lee Pedone, an Individual and Lee Kelso Pedone as Trustee of Lee Kelso Pedone Trust Dated June 24, 2021, as Amended, for Verona Hills Subdivision
6. [16433](#) Verification of University of Florida, Bureau of Economic and Business Research 2025 Preliminary Population Estimates for Hernando County

D. CORRESPONDENCE TO NOTE

- [16407](#) Notice of Conditional Use Permit Action Taken by Planning and Zoning Commissioner on September 8, 2025

E. 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

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO**BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY****STANDARD**

1. [16410](#) Variance Petition Submitted by Todd Gosk and Alexis Daniels for Property Located at 5442 Queen Avenue
2. [16434](#) Petition Submitted by Charles F. Long and Yenny M. Long to Vacate Utility and Drainage Easements Located in Tooke Lake Estates
3. [16314](#) Request to Postpone Rezoning Petition Submitted by Society Hill Capital Partners, LLC, on Behalf of Gold Dust Farms (H2420)
4. [16476](#) Rezoning Petition Submitted by Arsany 66th Street, LLC, for Property Located on County Line Road (H2501)
5. [16325](#) Rezoning Petition Submitted by Ady Garcia Rabeiro and Samuel Medina Rivera for Property Located on Riverview Drive (H2519)
6. [16327](#) Rezoning Petition Submitted by Hernando County Board of County Commissioners for Property Located on Spring Hill Drive (H2530)

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

7. [16383](#) Ordinance Amending Ordinance No. 2022-12, Expanding Boundaries of Waterford Community Development District
8. [16338](#) Ordinance Establishing GlenLakes Community Development District

F. DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

1. [16374](#) County Settlement Agreement With School Board of Hernando County for Sunrise Development Project
2. [16384](#) Settlement Agreement With School Board of Hernando County, MAK Family Partnership, Ltd., a Florida Limited Partnership, and Hawk Sunrise, LLC, a Florida Limited Liability Corporation for Sunrise Development Project

G. BOARD OF COUNTY COMMISSIONERS

1. Commissioner Steve Champion
2. Commissioner John Allocco
3. Commissioner Ryan Amsler
4. Commissioner Jerry Campbell
5. Chairman Brian Hawkins
6. County Attorney Jon Jouben
7. Deputy County Administrator Toni Brady
8. County Administrator Jeffrey Rogers

H. ADJOURNMENT