



CITRUS COUNTY
BOARD OF COUNTY COMMISSIONERS
MINUTES • JULY 26, 2022

Regular Meeting

Citrus County Courthouse

1:00 PM

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

July 26, 2022 Citrus County Courthouse

The meeting was called to order at 1:00 PM

Chairman Ronald E. Kitchen, Jr., explained that the Preliminary Budget Hearing would be reconvened later in the meeting. He then announced that Executive Assistant to the Board and Veteran, Doug Wright, would lead the invocation and Veteran of the U.S. Air Force, Sergeant Arlena Newson, would lead the Pledge of Allegiance.

- 1. Invocation**
- 2. Pledge of Allegiance**
- 3. Roll Call**

Attendee Name	Title	Status	Arrived
Ronald E. Kitchen Jr.	Chair, District 2	Present	
Ruthie Davis Schlabach	1st Vice Chair, District 3	Present	
Holly L. Davis	2nd Vice Chair, District 5	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Scott Carnahan	Commissioner, District 4	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Amy Novinger	Deputy Clerk	Present	

4. Approval of Agenda

Chairman Ronald E. Kitchen, Jr., requested to change the date of the Special Meeting for item B9 from August 9th to August 30th.

Motion to approve the agenda.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

B. CONSENT

Motion to accept the Consent Agenda, items B1 through B9.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

Minutes

B.1. Board of County Commissioners - Special Meeting Attorney/Client Session - Jun 27, 2022 8:30 AM

B.2. Board of County Commissioners - Public Workshop - Jun 27, 2022 9:00 AM

B.3. Board of County Commissioners - Regular Meeting - Jun 27, 2022 1:00 PM

Administration

No items.

Attorneys Office

No items.

Clerk

B.4. County Warrants

Accept the attached check registers outlining the County warrants.

B.5. Clerk Records Disposition 1945

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #1945 for the disposal of records that have met their assigned retention periods.

B.6. Clerk Records Disposition1946

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #1946 for the disposal of records that have met their assigned retention periods.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Planning and Development

No items.

Public Works

No items.

Systems Management

B.7. Records Disposition

Approve and authorize the Chairman to execute the following Records Dispositions for the disposal of public records that have met legal retention: BOCC-0404

Visitors and Convention Bureau

No items.

Water Resources

B.8. Proclamation: Smart Irrigation Month

Approve and authorize the Board to execute a Proclamation declaring July 2022 as Smart Irrigation Month in Citrus County.

Set Public Hearings Workshops**B.9. Set a Special Meeting for the IAFF International Association of Fire Fighters**

Set a Special Meeting on August 9, 2022 at 8:30AM for the IAFF International Association of Fire Fighters.

Clerk's note: The date for this meeting was changed to August 30, 2022 per the motion and vote for the Consent Agenda.

C. PROCLAMATIONS

Motion to approve items C1 and C2.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

1. Proclamation - Purple Heart Day

Approve and authorize the Board to proclaim August 7, 2022 as Purple Heart Day in Citrus County, Florida.

2. Proclamation - Girl Scouts

Approve and authorize the Board to proclaim the week of September 5th as Girl Scout week in Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Marion Hansen; Connie Martin Carter, at the request of Beverly Hills Municipal Service Benefit Unit (MSBU); John Hancock; Cheryl Melton; John Woods; John Bodnar; Janet Barek, on behalf of Citrus Springs Civic Association; Marianne Wetherington; Mark Conley; John Labriola, representing the Citrus County Chapter of Florida MassResistance; Mary Seader; Paula Johnson; Donna Rummel; Greg Hoying; Alan Otis; Diane Campbell; Bridgett Fagan; Tim Gilbert; Kathy Gates; Lala Sanders; Vickie Robinson; Marianne Parker; Richard Begin; Dean Bales; Matthew Bonura, Vice President of East Citrus United; Janet Genova; David Shrader, with Brooksville United Soccer Association of Hernando County; Bill Gruzdas; Debbie Weatley; Terry Morrison; Victoria Torres; Tracy Edgmon; and Kathy Bryn.

Commissioners responded to comments from the public.

