BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

August 26, 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

August 26, 2025 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

A.1. Invocation

Pastor Robin Smyth of Real Life Fellowship Church gave the Invocation.

Chair Rebecca Bays requested a moment of silence to honor the two seniors that we lost in our high school and to keep their family in prayers.

A.2. Pledge of Allegiance

Curt Ebitz led the Pledge of Allegiance.

A.3. Roll Call

Present: Holly L. Davis, Rebecca Bays, Jeff Kinnard D.C., Diana Finegan, Assistant County Administrator Mariselle Rodriguez, County Attorney Denise Lyn, Janet Barek, Deputy Clerk Amy Novinger, Deputy Clerk Georgette Tozer, Deputy Clerk Ashlyn Russ

Absent: County Administrator Steve Howard, Clerk of the Circuit Court and Comptroller Traci Perry

A.4. Approval of Agenda

Commissioner Jeff Kinnard, D.C. requested the addition of item K3 and to move items E2 and K3 up to the top of the agenda.

Second Vice Chair Janet Barek recommended the removal of item H1a and b but to leave H1c on the agenda, followed by Board discussion.

Motion to approve the agenda, adding item K3 and bringing items E2 and K3 up to the top.

Assistant County Administrator Mariselle Rodriguez requested the following changes: addition of item E11; submitted additional information for items H3, K2, and T1; and pulled item C3.

Deputy Clerk Amy Novinger requested clarification of the motion.

The motion was amended to include the changes read into the record by Ms. Rodriguez.

Further Board discussion ensued regarding Item H1.

County Attorney Denise A. Dymond Lyn provided clarification of procedures relating to reconsidering prior motions.

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

B. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items B1, B2 and B3.

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

B.1. Proclamation -- Keep Citrus County Beautiful Pride Award
Approve and authorize the Board to proclaim August 26, 2025, as Keep Citrus County Beautiful - Pride Award **(Curt Ebitz)**

B.2. Proclamation -- Save our Waters Week
Approve and authorize the Board to proclaim September 20th to September 27, 2025, as Save our Waters Week. **(Lace Blue-Mclean, President of KCCB)**

B.3. Proclamation -- Breastfeeding Awareness Month

Approve and authorize the Board to proclaim August as Breastfeeding Awareness month. **(Amy Douglas, PIO Florida Health Department)**

C. CONSENT

Motion to approve the Consent Agenda with the changes as mentioned.

RESULT:	**Adopted**
MOVER:	Diana Finegan
SECONDER:	Janet Barek
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:
July 8, 2025 Homeless Cooperation Workshop
July 29, 2025 Attorney Client Session
July 29, 2025 Impact Fees Workshop
July 29, 2025 Regular Meeting

C.2. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:
August 12, 2025 9 AM Public Workshop
August 12, 2025 10 AM Public Workshop
August 12, 2025 Regular Meeting

Administration

No items.

Attorneys Office

No items.

Clerk

C.3. 2025-08 Follow-up of WEX/Fuel Card Usage Audit
Receipt and Acknowledgment of the 2025-08 Follow-up of WEX/Fuel Card Usage Audit.
The Final Report will be available for public view on the Clerk's Website upon approval by the Board.

This item was pulled during the meeting.

Pull Item C3

C.4. County Warrants
Accept the attached check registers outlining the County warrants.

Community Services

C.5. Hurricane Housing Recovery Program (HHRP) Funding
Acknowledge return of funds to Florida Housing Finance Corporation, per memo dated August 26, 2025. **(Eric Head, Community Services Director)**

Fire Services

No items.

Human Resources

No items.

