



Hernando County
Board of County Commissioners
Regular Meeting
Minutes

February 25, 2025

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, February 25, 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
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
Christopher Linsbeck	Community Services Director
Gordon Onderdonk	Utilities Director
Jeffrey Rogers	County Administrator
Carla Rossiter-Smith	Chief Procurement Officer
Erin Thomas	Emergency Management Director
Patricia Tapia	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda.

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

EMERGENCY MANAGEMENT DIRECTOR ERIN THOMAS

Ratification of Proclamation No. 2025-05 Nineteenth Extension of Declaration of State of Local Emergency Due to Hurricane Helene and Seventeenth Extension of Declaration of State of Local Emergency Due to Hurricane Milton

Ratification of Proclamation No. 2025-06 Twentieth Extension of Declaration of State of Local Emergency Due to Hurricane Helene and Eighteenth Extension of Declaration of State of Local Emergency Due to Hurricane Milton

Motion

To approve Item Nos. C-1 and C-2.

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

ELECTED OFFICIALS

There were no Elected Officials' comments.

COMMEMORATIVE RESOLUTIONS

There was Board consensus to move the Commemorative Resolutions back to the Consent Agenda.

Resolution Proclaiming March 2025 as Irish American Heritage Month

Resolution Proclaiming March 2025 as National Women's History Month

Motion

To approve Item Nos. E-1 and E-2 (Resolution Nos. 2025-027 and 2025-028).

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

CONSENT AGENDA

Resolution Proclaiming March 2025 as Procurement Month

Resolution Proclaiming March 3, 2025, Through March 9, 2025, as Flood Awareness Week

Amendment No. 3 to Recipient/Subrecipient Agreement With Florida Fish and Wildlife Conservation Commission for Florida Boating Improvement Program Grant Funding for Lake Townsen Park Boat Ramp Project

Amendment No. 6 to Grant Agreement With Florida Fish and Wildlife Conservation Commission for Florida Boating Improvement Program Grant Funding for Improvements at Lake Townsen Park Boat Ramp

Award of FY 2025 Edward Byrne Memorial Justice Assistance Grant for Adult Drug Court and Associated Budget Resolution

Renewal of Contract With Sheriff’s Office for Participation in Inmate Work Squad Program

Transportation Alternative Projects Interlocal Agreement With City of Brooksville and Hernando/Citrus Metropolitan Planning Organization for Coordination of Engineering Services for Funding for Design, Construction and Maintenance of Transportation Alternative Projects

Satisfaction of Mosquito Control Nuisance and Pestiferous Arthropod Special Assessment Lien for Jenkins H. Grafton, Jr., and Shelly Jenkins

Transmittal of List of Accounts Payable Disbursements for Weeks Ended January 31, 2025, and February 7, 2025

Write-Off of Uncollectible Utilities Department Accounts

Approval of Minutes for Regular Meeting of January 14, 2025

Approval of Minutes for Regular Meeting of January 28, 2025

Approval of Minutes for Regular Meeting of February 11, 2025

Final Plat for Oak Hill Estates Unit Two Replat

Final Plat for Waterford Phase 3B

Motion

To approve the Consent Agenda (Resolution Nos. 2025-029 and 2025-030 and Budget Resolution No. 2025-031).

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

CORRESPONDENCE TO NOTE

Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on February 10, 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.

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:	Jerry Campbell
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

Request to Postpone Rezoning Petition Submitted by Society Hill Capital Partners, LLC, on Behalf of Gold Dust Farms (H2420)

The Board accepted public input on this matter.

Motion

To postpone.

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

Rezoning Petition Submitted by Oak Development Group, LLC, on Behalf of Panther I, LLC (H2354)

The Board accepted public input on this matter.

Comm. Champion made the following Motion:

Motion

To approve the staff recommendation with changes made of 107 lots, to the sidewalks, the road improvement based on the County Engineer, to the larger lots being on the perimeter of the community.

Comm. Champion amended his Motion as follows:

Amendment to Motion

To include a pedestrian easement and remove the holiday parking (Resolution No. 2025-032).

(Note: The Motion pertained to Modified Performance Condition No. 14 and the addition of Performance Condition Nos. 21 and 22 as approved by the Planning Department.)

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

RECESS/RECONVENE

The Board recessed at 11:45 a.m. and reconvened at 12:00 p.m.

