



**BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA**

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

MINUTES

March 11, 2025 - 1:00 PM

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

**Steve L. Howard, County Administrator
Denise A. Dymond Lyn, County Attorney
Traci Perry, Clerk of the Circuit Court and
Comptroller**

A. CALL TO ORDER

March 11, 2025 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

A.1. Invocation

Pastor Joseph Gunter, of Generations Church, gave the Invocation.

A.2. Pledge of Allegiance

Citrus County Sheriff David Vincent led the Pledge of Allegiance.

A.3. Roll Call

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

Absent: Clerk of the Circuit Court and Comptroller Traci Perry

A.4. Approval of Agenda

County Administrator Steve Howard pulled item E7 and submitted additional information for items E17, H2 and S2.

Motion to approve the Consent Agenda, with the items as mentioned by the County Administrator Steve Howard.

Board discussion ensued.

The motion was amended to change "Consent Agenda" to "Agenda".

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Commissioner Jeff Kinnard, D.C. requested that items E15 and E16 be brought to the top of the agenda.

The motion was amended to bring items E15 and E16 to the front of the agenda.

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

B. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items B1, 2, 3, 4 and 5.

RESULT: **Adopted**
MOVER: Holly L. Davis
SECONDER: Diana Finegan
AYES: Davis, Bays, Kinnard D.C., Finegan, Barek
NAY: None

B.1. Proclamation -- EPA Fix A Leak Week

Approve and authorize the Board to execute a proclamation declaring the week of March 17-23, 2025, as "Fix a Leak Week" in Citrus County, Florida. The Fix a Leak Week proclamation aids in raising awareness of the magnitude of water wasted to leaks annually. Additionally, citizens learn how to identify and fix leaks.

B.2. Proclamation -- Colorectal Cancer Awareness Month

Approve and Authorize the Board of County Commissioners to acknowledge March as Colorectal Cancer Awareness Month.

B.3. Proclamation and Presentation for the 23rd Annual March For Meals Month

- a. Approve and Authorize the Citrus County Board of County Commissioners to execute the Proclamation of "23rd Annual March For Meals Month."
- b. Approve and Authorize the Presentation of Proceeds from the Circle of Friends Gift Shop.

B.4. Proclamation -- National Athletic Training Month

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Approve & Authorize the Board of County Commissioners to proclaim March as National Athletic Training Month.

B.5. Proclamation -- 2025 National Procurement Month

Approve and authorize the Board to execute a proclamation declaring the month of March 2025 as "National Procurement Month" in Citrus County, Florida.

C. CONSENT

Motion to approve the Consent Agenda.

RESULT: **Adopted**

MOVER: Jeff Kinnard D.C.

SECONDER: Diana Finegan

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

NAY: None

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C.1. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:

February 25, 2025 Attorney Client Session

February 25, 2025 Regular Meeting

Administration

No items.

Attorneys Office

No items.

Clerk

No items.

Community Services

No items.

Fire Services

No items.

Human Resources

C.2. Veterans Preference Recruitment Plan

Approve Administrative Regulation 7.26, Veterans Preference Recruitment Plan. **(June Randall, Human Resources Director, Jessica Flynn, Human Resources Manager)**

Management and Budget

C.3. Quarterly Budget Status Report

Acknowledge receipt of the 1st Quarter Budget Status Report from October 1, 2024, through December 31, 2024. **(Erin Dohren, Management & Budget Director)**

C.4. 2025 Federal Appropriation Requests - Project List

Approve and authorize staff to submit projects to Congressman Gus Bilirakis' Office for the Community Budget Requests. **(Carlton Hall, Public Works Director, Craig Stevens, Fire Chief, Ken Cheek, Water Resources Director, Steve Baham, Economic Development Director)**

Growth Management

No items.

