



**Hernando County**  
**Board of County Commissioners**  
**Regular Meeting**  
**~ Minutes ~**

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May 10, 2022

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**CALL TO ORDER**

The meeting was called to order at 8:30 a.m. on Tuesday, May 10, 2022, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<b>Attendee Name</b>	<b>Title</b>
Steve Champion	Chairman
John Allocco	Vice Chairman
Elizabeth Narverud	Second Vice Chairman
Wayne Dukes	Commissioner
Jeff Holcomb	Commissioner
Toni Brady	Office of Management and Budget Director/ Chief Procurement Officer
James Friedrichs	Building Official
Scott Herring	Public Works Director/County Engineer
Jon Jouben	County Attorney
Tobey Phillips	Deputy County Administrator
Ronald Pianta	Planning and Zoning Director
Aaron Pool	Community Development Director
Jeffrey Rogers	County Administrator
Heidi Kurppe	Deputy Clerk

**Invocation**

**Pledge of Allegiance**

**COUNTY ATTORNEY JON JOUBEN**

**Attorney/Client Executive Session to Discuss Strategy Related to Litigation in Case of Hernando County vs. Hernando County Fair Association**

Proof of publication of Notice to Public of Attorney/Client Session was noted announcing that the Board would discuss strategy related to litigation in the case of Hernando County vs. Hernando County Fair Association, Inc.

The attending parties would include all Board members; County Administrator Jeffrey Rogers; Deputy County Administrator Tobey Phillips; County Attorney Jon Jouben; and Assistant County Attorney Kyle J. Benda. The attorney/client session was closed to the public. The entire session was recorded by a certified court reporter and the transcript

would be filed with the Clerk of Circuit Court. Said transcript would remain sealed until the litigation was concluded.

**RECESS/RECONVENE**

The Board recessed into Executive Session at 8:35 a.m., in the County Attorney’s Conference Room, Room 462, Government Center, and reconvened at 9:15 a.m.

Chairman Champion announced that the Executive Session had concluded.

**AGENDA**

**Motion**

To approve the Agenda.

**RESULT:**        **ADOPTED [UNANIMOUS]**  
**MOVER:**        John Allocco, Vice Chairman  
**SECONDER:**   Elizabeth Narverud, Second Vice Chairman  
**AYES:**         Champion, Allocco, Narverud, Dukes, Holcomb

**ELECTED OFFICIALS**

Hernando County School Board Chairman Gus Guadagnino; Hernando County School Board Members Kay Hatch and Jimmy Lodato; and Hernando County School District Superintendent John Stratton commented on various topics and issues.

**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.

**CLERK OF CIRCUIT COURT AND COMPTROLLER DOUG CHORVAT, JR.**

**Unaudited Quarterly Financial Report for Quarter Ended March 31, 2022**

**CONSENT AGENDA**

**Appointment of Cristina Stenstrom to Fine Arts Council Until December 31, 2025**

**Landlord's Waiver With Highland Capital Corporation for Pem-Air Turbine Engine Services, LLC**

**Resolution Proclaiming Hernando County to be Recognized as Supporting All Law Enforcement**

This item was pulled and voted on separately.

**Resolution Proclaiming May 15, 2022, Through May 21, 2022, as National Public Works Week**

This item was pulled and voted on separately.

**Resolution Proclaiming May 2022 as Drug Court Month**

This item was pulled and voted on separately.

**Resolution Proclaiming May 2022 as Mental Health Month**

**Resolution Proclaiming May 2022 as Water Safety Month**

**Declaration of Various Tangible Property as Surplus for Disposal and Removal From Fixed Asset Inventory**

**Transmittal of List of Accounts Payable Disbursements for Weeks Ended April 8, 2022, and April 15, 2022**

**Various Discharges of Orders and Satisfactions of Code Enforcement Special Master Liens**

**Various Discharges of Orders and Satisfactions of Sheriff's Office Special Master Liens**

**Various Satisfactions of Code Enforcement Public Nuisance Abatement Special Assessment Liens**

**Approval of Minutes for Regular Meeting of April 12, 2022**

**Initiation of Thirty Day Public Comment Period Related to Increased Cost of Flamingo Smartcard for TheBus**

**Public Transportation Grant Agreement With Department of Transportation for State Block Grant Transit Funding and Associated Resolution**

