



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

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

MINUTES

May 27, 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

May 27, 2025 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

Chair Rebecca Bays requested a moment of silence in honor of Memorial Day to recognize those who served our country.

A.1. Invocation

Reverend George Conger from the Shepherd of the Hills Episcopal Church led the Invocation.

[Additional Information for Item A1 - Submitted by Reverend George Conger](#)

A.2. Pledge of Allegiance

Citrus County Sheriff David Vincent led the Pledge of Allegiance.

Following the Pledge of Allegiance, Chair Rebecca Bays commented regarding the Sand Mine application.

A.3. Roll Call

Present: Holly L. Davis, Rebecca Bays, Jeff Kinnard D.C., Diana Finegan, Janet Barek, County Administrator Steve Howard, Assistant County Administrator Mariselle Rodriguez, County Attorney Denise Lyn, Clerk of the Circuit Court and Comptroller Traci Perry, Deputy Clerk Amy Novinger, Deputy Clerk Ashlyn Russ

Absent: None

Clerk's Note: County Administrator Steve Howard joined the meeting at

Minutes

Board of County Commissioners Meeting - May 27, 2025

1:53 PM and Clerk of the Circuit Court and Comptroller Traci Perry left the meeting at 4:21 PM.

A.4. Approval of Agenda

Assistant County Administrator Mariselle Rodriguez provided additional information for items E4, E8, E11, H4 and H5 and requested the addition of item E12.

Motion to approve the Agenda, with the changes as read into the record.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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

NAY: None

Following the vote, County Attorney Denise A. Dymond Lyn provided information regarding the Southworth application hearing that will be held on June 27, 2025, at 1 PM.

B. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items B1 and B2.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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

NAY: None

B.1. Proclamation -- Men's Health Month

Approve and authorize the Board to proclaim June 9 through June 15, 2025, as Men's Health Week in Citrus County, Florida.

B.2. Proclamation -- Keep Citrus County Beautiful - Beverly Hills Leadership Council

Approve and authorize the Board to proclaim Keep Citrus County Beautiful - Beverly Hills Leadership Council Pride Award.

C. CONSENT

Minutes

Board of County Commissioners Meeting - May 27, 2025

Motion to approve the Consent Agenda.

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

Minutes

No items.

Administration

C.1. Extension of the Tax Roll

Approve a request from Janice A Warren, Citrus County Tax Collector, to extend the tax roll pursuant to section 197.323, Florida Statutes

Attorneys Office

No items.

Clerk

C.2. Clerk IT Equipment for Disposal

Approve and authorize removal of obsolete assets. 1263 Dell R720 server. 1288/1289 Xiotech storage.

C.3. Approve the correction of the previously adopted minutes

Approve the correction of the previously adopted minutes listed below, correcting all motions to replace the word "confident" with "competent" :

- Minutes for the meeting held on November 30, 2021, approved on January 4, 2022, Items T1 and T2
- Minutes for the meeting held on December 14, 2021, approved on January 4, 2022, Items T1, T2, T3 and T5
- Minutes for the meeting held on January 4, 2022, approved on February 8, 2022, Items T1, T2 and T3

Minutes

Board of County Commissioners Meeting - May 27, 2025

- Minutes for the meeting held on February 8, 2022, approved on March 8, 2022, Items T1, T2 and T3
- Minutes for the meeting held on February 22, 2022, approved on March 22, 2022, Item T4
- Minutes for the meeting held on March 8, 2022, approved on April 12, 2022, Items T1 and T2
- Minutes for the meeting held on March 22, 2022, approved on April 12, 2022, Items T1, T2 and T3
- Minutes for the meeting held on June 27, 2022, approved on July 26, 2022, Item T1
- Minutes for the meeting held on July 12, 2022, approved on August 9, 2022, Item T1
- Minutes for the meeting held on July 26, 2022, approved on August 30, 2022, Item T1
- Minutes for the meeting held on August 30, 2022, approved on September 27, 2022, Items T1, T2 and T3
- Minutes for the meeting held on November 29, 2022, approved on January 10, 2023, Items T1 and T4
- Minutes for the meeting held on December 13, 2022, approved on January 10, 2023, Item T1
- Minutes for the meeting held on January 24, 2023, approved on February 28, 2023, Items T2 and T3
- Minutes for the meeting held on March 14, 2023, approved on April 11, 2023, Items T1 and T2
- Minutes for the meeting held on March 28, 2023, approved on April 25, 2023, Item T1
- Minutes for the meeting held on April 11, 2023, approved on April 25, 2023, Item T1
- Minutes for the meeting held on May 11, 2023, approved on June 20, 2023, Item T1
- Minutes for the meeting held on June 6, 2023, approved on June 20, 2023, Item T2
- Minutes for the meeting held on August 8, 2023, approved on September 12, 2023, Item T2

