BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

July 8, 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

July 8, 2025 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

Chair Rebecca Bays recognized the natural disaster in Texas and requested that citizens keep Texas in their thoughts and prayers.

A.1. Invocation

Pastor David Lucas from the Connection Church of Inverness gave the Invocation.

A.2. Pledge of Allegiance

A.3. Roll Call

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

Absent: None

A.4. Approval of Agenda

County Administrator Steve Howard requested the addition of item K1.

Motion to approve the Agenda, with the addition of item K1.

RESULT: Adopted

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

B. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items B1, 2 and 3.

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

B.1. Proclamation - July is Smart Irrigation Month

Approve and authorize the Board to execute a Proclamation declaring July 2025 as Smart Irrigation Month in Citrus County.
(John Madden, SWFWMD, Ken Cheek, P.E., Water Resources Director, Debra Burden, Water Conservation Manager).

Following this item, Josh Madden, with Southwest Florida Water Management District, provided the Smart Irrigation Practices presentation.

B.2. Proclamation -- Run for the Money Week - Key Training Center July 2025

Proclamation -- Run for the Money Week - Key Training Center July 2025 **(Avis Craig, Key Training Center, Special Projects).**

B.3. Citrus County Earns National Achievement Awards

Citrus County has been nationally recognized for Best Practices, earning six (6) Achievement Awards by NACo, the National Association of Counties. The awards honor innovative, effective county government programs that strengthen services for residents. We'd like to not only acknowledge the individual programs but celebrate the collective momentum in establishing a "Culture of Innovation" in Citrus County. Congratulations to the 2025 NACo Achievement Award Winners.
(Steve L. Howard, County Administrator)

C. CONSENT

Motion to approve the Consent Agenda in full.

Second Vice Chair Janet Barek requested to pull items C9 and C17 for discussion.

The motion was amended to pull items C9 and C17 for discussion.

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

Minutes

C.1. Minutes of the Board of County Commissioners
Approve the following minutes of the Board of County Commissioners:
06/23/2025 9 AM Public Workshop
06/23/2025 10 AM Public Workshop
06/23/2025 Regular Meeting

Administration

C.2. Correspondence from Lecanto Preserve Community Development District
Informational only

Attorneys Office

No items.

Clerk

C.3. 2025-05 Emergency Rental Assistance Program Audit
Receipt and Acknowledgement of the 2025-05 Emergency Rental Assistance Program Audit. The final report will be available for public view on the Clerk's website upon acceptance by the Board.

C.4. Citrus County Hospital Board Annual Financial Report for the Fiscal Year Ended September 30, 2024

Acknowledge receipt of the Annual Financial Report received from the Citrus County Hospital Board for the fiscal year ended September 30, 2024.

C.5. Clerk Records Disposition #2262

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #2262 for disposal of records that have met their assigned retention periods

Community Services

C.6. Citrus County Septic Upgrade Incentive Program Phase 2

a, Adopt and authorize the Chairman to execute a Resolution for the funding of the Citrus County Septic Incentive Program Phase 2.
b. Approve and authorize the Chairman to execute the agreement between the State of Florida Department of Environmental Protection (FDEP) and Citrus County, Florida for the Citrus County Septic Incentive Program Phase 2. **(Eric Head, Community Services Director)**

Resolution Number 2025-060

C.7. Asset Deletion - Historical Courthouse

Approve deletion of the following items from the inventory of Facilities Management, Historical Courthouse, and the removal of said items from the County's Capital Asset listing. Asset# 03949-004 and Asset# 14964-000 **(Eric Head, Community Services Director)**

C.8. EHEAEP Resolution 2025-2026

Adopt and authorize the Chairman to execute a Resolution authorizing funding of the Emergency Home Energy Assistance for the Elderly Program (EHEAEP) for the period effective July 1, 2025, through June 30, 2026. **(Eric Head, Community Services Director)**

Resolution Number 2025-061

C.9. Pave-Rite Release of Retainage

Accept the completed Central Ridge Community Park Pickleball Court Project and approve the release of retainage in the amount of **$6,955.32** to Pave-Rite, Inc. **(Eric Head, Community Services Director)**

Second Vice Chair Janet Barek commented.

