



# 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.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Brian Hawkins
<b>AYES:</b>	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.

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

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	John Allocco
<b>SECONDER:</b>	Steve Champion
<b>AYES:</b>	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).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Brian Hawkins
<b>AYES:</b>	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).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Brian Hawkins
<b>SECONDER:</b>	John Allocco
<b>AYES:</b>	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).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Brian Hawkins
<b>SECONDER:</b>	Steve Champion
<b>AYES:</b>	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.

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

**BOARD OF COUNTY COMMISSIONERS**

The Board commented on various issues.

**ADJOURNMENT**

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