



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

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**September 26, 2023**

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**CALL TO ORDER**

The meeting was called to order at 9:00 a.m. on Tuesday, September 26, 2023, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<b><u>Attendee Name</u></b>	<b><u>Title</u></b>
John Allocco	Chairman
Elizabeth Narverud	Vice Chairman
Steve Champion	Second Vice Chairman
Jerry Campbell	Commissioner
Brian Hawkins	Commissioner
Toni Brady	Office of Management and Budget Director/Chief Procurement Officer
Todd Crosby	Interim Public Works Director/County Engineer
Paul Hasenmeier	Public Safety Director/Fire Chief
Scott Herring	Interim Deputy County Administrator
Jon Jouben	County Attorney
Christopher Linsbeck	Community Services Director
Michelle Miller	Planning Administrator
Valerie Pianta	Economic Development Director
Jeffrey Rogers	County Administrator
Heidi Kurppe	Deputy Clerk

**Invocation**

**Pledge of Allegiance**

**AGENDA**

**Motion**

To approve the Agenda with changes.

(Note: Item No. K-2 [Appointment of W. Steve Hickey to Affordable Housing Advisory Committee for Two-Year Term in Accordance With State Housing Initiatives Partnership Act] was added to the Agenda.)

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Jerry Campbell
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**PUBLIC SAFETY DIRECTOR/FIRE CHIEF PAUL HASENMEIER**

**Ratification of Proclamation Nos. 2023-03 and 2023-04 Extending Declaration of Local State of Emergency Due to Hurricane Idalia**

**Motion**

To ratify.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Brian Hawkins
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**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.

**FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES  
CONSUMER ADVOCATE LENORA SPENCE**

**Presentation by State Department of Agriculture and Consumer Services Regarding Consumer Services Related to Fraud**

**CONSENT AGENDA**

**Contract With State Department of Health for Provision of Services by Hernando County Health Department for FY 2023-24**

**Letter of Agreement With State Agency for Health Care Administration for Public Emergency Medical Transportation Services**

**Low Income Pool Letter of Agreement on Behalf of Premier Community HealthCare Group and State Agency for Health Care Administration for FY 2023-24**

**Second Amendment to Interlocal Agreement With District 5 and District 24 for Cost Share of Medical Examiner Services and Related Matters**

**Easement With Duke Energy Florida, LLC, for Installation of Electrical Services Equipment and Lines Along Newly Constructed Portion of Telcom Drive and Technology Drive for Property Located at 15741 Technology Drive at Brooksville-Tampa Bay Regional Airport**

**Resolution Proclaiming October 6, 2023, as Florida Manufacturing Day**

This item was pulled and voted on separately.

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

**Resolution Regarding Reimbursement of Certain Costs Relating to Acquisition, Construction, and Equipping of New Fire Station Facilities for Fire Station No. 15 and Fire Station No. 16**

**Satisfaction of Interim Disposal Special Assessment Lien for DEC Incorporated**

**Transmittal of List of Accounts Payable Disbursements for Weeks Ended September 1, 2023, and September 8, 2023**

**Final Plat for Cabot Citrus Farms Phase 1**

This item was pulled and voted on separately.

**Final Plat for Suncoast Landing Phase 2**

**Motion**

To approve Consent Agenda Item Nos. 1 through 5, 7 through 10 and 12 (Resolution No. 2023-192).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Brian Hawkins
<b>SECONDER:</b>	Elizabeth Narverud
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**Resolution Proclaiming October 6, 2023, as Florida Manufacturing Day**

**Motion**

To approve Consent Agenda Item No. 6 (Resolution No. 2023-193).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Jerry Campbell
<b>SECONDER:</b>	Steve Champion
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**Final Plat for Cabot Citrus Farms Phase 1**

**Motion**

To approve Consent Agenda Item No. 11.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Brian Hawkins
<b>SECONDER:</b>	Elizabeth Narverud
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**CORRESPONDENCE TO NOTE**

**Notice of Conditional Use Permit Actions Taken by Planning and Zoning Commission on September 11, 2023**

**Notice of Purchasing Policy Exceptions for August 2023**

**Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on September 11, 2023**

**Transmittal of Lake Hideaway Community Development District Adopted Budget for FY 2024**

**Transmittal of Minutes From Spring Ridge Community Development District Board of Supervisors Meeting of June 19, 2023**