Motion to approve item C9.

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

This item was pulled for discussion.

<u>Fire Services</u>

No items.

<u>Human Resources</u>

C.10. Adding Short-Term Disability to AFLAC Plan Options
Approve and authorize the Chairman to execute the Payroll Account Acknowledge form with AFLAC. **(June Randall, Human Resources Director).**

C.11. Patient-Centered Outcomes Research Trust Fund Fee
Approve and authorize the chairperson to execute Form 720, IRS quarterly Federal Excise Tax return for the PCORI fee in the amount of $3,567.47. **(June Randall, Human Resources Director, Jessica Flynn, Human Resources Manager)**

C.12. Deferred Compensation 457(b)
Approve and authorize the Chairman to execute the Nationwide and Mission Square agreements to allow the addition of a Roth plan. **(June Randall, Human Resource Director, Jessica Flynn, Human Resources Manager)**

<u>Management and Budget</u>

C.13. Budget Transfers

Approve the budget transfers for the Supervisor of Elections, Stormwater, Human Resources, Fire Rescue (2), Utilities, Building Division and Housing Services (2) for fiscal year 2024-2025. **(Barbara Luckham, Interim Management & Budget Director)**

C.14. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/adopting the Emergency Management Services and the Conservation Water Sensor Labeled Irrigation budget for fiscal year 2024-2025. **(Barbara Luckham, Interim Management & Budget Director)**

Resolution Number 2025-062

Growth Management

C.15. Building Division Furniture Asset Deletion

Approve the deletion of the following items from the asset inventory of the Building Division and the removal of said items from the county's Asset listing. Asset numbers 12902-005, 12902-006, 12902-007, 12902-024 and 12902-045. (Modular Desk Units). **(Eric Landon, Growth Management Director)**

Public Works

C.16. Adopt AR: 11.20 Adopt-a-Highway

Approve and adopt Administrative Regulation 11.20 Adopt-a-Highway. **(Carlton Hall, Public Works Director)**

Systems Management

C.17. Revision to AR 13.25 - Policy and Procedure Establishing a Centralized Addressing System

Review and approve revisions to AR 13.25. **(Louis Foltzer, Chief Information Officer)**

Chief Information Officer Louis Foltzer provided clarification and addressed questions from Second Vice Chair Janet Barek.

Motion to approve item C17.

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

This item was pulled for discussion.

Visitors and Convention Bureau

No items.

Water Resources

C.18. Connection Charge Installment Lien Agreement - Klement's Investment Properties, LLC

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 Klement's Investment Properties, LLC.
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.19. Connection Charge Installment Lien Agreement - Fred Tompkins IV

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 Fred Tompkins IV.
b. Authorize the Clerk to record Connection Charge Installment Lien Agreement in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E, Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director).**

C.20. Connection Charge Installment Lien Agreement - Randall & Ellen Neeld

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 Randall & Ellen Neeld.
b. Authorize the Clerk to record Connection Charge Installment Lien Agreement

in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E, 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:

Unidentified Citizen
Curtiss Bryant, on behalf of Bryant Photography
Craig McCurdy
Ann Aliperta
Anthony Ayo
Joe Hicks
Justin Robison
Josh Wooten, President and CEO of the Citrus County Chamber of Commerce

County Attorney Denise A. Dymond Lyn responded to questions from the Chair.

Commissioners responded to comments from the public.

At the request of the County Administrator Steve Howard, Community Services Director Eric Head provided an update regarding the Animal Shelter bid.

Ms. Lyn addressed the Board regarding the Planning Development Council (PDC), Citrus County Code Section 2-49 subsection 2, Quasi Judicial matters, and public records request.

Public Speaker Forms for Item D

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through f.

Second Vice Chair Janet Barek requested to pull item E1e for discussion.

The motion was amended to pull item E1e for further discussion.

