



Hernando County
Board of County Commissioners
Land Use Meeting
Minutes

May 5, 2026

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, May 5, 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
Scott Herring	Public Works Director
Jon Jouben	County Attorney
Michelle Miller	Planning Manager
Jeffrey Rogers	County Administrator
Nienke Osinga	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

Approval of Construction Drawing Time Extension for Canopy Phase 1, Village A, Phase

1

Release of Performance Bond and Acceptance of Maintenance Bond for Benton Hills Phase 1A**Motion**

To approve the Consent Agenda.

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

CORRESPONDENCE TO NOTE

Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on April 13, 2026

Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on April 13, 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: Steve Champion
SECONDER: Brian Hawkins
AYES: Campbell, Amsler, Champion, Allocco and Hawkins

Petition Submitted by Jeb Schaffer, Donna Martin, and Ray Parrish to Vacate Right-of-Way of Unnamed Road Located on Culbreath Road

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-087).

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

Master Plan Revision Petition Submitted by 15464 Cortez Blvd, LLC, for Property Located on Cortez Boulevard (H2541)

The Board accepted public input on this matter.

Comm. Hawkins made the following Motion:

Motion

To approve the staff recommendation.

Comm. Hawkins amended his Motion as follows:

Amendment to Motion

To have a right turn exit only on Arizona Street to Wiscon Road (Resolution No. 2026-088).

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

Re-Establish Master Plan Petition Submitted by ART ERI, LLC, for Property Located on Sheffield Road (H2607)

There was no public input.

Motion

To renew with rear 7.5-feet to remain as a buffer.

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

Rezoning Petition Submitted by Dirt Doctor 11011, LLC, for Property Located on Bourassa Boulevard (H2550)

The Board accepted public input on this matter.

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

Comm. Hawkins made the following Motion:

Motion

To postpone with exits on Eagle Shore Drive.

Comm. Hawkins restated his Motion:

Restated Motion

To postpone with my recommendations that the exits be on Eagle Shore Drive.

Comm. Champion seconded the Motion.

Comm. Hawkins restated his Motion as follows:

Restated Motion

To postpone with the conditions of the entry/egress onto Eagle Shore Drive.

Comm. Hawkins amended his Motion as follows:

Amendment to Motion

To a date uncertain with all readvertising fees to be the responsibility of the applicant.

Comm. Champion confirmed his second on the Motion.

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

Rezoning Petition Submitted by Veronica Leigh Johnson for Property Located on Barnevelde Road (H2604)

There was no public input.

Motion

To approve staff recommendation (Resolution No. 2026-090).

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

RECESS/RECONVENE

The Board recessed at 10:25 a.m. and reconvened at 10:30 a.m.

Rezoning Petition Submitted by APC Towers IV, LLC, on Behalf of The Grace Brethren Church of Brooksville, Inc., to Establish Public Services Facility Overlay District for Communication Tower Located on Faber Road (H2529)

The Board accepted public input on this matter.

Motion

To approve staff recommendation (Resolution No. 2026-091).

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

First Public Hearing to Consider Ordinance Amending Ordinance Relating to Adequate Public Facilities and Facility/Service Demand Calculations for Potable Water and Wastewater Treatment

There was no public input.

Comm. Allocco made the following Motion:

Motion

To approve the staff recommendation.

Comm. Hawkins seconded the Motion.

The Motion died for lack of a vote.

There was Board consensus to direct the staff to proceed with the staff recommendation.

Ordinance Establishing Canopy South Community Development District

There was no public input.

Motion

To approve the staff recommendation (Ordinance No. 2026-12).

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

Ordinance Dissolving Four Seasons at Crystal Springs Community Development District

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Ordinance 2026-13).

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

COUNTY ATTORNEY JON JOUBEN

Proposed Ordinance Imposing Local Government Infrastructure Surtax

The Board accepted public input on this matter.

Comm. Champion made the following Motion:

Motion

To vote affirmative to put the half cent on the ballot on the referendum to give the citizens the choice whether they want it or not.

Chairman Campbell requested Board consensus in support of Comm. Champion's Motion.

Comms. Amsler and Champion were in support of the Motion, with Comms. Chairman Campbell and Comms. Allocco and Hawkins dissenting.

RECESS/RECONVENE

The Board recessed at 1:15 p.m. and reconvened at 1:20 p.m.

Comm. Champion restated his Motion as follows:

Restated Motion

To approve the half cent to put it on the ballot.

Comm. Amsler seconded the motion.

County Attorney Jon Jouben stated that if the Motion were to be adopted, to add the word

"and" between 1997 comma and three because there is no four.

Comm. Champion amended his Motion as follows:

Amendment to Motion

To add the word "and" between 1997 comma and three.

Comm. Amsler confirmed his second on the Motion.

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

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 1:35 p.m.