



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

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**March 12, 2024**

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**CALL TO ORDER**

The meeting was called to order at 9:00 a.m. on Tuesday, March 12, 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                                   |
| Omar DePablo                | Planning Administrator/Administrative Official |
| Jon Jouben                  | County Attorney                                |
| 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: The Motion included moving Item Nos. F-4 through F-7 up on the Agenda, and to be heard as Item No. C-2.)

|                  |   |
|------------------|---|
| <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 |

**ELECTED OFFICIALS**

There were no Elected Officials' comments.

**COMMEMORATIVE RESOLUTIONS**

These items were moved up on the Agenda from Consent Agenda Item Nos. F-4 through F-7.

**Enabling Resolution Implementing May 2024 as Code Compliance Month****Motion**

To approve the staff recommendation (Resolution No. 2024-059).

|                  |   |
|------------------|---|
| <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 |

**Resolution Proclaiming March 18, 2024, through March 22, 2024, as Government Finance Professionals Week****Motion**

To approve the staff recommendation (Resolution No. 2024-060).

|                  |   |
|------------------|---|
| <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 |

**Resolution Proclaiming Support of Florida Agriculture and Wildlife Expo****Motion**

To approve the staff recommendation (Resolution No. 2024-061).

|                  |   |
|------------------|---|
| <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 |

**Resolution Proclaiming March 2024 as Developmental Disabilities Awareness Month****Motion**

To approve the staff recommendation (Resolution No. 2024-062).

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

## **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.

## **RECESS/RECONVENE**

The Board recessed at 11:25 a.m. and reconvened at 11:40 a.m.

## **CONSENT AGENDA**

**Amendment No. 4 to Grant Agreement With Florida Fish and Wildlife Conservation Commission for Florida Boating Improvement Program Grant Funding for Improvements at Lake Townsen Park Boat Ramp and Associated Budget Resolution**

**Submittal of Grant Application to State Department of Children and Families for Criminal Justice, Mental Health and Substance Abuse Reinvestment Grant for Health and Human Services Department**

**First Amendment to Lease Agreement With L3Harris Technologies, Inc., f/k/a ITT Corporation and Harris Corporation, for ADS-B Radio Station Site Located at Brooksville-Tampa Bay Regional Airport**

**Enabling Resolution Implementing May 2024 as Code Compliance Month**

This item was pulled and voted on separately earlier in the meeting after Elected Officials.

**Resolution Proclaiming March 2024 as Developmental Disabilities Awareness Month**

This item was pulled and voted on separately earlier in the meeting after Elected Officials.

**Resolution Proclaiming March 18, 2024, through March 22, 2024, as Government Finance Professionals Week**

This item was pulled and voted on separately earlier in the meeting after Elected Officials.

**Resolution Proclaiming Support of Florida Agriculture and Wildlife Expo**

This item was pulled and voted on separately earlier in the meeting after Elected Officials.

**Declaration of Various Tangible Property as Surplus for Disposal and Removal From Fixed Asset Inventory****Reimbursement to Property Owner of Overpayment of Non-Ad Valorem Assessments for 2021 and 2022****Satisfaction of Judgment in Case of Hernando County Sheriff's Office Animal Enforcement Unit vs. Erick Jose Luna Martinez, Angel Marie Star Wyatt, Sara Jean Thompson, and Alexander Lee Goforth****Transmittal of List of Accounts Payable Disbursements for Weeks Ended February 16, 2024, and February 23, 2024****Various Satisfactions of Code Enforcement Public Nuisance Abatement Special Assessment Liens****Acceptance of Perpetual Utility Easements From MAXX Spring Hill Partners, LLC; and MAXX Spring Hill Partners II, LLC, With Hernando County Water and Sewer District for Construction, Repair, Operation and Maintenance of Sewer Force Main and Pump Station Improvement Project Associated With Publix Plaza at Barclay Avenue and Spring Hill Drive****Motion**

To approve Item Nos. F-1 through F-3, and F-8 through F-13 (Budget Resolution No. 2024-063).

|                  |   |
|------------------|---|
| <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 |

**CORRESPONDENCE TO NOTE****Correspondence From Various Customers Expressing Appreciation for Services Provided by Utilities Department Staff****Notice of Purchasing Policy Exceptions for February 2024****Notification of Tourism Development Tax Collection for Quarter Ended December 31, 2023, and 2022 Tourism Economic Impact Report****Write-Off of Uncollectible Utilities Department Accounts**

## 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>    | Jerry Campbell                                    |
| <b>SECONDER:</b> | Brian Hawkins                                     |
| <b>AYES:</b>     | Narverud, Hawkins, Campbell, Allocco and Champion |

### Small Scale Comprehensive Plan Amendment Submitted by GTC, LLLP (CPAM2305)

There was no public input.