E. REGULAR BUSINESS**1. Bids**

Motion to approve items E1a through c.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

- a. **RFP 22-063 Emergency Debris Management Services; DRC Emergency Services, LLC, AshBritt, Inc. , D.& J. Enterprises,Inc. and Crowder-Gulf Joint Venture, Inc.**

Approve and authorize the Chairman to execute the Agreement between Citrus County, Florida and DRC Emergency Services, LLC, between Citrus County, Florida and AshBritt, Inc., between Citrus County, Florida and Crowder-Gulf Joint Venture, Inc., and between Citrus County, Florida and D. & J., Enterprises,Inc. to provide emergency debris removal services.

- b. **ITB 21-063 Amendment No. 4, Sea Otter Path Sewer Addition Project; Constantine Constructors, LLC**

Approve and Authorize the Chairman to execute the Amendment No. 4 to the Agreement between Citrus County, Florida, and Constantine Constructors, LLC, to ratify the terms of the amended Notice to Proceed and extend the final completion date to September 1, 2022.

- c. **PB 22-102 City of Miami Beach No. 21-012-03 Routine and Emergency Repair Services to Water Sewer and Stormwater Systems; EnviroWaste Services Group, Inc.**

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and EnviroWaste Services Group, Inc. to provide routine and emergency repair services to water sewer and stormwater systems on an as needed basis.

E.2. Budget Transfers

Approve budget transfers for Utilities (2), Visitors & Convention Bureau, Road Maintenance, Beverly Hills MSBU, Land Development, Benefit Plans and Human Resources for fiscal year 2021-22.

Motion to approve item E2.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution adopting/ amending Transportation Operations Section 5307 County Fuel Expansion, Transportation Disadvantaged Trip & Equipment, Retired Senior Volunteer Program, Aquatic Plant Control and State Housing Initiative Partnership grant budgets for fiscal year 2021-22.

Motion to approve item E3.

Resolution Number 2022-067

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.4. Library Policies

Approve and adopt Library Policy 01 through Policy 14.

Motion to adopt the Library Policy, numbers 01 through 14, but under Policy Number 14 the policy will include "display shall not violate community standards and there shall be no displays of sexual orientation".

The following Individuals addressed the Board: John Labriola, with Citrus County Chapter of Florida MassResistance; Anthony W. Mozo; Tracy Edgmon; John Hancock; Donna Rummel; Sandy Price, President of the Friends of the Citrus County Library System; Terry Morriston; April McLaughlin, Chairperson of the Citrus County Library Advisory Board; Vickie Robinson; Janet Barek; Janet Genova; Mary Seader; Diane Campbell; Greg Hoying; and Marianne Parker.

Commissioners responded to the comments from the public.

RESULT:	DEFEATED [2 TO 3]
MOVER:	Ronald E. Kitchen Jr., Chair, District 2
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Carnahan
NAYS:	Schlabach, Davis, Kinnard D.C.

. Motion to approve item E4.

RESULT:	ADOPTED [3 TO 2]
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Schlabach, Davis, Kinnard D.C.
NAYS:	Kitchen Jr., Carnahan

E.5. Central Ridge Community Pool

a. Discussion and vote to perforate the pool shell and backfill the Central Ridge Community pool located at 925 Lake Beverly Drive, Beverly Hills in the amount of \$9,989.48 (includes labor and equipment).

b. Approve Budget Amendment from General Fund Contingency.

First Vice Chair Ruthie Schlabach commented.

Motion to table this item until other options could be brought back to the Board at a later time.

Short discussion was held prior to the vote.

RESULT: TABLED [UNANIMOUS]
MOVER: Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER: Jeff Kinnard D.C., Commissioner District 1
AYES: Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.6. Update Rocky Mountain Holdings, LLC d/b/a Bayflite COPCN

Approve and authorize the Chairman to execute an updated Certificate of Public Convenience and Necessity to reflect the name change of Rocky Mountain Holdings, LLC d/b/a Bayflite for Advanced Air Life Support service in Citrus County. This Certificate of Public Convenience and Necessity shall be valid until September 30, 2024.

Motion to approve item E6.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jeff Kinnard D.C., Commissioner District 1
SECONDER: Holly L. Davis, 2nd Vice Chair, District 5
AYES: Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.7. Transit Trip Cancellation / No-show policy

Approve the Transit Cancellation / No show policy for use in Transit Services door to door trip program.

Motion to approve item E7.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER: Jeff Kinnard D.C., Commissioner District 1
AYES: Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.8. CoreCivic Contract Monitoring Update for June 2022

Concur with recommended action of a non-performance assessment of \$75,000 against CoreCivic's June invoice.