Management and Budget

C.6. Budget Transfers
Approve the budget transfers for the Capital Improvement Program, Fire Rescue and Housing Services (4) for fiscal year 2024-2025. **(Tammy Wilson, Management & Budget Director)**

C.7. Budget Resolutions
Adopt and authorize the Chairman to execute a resolution amending/adopting the Special Elections, the Home Care for the Elderly (HCE) grant, the

Community Care for the Elderly (CCE) grant, the Alzheimer's Disease Initiative (ADI) grant, the Local Service Program (LSP) grant, and the Local Provider Participation Fund budgets for fiscal year 2024-2025. **(Tammy Wilson, Management & Budget Director)**

Resolution Number 2025-080

Growth Management

C.8. Release of Lien

a. Approve and Authorize the Chairman to execute Release 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)**

Public Works

No items.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

C.9. Request for Deletion of Asset

Approve deletion of the following item from the inventory of the Department of Water Resources, Utilities Division, and the removal of same item from the county's Capital Asset listing. **(Ken Cheek, P.E., Water Resources, Director)**

C.10. Connection Charge Installment Lien Agreement - William Booker

a. Approve and authorize the Chairman to execute Connection Charge Installment Lien Agreement by and between the Citrus County Municipal Service Benefit Unit for Water and/or Wastewater Utility Services for William Booker.
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

C.11. Set a Public Hearing on an Ordinance Relating to Ex-parte Communications.

Set a public hearing on September 9, 2025 at 1:35 PM on an ordinance of Citrus County, Florida adding Chapter 2, Article II, Division 4, Section 2-60 entitled Ex-Parte Communications; providing for severability; providing for inclusion into the code; providing for modifications that may arise from consideration at public hearing; and providing for an effective date.

D. OPEN TO THE PUBLIC

There were no citizen comments.

E. REGULAR BUSINESS

E.1. Bids

Motion to approve E1a through E1j.

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

E.1.a. AGR 24-150 Amendment No. 1; Patron Point Software Subscription for Libraries; Springshare LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Springshare LLC, to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to September 9, 2026. **(Eric Head, Community Services Director)**

E.1.b. QTE 25-210 Consulting Services for Library Services Community Needs Assessment Project; Rethinking Libraries, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Rethinking Libraries, LLC, to provide consulting services for the Library Services Community Needs Assessment Project, at the cost of $29,000. **(Eric Head, Community Services Director)**

E.1.c. QTE 25-218 New Toilet Installation Program; Suncoast Plumbing and Electric, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Suncoast Plumbing and Electric, Inc. for the purchase and installation of new WaterSense-labeled toilets, on an as-needed basis, pending grant approval and award. **(Ken Cheek, P.E., Water Resources Director)**

E.1.d. RFP 22-068 Amendment No. 1; Transportation of Leachate for the Citrus County Landfill on an as-needed basis; A-Able Septic-Sewer Service, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and A-Able Septic-Sewer Services, Inc., extending the duration of the Agreement to September 30, 2028, and to amend the fee schedule to $0.087 per gallon on an as-needed basis. **(Carlton Hall, Public Works Director)**

E.1.e. ITB 22-123 Amendment No. 1; Elevator Safety Inspection, Maintenance and Repair Services; Mowrey Elevator Company of Florida, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Mowrey Elevator Company of Florida, Inc., extending the duration of the Agreement to October 17, 2026. **(Carlton Hall, Public Works Director)**

E.1.f. ITB 25-106 Right-of-Way Mowing Services-Districts 5, 6, 7, 8A, and 13; GMR Fence Land Services LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and GMR Fence Land Services LLC for the purpose of controlling vegetative growth on shoulders, ditches, back-slopes, and other grassed areas, at the cost of $16,634.70 per each mowing schedule **(Carlton Hall, Public Works Director)**

E.1.g. SGS 22-122 Amendment No. 1; Utility Services for Water Resources

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and the Contractor of record to acknowledge the conversion of a business entity and to renew the Agreement, extending the duration to August 29, 2027; and to amend the fee schedule with a 5% cost increase. Costs associated with this Agreement are on an as-needed basis.**(Ken Cheek, P.E., Water Resources Director)**

E.1.h. QTE 25-217 WaterSense-labled Irrigation Controller Installation; Eco-Land Design, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Eco-Land Design, LLC, for the purchase and installation of WaterSense-labled Irrigation Controllers for Phase Nine of the Installation program on an as-needed basis, pending grant approval and award. **(Ken Cheek, P.E., Director of Water Resources)**

E.1.i. PB 25-186 Eagle County RFB 2024-06 Medical Equipment; Stryker Sales, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Stryker Sales, LLC to purchase medical equipment, software, training, accessories, service plans and financing, on an as-needed basis. **(Craig Stevens, Fire Chief)**

E.1.j. RFP 25-128 Correction to July 29th Board Meeting; Third Party Claims Administrator for Property, Liability, and Workers' Compensation; Commercial Risk Management, Inc.

