



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

---

**February 13, 2024**

---

**CALL TO ORDER**

The meeting was called to order at 9:00 a.m. on Tuesday, February 13, 2024, 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
Albert Bertram	Office of Management and Budget Director
Toni Brady	Deputy County Administrator
Carla Burrmann	Aquatic Services Manager
Scott Herring	Public Works Director/County Engineer
Jon Jouben	County Attorney
Dennis O'Keefe	Building Official
Gordon Onderdonk	Utilities Director
Brenda Peshel	Fleet Operations Manager
Jeffrey Rogers	County Administrator
Carla Rossiter-Smith	Chief Procurement Officer
Peter Schwarz	Development Services Director
Heidi Kurppe	Deputy Clerk

**Pledge of Allegiance**

**Invocation**

**AGENDA**

**Motion**

To approve the Agenda.

<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

**COMMISSIONER BRIAN HAWKINS**

Comm. Hawkins requested Board consensus to move Consent Agenda Item No. F-3 up in the Agenda, and to be heard before Item Nos. C, D and E.

The Board concurred.

**Resolution Proclaiming February 2024 as Boy Scout Month****Motion**

To approve Consent Agenda Item No. F-3 (Resolution No. 2024-035).

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

**ELECTED OFFICIALS**

There were no Elected Officials' comments.

**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 temporarily left the meeting and returned shortly thereafter.

There was Board consensus to direct the staff to bring back an Agenda Item for discussion regarding speed zones on the Weeki Wachee River at a future Board meeting.

**RECESS/RECONVENE**

The Board recessed at 11:20 a.m. and reconvened at 11:35 a.m.

**CONSENT AGENDA**

**License Agreement With Tampa Bay History Center for Continued Operations of Chinsegut Hill Manor House and Retreat**

**Request Submitted by Hernando County Fire and Emergency Services to Apply for Walmart Community Grant Program**

**Resolution Proclaiming February 2024 as Boy Scout Month**

This item was pulled, moved up in the Agenda prior to Item No. C and voted on separately.

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

**Satisfactions of Interim Disposal Special Assessment Liens for Charles A. Kuzas and Janice F. Kuzas; and Jireh Llanes and Jacquelynn Suzanne Penia**

**Satisfactions of Various Mortgages Through Homeownership Down Payment Assistance; and Satisfactions of Various Deferred Loan Agreements Through Homeownership Rehabilitation Program**

**Transmittal of List of Accounts Payable Disbursements for Weeks Ended January 12, 2024, January 19, 2024, and January 26, 2024**

**Various Interim Disposal Special Assessment Liens**

**Approval of Minutes for Regular Meeting of July 11, 2023**

**Approval of Minutes for Regular Meeting of July 25, 2023**

**Approval of Minutes for Regular Meeting of August 8, 2023**

**Approval of Minutes for Regular Meeting of August 22, 2023**

**Approval of Minutes for Regular Meeting of September 12, 2023**

**Approval of Minutes for Regular Meeting of September 26, 2023**

**Final Plat for Avalon East**

**Final Plat for Caldera Phase 1**

**Motion**

To approve Consent Agenda Item Nos. F-11 and F-2, and F-4 through F-16.

(Note: The Motion pertained to direction from County Attorney Jon Jouben for the Clerk to fill in the date on Page 2, Section 3-A of the agreement for Item No. F-1.)

<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

## CORRESPONDENCE TO NOTE

**Notification of Withdrawal of Rezoning Petition Submitted by Vision Development & Construction on Behalf of James R. Weot and Christine J. Weot (H2362)**

## 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.

### Motion

To approve with changes.

(Note: The Motion pertained to including an updated staff report (3-pages) for Item No. H-6 [Rezoning Petition Submitted by Gary L. Blackwell as Trustee(s) of Gary L. Blackwell Trust Agreement Dated April 8, 1991 (H2335)] as submitted by the Planning Department.)

<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

### Motion

To move Item No. H-6 [Rezoning Petition Submitted by Gary L. Blackwell as Trustee(s) of Gary L. Blackwell Trust Agreement Dated April 8, 1991 (H23350)] up in the Agenda as the first Public Hearing.

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

**Motion**

To move Item No. H-3 forward as the second public hearing after Item No. H-6.

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

**Rezoning Petition Submitted by Gary L. Blackwell as Trustee(s) of Gary L. Blackwell Trust Agreement Dated April 8, 1991 (H2335)**

The Board accepted public input on this matter.

Comm. Allocco made the following Motion.

**Motion**

To approve and for the maximum units to be 400, maximum park model would be 25%, and no park models along the eastern, southern or western perimeters.