Public Works

C.5. Deletion of Surplus Property Asset # B93 Landfill Waste Water Treatment Plant

Approve deletion of the collection and storage tanks, asset #B93 from the inventory of the Department of Public Works, Division of Solid Waste and the

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removal of the same items from the County's capital asset listing. **(Carlton Hall, Public Works Director)**

C.6. Hook Company Waste Disposal Account Agreement

- a. Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Bentley Waste Service LLC dba Hook Company for disposal fees up to \$26,000.00 and accept Nationwide Mutual Insurance Company Bond No. 7901239479.
- b. Approve termination of the existing Waste Disposal Account Agreement with Bentley Waste Service LLC dba Hook Company dated July 9, 2024, and return the security deposit of \$18,000.00. **(Carlton Hall, Public Works Director)**

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

C.7. Connection Charge Installment Lien Agreement - Toni Munch

- a. Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services for Toni Munch.
- b. Authorize the Clerk to record Connection Charge Installment Lien Agreement in the Public Records of Citrus County, Florida. **(Ken Cheek, Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director).**

Set Public Hearings Workshops

No items.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Karen Esty

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Dan Hilliard, representing Withlacoochee Aquatic Restoration

Janeen Eddie

Ross Fredericksen

Attorney Bill Grant represented Sam Candella, President, and James Metz, Vice President, of Citrus Springs Civic Association

John Scott

K.C. Werthmann

Jeanetta Scott

Dr. Carmen E. Koubicek

Terry Weber-Nelles

Ms. Esty and Mr. Hilliard responded to questions from the Board.

Consensus of the Board was given to direct the County Administrator, Steve Howard, to rectify Mr. Scott's situation at Fort Island Gulf Beach immediately.

County Attorney Denise A. Dymond Lyn responded to questions from the Board regarding Inverness Village 4, followed by Board discussion.

[Additional Information for Item D - Submitted by Karen Esty](#)

[Additional Information for Item D - Submitted by Dan Hilliard](#)

[Additional Information for Item D - Submitted by John Scott](#)

[Additional Information for Item D - Submitted by Jeanetta Scott](#)

[Public Speaker Forms for Item D](#)

E. REGULAR BUSINESS

E.1. Bids

E.1.a. ITB 24-128 Road Resurfacing of: Small County Outreach Program (SCOP) Project East Turner Camp Road from East Matthew Meadow Court to the East end of East Turner Camp Road (including boat ramp parking area); Superior Asphalt, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Superior Asphalt, Inc., to provide construction for SCOP resurfacing Project East Turner Camp Road from East Matthew Meadow Court to the East end of East Turner Camp Road (including boat ramp parking area) at

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a cost of \$1,891,001 including the Contingency amount of \$216,713. This is funded by a SCOP Grant through FDOT. **(Carlton Hall, Public Works Director)**

Motion to approve item E1a.

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

E.2. Budget Transfers

Approve the budget transfers for the Housing and the Beverly Hills MSBU for fiscal year 2024-2025. **(Erin Dohren, Management & Budget Director)**

Motion to approve item E2.

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

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution adopting/amending the Florida Department of Environmental Protection (FDEP) and the State Housing Initiatives Partnership grant budgets for fiscal year 2024-2025. **(Erin Dohren, Management & Budget Director)**

Motion to approve item E3.

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

Resolution Number 2025-021

E.4. PLT-21-14 Fairways at Twisted Oaks Phase II Perpetual Public Maintenance

- a. Approve and authorize the Board to release the Interim Maintenance agreement and Maintenance bond.
- b. Accept Perpetual Public Maintenance of the roads and rights-of-way for the Fairways at Twisted Oaks Phase II subdivision. All drainage easements and stormwater tracts are dedicated privately to the Fairways at Twisted Oaks Homeowners Association. Citrus County is granted the right to discharge stormwater from the Public Roads. **(Carlton Hall, Public Works Director)**

Motion to approve item E4a and b.

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

E.5. Request for Additional Engineering Technicians (Transportation and Stormwater) for Technical Services Division

- a. Request Board approval of the two (2) inspector positions for the Technical Services Division – Transportation Section. The mid-year cost of these two (2) positions: (\$85,575 salaries and \$107,530 incidentals; including phones, computers, vehicles, etc.) totaling \$193,105; with annual salaries totaling \$149,292 for both positions. This cost will replace outsourced inspectors.
- b. Approve the related Budget Transfer for the requested two (2) inspector positions to the Technical Services Division - Transportation Section from the Transportation Fund.
- c. Request Board approval of the two (2) inspector positions for the Technical Services Division – Stormwater Section. The mid-year cost of these two (2) positions: (\$85,575 salaries and \$107,530 incidentals; including phones, computers, vehicles, etc.) totaling \$193,105; with annual salaries totaling \$149,292 for both positions.
- d. Approve the related Budget Transfer for the requested two (2) inspector positions to the Technical Services Division – Stormwater Section from the Stormwater MSBU. **(Carlton Hall, Public Works Director)**

Motion to approve item E5a, b, c and d.