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

E.1.a. QTE 22-129 Amendment No. 1; Safety Shoe Program; Shoes for Crews North America, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Shoes for Crews North America, LLC, extending the duration of the Agreement to September 12, 2027. **(Barbara Luckham, Interim Management & Budget Director)**

E.1.b. QTE 24-114 Amendment No. 1; Certificate of Insurance Software Program; My COI LLC

Approve and Authorize the Chairman to execute the Amendment to the Agreement between Citrus County, Florida and My COI LLC, extending the duration of the Agreement to July 22, 2026. **(Barbara Luckham, Interim Management & Budget Director)**

E.1.c. ITB 22-098 Amendment No. 4; Northwest Quadrant Wastewater Extension Project; Amici Engineering Contractors LLC

Approve and Authorize the Chairman to execute Amendment No. 4 to the Agreement between Citrus County, Florida and Amici Engineering Contractors LLC, to ratify the terms of the Amended Notice to Proceed and extend the time for final completion to November 6, 2025, at no additional cost. **(Ken Cheek, P.E., Water Resources Director)**

E.1.d. AGR 25-200 Visitors Convention Bureau (VCB) Destination Partner for STAR and Awards Banquet Sponsorship for Fishing Tournament; Coastal Conservation Association, Inc. dba Coastal Conservation Association - Florida

a. Determine that the Sponsorship is primarily related to tourism.

b. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Coastal Conservation Association, Inc. dba Coastal Conservation Association - Florida, to be a Destination Sponsor for STAR and Awards Banquet Sponsorship for the Fishing Tournament. **(Auvis Cole, Visitors and Conventions Bureau Director)**

E.1.e. RFQ 25-127 Continuing Services Contract for On-Call Grant Research & Writing; DRMP, Inc., GrantWorks, Inc., and Renaissance Planning Group, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and DRMP, Inc., between Citrus County, Florida and GrantWorks, Inc., and between Citrus County, Florida and Renaissance Planning Group, Inc. for the Continuing Services Contract for guiding grant-writing activities for multiple divisions within Citrus County, on an as-needed basis. **(Steve Howard, County Administrator)**

Motion to approve item E1e.

At the request of Second Vice Chair Janet Barek, County Administrator Steve Howard provided clarification.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Diana Finegan
AYES:	Davis, Bays, Kinnard D.C., Finegan
NAY:	Barek

This item was pulled for discussion.

E.1.f. PB 23-053 Amendment No. 1; Sourcewell Contract #062421 Facilities Maintenance Services; USA Services of Florida, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and USA Services of Florida, LLC, to modify the area to be serviced and the rate to be paid to USA Services of Florida, LLC to provide street sweeping services expiring on August 8, 2026. Annual cost is $71,221.52. **(Carlton Hall, Public Works Director)**

E.2. Hurricane Helene and Milton Hazard Mitigation Grant Program (HMGP) application

a. Approve and authorize staff to apply for County LMS projects through the State to include submission of the required "LMS Project Submission Letter" and related documents.
b. Provide staff direction on matching funds for County projects.
c. Approve and authorize the Chairman to sign a Resolution authorizing the Chairman to sign the application for Florida Division of Emergency Management Hazard Mitigation Grant Program Funds for financial assistance to purchase generators for Central Ridge Elementary, Citrus Springs Middle School, Withlacoochee Technical Institute, Hernando Elementary School, Pleasant Grove Elementary School, Citrus Springs Elementary School, Floral City Elementary School, Inverness Primary School and Rock Crusher Elementary, and to sign the resulting contract, amendments and modifications to the

application and contracts, as necessary, after review by the County Attorney, without the need to bring them before the Board.
d. Designate Stephanie Stevens, Grant Research and Writing Coordinator, to electronically submit the application, resulting contract and amendments or modifications to the applications and contract, to the Florida Division of Emergency Management.
(**Barbara Luckham, Interim Management and Budget Director)**

Motion to approve item E2a, b, c and d.

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

Resolution Number 2025-063

E.3. Release of Lien

a. Approve and Authorize the Chairman to execute Releases of Lien for Property Abatement Assessment by and between Citrus County, Florida, and certain property owners.
b. Authorize the Clerk to record the Releases of Lien in the Public Records of Citrus County, Florida. **(Eric Landon, Growth Management Director)**

Motion to approve item E3a and b.

