BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

April 22, 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

April 22, 2025 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

A.1. Invocation

Pastor Fred Smith from Real Life Christian Church in Crystal River gave the Invocation.

A.2. Pledge of Allegiance

Gary Kuhl led the Pledge of Allegiance.

A.3. Roll Call

Present: Holly L. Davis, Rebecca Bays, Diana Finegan, Janet Barek, County Administrator Steve Howard, County Attorney Denise Lyn, Deputy Clerk Amy Novinger, Deputy Clerk Kristi Hugar

Absent: Jeff Kinnard D.C., Clerk of the Circuit Court and Comptroller Traci Perry

Following this item, Chair Rebecca Bays provided an announcement regarding Cheryl Stanton and welcomed Resse Bilby as the new Executive Assistant to the Board of County Commissioners.

A.4. Approval of Agenda

Chair Rebecca Bays announced that the Proclamations would be done before the time-certain public hearings.

County Administrator Steve Howard requested to pull item T2.

First Vice Chair Diana Finegan requested to pull items M1 and M2.

Motion to approve the Agenda, with the deletion of items T2, M1, and M2.

RESULT:	**Adopted**
MOVER:	Janet Barek
SECONDER:	Holly L. Davis
AYES:	Davis, Bays, Finegan, Barek
NAY:	None

Following the vote, Chair Rebecca Bays recognized Commissioner Jeff Kinnard, D.C.

B. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items B1, B2, B3, B4 and B5.

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

Following the vote, County Administrator Steve Howard provided an announcement and recognized Management and Budget Director Eric Dohren.

B.1. Proclamation -- Citrus County Trash to Treasure Art Exhibition
Approve and authorize the Citrus County Board of County Commissioners to execute a Proclamation to recognize and encourage participation in the Citrus County "Trash to Treasure" art exhibition. **(Eric Head, Community Services Director)**

B.2. Proclamation -- National Volunteer Week
Approve and authorize the Board to execute a Proclamation declaring April 20 through April 26, 2025, as "National Volunteer Week" in Citrus County, Florida. **(Eric Head, Community Services Director)**

B.3. Proclamation -- 2025 Citrus County Sheriff's Office National Volunteer Week
Approve and authorize the Board to execute a Proclamation declaring the 2025 Citrus County Sheriff's Office National Volunteer Week **(Sheriff David Vincent)**

B.4. Proclamation - National Animal Control Officers Appreciation Week
Approve and authorize the Board to proclaim -- National Animal Control Officers Appreciation Week in Citrus County, Florida. **(Director Dave DeCarlo, Citrus County Sheriff's Office)**

B.5. Proclamation -- Gary W. Kuhl Day and Earth Day
Approve and authorize the Board to proclaim April 22, 2025, as Gary W. Kuhl day and Earth Day, in Citrus County, Florida. **(Elicia Kuhl)**

C. CONSENT

Motion to approve the Consent Agenda in its entirety.

Citizen Tod Cloud commented.

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

Public Speaker Form for Item C

Minutes

C.1. Minutes of the Board of County Commissioners
Approve the following minutes of the Board of County Commissioners:
April 8, 2025 Attorney Client Session
April 8, 2025 Fire Service Assessment Program Workshop
April 8, 2025 Solid Waste Rate Study Workshop
April 8, 2025 Regular Meeting

Administration

No items.

Attorneys Office

No items.

Clerk

C.2. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Growth Management

C.3. RPLT2024-00017 Portz Subdivision

a. Review and approve RPLT2024-00017, Portz Subdivision
b. If approved, direct the Chair to execute the plat and the Clerk to execute and record the plat in the public records. **(Eric Landon, Growth Management Director).**

Public Works

No items.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

C.4. Connection Charge Installment Lien Agreement - Jorge Gonzalez

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 Jorge Gonzalez.
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).**

C.5. Connection Charge Installment Lien Agreement - William & Cinda Ruiz

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 William & Cinda Ruiz.
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:

Tod Cloud
Renee Bedford
Mark Svestka, representing Pine Ridge Property Owner's Association
Trina Romeo
Ray Brown, Jr.
Robbie Smither

Commissioner Holly Davis commented.

