



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

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

MINUTES

January 24, 2023 - 1:00 PM

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

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

A. CALL TO ORDER

January 24, 2023 Citrus County Courthouse
The meeting was called to order at 01:00 PM

A.1. Invocation

Chair Ruthie Schlabach led the Invocation.

A.2. Pledge of Allegiance

Fire Chief Craig Stevens led the Pledge of Allegiance.

A.3. Roll Call

Present: Holly L. Davis, Ruthie Davis Schlabach, Jeff Kinnard D.C., Rebecca Bays, Diana Finegan Clerk of the Circuit Court and Comptroller Angela Vick, County Administrator Steve Howard, County Attorney Denise Lyn, Deputy Clerk Amy Novinger

Absent:

A.4. Approval of Agenda

Motion to approve the agenda.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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

NAY: None

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B. CONSENT

Motion to approve the Consent Agenda.

RESULT: **Adopted**

MOVER: Jeff Kinnard D.C.

SECONDER: Holly L. Davis

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

NAY: None

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No items.

Administration

No items.

Attorneys Office

No items.

Clerk

B.1. State of Florida Auditor General Financial Audit - Report No. 2023-060

Acknowledge receipt of correspondence from the State of Florida Auditor General regarding the State Board of Administration Local Government Surplus Funds Trust Fund (Florida Prime) Financial Report No. 2023-060 for the Fiscal Years Ended June 30, 2022 and June 30, 2021.

B.2. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

No items.

Fire Services

No items.

Human Resources

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No items.

Management and Budget

No items.

Growth Management

B.3. PLT-22-35 Red Wolf Den

- a. Consider PLT-22-35, Red Wolf Den, to combine two lots in the Lake Tsala Gardens Addition subdivision.
- b. If approved, direct the Chair and Clerk to execute the plat, and the Clerk to record the plat in the public records of Citrus County, Florida. **(Joanna Coutu, Land Development Division Director)**

Public Works

No items.

Visitors and Convention Bureau

No items.

Water Resources

B.4. Satisfaction of Lien for Water and Wastewater Utility Services

Approve and authorize the Chairman to execute Satisfaction of Lien filed by and on behalf of the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services against property owned by Patrick Blake Roberts, and Charles Tepe. **(Deborah Velez, Billing Supervisor)**

B.5. Connection Charge Installment Lien Agreement - Mather

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 Christopher Ian Mather. **(Bernadine Flood-Nichols, Utility Billing & Customer Service Division Director)**

B.6. Connection Charge Installment Lien Agreement - Short

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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 Wendy Short. **(Bernadine Flood-Nichols, Utility Billing & Customer Service Division Director)**

B.7. Release of Lien Connection Fee Lien Agreement

Approve and authorize the Chairman to execute the Release of Liens for the following Connection Charge Installment Lien Agreements: Habitat for Humanity of Citrus County (2), JSKA, Inc. **(Deborah Velez, Billing Supervisor)**

Set Public Hearings Workshops

B.8. Set a Public Hearing on an Ordinance Pertaining to Noise, Vibration and Air Pollution

Set a Public Hearing on February 28, 2023 at 1:30 p.m. on an Ordinance of Citrus County, Florida, relating to noise, vibration and air pollution; amending Chapter 21, Article II, Section 21-28 entitled "Exemptions"; amending Chapter 21, Article II, Section 21-32 entitled "Enforcement"; providing for severability; providing for modifications that may arise from consideration at public hearing; providing for scrivener's errors; providing for codification; and providing for an effective date. **(Denise A. Dymond Lyn, County Attorney)**

C. PROCLAMATIONS

C.1. Proclamation -- Certified Registered Nurse Anesthetist Week

Approve and authorize the Board to proclaim the week of January 22-28, 2023, as Certified Registered Nurse Anesthetist Week in Citrus County, Florida.

Motion to approve the Proclamation.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Holly L. Davis

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

NAY: None

D. OPEN TO THE PUBLIC

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The following individuals addressed the Board on various issues:

Steven Schwartz

Janet Barek

Joe Lese

Harvey Gerber

Bonnie Schaefer

Rhonda Santis

Sabrina Watson, representing the Xceptional Life Project

Beryl St. Jacques

Deb Spence

Heiko Kallenbach

Commissioners responded to comments from the public.

