BOARD OF COUNTY COMMISSIONERS
CITRUS COUNTY, FLORIDA

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

MINUTES

September 9, 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

September 9, 2025 Citrus County Courthouse
The meeting was called to order at 1:02 PM.

A.1. Invocation

Pastor Anthony Brewer from the Crystal River Church of God gave the Invocation.

A.2. Pledge of Allegiance

Fire Chief Craig Stevens led the 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, Deputy Clerk Amy Novinger, Deputy Clerk Kristi Hugar

Absent: Clerk of the Circuit Court and Comptroller Traci Perry

A.4. Approval of Agenda

County Administrator Steve Howard noted the following changes: the addition of item E13; submitted additional information for items C17, E10, H1, and M1; and pulled item C22.

Motion to approve the agenda with the changes.

RESULT: **Adopted**
MOVER: Holly L. Davis
SECONDER: Janet Barek

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

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

B. PROCLAMATIONS, AWARDS & PRESENTATIONS

B.1. Proclamation -- Crime Stoppers Awareness Month

Approve and Authorize the Chair to Proclaim the Month of September 2025, as Crime Stoppers Awareness Month **(Kathy Nielsen, VP, CSCC)**

Motion to approve item B1.

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

C. CONSENT

Motion to approve the Consent Agenda.

First Vice Chair Diana Finegan requested to pull item C21 for discussion.

The motion was amended to pull item C21 for discussion.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Rebecca Bays
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:
08/14/2025 Strategic Progress Report and Legislative Priorities Retreat

Administration

C.2. Board of County Commissioners 2026 Strategic Planning Retreat

Acknowledge Board of County Commissioners 2026 Strategic Planning Retreat for January 30, 2026, from 9:00am - 12:00pm at Lecanto Government Building, Room 166. **(Administration)**

C.3. Lecanto Preserve Community Development District Final Adopted Budget

For purposes of disclosure of information pursuant to Section 189.016(4), Florida Statutes, the Final Adopted Budget of the Lecanto Preserve Community Development District. **(Administration)**

C.4. Lecanto Preserve Community Development District

Designated dates, time and location for the regular meetings of the Board of Supervisors for the Lecanto Preserve Community Development District for FY 2025/2026. **(Administration)**

C.5. Asset Deletion

Approve the deletion of the following items from the asset inventory of the office of the County Administration Asset numbers -
12902-001, 12902-002,12902-003,12902-004, 12902-021, 12902-022,12902-023, 12902-026,12902-02812902-036,12902-038,12902-048 Furniture
12902-055 - Hurricane Window Barrier
12902-047 - Color Surveillance Camera
12902-013 - AC Unit **(Administration)**

Attorneys Office

No items.

Clerk

C.6. Clerk IT Equipment for Disposal

Approve and authorize removal of obsolete assets 1190, 1282, and 1378. Dell PowerEdge Servers.

C.7. Authorize Clerk Personnel to Sign for Vehicle Tags and Titles
Authorize the Chair to sign the attached document stating Julie Pitts, Susan Sullivan, Heather Ewing, and Shelley Sansone are authorized signers for vehicle titles and tags on behalf of the Citrus County, Florida when registering a new vehicle and submitting vehicles to auction.

C.8. Proof of Publication of Unclaimed Monies
Acknowledge the proof of publication for the Notice of Unclaimed Monies held in the office of the Citrus County Clerk of the Circuit County and Comptroller for year 2023.

C.9. 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.

