



Hernando County
Board of County Commissioners
Regular Meeting
Minutes

July 30, 2024

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, July 30, 2024, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<u>Attendee Name</u>	<u>Title</u>
Elizabeth Narverud	Chairwoman
Brian Hawkins	Vice Chairman
Jerry Campbell	Second Vice Chairman
John Allocco	Commissioner
Steve Champion	Commissioner
Albert Bertram	Office of Management and Budget Director
Toni Brady	Deputy County Administrator
Omar DePablo	Planning Administrator
Scott Herring	Public Works Director/County Engineer
Jon Jouben	County Attorney
Christopher Linsbeck	Community Services Director
Gordon Onderdonk	Utilities Director
Jeffrey Rogers	County Administrator
Melissa Tartaglia	Assistant County Attorney
James Terry	Animal Services Manager
Heidi Kurppe	Deputy Clerk
Patricia Tapia	Deputy Clerk

Chairwoman Elizabeth Narverud was not present when the meeting began.

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda.

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

ELECTED OFFICIALS

There were no Elected Officials' comments.

COMMEMORATIVE RESOLUTION

Resolution Proclaiming August 7, 2024, as Purple Heart Day

Motion

To approve the staff recommendation (Resolution No. 2024-159).

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

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.

Comm. Champion requested Board consensus to move forward with an audit of the Animal Services Department.

RECESS/RECONVENE

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

Chairwomen Narverud was present when the meeting reconvened and assumed the chairwomanship.

BOARD/STAFF RESPONSES

Sheriff Al Nienhuis commented on various topics and issues.

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

Comm. Champion requested Board consensus to move forward with an audit and to hire a veterinarian for the Animal Services Department

The Board concurred.

CONSENT AGENDA

Approval of Change Order No. 1 to Grant Agreement With State Department of Environmental Protection for Installation of Hut Pumping Station and Force Main Project for Utilities Department

Approval of Hernando County Opioid Settlement Response Plan

This item was pulled and voted on separately.

Change Order No. 1 to Grant Agreement With State Department of Environmental Protection for Septic to Sewer Conversion District A, Phase 1 Project

Memorandums of Agreement With Hernando County Fine Arts Council and Brooksville Main Street, Inc., for Expansion of Mermaid Tale Trail; and Proposed Revision of, The Mermaid Tale Trail, Statue Sponsorship Agreement

Ratification of Memorandum of Agreement for Award of FY 2023-24 State Department of Health Emergency Medical Services Grant for Improvement and Expansion of Pre-Hospital Emergency Medical Services and Associated Budget Resolution

Ratification of Memorandum of Agreement With State Department of Health for Award of Emergency Medical Services Matching Grant for Purchase of Automated Cardiopulmonary Resuscitation Machines for Hernando County Fire and Emergency Services and Associated Budget Resolution

Request to Apply for Federal FY 2023 Edward Memorial Justice Assistance Grant

State-Funded Grant Agreement With State Division of Emergency Management for FY 2024 Emergency Management Preparedness Assistance Grant and Associated Budget Resolution

Statewide Mutual Aid Agreement With State Division of Emergency Management for Reciprocal Emergency Assistance With Local Governments

Authorization to Transfer Trail Counters Purchased by Hernando/Citrus Metropolitan Planning Organization to State Department of Transportation

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

Satisfaction of Second Mortgage for Nathaniel G. Jones and Rebekah Jones Through Neighborhood Stabilization Program Purchase Assistance Program

Transmittal of List of Accounts Payable Disbursements for Weeks Ended June 21, 2024, and June 28, 2024

Various Interim Disposal Special Assessment Liens

Various Satisfactions of Interim Disposal Special Assessment Liens

Final Plat for Leyland Preserve and Acceptance of Performance Bond With Meritage Homes of Florida, Inc., and Arch Insurance Company

Final Plat for Space Shop and Acceptance of Performance Bond With SIG Spring Hill Commercial, LLC, and Capital Indemnity Corporation for The Space Shop Project

Release of Performance Bond and Acceptance of Maintenance Bond for Anderson Snow Estates

This item was pulled and voted on separately.

Motion

To approve the Consent Agenda, except for Item Nos. G-2 and G-18 (Budget Resolution Nos. 2024-160 through 2024-162).

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

Approval of Hernando County Opioid Settlement Response Plan

Motion

To approve Consent Agenda Item No. G-2.

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

Release of Performance Bond and Acceptance of Maintenance Bond for Anderson Snow Estates

Motion

To approve Consent Agenda Item No. G-18.

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

CORRESPONDENCE TO NOTE

Notification of Final Tax Recapitulation and Certificates of Corrections for 2023 Tax Rolls as Submitted by Tax Collector

Transmittal of Rabies Surveillance Quarterly Summary Report for April 1, 2024, Through June 30, 2024

Transmittal of Withlacoochee Regional Water Supply Authority FY 2024-25 Budget and Work Program

PUBLIC HEARINGS

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

Ex Parte Communications

Chairwoman Narverud and Comms. Hawkins, Campbell, Allocco 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.