[Public Speaker Forms for item D](#)

[Additional Information for item D - Submitted by Harvey Gerber](#)

[Additional Information for item D - Submitted by Heiko Kallenbach](#)

[Additional Information for item D - Submitted by Joe Lese](#)

[Additional Information for item D - Submitted by Rhonda Santis](#)

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through e.

RESULT: **Adopted**

MOVER: Jeff Kinnard D.C.

SECONDER: Diana Finegan

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

NAY: None

E.1.a. ITB 22-108 Parking Lot Expansion Project at the Citrus County Inverness Airport; Earthscapes Unlimited Inc.

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Earthscapes Unlimited Inc., to provide the parking lot expansion at the Inverness Airport.

b. Approve and Authorize the Chairman to execute FDOT Grant FPN 436830-1-9401 Amendment between the State of Florida, Florida Department of Transportation and Citrus County, Florida, which provides the additional funding

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needed to complete the Project. The grant amendment is for a total of \$142,475, of which \$113,980 is from FDOT and the remaining \$28,495 is the County's matching funds.

c. Approve related Resolution. **(Mary Jensen, Public Works Director)**

Resolution Number 2023-006

E.1.b. QTE 22-152 SaaS Web & PDF Quality Assurance; Monsido, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Monsido, LLC to provide website and document scanning quality assurance. **(Veronica Kampschroer, Public Information Officer/ Steve Howard, County Administrator)**

E.1.c. ITB 19-036, Amendment No. 1, Promotional Products and Logo Apparel; Prison Rehabilitative Industries and Diversified Enterprises, Inc. (PRIDE)

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Prison Rehabilitative Industries and Diversified Enterprises, Inc. (PRIDE) to continue to provide Promotional Products and Logo Apparel to the County. **(Erin Dohren, Management & Budget Director / Linda Morse, Purchasing & Contracts Manager)**

E.1.d. ITB 22-128 Aids to Navigation - Installation and Repairs; Live Flyer, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Live Flyer, Inc. to provide installation and repair services of Navigational Aids within the Citrus County waterways. **(Mary Jensen, Public Works Director)**

E.1.e. ITB 22-116, Citrus County Detention Facility Upper Housing Pod HVAC Replacement; Climate Control Mechanical Services, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Climate Control Mechanical Services, Inc., to provide all labor, materials, equipment, electrical connections to existing controls, electric, gas, and fire safety for eleven (11) HVAC rooftop units at the Citrus County Detention Facility. **(Carlton Hall, Assistant Public Works, Director)**

E.2. Budget Transfers

Approve budget transfers for Visitors & Convention Bureau (2), EMS, Utilities and County Administrator for fiscal year 2022-23. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E2.

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

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/ adopting various budgets and the Low- Income Home Energy Assistance Program grant budget for fiscal year 2022-23. **(Erin Dohren, Director Management and Budget)**

Motion to approve item E3.

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

Resolution Number 2023-005

E.4. Garcia Point Septic to Sewer Project Amendment #3

Approve and authorize the Chairman to execute Amendment #3 to Agreement LP09017 between the Florida Department of Environmental Protection and Citrus County, Florida. **(Ken Cheek, Director Water Resources/Jeanette Smith, Water Resources Project Manager)**

Motion to approve item E4.

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

E.5. Approve purchase of Sensus Water Meters

Approve the purchase of Sensus Water Meters in the amount of \$52,245. **(Ken Cheek, Director of Water Resources)**

Motion to approve item E5.

RESULT: **Adopted**
MOVER: Holly L. Davis
SECONDER: Jeff Kinnard D.C.

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

E.6. Drug and Alcohol Rules for Commercial Driver License Holders

Authorize the Chairman to approve the Drug and Alcohol Rules for Commercial Driver License Holders policy and remove AR 7.05-2. **(Jessica Flynn, Human Resources Manager)**

Motion to approve item E6.