C.4. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

C.5. Asset# 51715 For Auction

- a. Determine and declare Asset 51715, a 2015 Turtle Top Odyssey Bus, a surplus property to be eligible for sale on Gov Deals.
- b. Authorize staff to proceed with the sale of the surplus property on Gov Deals. **(Eric Head, Community Services Director)**

C.6. Transportation Disadvantaged Trip and Equipment 2025-2026 Grant Application

- a. 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 the Chairman or 1st Vice Chairman to sign the Florida Commission for the Transportation Disadvantaged Trip and Equipment grant application, contract, amendments, assurances, and certifications as required to obtain funding from the Florida Commission for the Transportation Disadvantaged, after review by the County Attorney, without the need to bring the documents before the Board.
- b. Approve and Authorize the Chairman to execute the Transportation Disadvantaged Trip and Equipment Grant Recipient Information form. **(Eric Head, Community Services Director)**

Fire Services

No items.

Human Resources

C.7. Agreement with College of Central Florida - Co-Op and Internship Agreement

Approve and authorize the Chairman to execute the Co-Op and Internship Agreement with the College of Central Florida for Justin White assigned to Systems Management department, Alec MacDonald assigned to GIS division, and Richard Kessler assigned to Extension Services division. **(June Randall, Human Resources Director).**

Management and Budget

No items.

Growth Management

Minutes

Board of County Commissioners Meeting - May 27, 2025

No items.

Public Works

C.8. Waste Connections of Florida Waste Disposal Account Agreement

- a. Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Waste Connections of Florida, Inc. for disposal fees of up to \$18,000.00.
- b. Approve termination of the existing Waste Disposal Account Agreement with Waste Connections of Florida, Inc. dated July 23, 2024. **(Carlton Hall, Public Works Director)**

C.9. Royals Furniture Waste Disposal Account Agreement

- a. Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Royals Furniture for disposal fees of up to \$500.00.
- b. Approve termination of the existing Waste Disposal Account Agreement with Badcock Home Furnishings Center and transfer the security deposit of \$500.00 to Royals Furniture. **(Carlton Hall, Public Works Director)**

C.10. Surplus Property

Approve removal of Asset #09706-005 from the County's Capital Asset Listing.
(Carlton Hall, Public Works Director)

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

No items.

Set Public Hearings Workshops

Minutes

Board of County Commissioners Meeting - May 27, 2025

C.11. Set Public Hearing for street vacate SV-2025-00002 Schroder

- a. Set a public hearing on June 23, 2025, at 1:20 p.m. for application SV2025-00002, Schroder for SM industries/Suncoast Pools.
- b. Authorize the Chairman to execute the resolution setting the public hearing.

C.12. Set a Public Hearing to Adopt an Ordinance Amending Chapter 82 of the Citrus County Code

Set a public hearing on June 10, 2025, at 1:45 P.M. to consider adopting an ordinance of the Board of County Commissioners of Citrus County, Florida, a political subdivision of the State of Florida, pertaining to solid waste; providing certain findings; amending Section 82-38 of the Citrus County Code of Ordinances entitled Powers of County; amending Section 82-76 of the Citrus County Code of Ordinances entitled Definitions; amending section 82-77 of the Citrus County Code of Ordinances entitled Penalties for Violation of Article; amending Section 19-63 of the Citrus County Code of Ordinances entitled Applicable Codes and Ordinances; amending Section 82-101 of the Citrus County Code of Ordinances entitled Certification of Collectors; amending Section 82-103 of the Citrus County Code of Ordinances entitled Promulgation of Solid Waste Collecting Routes and Schedules; amending Section 82-106 of the Citrus County Code of Ordinances entitled Collection of Special, Hazardous, Biological Waste and Sludge; adopting a new Section 82-111 of the Citrus County Code of Ordinances pertaining to collector certification suspension or revocation; adopting a new Section 82-125 of the Citrus County Code pertaining to separation of loads; repealing Chapter 90, Article XVIII of the Citrus County Code of Ordinances entitled County Solid Waste Municipal Service Benefit Unit in its entirety; providing for severability; providing for codification and inclusion into the code; providing for modifications that may arise from consideration at public hearing; providing for repeal of inconsistent provisions; and providing for an effective date. **(Carlton Hall, Public Works Director)**

