



Hernando County
Board of County Commissioners
Land Use Meeting
Minutes

October 7, 2025

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, October 7, 2025, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<u>Attendee Name</u>	<u>Title</u>
Jerry Campbell	Vice Chairman
John Allocco	Second Vice Chairman
Ryan Amsler	Commissioner
Steve Champion	Commissioner
Omar DePablo	Development Services Director
Scott Herring	Public Works Director/County Engineer
Jon Jouben	County Attorney
Paige Jefferys	Deputy Clerk
Heidi Prouse	Deputy Clerk

Chairman Brian Hawkins was not preset at the meeting.

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda.

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

CONSENT AGENDA

Release of Performance Bond and Acceptance of Maintenance Bond for Cabot Citrus Farms Phase 1A

Release of Performance Bond and Acceptance of Maintenance Bond for Caldera Phase

5

Release of Performance Bond and Acceptance of Maintenance Bond for Leyland Preserve

Release of Performance Bond and Acceptance of Maintenance Bond for Waterford Phase 3B Site Development

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

Verification of University of Florida, Bureau of Economic and Business Research 2025 Preliminary Population Estimates for Hernando County

Motion

To approve the Consent Agenda.

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

CORRESPONDENCE TO NOTE

Notice of Conditional Use Permit Action Taken by Planning and Zoning Commissioner on September 8, 2025

PUBLIC HEARINGS

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

Ex Parte Communications

Comms. Campbell, 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.

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

Variance Petition Submitted by Todd Gosk and Alexis Daniels for Property Located at 5442 Queen Avenue

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-166).

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

Petition Submitted by Charles F. Long and Yenny M. Long to Vacate Utility and Drainage Easements Located in Tooke Lake Estates

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-167).

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

Request to Postpone Rezoning Petition Submitted by Society Hill Capital Partners, LLC, on Behalf of Gold Dust Farms (H2420)

Comm. Champion made the following Motion.

Motion

To postpone to a date certain of November 4, 2025.

Comm. Allocco seconded the Motion.

The Board accepted public input on this matter.

Comm. Champion amended his Motion as follows:

Amendment to Motion

To allow no further postponements and for all handouts to be included in the Agenda packet, not the day of hearing with a deadline of October 14, 2025, at 5:00 p.m. for all documents to be received by the applicant.

Vice Chairman Campbell clarified that the Motion included for this Item to be the first Public Hearing Item to be heard on November 4, 2025.

Motion

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

RECESS/RECONVENE

The Board recessed at 10:15 a.m. and reconvened at 10:25 a.m.

Rezoning Petition Submitted by Arsany 66th Street, LLC, for Property Located on County Line Road (H2501)

There was no public input.

Motion

To postpone to a date uncertain as requested by the Planning Department.

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

Rezoning Petition Submitted by Ady Garcia Rabeiro and Samuel Medina Rivera for Property Located on Riverview Drive (H2519)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2025-168).

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

Rezoning Petition Submitted by Hernando County Board of County Commissioners for Property Located on Spring Hill Drive (H2530)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2025-169).

RESULT:	ADOPTED
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
ABSENT:	Hawkins

Ordinance Amending Ordinance No. 2022-12, Expanding Boundaries of Waterford Community Development District

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Ordinance No. 2025-11).

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

Ordinance Establishing GlenLakes Community Development District

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Ordinance No. 2025-12).

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

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

County Settlement Agreement With School Board of Hernando County for Sunrise Development Project

Motion

To postpone to a future hearing date.

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

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

Motion

To postpone to a date not certain.

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

BOARD OF COUNTY COMMISSIONERS

There were no comments by the Board.

ADJOURNMENT

The meeting was adjourned at 11:40 a.m.