Approve and Authorize the Chairman to execute the Business Associates Agreement between Citrus County, Florida and Commercial Risk Management, Inc. **(Tammy Wilson, Management and Budget Director).**

E.2. Appointment of Ms. Hillary Whirel as the Emergency Management Director

Approve the recommendation of the appointment of Hillary Whirle as Emergency Management Director for the Citrus County Sheriff's Office. **(Citrus County Sheriff's Office, David E. Vincent & Executive Director David DeCarlo)**

Citrus County Sheriff David Vincent provided an overview of professional background and qualifications of Hillary Whirel prior to her appointment.

Motion to appoint Hillary Whirel as the new Emergency Management Director at the Emergency Operations Center (EOC).

Hillary Whirel addressed the Board.

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

E.3. Approval of the 5-Year Local Mitigation Strategy (LMS)

a. Approve the 5-Year Local Mitigation Strategy (LMS) document, as presented.
b. Approve and authorize the Chairman to execute the resolution adopting the Citrus County, Florida 2025 Local Mitigation Strategy. **(Sheriff David E. Vincent/ David DeCarlo, CCSO Executive Director/ Carlton Hall, Public Works Director)**

Motion to approve E3a and b.

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

Resolution Number 2025-081

E.4. Inverness Airport - Non-Commercial Hangar Lease Agreement

Approve and authorize the County Administrator to execute the Non-Commercial Hangar Lease Agreement and the Memorandum of Non-Commercial Hangar Lease Agreement with Livewire Aviation, LLC for property located at Inverness Airport. **(Carlton Hall, Public Works Director & Todd Regan, Aviation Project Manager)**

Motion to approve E4.

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

E.5. Release of Retainage N Museum Pt Bridge Repair - ITB 24-106

a. Accept the completed project, acknowledge pay application number 3 as Final Completion of N Museum Pt Bridge Repair over Indian River.
b. Approve the release of retainage and authorize the Clerk to release retainage to the contractor, Southern Road & Bridge, LLC in the amount of $78,414.30
c. Acknowledge CAA #'s 1 & 2.

d. Return any encumbered funds back to the appropriate accounts. **(Carlton Hall, Public Works Director)**

Motion to approve E5a, b, c, and d.

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

E.6. Release of Retainage ITB 24-088 Work Order# PR-3 (Gas Tax Portion Only)

a. Accept the completed Gas Tax portion of the Project and acknowledge Pay App #8 Release of Retainage as the close-out for the Gas Tax portion of Work Order #PR-3.
b. Approve the release of retainage and authorize the Clerk to release retainage to the contractor, Pave-Rite, Inc. in the total amount of $108,271.72.
c. Return any encumbered Gas Tax funds back to the appropriate accounts. **(Carlton Hall, Public Works Director)**

Motion to approve E6a, b and c.

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

E.7. Letter of Agreement between Citrus County, Florida and United Healthcare of Florida, Inc.

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

Motion to approve E7.

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

E.8. CoreCivic Contract Monitoring Update for July 2025

Concur with the recommended action of the non-performance assessment based on a tiered level of staffing pursuant to Amendment #2 of the contract with Corecivic for the month of July 2025 would be $39,500.00 **(Joseph Whittick, Contract Monitor)**

Motion to approve E8.