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Colleen Farmer

Susan Stirling

Pamela Antonucci

Alex Antonucci

Benn Correale

Leslie Blanche

Paul Dorey

Ken Marotte, from the Citrus County Historical Society

Sue Warner

Renee Bedford

Minutes

Board of County Commissioners Meeting - May 27, 2025

Kathy Davis
Mary Anne Moniz
Tim McLean
Catherine Casson
Karin Wagner
Janet Brala
Dave Bishop
Carina Petersen
Terry Weber-Nelles
Larry Taylor
Robert Haire

Commissioner Holly Davis addressed the citizens.

County Attorney Denise A. Dymond Lyn addressed the Board regarding the Southworth application and announced that the Special Master hearing will be held on June 27, 2025, at 1:00 PM at the Lecanto Government Building in Room 166 then the application will come back to the Board at a future date.

Commissioner Jeff Kinnard, D.C. addressed Ms. Casson.

Commissioners responded to comments from the public.

Ms. Lyn addressed the Board regarding the change to the minutes.

[Public Speaker Forms for Item D](#)

[Additional Information for Item D - Submitted by Colleen Farmer](#)

[Additional Information for Item D - Submitted by Pamela Antonucci](#)

[Additional Information for Item D - Submitted by Alex Antonucci](#)

[Additional Information for Item D - Submitted by David Bishop](#)

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through E1g.

RESULT: Adopted
MOVER: Diana Finegan
SECONDER: Janet Barek

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

E.1.a. SGS 25-165 Purchase of Voting Booths for Supervisor of Elections Office; Phoenix Metal Products, Inc., d/b/a Phoenix Metal Industries, Inc.

Approve and Authorize the Chairman to execute an Agreement between Citrus County, Florida and Phoenix Metal Products, Inc. d/b/a Phoenix Metal Industries, Inc. for the purchase of standard nesting, wheeled metal voting booths and ADA-compliant nesting, wheeled metal voting booths, on an as needed basis.
(Maureen "Mo" Baird, Supervisor of Elections)

E.1.b. ITB 24-089 Amendment No. 1; Utility Stock Parts; Fortiline, Inc. dba Fortiline Waterworks

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Fortiline, Inc. dba Fortiline Waterworks to amend the fee schedule to those rates set forth in Exhibit "A" on an as-needed basis.. **(Ken Cheek, P.E., Water Resources Director)**

E.1.c. PB 25-174 Sourcewell # 112624-TTC Grounds Maintenance Equipment and Related Attachments; Wesco Turf, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Wesco Turf, Inc., as the Authorized Dealer, for the purchase of grounds maintenance equipment and related attachments on an as-needed basis. **(Carlton Hall, Public Works Director)**

E.1.d. RFQ 19-089 Amendment No. 1; Professional Engineering Design & Post Design Consulting Services for CR 491 Next-Phase Road Widening Project from South Audubon Park Path to Horace Allen Street; NV5, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement to acknowledge the merger of Causseaux, Hewett, & Walploe, Inc. and NV5, Inc. and change the name of the company to NV5, Inc. **(Carlton Hall, Public Works Director)**

E.1.e. RFP 24-077 Electronic Payments Solution: Order Form for Solid Waste Division; Invoice Cloud, Inc

Approve and Authorize the Chairman to execute the Division of Solid Waste's Order Form on the Agreement between Citrus County, Florida and Invoice Cloud, Inc. for the equipment lease of four (4) EMV readers needed to process cardholder payments with a wireless device. **(Carlton Hall, Public Works Director)**

E.1.f. ITB 25-106 Right-of-Way Mowing Services-Districts 5, 6, 7, 8A, and 13; Inshape Maintenance Inc

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Inshape Maintenance Inc for the purpose of controlling vegetative growth on shoulders, ditches, back-slopes, and other grassed areas, at the cost of \$12,776.96 per cut. **(Carlton Hall, Public Works Director)**

E.1.g. ITB 25-124 Landscaping Maintenance at Crystal River Airport and Inverness Airport; Hillstreet Enterprises, L.L.C.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Hillstreet Enterprises, L.L.C., to provide comprehensive mowing, trimming, and vegetation control services for both Crystal River Airport and Inverness Airport, at the cost of \$68,742. **(Carlton Hall, Public Works Director)**

