



Hernando County
Board of County Commissioners
Land Use Meeting
Minutes

August 5, 2025

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, August 5, 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
Toni Brady	Deputy County Administrator
Todd Crosby	Acting Public Works Director/County Engineer
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Jon Jouben	County Attorney
Jeffrey Rogers	County Administrator
Paige Jefferys	Deputy Clerk
Heidi Kurppe	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda with changes.

(Note: Item G [Discussion Regarding Request From City of Brooksville for Joint Meeting Regarding Operation of Brooksville Fire Department] was moved up in the Agenda to be heard after the Approval of Agenda.)

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

DEPUTY COUNTY ADMINISTRATOR TONI BRADY**Discussion Regarding Request From City of Brooksville for Joint Meeting Regarding Operation of Brooksville Fire Department**

There was Board consensus to not have a joint meeting at this time, and to direct the staff to communicate to the City of Brooksville that the Board requested for them to come to a decision by their Board as to the direction the City would like to take regarding their fire and wastewater services. Once that decision has been communicated from the City to the Board, the Board will work with the City to implement changes if necessary.

CONSENT AGENDA**Release of Maintenance Bond for Sunset Landing****Motion**

To approve the staff recommendation.

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

Release of Performance Bond and Acceptance of Maintenance Bond for Caldera Phase 3 and 4**Motion**

To approve the staff recommendation.

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

Resolution Designating Administrative Official as Administrative Official Authorized to Approve Plats and Replats Pursuant to Florida Statute §§ 177.071**Motion**

To approve the staff recommendation (Resolution No. 2025-129).

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

CORRESPONDENCE TO NOTE

Notice of Conditional Use Permit Action Taken by Planning and Zoning Commission on July 14, 2025

Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on July 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.

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

Request Submitted by Jason E. Morphet and Ayleen N. Gallahue, Property Owners, for Appeal of Administrative Official's Determination on Status of Nonconforming Use for Period Exceeding One Year for Property Located at 5025 Emerson Road

The Board accepted public input on this matter.

Comm. Amsler made the following Motion.

Motion

To approve the staff recommendation.

The Motion died for lack of a second.

Comm. Champion made the following Motion.

Motion

To deny.

(Note: The motion pertained to affirming the Administrative Official's determination.)

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

RECESS/RECONVENE

The Board recessed at 11:30 a.m. and reconvened at 11:35 a.m.

Special Exception Use Permit for Place of Public Assembly, Namely a Community Center, Submitted by Unitarian Universalist Church in the Pines (SE2414)

The Board accepted public input on this matter.

Motion

To deny.

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

Rezoning Petition Submitted by Southern Valley Homes, LLC, on Behalf of John Sirvent, IV, and Melissa Sirvent for Property Located on Wiscon Road (H2471)

There was no public input.

Comm. Champion made the following Motion.

Motion

To approve the staff recommendation.

Comm. Allocco seconded the Motion.

Comm. Champion modified his Motion as follows:

Modification to Motion

To approve the staff recommendation and to include separate vendor parking (Resolution No. 2025-130).

Rezoning Petition Submitted by Lance Lowery on Behalf of Lowery's True Value, LLC, for Property Located on Lovebird Lane and Raley Road (H2481)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-131).

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

Rezoning Petition Submitted by Alton B. Wingate for Property Located on Citrus Way (H2505)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2025-132).

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

Rezoning Petition Submitted by Britton Cox and Kayla Cox for Property Located on Yellow Frog Avenue (H2511)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-133).

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

Rezoning Petition Submitted by Jorge M. Sabater on Behalf of Infinite Trust, LLC, for Property Located on Chambord Street (H2512)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-134).

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

RECESS/RECONVENE

The Board recessed at 1:05 p.m. and reconvened at 1:25 p.m.

Rezoning Petition Submitted by Mark Keschl of Meridien Development, LLC, on Behalf of Gary Haber, Evelyn Haber, Kenneth L. Haber, and Martha Haber for Property Located on Commercial Way (H2482)

The Board accepted public input on this matter.

Motion

To continue to a date uncertain.

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

Rezoning Petition Submitted by Arsany 66th Street, LLC, for Property Located on County Line Road (H2501)

There was no public input.

Motion

To postpone to a date certain of October 7, 2025, with all advertising costs to be incurred by the petitioner.

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

RECESS/RECONVENE

The Board recessed at 2:55 p.m. and reconvened at 3:00 p.m.

Rezoning Petition Submitted by Shawn O'Malley on Behalf of Sunny Pines of Hernando, LLC, for Property Located on Cortez Boulevard (H2507)

The Board accepted public input on this matter.

Comm. Champion made the following Motion.

Motion

To approve the original plan from 2012.

Comm. Champion revised his Motion as follows:

Revised Motion

To approve 99-park models, no access to Mondon Hill Road except for emergency access, with age restrictions, no sexual predators, to work with neighbors to get the best buffer possible, 50-foot buffer around and residential, and for dark sky (Resolution No. 2025-135).

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

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO**Software Demonstration by Swiftbuild.ai a/k/a SwiftGov**

Chairman Hawkins passed the gavel to Vice Chairman Campbell and temporarily left the meeting, and upon returning shortly thereafter, he resumed the Chairmanship.

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

DEPUTY COUNTY ADMINISTRATOR TONI BRADY**Discussion Regarding Request From City of Brooksville for Joint Meeting Regarding Operation of Brooksville Fire Department**

This item was moved up in the Agenda and was heard after the Approval of Agenda.

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 4:45 p.m.