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

E.4. Accept a Perpetual Exclusive Stormwater Flow Rights and Access Easements – Kennedy Smith Jr & Carrol Ann Smith

a. Approve and authorize the Chairman to accept a Perpetual Exclusive Stormwater Flow Rights and Access Easements – Kennedy Smith Jr & Carrol Ann Smith, for the purposes stated therein.
b. Authorize Clerk to place acceptance stamp on the easement and record in the Public Records of Citrus County, Florida. **(Carlton Hall, Public Works Director)**

Motion to approve item E4a and b.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Diana Finegan
AYES:	Davis, Bays, Kinnard D.C., Finegan, Barek

NAY: None

E.5. Litter & Trimming MOA along SR44 from CR491 to Bea Ave

a. Approve and Authorize the Chairman to execute a Resolution of the BOCC authorizing an agreement with the State of Florida Department of Transportation for highway litter removal and trimming along SR44 (Gulf to Lake Highway) from CR491 to S. Bea Ave.
b. Approve and Authorize the Chairman to Execute the Memorandum of Agreement pertaining to Litter Removal and Trimming along SR44 from CR491 to Bea Ave. **(Carlton Hall, Public Works Director)**

Motion to approve item E5a and b.

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

Resolution Number 2025-064

E.6. IMP-22-01 Citrus Springs Unit 2 – Phase 2

Approve and authorize the Chairman to execute the Interim Maintenance Agreement (Three-Year Developer's Maintenance) with Habitat for Humanity of Citrus County, LLC. **(Carlton Hall, Public Works Director)**

Motion to approve item E6.

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

E.7. Corecivic Contract Amendment 2

Approve and authorize the Chairman to sign Amendment No. 2 to Agreement RFP 20-020 Detention Facility Operation and Management Agreement between Citrus County, Florida and CoreCivic of Tennessee, LLC. **(Joseph Whittick, Contract Monitor)**

Motion to approve item E7.

Citizen Curtiss Bryant commented.

At the request of County Administrator Steve Howard, Contract Monitor Joseph

Wittick provided clarification, followed by Board discussion.

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

Public Speaker Form for Item E7

E.8. Amended and Restated Initial Assessment Resolution for Fire Protection Services

a. Adopt and authorize the Chairman to execute the Amended and Restated Initial Assessment Resolution for Fire Protection Services for FY 2025-26.
b. Set a public hearing on Sept 9, 2025, at 1:05 P.M. to consider adopting fees and assessment rates for Fire Protection Services for FY 2025-26 and adopting the Fire Protection Services assessment roll prepared by the Property Appraiser's Office.
c. Approve and authorize the Chairman to execute the related budget transfer to process and mail the first-class notices. **(Craig Stevens, Fire Chief)**

Motion to approve item E8a, b and c.

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

Resolution Number 2025-065

F. OUTSTANDING COMMISSION ITEMS

Special Projects Manager Veronica Kampschroer provided the updates.

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

County Administrator Steve Howard recognized the City of Inverness and City of Crystal River for the good work on the 4th of July fireworks celebrations.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:15 pm - Plat Vacation PV-2025-00001 Clarks Construction for Hughes

a. Conduct a public hearing for PV-2025-0001, Clarks Construction LLC for Hughes
b. If approved, authorize the Chairman and Clerk to execute the resolution for PV-2025-00001, and the clerk to record the resolution in the public records. **(Eric Landon, Growth Management)**

Growth Management Deputy Director Joanna Coutu provided the staff presentation.

There were no citizen comments.

Motion to approve the plat vacation for PV-2025-00001 Clarkes Construction for Hughes.

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

Resolution Number 2025-066

Item H1 - Proof of Publication

H.2. 1:20pm Ft. Island Projects Update

Ft. Island Projects Update **(Eric Head, Community Services Director)**

Growth Management Director Eric Head provided the update and addressed questions from the Board, followed by Board discussion.

There was no action taken on this item.