E.2. Budget Transfers

Approve the budget transfers for the Utilities (2), Renewal & Replacement, Water Connection Fees, Housing Services, Support Services and the Clerk of Court for fiscal year 2024-2025. **(Barbara Luckham, Interim Management & Budget Director)**

Motion to approve item E2.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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 Community Care for the Elderly, (CCE) grant, State Housing Initiatives Partnership (SHIP) grant and Health & Wellness Funds budgets for fiscal year 2024-2025. **(Barbara Luckham, Interim Management & Budget Director)**

Motion to approve item E3.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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

NAY: None

Resolution Number 2025-040

E.4. Citrus County Forfeiture Fund Request

- a. Provide staff direction regarding funding in the amount of \$1,892 for Eckerd Connects Prevention Hi 5 Citrus for Camp Rise.
- b. Approve related budget transfer. **(Barbara Luckham, Interim Management & Budget Director)**

Motion to approve item E4a and b.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Holly L. Davis

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

NAY: None

Following the vote, First Vice Chair Diana Finegan recognized Aileen David for running the Eckerd program.

E.5. Use of County Logo on Lapel Pins

Requesting Board approval for County Staff to display the Citrus County Logo on lapel pins, promotional products and custom apparel. **(Steven Baham, Economic Development Director)**

Motion to approve item E5.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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

NAY: None

E.6. Proposed Cambridge Greens Septic to Sewer Assessment Area - AR 11.10-1, Permanent Reassignment of Development Rights (DVR) 2025-007 Lorenzo.

- 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 Emil & Anabela Lorenzo, DVR 2025-007.
- 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: Holly L. Davis

SECONDER: Diana Finegan

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

NAY: None

E.7. FDOT Public Transit Block Grant Program Agreement - G3A36

a. Execute Resolution to Approve and Authorize the Chairman, or 1st Vice Chairman, respectively of the Board of County Commissioners of Citrus County, Florida, is authorized to sign the FDOT Block Grant, Amendments, Assurances, and Certifications as required to obtain funding from the Florida Department of Transportation, after reviewing by the County Attorney, without the need to bring the documents before the Board of County Commissioners.

b. Approve and Authorize the Chairman, or 1st Vice Chairman, respectively to execute the FDOT Public Transit Block Grant Program Agreement in the amount of \$729,496 (\$364,748 grant funding with a required match of \$364,748), This grant funding and corresponding match will be utilized to reduce the local match for future FTA 5307 or FDOT 5311 grants at a 50% grant / 25% block grant / 25% county match. **(Eric Head, Community Services Director)**

Motion to approve item E7a and b.

RESULT: Adopted

MOVER: Janet Barek

SECONDER: Diana Finegan

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

NAY: None

E.8. CoreCivic Contract Monitoring Update for April 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 April 2025. (Joseph Whittick, Contract Monitor).

Motion to approve item E8.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Jeff Kinnard D.C.

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

NAY: None

[Additional Information for Item E8](#)

Additional information was received after the agenda was published.

E.9. Letter of Agreement between Citrus County, Florida and United Healthcare of Florida, Inc.

Minutes

Board of County Commissioners Meeting - May 27, 2025

Approve and authorize the Chairman to execute the Letter of Agreement by and between Citrus County, Florida and United Healthcare of Florida, Inc. **(Craig Stevens, Fire Chief)**

Motion to approve item E9.

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

E.10. Temporary Aquatics Division Director Position

Approve the recruitment of a temporary Aquatics Division Director position for 7 months. **(Carlton Hall, Public Works Director)**

Motion to approve item E10.

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

E.11. Request for two additional staff for the Systems Management Department

a. Approve the request to add two (2) positions to the Department of Systems Management. Position one (1) is for a Network Administrator. Position two (2) is for a Cloud Administrator.

b. Approve related budget transfers. **(Louis Foltzer, Systems Management Director)**

Motion to approve item E11a and b, with the notation that it was changed to 1 position for a Cloud Administrator, rather than 2 positions.

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

E.12. FDEP Agreement No. 23PLN 105 Amendment No. 1

Approve and authorize Amendment No. 1 of FDEP Agreement No. 23PLN105 for Citrus County Comprehensive Vulnerability Assessment Including Inverness through June 30, 2026.

