BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

Citrus County Courthouse
110 N. Apopka Avenue, Room 100
Inverness, FL 34450

MINUTES

November 7, 2024 - 1:00 PM

Holly L. Davis, Chairman, District 5
Rebecca Bays, 1st Vice Chair, District 4
Diana Finegan, 2nd Vice Chair, District 2
Jeff Kinnard D.C., Commissioner District 1
Ruthie Davis Schlabach, Commissioner, District 3

Steve L. Howard, County Administrator
Denise A. Dymond Lyn, County Attorney
Angela Vick, Clerk of the Circuit Court and Comptroller

A. CALL TO ORDER

November 7, 2024, Citrus County Courthouse
The meeting was called to order at 1:01 PM.

A.1. Invocation

Pastor Marty Hoffman of Providence Baptist Church gave the Invocation.

A.2. Pledge of Allegiance

Gary Mock, a U.S. Navy Veteran, led the Pledge of Allegiance.

A.3. Roll Call

Present: Ruthie Davis Schlabach, Holly L. Davis, Rebecca Bays, Jeff Kinnard D.C., Diana Finegan, County Administrator Steve Howard, County Attorney Denise Lyn, Deputy Clerk Amy Novinger, Deputy Clerk Ashlyn Russ

Absent: Clerk of the Circuit Court and Comptroller Angela Vick

A.4. Approval of Agenda

County Administrator Steve Howard requested the addition of items E14 and E15 and submitted additional information for items E1s, E1q, E1p, E1l, E1o, E10, and H1.

Motion to approve the Agenda, with the additional items as stated by the County Administrator Steve Howard.

RESULT: Adopted

MOVER:	Ruthie Davis Schlabach
SECONDER:	Rebecca Bays
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

B. CONSENT

Motion to approve the Consent Agenda.

RESULT:	**Adopted**
MOVER:	Diana Finegan
SECONDER:	Ruthie Davis Schlabach
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Minutes

No items.

Administration

No items.

Attorneys Office

No items.

Clerk

B.1. County Warrants
Accept the attached check registers outlining the County warrants.

B.2. City of Crystal River Voluntary Annexation
Acknowledge receipt of the Voluntary Annexation Ordinance Number 24-O-10 for Thomas Estate Holdings, LLC received from the City of Crystal River.

B.3. SWFWMD Fiscal Year 2025 Schedule of Meetings and Boundaries Map
Acknowledge receipt of the Fiscal Year 2025 Schedule of Meetings and District's Boundaries Map received from Southwest Florida Water Management District.

B.4. Release of Special Assessment

a. Approve and authorize the Chairman to execute Releases of Lien for the completed special assessments by and between Citrus County and property owners in the 2010 Citrus Springs Waterline Extensions, and 2018 Limerock Road Paving.
b. Authorize the Clerk to record the Releases of Lien in the Public Records of Citrus County, Florida

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Growth Management

No items.

Public Works

No items.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

No items.

Set Public Hearings Workshops

B.5. Set a Public Hearing on November 19, 2024 at 1:30pm, pertaining to Manatee Protection Zones.

Set a Public Hearing on November 19, 2024 at 1:30pm on an Ordinance of Citrus County, Florida, relating to boating regulatory zones for the protection of Manatees; amending Chapter 64, Article I, Section 64-7, entitled "Manatee Protection Zones"; providing for severability; providing for modifications that may arise from consideration at public hearing; providing for scrivener's errors; providing for codification; and providing for an effective date. **(Carlton Hall, Interim Public Works Director)**

C. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items C1 and C2.

RESULT:	**Adopted**
MOVER:	Rebecca Bays
SECONDER:	Diana Finegan
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Following this item, Chair Holly Davis recognized Commissioner Ruthie Schlabach and First Vice Chair Rebecca Bays recognized Chair Holly Davis.

C.1. Proclamation -- National Farm-City Week

Approve and Authorize the Board to proclaim the week of November 20 - 27, 2024 National Farm-City Week

C.2. Proclamation -- National Hunger and Homelessness Awareness Week

Approve and Authorize the Board to proclaim November 17-23, 2004 National Hunger and Homelessness Awareness Week

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Bob Rutemiller

Terry Weber-Nelles
Max Schulman
Mark Roehrig
Janet Barek
Jarey Schlabach
Josh Wooten, President and CEO of the Citrus County Chamber of Commerce

Commissioners responded to comments from the public, followed by Board discussion.

Public Speaker Forms for Item D

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through s.

