



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

---

**December 12, 2023**

---

**CALL TO ORDER**

The meeting was called to order at 9:00 a.m. on Tuesday, December 12, 2023, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

<b><u>Attendee Name</u></b>	<b><u>Title</u></b>
Elizabeth Narverud	Chairwoman
Brian Hawkins	Vice Chairman
Jerry Campbell	Second Vice Chairman
John Allocco	Commissioner
Steve Champion	Commissioner
Toni Brady	Deputy County Administrator
Scott Herring	Public Works Director/County Engineer
Jon Jouben	County Attorney
Darlene Lollie	Transit Administrator
Gordon Onderdonk	Utilities Director
Veda Ramirez	Health and Human Services Manager
Jeffrey Rogers	County Administrator
Carla Rossiter-Smith	Chief Procurement Officer
Peter Schwarz	Development Services Director
Heidi Kurppe	Deputy Clerk

**Invocation**

**Pledge of Allegiance**

**AGENDA**

**Motion**

To approve the Agenda with changes.

(Note: Item Nos. I-2 [Consideration of Settlement Offer to Compromise Outstanding Unsafe Building Abatement Lien Against 16369 Seminole Boulevard] and N [Presentation Regarding Mosquito Control Products Utilized by Mosquito Control Department] were postponed to a future Agenda. It was also noted that Item No. S-5 [Petition Submitted by Luz A. Bauzo to Vacate Utility and Drainage Easements Located in Royal Highlands] would be postponed once that Public Hearing was opened during the meeting.)

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

## **WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE DISTRICT MANAGER DAVID GONZALEZ**

**Presentation by Withlacoochee River Electric Cooperative, Inc., of 2023 Capital Credit Refund**

### **Motion**

To approve the staff recommendation.

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

## **ELECTED OFFICIALS**

Clerk of Circuit Court and Comptroller Douglas Chorvat, Jr. 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.

## **CONSENT AGENDA**

### **Motion**

For any organization that receives funding for an event, there can be no exclusions to vendors and a fair fee schedule.

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

**Agreement to Amend Memorandum of Understanding Between Florida Cooperative Extension Service, University of Florida Board of Trustees, Hernando County Board of County Commissioners and Sumter County Board of County Commissioners for County Extension Director**

**Application for FY 2023-24 State Department of Health Emergency Medical Services Grant for Improvement and Expansion of Pre-Hospital Emergency Medical Services and Associated Resolution**

**Approval of Certificate of Exemption for State Department of Economic Opportunity Small Cities Community Development Block Grant Program Housing Rehabilitation**

**Federally Funded Subaward and Grant Agreement With State Division of Emergency Management for FY 2023-25 Emergency Management Performance Grant and Associated Budget Resolution**

**Memorandum of Agreement With State Division of Emergency Management Regarding State-Owned Equipment for Emergency Generator for Emergency Management**

**Revisions to County Employee Handbook Policy 8.190 Regarding Holidays**

**Second Amendment to Development Agreement With S&C Trillium, LLC, for Vesting of Roadway Capacity for Concurrency and Related Development Entitlements**

**State Financial Assistance Recipient Agreement With Department of Agriculture and Consumer Services and Hernando County Mosquito Control Pertaining to FY 2023-24 Funding for Mosquito Control Operations**

**Tourism Development Council Special Events Marketing Grant Award to Hernando County Fine Arts Council for “Art in the Park” Marketing and Promotion**

**Corporate Hangar Lease Agreement and Revocable License Agreement With Flightpath Aviation Services, Inc., at Brooksville-Tampa Bay Regional Airport**

**Land Lease Agreement With Chad Sasser for Agricultural Use at Brooksville-Tampa Bay Regional Airport**

**Termination of Agricultural Land Lease Agreement and Mutual Release With Pleasant Valley Dairy, Inc., for Property Located at Brooksville-Tampa Bay Regional Airport**

**Application Submitted by Discount Dumpsters, LLC, for Commercial Solid Waste Collectors License**

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

**Release of Public Nuisance Abatement Lien Recorded in Error Against Albasa Land & Invest Corp, c/o Luis A. Figueroa Esq (Key #898194)**

**Satisfaction of Second Mortgage for Stephen M. Wilson, Jr., and Danielle N. Justiana Through Neighborhood Stabilization Program Purchase Assistance Program**

**Transmittal of List of Accounts Payable Disbursements for Weeks Ended November 17, 2023, and November 24, 2023**

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

**Motion**

To approve the Consent Agenda (Resolution No. 2023-241 and Budget Resolution No. 2023-242).

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

**CORRESPONDENCE TO NOTE**

**Receipt of Alcohol and Other Drug Abuse Trust Fund Monthly Report for October 2023**

**COUNTY ATTORNEY JON JOUBEN**

**Consideration of Request to Forgive Outstanding Civil Restitution Lien Order Filed Against Timothy David Martin**

There was Board consensus to postpone this Agenda Item, and to direct the staff to research options for community service, and to bring it back to the Board for discussion on a future Agenda.