**Resolution Authorizing Public Transportation Grant Agreement With Department of Transportation for Section 5311 Transit Grant Funding for The Hernando Express Bus Operating Expenses for Green Route Service**

**Submittal of Updated Transit Operations Title VI Plan to Federal Transit Administration and Associated Resolution**

**Transit Program of Projects for FY 2022**

**Motion**

To approve all except Item Nos. 3, 4 and 5 of the Consent Agenda (Resolution Nos. 2022-87 through 2022-91).

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Jeff Holcomb, Commissioner  
**SECONDER:** John Allocco, Vice Chairman  
**AYES:** Champion, Allocco, Narverud, Dukes, Holcomb

**Resolution Proclaiming Hernando County to be Recognized as Supporting All Law Enforcement****Motion**

To approve Consent Agenda Item No. 3 (Resolution No. 2022-92).

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Jeff Holcomb, Commissioner  
**SECONDER:** Elizabeth Narverud, Second Vice Chairman  
**AYES:** Champion, Allocco, Narverud, Dukes, Holcomb

**Resolution Proclaiming May 15, 2022, Through May 21, 2022, as National Public Works Week****Motion**

To approve Consent Agenda Item No. 4 (Resolution No. 2022-93).

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Jeff Holcomb, Commissioner  
**SECONDER:** John Allocco, Vice Chairman  
**AYES:** Champion, Allocco, Narverud, Dukes, Holcomb

**Resolution Proclaiming May 2022 as Drug Court Month****Motion**

To approve Consent Agenda Item No. 5 (Resolution No. 2022-94).

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Jeff Holcomb, Commissioner  
**SECONDER:** Elizabeth Narverud, Second Vice Chairman  
**AYES:** Champion, Allocco, Narverud, Dukes, Holcomb

**RECESS/RECONVENE**

The Board recessed at 10:20 a.m. and reconvened at 10:30 a.m.

**CORRESPONDENCE TO NOTE**

**Memorandum From Chief Deputy Attorney General John Guard Regarding Proposed Settlements Reached in Opioid Lawsuits**

**Receipt of Alcohol and Other Drug Abuse Trust Fund Monthly Report for March 2022**

**Transmittal of Minutes From Spring Ridge Community Development District Board of Supervisors Meeting of January 12, 2022**

**COUNTY ATTORNEY JON JOUBEN**

**Resolution Placing Proposed Referendum for School Sales Surtax on Election Ballot of November 8, 2022, or November 5, 2024, as Requested by Hernando County School Board**

**Motion**

To approve on the 2024 ballot (Resolution No. 2022-95).

<b>RESULT:</b>	<b>ADOPTED [4 TO 1]</b>
<b>MOVER:</b>	John Allocco, Vice Chairman
<b>SECONDER:</b>	Wayne Dukes, Commissioner
<b>AYES:</b>	Champion, Allocco, Dukes, Holcomb
<b>NAYS:</b>	Narverud

**COUNTY ADMINISTRATOR JEFFREY ROGERS****Update Regarding Ongoing Board Directives**

There was Board consensus to direct the staff to work with the ownership of the property to fence in the tunnels that run under Mariner Boulevard between Wellington and Seven Hills.

**OFFICE OF MANAGEMENT AND BUDGET DIRECTOR/CHIEF PROCUREMENT OFFICER TONI BRADY**

**Budget Resolution Recognizing Funds From Local Option Gas Tax Fund for Kass Circle Community Redevelopment Area Pedestrian Safety Improvements Along Spring Hill Drive**

**Motion**

To approve the staff recommendation (Budget Resolution No. 2022-96).