RESULT:	**Adopted**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

E.1.a. PB 25-006 Agreement; Sourcewell Contract 010521-BUR Playground and Water Play Equipment with Related Accessories and Services; BCI Burke Company, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and BCI Burke Company, LLC for the purchase of playground and water play equipment with related accessories and services on an as-needed basis. **(Eric Head, Director of Community Services)**

E.1.b. ITB 24-021 Bicentennial Park Pool Resurfacing Project; The Pool Specialist of Florida, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and The Pool Specialist of Florida, Inc. for the Bicentennial Park pool resurfacing project. **(Eric Head, Director of Community Services)**

E.1.c. QTE 22-138 Amendment No. 2; Mowing Services at Sheriff's Admin Building; Top Hat, Inc.

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Top Hat, Inc. to extend the duration of the agreement to November 7, 2025. **(Eric Head, Director of Community Services)**

E.1.d. ITB 24-147 Imperial Gardens Mobile Home Park (MHP) Plant Interconnection Project; Midsouth, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Midsouth, Inc. for the Imperial Gardens Mobile Home Park (MHP) Plant Interconnection Project. **(Ken Cheek, P.E., Director of Water Resources)**

E.1.e. ITB 21–087 Amendments; Medical Supplies for Fire Rescue Purchase and Delivery; Boundtree Medical, LLC, Henry Schein, Inc. and Medline Industries, LP

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Boundtree Medical, LLC, execute Amendment No. 4 to the Agreement between Citrus County, Florida and Henry Schein, Inc. and execute Amendment No. 1 to the Agreement between Citrus County, Florida and Medline Industries, LP for the purchase and delivery of the medical supplies needed for Fire Rescue/EMS on an as-needed basis. **(Craig Stevens, Fire Chief)**

E.1.f. ITB 21-014 Amendment No. 2; Contract Mowing for the Crystal River and Inverness Airport; Gilmer Lawn Service, Inc.

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Gilmer Lawn Services, Inc. to modify the Scope of Services and rate of payment. **(Carlton Hall, Interim Director of Public Works)**

E.1.g. RFQ 24-080 Work Authorization; Continuing Services Contract for Construction Services; Painting Exterior of the Lecanto Government Building; Fathom General Contractors, LLC

Approve and Authorize the Chairman to execute a Work Authorization for Fathom General Contractors, LLC to paint the exterior of the Lecanto Government Building. **(Carlton Hall, Interim Director of Public Works)**

E.1.h. RFQ 21-095 Work Authorization; Continuing Contract for Professional Engineering Services; Placid-Venturi Drainage Improvements; DRMP, Inc.

Approve and Authorize the Chairman to execute a Work Authorization to DRMP, Inc. for the Placid-Venturi Drainage Improvements project. **(Carlton Hall, Interim Director of Public Works)**

E.1.i. RFQ 21-095 Work Authorization; Continuing Contract for Professional Engineering Services; Woodhill-Woodside Drainage Improvements; DRMP, Inc.

Approve and Authorize the Chairman to execute a Work Authorization to DRMP, Inc. for the Woodhill-Woodside Drainage Improvements project. **(Carlton Hall, Interim Director of Public Works)**

E.1.j. RFQ 21-095 Work Authorization; Continuing Contract for Professional Engineering Services; Hamburg-Frankfurter Drainage Improvements; DRMP, Inc.

Approve and Authorize the Chairman to execute a Work Authorization to DRMP, Inc. for the Hamburg-Frankfurter Drainage Improvements project. **(Carlton Hall, Interim Director of Public Works)**

E.1.k. RFQ 21-095 Work Authorization; Continuing Contract for Professional Engineering Services; W. Cornflower Drive Culvert Upgrade and Stormwater Improvements; Stantec Consulting Services, Inc.

Approve and Authorize the Chairman to execute a Work Authorization to Stantec Consulting Services, Inc. for the W. Cornflower Drive Culvert Upgrade and Stormwater Improvements project. **(Carlton Hall, Interim Director of Public Works)**

E.1.l. RFQ 24-103 Pavement Management Services-Mott MacDonald Florida, LLC

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Mott MacDonald Florida, LLC to provide Pavement Management Services to focus on roadway inventory collection and condition rating, quality assurance of condition rating datasets and the configuration and implementation of the Trimble AgileAssets Pavement Analyst™ software, development of program processes and documentation, as well as post Go-live support services, once Agreement is received and approved by County Attorney's Office and Certificate of Insurance is approved by Risk Department.
b. Approve and Authorize the Chairman to execute the Trimble Software Licensing Agreement, terms and conditions and related documents attached as Appendix B included in the Mott MacDonald Florida, LLC Agreement.
c. Approve related budget transfer **(Carl Hall, Acting Public Works, Director).**

[Additional Information for Item E1l]

Additional information was provided during the meeting.