Management and Budget Director Erin Dohren provided clarification to the Board regarding the funding in the CIP for the Road Network Pavement Management project and addressed questions from the Board.

Commissioners addressed the public comments and County Attorney Denise A. Dymond Lyn addressed questions from the Board.

Public Speaker Forms for Item D

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through g.

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

E.1.a. QTE 24-182 Letter of Termination; Mowing Services Citrus County Properties Zone 2; Cutting Edge Property Maintenance Inc.
Approve and Authorize the Chairman to execute the Letter of Termination for QTE 24-182 between Citrus County, Florida and Cutting Edge Property Maintenance Inc. for noncompliance and issue a termination date of May 22, 2025. **(Eric Head, Community Services DIrector)**

E.1.b. PB 25-113 Sourcewell #011124-UFC Uniforms with Related Products and Services; UniFirst Corporation
Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and UniFirst Corporation for the purchase of uniforms with related products and services for various departments throughout the County on an as-needed basis. **(Erin Dohren, Management & Budget Director)**

E.1.c. PB 25-112 Omnia Partners RFP #158057 Office Supplies and Services; American Office Products Distributors, Inc.
Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and American Office Products Distributors, Inc. for the purchase

of office supplies and services for various departments throughout the County on an as-needed basis, with APEX Office Products, Inc. as the authorized dealer. **(Erin Dohren, Management & Budget Director)**

E.1.d. ITB 23-088 Amendment No. 4; (RE-BID) Cardinal Street Force Main Project; Pave-Rite, Inc.

Approve and Authorize the Chairman to execute Amendment No. 4 to the Agreement between Citrus County, Florida and Pave-Rite, Inc., extending the date for final completion to May 24, 2025. There is no additional cost associated with this Amendment. **(Ken Cheek, P.E., Water Resources Director)**

E.1.e. QTE 25-150 Digital Billboard for Division of Water Conservation Advertising; The Lamar Companies

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and The Lamar Companies for advertising for Water Conservation on a digital billboard in Citrus County. **(Ken Cheek, P.E., Water Resources Director)**

E.1.f. RFQ 21-151 Notice of Termination Professional Services to develop Comprehensive Plan Amendment and Land Development Code Updates for the CR486 Interchange Management Area; Causseaux, Hewett, & Walpole, Inc. dba CHW/NV5, Inc.

Approve and Authorize the Chairman to execute the Notice of Termination between Citrus County, Florida and Causseaux, Hewett, & Walpole, Inc. dba CHW for convenience and issue a termination date of May 22, 2025. **(Eric Landon, Growth Management Director)**

E.1.g. PB 25-158 City of Inverness No. 00500 City of Inverness Downtown and Citrus County Historic Courthouse Streetscape Update Project RFP 2025-01-CDD; Green Construction Technologies Inc.

a. Approve and Authorize the Chairman to execute the agreement between Citrus County, Florida and Green Construction Technologies Inc., to provide landscaping around the Citrus County Historical Courthouse and fencing for two HVAC units. Cost is $136,751.

b. Approve related budget transfer. **(Carlton Hall, Director of Public Works)**

E.2. Budget Transfers

Approve the budget transfers for the Management & Budget, Law Enforcement Impact Fees, Sheriff's Office, Utilities, Housing Services (2), Solid Waste Management for fiscal year 2024-2025. **(Erin Dohren, Management & Budget Director)**

Motion to approve item E2.

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

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution adopting/amending the Community Care for the Elderly (CCE) grant, the Aquatic Plant Control grant, the Land Development, the Florida Department of Transportation Aviation Development grant, the Fire Rescue, the State Housing Initiative Partnership (SHIP) grant, and the Low Income Energy Assistance Program (LIHEAP) grant budgets for fiscal year 2024-2025. **(Erin Dohren, Management & Budget Director)**

Motion to approve item E3.