RESULT: **Adopted**
MOVER: Holly L. Davis
SECONDER: Jeff Kinnard D.C.
AYES: Davis, Bays, Kinnard D.C., Finegan, Barek
NAY: None

E.6. Approve the recruitment of one (1) additional part-time Grounds Maintenance Technician I for the Beverly Hills MSBU.

- a. Approve the recruitment of one (1) additional part-time Grounds Maintenance Technician I for the Beverly Hills MSBU.
- b. Approve related budget transfer **(Carlton Hall, Public Works Director)**

Motion to approve item E6a and b.

Second Vice Chair Janet Barek commented prior to the vote.

RESULT: **Adopted**

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SECONDER: Holly L. Davis
AYES: Davis, Bays, Kinnard D.C., Finegan, Barek
NAY: None

E.7. Monument Sign Designs - Beautify Citrus Target for Action 2023
Select preferred conceptual sign. **(Carlton Hall, Public Works Director)**

This item was pulled during the meeting.

E.8. Notice Regarding Property from List of Land Available for Taxes.
a. Approve and Authorize the Chairman to execute a notice regarding for HILTOP PB 5 PG 42 LOT 90 BLK B – AK 2033738 - 98 N. Saturn Ave., Inverness.
b. Authorize Staff to forward the document to the Citrus County, Florida, Clerk of the Circuit Court. **(Carlton Hall, Public Works Director)**

Motion to approve item E8a and b.

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

E.9. Office Space Inverness - Target for Action 2024; Target for Action 2025
Approve and authorize staff to begin negotiations with the City of Inverness to develop a lease agreement for available space at the Inverness Government Center. **(Carlton Hall, Public Works Director, Tom Henry, Construction Manager)**

Motion to approve item E9.

At the request of First Vice Chair Diana Finegan, the County Administrator provided clarification prior to the vote.

RESULT: Adopted
MOVER: Holly L. Davis
SECONDER: Jeff Kinnard D.C.
AYES: Davis, Bays, Kinnard D.C., Finegan, Barek
NAY: None

E.10. Release of Retainage ITB 24-088 Superior Asphalt Inc - Work Order SA-1
a. Accept the completed project and acknowledge Pay App #5 Release of Retainage as the close-out of Work Order #SA-1 for the Full Depth Reclamation Services of W Basilico St, S Hancock Rd, N Nashville Ave, N Lazy Trail, and S Bea Ave.

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- b. Approve the release of retainage and authorize the Clerk to release retainage to the contractor, Superior Asphalt, Inc. in the total amount of \$147,889.61
- c. Return any encumbered funds back to the appropriate accounts. **(Carlton Hall, Public Works Director)**

Motion to approve item E10a, b and c.

RESULT: **Adopted**
MOVER: Holly L. Davis
SECONDER: Diana Finegan
AYES: Davis, Bays, Kinnard D.C., Finegan, Barek
NAY: None

E.11. Proposed Cambridge Greens Septic to Sewer Assessment Area - AR 11.10-1, Permanent Reassignment of Development Rights (DVR) 2025-003 Rummel

- a. Approve and authorize the Chairman to execute the Permanent Reassignment of Development Rights Agreement for residential properties within the Cambridge Greens Septic to Sewer Assessment Area for Edward D. & Georgia L. Rummel, DVR 2025-003.
- b. Authorize the Clerk to attest and record in Public Records of Citrus County, Florida. **(Ken Cheek, PE., Water Resources Director)**

Motion to approve item E11a and b.

RESULT: **Adopted**
MOVER: Holly L. Davis
SECONDER: Jeff Kinnard D.C.
AYES: Davis, Bays, Kinnard D.C., Finegan, Barek
NAY: None

E.12. Modification of Intergovernmental Agreement

Approve and authorize the Chairman to execute the Modification of the Intergovernmental Agreement. **(Joe Whittick, Contract Monitor)**

Motion to approve item E12.

RESULT: **Adopted**
MOVER: Holly L. Davis
SECONDER: Jeff Kinnard D.C.
AYES: Davis, Bays, Kinnard D.C., Finegan, Barek
NAY: None

E.13. CoreCivic Contract Monitoring Update for January 2025

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Concur with the recommended action of the non-performance assessment for the month of January 2025, the County assessed a nonperformance assessment of \$5,000 per day, for a total of \$155,000. **(Joe Whittick, Contact Monitor)**

Motion to approve item E13.