E.1.m. RFQ 21-095 Amendments; Continuing Contract for Professional Engineering Services; Multiple Consultants

Approve and Authorize the Chairman to execute the Amendment to the Agreement between Citrus County, Florida and AECOM Technical Services, Inc., between Citrus County, Florida and American Infrastructure Development, Inc., between Citrus County, Florida and DRMP, Inc., between Citrus County, Florida and G-A-I Consultants, Inc., between Citrus County, Florida and Hanson Professional Services Inc., between Citrus County, Florida and Infrastructure Consulting & Engineering, PLLC, LLC, between Citrus County, Florida and Kimley-Horn and Associates, Inc., between Citrus County, Florida and Michael G. Czerwinski, P.A., between Citrus County, Florida and Professional Service Industries, Inc., between Citrus County, Florida and Stantec Consulting Services, Inc., and between Citrus County, Florida and Tierra, Inc. **(Carlton Hall, Interim Director of Public Works)**

E.1.n. AGR 25-031 American Rescue Plan Act (ARPA) Funding Agreement; Clerk of the Circuit Court and Comptroller

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Clerk of the Circuit Court and Comptroller once executed by Clerk and approved by County Attorney's Office to fund the project to digitize their collection of official and historical records from 1887 through 1979. The ARPA funding for this project is in an amount not to exceed $300,000 and completed by December 31, 2025. **(Clerk of Courts, Angela Vick)**

E.1.o. PB 24-211 GSA Schedule No. 47QSWA18D008F; Building Department Software Platform for permitting, licensing and code enforcement using Accela Inc. and Byrne Software Technologies, Inc.; Carahsoft Technology Corp

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Carahsoft Technology Corp to provide a Building Department Software Platform for permitting, licensing and code enforcement once the Agreement is received and approved by the County Attorney's Office and Certificate of Insurance is approved by the Risk Department. **(Eric Landon, Growth Managment, Director)**

[Additional Information for Item E1o]

[Speaker Authorization Letter from Citrus County Building Alliance]

Additional information was provided during the meeting.

E.1.p. PB 24-223 OMNIA GA Partners Contract #23-6692; PermitRocket Software LLC dba ePermitHub; Carahsoft Technology Corp

Approve and Authorize Chairman to execute the Agreement between Citrus County, Florida and PermitRocket Software LLC dba ePermitHub to provide a ePermitHub software to work in connection with Accela and Byrne, once the executed Agreement is received, approved by the County Attorney's Office and the Certificate of Insurance is approved by the Risk Department. **(Eric Landon, Growth Management, Director)**

Additional Information for Item E1p

Additional information was provided during the meeting.

E.1.q. RFP 24-077 County-Wide Electronic Payment Solution; Invoice Cloud, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Invoice Cloud, Inc. to provide electronic payment solutions throughout our County departments. **(Erin Dohren, Managment & Budget Director)**

Additional Information for Item E1q

Additional information was provided during the meeting.

E.1.r. RFP 24-173A State Lobbyist Services; The Advocacy Group at Cardenas Partners, LLC dba The Advocacy Partners

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and The Advocacy Group at Cardenas Partners, LLC dba The Advocacy Partners to provide State Lobbyist Services, once the Agreement is received by staff and approved by the County Attorney's Office and Certificate of Insurance is approved by the Risk Department.
(Erin Dohren, Management & Budget Director)

E.1.s. RFP 24-174 Five-Year Financial Strategic Plan; PFM Group Consulting LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and PFM Group Consulting LLC to provide the County with a Five-Year Financial Strategic Plan, once the Agreement has been received and approved by the County Attorney's office and the Certificate of Insurance is approved by the Risk Department. **(Erin Dohren, Management & Budget, Director)**

Additional Information for Item E1s

Additional information was provided during the meeting.

E.2. Budget Transfers

a. Approve the budget transfers for Animal Services, Inverness Airport Maintenance & Remarking Grant, Transit Services (2), Visitor & Convention

Bureau and the Litter Program for fiscal year 2023-2024.
b. Approve the budget transfers for Visitor & Convention Bureau, American Rescue Plan Grant, Housing Services and Public Safety for fiscal year 2024-2025.
(Erin Dohren, Director, Management & Budget)

Motion to approve item E2a and b.