**Transmittal of Somerset Bay Community Development District Final Adopted Budget for FY 2023-24**

**Transmittal of Somerset Bay Community Development District FY 2023-24 Meeting Schedule**

**COUNTY ADMINISTRATOR JEFFREY ROGERS**

**Designation of Carla Rossiter-Smith as Chief Procurement Officer**

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Elizabeth Narverud
<b>SECONDER:</b>	Steve Champion
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

### **Update Regarding Ongoing Board Directives**

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

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

**Amendment No. 2 to Contract With AJ General Construction Services, Inc., for Spring Hill Drive, Mariner Boulevard, Northcliffe Boulevard, Landover Boulevard and Seven Hills Drive Sidewalk Repair Projects (Contract No. 23-C00002/AP; Amount: \$134,545.73)**

**Approval of Quote With Right Way Elevator Maintenance, Inc., for Elevator Upgrade Project at Courthouse/Government Center for Facilities Maintenance Department (Contract No. 22-T00066/JF; Amount: \$65,345.92)**

**Change Order No. 4 to Purchase Order to DesignLab, Inc., for Uniforms and Related Items for Hernando County Fire Rescue and Emergency Services (Contract No. 20-P00099; Amount: \$35,006.00)**

**Pre-Qualification of Vendors for Construction Services for Projects Under \$500,000.00 (Contract No. 23-T00040/AP)**

This item was pulled and voted on separately.

**Ratification of Emergency Purchase Order to Amax Welding and Fabrication, Inc., for Aeration Equipment Repair at Ridge Manor Wastewater Treatment Plant for Utilities Department**

**Ratification of Emergency Purchase Order to Environmental Equipment Services, LLC, for Centrifuge Machine Repair at Glen Lakes Wastewater Reclamation Facility for Utilities Department (Amount: \$36,785.00)**

**Treasury Consulting Services Agreement With PFM Group Consulting, LLC, for Treasury Consulting Services**

**Utilization of Lee County Contract With Alfred Benesch and Company for Miscellaneous Planning Services for Hernando County Fire and Emergency Services (Contract No. 23-P0118; Amount: \$65,000.00)**

This item was pulled and voted on separately.

**Motion**

To approve Item Nos. J-1, J-2, J-3, J-5, J-6 and J-7.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Brian Hawkins
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**Pre-Qualification of Vendors for Construction Services for Projects Under \$500,000.00  
(Contract No. 23-T00040/AP)**

**Motion**

To approve Item No. J-4.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Brian Hawkins
<b>SECONDER:</b>	Steve Champion
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**Utilization of Lee County Contract With Alfred Benesch and Company for Miscellaneous Planning Services for Hernando County Fire and Emergency Services (Contract No. 23-P0118; Amount: \$65,000.00)**

**Motion**

To approve Item No. J-8.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Brian Hawkins
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

## **PLANNING ADMINISTRATOR MICHELLE MILLER**

**Approval of Summary of Board Action and Zoning Interpretation for SE2116 as Pertains to Special Exception Use Permit Petition Submitted by John Henry**

Comm. Campbell made the following Motion:

**Motion**

The intent of the Board of County Commissioners on May 10, 2022 was for the structure to be removed by May 31, 2023.

Comm. Campbell modified his Motion as follows:

**Modification to Motion**

To move forward with a quasi-judicial hearing to understand the intent of the Motion from May 10, 2022.

Comm. Campbell amended his Motion as follows:

**Amendment to Motion**

To review the zoning officials' determination as to this parcel and its allowed uses thereon.

Comm. Campbell modified his Motion as follows:

**Modification to Motion**

To a date certain of October 24, 2023.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Jerry Campbell
<b>SECONDER:</b>	Steve Champion
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**RECESS/RECONVENE**

The Board recessed at 11:30 a.m. and reconvened at 11:40 a.m.

Comm. Hawkins was not present when the meeting reconvened.