### Motion

To deny.

|                  |   |
|------------------|---|
| <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 |

### Rezoning Petition Submitted by Marco Escobar (H2366)

There was no public input.

**Motion**

To postpone to a date certain of April 9, 2024.

|                  |   |
|------------------|---|
| <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 |

**Rezoning Petition Submitted by Steven Nguyen Quach (H2368)**

There was no public input.

**Motion**

To postpone to a date certain of April 9, 2024.

|                  |   |
|------------------|---|
| <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 |

**Rezoning Petition Submitted by Southern Citrus Groves, LLC (H2352)**

There was no public input.

**Motion**

To postpone to a date certain of April 9, 2024.

|                  |   |
|------------------|---|
| <b>RESULT:</b>   | <b>ADOPTED</b>                                    |
| <b>MOVER:</b>    | Steve Champion                                    |
| <b>SECONDER:</b> | Jerry Campbell                                    |
| <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.

|                  |   |
|------------------|---|
| <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 |

**Rezoning Petition Submitted by GTC, LLLP (H2359)**

There was no public input.

**Motion**

To deny based on mootness.

|                  |   |
|------------------|---|
| <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 |

**Rezoning Petition Submitted by Hernando County Board of County Commissioners (H2380)**

The Board accepted public input on this matter.

Comm. Hawkins made the following Motion:

**Motion**

To approve with the duplexes on the interior road.

Comm. Hawkins amended his Motion as follows:

**Amendment to Motion**

To approve with only single family to make it likewise with the neighborhood (Resolution No. 2024-073).

|                  |   |
|------------------|---|
| <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 |

**RECESS/RECONVENE**

The Board recessed at 12:55 p.m. and reconvened at 1:30 p.m.

**Rezoning Petition Submitted by Oak Development Group, LLC, on Behalf of Panther I, LLC (H2354)**

Development Services Director Peter Schwarz announced that this Agenda Item had not been advertised with the correct staff report included in the Agenda Packet for the meeting.

There was Board consensus to move forward with hearing this Agenda Item with handouts of the correct staff report presented to the Board for review.

**Rezoning Petition Submitted by Robert Quarltre, as Trustee of Robert Quarltre Revocable Trust (H2367)**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2024-064).

|                  |   |
|------------------|---|
| <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 |

**Rezoning Petition Submitted by Ty Layne Tanner and Alexandria Rose Palko (H2369)**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2024-065).

|                  |   |
|------------------|---|
| <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 Kyle David Lowe (H2370)**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2024-066).

|                  |   |
|------------------|---|
| <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 |

**Rezoning Petition Submitted by Christopher T. Carollo, as Trustee of Christopher T. Carollo Trust U/A/D 10/10/2023 (H2377)**

Comm. Allocco recused himself from this item as he had a client that is involved with the property, and he temporarily left the meeting.

There was no public input.



**Motion**

To approve the staff recommendation (Resolution No. 2024-067).

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

Comm. Allocco returned to the meeting.

**Rezoning Petition Submitted by Clayton Petzel (H2378)**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2024-068).

|                  |   |
|------------------|---|
| <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 |

**Master Plan Petition Submitted by Sobel Fund VII, LLC, on Behalf of Huntley Properties, LLC (H2271)**

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

Comm. Hawkins made the following Motion:

**Motion**

To include the additional blow up plan, master plan, as presented on the screen into evidence .

|                  |   |
|------------------|---|
| <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 |

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

The Board accepted public input on this matter.

Comm. Allocco made the following Motion:

**Motion**

To include the Master Plan as presented at the Planning and Zoning Commission meeting into evidence.

|                  |   |
|------------------|---|
| <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. Hawkins made the following Motion.

**Motion**

To approve with C-1 uses only.

Comm. Champion seconded the Motion.

Comm. Hawkins rescinded the Motion in order to make the following Motion.