RESULT:	**Adopted**
MOVER:	Diana Finegan
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

E.3. Budget Resolutions

a. Adopt and authorize the Chairman to execute a resolution adopting/amending the Older Americans Act-American Rescue Plan-Title III C-2 grant budget for fiscal year 2023-2024.
b. Adopt and authorize the Chairman to execute a resolution adopting/amending the Phone System, the Florida Department of Transportation 5307 Operations and Capital grant, the Florida Department of Transportation 5339 Capital grant, the Residential/Major Road and the Southwest Florida Water Management District (SWFWMD) grant budgets for fiscal year 2024-2025.
(Erin Dohren, Director Management & Budget)

Motion to approve item E3a and b.

RESULT:	**Adopted**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Diana Finegan
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Resolution Numbers 2024-106 and 2024-107

E.4. LPA0410 Old Homosassa North Septic to Sewer DEP Grant Amendment 1

Approve and Authorize the Chairman to execute grant contract LPA 0410 between Citrus County, Florida and FDEP for the Old Homosassa North Septic to Sewer Project. **(Ken Cheek, P.E, Water Resources Director, Leonard Brown, Water Resources Project Manager)**

Motion to approve item E4.

RESULT:	**Adopted**
MOVER:	Diana Finegan
SECONDER:	Ruthie Davis Schlabach
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY:	None

E.5. LPA0130 Old Homosassa East Septic to Sewer DEP Grant Amendment 2

Approve and Authorize the Chairman to execute grant contract LPA 0130 between Citrus County, Florida and FDEP for the Old Homosassa East Septic to Sewer Project. **(Ken Cheek, P.E, Water Resources Director, Leonard Brown, Water Resources Project Manager)**

Motion to approve item E5.

RESULT:	**Adopted**
MOVER:	Diana Finegan
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

E.6. First Amendment to Agreement No. WG039 between the Department of Environmental Protection and Citrus County, Florida for the Fort Island Trail Septic Remediation Project

Approve and Authorize the Chairman to execute the first amendment to the contract between Citrus County, Florida and Department of Environmental Protection for the Fort Island Trail Septic Remediation Project. **(Ken Cheek, Water Resources Director, Leonard Brown, Water Resources Project Manager)**

Motion to approve item E6.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Diana Finegan
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

E.7. CR480 to SWRWRF Force Main Extension Project ITB 23-083 Release of Retainage

Accept the completed CR480 to SWRWRF Force Main Extension Project and approve the release of retainage in the amount of $35,941.43 to Art Walker Construction, Inc. **(Ken Cheek, P.E., Water Resources Director)**

Motion to approve item E7.

Commissioner Ruthie Schlabach commented prior to the vote.

RESULT:	**Adopted**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY:	None

E.8. Fort Island Trail Septic Remediation Project ITB 23-052 Release of Retainage

Accept the completed Fort Island Trail Septic Remediation Project and approve the release of retainage in the amount of $84,123.05 to Midsouth, Inc. **(Ken Cheek, P.E., Water Resources Director)**

Motion to approve item E8.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Diana Finegan
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

E.9. Miller Pipe Emergency Purchase

Ratify Water Resources emergency purchase totaling $141,310. **(Ken Cheek, Water Resources Director)**

Motion to approve item E9.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Ruthie Davis Schlabach
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

E.10. Suncoast Parkway 2, Phase 3A from CR486 to CR495 – Memorandum of Agreement

a. Approve and authorize the Chairman to sign the Memorandum of Agreement establishing the relationship between the State of Florida, Florida Department of Transportation and Citrus County, Florida, with respect to the general responsibilities of the parties regarding conveyances of the properties needed and associated with the Suncoast Parkway 2, Phase 3A from CR486 to CR495 (Project) and to establish ownership, easements and maintenance responsibilities of specific roadway and other improvements after completion of the Project.
b. Approve and authorize property and easement conveyances for the purpose of constructing the Project and approve and authorize the Chairman to execute a County Deed, between the State of Florida, Department of Transportation and Citrus County, Florida, a political subdivision of the State of Florida.
c. Approve and authorize the Chairman to execute any subsequent modifications to the Memorandum of Agreement as needed with regard to the Project without further review or approval of the Board.
d. Approve and authorize the Chairman or designee to execute all related closing documents regarding the Project.

e. Authorize staff to execute all other documents related to the closing of the property with the exception of recordable documents; approve and authorize payment of related closing costs associated with the Project property acquisitions.
f. Authorize the Clerk to record the Memorandum of Agreement in the Public Records of Citrus County, Florida, upon receipt of the fully executed documents from the State of Florida, Florida Department of Transportation, record a subsequent County Deed, and to place acceptance stamp on any subsequent documents upon receipt and record said documents in the Public Records of Citrus County, Florida. **(Carlton Hall, interim Public Works Director/Walt Eastmond, Technical Services Director)**

Motion to approve item E10a, b, c, d, e, and f.