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

E.7. State Aid to Libraries Grant Agreement for Fiscal Year 2023

a. Approve and authorize the Chairman to execute a State Aid to Libraries Grant Agreement between the Florida Department of State, Division of Library and Information Services and Citrus County, Florida for Fiscal Year 2023. Estimated grant amount is \$59,446. No matching funds required.

b. Approve and authorize the Chairman to execute supporting documents including the Certification of Hours, Free Library Service and Access to Materials Form, and the Annual Plan of Service for Fiscal Year 2023. **(Eric Head, Library Services Director)**

Motion to approve item E7a and b.

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

E.8. CoreCivic Contract Monitoring Update for December 2022

Concur with the recommended action of the non-performance assessment of \$116,250 against CoreCivic's December invoice. **(Erin Dohren, Director of Management & Budget/Erin Kluis, Contract Monitor)**

Motion to approve item E8.

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

E.9. Airport Ground Lease-Royal Oaks of Citrus Homeowners Association Inc.

Approve and authorize the Chairman to execute the Airport Ground Lease Agreement between Citrus County, Florida, a political subdivision of the State of Florida and Royal Oaks of Citrus Homeowners Association Inc., a Florida Non-Profit Corporation for the use of a portion of the Inverness Airport for the subdivision entrance sign at the rate of \$194.23 plus tax, per year, subject to an annual ten percent (10%) escalator. (Mary C. Jensen, Public Works Director)

Motion to approve item E9.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Jeff Kinnard D.C.

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

NAY: None

F. OUTSTANDING COMMISSION ITEMS

F.1. Outstanding Commission Items

Outstanding Commission Items

County Administrator Steve Howard requested the approval to remove item 2.

At the request of Second Vice Chair Rebecca Bays, Mr. Howard provided clarification on item 6.

Motion to approve item F1, with the deletion of item 2.

Prior to the vote, Board discussion ensued with Mr. Howard.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Holly L. Davis

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

NAY: None

[Item F1 - Outstanding Commissioners' Items](#)

G. COUNTY ADMINISTRATOR - STEVE HOWARD

G.1. Confirmation of Community Services Director

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Confirmation of the appointment of Eric Head as the Community Services Director effective January 24, 2023.

County Administrator Steve Howard provided the recommendation and responded to questions from the Board.

Motion to confirm the appointment of Eric Head as the Community Services Director effective February 6, 2023.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Rebecca Bays

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

NAY: None

[Additional Information for item G1](#)

G.2. Confirmation of Economic Development Director

Confirmation of the appointment of Frank Calascione as the Economic Development Director effective January 24, 2023.

County Administrator Steve Howard provided the recommendation and responded to questions from the Board.

Motion to confirm the appointment of Frank Calascione as the Economic Development Director effective February 6, 2023.

Prior to the vote, Second Vice Chair Rebecca Bays requested that this item be postponed, followed by Board discussion with Mr. Howard.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Diana Finegan

AYES: Davis, Davis Schlabach, Kinnard D.C., Finegan

NAY: Bays

Following the vote, Eric Head and Frank Calascione addressed the Board.

[Additional Information for item G2](#)

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 PM Presentation - Annual Investment Performance and Policy Update

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Approve and adopt the updated County Investment Policy.

Presentation of the County's investment performance for calendar year 2022 by Honorable Angela Vick, Clerk of the Circuit Court and Comptroller for Citrus County, Florida.

Citrus County Clerk of Circuit Court and Comptroller Angela Vick provided the presentation and Ms. Vick and Chief of Staff Traci Phillips responded to questions from the Board.

The motion to approve and adopt the updated County Investment Policy was made by Commissioner Jeff Kinnard, D.C. and was seconded by Second Vice Chair Rebecca Bays.

Ms. Vick addressed the Board regarding the motion.

The motion was rescinded by Commissioners Kinnard and Bays.

There was no action taken on this item.