Motion to approve item E12.

Minutes

Board of County Commissioners Meeting - May 27, 2025

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

Additional Item E12

This item was received after the agenda was published.

F. **OUTSTANDING COMMISSION ITEMS**

Special Projects Manager Veronica Kampschroer provided the update and addressed questions from the Board.

County Administrator Steve Howard recognized Ms. Kampschroer, followed by comments from Ms. Kampschroer.

G. **COUNTY ADMINISTRATOR - STEVE L. HOWARD**

G.1. Citrus County's ISO Public Protection Classification (PPC) rating has officially improved from a 4/4Y to a 3/3Y.

Citrus County's ISO Public Protection Classification (PPC) rating has officially improved from a 4/4Y to a 3/3Y.

County Administrator Steve Howard provided an overview and Fire Chief Craig Stevens provided an announcement, followed by Board discussion with Chief Stevens.

Mr. Howard provided an update on the Interactive Growth Model for fire stations.

There was no action taken on this item.

H. **PRESENTATIONS/PUBLIC HEARINGS**

H.1. 1:05 pm Presentation of Schiraldi Trust's Contribution to Citrus County Animal Services

Presentation of Schiraldi Trust contribution to the Board of County Commissioners for the Citrus County Animal Shelter.
(Eric Head, Community Services Director)

Minutes

Board of County Commissioners Meeting - May 27, 2025

Community Services Director Eric Head provided the presentation and Russ Varney addressed the Board.

There was no action taken on this item.

H.2. 1:10 pm Proposed Settlement Agreement - SWFWMD v. Citrus County, Florida

Approve and authorize the Chairman to execute the Settlement Agreement between Southwest Florida Water Management District and Citrus County, Florida. **(Denise Lyn, County Attorney)**

County Attorney Denise A. Dymond Lyn provided the recommendation.

Motion to approve item H2.

Commissioners commented prior to the vote.

Susan Spurgeon, outside counsel with Shutts, addressed the Board.

There were no citizen comments.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Holly L. Davis

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

NAY: None

H.3. 1:15 P.M. Presentation Hurricane Season Citrus County Sheriff's Office, Emergency Management Chris Evan

"Hurricane Season" Presentation by Citrus County Sheriff's Office, Emergency Management Chris Evan.

Citrus County Sheriff's Office Emergency Management Director Christopher Evan provided the Hurricane Season presentation and addressed questions from the Board.

Housing Services Director Michelle Alford provided the Elevate Florida program updates and addressed questions from the Board.

There was no action taken on this item.

H.4. 1:20 P.M. Suncoast Parkway Extension

Discussion of solutions on Suncoast Parkway Extension. **(Justin Hall, Florida Department of Transportation FDOT)**

Commissioner Jeff Kinnard, D.C. commented.

Justin Hall, Florida Department of Transportation (FDOT) District 7 Secretary,

Minutes

Board of County Commissioners Meeting - May 27, 2025

provided the presentation.

Commissioners commented and Mr. Hall addressed questions from the Board, followed by Board discussion.

Additional Information for Item H4

Additional information was received after the agenda was published.

There was no action taken on this item.

H.5. 1:25 PM Space Needs Presentation

Information Only (Carlton Hall, Public Works Director)

Public Works Director Carlton Hall provided the Space Needs update, Inverness City Manager Eric Williams provided information, followed by Board discussion with Mr. Williams.

Jake Devost, Senior Design Consultant at AECOM, provided the Space Needs Assessment presentation and Mr. Hall addressed questions from the Board.

Additional Information for Item H5

Additional information was received after the agenda was published.

There was no action taken on this item.

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

No items.

J. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

Commissioner Holly Davis discussed updates from the Medical Examiners Board with County Attorney Denise A. Dymond Lyn.

Ms. Lyn addressed the Board, followed by Board discussion with Ms. Lyn.

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

K.1. Withlacoochee Aquatic Restoration (WAR) request a letter of Support for Pursuing Grant Funding to Fortify Structures at the Barge Canal.

Minutes

Board of County Commissioners Meeting - May 27, 2025

Approve and authorize the Board to issue a letter of support to Withlacoochee Aquatic Restoration (WAR) in their pursuit of grant funding to enhance and fortify the structures at the Barge Canal.

Commissioner Jeff Kinnard, D.C. provided the recommendation.

Motion to approve item K1.

RESULT: **Adopted**

MOVER: Jeff Kinnard D.C.

