



# Hernando County Board of County Commissioners

## Land Use Meeting

### Minutes

April 7, 2026

## CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, April 7, 2026, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<u>Attendee Name</u>	<u>Title</u>
Jerry Campbell	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
Nienke Osinga	Deputy Clerk
Heidi Prouse	Deputy Clerk

Comm. Ryan Amsler 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>	Steve Champion
<b>SECONDER:</b>	Brian Hawkins
<b>AYES:</b>	Campbell, Champion, Allocco and Hawkins
<b>ABSENT:</b>	Amsler

## CONSENT AGENDA

### Release of Maintenance Bond for Avalon East

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

**Resolution Ratifying Denial of Rezoning Petition Submitted by Lydia M. Cruz for Property Located on Blanford Street (H2548)**

**School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida, and Shady Oaks Project, LLC, for Shady Oaks Project Subdivision**

**Motion**

To approve the Consent Agenda (Resolution Nos. 2026-065 and 2026-066).

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

**CORRESPONDENCE TO NOTE**

**Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on March 9, 2026**

**DEVELOPMENT SERVICES DIRECTOR OMAR DEPABLO**

**Petition Submitted by Kenneth Wicker for Hardship Relief From Subdivision Regulations for Property Located on Spirit Woods Trail**

**Motion**

To approve the staff recommendation (Resolution No. 2026-067).

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

**PUBLIC HEARINGS**

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

**Ex Parte Communications**

Chairman Campbell and Comms. 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.

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

**Request to Postpone Rezoning Petition Submitted by Jack Melton Family, Inc., for Property Located on Lockhart Road (H2539)**

The Board accepted public input on this matter.

**Motion**

To postpone to a date uncertain.

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

**Request to Postpone Rezoning Petition Submitted by Jack Melton Family, Inc., on Behalf of Themselves and Florida Department of Transportation for Property Located on Cortez Boulevard/State Road 50 (H2540)**

The Board accepted public input on this matter.

**Motion**

To postpone to a date uncertain.

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

**Request to Postpone 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 postpone to a date certain of May 5, 2026.

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

**Special Exception Use Permit for Family Mausoleum Submitted by Julie Vadell and Sabato Del Pozzo (SE2602)**

There was no public input.

**Motion**

To approve the staff recommendation.

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

**RECESS/RECONVENE**

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

**Second Public Hearing to Consider Ordinance Amending Ordinance Relations to Conditional Use Permits**

There was no public input.

**Motion**

To approve the staff recommendation (Ordinance No. 2026-07).

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

**Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Zoning Permit and Certificate of Use; Amending Size Requirements for Structures With Impervious Roof Coverings That Require Zoning Permit Prior to Construction or Permit**

There was no public input.

**Motion**

To approve the staff recommendation (Ordinance No. 2026-08).

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

**Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Residential Lot Landscaping Requirements and Compliance Inspections for Vacant Residential Lots/Parcels**

There was no public input.

**Motion**

To approve the staff recommendation (Ordinance No. 2026-09).

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

**Second Public Hearing to Consider Ordinance Amending Ordinance Relating to Specific Regulations and Sidewalks**

There was no public input.

**Motion**

To approve the staff recommendation (Ordinance No. 2026-10).

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

**BOARD OF COUNTY COMMISSIONERS**

The Board commented on various issues.

**ADJOURNMENT**

The meeting was adjourned at 11:10 a.m.