Community Services

C.10. Asset# 51711 For Auction
a. Determine and declare Asset 51711, a 2015 Turtle Top Odyssey Bus, a surplus property to be eligible for sale on Gov Deals.
b. Authorize staff to proceed with the sale of the surplus property on Gov Deals. **(Eric Head, Community Services Director)**

C.11. Asset Deletion - Floral Park Modular Play Station & Sportsman Park Youth Playground
Approve deletion of the Sportsman Park Youth Playground Asset #17130 and Floral Park Modular Play Station Asset #17896 and the removal of same items from the County's capital asset listing. **(Eric Head, Community Services Director)**

Fire Services

C.12. Solid Rock Church of God of Inverness Inc. Fire Hose Donation

Approve and authorize the Chairman to approve the Department of Fire Rescue to donate the following non-asseted items to Solid Rock Church of God of Inverness 50' section of 1 3/4" fire hose **(Craig Stevens, Fire Chief)**

C.13. Citrus County School Board Fire Hose Donation

Approve and authorize the Chairman to approve the Department of Fire Rescue to donate the following non-asseted items to the Citrus County School Board. 2 - 50' sections of 1 3/4" fire hose **(Craig Stevens, Fire Chief)**

<u>Human Resources</u>

No items.

<u>Management and Budget</u>

C.14. Budget Transfers

Approve the budget transfers for Business Tax Fund, Board of County Commissioners, Administration Services, County Administration, Communication Services, Building Inspection Technology, Public Defender, State Attorney, Water Oaks Subdivision, Castle Lake Park SLD, Citrus Springs Water 2023, Citrus Springs Water 2024, Fleet Management, Code Compliance, NW Quadrant Waterlines, Parks and Recreation, Capital Improvement (2), Road Impact Fees/Dist 8, General Fund CIP, Animal Shelter, Public Building Impact Fees, Detention Services (2), County Attorney, FEMA-Hurricane Helene, FEMA-Hurricane Milton, CR Airport Electric Vault Emergency Rehabilitation, Utilities (4), Circuit Court, Fire Rescue and Housing Services (3) for fiscal year 2024-2025. **(Tammy Wilson, Management & Budget Director)**

C.15. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution amending/adopting the Emergency Home Energy Assistance for the Elderly Program (EHEAP) grant, the Home Care for the Elderly (HCE) grant, the Alzheimer's Disease Initiative (ADI) grant, the State Housing Initiative Partnership (SHIP) grant, the Road Maintenance, the Lake Region Library Renovations grant and the Coastal Regional Library Renovations grant budgets for fiscal year 2024-2025. **(Tammy Wilson, Management & Budget Director)**

Resolution Number 2025-085

C.16. Commercial Insurance Renewal October 1, 2025

Authorize the Chairman to execute the Premium Recapitulation and supporting signature pages and approval to purchase insurance policies for coverage beginning October 1, 2025, through October 1, 2026, for a combined total cost of $1,281,632. **(Tammy Wilson, Management & Budget Director)**

Growth Management

No items.

Public Works

C.17. Interlocal Agreement with the City of Crystal River for Disposal of Solid Waste

Approve and authorize the Chairman to execute an Interlocal Agreement for the disposal of solid waste between Citrus County and the City of Inverness from October 1, 2025 through September 30. 2026. **(Carlton Hall, Public Works Director)**

Additional Information for Item C17

C.18. Landfill Tipping Fee Waiver FY 2025-2026

Approve continuing the landfill tipping fee waivers for Fiscal Year 2025-2026 for the programs listed in the overview. **(Carlton Hall, Public Works Director)**

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

C.19. Release of Lien Ft Island Trail Septic to Sewer Assessment Area – AK 1067146, 10665 W Pine Bark Ln., Marvin & Danielle Sheffield

a. Approve and authorize Chairman to execute a Release of Lien for AK 1067146, 10665 W Pine Bark Ln, Crystal River, owned by Marvin & Danielle Sheffield., in the amount of $2,091.79. This property owner previously paid for a sewer line extension and should not have been included in the assessment

area.
b. Authorize the Clerk to record the Release of Lien in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

C.20. Release of Lien Citrus Springs 2025 Assessment Area – AK 2706597, 431 W G Martinelli Blvd., the Deltona Corporation

a. Approve and authorize Chairman to execute a Release of Lien for AK 2706597, 431 W G Martinelli Blvd., owned by the Deltona Corporation, in the amount of $3,732.52. This property is coded on the Property Appraiser's website as Timberland and, pursuant to House Bill 7063, is exempt from special assessments.
b. Authorize the Clerk to record the Release of Lien in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