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

Resolution Number 2025-030

E.4. CoreCivic Contract Monitoring Update for March 2025

Concur with the recommended action of the non-performance assessment of $5,000 per day, for a total of $155,000 for the month of March 2025. **(Joseph Whittick, Contract Monitor).**

Motion to approve item E4.

RESULT:	**Adopted**
MOVER:	Diana Finegan
SECONDER:	Rebecca Bays
AYES:	Davis, Bays, Finegan, Barek
NAY:	None

E.5. Proposed Homosassa Phase 5 Sewer Project Assessment Area – Acceptance of Perpetual Utility & Access Easement(s)

a. Authorize the Chairman to accept the Perpetual Utility and Access Easements from property owner(s) in the Proposed Homosassa Phase 5 Sewer Project Assessment Area to allow installation of the central sewer system, as part of the Homosassa Septic to Sewer Project.
b. Authorize the Clerk of the Board to place Board of County Commissioner's acceptance stamp on the Perpetual Utility and Access Easements attached and record the easement and associated documents in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

Motion to approve item E5a and b.

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

E.6. Proposed Cambridge Greens Septic to Sewer Assessment Area - AR 11.10-1, Permanent Reassignment of Development Rights (DVR) 2025-005 Barmore & 2025-006 White

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 Douglas & Kathleen Barmore, DVR 2025-005 and Robert B. & Marian A. White, DVR 2025-006.
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 E6a and b.

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

E.7. Hazard Mitigation Grant Program (HMGP)-Hurricane Debby FEMA-4806-DR-FL

a. Recommendation action to sign the Resolution authorizing the application and execution of a resulting contract for the Hazard Mitigation Grant Program. (HMGP) funds from the Florida Division of Emergency Management and authorizing the signature of such instruments.
b. Approve and authorize staff to apply for the County LMS project through the State. Including submission of the required "LMS Project Submission Letter".
(Erin Dohren, Management & Budget Director)

Motion to approve item E7a and b.

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

Resolution Number 2025-031

E.8. Suncoast Parkway 2, PH 1 – Amendment to Memorandum of Agreement

a. Approve and authorize the Chairman to sign the Amendment to Memorandum of Agreement between the State of Florida, Department of Transportation and Citrus County, Florida, and
b. Approve and authorize the Chairman to sign the Partial Assignment of Easement Agreement between the State of Florida, Department of Transportation and Citrus County, Florida, and
c. Approve and authorize the Chairman to accept five (5) subsequent Quit Claim Deeds, attached as reference only, for the conveyance of numerous parcels pursuant to the Memorandum of Agreement, dated April 11, 2017, and
d. Approve and authorize the Chairman to execute a subsequent lease agreement between Citrus County, Florida and Clear Channel Outdoor, Inc., for the Outdoor Advertising Signs located on the 9.68-acre portion of the Rooks Parcel, and
e. Authorize the Clerk, upon receipt of the fully executed documents from the State of Florida, Florida Department of Transportation, to record the Amendment to Memorandum of Agreement, Partial Assignment of Easement Agreement in the Public Records of Citrus County, Florida and place the acceptance stamp on each subsequent Quit Claim Deed prior to recording in the Public Records of Citrus County, Florida. **(Carlton Hall, Public Works Director / Walt Eastmond, Technical Services Division Director)**

Motion to approve item E8a through e.

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

E.9. Suncoast Parkway 2, Phase 3B (from CR495 to US19) – 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 3B (Project) from CR495 to

US19 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 place acceptance stamp on any subsequent documents upon receipt and record said documents in the Public Records of Citrus County, Florida. **(Carlton Hall, Public Works Director/ Walt Eastmond, Technical Services Director)**

Motion to approve item E9a through f.

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

E.10. Superior Asphalt Emergency Purchase

Ratify Water Resources emergency purchase totaling $71,690 for emergency roadway repairs related to a watermain break . **(Ken Cheek, Water Resources Director)**

Motion to approve item E10.

