



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

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**May 6, 2025**

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**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.

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

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

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

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

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

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

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

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

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