Set Public Hearings Workshops

C.21. Set a Public Hearing on an Ordinance Relating to Fertilizer

Set a public hearing on September 23, 2025 at 1:20 p.m. on an ordinance of Citrus County, Florida, a political subdivision of the State of Florida, amending Chapter 66, Article II, Division 4 entitled "Fertilizer Use and Landscape Maintenance Practices"; amending Section 66-95 entitled "Definitions"; amending Section 66-98 entitled "Fertiilzer-Free Zones"; amending Section 66-100 entitled "Fertilizer Content and Application Rates"; amending Section 66-103 entitled "Exemptions"; 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. **(James Toy, Intergovermental Affairs Manager)**

First Vice Chair Diana Finegan shared information regarding item C21, followed by Board discussion.

County Attorney Denise A. Dymond Lyn addressed Board questions.

Community Services Director Eric Head addressed questions from the Board.

Board discussion ensued with Ms. Lyn and County Administrator Steve Howard.

Citizen Maxine Connor, representing Sierra Club Adventure Coast Group, commented.

Commissioner Holly Davis addressed comments from Ms. Connor.

Motion to approve item C22.

Ms. Lyn addressed the Board.

Deputy Clerk Amy Novinger requested clarification of the motion.

The motion was amended to approve item C21.

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

Following this item, Deputy Clerk Amy Novinger requested clarification of the motion.

The motion was amended to make the following changes: provide signage to add the additional "Notice to Consumers" provisions from Mr. McGrath's email read into the record; remove homeowners and homeowners with a special certificate from the exemptions and leave institutional applicators in the exemptions; clear up the "usage of slow-release fertilizer only during April, May, and October" typo on page 266; and add additional language from Mr. McGrath's email regarding not exceeding the percentages.

Public Speaker Form for Item C21

C.22. Set a public hearing on 9/23 at 1:15 pm Code of Ordinances Ch. 18, Buildings/Building Regulations

Set a public hearing on September 23, 2025 at 1:15 p.m. to consider an ordinance of Citrus County, Florida, a political subdivision of the State of Florida, pertaining to buildings and building regulations, amending section 18-2, entitled “Purpose and Intent”; amending 18-3, entitled “Definitions”, amending section 18-7, entitled “Adoption of Codes”; amending section 18-8; amending section 18-36, entitled “Short Title, Authority, Application, and Incorporation”; amending section 18-38 entitled “Definitions”; repealing section 18-39 entitled “Classification”; repealing section 18-40 entitled “Compliance and Exemption”; repealing section 18-41 entitled “Certification and Licensing Requirements; repealing section 18-49 entitled “Fees”; repealing section 18-50 entitled “Insurance” repealing section 18-51 entitled “Business Tax Receipt”; amending section 18-52 entitled “Display”; amending section 18-54(d) and (e); amending section 18-55 entitled
“Citations, Enforcement Procedures, Administrative Hearings”; amending section 18-60 entitled “Powers and Duties of the License Compliance Special Master as to Matters Concerning Locally Licensed or Registered Contractors”; amending section 18-62(p); amending section 18-65 entitled “Fines”; amending section 18-66 entitled “Discipline and Penalties for Locally Licensed

or Registered Contractors"; adding Article VIII, section 18-286 entitled "Mandatory Structural Repairs for Condominiums and Cooperative Buildings"; providing for severability; providing for scrivener's errors; providing for inclusion into the code; providing for modifications that may arise from consideration at public hearing; providing for repeal of inconsistent provisions; and providing for an effective date. **(Eric Landon, Growth Management Director)**

This item was pulled during the meeting.

Pull Item C22

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Donna Rummel
John Woods
Tammi Fields
Elaine Moore, Administrative at the Chassahowitka River Campground
Dennis Blauer, General Manager of the Chassahowitzka River Campground
Rachel Strmiska
Thade Fordham
Kaitlyn Pace
Danielle Mosichuk
Ashley Albani
Cindy Sloan
Natasha Savage
Maxine Connor

Following the vote, Commissioner Jeff Kinnard requested to move item E12 up.