RESULT:	**Adopted**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Speaker Authorization Letter from Citrus County Building Alliance

Additional Information for Item E10

Additional information was provided during the meeting.

E.11. Termination of Waste Disposal Account Agreement for US Lawns of Citrus County, Inc.

Approve termination of the Waste Disposal Account Agreement between Citrus County and US Lawns of Citrus County dated May 26, 2009. **(Carlton Hall, Interim Public Works Director)**

Motion to approve item E11.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Diana Finegan
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

E.12. State Aid to Libraries Grant Agreement for Fiscal Year 2025

a. Approve and authorize the Chairman to execute a State aid to Libraries Grant Agreement between the Florida Department of State, Division of Library and Information Services and Citrus County, Florida for Fiscal Year 2025. Estimated grant amount is $51,777. No matching funds required.
b. Approve and authorize the Chairman to execute supporting documents including Certification of Hours, Free Library Service and Access to Materials

Form, and Annual Plan of Service for 2025. **(Eric Head, Director Community Services)**

Motion to approve item E12a and b.

RESULT:	**Adopted**
MOVER:	Diana Finegan
SECONDER:	Ruthie Davis Schlabach
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

E.13. FY24 Equitable Sharing Agreement Certification (ESAC)

Approve and authorize the Chairman to execute the Equitable Sharing Agreement and Certification for the FY 24 Annual Equitable Sharing Reporting. **(Citrus County Sheriff's Office)**

Motion to approve item E13.

RESULT:	**Adopted**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

E.14. Acknowledgment of 3 Addendum to T-Hangar Lease Agreements: Buell, Colson, Buy Fly Sell LLC, Snyder (Renewals)

Staff requests that the Board of County Commissioners acknowledge the attached, executed Addendum No. 1 to T-Hangar Lease Agreement(s) for:

- Scott Buell, KINF/Unit 1-C,
- Troy Colson, CGC/Unit 1-D, and
- Buy Fly Sell, Don Snyder, CGC/Unit 1-J

(Carlton Hall, Interim Public Works Director)

Motion to approve item E14.

RESULT:	**Adopted**
MOVER:	Diana Finegan
SECONDER:	Ruthie Davis Schlabach
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Additional Information for Item E14

This item was received after the agenda was published.

E.15. Proposed Aviation Hangar Lease Template & Application

A. Accept the attached aviation hangar lease template and application and authorize immediate implementation of its use.

B. Approve and authorize the County Administrator or designee authority to complete and execute hangar leases on behalf of the Board in a timely manner and cause them to be presented to the Board for acknowledgment at the next available regular Board meeting.

(Carlton Hall, Interim Public Works Director)

Motion to approve item E15 a and b.

At the request of First Vice Chair Rebecca Bays, Interim Public Works Director Carlton Hall and County Attorney Denise A. Dymond Lyn provided clarification prior to the vote.

RESULT:	**Adopted**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Diana Finegan
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Additional Information for Item E15

This item was received after the agenda was published.

F. OUTSTANDING COMMISSION ITEMS

County Administrator Steve Howard and Special Projects Manager Veronica Kampschroer provided the updates and Mr. Howard and Ms. Kampschroer responded to questions from the Board.

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

G.1. Hurricane Substantial Damage Update

Growth Management Director Eric Landon provided updates, responded to questions from the Board, and provided the Building Division call center phone number of 352-527-5310.

County Attorney Denise A. Dymond Lyn provided the Citation for Floodplane Management Ordinance Regulation located in Chapter 18, Article 6.

There was no action taken on this item.

G.2. Inverness Village IV Update

a. Approve and authorize the Chairman to execute the work authorization between Citrus County, Florida and Burrell Engineering, Inc. to provide professional engineering services for Inverness Village IV Phase 1 conceptual drainage analysis at a cost of $19,950.
b. Approve related budget transfer.

Motion to deny item G2a and b.

County Attorney Denise A. Dymond Lyn, County Administrator Steve Howard, and Water Resources Director and Interim County Engineer Ken Cheek provided clarification to the Board, followed by Board discussion prior to the vote.