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

E.9. TDC Request for Budgeted Out of Country Travel

a. Approval for Terry Natwick, Marketing & Sales Director, Visitors & Convention Bureau, to attend the Visit Florida Brazil Sales Mission from November 17-21, 2025.
b. Approval for Auvis Cole, Tourism Director, and Terry Natwick, Marketing & Sales Director, Visitors & Convention Bureau, to attend the International Tourism Bureau (ITB) Tradeshow from March 3-5, 2026
c. Approval for Terry Natwick, Marketing & Sales Director, Visitors & Convention Bureau, to attend the Brand USA Travel Week from October 20-23, 2025.
(Auvis Cole, Tourism Director)

Motion to approve E9a, b and c.

Second Vice Chair Janet Barek commented, followed by Board discussion.

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

E.10. FY24 Appropriations - Submit application for Homosassa Phase V Septic to Sewer

a. Approve and authorize the chair to execute the Resolution authorizing the application for appropriation funding from the U.S. Environmental Protection Agency for additional financial assistance for funding of the Homosassa Phase V Septic to Sewer Project, as provided in House Bill 4366, now known as Public Law No. 118-42 for FY2024.
b. Authorize the chairman to sign amendments and modifications to the application and resulting contract for receipt of funding from the U.S. Environmental Protection Agency for additional financial assistance for funding of the Homosassa Phase V Septic to Sewer Project, as provided in House Bill 4366, now known as Public Law No. 118-42 for FY2024, after review by the County Attorney without needing to bring the amendments and modifications to the Board for review.
c. Authorize Stephanie Stevens, Grant Research and Writing Coordinator, to electronically submit the documents to the U.S. Environmental Protection Agency.

d. Approve and authorize staff to apply for the funding approved for the Homosassa Phase V Sewer to Septic through the Environmental Protection Authority, in House BIll 4366. **(Tammy Wilson, Management and Budget Director).**

Management and Budget Director Tammy Wilson provided the recommendation.

Motion to approve E10a, b, c and d.

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

Resolution Number 2025-082

E.11. Bank Signature Cards

The County signed a new contract with Commercial Risk Management Inc. to process workers' compensation claims, liability payments and inmate medical billing. Approve and authorize the Chair, 1st Vice Chair, 2nd Vice Chair and the Clerk to execute new signature cards for the workers' compensation and inmate medical billing bank accounts with Truist.

Motion to approve item E11.

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

This item was received after the agenda was published.

Additional Item E11

F. OUTSTANDING COMMISSION ITEMS

Commissioner Holly Davis commented regarding tourism prior to this item.

Special Projects Manager Veronica Kampschroer provided the updates.

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:03 pm Proposed Inverness Government Center Lease and Appraisal(s)

a. Authorize County staff to finalize lease negotiations with the City of Inverness for approximately 5,100 square feet of office space to accommodate the relocation of the Board of County Commissioners and County Legal staff, and to proceed with any necessary preparations to facilitate the move.
b. Authorize BOCC Chair to sign the IGC lease at the above stated rate.
c. Authorize County staff to secure appraisals for three downtown Inverness properties listed below:

- 124 N Apopka Ave (Little Italy)
- 111 Dr Martin Luther King Jr Ave (Park Place)
- 116 Dr Martin Luther King Jr Ave (Vacant Lot)

Public Works Director Carlton Hall provided an overview of the recommendation, City of Inverness Manager Eric Williams addressed the Board and responded to questions from the Board.

Motion by Commissioner Holly Davis and seconded by Commissioner Jeff Kinnard, D.C. to approve item H1a and c.

Mr. Williams and Mr. Hall addressed Board questions.

Motion was amended to add to include: a maximum of approximately 5,100 square feet. If staff find that the commissioners need less, that is fine.

Discussion ensued.

Deputy Clerk Amy Novinger requested clarification of the motion.

The following citizens addressed the Board: Curtiss Bryant; Josh Wooten, President and CEO of the Citrus County Chamber of Commerce; and Karleen Sempert.

Commissioners responded to comments from the public.

County Attorney Denise A. Dymond Lyn addressed Board questions regarding motion requirements.

Motion to approve item H1a and c was rescinded.

Motion to rescind the motion to not negotiate a lease in the Inverness Government Center that was voted on at the August 12, 2025 meeting.

There were no citizen comments.

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

Motion to approve item H1c, 1, 2, and 3.

There were no citizen comments.