Rezoning Petition Submitted by Mellissa Truckenbrod of Brooksville Landing, LLC, on Behalf of Withlacoochee Equities, Inc. (H2444)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with changing Condition No. 13 to 140 maximum units and adding a condition for an enhanced crosswalk for the schools (Resolution No. 2025-33).

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

Rezoning Petition Submitted by DRB Group and Tampa Civil Design on Behalf of Blanca Crespo, Trustee of Blanca Crespo Revocable Trust U/A/D June 9, 1999, and Steven P. Zimmer, Trustee of The Steven Paul Zimmer Revocable Family Trust U/A/D March 24, 2014 (H2455)

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

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with 60-foot lots, air conditioners in the back, and 3-car garages with 5-foot setbacks (Resolution No. 2025-034).

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

Master Plan Revision Petition Submitted by Dallas Austin of DRB Group on Behalf of GTC, LLLP (H2463)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-035).

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

Rezoning Petition Submitted by Mary Ellen Morgan (H2464)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-036).

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

Rezoning Petition Submitted by Riopelle Properties, LLC, on Behalf of Lee K. Pedone a/k/a Lee Kelso Pedone, Individually and as Trustee of Lee Kelso Pedone Trust U/A/D June 24, 2021, as Amended July 12, 2022 (H2465)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2025-037).

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

Rezoning Petition Submitted by Spring Hill Development Investment, LLC (H2475)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2025-038).

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

RECESS/RECONVENE

The Board recessed at 1:50 p.m. and reconvened at 2:00 p.m.

Mediated Settlement Agreement With Raysor Ventures, LLC, Dated January 10, 2025, and Associated Resolution

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications of 90-units, delivering the conservation land, no fence, 15% at 3-bedrooms, 45% at 2-bedrooms and unlimited for 1-bedroom units, with 10% holiday parking and to work with the County regarding a bus stop/sidewalk. (Resolution No. 2025-039).

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

OFFICE OF MANAGEMENT AND BUDGET DIRECTOR ALBERT BERTRAM

Budget Amendment Realigning Funds From Transportation Trust Fund Reserves for Contingency to Department of Public Works for Equipment Replacement

Budget Resolution for US Department of Homeland Security Assistance to Firefighter Grant for Hernando County Fire and Emergency Services

Motion

To approve Item Nos. I-1 and I-2 (Budget Resolution No. 2025-040).

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

CHIEF PROCUREMENT OFFICER CARLA ROSSITER-SMITH

Award of Term Contract to Consolidated Forest, LLC, for Yard Waste Mulching Services (Contract No. 24-TF00884/JC; Amount: \$459,900.00)

Utilization of Hillsborough County Contract With Mestas Pools and Outdoor Living, LLC, for Splash Park at Anderson Snow Sports Complex Maintenance and Repair Services (Contract No. 25-P0219/LB; Amount: \$355,197.51)

Motion

To approve Item Nos. J-1 and J-2.

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

PUBLIC WORKS DIRECTOR/COUNTY ENGINEER SCOTT HERRING

Lease Agreement With Robert A. Buckner for Office Space for Information Technology Department Located at 18 South Main Street and Associated Budget Amendment

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

The Board accepted public input on this matter.

Comm. Champion made the following Motion:

Motion

To table for at least one month.

Comm. Amsler seconded the Motion.

Comm. Champion amended his Motion as follows:

Amendment to Motion

To instruct staff to look at all available space and for the Board to be looking at alternatives . This includes for himself to tour every single building in the County personally.

(Note: The Motion pertained to coming back to the Board for discussion on the Agenda for March 25, 2025.)

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

COMMISSIONER RYAN AMSLER

Discussion Regarding Proposed Ordinance Establishing Hernando County Delegation on Government Efficiency (DOGE)

There was Board consensus for Comm. Amsler to work with the County Attorney's Office regarding a draft of the proposed Ordinance, and to bring it back to the Board for discussion on a future Agenda.

COUNTY ADMINISTRATOR JEFFREY ROGERS

Appointment of Members to Board of Construction and Regulation Until December 31, 2029

Motion

To appoint Brian Woolfolk and Steven Culp.

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

Appointment of Members to Economic Development and Airport Technical Advisory Committee Until December 31, 2029

Motion

To appoint Thomas Dury and Frank Narvaez.

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

Update Regarding Ongoing Board Directives

CITIZENS' COMMENTS

Citizens commented on various topics and issues.

BOARD/STAFF RESPONSES

The Board and/or staff responded to questions and concerns expressed during Citizens' Comments.

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 6:40 p.m.