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

I.1. Announce Vacancies - Citrus County Veterans Services Advisory Board

Announce the vacancy for one (1) replacement position, and the taking of applications. The term will begin immediately upon appointment and expire on March 31, 2026. **(Eric Head, Community Services Director - Philip Watson, Veterans Service Officer Manager)**

First Vice Chair Diana Finegan provided the announcement.

J. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

Commissioner Holly Davis shared information from the Florida Association of Counties (FAC) annual conference.

K. <u>COMMISSIONER JEFF KINNARD D.C. - DISTRICT 1</u>

Commissioner Jeff Kinnard, D.C. discussed the following: Habitat for Humanity Governing Board meeting, county surplus property, Florida Housing Coalition discussion, price point on multifamily homes, and tree ordinance fines.

Board discussion ensued.

At the request of County Administrator Steve Howard, Growth Management Director Eric Landon provided clarification regarding the Impact fees, and addressed questions from the Board.

Board discussion ensued with Mr. Howard.

K.1. Pirates Cove Letter of Intent

Discussion and Vote for the county to offer a contract for the purchase of all parcels for a price of the average of the top two appraisals (approx $1.2mm) net to the seller.

- $900k from the county (TDC, Duke Special Projects Fund, and Park Impact Fees)
- Remaining amount, including all closing costs, to be raised from the private sector.
- Purchase is contingent on being able to raise necessary funds from private sector.
- Seller has 30 days to accept the offer
- 120 days, from acceptance, to closing.

Commissioner Jeff Kinnard, D.C. provided the recommendation, followed by Board discussion.

Motion to direct the county attorney to draft a contract with the following stipulations to offer to the seller of the Pirates Cove property: Purchase of all parcels for a price of the average of the top two appraisals (approximately $1.2 million) net to the seller; $900,000 from the county (TDC, Duke Special Projects Fund, and Park Impact Fees); Remaining amount, including all closing costs, to be raised from the private sector; Purchase is contingent on being able to raise necessary funds from private sector; Seller has 30 days to accept the offer; and 120 days from acceptance to closing.

Board discussion ensued.

County Attorney Denise A. Dymond Lyn addressed the Board regarding the letter of intent and funding, followed by Board discussion with Ms. Lyn.

The motion was amended to add to the stipulations in the contract: $50,000 will be deposited once the offer is accepted, and placed into an escrow account, to be held until closing.

Deputy Clerk Amy Novinger read the motion into the record.

Ms. Lyn addressed the Board regarding the motion.

Board discussion continued with Ms. Lyn.

The following individuals addressed the Board: 'SCADA Bob'; Natasha Savage; Josh Wooten, President & CEO of Citrus County Chamber of Commerce; and Tony Ayo.

Commissioners responded to comments from the public, followed by a recommendation from Chair Rebecca Bays and comments from County Administrator Steve Howard prior to the vote.

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

This item was received after the agenda was published.

Additional Item K1

Public Speaker Forms for Item K1

L. 2nd VICE CHAIR JANET BAREK- DISTRICT 3

Second Vice Chair Janet Barek discussed utilities and fines for the tree ordinance.

M. 1ST VICE CHAIR DIANA FINEGAN - DISTRICT 2

First Vice Chair Diana Finegan discussed information from the Florida Association of Counties (FAC) annual conference and Habitat for Humanity.

Following this item, Second Vice Chair Janet Barek announced that while at the FAC Convention she had received a Certified County Commissioner Award from the

Institute of County Governments of Florida Association and recognized Chair Rebecca Bays and Commissioner Holly Davis for receiving the Advanced County Commissioner II Award.

N. CHAIR REBECCA BAYS - DISTRICT 4

At the request of County Administrator Steve Howard, Growth Management Director Eric Landon provided clarification to Chair Rebecca Bays regarding the tree ordinance fines and the Senate Bill 180 and 1080, 1730 and 784 provisions imposed on local government.

Board discussion ensued with Mr. Landon, Mr. Howard, and County Attorney Denise A. Dymond Lyn.

O. COUNTY ATTORNEY DENISE A. DYMOND LYN

O.1. Attorney/Client Session - Cardinal Farms Group, LLC v. Citrus County, Florida

Approval to set an Attorney/Client Session on July 29, 2025, at 8:30 a.m. in the matter styled Cardinal Farms Group, LLC v. Citrus County, Florida.