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

E.11. Verizon Wireless – In-Building Augmentation Agreement

Approve and authorize the Chairman to execute the In-Building Augmentation agreement between Citrus County, Florida, and Cellco Partnership (doing business as Verizon Wireless) to install and maintain an in-building wireless coverage system. (Louis Foltzer, Chief Information Officer & Amy Hannell, Telecommunication Analyst).

Motion to approve item E11.

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

E.12. Spectrum Service Order – Lecanto Government Building

Approve and authorize the Chairman to execute the Spectrum Service Order form between Citrus County, Florida, and Spectrum Enterprise. **(Louis Foltzer, Systems Management Director)**

Motion to approve item E12.

RESULT:	**Adopted**
MOVER:	Janet Barek
SECONDER:	Holly L. Davis
AYES:	Davis, Bays, Finegan, Barek
NAY:	None

F. OUTSTANDING COMMISSION ITEMS

Special Projects Manager Veronica Kamschroer provided a presentation on the Community Services updates and discussed the Outstanding Commission Items updates.

Ms. Kampschroer and County Attorney Denise A. Dymond Lyn addressed questions from the Board regarding Betz Farm.

Ms. Kampschroer recognized Communications Specialist Miles Saunders, Audio Visual Technician Catherine Correa-Morales, Digital Content Coordinator Jamie Ang, and Communications Manager Michael Bridges.

Commissioner Holly Davis recognized Ms. Kampschroer.

There was no action taken on this item.

Item F PowerPoint

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

G.1. Recognition of Erin Dohren, Management & Budget Director
Approve and authorize the Board to present a Certificate of Recognition to Erin Dohren, Management and Budget Director.

County Administrator Steve Howard recognized Management and Budget Director Erin Dohren and County staff.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:05 p.m. Annual Financial Report
a. Acknowledge receipt of Citrus County's Annual Comprehensive Financial Report and condensed Popular Annual Financial Report for the fiscal year ended September 30, 2024.
b. Approve and authorize the Chair and Clerk as the Chief Financial Officer to authorize the Chief Financial Officer to submit their signatures electronically on the Annual Financial Report. **(Traci Perry, Clerk of Court & Comptroller)**

Clerk of the Circuit Court and Comptroller Chief Financial Officer Susan Sullivan presented the report overview, acknowledged Carey Weeks and Mason Gonsisko for winning the photo contest, and commended the efforts of Department of Management and Budget Director Erin Dohren and her team.

Ms. Sullivan introduced Jeff Wolf, Partner at Forvis Mazars, who delivered the presentation and addressed questions from the Board.

Motion to approve item H1a and b.

There were no citizen comments.

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

Clerk's Note: This item was revisited at 1:44 PM to make the motion and vote.

Item H1 PowerPoint

H.2. 1:10PM Feeding Tampa Bay Presentation

Informational Presentation from Feeding Tampa Bay **(Introduction by Barbara Sprague, CEO/ Executive Director Community Food Bank & Presentation by Thomas Mantz & Loranna Hardwick, Feeding Tampa Bay).**

Barbara Sprague, CEO of the Community Food Bank, provided a brief overview and introduced Lorena Hardwick, Chief External Affairs Officer for Feeding Tampa Bay, who provided the presentation and addressed questions from the Board.

There was no action taken on this item.

Clerk's Note: Following this item, a motion and vote for item H1 was made.