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

Discussion ensued regarding the County Seat.

The consensus of the Board, by the majority, was given to direct staff to locate the Commissioners' offices in the City of Inverness.

[Public Speaker Forms for Item H1]

H.2. 1:04pm Space Needs - Judge Falvey
Discussion on Space Needs Judge Falvey

Administrative Judge Carol Falvey addressed the Board, followed by discussion.

There was no action taken on this item.

H.3. 1:05pm Conduct a public hearing to consider the proposed reimposition of a Stormwater MSBU for Fiscal Year 2025-2026.
a. Conduct a public hearing to consider the reimposition of a Stormwater MSBU for the provision of stormwater management services, facilities, and programs within the unincorporated area of the County and consider the imposition of stormwater service assessments against certain real property in the unincorporated area of Citrus County established as the stormwater management area for the Fiscal Year 2025-2026.
b. Adopt and authorize the Chairman to execute a Resolution of the Board of County Commissioners of Citrus County, Florida, relating to the provision of stormwater management services; confirming the Preliminary Rate Resolution; providing for hardship assistance; imposing stormwater service assessments against certain real property in the unincorporated area of Citrus County established as the stormwater management area; approving the assessment roll for stormwater service assessments; providing for collection of the stormwater

service assessments; providing for severability; providing for conflicts; and providing an effective date. (**Carlton Hall, Public Works Director)**

Public Works Director Carlton Hall provided the recommendation.

Motion to approve item H3a and b.

There were no citizen comments.

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

Resolution Number 2025-083

Additional information was received after the agenda was published.

Additional Information for Item H3

H.4. 1:06pm Conduct a public hearing to consider the proposed imposition of Utility Availability Assessments for Fiscal Year 2025-2026.

a. Conduct a public hearing to consider the imposition of utility availability special assessments for the provision of water and wastewater utility availability services for the Fiscal Year beginning October 1, 2025, and future fiscal years within the unincorporated areas of Citrus County.

b. Adopt and authorize the Chairman to execute a resolution of the Board of County Commissioners of Citrus County, Florida, relating to the provision of utility availability services in the unincorporated area of the county; providing authority and definitions; confirming the initial assessment resolution; approving the utility availability assessment roll; providing for the imposition of the assessments; providing for collection of the assessments pursuant to the uniform assessment collection act; providing for the effect of this resolution; providing severability and an effective date. (**Ken Cheek, P.E. Water Resources Director)**

Business Service Director Bernadine Flood-Nichols provided the recommendation.

There were no citizen comments.

Motion to approve item H4a and b.

RESULT:	**Adopted**
MOVER:	Janet Barek
SECONDER:	Jeff Kinnard D.C.

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

Resolution Number 2025-084

H.5. 1:07pm Conservation Master Plan Presentation from the North Florida Land Trust

Presenation - Conservation Master Plan Presentation from the North Florida Land Trust

Commissioner Holly Davis provided an overview and introduced the following individuals from the North Florida Land Trust who provided the presentation and addressed Board questions: Allison DeFoor, President and CEO; Ramesh Buch; and Heather Nagy.

There was no action taken on this item.

Additional Information for Item K5 - Submitted by North Florida Land Trust

Public Speaker Forms for Item H5

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

No items.

J. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

J.1. Text Messaging Administrative Regulation

Approve a new Administrative Regulation authorizing text messaging on county mobile devices.

Commissioner Holly Davis provided the recommendation.

Motion to approve item J1.

Board discussion ensued.

County Attorney Denise A. Dymond Lyn addressed the Board regarding the Administrative Regulation and Assistant County Administrator Mariselle Rodriguez provided clarification to the Board, followed by Board discussion.

The motion was amended to remove transitory and allow an opt-out option.

RESULT:	**Adopted**
MOVER:	Holly L. Davis

SECONDER: Jeff Kinnard D.C.
AYES: Davis, Bays, Kinnard D.C., Finegan
NAY: Barek

J.2. Board discussion on Administrative Regulation 7.06-1: Harassment Policy and how it applies to commissioners and staff alike.
Discuss and vote on possible corrective action for recent violations of this policy.