RESULT: **Adopted**
MOVER: Diana Finegan
SECONDER: Holly L. Davis
AYES: Davis, Bays, Kinnard D.C., Finegan, Barek
NAY: None

E.14. Citrus Springs Civic Association Request for Office Space

Discuss the request of Citrus Springs Civic Association, Inc. for a lease agreement with Citrus County for use of space at the Citrus Springs Community Center and direct staff on next actions. **(Eric Head, Community Services Director)**

Commissioner Jeff Kinnard, D.C. made a motion to approve item E14, which died for lack of a second.

Board discussion ensued and Community Services Director Eric Head provided clarification to the Board.

Motion to approve the lease agreement to Citrus Springs Civic Association for office space at the Citrus Springs Community Center for one year.

Board discussion ensued prior to the vote.

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

Following the motion, Deputy Clerk Amy Novinger requested clarification regarding item E7.

E.15. JAGC Local Grant-Citrus County's Sheriff's Office

Approve the JAGC award agreement C-6N128 to be signed by County Administrator Steve Howard. **(Sheriff David Vincent, Citrus County Sheriff's Office)**

Motion to approve item E15.

RESULT: **Adopted**
MOVER: Jeff Kinnard D.C.

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SECONDER: Holly L. Davis

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

NAY: None

E.16. Ratify the Signature of the County Administrator/Sheriff's Office

Ratify the signature of the County Administrator/Sheriff's Office for the Basic Ordering Agreement with ICE (Immigration and Customs Enforcement). **(David Vincent, Sheriff, Steve Howard, County Administrator)**

Motion to approve item E16.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Diana Finegan

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

NAY: None

E.17. Partial Release of Liens

Request is made that the Chairman of the Board of County Commissioners execute the Partial Release of Liens affecting title to 4381 E. Trail X, Inverness, Florida (Legal Description: Altkey: 3180931; TRAIL X UNREC SUB LOTS 9 & 10 DESC AS: LOT 9 COM AT NE COR SE 1/4 OF SW 1/4 OF SEC 25-19-19 TH S 0DEG 43M 30S E 422.71 FT TH S 89DEG 46M 50S W 87.35 FT TO POB TH CONT S 89DEG 46M 50S W 70.00 FT TH S 0DEG 39M E 140 FT TH N 89DEG 46M 50S E 70.00 FT TH N 0DEG 39M W 140.00 FT TO POB----AND----LOT 10 COM AT NE COR OF SE 1/4 OF SW 1/4 OF SEC 25-19-19 TH S 0DEG 43M 30S E 422.71 FT POB TH CONT S 0DEG 43M 30S E 140.01 FT TH S 89DEG 46M 50S W 87.55 FT TH N 0DEG 39M W 140.00 FT TH N 89DEG 46M 50S E 87.35 FT TO POB DESC IN OR BK 771 PG 1919 & OR BK 1148 PG 2083 & 1677 PG 1700; Parcel ID: 19E19S25 3C000 0090). **(Eric Landon, Growth Mangement Director).**

Motion to approve item E17.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Diana Finegan

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

NAY: None

[Additional Information for Item E17](#)

E.18. Voting System Upgrade - Supervisor of Elections

Approve allowing the Supervisor of Elections to replace all tabulators and high-speed scanners using reserve funds. **(Maureen Baird, Supervisor of Elections)**

Motion to approve item E18.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

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SECONDER: Diana Finegan

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

NAY: None

F. OUTSTANDING COMMISSION ITEMS

**F.1. Outstanding List Update - Veronica Kampchroer, Project Manager
Legislative Update - James Toy, Intergovernmental Affairs Manager**

Special Projects Manager Veronica Kampschroer provided the Outstanding List updates and responded to questions from the Board. Commissioner Jeff Kinnard, D.C. commented.

Intergovernmental Affairs Manager James Toy provided Legislative updates, Board discussion ensued with Mr. Toy and County Administrator Steve Howard, and Mr. Toy responded to questions from the Board.

[Item F1 Legislative Update PowerPoint](#)

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

County Administrator Steve Howard recognized staff regarding a letter received from the Government Finance Officers Association, in which they awarded the "Distinguished Budget Presentation Award" for the budget document provided by the Department of Management and Budget.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:05 PM FY 25/26 Budget Development Presentation

Conduct Budget Presentation to receive direction regarding the development of the 2025/2026 budget. **(Erin Dohren, Management & Budget Director)**

Budget and Management Director Erin Dohren provided the presentation, Ms. Dohren responded to questions from the Board, and the Commissioners provided budget recommendations to Ms. Dohren.

