



Hernando County
Board of County Commissioners
Land Use Meeting
Minutes

January 6, 2026

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, January 6, 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/County Engineer
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 with changes.

(Note: Development Service Director Omar DePablo announced that Item No. E-1 [Petition Submitted by Joseph Cotroneo and Caitlin Cotroneo to Vacate Utility and Drainage Easements Located in Royal Highlands] would be continued to a future land use meeting due to advertising.)

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

CONSENT AGENDA

Release of Performance Bond and Acceptance of Maintenance Bond for Glen Lakes Commons, LLC

Release of Performance Bond and Acceptance of Maintenance Bond for Pine Cone Subdivision

Request to Postpone Appeal of Planning and Zoning Commission's Decision Submitted by Steven Berry and Christine Berry for Special Exception Use Permit (SE2514)

Motion

To approve the Consent Agenda.

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

CORRESPONDENCE TO NOTE

Notice of Conditional Permit Actions Taken by Planning and Zoning Commission on December 8, 2025

Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on December 8, 2025

Motion

To rehear the special exception request (SE2512).

(Note: The Motion pertained to a request for appeal of decision made by the Planning and Zoning Commission denying the request for a Special Exception Use Permit for a Limited At-Home Monument Business by David L. Merritt and Lynette M. Merritt.)

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

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:	John Allocco
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

This Item was continued to a future land use meeting during Approval of the Agenda.

Master Plan Revision Petition Submitted by Sand Ridge Hernando 47, LLC, for Property Located Near Elwood Road and Elgin Boulevard (H2542)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2026-001).

(Note: The Motion pertained to the following Modified Performance conditions: to include 131 lots, 7.5-foot side setbacks, 25-foot front setback and for emergency only access to the west connection, as approved by the Planning Department.)

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

Master Plan Revision Submitted by Goettle Special Services CO, for Property Located at Downwind Way (H2543)

The Board accepted public input on this matter.

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

Motion

To approve the staff recommendation (Resolution No. 2026-002).

(Note: The Motion pertained to the following Modified Performance Conditions, a mixture of berm and fence not to exceed 20-feet, the fence along the Suncoast Parkway shall be located behind the drainage retention area upon final design, remove the word "white" from fence of Condition No. 9 and include language for a dark fence, Condition No. 13 would state that the outdoor storage shall not exceed 15-feet with exception of the crane that shall be no higher than 20-feet while in storage, as approved by the Planning Department.)

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

RECESS/RECONVENE

The Board recessed at 10:40 a.m. and reconvened at 10:50 a.m.

Master Plan Revision and Rezoning Petition Submitted by 520 SW 15 Street, LLC, for Property Located on Cortez Boulevard (H2527)

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

The Board accepted public input on this matter.

Comm. Hawkins temporarily left the meeting.

Comm. Champion made the following Motion.

Motion

To approve with 8-vessels allowing the pontoon boat and grandfathering in the 1-RV slip, allowing 1-RV slip on the lot.

Comm. Hawkins returned to the meeting.

Comm. Champion restated his Motion as follows:

Restated Motion

To approve 8-slips with the pontoon boat and allowing the 1-slip for the RV that is already there.

Comm. Champion amended his Motion as follows:

Amendment to Motion

To approve 8-slips with a pontoon boat, 1-RV that is already list and day passes if they are using your brand.

Comm. Champion amended his Motion as follows:

Amendment to Motion

To allow the continuation of use contingent on maintaining the Livery permit with the state.

Comm. Champion revised his Motion as follows:

Revised Motion

To five, two and one, with one of the five being a larger pontoon boat, the one recreation, for the day pass to only be for your properties, under your brand, and for continued use contingent on the Livery permit with the state (Resolution No. 2026-003).

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

RECESS/RECONVENE

The Board recessed at 1:05 p.m. and reconvened at 1:15 p.m.

Rezoning Petition Submitted by Aaron Lee Branham, Sr., for Property Located on Alloy Street (H2534)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-004).

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

Rezoning Petition Submitted by Maine Drilling and Blasting, Inc., on Behalf of Mark Harden and Josephine Elizabeth Harden for Property Located on Lake Lindsey Road and Ponce De Leon Boulevard (H2544)

There was no public input.

Comm. Champion made the following Motion:

Motion

To approve the staff recommendation.

Comm. Hawkins seconded the Motion.

Comm. Champion amended his Motion as follows:

Amendment to Motion

To allow the petitioner 30-days from the receipt of the Board of County Commissioners action from county staff, as opposed to by the Board (Resolution No. 2026-005).

(Note: The Motion pertained to Modified Performance Condition No. 17.)

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

Rezoning Petition Submitted by Erran J. O' Donnell, Sasha N. Ripa, David E. Soch and Maria C. Soch for Property Located on Mahoning Avenue (H2537)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-006).

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

Rezoning Petition Submitted by Ville Di Toscana, LLC, for Property Located on Croom Rital Road (H2536)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2026-007).

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

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

Petition Submitted by James W. Beadling and Debra L. Beadling for Hardship Relief From Subdivision Regulations for Property Located on Root Road

Motion

To approve the staff recommendation (Resolution No. 2026-008).

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

Petition Submitted by Sandra Weaver f/k/a Sandra Robinson and Kelton Weaver for Hardship Relief From Subdivision Regulations for Property Located North of Manecke Road

Motion

To approve the staff recommendation (Resolution No. 2026-009).

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

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 2:05 p.m.