RESULT:	**Adopted**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

G.3. Countywide Resurfacing and Preservation Project Update

Interim Public Works Director Carlton Hall provided an update and responded to questions from the Board.

There was no action taken on this item.

Item G3 PowerPoint

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:15 P.M. Presentation: Inverness Airport Project Update

Inverness Airport presentation from Daniel Elsie Operations Manager, ICE

Aviation Project Manager Todd Regan and Economic Development Director Steven Baham provided the updates and Mr. Regan and Mr. Baham responded to questions from the Board.

There was no action taken on this item.

Additional Information for Item H1

Item H1 PowerPoint

Additional information was provided during the meeting.

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

I.1. Aviation Advisory Board - Nominate and Appoint

Nominate and Appoint one individual to the Aviation Advisory Board as a District 3 member to fill the term that will expire January 31, 2025.
Heiko Kallenbach - wishes to be appointed
The vacancy for this appointment was announced at the September 24, 2024 Board of County Commisioner's meeting.

Motion to move Heiko Kallenbach from Member at Large on the Aviation Advisory Board to District 3 Member.

RESULT:	**Adopted**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Jeff Kinnard, D.C. discussed the Hernando/Citrus Metropolitan Planning Organization (MPO) Advisory Council meeting.

First Vice Chair Rebecca Bays shared information from the Springs Steering Committee meeting.

K. COMMISSIONER RUTHIE DAVIS SCHLABACH - DISTRICT 3

K.1. Commissioner Remarks

Commissioner Ruthie Schlabach provided a "Commissioner Remarks" video.

L. COMMISSIONER JEFF KINNARD D.C. - DISTRICT 1

Commissioner Jeff Kinnard, D.C. recognized elected officials on their new election victories and acknowledged Commissioner Ruthie Schlabach's departure.

M. 2ND VICE CHAIR DIANA FINEGAN - DISTRICT 2

No items.

N. 1ST VICE CHAIR REBECCA BAYS - DISTRICT 4

First Vice Chair Rebecca Bays acknowledged Commissioner Ruthie Schlabach's departure, thanked Commissioner Diana Finegan for not taking on the Canvassing Board, and recognized elected officials on their new election victories

O. CHAIR HOLLY L. DAVIS - DISTRICT 5

Chair Holly Davis recognized elected officials on their new election victories, thanked Citrus County for voting her back in, acknowledged Commissioner Ruthie Schlabach's departure, and thanked the other Commissioners for electing her Chair for the year.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

County Attorney Denise A. Dymond Lyn addressed Commissioner Ruthie Schlabach.

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Janet Barek
Shaunda Burdette, Executive Director of the Citrus County Education Foundation
Mark Roehrig

Commissioners responded to comments from the public, Second Vice Chair Diana Finegan announced the Veterans Day Parade, and Commissioner Ruthie Schlabach congratulated Chair Holly Davis.

Public Speaker Forms for Item Q

R. ADVISORY BOARD ANNOUNCEMENTS

S. UPCOMING MEETINGS

1. Regular Meeting, November 19, 2024, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, December 10, 2024, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

No items.

U. PUBLIC HEARINGS

Clerk's Note: The meeting was recessed at 4:01 PM and resumed at 5:04 PM.

U.1. 5:01 p.m. PUD2306 Citrus Hills Investment Properties for Brentwood/Davis Reserve -Revise Setbacks

a. Conduct a public hearing on November 7, 2024, at 5:01 pm to consider application PUD2306, Citrus Hills Investment Properties for Brentwood/Davis Reserve.
b. If approved, direct the Chair and Clerk to execute the ordinance for PUD2306, Citrus Hills Investment Properties for Brentwood/Davis Reserve. **(Eric Landon, Growth Management Director)**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

Eric Abel, Vice President of Brentwood Farms, LLC, provided the applicant information and responded to questions from the Board.

Growth Management Deputy Director Joanna Coutu provided the staff presentation.

Citizen Janet Barek commented and Commissioners responded to comments from Ms. Barek prior to the vote.