**Consideration of Settlement Offer to Compromise Outstanding Unsafe Building Abatement Lien Against 16369 Seminole Boulevard**

This item was postponed during the approval of the Agenda.

**COUNTY ADMINISTRATOR JEFFREY ROGERS**

**Appointment of Wilbur Steven Hickey as Member to Affordable Housing Advisory Committee for Two-Year Term in Accordance With State Housing Initiatives Partnership Act**

**Motion**

To approve the staff recommendation.

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

**Reappointment of Marguerite Wollerton and Jessica Haheer as Members to Library Advisory Committee Until December 31, 2027**

**Motion**

To approve the staff recommendation.

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

**Reappointment of Therese A. White as Member to Tourist Development Council Until December 31, 2027**

**Motion**

To approve the staff recommendation.

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

**Request to Negotiate New Contract for County Administrator Jeffrey Rogers**

**Motion**

To have Chairwoman Narverud lead the negotiations.

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

**Update Regarding Ongoing Board Directives**

**DEPUTY COUNTY ADMINISTRATOR TONI BRADY**

**Acceptance of FY 2023 US Department of Justice Office of Community Oriented Policing Services Hiring Program Grant for Sheriff's Office**

**Motion**

To approve the staff recommendation (Budget Resolution No. 2025-243).

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

**CHIEF PROCUREMENT OFFICER CARLA ROSSITER-SMITH**

**Amendment No. 1 to Contract With RATP Dev USA, Inc., for Transit Operator Services for TheBus (Contract 21-RG0010/PH)**

**Amendment No. 1 to Contract With Straughn Trout Architects for Architectural and Engineering Services for Tax Collector Building (Contract No. 21-RFQ-AE-016; Amount: \$536,866.50)**

**Approval of Sole Source Purchase From Stryker Sales Corporation for Life Pak Defibrillators for Hernando County Fire and Emergency Services (Contract No. 24-SS00540/JG; Amount: \$279,336.10)**

**Award of Contract to Alfred Benesch and Company for Transit Transfer Sites With Extended Service to East Hernando County to Ridge Manor and West Hernando County North of Highway 50 on Highway 19 (Contract No. 23-RFP00392/AP; Amount: \$127,436.14)**

This item was pulled and voted on separately.

**Award of Sole Source Contract to Stryker Sales Corporation for Maintenance Service of LUCAS Chest Compression Systems for Hernando County Fire and Emergency Services (Contract No. 24-SS00611/JG; Amount: \$61,083.68)**

**Final Close-Out of Contract With Hercules Fence Co., Inc., for Automatic Gate and Fencing Projects at Delta Woods Park and Pioneer Park (Contract No. 23-C00282; Amount: \$92,900.00)**

**Final Close-Out of Contract With Seggie Custom Builders, LLC, for Hernando County Pioneer Park Restroom Replacement Project (Contract No. 19-R00007/BK; Amount: \$27,396.37)**

**Final Close-Out of Contract With Seggie Custom Builders, LLC, for Tennis Court Resurfacing and Conversion of Two Tennis Courts to Six Pickleball Courts at Hernando Park (Contract No. 23-C00026/GL; Amount: \$6,751.51)**

**Final Close-Out of Emergency Purchase Order With Hercules Fence Company, Inc., for Replacement of Electric Gates at Pine Island Park (Amount: \$42,500.00)**

**Ratification of Emergency Purchase Order to RJH Technical Services, Inc., for Fire Suppression Water Pump Rental and Installation at Chinsegut Hill**

**Utilization of Sourcewell Contract With Tampa Crane & Body Acquisition, LLC, for Purchase of Compactors for Solid Waste and Recycling Department West Convenience Center (Amount: \$147,249.48)**

**Motion**

To approve Item Nos. L-1 through L-11, except Item No. L-4.

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

**Award of Contract to Alfred Benesch and Company for Transit Transfer Sites With Extended Service to East Hernando County to Ridge Manor and West Hernando County North of Highway 50 on Highway 19 (Contract No. 23-RFP00392/AP; Amount: \$127,436.14)**

**Motion**

To approve Item No. L-4.

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

## **HOUSING AND SUPPORTIVE SERVICES DIRECTOR VEDA RAMIREZ**

**Presentation Regarding South Brooksville Community Redevelopment Agency Finding of Necessity Study**

## **MOSQUITO CONTROL DIRECTOR SANDRA FISHER-GRAINER**

**Presentation Regarding Mosquito Control Products Utilized by Mosquito Control Department**

This item was postponed during approval of the Agenda.