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Wayne Dukes, Commissioner  
**SECONDER:** John Allocco, Vice Chairman  
**AYES:** Champion, Allocco, Narverud, Dukes, Holcomb

**Award of Contract to DEEB Construction and Development Company for Hermosa Fence Project**

**Award of Contract to Goodwin Bros. Construction, Inc., for Road Repairs on Cobb Road and County Line Road**

**Ratification of Emergency Purchase Order to DEEB Construction and Development Company for Valve Replacement at Glen Water Reclamation Facility**

**Utilization of City of Gainesville Contract With Hawkins, Inc., d/b/a Hawkins Water Treatment Group, Inc., for Supply of Liquid Sodium Hypochlorite for Use at Water and Wastewater Treatment Plants**

**Utilization of State Contract With WEX Bank for Fuel Card Services**

**Motion**

To approve all (Item Nos. 2 through 6).

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Wayne Dukes, Commissioner  
**SECONDER:** Elizabeth Narverud, Second Vice Chairman  
**AYES:** Champion, Allocco, Narverud, Dukes, Holcomb

**PUBLIC WORKS DIRECTOR/COUNTY ENGINEER SCOTT HERRING**

**Declaration of County Owned Property Located at Cobblestone Drive as Surplus Property and Consideration of Purchase Offer Submitted by MX Properties, Inc.**

**Declaration of County Owned Property Located at Ginger Lane as Surplus Property and Consideration of Purchase Offer Submitted by Carlos A. Rodriguez**

**Declaration of County Owned Property Located at Tayco Drive as Surplus Property and Consideration of Purchase Offer Submitted by Giovanni Galloza-Villanueva**

**Declaration of County Owned Property Located at Tiger Street as Surplus Property and Consideration of Purchase Offer Submitted by Jesus Gonzalez**

**Declaration of County Owned Property Located at Wood Drive as Surplus Property and Consideration of Purchase Offer Submitted by Belich Property Holdings, LLC**

**Declaration of County Owned Properties Located on McKethan Road as Surplus Property and Consideration of Purchase Offer Submitted by Jose Rodriguez**

**Declaration of County Owned Property Located on Round Table Road as Surplus Property and Consideration of Purchase Offers Submitted by Potential Buyers**

**Installation of Additional Street Light Within Weeki Wachee Woodlands Street Lighting Municipal Service Benefit Unit**

This item was pulled and voted on separately.

**Motion**

To approve Item Nos. 1 through 7.

**RESULT:**        **ADOPTED [UNANIMOUS]**  
**MOVER:**        Jeff Holcomb, Commissioner  
**SECONDER:**   John Allocco, Vice Chairman  
**AYES:**         Champion, Allocco, Narverud, Dukes, Holcomb

**Installation of Additional Street Light Within Weeki Wachee Woodlands Street Lighting Municipal Service Benefit Unit**

**Motion**

To approve the staff recommendation.

**RESULT:**        **ADOPTED [UNANIMOUS]**  
**MOVER:**        Wayne Dukes, Commissioner  
**SECONDER:**   Jeff Holcomb, Commissioner  
**AYES:**         Champion, Allocco, Narverud, Dukes, Holcomb

**PUBLIC HEARINGS**

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

**Ex Parte Communications**

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

Comm. Dukes announced that he had had no ex parte communications 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 [UNANIMOUS]</b>
<b>MOVER:</b>	Jeff Holcomb, Commissioner
<b>SECONDER:</b>	Elizabeth Narverud, Second Vice Chairman
<b>AYES:</b>	Champion, Allocco, Narverud, Dukes, Holcomb

**Resolution Establishing Annual Non-Ad Valorem Assessment Rate for Mandrake Road and Canary Avenue Area Road Paving Municipal Service Benefit Unit**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2022-97).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Wayne Dukes, Commissioner
<b>SECONDER:</b>	John Allocco, Vice Chairman
<b>AYES:</b>	Champion, Allocco, Narverud, Dukes, Holcomb

**RECESS/RECONVENE**

The Board recessed at 11:00 a.m. and reconvened at 11:05 a.m.

**Ordinance Establishing Waterford Community Development District**

There was no public input.