Motion to approve and direct the Chair and Clerk to execute the ordinance for PUD2306, Citrus Hills Investment Properties for Brentwood/Davis Reserve, allowing for 15 feet setbacks in the front and reduced to zero lot line in the back.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Rebecca Bays
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Ordinance Number 2024-A22

Public Speaker Forms for Item U1

Item U1 PowerPoint

U.2. 5:05 p.m. CPA/AA/PUD-2024-00019 Stillwell/Lecanto Preserve - amend master plan

a. Conduct a public hearing on November 7, 2024, at 5:05 pm to consider application CPA/AA/PUD-2024-00019, Law Office of Clark A. Stillwell for Sterling Residential, LLC and Sterling Commercial, LLC (Lecanto Preserve).
b. If approved, direct the Chair and Clerk to execute the ordinances for CPA/AA/PUD-2024-00019, Law Office of Clark A. Stillwell for Sterling Residential, LLC and Sterling Commercial, LLC (Lecanto Preserve). **(Eric Landon, Growth Management Director)**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Attorney Clark Stillwell provided the applicant information and responded to questions from the Board.

Land Development Principal Planner Joel Hochadel provided the staff presentation, and Mr. Hochadel, Ms. Lyn, and Mr. Stillwell responded to questions from the Board.

Citizen Paul Daugherty commented.

Mr. Stillwell provided a rebuttal to public comments.

Motion to approve, direct the Chair and Clerk to execute the ordinances for CPA/AA/PUD-2024-00019, Law Office of Clark A. Stillwell for Sterling Residential, LLC and Sterling Commercial, LLC (Lecanto Preserve), based on competent and substantial evidence.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Rebecca Bays
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Ordinance Numbers 2024-A23 and 2024-A24

Public Speaker Form for Item U2

Item U2 PowerPoint

U.3. 5:10 p.m. CPA/AA/PUD-2024-00008 Local Engineering, Inc. for Veer Real Estate, Inc.

a. Conduct a public hearing on November 7, 2024, at 5:10 p.m. to consider application CPA/AA/PUD-2024-00008 Local Engineering, Inc. for Veer Real Estate, Inc.
b. If approved, direct the Chair and Clerk to execute the ordinances for CPA/AA/PUD-2024-00008 Local Engineering, Inc. for Veer Real Estate, Inc.
(Eric Landon, Growth Management Director)

County Attorney Denise A. Dymond Lyn read the proposed ordinance titles into the record.

Dr. Mike Wilburn, of Local Engineering, provided the applicant information and Dr. Wilburn and Ms. Lyn responded to questions from the Board.

Ms. Lyn polled the Board for ex parte communications.

Dr. Wilburn responded to questions from the Board.

Growth Management Deputy Director Joanna Coutu provided the staff presentation and responded to questions from the Board.

The following individuals addressed the Board: Janet Barek; Dr. Purna Bikkisani, of Veer Real Estate; and Paul Daugherty.

Commissioners responded to comments from the public and Dr. Wilburn responded to questions from the Board.

Motion to approve, direct the Chair and Clerk to execute the ordinance for CPA/AA/PUD-2024-00008 Local Engineering, Inc. for Veer Real Estate, Inc, based on competent and substantial evidence, including the 13 conditions: changing condition 7 to add 5x5 sheds by owners/operators that must be uniform in appearance; highly recommend landscape and greenery; and changing condition 4 to add exterior access to toilet, washroom, and/or shower facilities outside proposed clubhouses and must be accessible to RV occupants 24 hours a day/7 days a week.

RESULT:	**Adopted**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Jeff Kinnard D.C.
AYES:	Davis Schlabach, Davis, Kinnard D.C.
NAY:	Bays, Finegan

Ordinance Numbers 2024-A25 and 2024-A26

Public Speaker Forms for Item U3

Item U3 PowerPoint

U.4. 5:15 p.m. AA-2024-00008 William Williams and Shannon Snook

a. Conduct a public hearing on November 7, 2024, at 5:15 pm to consider application AA-2024-00008, William Williams and Shannon Snook.
b. If approved, direct the Chair and Clerk to execute the ordinance for AA-2024-00008, William Williams and Shannon Snook. **(Eric Landon, Growth Management Director)**

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

Shannon Snook, property owner, provided the applicant information.

Land Development Planner Kelli Caudill provided the staff presentation.

There were no citizen comments.

Motion to approve and direct the Chair and Clerk to execute the ordinance for AA-2024-00008, William Williams and Shannon Snook, based on competent and substantial evidence.

RESULT:	**Adopted**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Rebecca Bays
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Ordinance Number 2024-A27

Item U4 PowerPoint

U.5. 5:20 p.m. PUD 2478 Calvary Christian Center Assembly of God

a. Conduct a public hearing on November 7, 2024, at 5:20 pm to consider application PUD2478, Calvary Christian Center Assembly of God.
b. If approved, direct the Chair and Clerk to execute the ordinance for PUD2478, Calvary Christian Center Assembly of God. **(Eric Landon, Growth Management Director)**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

Sarah Cates, with Next Level Planning & Permitting, provided the applicant information and responded to questions from the Board.