Motion to approve item E8.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Holly L. Davis, 2nd Vice Chair, District 5
SECONDER: Jeff Kinnard D.C., Commissioner District 1
AYES: Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.9. East Citrus Soccer League, Inc., d/b/a Citrus United Soccer League

Approve and authorize the Chairman to execute the Youth Athletic Organization Agreement between Citrus County, Florida and East Citrus Soccer League, Inc., d/b/a Citrus United Soccer League. During the term of this agreement Citrus County, Florida, at its sole discretion, may inspect the condition of the athletic fields, equipment, concession, and facilities. East Citrus Soccer League, Inc., d/b/a Citrus United Soccer League, will be charged \$25.00 per person, per hour for any such inspection during the 2022-2023 season.

Motion to approve item E9.

RESULT: ADOPTED [4 TO 1]
MOVER: Holly L. Davis, 2nd Vice Chair, District 5
SECONDER: Jeff Kinnard D.C., Commissioner District 1
AYES: Kitchen Jr., Schlabach, Davis, Kinnard D.C.
NAYS: Carnahan

E.10. FY 2022 Edward Byrne Memorial Justice Assistance Grant JAG

Approve and authorize the Chairman to execute the grant Certification and Assurances for funding assistance through the U.S. Department Office of Justice Programs, Bureau of Justice Assistance, FY 2022 Edward Byrne Memorial Justice Assistance Grant (JAG D) Local Solicitation in the amount of \$31,061.

Motion to approve item E10.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Holly L. Davis, 2nd Vice Chair, District 5
SECONDER: Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES: Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

E.11. Discussion & direction - 3406 N. Turkey Oak Dr., Crystal River (Betz Farm Property)

Discussion and direction regarding the extension of the due diligence period, closing date, and the status of a portion of the deposit for 3406 N. Turkey Oak Dr., Crystal River (Betz Farm Property).

Motion to approve item E11.

Citizen Hamid Ashtari addressed the Board.

Motion was amended to add payment of \$25,000.00 monthly deposit, up to 4 months, which becomes non-refundable in exchange for the extension and authorize the Chairman to sign the addendum.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Scott Carnahan, Commissioner, District 4
SECONDER: Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES: Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Ken Cheek/ Dan Sherlock	Ongoing		
2.	12/8/2020 RETREAT	Agenda Item for an RFP for Communications firm to Assist County	Veronica Kampschroer/ Commissioner Davis	9/30/2022		Workshop completed waiting for FY2022/23 budget adoption
3.	12/8/2020 RETREAT	Ft Island Trail Multi-Purpose Path update	Walt Eastmond	TBD		Project Resubmitted

4.	4/13/2021	Hall's River Road Multi-Purpose Path (Board decided to look at completing in phases, first phase Crumps to River Haven)	Randy Oliver	TBD		Funding has not been identified
5.	8/24/2021	Update on Homosassa River Noise & Safety Issue	Denise Lyn	7/12/2022	COMPLETED	
6.	2/22/2022	Monthly Updates on Core Civic Staffing	Erin Dohren	Ongoing		On this Agenda
7.	4/12/2022	Review qualifications for Historical Resources Advisory Board	Joanna Coutu	8/30/2022		
8.	4/26/2022	Suggested Airport improvements from FBO's	Quincy Wylupek	6/4/2022		Waiting for Inverness FBO
9.	5/24/2022	Evaluate Further potential changes to waterfront setbacks: vegetative buffers. Distance from Spring Run/sink holes, Define Spring Run and construction of pool cages	Joanna Coutu			Must go through PDC
10.	6/14/2022	Extend CORE contract 1 year for \$91,000	Randy Oliver	7/12/2022	COMPLETED	
11.	6/14/2022	Density Homes for Low/Medium Income Housing	Joanna Coutu Michelle L. Alford	9/30/2022		
12.	6/27/2022	Provide info to Board regarding Juneteenth (on June 19 th) to consider as a County Holiday	June Randall	8/30/2022		
13.	6/27/2022	Floating Dock	Denise Lyn Joanna Coutu			
14.	6/27/2022	Collaborate with TBRPC & other Counties- Regional High Level Water Issues	Randy Oliver	8/30/2022		
15.	7/12/2022	Further Develop Parameters for Strategic Plan	Veronica Kampschroer	10/31/2022		
16.	7/12/2022	Establish Parameters/Criteria for No Wake and Quiet Zones	Mark Edwards	10/31/2022		

County Administrator Charles R. Oliver requested the deletion of items 5 and 10.