[Clerk Presentation](#)

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. AHAC Nominate and Appoint

Nominate and appoint four (4) positions for membership on the Affordable Housing Advisory Committee (AHAC). The terms will be for two years starting on February 1, 2023 and ending on January 31, 2025. **(Michelle Alford, Director of Housing Services)**

Motion to nominate and appoint Lorrie Hamilton, Carmen Hernandez, Bruce Kaufman, and Willie White for membership on the Affordable Housing Advisory Committee.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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

NAY: None

I.2. Beverly Hills Advisory Council - Nominate and Appoint

Nominate and appoint 3 individuals to the Beverly Hills Advisory Council as regular members to fill terms that will be for two years and will expire on 1/31/25. **(Mary Jensen, Director of Department of Public Works)**

Motion to nominate and reappoint James Barrows and appoint Cynthia Oswald and Eric Stawicki to the Beverly Hills Advisory Council as regular members.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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

NAY: None

I.3. Citrus Springs Advisory Council - Nominate and Appoint

Nominate and appoint one individual to the Citrus Springs Advisory Council as a regular member to fill a term that will be for two years and will expire on 1/31/2025. **(Mary Jensen, Director of Department of Public Works)**

At the request of First Vice Chair Holly Davis, Public Works Director Mary Jensen provided clarification regarding the openings.

Motion to nominate and reappoint Louise Bono and appoint Vince Micklem to the Citrus Springs Advisory Council.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Rebecca Bays

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

NAY: None

I.4. Planning and Development Commission (PDC) - select two regular members

Nominate and Appoint two regular members for expiring terms on the Planning and Development Commission. The new terms will expire 1/31/27. **(Joanna Coutu, Director of Land Development, Growth Management)**

The motion to approve Carol Scragg and Timothy Gilbert that was made by Commissioner Jeff Kinnard, D.C., died for lack of a second.

Motion to nominate and reappoint Michael Facemyer and James Roys as regular members of the Planning and Development Commission.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Holly L. Davis

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

NAY: None

J. COMMITTEE REPORTS FROM COMMISSIONERS

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Commissioner Diana Finegan discussed the Career Source Board and a meeting with Gene McGee.

Commissioner Jeff Kinnard, D.C. shared information from the Affordable Housing Advisory Committee.

Second Vice Chair Rebecca Bays announced the appointment of Commissioner Kinnard as the Chair to the Withlacoochee Regional Water Supply Authority Board.

First Vice Chair Holly Davis provided information from the Tourist Development Council (TDC) meeting.

Chair Ruthie Schlabach gave an overview from the Veterans Advisory Board.

K. COMMISSIONER DIANA FINEGAN - DISTRICT 2

No items.

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

No items.

M. 2ND VICE CHAIR REBECCA BAYS - DISTRICT 4

No items.

N. 1ST VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

First Vice Chair Holly Davis discussed Inverness Villages.

O. CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

O.1. Central Ridge Community Pool

Approve to perforate the pool shell, backfill, and finish with concrete pad of the Central Ridge Community pool located at 925 Lake Beverly Drive, Beverly Hills at a cost not to exceed \$24,620.00

Motion to approve item O1.

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Harvey Gerber, President of the Beverly Hills Civic Association commented.

Prior to the vote, Board discussion ensued.

RESULT: **Adopted**

MOVER: Ruthie Davis Schlabach

SECONDER: Jeff Kinnard D.C.

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

NAY: None

[Public Speaker Forms for item O1](#)

[Additional Information for item O1 - Public Messages](#)

[Additional Information for item O1 - Submitted by Harvey Gerber](#)

[Additional Information for item O1](#)

[Additional Information for item O1 - Part 2](#)

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Harvey Gerber

Chet Bradshaw

Commissioners responded to comments from the public.

Consensus of the Board was to direct staff to review the submitted information and give the Board direction.

[Public Speaker Forms for item Q](#)

[Additional Information for item Q - Submitted by Harvey Gerber](#)

[Additional Information for item Q - Submitted by Chet Bradshaw](#)

R. UPCOMING MEETINGS

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Board of County Commissioners Meeting - January 24, 2023

1. Regular Meeting, **February 7, 2023 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, **February 28, 2023 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, **March 14, 2023 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Governing Body of the Special Library District of Citrus County: **January 24, 2023, at 10:00 AM**, Citrus County Courthouse, Room # 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. BOCC Strategic Planning Retreat: **Wednesday January 25, 2023 at 9:00AM**, Lecanto Government Building, 3600 W. Sovereign Path Conference Room #166, Lecanto, FL. 34461

T. PUBLIC HEARINGS

T.1. 5:01 pm CPA/AA/PUD-22-17 Restaurant, cabins & offsite parking

Conduct a public hearing on January 24, 2023, to review and consider CPA/AA/PUD-22-17, Law Office of Clark A. Stillwell for SKC Homosassa Campground, LLC; Patrick Sean Drees and Christopher D. Lynn, Jr. (**Joanna Coutu, Director of Growth Management, Land Development**)

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

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

Land Development Principal Planner Joe Hochadel provided the staff

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presentation.

