



Hernando County
Board of County Commissioners
Regular Meeting
~ Minutes ~

June 14, 2022

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, June 14, 2022, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

Attendee Name	Title
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
Jon Jouben	County Attorney
Keith Kolasa	Aquatic Services Manager
Michelle Leigh Miller	Acting Planning Administrator
Tobey Phillips	Deputy County Administrator
Aaron Pool	Community Development Director
Jeffrey Rogers	County Administrator
Darlene Christensen	Deputy Clerk
Heidi Kurppe	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Comm. Allocco requested Board consensus to postpone Item Nos. N-8 [Rezoning Petition Submitted by Shutts & Bowen, LLP on Behalf of Temple Beth David Jewish Center, Inc., to Establish Public Service Facility Overlay District for Communication Tower (H2210)] and N-11 [Variance Petition Submitted by Brian Garrison and Vicki McMahan on Behalf of Florida Coast Shrimp, LLC] to a future meeting on August 9, 2022.

The Board concurred.

Motion

To approve the Agenda.

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

ELECTED OFFICIALS

The Board recognized Clerk of Circuit Court and Comptroller Doug Chorvat, Jr. for his achievement as Clerk of the Year.

CITIZENS' COMMENTS

Citizens commented on various topics and issues.

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

BOARD/STAFF RESPONSES

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

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

RECESS/RECONVENE

The Board recessed at 11:00 a.m. and reconvened at 11:10 a.m.

Comm. Dukes was not present when the meeting reconvened.

CONSENT AGENDA

Assignment and Assumption Agreement of Ground Lease From D.A.B. Constructors, Inc., to MEL USA Property Holder I, LLC for Land Parcel at Brooksville-Tampa Bay Regional Airport

Acceptance of Emergency Medical Services Matching Grant From State Department of Health for Purchase of Intravenous Infusion Pumps for Hernando County Fire and Emergency Services and Associated Budget Resolution

Agreement With International Association of Fire Fighters and Hernando County Fire and Emergency Services for Peer Support Training Program

Request by Sheriff's Office to Apply for FY 2022 Bureau of Justice Assistance Grant for Replacement of Vests Through Bulletproof Vest Partnership

Request by Sheriff's Office to Apply for FY 2022 US Department of Justice Office of Community Oriented Policing Services Hiring Program Grant

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

Submittal of Emergency Management Grant Application to State Department of Environmental Protection for FY 2022-23 Resilient Florida Grant Program

Acceptance of Perpetual Easement From James Loftin and Nancy Loftin to Mitigate Flooding Issues on Culbreath Road

Final Plat for Preston Trail Subdivision

Designation of Signature Authority to Development Services Director Aaron Pool, Transit Coordinator Jannina Elkin, and County Attorney Jon Jouben for Federal Transit Administration Electronic Software

Public Transportation Agency Safety Plan for TheBus

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

Discharge of Order and Satisfaction of Code Enforcement Special Master Lien for Darren Raye Asbell

Resolution Granting Signature Authority for State Mosquito Control Budget Forms to Director of Management and Budget

Transmittal of List of Accounts Payable Disbursements for Weeks Ended May 6, 2022, May 13, 2022 and May 20, 2022

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

Various Satisfactions of Code Enforcement Public Nuisance Abatement Special Assessment Liens

Approval of Minutes for Regular Meeting of April 26, 2022

Motion

To approve the Consent Agenda (Budget Resolution Nos. 2022-109 and 2022-110 and Resolution No. 2022-111).

RESULT:	ADOPTED [4 TO 0]
MOVER:	Jeff Holcomb, Commissioner
SECONDER:	Elizabeth Narverud, Second Vice Chairman
AYES:	Champion, Allocco, Narverud, Holcomb
AWAY:	Dukes

CORRESPONDENCE TO NOTE

Comm. Dukes returned to the meeting.

Letter From State Department of Economic Opportunity Regarding Review of Proposed Comprehensive Plan Amendment No. 22-01ESR

Letter From State Department of Economic Opportunity Regarding Review of Proposed Comprehensive Plan Amendment No. 22-02ESR

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

Transmittal From Clerk of Circuit Court and Comptroller of Independent Accountants' Report on Statement of County Funded Court Related Functions for FY Ended September 30, 2021, Conducted by MSL, P.A.

Transmittal From Clerk of Circuit Court and Comptroller of Landfill Escrow Account and Independent Auditor's Report for FY Ended September 30, 2021, Conducted by MSL, P.A.

Transmittal From Federal Transit Administration of Final Report of FY 2021 National Transit Database Report

Transmittal of Financial Statements and Independent Auditor's Report Submitted by Clerk of Circuit Court and Comptroller for FY Ended September 30, 2021

COUNTY ADMINISTRATOR JEFFREY ROGERS

Discussion Regarding County Debt Financing

Motion

To approve the staff recommendation.

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

Update Regarding Ongoing Board Directives

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

Acceptance of RESTORE Act Direct Component Funding Award Amendment From US Department of Treasury for Additional Funding Pertaining to Linda Pedersen Park Improvement Project and Associated Budget Resolution

Acceptance of Substance Abuse and Mental Health Services Administration Grant Award to Expand Substance Abuse Treatment Capacity in Adult Drug Courts and Associated Budget Resolution

Budget Amendment Recognizing Funds Carried Forward From Fiscal Year 2021 for Capital Expenses

Budget Amendment Transferring Funds From Reserve Account to Professional Services and Operating Supplies Expenditure Accounts for Additional Cost of Covering Closed Construction and Debris Landfill

Budget Resolution Recognizing Various Donations in Support of Library Services

Motion

To approve Item Nos. 1 through 5 (Budget Resolution Nos. 2022-112 through 2022-114).

