



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

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**October 7, 2025**

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**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.

<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
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 present at the meeting.

**Invocation**

**Pledge of Allegiance**

**AGENDA**

**Motion**

To approve the Agenda.

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

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

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

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

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

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

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

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

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Ryan Amsler
<b>ABSENT:</b>	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).

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