**Appointment of W. Steve Hickey to Affordable Housing Advisory Committee for Two-Year Term in Accordance With State Housing Initiatives Partnership Act****Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Jerry Campbell
<b>SECONDER:</b>	Steve Champion
<b>AYES:</b>	Allocco, Narverud, Champion and Campbell
<b>AWAY:</b>	Hawkins

Comm. Hawkins returned to the meeting.

**Motion**

To move Agenda Item M-4 before Agenda Item M-3.

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

## **INTERIM PUBLIC WORKS DIRECTOR TODD CROSBY**

**Approval of State Department of Transportation Proposed Removal of Current Rectangle Rapid Flashing Beacon and Installation of Pedestrian Hybrid Beacon for Good Neighbor Trail Crossing Located at Jefferson Street**

### **Motion**

To approve the staff recommendation.

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

**Contract for Sale and Purchase of Real Estate With Michael Denktsis and Helen Denktsis for Property Located on Commercial Way and Atlanta Avenue for Fire Station No. 16**

### **Motion**

To approve the staff recommendation.

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

**Declaration of County Owned Property Located on Oakhurst Drive as Surplus Property and Consideration of Purchase Offer Submitted by Brooksville Investment Group, LLC (Key #350934)**

### **Motion**

To approve the staff recommendation.

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



**Declaration of County Owned Property Located on Summit View Drive as Surplus Property and Consideration of Purchase Offer Submitted by GTG Spire Homes, LLC (Key #1637802)**

**Motion**

To approve the staff recommendation.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Brian Hawkins
<b>SECONDER:</b>	Jerry Campbell
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**Resolution Providing for Installation of Designated Stop Signs Within Royal Highlands Area**

**Motion**

To approve the staff recommendation (Resolution No. 2023-194).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Brian Hawkins
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**PUBLIC HEARINGS**

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

**Ex Parte Communications**

Chairman Allocco and Comms. Campbell, Champion, Hawkins and Narverud 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.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Brian Hawkins
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**Petition Submitted by Christopher J. Murray and Rosa L. Murray to Vacate Utility and Drainage Easements Located in Royal Highlands**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2023-195).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Brian Hawkins
<b>SECONDER:</b>	Steve Champion
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**Petition Submitted by Tanjier Walker-Pontante and Anthony Pontante to Vacate Internal Utility and Drainage Easements Located in Royal Highlands**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2023-196).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Brian Hawkins
<b>SECONDER:</b>	Elizabeth Narverud
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**Mediated Settlement Agreement With Adam Webster, Wayne Karastury, and Civil-Tech Consulting Services, LLC, on Behalf of Mohamed Nazir Hamoui and Nada Hamoui as Trustees of the N & N Family Revocable Trust Dated October 12, 2022, and Associated Resolution**

There was no public input.

Comm. Champion made the following Motion:

**Motion**

To postpone.

Comm. Champion amended his Motion as follows:

**Amendment to Motion**

To postpone to a date certain of October 24, 2023.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Elizabeth Narverud
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**Proposed Ordinance Relating to Fire Protection and Emergency Medical Services Capital Facilities Impact Fee; Amending Hernando County Code to Reflect Abolition of Spring Hill Fire Rescue and Emergency Medical Services District and Hernando Beach Volunteer Fire Company**

There was no public input.

**Motion**

To approve the staff recommendation (Ordinance No. 2023-11).

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Steve Champion
<b>SECONDER:</b>	Brian Hawkins
<b>AYES:</b>	Allocco, Narverud, Champion, Campbell and Hawkins

**Ordinance Amending Chapter 7 (Boats and Waterways), Article IV (Protection of Aquatic Marshes and Grasses), to Incorporate Sections Regarding Noise Pollution From Vessels**

Comm. Champion made the Motion:

**Motion**

To approve the staff recommendation (Ordinance No. 2023-12).

Comm. Champion temporarily left the meeting.

The Board accepted public input on this matter.

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

**Ordinance Creating Kensington Woods Street Lighting Municipal Service Benefit Unit**

Comm. Champion returned to the meeting.

There was no public input.

**Motion**

To approve the staff recommendation (Ordinance No. 2023-13).

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

**BOARD OF COUNTY COMMISSIONERS**

The Board commented on various issues.

**ADJOURNMENT**

The meeting was adjourned at 1:15 p.m.