



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

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

**AGENDA**

**March 10, 2026 - 1:00 PM**

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

**Steve L. Howard, County Administrator  
Denise A. Dymond Lyn, County Attorney  
Traci Perry, Clerk of the Circuit Court and  
Comptroller**

**MISSION**

To manage growth and foster prosperity by prioritizing the protection of environmental assets, the development and maintenance of infrastructure, and the health, safety, and well-being of its citizens.

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All persons desiring to address the County Commission will be asked to limit their comments to the specific subject being discussed. The Board gives citizens multiple opportunities for PUBLIC INPUT. All members of the public wishing to speak at the "Open To The Public" portion of a meeting will have three (3) minutes per person to make their request or presentation or five (5) minutes if they represent an organization with the appropriate documentation on file with the Clerk of Courts. If the request or presentation deals with a matter that requires investigation by County Staff, the Chairman will refer it to the County Administrator to follow-up with the person making the request. Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes) Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service at least two days before the meeting.

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**A. CALL TO ORDER**

- A.1. Invocation**
- A.2. Pledge of Allegiance**
- A.3. Roll Call**
- A.4. Approval of Agenda**

**B. PROCLAMATIONS & AWARDS**

- B.1. Proclamation -- 24th Annual March for Meals**
  - a. Approve and Authorize the Citrus County Board of County Commissioners to execute the Proclamation of the "24th Annual March for Meals Month".
  - b. Approve and Authorize the Presentation of Proceeds from the Circle of Friends Gift Shop. **(Eric Head, Community Services Director, Janice Hale, Senior Programs Supervisor)**

- B.2. Proclamation -- Florida Government Finance Professional Week March 16–20, 2026**

Approve and Authorize the Board to proclaim March 16-20, 2026 as Florida Government Finance Professionals Week in Citrus County, Florida. **(Tammy Wilson, Management & Budget Director)**

- B.3. Proclamation -- Colorectal Cancer Awareness Month**

Approve and authorize the Board to proclaim the month of March 2026 as Colorectal Cancer Awareness Month in Citrus County, Florida. **(Dr. Trupti Shinde MD. FFGS, FACG)**

**C. CONSENT**

**Minutes**

**Administration**

**Attorneys Office**

**Clerk**

- C.1. 2026-01B Court Alternatives Receipting Audit**

Receipt and Acknowledgment of the 2026-01B Court Alternatives Receipting Audit. The Final Report will be available for public view on the Clerk's Website upon approval by the Board.

**C.2. Release of Liens**

- a. Approve and authorize the Chairman to execute the Release of Lien for Special Assessments by and between Citrus County and certain property owners 2022 Citrus Springs Waterlines, 2025 Citrus Springs Waterlines special assessment district.
- b. Authorize the Clerk to record the Releases of Lien in the Public Records of Citrus County, Florida

**Community Services**

**C.3. Library Services Asset Deletion - Asset #12280-013**

Approve the deletion of the following items from the inventory of Library Services and the removal of said items from the county's Capital Asset listing: Asset #12280-013 (**Eric Head, Community Services Director**)

**Fire Services**

**C.4. Donation of Surplus Property - Zoll AED**

Approve donation of the following item from the inventory of fire rescue to The American Legion Post 166 Inc. Previous Asset #54092/Serial #X05G053782 — Zoll AED Plus Defibrillator (**Craig Stevens, Fire Chief**)

**Human Resources**

**Management and Budget**

**C.5. Budget Transfers**

Approve the budget transfers for Capital Improvement Program (3), Inverness Airport, Emergency Medical Services (2), Utilities (3), Transit (4), Stormwater (2), Animal Services, State Attorney and Housing Services for fiscal year 2025-2026 (**Tammy Wilson, Management & Budget Director**)

**C.6. Budget Resolutions**

Adopt and authorize the Chairman to execute a resolution amending/adopting the Department of Environmental Protection grant budget for fiscal year 2025-2026. (**Tammy Wilson, Management & Budget Director**)

**Growth Management**

**Public Works**

- C.7. Termination of Monthly Charge Account Agreement - Service Master of Citrus County**  
Approve termination of the Waste Disposal Account Agreement with Service Master of Citrus County dated August 08, 2011, and authorize staff to process all necessary documentation, including refund of remaining deposit and interest. **(Carlton Hall, Public Works Director)**
- C.8. Waste Disposal Account Agreement - Steadfast Contractor's Alliance LLC**  
Approve and authorize the Chairman to execute the monthly Waste Disposal Account Agreement between Citrus County and Steadfast Contractor's Alliance LLC for disposal fees at the Citrus County Central Landfill, with a limit of up to **\$3,000.00**. **(Carlton Hall, Public Works Director)**