**Motion**

To approve the staff recommendation (Ordinance No. 2022-12).

<b>RESULT:</b>	<b>ADOPTED [4 TO 1]</b>
<b>MOVER:</b>	Wayne Dukes, Commissioner
<b>SECONDER:</b>	John Allocco, Vice Chairman
<b>AYES:</b>	Allocco, Narverud, Dukes, Holcomb
<b>NAYS:</b>	Champion



**Small Scale Comprehensive Plan Amendment Submitted by New Strategy Holdings, LLC, on Behalf of Ridge Manor Project, LLC**

There was no public input.

**Motion**

To postpone to June 14, 2022.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jeff Holcomb, Commissioner
<b>SECONDER:</b>	John Allocco, Vice Chairman
<b>AYES:</b>	Champion, Allocco, Narverud, Dukes, Holcomb

**Small Scale Comprehensive Plan Amendment Submitted by Bibi Coluccio**

There was no public input.

**Motion**

To approve the staff recommendation (Ordinance No. 2022-13).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Elizabeth Narverud, Second Vice Chairman
<b>SECONDER:</b>	Wayne Dukes, Commissioner
<b>AYES:</b>	Champion, Allocco, Narverud, Dukes, Holcomb

**Rezoning Petition Submitted by Bibi Coluccio**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2022-98).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Wayne Dukes, Commissioner
<b>SECONDER:</b>	Elizabeth Narverud, Second Vice Chairman
<b>AYES:</b>	Champion, Allocco, Narverud, Dukes, Holcomb

**Rezoning Petition Submitted by Ridge Manor Project, LLC**

There was no public input.

**Motion**

To postpone to June 14, 2022.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Jeff Holcomb, Commissioner  
**SECONDER:** Elizabeth Narverud, Second Vice Chairman  
**AYES:** Champion, Allocco, Narverud, Dukes, Holcomb

### Master Plan Petition Submitted by Jordan Anderson

There was no public input.

#### Motion

To postpone this hearing to a future date.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Jeff Holcomb, Commissioner  
**SECONDER:** Elizabeth Narverud, Second Vice Chairman  
**AYES:** Champion, Allocco, Narverud, Dukes, Holcomb

### Rezoning Petition Submitted by Brandon Russell

There was no public input.

#### Motion

To approve the staff recommendation (Resolution No. 2022-99).

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Wayne Dukes, Commissioner  
**SECONDER:** Jeff Holcomb, Commissioner  
**AYES:** Champion, Allocco, Narverud, Dukes, Holcomb

### Rezoning Petition Submitted by Theodore Sheppard

There was no public input.

#### Motion

To approve the staff recommendation (Resolution No. 2022-100).

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Wayne Dukes, Commissioner  
**SECONDER:** Jeff Holcomb, Commissioner  
**AYES:** Champion, Allocco, Narverud, Dukes, Holcomb

### Special Exception Use Permit Petition Submitted by Roxane Bonds-Martinez

The Board accepted public input on this matter.

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

**Motion**

To deny.

<b>RESULT:</b>	<b>ADOPTED [4 TO 1]</b>
<b>MOVER:</b>	Elizabeth Narverud, Second Vice Chairman
<b>SECONDER:</b>	John Allocco, Vice Chairman
<b>AYES:</b>	Champion, Allocco, Narverud, Holcomb
<b>NAYS:</b>	Dukes

**RECESS/RECONVENE**

The Board recessed at 12:25 p.m. and reconvened at 12:35 p.m.

**Special Exception Use Permit Petition Submitted by John Henry**

**Motion**

To grant party status to Joe Mason, Attorney for John Bast and Diane Bast.

<b>RESULT:</b>	<b>ADOPTED [4 TO 1]</b>
<b>MOVER:</b>	Wayne Dukes, Commissioner
<b>SECONDER:</b>	Jeff Holcomb, Commissioner
<b>AYES:</b>	Champion, Narverud, Dukes, Holcomb
<b>NAYS:</b>	Allocco

**Motion**

To not see the video presentation by Joe Mason.