Comm. Allocco amended his Motion as follows:

**Amendment to Motion**

To 400 total with 35% (Resolution No. 2024-036).

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

**Rezoning Petition Submitted by Silverstone Investment Properties, LLC (H2358)**

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

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

The Board accepted public input on this matter.

Comm. Allocco made the following Motion.

**Motion**

To allow the transition from C-3 to C-1 for the legal expansion of the restaurant to its maximum capacity.

Comm. Allocco amended his Motion as follows:

**Amendment to Motion**

To either put in the sidewalks or pay into the fund (Resolution No. 2024-037).

<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

Comm. Allocco temporarily left the meeting.

**Petition Submitted by PPG Sherman Oaks, LLC, to Vacate Utility Easement and Pump Station Located in Ridge Manor Estates**

Comm. Allocco returned to the meeting.

The Board accepted public input on this matter.

**Motion**

To approve the staff recommendation (Resolution No. 2024-038).

<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

**Rezoning Petition Submitted by Tri County Development, Inc. (H2328)**

There was no public input.

**Motion**

To postpone to a date uncertain and for readvertising at cost to applicant.

<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

**Rezoning Petition Submitted by Michael Olivera on Behalf of M. Oliveira Holdings, LLC (H2360)**

There was no public input.

Comm. Champion made the following Motion.

**Motion**

To approve the staff recommendation.

Comm. Champion modified his Motion as follows:

**Modification to Motion**

To include usage of right-of-way for staff parking, and to be responsible for maintenance of right-of-way.

Comm. Champion modified his Motion as follows:

**Modification to Motion**

To approve the staff recommendation including bringing Washington Street to frontage road standards.

Comm. Allocco seconded the Motion.

Comm. Champion revised his Motion as follows:

**Revised Motion**

To approve with no access to Washington Street, only access on Stefanik Street, paved up to entrance on Stefanik Street, and with an agreement for usage of right-of-way (Resolution No. 2024-039).

Comm. Hawkins seconded the Motion.

<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

**Rezoning Petition Submitted by Tim Oldemoppen on Behalf of AGAP Spring Hill Land, LLC (H2356)**

There was no public input.

**Motion**

To approve with No. 7 reading, "no occupancy shall exceed 180-days", and No. 8 as minimum RV perimeter setbacks and lot (Resolution No. 2024-040).

<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

## RECESS/RECONVENE

The Board recessed at 3:15 p.m. and reconvened at 3:20 p.m.

### **Proposed Ordinance Modifying Requirements to Allow Property Owner With an Active Building Permit to Change Contractor Without Voiding Building Permit and Submitting New Building Permit Application Unless There is Change in the Scope of Work**

There was no public input.

#### **Motion**

To approve the staff recommendation (Ordinance No. 2024-01).

<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

## DEVELOPMENT SERVICES DIRECTOR PETER SCHWARZ

### **Petition Submitted by James Beadling and Debra Beadling for Hardship Relief From Subdivision Regulations**

#### **Motion**

To approve the staff recommendation (Resolution No. 2024-041).

<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 William Cada and Bailey Cada for Hardship Relief From Subdivision Regulations**

The Planning Department clarified that the incorrect Property Key Number was entered on the application. The correct Key Number is 1538367 and all materials submitted for the Agenda Item are correct.

#### **Motion**

To approve with the updated staff recommendation (Resolution No. 2024-042).



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

## COUNTY ATTORNEY JON JOUBEN

**Renewal of Certificate of Public Convenience and Necessity Requested by Rocky Mountain Holdings, LLC, d/b/a Bayflite for Provision of Advanced Life Support and Basic Life Support Helicopter Ambulance Transport Services**

### Motion

To approve the staff recommendation.

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

## COUNTY ADMINISTRATOR JEFFREY ROGERS

**Consideration of Community Service Agreement to Compromise Outstanding Civil Restitution Lien Order Filed Against Timothy David Martin**

### Motion

To approve a \$10.00 per hour rate for every hour worked and for a date certain of acceptance of March 1, 2024.

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

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

Chairwoman Narverud passed the gavel to Vice Chairman Hawkins and left the meeting.

