



Hernando County
Board of County Commissioners
Land-Use Meeting and Review of Budget for
Facilities Department and Chinsegut Hill Retreat &
Conference Center
Minutes

May 6, 2025

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, May 6, 2025, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<u>Attendee Name</u>	<u>Title</u>
Brian Hawkins	Chairman
Jerry Campbell	Vice Chairman
John Allocco	Second Vice Chairman
Ryan Amsler	Commissioner
Steve Champion	Commissioner
Craig Becker	Facilities Manager
Albert Bertram	Office of Management and Budget Director
Toni Brady	Deputy County Administrator
Omar DePablo	Development Services Director
Scott Herring	Public Works Director/County Engineer
Jon Jouben	County Attorney
Jeffrey Rogers	County Administrator
Melissa Tartaglia	Assistant County Attorney
Heidi Prouse	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda.

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

CONSENT AGENDA

Final Plat for Lake Hideaway Pod C

Release of Performance Bond and Acceptance of Maintenance Bond for Valleybrook

Release of Performance Bond for SIG Spring Hill Commercial, LLC, and Acceptance of Maintenance Bond for The Space Shop

Replat for Enzo Estates

Motion

To approve the Consent Agenda.

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

CORRESPONDENCE TO NOTE

Notice of Intent to Issue Mining Operation Plan Approval to Florida Rock Industries, Inc., for Brooksville Quarry Located at 14556 Ponce De Leon Boulevard

Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on April 14, 2025

PUBLIC HEARINGS

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

Ex Parte Communications

Chairman Hawkins and Comms. Campbell, Allocco, Amsler and Champion announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

Assistant County Attorney Melissa Tartaglia 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:	Hawkins, Campbell, Allocco, Amsler and Champion

Petition Submitted by Mark D. Gibbons and Jane L. Gibbons to Vacate Utility and Drainage Easements Located in Royal Highlands

There was no public input.

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2025-080).

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

Rezoning Petition Submitted by Rick Blount & Company, Inc., on Behalf of Robert C. Gleason, Janet T. D. Gleason, and TH Family Investment Partnership I, Ltd., for Property Located on Broad Street a/k/a U.S. Highway 41 (H2479)

The Board accepted public input on this matter.

Motion

To approve with the addition of the architectural changes to the storage facility, including stone or brick on the front facing towards US-41, and that there will be no rollup garage doors facing US-41 (Resolution No. 2025-081).

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

Rezoning Petition Submitted by Muad Saeed on Behalf of Hamza Capital, Inc., for Property Located on Linden Drive (H2468)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-082).

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

Rezoning Petition Submitted by NVR, Inc., on Behalf of Banc Development Limited and Emerson Capital Group, LLC, for Property Located on Cortez Boulevard/State Road 50 (H2453)

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

The Board accepted public input on this matter.

Motion

To deny.

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

RECESS/RECONVENE

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

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

Petition Submitted by Janice V. Sizemore, Trustee of Vance Family Revocable Trust u/d/t March 23, 2006, for Family Hardship Relief From Subdivision Regulations

Motion

To approve the staff recommendation (Resolution No. 2025-083).

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

OFFICE OF MANAGEMENT AND BUDGET DIRECTOR ALBERT BERTRAM

Review of Hernando County Facilities Department and Chinsegut Hill Retreat and Conference Center Budgets

There was Board consensus to direct the staff to research options for a partnership regarding operation and maintenance of Chinsegut Hill Retreat and Conference Center, and to bring it back to the Board for discussion on a future Agenda.

There was Board consensus to do the fire hydrant project at Chinsegut Hill Retreat and Conference Center, but to put the rest on hold until County Administrator Jeffrey Rogers may arrange for a meeting with the City of Brooksville in May.

Review of Budget for Facilities Department and Chinsegut Hill Retreat and Conference Center

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

County Administrator Jeffrey Rogers requested Board consensus for direction on the Government Efficiency Review for June 3, 2025. There was Board consensus to not add a separate Government Efficiency Review for June due to the already scheduled budget reviews.

ADJOURNMENT

The meeting was adjourned at 1:20 p.m.