Commissioner Holly Davis provided the recommendation, followed by Board discussion.

There was no action taken on this item.

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

K.1. Medical Marijuana Treatment Center Ban
Motion and vote to direct staff to begin the process of amending the LDC to prohibit additional Medical Marijuana Treatment Centers within the unincorporated areas of the County.

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

Motion to direct staff to begin the process of amending the Land Development Code to prohibit additional Medical Marijuana Treatment Centers within the unincorporated areas of the County.

Citizen Curtiss Bryant commented.

Commissioners responded to comments from Mr. Bryant.

County Attorney Denise A. Dymond Lyn addressed the Board regarding the legislature, followed by Board discussion with Ms. Lyn.

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

Following this item, Commissioner Jeff Kinnard, D.C. commented regarding a previous public campaign regarding synthetics.

Public Speaker Form for K1

K.2. Potential Property Acquisition Pirate's Cove

a. Discussion and direction to accept or reject Seller's counteroffer or to provide a new counteroffer.
b. If accepting Seller's counteroffer, approve and authorize the Chairman to execute the Vacant Land Contract and Addendum to Vacant Land Contract.
c. Authorize staff to deposit within 5 days of contract execution, $50,000 to be held in escrow by Land Title of Citrus County Inc (closing agent).
d. Determine December 24, 2025, as the closing date/deadline to raise private funds to include an amount over and above the County's contribution of $900,000.00 plus closing costs.
e. Authorize staff to order a title search, obtain all necessary documents to effectuate the acquisition of this property, and execute all other documents related to the closing of the property, except for recordable documents; approve and authorize payment of related closing costs associated with the property acquisition.
f. Authorize staff to obtain a survey to create a legal description of the property, to supersede the Lot Reconfiguration recorded in ORB 3495 PG 1146 prior to closing.
g. Approve and authorize the Chairman or designee to execute all related closing documents and authorize the Clerk to place the acceptance stamp on the deed upon receipt and record all documents in the Public Records of Citrus County, Florida.

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

Motion to approve K2a, reject the seller's counteroffer and communicate with the owner that the county is prepared to offer what was on the table.

Board discussion ensued and County Attorney Denise A. Dymond Lyn provided clarification regarding the motion.

Citizen Chuck Hutterli commented.

Commissioner Kinnard responded to comments from Mr. Hutterli.

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

Additional information was received after the agenda was published.

Public Speaker Form for Item K2

Additional Information for Item K2

K.3. Chassahowitzka Campground

Seeking Board consensus to lease the Chassahowitzka Campground from the Southwest Florida Water Management District pending legal review of the lease.

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

J. J. Grow, Florida House Representative, addressed the Board and responded to questions from First Vice Chair Diana Finegan.

Deputy Clerk Amy Novinger requested clarification of the consensus.

County Attorney Denise A. Dymond Lyn and Chair Rebecca Bays provided clarification of the motion.

Consensus of the Board was given to direct staff to lease Chassahowitzka Campground from the Southwest Florida Water Management District, pending legal review of the lease.

This item was received after the agenda was published.

Additional Item K3

L. 2nd VICE CHAIR JANET BAREK- DISTRICT 3

Second Vice Chair Janet Barek read a statement.

M. 1ST VICE CHAIR DIANA FINEGAN - DISTRICT 2

M.1. Golf Carts on County Roads in Old Homosassa

a. Direct the County Attorney to prepare an ordinance amending County Code regarding Golf Cart use in Old Homosassa.
b. Set a public hearing on September 9, 2025 at 1:45 PM on an ordinance of Citrus County, Florida, Adding Chapter 98, Article III entitled Operation Of Golf Carts On Designated Roads; Adding Section 98-70 entitled Purpose And Intent; Adding Section 98-71 entitled Definitions; Adding Section 98-72 entitled Authorized Use; Providing For Severability; Providing For Inclusion Into The Code; Providing For Modifications That May Arise From Consideration At Public Hearing; And Providing For An Effective Date.