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

Award of Contract to Property Services General Contractors for Fire Station No. 14 Asphalt Driveway Replacement Project

Award of Contract to Robert A. Buckner and Associates, Inc., for Realtor/Marketing Agent Services

Increased Annual Expenditure of Contract With Pace Analytical Services, LLC, for Leachate Testing Services for Solid Waste Department

Purchase of Bunker Gear From Municipal Emergency Services Utilizing Lake County Contract for Fire Equipment Supplies

Purchase of Software Upgrade and Training From Carlson Software Inc., for GPS System at Landfill

Ratification of Emergency Purchase Order to Citrus Well Drilling for Jamaica Water Treatment Plant

Ratification of Emergency Purchase Order to Cummins Power South, LLC, for Replacement Motor for Fire Engine No. 11

Motion

To approve Item Nos. 6 through 12.

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

HERNANDO COUNTY HOUSING AUTHORITY EXECUTIVE DIRECTOR TERRI BEVERLY

Non-Profit Construction Deferred Loan Agreement With Habitat for Humanity of Hernando County, Inc., Through State Housing Initiative Partnership Program

Motion

To approve the staff recommendation.

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

Request From Summit Villas Senior, LLLP, for Local Government Funding Contribution Through State Housing Initiatives Partnership Program for Redevelopment of Summit Villas Apartments

Motion

To approve the staff recommendation.

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

DEVELOPMENT SERVICES DIRECTOR AARON POOL

Resolution Amending Building Division Fee Schedule

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

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

Motion

To approve the staff recommendation (Resolution No. 2022-115).

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

ZONING COORDINATOR JENNIFER SOCH

Petition Submitted by Pablo Cabrera for Family Hardship Relief From Subdivision Regulations

Motion

To approve the staff recommendation (Resolution No. 2022-116).

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

AQUATIC SERVICES MANAGER KEITH KOLASA

Donation of Reef Materials From Coastal Conservation Association and Restoring Ecosystems and Coastal Habitat, Inc., for Artificial Reef Projects

Motion

To approve the staff recommendation (Budget Resolution No. 2022-117).

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

RECESS/RECONVENE

The Board recessed at 12:45 p.m. reconvened at 12:55 p.m.

PUBLIC HEARINGS

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

Ex Parte Communications

Chairman Champion and Comm. Dukes announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

Comms. Allocco, Holcomb and Narverud announced that they 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.

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

Small Scale Comprehensive Plan Amendment Submitted by Meritage Homes of Florida, Inc. on Behalf of Nancy Goode, LLC, Dianne Goode, and Jill Graddy

There was no public input.

Motion

To approve the staff recommendation (Ordinance No. 2022-14).

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

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 approve the staff recommendation (Ordinance No. 2022-15).

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

Rezoning Petition Submitted by Meritage Homes of Florida, Inc. on Behalf of Nancy Goode, LLC, Dianne Goode, and Jill Graddy

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2022-118).

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

Rezoning Petition Submitted by Ridge Manor Project, LLC

There was no public input.

Comm. Dukes made the following Motion:

Motion

To approve the staff recommendation.

Comm. Dukes amended his Motion as follows:

Amendment to Motion

To include the information that we just heard from staff (Resolution No. 2022-119).

(Note: The Motion pertained to Modified Performance Condition Nos. 12 and 15 as approved by the Planning Department.)

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

Rezoning Petition Submitted by Cemex Construction Materials Florida, Inc.

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2022-120).

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

Master Plan Petition Submitted by TP SEDK XVII, LLC on Behalf of Gautuam Thakkar and Heena Thakkar

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2022-121).

Comm. Dukes temporarily left the meeting.

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

Rezoning Petition Submitted by Amerco Real Estate Company on Behalf of P.K. Paul and Liza Paul

Comm. Dukes returned to the meeting.

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2022-122).

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

Rezoning Petition Submitted by Shutts & Bowen, LLP on Behalf of Temple Beth David Jewish Center, Inc., to Establish Public Service Facility Overlay District for Communication Tower

There was no public input.

Motion

To postpone to August 9, 2022.

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

Rezoning Petitions Submitted by Lennar Homes, LLC on Behalf of John F. Mason, Trustee of John F. Mason Revocable Trust (H2185) and Lennar Homes, LLC on Behalf of EBH Acquisition, LLC (H2187)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution Nos. 2022-123 and 2022-124).

(Note: The Motion included the proposed revisions to Performance Condition No. 25 as approved by the Planning Department.)

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

Petition Submitted by Michael Robert Thompson and Lynn Dee Thompson to Vacate Utility and Drainage Easements Located in Royal Highlands

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2022-125).

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

Variance Petition Submitted by Brian Garrison and Vicki McMahan on Behalf of Florida Coast Shrimp, LLC

There was no public input.

Motion

To postpone to August 9, 2022.

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

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 2:50 p.m.