Item H2 PowerPoint

Additional Information for Item H2 - Submitted by Lorena Hardwick

H.3. 1:25 PM Public Hearing for Section 5307 FFY25-26 Capital - Lapsing Funds FFY2020

a. Conduct a public hearing as required by the Federal Transit Administration to obtain public input on the Program of Projects for Section 5307 lapsing funds for the Capital purchase of a bus for fleet expansion.
b. Adopt and authorize the Chairman, or 1st Vice Chairman, respectively, of the Board of County Commissioners of Citrus County, Florida, to execute the resolution authorizing 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 Administrations, after the review by the County Attorney, without the need to bring the documents before the Board of County Commissioners of Citrus County, Florida.
c. Authorize staff to submit a request for Toll Revenue Credits to FDOT in the amount of $50,000 for us as Capital Match for FTA 5307 grant. **(Eric Head, Community Services Director)**

Transit Services Director Joanne Granger provided the recommendation and addressed questions from the Board.

Citizen Renee Bedford commented.

Motion to approve item H3b and c.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Janet Barek
AYES:	Davis, Bays, Finegan, Barek
NAY:	None

Resolution Number 2025-032

Public Speaker Forms for Item H3

H.4. 1:30PM Capital Improvement Program Presentation
Review and provide staff direction for the Five-Year Capital Improvement Program projects for fiscal years 2026-2030. **(Erin Dohren, Management & Budget Director)**

Management and Budget Director Erin Dohren provided the presentation and addressed questions from the Board.

Ms. Dohren provided clarification of the following projects: Lecanto Government Building Generator Replacement for $1 Million; Animal Services Facility for $16.5 Million; Port Citrus for $2 Million ($1 Million for Grant / $1 Million for General Fund Taxes); and Morgue for $305,000.

Board discussion ensued.

Economic Development Director Steven Baham provided clarification regarding the Port Citrus project and addressed questions from the Board, followed by Board discussion.

Ms. Dohren continued the presentation and provided clarification on the Animal Services Facility for $16.5 Million, Meadowcrest WWTP Process Modification for $400,000, Central Ridge Community Park Dog Park for $50,000, and Sportsplex for $60,000, followed by Board discussion.

Consensus of the Board was given to provide staff direction regarding the Five-Year Capital Improvement Program projects for fiscal years 2026-2030, as presented, except for the following adjustments: Port Citrus for $1 Million from Grant and $1 Million from General Fund Taxes will stay in the CIP until a presentation is provided to the Board and a final determination is made; Lecanto Government Building Generator Replacement for $1 Million will be moved to Fiscal Year 2027 if grant funds are not secured in Fiscal Year 2026; and the Animal Services Facility total will be changed to $12 Million.

Item H4 PowerPoint

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

No items.

J. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

Commissioner Holly Davis shared that she attended the Maker Space VIP Opening and Partners in Tourism meeting at the Crystal River Airport and announced that she will be attending Advanced Commissioner II Training.

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

No items.

L. 2nd VICE CHAIR JANET BAREK- DISTRICT 3

Second Vice Chair Janet Barek discussed the violation of Ruthie Schlabach due to the Florida Constitution.

Second Vice Chair Janet Barek made a motion to have the attorney set up paperwork for a Florida Constitution ethics violation made by Ruthie Schlabach for her actions, which was seconded by First Vice Chair Diana Finegan.

The motion was withdrawn by First Vice Chair Diana Finegan and Second Vice Chair Janet Barek.

Board discussion ensued, followed by comments from Chair Rebecca Bays.

Board discussion continued.

M. 1ST VICE CHAIR DIANA FINEGAN - DISTRICT 2

No items.

M.1. Ordinance Prohibiting Lobbying on behalf of Developers

Motion to direct attorney, Denise Lyn, to create an ordinance for BOCC approval that prohibits any BOCC commissioner, PDC commissioner, or county staff from:

a) lobbying the State or Federal Government on behalf of a Developer, their lobbyists, or representatives, or,
b) assisting a Developer, their lobbyists or representatives in lobbying the State or Federal Government

while the Developer has a development application pending with Citrus County.

This item was pulled during the meeting.

N. CHAIR REBECCA BAYS - DISTRICT 4

No items.

O. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

P. OPEN TO THE PUBLIC

The following individual addressed the Board on various issues:

Renee Bedford

Public Speaker Form for Item P

Q. ADVISORY BOARD ANNOUNCEMENTS

No items.