Motion to accept item F with the deletion of items 5 and 10.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

County Administrator Charles R. Oliver noted that he had no items.

Short discussion ensued regarding the Sheriff's budget.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 P.M. Public Hearing Citrus Springs 2022 Assessment Area (Waterline Extensions)

a. Conduct a public hearing to consider the imposition of special assessments for the provision of water distribution facilities within the Citrus Springs 2022 Assessment Area, for the upcoming fiscal year.

b. Adopt and authorize the Chairman to execute a resolution of the Board of County Commissioners of Citrus County, Florida, relating to the construction and funding of water distribution facilities; creating the Citrus Springs 2022 Assessment Area; imposing assessments against the properties within the Citrus Springs 2022 Assessment Area to fund the project cost of the local improvement; approving the assessment roll; providing for collection of the assessments; imposing an assessment lien; and providing an effective date.

c. Authorize the Clerk to record the Resolution in the Public Records of Citrus County, Florida.

County Attorney Denise A. Dymond Lyn provided the recommendation.

Citizen Janet Barek with Citrus Springs Civic Association spoke in favor.

Motion to approve item H1b and c.

Resolution Number 2022-068

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Scott Carnahan, Commissioner, District 4
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.2. 1:31 P.M. Public Hearing - Certification of the Fiscal Year 2022-2023 Beverly Hills MSBU Assessment Roll

a. Conduct a public hearing for the purpose of hearing public comment on the adoption of a resolution adopting and certifying the Fiscal Year 2022-2023 Beverly Hills MSBU Assessment Roll.

b. Adopt and authorize the Chairman to execute a Final Rate Resolution of Citrus County, Florida to adopt and certify the Fiscal Year 2022-2023 Beverly Hills MSBU Assessment Roll in compliance with Florida Statutes Chapter 197.3632.

County Attorney Denise A. Dymond Lyn provided the recommendation.

Citizen Janet Barek spoke in opposition.

Motion to approve item H2b.

Resolution Number 2022-069

RESULT:	ADOPTED [4 TO 1]
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Davis, Kinnard D.C., Carnahan
NAYS:	Schlabach

H.3. 1:33 Public Hearing Proposed Habitat at Citrus Springs Phase I Assessment Area

a. Conduct a public hearing to consider the imposition of special assessments for the provision of street lighting within the Proposed Habitat at Citrus Springs Phase I Assessment Area for the upcoming fiscal year.

b. Adopt and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Citrus County, Florida, relating to the construction and funding of Street Lighting Services; creating the Habitat at Citrus Springs Phase I Assessment Area; Imposing assessments against the properties within the Habitat at Citrus Springs Phase I assessment area to fund the project cost of the local improvement; approving the assessment roll; providing for collection of the assessments; imposing an assessment lien; and providing an effective date.

c. Authorize the Clerk to record the Resolution in the Public Records of Citrus County, Florida.

County Administrator Charles R. Oliver provided the recommendation.

Citizen Janet Barek with Citrus Springs Civic Association spoke in favor.

Motion to approve item H3b and c.

Resolution Number 2022-070

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

H.4. PV-22-01 Brian and Regina DeWitt

a. Conduct a public hearing to consider application PV-22-01, Brian and Regina DeWitt.

b. Authorize the Chairman to execute the resolution approving PV-22-01 for Brian and Regina DeWitt.

County Administrator Charles R. Oliver provided the recommendation.

Citizens Carolyn Austin and Billie Sala spoke in opposition.

Applicants Regina DeWitt and Brian DeWitt addressed the Board.

Land Development Director Joanna Coutu responded to comments from the public and responded to questions from the Board.

Motion to approve item H4a and b.

Resolution Number 2022-071

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Citrus Springs Advisory Council -Nominate & Appoint

Nominate and appoint Wayne Nagel to the Citrus Springs Advisory Council as a regular member to fill a term that will be for two years and will expire on 1/31/2024.

Motion to approve item I1 to nominate and appoint Wayne Nagel to the Citrus Springs Advisory Council as a regular member to fill a term that will be for two years and will expire on January 31, 2024.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
SECONDER:	Holly L. Davis, 2nd Vice Chair, District 5
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

J. COMMITTEE REPORTS FROM COMMISSIONERS

Second Vice Chair Holly Davis announced that she attended the Tourist Development Council (TDC), Aviation Advisory Board, Withlacoochee Regional Water Supply Authority (WRWSA) Board, and Citrus County Community Charitable Foundation (CCCCF) Board meetings.