Josh Wooten, President and CEO of Citrus County Chamber of Commerce spoke in favor and Steve Schwartz spoke in opposition.

Motion to approve item T1, with the 12 conditions.

Prior to the vote, Commissioners responded to comments from the public.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Diana Finegan

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

NAY: None

Ordinance Numbers 2023-A01 & 2023-A02

[Public Speaker Form for item T1](#)

[Item T1 - Staff Presentation](#)

[Item T1 - Applicant Presentation](#)

**T.2. 5:05 pm CPA/AA/PUD-22-18 Pigeon/CR 486 LLC - non-res
USES 5:05 pm CPA/AA/PUD-22-18 Non-res and multi-family uses**

Conduct a public hearing on January 24, 2023, to review and consider CPA/AA/PUD-22-18, Chuck Pigeon for CR 486 LLC. (Joanna Coutu, Director of Land Development, Growth Management)

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

Chuck Pigeon, Professional Engineer with Pigeon-Ardurra & Associates provided the applicant presentation and Mr. Pigeon and Joe Cappuccilli responded to questions from the Board.

Land Development Director Joanna Coutu provided the staff presentation and responded to questions from the Board, followed by Board discussion with Ms. Lyn.

Josh Wooten, President and CEO of Citrus County Chamber of Commerce spoke in favor.

Board discussion ensued with Ms. Lyn, Ms. Coutu, Mr. Pigeon, and Mr. Cappuccilli.

Based on confident and substantial evidence, motion to approve, adopt,

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and authorize the Chairman to execute the ordinances for CPA/AA/PUD-22-18, Chuck Pigeon for CR 486 LLC, with the 15 conditions, modifying condition number 11, which was read into the record by staff.

Clerk's Note: The motion was corrected and approved at the BOCC meeting of May 27, 2025, item C3.

Prior to the vote, Board discussion continued with Ms. Lyn and Ms. Coutu, followed by Mr. Pigeon and Mr. Cappuccilli responding to the Board.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Holly L. Davis

AYES: Davis, Davis Schlabach, Kinnard D.C.

NAY: Finegan, Bays

Ordinance Numbers 2023-A03 and 2023-A04

[Public Speaker Form for item T2](#)

[Additional Information for item T2](#)

[Item T2 - Staff Presentation](#)

[Item T2 - Applicant Presentation](#)

T.3. 5:10 pm PUD-22-09 Single & multi-family uses

- a. Conduct a public hearing on January 24, 2023, at 5:10 p.m., to review and discuss application PUD-22-09, Pigeon-Ardurra for CR 486, LLC and Elizabeth Olsen.
- b. If approved, adopt and authorize the Chairman and Clerk to execute the ordinance. **(Joanna Coutu, Land Development Director)**

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

Chuck Pigeon, Professional Engineer with Pigeon-Ardurra & Associates provided the applicant presentation.

Land Development Principal Planner Joe Hochadel provided the staff presentation.

Steven Schwartz spoke in opposition.

Based on confident and substantial evidence, motion to approve, adopt, and authorize the Chairman to execute the ordinance for PUD-22-09, Pigeon-Ardurra for CR 486, LLC, with the 16 conditions.

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 Rebecca Bays and Chair Ruthie Schlabach

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addressed the applicant.

RESULT: **Adopted**

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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

NAY: None

Ordinance Number 2023-A05

[Public Speaker Form for item T3](#)

[Item T3 - Staff Presentation](#)

[Item T3 - Applicant Presentation](#)

U. ADJOURN

The meeting was adjourned at 07:11 PM.

[Proof of Publication](#)