Public Speaker Forms for Item D

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through d.

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

E.1.a. PB 25-222 Unified Communication And Contact Center Solutions

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and the Supplier to provide unified communication and contact center solutions, products, and services at a first-year cost of $51,245. **(Louis Foltzer, Chief Information Officer)**

E.1.b. RFQ 24-080 Amendment No. 1; Continuing Services Contract for Construction Services; Southern Site & Power Construction, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Southern Site & Power Construction, LLC, to acknowledge the change of Contractor's name from Stokes Construction & Maintenance, LLC to Southern Site & Power Construction, LLC. **(Carlton Hall, Public Works Director)**

E.1.c. PB 25-223 Sourcewell #011723 Heavy Construction Equipment With Related Attachments and Technology; Beard Equipment Company

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Beard Company Equipment to provide heavy construction equipment with related attachments and technology, on an as-needed basis. **(Carlton Hall, Public Works Director)**

E.1.d. SGS 25-220 Purchase of Myers Traffic Control Parts; Transportation Control Systems Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Transportation Control Systems Inc., for the purchase of key components used in the maintenance of County traffic signals on an as-needed basis. **(Carlton Hall, Public Works Director)**

E.2. Agreement between Lutheran Services Florida, Inc. d/b/a LSF Health Systems (a Florida non-profit corporation) and Citrus County, Florida for and on behalf of Citrus County Fire Rescue

Approve and authorize the Chairman to execute the Purchase Order Agreement with Lutheran Services Florida, Inc., for administration of the Florida Opioid Allocation and Statewide Response Agreement – Non-Qualified County Funds for Citrus County. **(Craig Stevens, Fire Chief)**

Motion to approve item E2.

RESULT:	**Adopted**
MOVER:	Holly L. Davis
SECONDER:	Diana Finegan

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

E.3. Agreement between Lutheran Services Florida, Inc. d/b/a LSF Health Systems (a Florida non-profit corporation) and Citrus County, Florida for and on behalf of Citrus County Fire Rescue (CORE)

Approve and authorize the Chairman to execute the Purchase Order Agreement with Lutheran Services Florida, Inc., for participation in the Coordinated Opioid Recovery (CORE) Network of Addiction Care for Citrus County. **(Craig Stevens, Fire Chief)**

Motion to approve item E3.

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

E.4. Agreement for Emergency Dispatch Services by and between the Citrus County Sheriff's Office and Citrus County, Florida

Approve and authorize the Chairman to execute the Agreement for Emergency Dispatch Services with Citrus County Sheriff's Office (CCSO) establishing roles and responsibilities for providing emergency fire and EMS dispatch services at the Communications Center to perform the general functions of fire and EMS dispatchers for Citrus County Fire Rescue beginning on October 1, 2025, and ending on September 30, 2026. **(Craig Stevens, Fire Chief)**

Motion to approve item E4.

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

E.5. Citrus County Airports - Rules, Regulations, and Minimum Operating Standards

Approve and authorize the Chairman to adopt the Citrus County Airports Rules & Regulations and Minimum Operating Standards as the official regulatory framework governing operations, access, and commercial aeronautical activities at Crystal River and Inverness Airports. **(Carlton Hall, Public Works Director/ Todd Regan, Aviation Project Manager)**

Motion to approve item E5.

RESULT:	**Adopted**

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

E.6. Release of Retainage PB 25-158

Accept the completed project MO15-25, PB 25-158 and approve the release of retainage in the amount of $11,311.71 to Green Construction Technologies Inc. **(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. NW Quadrant Wastewater LP09016 Grant Amendment 2

Approve and authorize the BOCC Chairman to execute the amendment to Agreement No. LP09016 between Florida Department of Environmental Protection and Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

Motion to approve item E7.