## OFFICE OF MANAGEMENT AND BUDGET DIRECTOR ALBERT BERTRAM

**Budget Amendment Realigning Funds From Impact Fee Reserve and Capital Accounts to Fund Impact Fee Demonstrated Need Study**

### 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>	Hawkins, Campbell, Allocco and Champion
<b>ABSENT:</b>	Narverud

**Budget Resolution Realigning Funds Within Mass Transit Fund for FY 2023-24**

**Budget Resolution Recognizing Bequest From Lucille E. Robison Living Trust to Ridge Manor Library for FY 2023-24**

**Budget Resolution Reversing Funds to Record Accurate Available Balance in FY 2023-24 Hernando County Septic Upgrade Incentive Program**

## **CHIEF PROCUREMENT OFFICER CARLA ROSSITER-SMITH**

**Approval of Quote With Minuteman Security Technologies, Inc., d/b/a Minuteman Security & Life Safety for Installation of Access Control and Video Communication Systems at Department of Public Works and Associated Budget Resolution (Contract No. 23-T00041; Amount: \$344,227.19)**

**Award of Contract to SOS Care Solutions, LLC, for Emergency Medical Services Medical Director for Hernando County Fire Rescue Department (Contract No. 23-RFP00361/TPR; Amount: \$69,950.00)**

**Award of Sole Source Contract to EFE, Inc., d/b/a Everglades Equipment Group for John Deere Commercial Turf Equipment Repairs as Needed for Fleet Department (Contract No. 23-TSS00464/TPR; Amount: \$100,000.00)**

This item was pulled and voted on separately.

**Award of Sole Source Contract to REV RTC, Inc., d/b/a Hallmark RTC for E-ONE, Spartan, and Ferrara Fire Apparatus and Road Rescue and Wheeled Coach Ambulance Repairs As Needed for Fleet Department (Contract No. 23-TSS00402/IR; Amount: \$100,000.00)**

**Award of Sole Source Contract to Wesco Turf, Inc., for Toro Equipment Repair for Fleet Department (Contract No. 23-TSS0432/TC; Amount: \$50,000.00)**

This item was pulled and voted on separately.

**Award of Sole Source Lease Agreement With Ring Power Corporation for Landfill/Soil Compactor for Fleet Department (Amount: \$358,716.24)**

**Change Order No. 1 to Purchase Order to Stantec Consulting Services, Inc., for Post Design Engineering Services for Airport Wastewater Treatment Expansion Project (Contract No. 18-R00015/PH; Amount: \$51,300.00)**

Change Order No. 16 to Purchase Order to Mason Blau & Associates, Inc., for Architectural and Engineering Services for Judicial Renovations (Contract No. 19-R00110/PH; Amount: \$155,197.00)

Final Close-Out of 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/DK; Amount: \$18,582.05)

Final Close-Out of Contract With B.R.W. Contracting, Inc., for Dirt Excavation for Landfill Cell No. 4 Project (Contract No. 22-C00025/DK; Amount: \$349,375.00)

Final Close-Out of Contract With PAW Materials, Inc., d/b/a PAW Demolition for Spring Hill Water Reclamation Facility Demolition Project (Contract No. 23-C00051/GL; Amount: \$32,299.74)

Professional Services Agreement With Guardian Community Resource Management, Inc., for Grant Administration Related to Small Cities Community Development Block Grant for FY 2021-22 (Contract No. 23-RFPG00380/FH; Amount: \$90,000.00)

Ratification of Emergency Purchase Order to Amen Air, Inc., for Air Conditioning Unit Replacement Project at Utilities Department (Amount: \$38,000.00)

Utilization of City of Clearwater Contract With Rowland, Inc., for Sewer Point Repairs and Improvements As Needed for Utilities Department (Contract No. 24-P0147/FH; Amount: \$300,000.00)

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

Local Agency Program Agreement With State Department of Transportation for Construction and Construction Engineering Inspection Services for South Linden Drive Sidewalk Project From North of County Line Road to Spring Hill Drive and Associated Resolutions

State Funded Grant Agreement With State Department of Transportation for Construction Activities Associated With CR581/Emerson Road From Powell Road to SR50/Cortez Boulevard Resurfacing Project and Associated Resolutions

### **Motion**

To approve Item Nos. N-2 through N-4, O-1, O-2, O-6 through O-14, and P-1 and P-2 (Budget Resolution Nos. 2024-043 through 2024-046 and Resolution Nos. 2024-047 through 2024-050).

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

**Award of Sole Source Contract to EFE, Inc., d/b/a Everglades Equipment Group for John Deere Commercial Turf Equipment Repairs as Needed for Fleet Department (Contract No. 23-TSS00464/TPR; Amount: \$100,000.00)**

**Motion**

To approve Item No. O-3.

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

**Award of Sole Source Contract to Wesco Turf, Inc., for Toro Equipment Repair for Fleet Department (Contract No. 23-TSS0432/TC; Amount: \$50,000.00)**

**Motion**

To approve Item No. O-5.

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

## **BOARD OF COUNTY COMMISSIONERS**

The Board commented on various issues.

## **ADJOURNMENT**

The meeting was adjourned at 4:50 p.m.