Consensus of the Board was given to provide staff direction to reach out to the City of Inverness and City of Crystal River regarding a Law Enforcement MSTU (Municipal Service Taxing Unit) with the Citrus County Sheriff.

Commissioners continued providing budget recommendations to Ms. Dohren,

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and County Administrator Steve Howard and Ms. Dohren responded to the Board.

Consensus of the Board was given to provide staff direction regarding: millage, COLA (cost-of-living adjustment), health insurance plans, budget guidelines for constitutional offices and departments, 101 new/reclassified county positions, and MSBU (Municipal Service Benefit Unit) for residential road resurfacing.

Ms. Dohren announced the dates of the upcoming CIP Workshop, Preliminary Budget Hearings, Tentative Budget Hearing and Final Budget Hearing.

Board discussion ensued with Ms. Dohren regarding conflicts.

Item H1 PowerPoint

H.2. 1:10PM Public Hearing for Sections 5307 FY25-26

- a. Conduct a public hearing as required by the Federal Transit Administration to obtain public input on the Program of Projects for Sections 5307 funding.
- b. The Chairman, or 1st Vice Chairman, respectively of the Board of County Commissioners of Citrus County, Florida, is authorized to execute the Designation of Signature Authority for the Transit Services Director and County Attorney.
- c. Authorize electronic submission of the grant application, resulting contract, amendments, assurances, and certifications by the County Attorney and Transit Services Director as required to obtain funding from the Federal Transit Administration, after review by the County Attorney, without the need to bring the documents before the Board of County Commissioners of Citrus County, Florida.
- d. Authorize staff to submit a request for Toll Revenue Credits to FDOT in the amount of \$158,000 for use as Capital Match for FTA 5307 grant. **(Eric Head, Community Services Director)**

Transit Director Joanne Granger provided the presentation and responded to questions from the Board.

There were no citizen comments.

Motion to approve item H2b, c and d.

Deputy Clerk Amy Novinger requested clarification of the motion.

The motion was amended to add: execute the resolution.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

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NAY: None

Resolution Number 2025-022

Additional Information for Item H2

H.3. 1:15PM Presentation -- Necessary Steps for Placing a Local Option Sales Tax on 2026 General Election Ballot

1:15PM Presentation -- Necessary Steps for Placing a Local Option Sales Tax on 2026 General Election Ballot

Intergovernmental Affairs Manager James Toy provided the presentation.

Don Taylor, representing the Citrus County Chamber of Commerce, provided an update on facilitating forums (steering committee, focus group and town halls) for the county, followed by Board discussion with Mr. Taylor.

Mr. Toy continued the presentation and responded to questions from the Board.

Consensus of the Board was given to direct staff regarding the timeline.

Mr. Toy responded to questions from the Board, followed by Board discussion.

Item H3 PowerPoint

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

No items.

J. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

No items.

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

No items.

L. 2nd VICE CHAIR JANET BAREK- DISTRICT 3

Second Vice Chair Janet Barek shared information from the Citrus Levy Marion Regional Workforce Development Board meeting.

Commissioner Barek discussed a proposed amendment to the Land Development Code, followed by Board discussion.

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Commissioner Barek shared information regarding residential construction, followed by Board discussion.

Clerk's Note: The meeting returned to this item at 4:35 PM.

M. 1ST VICE CHAIR DIANA FINEGAN - DISTRICT 2

M.1. Potential Parks Expansion

Direct staff to research and bring back options and cost estimates for development specifically for use as multi-purpose fields including the necessary amenities to support the growing needs of youth soccer and football in our community.

First Vice Chair Diana Finegan provided the recommendation and County Administrator Steve Howard, Community Services Director Eric Head, and Corey Edwards, President of 352 Legends, addressed the Board.

Board discussion ensued.

Consensus of the Board was given to direct staff to research, bring back options, and cost estimates for development, specifically for use as multipurpose fields, including the necessary amenities to support the growing needs of youth sports in our community.

Following this item, Second Vice Chair Janet Barek provided comments under item L and Deputy Clerk Amy Novinger requested clarification of the Consensus of the Board regarding item M1.

