



Hernando County
Board of County Commissioners
Land Use Meeting
Minutes

February 3, 2026

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, February 3, 2026, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<u>Attendee Name</u>	<u>Title</u>
Jerry Campbell	Chairman
Ryan Amsler	Vice Chairman
Steve Champion	Second Vice Chairman
John Allocco	Commissioner
Brian Hawkins	Commissioner
Omar DePablo	Development Services Director
Jon Jouben	County Attorney
Michelle Miller	Senior Planner
Paige Jefferys	Deputy Clerk
Heidi Prouse	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda.

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

CONSENT AGENDA

Release of Maintenance Bond for Oak Park Estates

Motion

To approve the Consent Agenda.

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

CORRESPONDENCE TO NOTE

Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on January 12, 2026

PUBLIC HEARINGS

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

Ex Parte Communications

Chairman Campbell and Comms. Amsler, Champion, Allocco and Hawkins 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:	Brian Hawkins
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion, Allocco and Hawkins

Petition Submitted by Joseph Cotroneo and Caitlin Cotroneo to Vacate Utility and Drainage Easements Located in Royal Highlands

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-025).

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

Variance Petition Submitted by Matthew Schroeffer and RaeAnna Schroeffer for Property Located on Baxter Street

There was Board consensus to move Item No. E-2 down further on the Agenda to be heard after Item No. E-4, as the petitioner was not present.

Rezoning Petition Submitted by Medhat Kodsi for Property Located on Commercial Way (H2477)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-026).

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

Rezoning Petition Submitted by Richard Edward Roach and Kimberly Ann Roach for Property Located on Faculty Street (H2535)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-027).

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

Variance Petition Submitted by Matthew Schroeffer and RaeAnna Schroeffer for Property Located on Baxter Street

The Board accepted public input on this matter.

Motion

To postpone to a date certain of March 24, 2026, and to include a new site plan, with advertising costs incurred by the petitioner.

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

Rezoning Petition Submitted by Lisa L. Tabbert as Trustee of Lisa Tabbert Trust Dated March 13, 2025, for Property Located on Pineda Avenue (H2546)

Comm. Amsler temporarily left the meeting.

RECESS/RECONVENE

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

Comm. Amsler was present when the meeting reconvened.

Rezoning Petition Submitted by Lisa L. Tabbert as Trustee of Lisa Tabbert Trust Dated March 13, 2025, for Property Located on Pineda Avenue (H2546)

The Board accepted public input on this matter.

The petitioner withdrew the rezoning petition.

Rezoning Petition Submitted by Lydia M. Cruz for Property Located on Blanford Street (H2548)

There was no public input.

Motion

To deny.

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

Rezoning Petition Submitted by Soffron Holdings, LLC, for Property Located on Landover Boulevard (H2551)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-028).

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

Rezoning Petition Submitted by APD Advanced Stabilization, LLC, d/b/a APD Foundation Repair for Property Located on Manecke Road (H2553)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-029).

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

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

The Board accepted public input on this matter.

Motion

To deny based on compatibility and intensity.

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

RECESS/RECONVENE

The Board recessed at 11:40 a.m. and reconvened at 11:50 a.m.

First Public Hearing to Consider Amending Ordinance Relating to Conditional Use Permits Allowable With Administrative Official Approval and Backyard Chickens

Comm. Champion made the following Motion.

Motion

To approve.

The Board accepted public input on this matter.

There was Board consensus to direct the staff to proceed with scheduling the second public hearing.

Ordinance Correcting Scrivener's Errors of Ordinance No. 2024-10 Pertaining to Impact Fee Schedules

There was no public input.

Motion

To approve the staff recommendation (Ordinance No. 2026-04).

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

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO**Petition Submitted by Cash Smith and Cathleen Smith for Hardship Relief From Subdivision Regulations for Property Located on Thrasher Avenue**

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-030).

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

Petition Submitted by Richard Deroxtro and Debra S. Deroxtro for Family Hardship Relief From Subdivision Regulations for Property Located on Sandpiper Avenue**RECESS/RECONVENE**

The Board recessed at 12:35 p.m. and reconvened at 12:40 p.m.

Petition Submitted by Richard Deroxtro and Debra S. Deroxtro for Family Hardship Relief From Subdivision Regulations for Property Located on Sandpiper Avenue

There was no public input.

The petitioner withdrew the request.

Discussion Regarding Potential Ordinance to be Entitled Short-Term Rental Use Regulations for Requiring Certificates of Use for Short-Term Rental Properties

The Board accepted public input on this matter.

There was Board consensus to direct County Attorney Jon Jouben to draft a potential Ordinance to adopt the state regulations regarding homes, and to bring it back to the Board on a future Agenda.

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

Comm. Amsler temporarily left the meeting and returned shortly thereafter.

ADJOURNMENT

The meeting adjourned at 1:55 p.m.