County Attorney Denise A. Dymond Lyn provided the recommendation.

Motion to approve item O1.

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

P. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Curtiss Bryant
Natasha Savage
Tony Ayo

Following this item, Fire Chief Craig Stevens provided an announcement regarding the 911 system.

Clerk's Note: Clerk of the Circuit Court and Comptroller Traci Perry left the meeting during the recess.

Public Speaker Forms for Item P

Q. ADVISORY BOARD ANNOUNCEMENTS

No items.

R. UPCOMING MEETINGS

1. Regular Meeting, July 29, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, August 12, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting, August 26, 2025, 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 Preliminary Budget Hearing*: **Wednesday,** July 23, 2025, at 8:30AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

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

3. *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

4. *Citrus Impact Fee Workshop* July 29, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

5. *Citrus County Five-Year Financial Forecast Workshop* August 12, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

6. *Citrus County Space Needs Workshop* August 12, 2025, at 10:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

7. *Citrus County Strategic Progress Report and Legislative Priorities Retreat,* **Thursday,** August 14, 2025, at 9:00AM, Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto, Florida 34461

8. *Charting our Course: Responsible Growth Workshop*, August 26, 2025, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. PUBLIC HEARINGS

Clerk's Note: The meeting recessed at 4:39 PM and resumed at 5:18 PM.

T.1. 5:01 pm DA2024-00002 Atty Robert W. Batsel for Beverly Hills Development LLC and Tuscany Ranch 491, LLC

a. Conduct a public hearing on July 8, 2025, at 5:01 p.m., to review and consider DA-2024-00002, Attorney Robert W. Batsel for Beverly Hills Development LLC and Tuscany Ranch 491, LLC.
b. If approved, direct the Chair and Clerk to execute the Development Agreement for DA-2024-00002, Attorney Robert W. Batsel for Beverly Hills Development LLC and Tuscany Ranch 491, LL, and the Clerk to record the Agreement in the public records. **(Eric Landon, Growth Management Director)**

County Attorney Denise D. Dymond Lyn announced that items T1 and T2 will be heard together, except for the motions that will be made separately, read the proposed ordinance title into the record, and polled the Board for ex parte communications.

Motion to move the back-up material into the record.

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

The following individuals provided the applicant presentations and addressed questions from the Board: Attorney Robert Batsel; Justin O'Brien, Director of Entitlements of Metro Development Group; Kartik Goyani, Principal of Metro Development Group; Paul Gibbs, Landscape Architecture Planner with Community Land Design; and Attorney Clark Stillwell.

Clerk's Note: The meeting recessed at 8:42 PM and resumed at 9:01 PM.

Growth Management Deputy Director Joanna Coutu provided the staff presentation and Ms. Coutu and Water Resources Director Ken Cheek addressed questions from the Board.

The following citizens addressed the Board: PJ Auffhammer; Steven Schwartz; Natasha Savage; Kayla Carroll, Executive Officer of the Citrus County Building Alliance and also representing the Citrus County Chamber of Commerce; Josh Wooten, President & CEO of the Citrus County Chamber of Commerce; Robin Orlandi, representing Sierra Club Adventure Coast Group; Glen Weaver; and John O'Connor.

Mr. Batsel addressed the Board with additional conditions and Mr. Batsel and Ms. Coutu addressed questions from the Board and Ms. Lyn.

Clerk's Note: The meeting was recessed at 10:59 PM and resumed at 11:07 PM.

Mr. Batsel addressed the Board with more conditions.

Commissioner Jeff Kinnard, D.C. made the following motion, which was seconded by Commissioner Holly Davis: Based on competent and substantial evidence, motion to approve the Development Agreement for DA-2024-00002, subject to the changes read into the record by the applicant.

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

Commissioner Jeff Kinnard, D.C. and Commissioner Holly Davis rescinded the motion.

Clerk's Note: Following approval of item T2, the public hearing returned to

item T1 for the following motion:

Based on competent and substantial evidence, motion to approve DA-2024-00002, is subject to the following conditions: the conditions the applicant has read into the record; 20 PDC conditions, except condition 6; and a 25-year expiration date for the PUD from the date of approval.

