



# 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.

<b><u>Attendee Name</u></b>	<b><u>Title</u></b>
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.

<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

#### Release of Maintenance Bond for Oak Park Estates

#### **Motion**

To approve the Consent 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

## 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.

<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

### **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).

<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

**Variance Petition Submitted by Matthew Schroefer and RaeAnna Schroefer 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).

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

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

**Variance Petition Submitted by Matthew Schroefer and RaeAnna Schroefer 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.

<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

**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.

<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

**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).

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

<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

**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.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Brian Hawkins
<b>SECONDER:</b>	Ryan Amsler
<b>AYES:</b>	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).

<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

**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).

<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

**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.