Comm. Champion made the following Motion:

Motion

To approve.

Comm. Champion revised his Motion as follows:

Revised Motion

To approve and include the additional backup material.

(Note: The Motion pertained to including a certified letter sent to all commissioners for Item No. I-3 [Large Scale Comprehensive Plan Amendment Submitted by Six Feed Under, LLC (CPAM2401)].)

Motion

To approve and include the additional backup material.

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

Proposed Ordinance Amending Chapter 23, Article III, Divisions I-VI, Relating to Impact Fee Schedules

The Board accepted public input on this matter.

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

Comm. Champion made the following Motion:

Motion

To accept Scenario 4 (as presented by staff) with a phased in approach of 50% on November 1, 2024, and with the other 50% over the next 3-years.

Chairwoman Narverud passed the gavel to Vice Chairman Hawkins in order to second the Motion.

RESULT:	DEFEATED
MOVER:	Steve Champion
SECONDER:	Elizabeth Narverud
AYES:	Narverud and Champion
NAYES:	Hawkins, Campbell and Allocco

Comm. Hawkins made the following Motion:

Motion

To pass Scenario 4 with a 50% increase within 90-days (November 1, 2024), and an additional 50% increase in 12-months.

Comm. Allocco seconded the Motion.

Comm. Hawkins clarified his Motion:

Clarification to Motion

To be inclusive of all categories within the proposed Ordinance.

Comm. Hawkins restated the Motion:

Restated Motion

To adopt Scenario 4 with 50% increase in 90-days, 50% increase within 12-months and to include private schools at zero and all other impact fee Ordinances to follow suit (Ordinance No. 2024-10).

(Note: The Motion pertained to lineal amendments to the proposed Ordinance as approved by the Board.)

RESULT:	ADOPTED
MOVER:	Brian Hawkins
SECONDER:	John Allocco
AYES:	Narverud, Hawkins, Campbell and Allocco
NAYES:	Champion

RECESS/RECONVENE

The Board recessed at 12:50 p.m. and reconvened at 1:00 p.m.

Ordinance Amending Chapter 10, Article III, Section 10-54, Providing for Fence and Wall Height Threshold Beyond Which a Permit is Required Prior to Construction

There was no public input.

Motion

To approve the staff recommendation including a County website page with guidelines (Ordinance No. 2024-11).

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

Large Scale Comprehensive Plan Amendment Submitted by Six Feet Under, LLC (CPAM2401)

Comm. Allocco made the following Motion:

Motion

To postpone I-3 and I-5 to a date uncertain.

Comm. Champion seconded the motion.

The Board accepted public input on this matter.

Comm. Champion rescinded his second.

Comm. Allocco rescinded his Motion.

Comm. Hawkins made the following Motion:

Motion

To deny.

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

Petition for Comprehensive Plan Amendment Submitted by Glen Lakes Commons, LLC (CPAM2301)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Ordinance No. 2024-12).

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

Request to Postpone Rezoning Petition Submitted by Six Feet Under, LLC (H2405)

This item was moot and not heard based on the denial of Item No. I-3 [Large Scale Comprehensive Plan Amendment Submitted by Six Feet Under, LLC (CPAM 2401)].

Petition Submitted by Glen Lakes Commons, LLC (H2319)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation based on the Performance Conditions set forth as well as not entering the private access road and figuring out the buffer requirements with the drainage retention areas (DRAs) (Resolution No. 2024-163).

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

Request to Postpone Rezoning Petition Submitted by Spring Hill Development Investment, LLC (H2412)

There was no public input.

Motion

To postpone to a date uncertain.

RESULT:	ADOPTED
MOVER:	Brian Hawkins
SECONDER:	Jerry Campbell
AYES:	Narverud, Hawkins, Campbell, Allocco and Champion

Request to Postpone Rezoning Petition Submitted by KAL Holdings, LLC (H2411)

There was no public input.

Motion

To postpone to a date certain of August 27, 2024.

RESULT:	ADOPTED
MOVER:	Jerry Campbell
SECONDER:	John Allocco
AYES:	Narverud, Hawkins, Campbell, Allocco and Champion

Appeal of Planning and Zoning Commission's Decision Submitted by Alejandro Crespo

The Board accepted public input on this matter.