**Systems Management**

**Visitors and Convention Bureau**

**Water Resources**

- C.9. Release and Satisfaction of Lien Water and Wastewater Utility Services - James & Marcelene Howell**  
a. Approve and authorize the Chairman to execute Release & Satisfaction of Lien filed by and on behalf of the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services against property owned by James & Marcelene Howell.  
b. Authorize the Clerk to record Release & Satisfaction of Lien in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director)**
- C.10. Release and Satisfaction of Lien Water and Wastewater Utility Services - William McLaughlin**  
a. Approve and authorize the Chairman to execute Release & Satisfaction of Lien filed by and on behalf of the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services against property owned by William McLaughlin.  
b. Authorize the Clerk to record Release & Satisfaction of Lien in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director)**

**C.11. Release and Satisfaction of Lien Water and Wastewater Utility Services - Marcia B and Louis S Wingett**

a. Approve and authorize the Chairman to execute Release & Satisfaction of Lien filed by and on behalf of the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services against property owned by Marcia B and Louis S Wingett.

b. Authorize the Clerk to record Release & Satisfaction of Lien in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director)**

**C.12. Release and Satisfaction of Lien Water and Wastewater Utility Services - Dickerson**

a. Approve and authorize the Chairman to execute Release and Satisfaction of Lien filed by and on behalf of the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services against property owned by Richard Dickerson.

b. Authorize the Clerk to record Release and Satisfaction of Lien in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director)**

**C.13. Connection Charge Installment Lien Agreement - Mark & Lynn Skinner, Skinner Family Trust**

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 Mark & Lynn Skinner, Skinner Family Trust.

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.14. Write off Uncollectible Accounts and File Lien on Owner Accounts**

a. Approve the write off of \$3,149.84 for uncollected utility accounts and approve and authorize the Chairman to execute a Claim of Lien to be filed by and on behalf of the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services against property owned by those listed in "Exhibit A under Columns B & C".

b. Authorize the Clerk to record Release & Satisfaction of Lien 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.15. Set a Public hearing for Federal Transit Administration (FTA) Section 5307 and 5339 FFY26 Grant Funding**

Approve and authorize the setting of the public hearing for March 31, 2026, at 1:45PM to obtain public input regarding the Federal Transit Administration FFY26 Program of Projects for Citrus County Transit grant application.

**D. OPEN TO THE PUBLIC**

**E. REGULAR BUSINESS**

**E.1. Bids**

**E.1.a. ITB 22-030 Amendment No. 4; Contract Mowing and Trimming of Median/Curbed Roadways with Litter Pickup; Gamco Properties III, Inc.**

Approve and Authorize the Chairman to execute Amendment No. 4 to the Agreement between Citrus County, Florida and Gamco Properties III, Inc., to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to March 28, 2027, and to modify the language in Section 19.4 Compliance with Laws and Section 19.17 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Carlton Hall, Public Works Director)**

**E.1.b. ITB 24-058 Amendment No. 2; Mowing of County Properties Zone 1; Southern Lawn Care Mid Florida, Inc.**

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Southern Lawn Care Mid Florida, Inc., to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to March 25, 2027, and to modify the language in Section 19.4 Compliance with Laws and Section 19.17 Equal Employment Opportunity, in accordance with Executive Order 14173. **(Eric Head, Community Services Director)**

**E.1.c. AGR 25-151 Amendment No. 2; Vending Machine Services for County Owned Buildings; Atrato Vending LLC**

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Atrato Vending LLC, to modify the list of locations to be serviced by the Vendor by adding the Citrus County Courthouse for the remainder of the term, and to modify the language in Section 9.a Compliance with Laws, in accordance with Executive Order 14173. **(Tammy Wilson, Management & Budget Director)**

**E.2. Citrus County Forfeiture Fund Request**

Approve and authorize funding to the Sheriff's Office in the amount of \$112,817.32 for the purchase of two FOCUS vehicles and the related budget resolution. **(Citrus County Sheriff David Vincent)**

**E.3. The Citrus County "Race to the Center" Artificial Reef Public Science Program: A Florida Fish & Wildlife Conservation Commission, Division of Marine Fisheries, Artificial Reef Program Grant Proposal**

a. Motion to approve the submission of grant applications to the Florida Fish and Wildlife Conservation Commission (FWC) Artificial Reef Program for the 'Race 2 the Center' (Race2) experimental reef project

b. Adopt and authorize the Chair to execute the Resolution authorizing the application and execution of a resulting contract for a grant from the Florida Fish and Wildlife Conservation Commission's Division of Marine Services for funds to monitor artificial reef material and authorizing the signatories for such instruments.

