



Hernando County
Board of County Commissioners
Land Use Meeting
Minutes

September 2, 2025

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, September 2, 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
Steve Champion	Commissioner
Omar DePablo	Development Services Director
Paul Hasenmeier	Public Safety Director/Fire Chief
Jon Jouben	County Attorney
Jeffrey Rogers	County Administrator
Heidi Prouse	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda.

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

CONSENT AGENDA

School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida, and GTC, LLLP, a Florida Limited Liability Limited Partnership, for Rolling Rock Townhomes

Motion

To approve the staff recommendation.

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

CORRESPONDENCE TO NOTE

Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on August 11, 2025

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, 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:	Hawkins, Campbell, Allocco, Amsler and Champion

Petition Submitted by Joseph Indimine, Jr. and Nicole I. Indimine to Vacate Utility and Drainage Easements Located in Woodland Waters

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-143).

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

Petition Submitted by Legendary Construction & Remodeling, Inc., to Vacate Utility and Drainage Easements Located in Spring Hill

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-144).

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

Petition Submitted by Lisa A. Tejera Along With Maylen Tejera and Evelyn Justine Purvis, as Joint Tenants With Right of Survivorship to Vacate Utility and Drainage Easements Located in Ridge Manor Estates

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-145).

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

Petition Submitted by Maronda Homes, LLC, of Florida to Vacate Utility and Drainage Easements Located in Royal Highlands

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-146).

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

Rezoning Petition Submitted by Casey Cane, Trustee for 6191 Lockhart Road Land Trust for Property Located on Lockhart Road (H2520)

The Board accepted public input on this matter.

Motion

To deny (Resolution No. 2025-147).

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

Rezoning Petition Submitted by John P. Shank and Jo Ann Shank for Property Located on Jacqueline Road (H2518)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-148).

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

Rezoning Petition Submitted by Karen B. Leveritt Trustee of Karen B. Leveritt Family Trust U/A/D March 2, 2010, for Property Located on Lake Lindsey Road (H2517)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-149).

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

Rezoning Petition Submitted by Greater Tampa Bay Area Council, Inc., Boy Scouts of America to Establish Public Service Facility Overlay District for Electric Utility Operations Center for Withlacoochee River Electric Cooperative (H2514)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-150).

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

RECESS/RECONVENE

The Board recessed at 10:10 a.m. and reconvened at 10:20 a.m.

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

Petition Submitted by Kempton Williams on Behalf of Williams Land & Cattle Company for Family Hardship Relief From Subdivision Regulations

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2025-151).

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

PUBLIC SAFETY DIRECTOR/FIRE CHIEF PAUL HASENMEIER

Documents to Effectuate Consolidation of Fire Rescue and Emergency Services With City of Brooksville

Comm. Amsler made the following Motion.

Motion

To approve the staff recommendation.

Comm. Champion seconded the Motion.

Comm. Amsler revised his Motion as follows:

Revised Motion

To approve with right of first refusal added to the lease agreement.

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

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 12:30 p.m.