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

E.8. Water Incentives Supporting Efficiency (WISE) Program Funding Application

Approve and authorize the Chair to execute the WISE Application and Maintenance Agreement with the Southwest Florida Water Management District for grant funding of $12,500 toward the total eligible project cost of $25,000. The County's matching share will be funded equally (25% each) by the Citrus County Utilities Enterprise Fund and the Withlacoochee Regional Water Supply Authority grant. **(Ken Cheek, P.E., Water Resources Director)**

Motion to approve item E8.

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

NAY:	None

E.9. Release of Lien Citrus Springs 2025 Assessment Area – AK 2177276, 6839 N Sandborn Loop, Southern Impression Homes LLC

a. Approve and authorize Chairman to execute a Release of Lien for AK 2706597, 431 W G Martinelli Blvd., owned by the Deltona Corporation, in the amount of $3,732.52. This property was added to the 2008 Assessment in 2017 and should not have been assessed in 2025.
b. Authorize the Clerk to record the Release of Lien in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

Motion to approve item E9a and b.

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

E.10. Interlocal Agreement Between the City of Inverness and Citrus County for Reclaimed Water

a. Approve and authorize the Chairman to execute the Interlocal Agreement between Citrus County and the City of Inverness for the provision of reclaimed water to Holden Park.
b. Approve and authorize the Chairman to execute the Perpetual Utility and Access Easement to the City of Inverness for utilities and access purposes. **(Eric Head, Community Services Director)**

Motion to approve item E10a, b, and c.

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

Additional Information for Item E10

E.11. TDC Request for GovOS - Short-Term Rental Software

a. Approve staff to move forward with any and all procurement procedures and processes to facilitate the services provided by GovOS.
b. Approve related budget transfer. **(Auvis Cole, Tourism Director)**

Motion to approve item E11a and b.

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

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

E.12. Chassahowitzka River Campground

a. Approve and authorize the Chairman to execute an agreement between Citrus County and the Southwest Florida Water Management District for management of the Chassahowitzka River Campground.
b. Approve and authorize Administration to negotiate and execute a short-term agreement with the existing management vendor for a period of six months, pending the procurement of a longer-term agreement, once approved by County Attorney's office and Risk Management. If necessary, the County Administrator may automatically extend the six-month term.

Motion to approve item E12a and b and the county will take over the management agreement over the Chassahowitzka River Campground for the next four decades.

There were no citizen comments.

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

E.13. S. Kensington Ave/Home Depot Right-of-Way

a. Approve and authorize the Chairman to accept a Warranty Deed from Citrus Hills Investment Properties, LLC, a Delaware Limited Liability Company, for the conveyance of property located on S. Kensington Avenue, as depicted in the attached sketch, for the purpose of securing additional right-of-way as specified therein and execute the same.

b. Authorize the Clerk to place acceptance stamp on the deed and record it in the Public Records of Citrus County, Florida. **(Carlton Hall, Public Works Director)**

Motion to approve item E13a and b.

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

This item was received after the agenda was published.

[Additional Item E13]

F. OUTSTANDING COMMISSION ITEMS

No items.

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

County Administrator Steve Howard provided an update on the FY 2024/2025 Residential Road Resurfacing Preservation Program.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:05 p.m. Conduct a public hearing to reimpose the Fire Protection Assessment and adopt the Annual Rate Resolution for FY 2025-2026.

a. Conduct a public hearing to reimpose the Fire Protection Assessment, adopt fees and assessment rates for Fire Protection Services for FY 2025-26 and adopt the Fire Protection Services assessment roll prepared by the Property Appraiser's Office.

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 Fire Protection Services; adopting fees and assessment rates for the upcoming fiscal year; adopting the Fire Protection Services assessment roll prepared by the Property Appraiser's Office; and providing an effective date. **(Craig Stevens, Fire Chief, Fire Rescue)**

Fire Chief Craig Stevens provided the recommendation and addressed Board questions.