First Vice Chair Diana Finegan provided the recommendation, followed by Board discussion with County Attorney Denise A. Dymond Lyn regarding the motion.

Motion to approve item M1a and b.

County Attorney Denise A. Dymond Lyn addressed the Board regarding the *ordinance changes.*

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

N. CHAIR REBECCA BAYS - DISTRICT 4

N.1. Ordinance Pertaining to Interactions Between Commissioners and Staff

a. Direct the County Attorney to prepare an ordinance amending County Code to be consistent with County Policy regarding interactions between commissioners and county staff.
b. Set a public hearing on September 9, 2025 at 1:40 PM on an ordinance of Citrus County, Florida clarifying how communications between commissioners and county staff should occur; amending Chapter 2, Article VI.I, Section 2-208 entitled Non-interference; providing for severability; providing for inclusion into the code; providing for modifications that may arise from consideration at public hearing; and providing for an effective date.

Chair Rebecca Bays provided the recommendation and County Attorney Denise A. Dymond Lyn provided an overview, followed by Board discussion.

Motion to approve Item N1a and b.

Citizen Josh Wooten, President and CEO of the Citrus County Chamber of Commerce commented.

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

Following this item, Commissioner Holly Davis commented and Deputy Clerk Amy Novinger requested clarification of the motion.

O. COUNTY ATTORNEY DENISE A. DYMOND LYN

County Attorney Denise A. Dymond Lyn addressed the Board regarding the Citrus County Seat.

O.1. Quitclaim Deed Regarding Chassahowitzka Litigation

Approve and authorize the Chairman to execute the QuitClaim Deed between Citrus County, Florida and Southwest Florida Water Management District to be held in escrow pending receipt of the District's deed.

Prior to this item, County Attorney Denise A. Dymond Lyn shared information regarding the County Seat.

Ms. Lyn provided the recommendation.

Motion to approve O1.

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

Following this item, Commissioners commented.

P. OPEN TO THE PUBLIC

The following individual addressed the Board on various issues:

Steven Schwartz

Public Speaker Form for Item P

Q. ADVISORY BOARD ANNOUNCEMENTS

Q.1. Beverly Hills Advisory Council - Announce Membership Vacancy

Assistant County Administrator Mariselle Rodriguez provided the announcements.

Following this item, Commissioner Jeff Kinnard, D.C. commented.

R. UPCOMING MEETINGS

1. Regular Meeting, September 9, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting, September 23, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting, October 7, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

S.1. *Tentative Budget Hearing*: September 11, 2025, at 5:01PM, Crus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

Tentative Budget Hearing: September 11, 2025, at 5:01PM, Crus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S.2. *Final Budget Hearing*: September, 23 2025, at 5:01PM, Crus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

Final Budget Hearing: September, 23 2025, at 5:01PM, Crus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. PUBLIC HEARINGS

Clerk's Note: This meeting recessed at 4:59 PM and resumed at 5:16 PM.

T.1. 5:01 p.m. AA-2025-00002 Chuck Pigeon for Southern Oaks Property Group, LLC (Pine Ridge Reserve)

a. Conduct a public hearing on August 26, 2025, at 5:01 pm to review and consider AA-2025-00002 Chuck Pigeon for Southern Oaks Property Group, LLC (Pine Ridge Reserve)
b. If approved, direct the Chair and Clerk to execute and record the ordinance for AA-2025-00002 Chuck Pigeon for Southern Oaks Property Group, LLC (Pine Ridge Reserve) **(Eric Landon, Growth Management Director)**

Chair Rebecca Bays read the instructions into the record and County Attorney Denise A. Dymond Lyn provided clarification on the intervenor process.

Motion to grant intervenor party status to those that applied.

RESULT:	**Adopted**
MOVER:	Diana Finegan

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

Chair Rebecca Bays read the procedures into the record and Ms. Lyn addressed the Board regarding swearing-in requirements.

Attorney Robert Batsel addressed the Board.

Motion to adopt the back-up materials into evidence.

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

Ms. Lyn polled the Board for ex parte communications, swore in all the parties that would testify, and read the proposed ordinance title into the record.