Land Development Planner Melissa Morris provided the staff presentation and responded to questions from the Board.

There were no citizen comments.

Based on competent and substantial evidence, motion to approve and direct the Chair and Clerk to execute the ordinance for PUD 2473, Calvary Christian Center Assembly of God.

The motion was amended to change PUD 2473 to PUD 2478.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Diana Finegan
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Ordinance Number 2024-A28

Item U5 PowerPoint

U.6. 5:25 p.m. CPA/AA/PUD-2023-00011 Kathie Ebaugh for The Crossings
a. Conduct a public hearing on November 7, 2024, at 5:25 pm to consider application CPA/AA/PUD-2023-00011 Kathie Ebaugh for The Crossings.
b. If approved, direct staff to transmit the application to the Florida Commerce/ Bureau of Community Planning and Growth and other State agencies for review and comment. **(Eric Landon, Growth Management Director)**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed draft of ordinance titles into the record.

Chair Holly Davis read the instructions into the record.

Motion to grant Robert W. Batsel, Jr. Esquire on behalf of Crystal River Quarries, Inc. party status.

RESULT:	**Adopted**
MOVER:	Ruthie Davis Schlabach
SECONDER:	Rebecca Bays
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Motion to grant Timothy Riley, of Gunster, Yoakley & Stewart, P.A. on behalf of Citrus County Mining Association, Inc. party status.

RESULT:	**Adopted**
MOVER:	Diana Finegan
SECONDER:	Rebecca Bays

AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Chair Holly Davis read the procedures into the record.

Motion to adopt the back-up material into evidence.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Rebecca Bays
AYES:	Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY:	None

Chair Holly Davis continued to read the procedures into the record.

Rob Batsel, attorney on behalf of the Intervenors, addressed the Board.

Hal Kantor, attorney for the applicant, The Crossings, addressed the Board.

All parties that would testify were sworn in by Ms. Lyn and the record shows that all parties affirmed.

James Dicks, applicant, addressed the Board, followed by discussion with the Board and Ms. Lyn.

Ms. Lyn stated for the record that the Quasi Judicial process is located in Chapter 2, Division 3 of the Citrus County Code, followed by Board discussion with Ms. Lyn.

The following parties provided information and responded to questions from the Board on behalf of the applicant, James Dicks: Attorney Hal Kantor; Avis Marie Craig, Certified Planning Consultant; and Chuck Pigeon, Engineer with Pigeon-Ardurra Group, Inc.

At the request of First Vice Chair Rebecca Bays, Ms. Lyn provided clarification regarding the transmittal process.

Land Development Principal Planner Joel Hochadel provided the staff presentation, Mr. Kantor addressed Mr. Hochadel, and Mr. Hochadel responded to questions from the Board, followed by cross-examinations by Mr. Kantor, Mr. Pigeon, and Jay Brown, Engineer with JBPro.

The following individuals spoke on behalf of the intervenors, Crystal River Quarries and Citrus County Mining Association, and responded to questions from the Board: Attorney Rob Batsel; John Lindgren, Plannew with Gunster Law Firm; Ed Murawski, Program Manager at Kleinfelder; Jeffrey Straw, Vice-President and Area Manager at GeoSonics; Attorney Timothy Riley; Dixie

Hollins, President of the Citrus County Mining Association; and Frank Colitz, President of Crystal River Quarries.

Mr. Kantor cross-examined the intervenors.

The following citizens addressed the Board: Janet Barek; Lori Corbin; Chuck Dixon, Director of Planning and Growth Management to represent the School Board of Citrus County; Paul Daugherty; and John O'Connor.

Applicant rebuttal comments made by Brian Skidmore, with Ardurra Group and James Dicks.

Intervenor rebuttal comments made by Mr. Batsel.

Closing applicant remarks were made by Mr. Kantor.

Board discussion ensued.

Motion to deny transmittal of the application.

Board discussion ensued prior to the vote.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.
SECONDER:	Rebecca Bays
AYES:	Bays, Kinnard D.C., Finegan
NAY:	Davis Schlabach, Davis

Public Speaker Forms for Item U6

Speaker Authorization Letter from Citrus County School Board

Clerk's Note: The meeting was in recess at 8:11 PM and resumed at 8:18 PM.

V. ADJOURN

The meeting was adjourned at 10:53 PM.

Proof of Publication