The following citizens addressed the Board: Michael Fuller; Nina Harris; Efren Feliciano; Renee Bedford; Raymond Hardy; Joanne Hirst; Donna Rummel; Sabrina Watson; Mary Seader; Carl Marcolini; John Longacre; John Collins; Karissa Gandee; Gina Howe; Michael Prive; Desiree Smith; Shane Stevens; Carla Fisher; Donald Morr; Tracey Duncan; William H. Lamphier; Kenneth Dean; Blenna Kathleen Imhoff; Curtiss Bryant, Rick Baker; Carol Vallee; David Elder; Tammi Fields; Chuck Hutterli; George Kafulas; Sandra Flynn; Rick Tock; Karleen Sempert; Dr. Carmen Koubicek, and Katherine Reynolds.

County Attorney Denise A. Dymond Lyn addressed the Board and Commissioners responded to comments from the public.

Chief Stevens addressed Board questions.

Motion to adopt and authorize the Chair to execute a resolution of the Board of County Commissioners of Citrus County, Florida, relating to the provision of Fire Protection Services; adopting fees of $125 and assessment rates for the upcoming fiscal year; adopting the Fire Protection Services assessment roll prepared by the Property Appraiser's Office; and providing an effective date.

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

Resolution Number 2025-086

Public Speaker Forms for Item H1

Additional Information for Item H1

Additional Information for Item H1 - Submitted by Carol Vallee

Additional Information for Item H1 - Submitted by Gina Howe

Additional Information for Item H1 - Submitted by Lori Papapetros

Additional Information for Item H1 - Submitted by Nina Harris

H.2. 1:08 p.m. Presentation - Children's Movement of Florida, Business Engagement of Bossess for Babies
Presentation - Engagement of Bosses for Babies is a program under the Children's Movement of Florida **(Ric Banciella, Director of Business Engagement of Bosses for Babies)**

Ric Banciella, Director of Business Engagement for the Children's Movement of Florida, an initiative of Bosses for Babies, provided the presentation and addressed Board questions.

There was no action taken on this item.

Public Speaker Form for Item H2

H.3. 1:10 P.M. Transit Development Plan Presentation by Benesch for Citrus County Transit
Approve and adopt the 2025 major update for the Transportation Development Plan (TDP). (**Benesch)**

Transit Services Director Joanne Granger introduced Kayla Huetten, consultant with Benesch who provided the presentation, and Ms. Huetten and Ms. Granger addressed Board questions.

County Attorney Denise A. Dymond Lyn addressed the Board regarding the proposed motion.

Motion to approve and adopt the 2025 major update to the Transportation Development Plan.

There were no public comments.

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

H.4. 1:20 pm - Plat Vacation PV-2025-00003 Casey

a. Conduct a public hearing at 1:20 pm. for PV-2025-00003, Daniel N. Casey.
b. If approved, authorize the Chairman and Clerk to execute the resolution for PV-2025-00003, and the clerk to record the resolution in the public records. **(Eric Landon, Growth Management)**

Growth Management Deputy Director Joanna Coutu provided the recommendation.

There were no public comments.

Motion to approve Plat Vacation PV-2025-00003 Casey.

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

Following the vote, County Attorney Denise A. Dymond addressed the Board.

The motion was amended to add: a and b.

Resolution Number 2025-087

Item H4 - Proof of Publication

H.5. 1:30 pm - Plat Vacation PV-2025-00004 Everidge

a. Conduct a public hearing at 1:30 pm. for PV-2025-00004, Chuck Everidge Insurance Agency, Inc.
b. If approved, authorize the Chairman and Clerk to execute the resolution for PV-2025-00004, 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 public comments.

Motion to approve Plat Vacation PV-2025-00004 Everidge, a and b.

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

Resolution Number 2025-088

Item H5 - Proof of Publication

H.6. 1:35 p.m. Conduct a public hearing on an Ordinance Relating to Ex-parte Communications

a. Conduct a public hearing 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.
b. Adopt and authorize the Chairman to execute the ordinance relating to ex-parte communications.
c. Approve the Ex-parte Sign-in/Disclosure Form. **(Commissioner Kinnard)**

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

Citizens Curtiss Bryant and Tammi Fields commented.