R. UPCOMING MEETINGS

1. Regular Meeting, May 13, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, May 27, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting, June 10, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Citrus County Network Pavement Strategy Workshop, May 13, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Citrus Impact Fees Workshop, May 13, 2025, at 10:30 a.m, Citrus County Courthouse RM 100, 110 N. Apoka Ave Inverness, Fl 34450.

3. Citrus Impact Fees Workshop, May 27, 2025, at 10:00 a.m, Citrus County Courthouse RM 100, 110 N. Apoka Ave Inverness, Fl 34450.

4. Governing Body of the Special Library District Preliminary Budget Hearing, July 23, 2025, at 8:30AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

5. Board of County Commissioners Fire Protection Special District Preliminary Budget Hearing, July 23, 2025, at 8:45 AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

6. Board of County Commissioners Preliminary Budget Hearing, July 23, 2025, at 9:00 AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

1. *Workshop*: **DATE**, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. *Workshop*: **DATE**, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

7. Legislative Planning Retreat August 14, 2025, at 9:00 A.M. Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto, FL 34461

3. *Workshop*: **DATE**, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

4. *Workshop*: **DATE**, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

5. *Workshop*: **DATE**, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

5. *Workshop*: **DATE**, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. PUBLIC HEARINGS

Clerk's Note: The meeting went into recess at 4:29 PM and resumed at 5:01 PM.

T.1. 5:01 pm PUD3063 Stantec - PUD for commercial development
a. Conduct a public hearing on April 22, 2025, at 5:01 p.m. to consider application PUD-3063, Stantec for US 19 and 98 Acquisitions, LLC.
b. If approved, direct the Chair and Clerk to execute the ordinance for PUD-3063, Stantec for US 19 and 98 Acquisitions, LLC. **(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.

Lorrie Viola, Planner with Stantec, provided the applicant presentation and addressed questions from the Board.

Land Development Planner Frankie Piland provided the staff presentation.

Ms. Lyn addressed questions from the Board.

There were no citizen comments.

Based on competent and substantial evidence, motion to approve PUD-3063, Stantec - PUD for commercial development, and direct the Chair and Clerk to execute the ordinance.

Ms. Lyn addressed questions from the Board, followed by Board discussion.

The motion was amended to include the 13 conditions.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Janet Barek
AYES:	Davis, Bays, Finegan, Barek
NAY:	None

Ordinance Number 2025-A06

Item T1 Applicant PowerPoint

Item T1 Planner PowerPoint

T.2. 5:05 P.M. PUD2217 Brenda McKenzie for BFB Storage, LLC

a. Conduct a public hearing on April 22, 2025, at 5:05 p.m. to consider application PUD2217, Brenda McKenzie for BFB Storage, LLC.
b. If approved, direct the Chair and Clerk to execute the ordinance for PUD2217, Brenda McKenzie for BFB Storage, LLC. **(Eric Landon, Growth Management Director)**

This item was pulled during the meeting.

Additional Information for Item T2

T.3. 5:10 P.M. AA/PUD-2025-00001 Garden Street Communities

a. Conduct a public hearing on April 22, 2025, at 5:10 p.m. to consider application AA/PUD-2025-00001, Garden Street Communities.
b. If approved, direct the Chair and Clerk to execute the ordinance for AA/PUD-2025-00001, Garden Street Communities. **(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.

Cliff Manuel, President of Coastal Engineering Associates, addressed the Board with the recommendation.

Motion to continue AA/PUD-2025-00001, Garden Street Communities.

Board discussion ensued with Mr. Manuel and Ms. Lyn.

Citizens Vivien Quarles and Chuck Shinsky commented.

Ms. Lyn and the Commissioners addressed the public comments.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Janet Barek
AYES:	Davis, Bays, Finegan, Barek
NAY:	None

Public Speaker Forms for Item T3

U. ADJOURN

The meeting was adjourned at 5:26 PM.

Proof of Publication