<b>RESULT:</b>	<b>DEFEATED [2 TO 3]</b>
<b>MOVER:</b>	Wayne Dukes, Commissioner
<b>SECONDER:</b>	Elizabeth Narverud, Second Vice Chairman
<b>AYES:</b>	Narverud, Dukes
<b>NAYS:</b>	Champion, Allocco, Holcomb

The Board accepted public input on this matter.

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

Comm. Narverud temporarily left the meeting.

Comm. Holcomb temporarily left the meeting.

Comm. Narverud returned to the meeting.

Comm. Holcomb returned to the meeting.

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

**Motion**

To approve.

<b>RESULT:</b>	<b>DEFEATED [2 TO 3]</b>
<b>MOVER:</b>	Elizabeth Narverud, Second Vice Chairman
<b>SECONDER:</b>	Wayne Dukes, Commissioner
<b>AYES:</b>	Narverud, Dukes
<b>NAYS:</b>	Champion, Allocco, Holcomb

Comm. Allocco made the following Motion:

**Motion**

To allow up to 4 employees working on the property, sunsetting the exterior erection of structures and outdoor storage in 12-months on May 10, 2023.

Comm. Allocco amended his Motion as follows:

**Amendment to Motion**

To sunset on May 31, 2023.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	John Allocco, Vice Chairman
<b>SECONDER:</b>	Jeff Holcomb, Commissioner
<b>AYES:</b>	Champion, Allocco, Narverud, Dukes, Holcomb

**RECESS/RECONVENE**

The Board recessed at 3:10 p.m. and reconvened at 3:20 p.m.

**Master Plan Petition Submitted by Doherty Holdings Twenty Seventh, LLC, on Behalf of Dr. Jain Kirti, Trustee**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2022-101).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Wayne Dukes, Commissioner
<b>SECONDER:</b>	Jeff Holcomb, Commissioner
<b>AYES:</b>	Champion, Allocco, Narverud, Dukes, Holcomb

**Rezoning Petition Submitted by Artistic Homes Enterprises, Inc.**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2022-102).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Wayne Dukes, Commissioner
<b>SECONDER:</b>	Elizabeth Narverud, Second Vice Chairman
<b>AYES:</b>	Champion, Allocco, Narverud, Dukes, Holcomb

**Rezoning Petition Submitted by Nikolaos Savouidakis**

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation (Resolution No. 2022-103).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Wayne Dukes, Commissioner
<b>SECONDER:</b>	John Allocco, Vice Chairman
<b>AYES:</b>	Champion, Allocco, Narverud, Dukes, Holcomb

**Master Plan Revision Petition Submitted by Dire Wolf Holdings, LLC**

Comm. Dukes made the following Motion:

**Motion**

To grant party status to Jim Nevens, Rebecca Glenn and Steve Syrkin.

The Motion died for lack of a second.

The Board accepted public input on this matter.

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

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

Comm. Dukes made the following Motion:

**Motion**

To approve the staff recommendation.

Comm. Dukes clarified his Motion as follows:

**Clarification to Motion**

To not include Modified Performance Condition No. 25 and to update the scrivener's error in Modified Performance Condition No. 16 from North to West (Resolution No. 2022-104).

<b>RESULT:</b>	<b>ADOPTED [4 TO 1]</b>
<b>MOVER:</b>	Wayne Dukes, Commissioner
<b>SECONDER:</b>	Elizabeth Narverud, Second Vice Chairman
<b>AYES:</b>	Champion, Allocco, Narverud, Dukes
<b>NAYS:</b>	Holcomb

**BOARD OF COUNTY COMMISSIONERS**

The Board commented on various issues.

**Recognition of Planning and Zoning Director Ronald Pianta Upon Occasion of His Retirement**

Comm. Holcomb requested Board consensus to have an "Illegal Immigration" Resolution placed on a future agenda.

The Board concurred.

Comm. Allocco left the meeting.

**Recognition of Building Official James Friedrichs Upon Occasion of His Retirement****ADJOURNMENT**

The meeting was adjourned at 5:50 p.m.