Comm. Hawkins made the following Motion:

Motion

To approve the special use with the following performance conditions:

1. No breeder shall permit lofts to become dirty and/or smelly or allow birds to wander uncontrolled about the neighborhood.
2. No loft, coop or other place for keeping or confining homing pigeons shall be maintained, operated or permitted to exist within a distance of 25 feet from any building used as a residence, garage, playhouse, permanent swimming pool or patio.
3. No loft, coop or other place for keeping or confining homing pigeons shall be more than 15 feet above the established grade of the premises upon which it is located.
4. No loft, coop or other place for keeping or confining homing pigeons shall be located in any structure not constructed in accordance with the Zoning and Building Codes of the County.
5. All pigeons shall be fed within the confines of the loft or coop, and all unused food shall be collected promptly and disposed of in a manner as required.
6. All runways shall be completely enclosed with chicken wire, netting or other equivalent material that will prevent pigeons from escaping the confines of the loft or coop.
7. In order to fly domestic pigeons, must be a member in good standing of an organized racing homer club, which club has a body of rules that will preserve the peace and tranquility of the neighborhood, such as a local club in the Hernando County area or Tampa Bay Area, or a comparable organization.
8. Birds will not be released or exercised which have been fed that day and not more than 20 birds in one day shall be flown. Young birds in numbers greater than 20 may be flown, provided they do not fly outside the boundaries of the owner's yard.
9. The owner or agent will maintain a logbook on the birds, which log book shall contain the following information: pigeon band number; pigeon plastic band color; time out or released; time bird returned; and type of domestic pigeon.
10. The total limit of birds is 25 birds.

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

RECESS/RECONVENE

The Board recessed at 3:35 p.m. and reconvened at 4:00 p.m.

Rezoning Petition Submitted by KLMG Properties II, LLC (H2406)

There was no public input.

Comm. Hawkins made the following Motion:

Motion

To approve the staff recommendation.

Comm. Hawkins amended his Motion as follows:

Amendment to Motion

To have a 30-foot rear buffer included within the 35-foot setback (Resolution No. 2024-164).

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

Rezoning Petition Submitted by KB Home Tampa Division (Michael Dady), VP of Land Acquisitions on Behalf of Powell Road Partners, LLC (H2415)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with 10% holiday parking, a cul-de-sac condition for driveway location, removal of Performance Condition No. 4-C, mechanical equipment shall be placed in the rear or elevated, a 5-foot setback, and a 6-foot chain link fence along the west border (Resolution No. 2024-165).

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

Rezoning Petition Submitted by Julie Bishop (H2371)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2024-166).

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

Rezoning Petition Submitted by Travis Schuldt and Terra Schuldt (H2409)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2024-167).

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

Master Plan Revision Petition Submitted by D.R. Horton, Inc., on Behalf of Crystal Waters Revocable Trust, et al (H2251)

The Board accepted public input on this matter.

Comm. Champion made the following Motion:

Motion

To approve the staff recommendation with 50-foot lots minimum, 5-foot setback with mechanical in the rear or elevated, and the 15-foot vegetative buffer (Resolution No. 2024-168).

Chairwoman Narverud passed the gavel to Vice Chairman Hawkins in order to second the Motion, she then resumed the Chairwomanship.

RESULT: ADOPTED
MOVER: Steve Champion
SECONDER: Elizabeth Narverud
AYES: Narverud, Hawkins, Campbell and Champion
NAYES: Allocco

Variance Petition Submitted by ARC Florida Homes, LLC, on Behalf of Milvian, LLC (V2350)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2024-169).

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

Rezoning Petition Submitted by Fanta Land Corp (H2410)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2024-170).

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

Comm. Champion temporarily left the meeting.

Rezoning Petition Submitted by Hernando County Board of County Commissioners to Establish Public Service Facility Overlay District for Fire Station No. 16 Located at Atlanta Avenue, Commercial Way and Richmond Street (H2428)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2024-171).

RESULT:	ADOPTED
MOVER:	Brian Hawkins
SECONDER:	John Allocco
AYES:	Narverud, Hawkins, Campbell and Allocco
ABSENT:	Champion

Request Submitted by Dominique Moglia Tilwick for Appeal of Building Official's Revocation of Building Permit Exemption for Non-Residential Farm Building on Property Located on Peach Bloom Road

Comm. Champion rejoined the meeting.

There was no public input.

Motion

To reverse the Building Official's denial.

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

RECESS/RECONVENE

The Board recessed at 6:50 p.m. and reconvened at 7:00 p.m.

Reconsideration of Proposed Ordinance Related to Retail Transactions; Creating Section 18-1 of Hernando County Code Prohibiting Retail Businesses From Refusing to Accept Cash Payments for Goods or Services

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	DEFEATED
MOVER:	Steve Champion
SECONDER:	Brian Hawkins
AYES:	Hawkins and Campbell
NAYES:	Narverud, Allocco and Champion

Motion

To pass a resolution, stating that "Hernando County is a cash county and that we encourage all businesses that function inside Hernando County to accept cash, and businesses that are not accepting cash, should not be charging service fees.