Ms. Lyn and County Administrator Steve Howard addressed Board questions.

Motion to approve item H6a, b, and c.

Ms. Lyn addressed Commissioner Barek, followed by Board discussion.

RESULT:	**Adopted**
MOVER:	Jeff Kinnard D.C.

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

Ordinance Number 2025-A17

Item H6 - Proof of Publication

Public Speaker Form for Item H6

H.7. 1:40 pm Conduct a public hearing on an Ordinance Pertaining to Interactions Between Commissioners and Staff

a. Conduct a public hearing 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.
b. Adopt and authorize the Chairman to execute an ordinance clarifying how communications between commissioners and county staff should occur. **(Commissioner Bays)**

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record.

President and CEO of Citrus County Chamber of Commerce Josh Wooten addressed the Board.

Board discussion ensued.

Second Vice Chair Janet Barek made a motion to approve item H7a and b, which died for lack of a second.

Board discussion ensued and Ms. Lyn addressed the Board.

First Vice Chair Rebecca Bays commented and Ms. Lyn addressed Board questions.

There was no action taken on this item.

Item H7 - Proof of Publication

H.8. 1:45pm Conduct a public hearing to consider Golf Carts on County Roads in Old Homosassa

a. Conduct a public hearing to consider 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.
b. Approve and authorize the Chairman to execute the ordinance relating to golf carts on county roads in old Homosassa. **(Commissioner Finegan)**

County Attorney Denise A. Dymond Lyn read the proposed ordinance title into the record and addressed Board questions.

The following individuals addressed the Board: President and CEO of the Citrus County Chamber of Commerce Josh Wooten; Sheriff David Vincent; and Donna Rummel.

Commissioners responded to comments from the public, followed by Board discussion with Ms. Lyn.

Motion to approve and authorize the Chair to execute the ordinance relating to golf carts on county roads in Old Homosassa.

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

Ordinance Number 2025-A18

Item H8 - Proof of Publication

Public Speaker Form for Item H8

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

No items.

J. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

No items.

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

K.1. PB 25-228 City of Tarpon Springs RFP No. 240115-P-JL Planning Support Services; Inspire Placemaking Collective, Inc.

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Inspire Placemaking Collectives, Inc. to provide and update our County's Comprehensive Plan at a cost of $560,285 once the signed Agreement and Certificate of insurance are received by staff and reviewed by the County Attorney's Office and Risk Management. A project completion within 16 months of issuance of the Notice to Proceed. If an extension is needed, the County could incur additional fees.
b. Approve related Budget Transfer.

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

Motion to approve item K1a and b, funding from the reserve CIP Fund that used to be called the Duke Special Projects Fund.

Citizens Natasha Savage, Tracey Duncan, Tammi Fields, and Chuck Hutterli commented.

Commissioners responded to comments from the public, followed by Board discussion.

Chris Dougherty, Principal with Inspire Placemaking Collective, addressed the Board.

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

Public Speaker Forms for Item K1

K.2. Resolution Rejecting Commissioner Barek's Comments

Motion and vote to adopt the attached Resolution, to authorize the Chairman to sign the Resolution and to have the Resolution spread throughout the minutes of this meeting

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

Motion to approve item K2.

There were no public comments.

Citizens Curtiss Bryant, Tracey Duncan and Natasha Savage commented.

Commissioners responded to comments from the public, followed by discussion.

RESULT:	**Defeated**
MOVER:	Jeff Kinnard D.C.

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

Public Speaker Forms for Item K2

L. 2nd VICE CHAIR JANET BAREK- DISTRICT 3

No items.

M. 1ST VICE CHAIR DIANA FINEGAN - DISTRICT 2

First Vice Chair Diana Finegan discussed the Veterans Advisory Board.

M.1. Utility System Fees for Grant-Funded Septic to Sewer Utility Projects

Approve staff to waive the $100 utility inspection fee associated with sewer connections for existing homes within grant-funded septic to sewer project areas. (**Ken Cheek, P.E., Water Resources Director/ Bernadine Flood-Nichols, Utility Business Services Director)**

First Vice Chair Diana Finegan provided the recommendation.