The following are the conditions read into the record:
Prior to issuance of the 301st CO for a residential unit in the project, the applicant shall present a parks, trails, and green space master plan to the BOCC.
Prior to issuance of the 301st CO for a residential unit within the project, the applicant shall present a phasing plan, with an amenities plan to the BOCC.
The applicant shall be obligated to provide an annual report to the county, then we will incorporate the language from Section 8.8.1, which is the section of the agreement that says that we have to provide the school board, on an annual basis, with an absorption plan.
Developer shall provide central fiberoptic utilities throughout the subject project within the PUD Master Plan.
Developer shall provide Street Leaf lighting throughout the subject project within the PUD Master Plan.
Add sentence to Section 8.9.5: DRA shall have sufficient capacity to accommodate stormwater for a six-lane expansion of CR 491.
Golf course, common areas, and irrigation systems within the subject property shall be served by reclaimed water, when available.
Place "Single Family Detached/Single Family Cluster/Single Family Attached uses may be exchanged and located throughout the property" within Section 4.4.2 and add to the end "except for BCO/Town Center Districts."
Section 8.10: After the Fire Station section add "Applicant is obligated to pay the estimated cost of design and construction of the two-bay fire station, to be determined by the county engineer and developer at such time, meeting the architectural standards of the community, to be determined by the county engineer and developer at such time". In the event the parties cannot agree on a construction cost estimate, then the Developer shall obtain and provide a construction cost estimate, at their own cost and expense, from a certified contractor to the county. The county may accept the certified estimate determined therein or reject such construction cost estimate and obtain its own construction cost estimate, at their own cost and expense. If the difference in the construction cost estimates are less than 5%, then the Developer shall pay the cost of the county's construction cost estimate. If the difference in the market value is greater than 5%, then the parties shall share the cost of a third licensed contractor performing a review of such construction cost estimates, and determine which is more accurate, the amount of which will be paid by the Developer. Similar language regarding after "we may give property and, if we do the same sort of thing, controls market value" instead of a

contractor, we will reference appraiser and instead of a construction cost estimate, we will reference appraised market value.
PUD Master Plan: amend the maximum height to 4 stories in MF-1 and MF-4 Districts, which can currently go up to 3 stories. That will require an amendment to the residential design standards: modify the table which has a 2/3 story column in the MF-3 and MF-5 Districts and modify footnote 4 to "limit to 3 stories and where those can be" and footnote 5 change to "20 units per acre" to accommodate 4 stories. That does not include any change to the approach to CR 491.
Eliminate any credit towards 20% open space requirements in each phase that would otherwise be available within drainage retention areas, buffers, or flood plain compensation would not be included in the open space calculation.
Prior to certificate of occupancy of 100,000 square feet of commercial improvements, applicant shall provide the locations for a school, early learning center and health care facility.
Definition of single-family cluster: Innovative product type, more economical and conducive to today's lifestyles; these homes include cluster; and exclude zero lot line layouts and product.
Attorney Robert Batsel and Attorney Denise A. Dymond Lyn will work on the final motion before placed in the minutes.
As an exhibit, incorporate the PUD plan as approved in item T2, rather than the PUD plan in the agenda packet.
The attorneys will work together in reviewing the transcripts and confirming if any of the conditions are inconsistent with the master plan notes or tables, they will be modified.

Board discussion ensued with Ms. Lyn, Mr. Batsel and Deputy Clerk Amy Novinger prior to the vote.

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

Clerk's Note: Items T1 and T2 public hearings were heard together but votes and motions were made separately.

Public Speaker Forms for Items T1 & T2

T.2. 5:05 pm PUD2663 Attorney Robert W. Batsel for Beverly Hills Development LLC and Tuscany Ranch 491, LLC

a. Conduct a public hearing on July 8, 2025, at 5:05 p.m. to review and consider PUD2663, Attorney Robert W. Batsel for Beverly Hills Development LLC and Tuscany Ranch 491, LLC.
b. If approved, direct the Chair and Clerk to execute and record the ordinance for

PUD2663, Attorney Robert W. Batsel for Beverly Hills Development LLC and Tuscany Ranch 491, LLC. **(Eric Landon, Growth Management Director)**

Based on competent and substantial evidence, motion to approve PUD2663 is subject to the following conditions: the conditions the applicant has read into the record; 20 PDC conditions, except condition 6; and a 25-year expiration date for the PUD from the date of approval.