First Vice Chair Ruthie Schlabach shared information from the Veterans Services Advisory Board.

Commissioner Scott Carnahan announced that the Springs Steering Committee would meet tomorrow, July 27th.

Chairman Ronald E. Kitchen, Jr., announced that he would be attending the Tampa Bay Regional Planning Council (TBRPC) meeting on the second Monday in August.

Commissioner Jeff Kinnard, D.C. discussed the WRWSA and County Administrator Charles R. Oliver provided clarification. Board discussion ensued.

K. COMMISSIONER SCOTT CARNAHAN - DISTRICT 4

No items.

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

No items.

M. 2ND VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

No items.

N. 1ST VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

O. CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

Chairman Ronald E. Kitchen, Jr., discussed the ground breaking of the Clear Sky Rehabilitation Center.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

County Attorney Denise A. Dymond Lyn acknowledged the Board for resolving various issues during the meeting.

Chairman Ronald E. Kitchen, Jr., requested an update on the Sheriff's Budget. Short discussion ensued.

Q. OPEN TO THE PUBLIC

Janet Barek, on behalf of Citrus Springs Civic Association addressed the Board on various issues.

Commissioners and County Administrator Charles R. Oliver responded.

R. UPCOMING MEETINGS

1. Regular Meeting, **August 9, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting: **August 30, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting: **September 13, 2022 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

T. 5:01 P.M. PUBLIC HEARINGS

Chairman Ronald E. Kitchen, Jr., reviewed the rules of decorum for the public hearing.

T.1. 5:01 pm PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP (Meadowcrest Development of Regional Impact)

a. Conduct a public hearing on July 26, 2022, at 5:01 pm to review and discuss PUD-22-03, Green Mills, LLC for Gulf to Lakes Associates, LLLP

b. If approved, adopt and authorize the Chairman to execute the ordinance for PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP and direct the Clerk to execute the ordinance.

Motion to accept the back up materials into evidence, as presented.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Carnahan, Commissioner, District 4
SECONDER:	Ruthie Davis Schlabach, 1st Vice Chair, District 3
AYES:	Kitchen Jr., Schlabach, Davis, Kinnard D.C., Carnahan

Continued Item T1

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

Shaun Mosheim, Development Manager at Green Mills and Oscar Sol, Principal of Green Mills provided the applicant presentation and responded to questions from the Board.

Land Development Director Joanna Coutu provided the staff presentation and responded to questions from the Board.

The following individuals spoke in favor of the application: Linda Myers; Terry LaGree; Tim Gilbert; Nancy Doyle; and Barbara Wheeler, representing Mid Florida Homeless Coalition, as well as, a member of the Affordable Housing Advisory Committee.

The following individuals spoke in opposition to the application: Attorney Ralf Brookes, representing Save Our Village, LLC; Les Cook; Stephen Shaner; Debra Cleary; Trish Nicholas; LaQuietta Davis; Nancy Sgro; Doris Herd; Mary Ellen Aliberti; Richard Wich; Brian Nicolas; Dr. Ron Nykiel; Liz Hobba; Barbara Carson; Briget Brothers; Cheri Burgess; Lynn David Clem; Joel Scime; Jamie Hobba; Claire Newcombe; Carol Lefler; Dr. William Maurer; Kevin Kelly; and Sylvain Robitaille.

Mr. Sol and Joe Cappuccilli, with Gulf to Lakes Associates responded to comments from the public and questions from the Board.

Discussion ensued.

Ms. Lyn read the three suggested conditions into the record.

Based on confident and substantial evidence and findings of fact, motion to adopt and authorize the Chairman to execute the ordinance for PUD-22-03 Green Mills, LLC for Gulf to Lakes Associates, LLLP and direct the Clerk to execute the ordinance, including the three conditions recommended by the PDC.

Clerk's Note: The motion was corrected and approved at the BOCC meeting of May 27, 2025, item C3.
Prior to the vote, Second Vice Chair Holly Davis commented.

Ordinance Number 2022-A41

RESULT:	ADOPTED [3 TO 2]
MOVER:	Holly L. Davis, 2nd Vice Chair, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Davis, Kinnard D.C., Carnahan
NAYS:	Kitchen Jr., Schlabach

U. ADJOURN

The meeting was adjourned at 7:42 PM