SECONDER: Janet Barek

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

NAY: None

L. 2nd VICE CHAIR JANET BAREK- DISTRICT 3

Second Vice Chair Janet Barek recognized the Transportation Disadvantaged Board.

M. 1ST VICE CHAIR DIANA FINEGAN - DISTRICT 2

No items.

N. CHAIR REBECCA BAYS - DISTRICT 4

Chair Rebecca Bays discussed managing the growth of the county and made a recommendation for a public workshop to be scheduled.

County Administrator Steve Howard addressed the Board regarding a public workshop to be scheduled, followed by Board discussion.

O. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

P. OPEN TO THE PUBLIC

There were no citizen comments.

Q. ADVISORY BOARD ANNOUNCEMENTS

No items.

R. UPCOMING MEETINGS

Minutes

Board of County Commissioners Meeting - May 27, 2025

1. Regular Meeting, June 10, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, **Monday**, June 23, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, July 8, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Industrial Development Authority Workshop: June 10, 2025, at 10:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Citrus Impact Fee Workshop: **Monday**, June 23, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Port Citrus Workshop: **Monday**, June 23, 2025, at 10:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
4. Homelessness Coordination Workshop: July 8, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
5. Governing Body of the Special Library District Preliminary Budget Hearing **Wednesday**, July 23, 2025, at 8:30AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

Minutes

Board of County Commissioners Meeting - May 27, 2025

6. Board of County Commissioners Fire Protection Special District Preliminary Budget Hearing, **Wednesday**, July 23, 2025, at 8:45 AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
7. Board of County Commissioners Preliminary Budget Hearing, **Wednesday**, July 23, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
8. Citrus Impact Fee Workshop July 29, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
9. Legislative Planning Retreat August 14, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. PUBLIC HEARINGS

Clerk's Note: The meeting was in recess at 4:21 PM and resumed at 5:01 PM.

T.1. 5:01 P.M. PUD-2025-00001 – Navarro Family Gym, LLC

Conduct a public hearing on May 27, 2025, at 5:01 p.m. to consider application PUD-2025-00001, Navarro Family Gym, LLC.b. If approved, direct the Chair and Clerk to execute the ordinance for PUD-2025-00001, Navarro Family Gym, 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.

Jesse Navarro provided the applicant information and addressed questions from the Board.

Growth Management Deputy Director Joanna Coutu provided the staff presentation.

There were no citizen comments.

Based on competent and substantial information, motion to approve PUD-2025-00001, Navarro Family Gym, LLC.

Board discussion ensued with Ms. Coutu and Ms. Lyn.

The motion was amended to change the word "information" to "evidence".

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

Following the vote, Deputy Clerk Amy Novinger requested clarification of the motion and the Commissioners took a picture with the applicant.

Ordinance Number 2025-A07

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)**

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

Brenda McKenzie, with McKenzie Permitting and Consulting, provided the applicant information.

Land Development Senior Planner Jenn Perkins provided the staff presentation and addressed questions from the Board.

There were no citizen comments.

Based on competent and substantial evidence, motion to approve PUD2217, Brenda McKenzie for BFB Storage, LLC.

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

[Public Speaker Form for Item T2](#)

Ordinance Number 2025-A08

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.

Minutes

Board of County Commissioners Meeting - May 27, 2025

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.

The following individuals from Coastal Engineering Associates addressed the Board on behalf of the applicant and addressed questions from the Board: Betsy Jolley, NAICP Certified Planner and Planning Manager; and Ron Pianta, AICP Certified Planner.

Land Development Planner Melissa Morris provided the staff presentation.

Citizens Chuck Shinsky, Bob Quarles, and Paul Daugherty commented.

Mr. Pianta and Cliff Manuel, President and Owner of Coastal Engineering Associates, provided rebuttal comments.

Commissioners responded to comments from the citizens and Coastal Engineering Associates.

Based on competent and substantial evidence, the motion to deny AA/PUD-2025-00001, Garden Street Communities, as not being consistent with the Citrus County Comprehensive Plan and Land Development Code.

Commissioner Jeff Kinnard, D.C. and Chair Rebecca Bays commented prior to the vote.

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

Following the vote, Commissioner Holly Davis commented.

[Public Speaker Forms for Item T3](#)

U. ADJOURN

The meeting was adjourned at 06:02 PM.

[Proof of Publication](#)

Minutes

Board of County Commissioners Meeting - May 27, 2025