The following are the conditions read into the record:
Prior to issuance of the 301st CO for a residential unit in the project, the applicant shall present a parks, trails, and green space master plan to the BOCC.
Prior to issuance of the 301st CO for a residential unit within the project, the applicant shall present a phasing plan, with an amenities plan to the BOCC.
The applicant shall be obligated to provide an annual report to the county, then we will incorporate the language from Section 8.8.1, which is the section of the agreement that says that we have to provide the school board, on an annual basis, with an absorption plan.
Developer shall provide central fiberoptic utilities throughout the subject project within the PUD Master Plan.
Developer shall provide Street Leaf lighting throughout the subject project within the PUD Master Plan.
Add sentence to Section 8.9.5: DRA shall have sufficient capacity to accommodate stormwater for a six-lane expansion of CR 491.
Golf course, common areas, and irrigation systems within the subject property shall be served by reclaimed water, when available.
Place “Single Family Detached/Single Family Cluster/Single Family Attached uses may be exchanged and located throughout the property” within Section 4.4.2 and add to the end “except for BCO/Town Center Districts.”
Section 8.10: After the Fire Station section add “Applicant is obligated to pay the estimated cost of design and construction of the two-bay fire station, to be determined by the county engineer and developer at such time, meeting the architectural standards of the community, to be determined by the county engineer and developer at such time”. In the event the parties cannot agree on a construction cost estimate, then the Developer shall obtain and provide a construction cost estimate, at their own cost and expense, from a certified contractor to the county. The county may accept the certified estimate determined therein or reject such construction cost estimate and obtain its own construction cost estimate, at their own cost and expense. If the difference in the construction cost estimates are less than 5%, then the Developer shall pay the cost of the county's construction cost estimate. If the difference in the market value is greater than 5%, then the parties shall share the cost of a third licensed contractor performing a review of such construction cost estimates, and determine which is more accurate, the amount of which will be paid by the Developer. Similar language regarding after “we may give property and, if

we do the same sort of thing, controls market value" instead of a contractor, we will reference appraiser and instead of a construction cost estimate, we will reference appraised market value.
PUD Master Plan: amend the maximum height to 4 stories in MF-1 and MF-4 Districts, which can currently go up to 3 stories. That will require an amendment to the residential design standards: modify the table which has a 2/3 story column in the MF-3 and MF-5 Districts and modify footnote 4 to "limit to 3 stories and where those can be" and footnote 5 change to "20 units per acre" to accommodate 4 stories. That does not include any change to the approach to CR 491.
Eliminate any credit towards 20% open space requirements in each phase that would otherwise be available within drainage retention areas, buffers, or flood plain compensation would not be included in the open space calculation.
Prior to certificate of occupancy of 100,000 square feet of commercial improvements, applicant shall provide the locations for a school, early learning center and health care facility.
Definition of single-family cluster: Innovative product type, more economical and conducive to today's lifestyles; these homes include cluster; and exclude zero lot line layouts and product.
Attorney Robert Batsel and Attorney Denise A. Dymond Lyn will work on the final motion before placed in the minutes.
As an exhibit, incorporate the PUD plan as approved in item T2, rather than the PUD plan in the agenda packet.
The attorneys will work together in reviewing the transcripts and confirming if any of the conditions are inconsistent with the master plan notes or tables, they will be modified.

Board discussion ensued with County Attorney Denise A. Dymond Lyn and Attorney Robert Batsel.

Commissioners commented prior to the vote.

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

Ordinance Number 2025-A14

Clerk's Note: Items T1 and T2 public hearings were heard together but votes and motions were made separately.

U. ADJOURN

The meeting was adjourned at 11:53 PM.

Proof of Publication