Chair Bays read the procedural matters into the record and opened the floor up to the Commissioners, Applicant, Intervenor, and County.

Michael Wiener, Counsel representing Pine Ridge Property Owners Association, addressed the Board, followed by discussion with Ms. Lyn.

Growth Management Deputy Director Joanna Coutu addressed the Board.

The following parties provided the applicant presentation on behalf of Southern Oaks Property Group: Robert Batsel, Counsel; Chuck Pigeon, Professional Engineer; and Avis Marie Craig.

Mr. Wiener cross-examined Mr. Pigeon and Ms. Craig following their presentations.

Mr. Batsel addressed the Board and Mr. Batsel and Mr. Pigeon addressed Board and staff questions.

Ms. Coutu provided the staff presentation and was cross-examined by Mr. Batsel.

Mr. Wiener, Counsel for the intervenor, provided the presentation and addressed Board questions.

Commissioner Holly Davis commented.

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

The following citizens addressed the Board: Kevin Allen, representing Pine Ridge United; Steven Schwartz, with Pine Ridge United; Betsy Schwartz; Edward Larsen; Ellen Barnes; Jana Kurtz, on behalf of Pine Ridge United; Jim Horan, on behalf of Pine Ridge United; Rhonda Allen, representing Pine Ridge United; Renee Pascouau, on behalf of Pine Ridge United; Alexis Wilkins, on behalf of Pine Ridge United; Annie San Martín, on behalf of Pine Ridge United; Donna Westmoreland, on behalf of Pine Ridge United; Joey Valinoti, with Pine Ridge United and President of the Pine Ridge Civic Association; Josh Wooten, President and CEO of Citrus County Chamber of Commerce; Cliff Kwitowski, on behalf of Pine Ridge United; Margaret Case; Mike McCoy; Mark Dupuis; Diane South; Mike Barry; Edith Parker; David Deakin; Roger Hough; Donald Woods; John Hyde, Vice President of Pine Ridge Property Owners Association (POA); Pamela Antonucci; Debbie Reno; Suzanne Grant; Kevin Lapham; Donna Sawtelle; Joani Barry; Amy Danielson; Mike McDonald; Robert Morhard; Kerry Dean; Gloria Adams; Tim Nitke; Karen Nitke; Steve Hays; Jeannie Gaskill; Matthew Grant; Ruth Squires; Pat McNamara; Violet Langieri; Victor DiMantova; Gail Thomas; Dee Castellano; John DeVore; Dale Stefan; Jorgann Salemi; Evan Geistfeld; John Stripp; Nick Walser; Ron Walser, Chair of the Save the Golf Course Property Committee; Tom Russell, President of the Pine Ridge Property Owners Association (POA); Paula Sutton; Brogan Cunningham, Broker Owner at RE/MAX Realty One; Kjell Tandberg; Tony Ayo; Curtiss Bryant; Rene Kroll; Joseph Roviaro, Director of Transportation Planning for Luke Transportation Engineering Consultants; and Brian Skidmore, Environmental Scientists and Ecological Services Group Leaderf from Ardurra.

Mr. Wiener cross-examined Mr. Skidmore.

Mr. Batsel made rebuttal comments on behalf of the applicant and addressed Board questions.

Mr. Wiener made final arguments on behalf of the intervenor.

Ms. Coutu and Growth Management Director Eric Landon provided staff final arguments.

Mr. Batsel made final arguments on behalf of the applicant.

Chair Rebecca Bays opened up the hearing for Board discussion.

Commissioner Jeff Kinnard, D.C. commented.

Based on competent and substantial evidence, motion to approve AA-2025-00002, to direct the Chair and Clerk to execute and record the ordinance for AA-2025-00002.

Board discussion ensued.

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

Ordinance Number 2025-A16

Additional information was received after the agenda was published.

Additional Information for Item T1 — Submitted by Steven Schwartz

Additional Information for Item T1

Public Speaker Forms for Item T1

U. ADJOURN

The meeting was adjourned at 11:21 PM.

Proof of Publication