RESULT:	ADOPTED
MOVER:	John Allocco
SECONDER:	Jerry Campbell
AYES:	Narverud, Hawkins, Campbell, Allocco and Champion

OFFICE OF MANAGEMENT AND BUDGET DIRECTOR ALBERT BERTRAM

Budget Amendment Transferring Funds From Reserves for Contingency to Professional Services Engineering for Long Term Care Permit Renewal and Stability Report at Croom Landfill

Discussion Regarding Submittal of Proposed Maximum Millage Rates to Property Appraiser for FY 2024-2025

This item was pulled and voted on separately.

CHIEF PROCUREMENT OFFICER CARLA ROSSITER-SMITH

Award of Construction Agreement With Midsouth, Inc., for Construction Services for Weeki Wachee Drainage Retention Area Retrofit Project Phase 2 (Contract No. 24-C00673/JG; Amount: \$806,372.78)

Award of Contract to RSC Insurance Brokerage, Inc., for County Employee Health Benefits Consultant Services (Contract No. 24-A0173/CT)

Award of Contract to Stantec Consulting Services, Inc., for Continuing Professional Engineering Services (Contract No. 23-RFQ00422/AP)

Award of Term Contract to American Track Generations, LLC, for Railroad Signalization and Traffic Inspection Services at Brooksville-Tampa Bay Regional Airport (Contract No. 24-T00698/JG; Amount: \$250,000)

Award of Term Contracts to Various Contractors for Emergency Debris Removal Services (Contract No. 24-TF00708/AP; Amount: \$7,200,000.00)

Change Order No. 2 to Purchase Order to Polydyne, Inc., for Supply of Polymer for Utilities Department (Contract No. 23-P00098/FH; Amount: \$37,239.90)

Increased Annual Expenditure for Utilization 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 (Contract No. 24-P00155/FH; Amount: \$100,000.00)

Increased Annual Expenditure of Term Contract With Charlie's Plumbing, Inc., for Plumbing Repair Services As-Needed for Various County Departments (Contract No. 23-T00453/TC; Amount: \$95,000.00)

Increased Annual Expenditure of Term Contract With Odyssey Manufacturing Company for Supply of Bulk Liquid Sodium Hypochlorite for Use at Water and Wastewater Treatment (Contract No. 21-P00116/FH; Amount: \$40,000.00)

Increased Expenditure for Utilization of Seminole County Contract With Lamphier Company d/b/a Lamphier & Company for Caulking, Coatings, Joint Sealant and Pressure Washing Services for Facilities Department (Contract No. 23-P0100/FH; Amount: \$785,000.00)

Pre-Qualification of Vendors for Grant Funded Construction Services for Projects Under \$500,000.00 (Contract No. 24-TFG00704/AP)

Utilization of Sourcewell Contracts With Toshiba America Business Solutions, Inc., and Konica Minolta Business Solutions U.S.A., Inc., for Copiers, Printers, and Multi-Function Devices Including Supplies, Accessories, and Services for Various Department

COUNTY ADMINISTRATOR JEFFREY ROGERS

Appointment of Alternate Member to Planning and Zoning Commission Until December 31, 2026

This item was pulled and voted on separately.

Update Regarding Ongoing Board Directives

PUBLIC WORKS DIRECTOR/COUNTY ENGINEER SCOTT HERRING

Approval of Right of Entry Agreements With Anthony Dwagne White (Key #12364) and Frederick Kelly Elks Lodge #1270, Inc. (Key #12391), for Hazardous Tree, Shrubbery, and Debris Removal to Prevent Further Impairment of County Drainage Easement

Temporary Construction Easement Between Larkin Street Homes, LLC, and Hernando County Water and Sewer District for Replacement of Force Main on Property Located at Corner of Northcliffe Boulevard and Deltona Boulevard

Motion

To approve Agenda Item Nos. L-1, M1 through M-12, N-2, and O.

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

Discussion Regarding Submittal of Proposed Maximum Millage Rates to Property Appraiser for FY 2024-2025

Motion

To reduce the budget to \$887 million, which is \$4 million less than what it currently is, taking it from Reserves now, with direction to staff to do pro rata share and find the line item reductions.

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

Appointment of Alternate Member to Planning and Zoning Commission Until December 31, 2026

Motion

To appoint Justin Noe.

RESULT:	ADOPTED
MOVER:	Jerry Campbell
SECONDER:	Brian Hawkins
AYES:	Narverud, Hawkins, Campbell, Allocco and Champion

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

County Administrator Jeffrey Rogers requested Board consensus to allow discretion in offering a higher-level Planned Time Off (PTO) incentive for hiring of the Veterinarian position within the Animal Services Department.

The Board concurred.

ADJOURNMENT

The meeting was adjourned at 8:20 p.m.