**Motion**

To include the 80% opacity to be done at the beginning of the development, along with the 75-foot natural buffer to extend the entire property line parallel to Lake in the Woods Drive, including the 7.5-foot concrete fence and that the current development is only zone for C- 1 use.

|                  |   |
|------------------|---|
| <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 3:45 p.m. and reconvened at 3:55 p.m.

**Rezoning Petition Submitted by Oak Development Group, LLC, on Behalf of Panther I, LLC (H2354)**

The Board accepted public input on this matter.

Comm. Hawkins made the following Motion:

**Motion**

To deny based on unwillingness to go to half-acre lots.

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

There was Board consensus to continue this item to the end of the Agenda.

**Variance Petition Submitted by ARC Florida Homes, LLC, on Behalf of Milvian, LLC**

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

There was no public input.

**Motion**

To deny based on the applicant not providing testimony (Resolution No. 2024-069).

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

**Variance Petition Submitted by ARC Florida Homes, LLC, on Behalf of Milvian, LLC**

There was no public input.

**Motion**

To deny based on the applicant not providing testimony (Resolution No. 2024-070).

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

**RECESS/RECONVENE**

The Board recessed at 6:25 p.m. and reconvened at 6:35 p.m.

**DEVELOPMENT SERVICES DIRECTOR PETER SCHWARZ**

**Petition Submitted by Ryan Stephens for Hardship Relief From Subdivision Regulations**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2024-071).

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

**Petition Submitted by Timothy Sean Kraus and Megan Tate for Hardship Relief From Subdivision Regulations**

There was no public input.

**Motion**

To approve the staff recommendation (Resolution No. 2024-072).

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

**COUNTY ATTORNEY JON JOUBEN****Renewal of Certificate of Public Convenience and Necessity Requested by Hernando County Fire and Emergency Services d/b/a Hernando County Fire Rescue for Provision of Advanced Life Support and Basic Life Support Ambulance Transport Services****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 |

**COUNTY ADMINISTRATOR JEFFREY ROGERS****Lease Agreement With Southwest Florida Water Management District for Weeki Wachee Preserve Park****Motion**

To approve the staff recommendation.

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

#### Update Regarding Ongoing Board Directives

### CHIEF PROCUREMENT OFFICER CARLA ROSSITER-SMITH

**Award of Contract and Construction Contract to A.C. Schultes of Florida, Inc., for Wiscon Water Treatment Plant Potable Supply Wells Project for Utilities Department (Contract No. 24-C00563/FH; Amount: \$1,098,500.00)**

**Professional Services Agreement With ITI Digital, LLC, for Florida's Adventure Coast Website Digital Experience Platform for Tourism Development (Contract No. 23-RFP00375/TPR; Amount: \$169,400.00)**

This item was pulled and voted on separately.

**Award of Sole Source Contract With Ten-8 Fire & Safety, LLC, for Outside Repairs of Pierce Equipment for Hernando County Fire Rescue (Contract No. 23-TSS00405/TC; Amount: \$20,000.00)**

**Increased Annual Expenditure for Utilization of Polk County Contract With Asphalt Paving Systems, Inc., for Pavement Preservation and Recycling Treatments for Department of Public Works (Amount: \$1,500,000)**

**Utilization of Lee County Contract With Hawkins, Inc., d/b/a Hawkins Water Treatment Group, Inc., for Supply of Sodium Hypochlorite for Use at Water and Wastewater Treatment Plants (Amount: \$70,000.00)**

#### Motion

To approve Item Nos. L-1, L-3, L-4 and L-5.

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

**Professional Services Agreement With ITI Digital, LLC, for Florida's Adventure Coast Website Digital Experience Platform for Tourism Development (Contract No. 23-RFP00375/TPR; Amount: \$169,400.00)**

#### Motion

To approve the staff recommendation.

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

**Rezoning Petition Submitted by Oak Development Group, LLC, on Behalf of Panther I, LLC (H2354)**

**Motion**

To accept the binder of materials and traffic study into the record.

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

**Motion**

To continue to a date not certain after a Public Information Workshop a/k/a PIW is held.

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

**BOARD OF COUNTY COMMISSIONERS**

The Board commented on various issues.

**ADJOURNMENT**

The meeting was adjourned at 7:15 p.m.