Motion to approve item M1.

Deputy Clerk Amy Novinger requested clarification of the motion.

Motion was amended to add: a and b.

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

Resolution Number 2025-089

Additional Information for Item M1

M.2. Monument Sign

Provide Board consensus on the final monument sign design and authorize staff to transmit the approved design to Daly & Zilch for engineering and preparation of construction documents.

First Vice Chair Diana Finegan provided the recommendation and Public Works Director Carlton Hall provided the presentation.

Consensus of the Board was given for staff direction regarding the final design of the 3-dimensional monument signs.

N. CHAIR REBECCA BAYS - DISTRICT 4

N.1. Support for Pasco County's Policy Proposal to clarify SB 180 Preemption Provisions

Motion to approve a letter of support for the Pasco County Board of County Commissioners' policy proposal to the Florida Association of Counties to limit the statutory preemption to properties damaged by hurricanes.

Chair Rebecca Bays provided the recommendation, followed by Board discussion.

Motion to approve item N1.

There were no public comments.

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

O. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

P. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Tracey Duncan
Curtiss Bryant
Susan Nelson

Commissioners responded to comments from the public.

Public Speaker Forms for Item P

Q. ADVISORY BOARD ANNOUNCEMENTS

No items.

R. UPCOMING MEETINGS

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

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

3. Regular Meeting, October 21, 2025, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

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

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

T. PUBLIC HEARINGS

T.1. 5:01 pm AA-2025-00003 RF Construction & Builders, LLC

a. Conduct a public hearing on September 9, 2025, at 5:01 p.m. to review and consider application AA-2025-00003, Richard Fernandez, dba RF Construction & Builders, LLC.
b. If approved, direct the Chair and Clerk to execute and record the ordinance for AA-2025-00003, Richard Fernandez, dba RF Construction & Builders, LLC. **(Eric Landon, Growth Management Director)**

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

Richard Fernandez provided the applicant information.

Land Development Senior Planner Jennifer Perkins provided the staff presentation, and Ms. Perkins and Ms. Lyn addressed Board questions.

There were no public comments.

Motion to approve AA-2025-00003 Richard Fernandez DBA RF Construction & Builders for a zoning change, item T1a and b.

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

Ordinance Number 2025-A19

T.2. 5:05 pm CPA/AA/PUD-2025-00006 Terrill A LaGree for White Stone Landings

a. Conduct a public hearing on September 9, 2025, at 5:05 pm to review and consider application CPA/AA/PUD-2025-00006 Terrill LaGree for White Stone Landings, LLC.
b. If approved, direct the Chair and Clerk to execute the ordinances for CPA/AA/PUD-2025-00006, Terrill LaGree for White Stone Landings, LLC. **(Eric Landon, Growth Management Director)**

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

Terrill LaGree provided the applicant video and presentation and addressed a question from Ms. Lyn.

Mr. LaGree introduced Roddy Myers, principal and owner of Icon Collections, who provided the project manager presentation on behalf of the applicant and Mr. LaGree addressed Board questions.

Land Development Planner Frankie Piland provided the staff presentation and addressed Board questions.

The following individuals addressed the Board: Tracey Duncan, President and CEO of the Citrus County Chamber of Commerce Josh Wooten, Susan Nelson, and Tammi Fields.

Motion to approve CPA/AA/PUD-2025-00006 Terrill A. LaGree for White Stone Landings.

Ms. Lyn addressed the Board.

The motion was amended to add: 11 conditions; and the following condition read into the record will be the 12th condition: "as proffered by the applicant, the applicant will work on an agreement with the owner of the adjacent apartment complex on Miller Run Terrace to maintain the right-of-way."

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

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

Ordinance Numbers 2025-A20 and 2025-A21

Public Speaker Forms for Item T2

U. ADJOURN

The meeting was adjourned at 08:04 PM.

Proof of Publication