[Additional Information for Item M1 - Submitted by 352 Legends](#)

N. CHAIR REBECCA BAYS - DISTRICT 4

N.1. Request to move Tuesday, July 22, 2025, Board of County Commissioners meeting to Tuesday, July 29, 2025

Request approval from Board to move Tuesday, July 22, 2025, Board of County Commissioners meeting to Tuesday, July 29, 2025

Chair Rebecca Bays provided the recommendation, followed by Board discussion regarding conflicts.

Motion to approve item N1.

RESULT: Adopted

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MOVER: Janet Barek

SECONDER: Diana Finegan

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

NAY: None

O. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

P. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Bob Rutemiller

Gary Bartell

[Public Speaker Forms for Item P](#)

Q. UPCOMING MEETINGS

1. Regular Meeting, March 25, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, April 8, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, April 22, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

R. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Development Forecast Tool Retreat: March 25, 2025, at 8:30AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

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2. Legislative Planning Retreat August 14, 2025, at 9:00AM, Lecanto Government Building, 3600 W. Sovereign Path, Lecanto, FL 34461, Room 166.

S. PUBLIC HEARINGS

Clerk's Note: The meeting went into recess at 4:56PM and resumed at 5:05PM.

S.1. 5:01 pm PUD3026 Clearview Estates commercial tracts modify

- a. Conduct a public hearing on March 11, 2025, at 5:01 p.m. to consider application PUD3026, Citrus Hills Investment Properties for Clearview Estates Development of Regional Impact (commercial tracts).
- b. If approved, direct the Chair and Clerk to execute the ordinance for PUD3026, Citrus Hills Investment Properties for Clearview Estates Development of Regional Impact (commercial tracts). **(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 for Citrus Hills Investment Properties, LLC, developer of Clearview Estates DRI (Development of Regional Impact), provided the applicant information and responded to questions from the Board.

Growth Management Deputy Director Joanna Coutu provided the staff presentation, and Ms. Coutu, County Engineer Ken Cheek, Ms. Lyn, and Mr. Abel responded to questions from the Board.

The following citizens addressed the Board: Katie Gagnon, Michael DeFrancisco, Peggy DeFrancisco, Richard Konopko, Charles Anderson, Mike Morrison, and John Rogers.

Commissioners responded to citizen comments, followed by Board discussion.

Motion to approve PUD3026: with the four conditions that were approved by the PDC (Planning Development Council); whatever business goes in there, they will be required by county staff to make the proper intersection improvements (including right of ways, turning lanes, and any signalization changes); and item S1a and b.

Board discussion ensued with Ms. Coutu prior to the vote.

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

NAY: Barek

Ordinance Number 2025-A03

Public Speaker Forms for Item S1

Item S1 PowerPoint

S.2. 5:05 pm OA-2024-00006 Land Dev Div – Amend Land Dev Code

- a. Conduct a public hearing on March 11, 2025, at 5:05 p.m. to review and consider application OA-2024-00006, Land Development Division - Amendment to Land Development Code - multiple chapters.
- b. If approved, direct the Chair and Clerk to execute the ordinance for OA-2024-00006, Land Development Division - Amendment to Land Development Code - multiple chapters. **(Eric Landon, Growth Management Director)**

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record, and Ms. Lyn and Growth Management Deputy Director Joanna Coutu responded to questions from the Board.

Ms. Coutu provided the staff presentation.

Attorney Clark Stillwell commented and Ms. Coutu responded to comments from Mr. Stillwell.

Ms. Coutu continued the staff presentation and Ms. Coutu and Ms. Lyn responded to questions from the Board.

There were no citizen comments.

Board discussion ensued with County Administrator Steve Howard.

Motion to approve OA-2024-00006 and direct the Chair and Clerk to execute the ordinance of the Land Development Division.

Deputy Clerk Amy Novinger requested clarification of the motion.

The motion was modified to add c: review and approve revisions to AR (Administrative Regulation) 13-20-3 - Tree Element.

Commissioner Jeff Kinnard, D.C. commented, followed by Board discussion prior to the vote.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Diana Finegan

AYES: Davis, Bays, Kinnard D.C., Finegan, Barek

Minutes

Board of County Commissioners Meeting - March 11, 2025

NAY: None

Ordinance Number 2025-A04

[Additional Information for Item S2](#)

[Item S2 PowerPoint](#)

T. ADJOURN

The meeting was adjourned at 07:21 PM.

[Proof of Publication](#)