## **RECESS/RECONVENE**

The Board recessed at 11:30 a.m. and reconvened at 12:00 p.m.

**DEVELOPMENT SERVICES DIRECTOR PETER SCHWARZ**

**Resolution Adopting Updated Fee Schedules for Planning Department and Zoning Department**

**Award of Sole Source Contract to Virtual Review Assist, Inc., d/b/a AutoReview.AI for Planning Department (Amount: \$144,000.00)**

**Motion**

To approve Item Nos. Q-1 and Q-2 (Resolution No. 2023-244).

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

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

**Discussion Regarding Sidewalk Requirements as Contained in Hernando County Code**

**Contract for Purchase of Real Estate With Dennis P. Nelski for Portion of Property Located at Skyview Circle for Floodplain Mitigation (Key #943313)**

**Motion**

To approve the staff recommendation.

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

**Contracts for Sale and Purchase Between Southwest Florida Water Management District and Hernando County Water & Sewer District for Properties Located on Snowy Plover Avenue (Key #829081) and Barnevelde Road (Key #1153334) for Public Well Sites**

**Motion**

To approve the staff recommendation.

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



**Declaration of Restrictive Covenant With Department of Environmental Protection for Former Fleet Maintenance Facility Located at 201 West Dr. Martin Luther King, Jr., Boulevard**

**Motion**

To approve the staff recommendation.

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

**PUBLIC HEARINGS**

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

**Ex Parte Communications**

Chairwoman Narveurd 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.

**Motion**

To approve.

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

**Ordinance Establishing Emerald Creek Community Development District**

There was no public input.

**Motion**

To approve the staff recommendation (Ordinance No. 2023-17).

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

**Ordinance Amending 2040 Comprehensive Plan by Amending Section B Relating to Future Land Use Map Affecting 13.6 Acres of Land Generally Located at South Side of Osowaw Boulevard, Approximately 1,165 Feet East of Buccaneer Boulevard (CPAM2302)**

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

The Board accepted public input on this matter.

**Motion**

To deny.

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

**RECESS/RECONVENE**

The Board recessed at 1:30 p.m. and reconvened at 1:40 p.m.

**Rezoning Petition Submitted by Forward Planning & Design, LLC, on Behalf of Raysor Ventures, LLC (H2336)**

This item was moot and not heard based on the denial of Item No. S-2 [Ordinance Amending 2040 Comprehensive Plan by Amending Section B Relating to Future Land Use Map Affecting 13.6 Acres of Land Generally Located at South Side of Osowaw Boulevard, Approximately 1,165 Feet East of Buccaneer Boulevard (CPAM2302)].

**Petition Submitted by Daniel A. Miley and Lauren A. Miley to Vacate Inner Easements Located in Ridge Manor Estates**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2023-245).

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

**Petition Submitted by Luz A. Bauzo to Vacate Utility and Drainage Easements Located in Royal Highlands**

There was no public input.

**Motion**

To postpone.

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

**Variance Petition Submitted by Drew Moyer**

The Board accepted public input on this matter.

Comm. Hawkins made the following Motion.

**Motion**

To approve the staff recommendation.

Comm. Hawkins rescinded his Motion.

Comm. Allocco made the following Motion.

**Motion**

To deny (Resolution No. 2023-246).

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

**Rezoning Petition Submitted by Robert C. Johnson and Barbara J. Johnson (H2351)**

There was no public input.

**Motion**

To postpone.

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

**Rezoning Petition Submitted by Coastal ICF Construction Services, Inc. (H2342)**

There was no public input.

**Motion**

To postpone.

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

**Rezoning Petition Submitted by Charles F. Rummens and Caryn S. Rummens (H2349)**

There was no public input.

**Motion**

To approve as Agricultural/Residential a/k/a A/R.

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

**Rezoning Petition Submitted by Cathy D. Barkley (H2355)**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2023-247).

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

**Rezoning Petition Submitted by Emmanuel Ortiz Garcia and Lydia Maria Diaz Alicea (H2357)**

There was no public input.

**Motion**

To approve as Agricultural/Residential a/k/a A/R.

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

**Rezoning Petition Submitted by F.O. Enterprises, LLC (H2326)**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2023-248).

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

**Master Plan Revision Petition Submitted by Continental 682 Fund, LLC (H2244)**

The Board accepted public input on this matter.

**Motion**

To approve with the addition of the requirement not to allow more than 2-stories and a maximum of 45-feet in height, and no more than 2-buildings with 28 units.

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

**Resolution Adopting Uniform Collection Methodology for Road Paving Municipal Service Benefit Unit and Street Lighting Municipal Service Benefit Unit Non-Ad Valorem Assessments**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2023-249).

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

**BOARD OF COUNTY COMMISSIONERS**

The Board commented on various issues.

**ADJOURNMENT**

The meeting adjourned at 4:10 p.m.