c. Adopt and authorize the Chair to execute the Resolution authorizing the application and execution of a resulting contract for a grant from the Florida Fish and Wildlife Conservation Commission's Division of Marine Services for funds to deploy secondary concrete material to the County's permitted artificial reef site and authorizing the signatories for such instruments.

d. Motion to approve the use of the General Fund Reserve for Contingency as the grant match to increase the County's competitive score for the Race2 grant project not to exceed \$40,000. **(Carlton Hall, Public Works Director, Andrew Owens, Aquatics Division Director)**

**E.4. Acceptance of Perpetual Stormwater Flow Rights and Access Easements – Lynn Gellerman**

a. Approve and authorize the Chairman to accept a Perpetual Stormwater Flow Rights and Access Easement from Lynn Gellerman. The ingress, egress, stormwater and drainage easement is for the purpose of constructing, inspecting, improving, repairing, and maintaining stormwater and drainage facilities in, upon, under, over, across and through the property.

b. Authorize Clerk to place acceptance stamp on the Perpetual Stormwater Flow Rights and Access Easement from Lynn Gellerman and record the easement in the Public Records of Citrus County, Florida. **(Carlton Hall, Public Works Director)**

**E.5. Acceptance of Warranty Deed**

a. Approve and authorize the Chairman to accept the donation of a Warranty Deed from Diversity LLC for property that is needed for a subregional sewer lift station.

b. Authorize Clerk to place acceptance stamp on the Warranty Deed upon receipt and record in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

- E.6. Water and Wastewater Developer's Agreement - Bobbie Glen Pre-pay Credits**
- a. Approve and authorize the Chairman to execute the Water and Wastewater Developer's Agreement for pre-pay credits in the Bobbie Glen subdivision.
  - b. Authorize the Clerk to place an acceptance stamp on the agreement and record in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**
- E.7. Water and Wastewater Developer's Agreement - Brentwood Farms, LLC and/or Davis Reserve Community Development District Pre-pay Credits**
- a. Approve and authorize the Chairman to execute the Water and Wastewater Developer's Agreement for pre-pay credits in the Davis Reserve subdivision.
  - b. Approve and authorize the Chairman to acknowledge receipt of this assignment from SAT Sr. Limited Partnership to Hampton Hills, LLC, as shown in Exhibit "E".
  - c. Authorize the Clerk to place an acceptance stamp on the agreement and assignment and record in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**
- E.8. Citrus Springs Civic Association Inc., Resolution and Lease Agreement – Citrus Springs Community Center**
- a. Adopt and authorize the Chairman to execute a Resolution of the Board acknowledging the request from Citrus Springs Civic Association, Inc. to lease property owned by the County.
  - b. Approve and authorize the Chairman to execute the Lease Agreement for a period of one (1) calendar years, beginning April 1, 2026, through March 31, 2027, and the monthly rent shall be One Thousand One Hundred Dollars and Eighty Cents (\$1,100.80). **(Eric Head, Community Services Director)**
- E.9. ITB 25-164 Construction of a New Animal Services Facility; H. A. Contracting Corp.**
- a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and H. A. Contracting Corp. for the construction of a new animal services facility in Lecanto, Florida in the amount of \$18,839,000 with an additional 10% contingency allowance of \$1,883,900 for a total of \$20,722,900 once the signed Agreement has been received from Contractor and reviewed by County Attorney and Risk Management.
  - b. Authorize the purchase of necessary furniture, fixtures and equipment, including technology, consistent with functional operation of the animal services facility, not to exceed \$220,000.
  - c. Approve a project funding plan directing that: designated donations be used solely for the specific alternates for which funds were designated; undesignated donations, land sales and accumulated interest be applied first to the remaining alternate balance; then furniture, fixtures and equipment, then base construction costs; and the remaining construction balance be financed through bond financing proceeds in an amount not to exceed \$15 million and any remaining construction balance will be paid from Public Building Impact Fees.
  - d. Authorize the Chairman to sign and execute all necessary bond closing and related financing documents, once finalized, in connection with the issuance of bond

financing in an aggregate principal amount not to exceed \$15 million and associated issuance costs. **(Eric Head, Community Services Director and Tammy Wilson, Management and Budget Director)**

**F. OUTSTANDING COMMISSION ITEMS**

**F.1. Outstanding Commission Items**

Outstanding Commissioner Items update **(Veronica Kampschroer, PMP, Special Projects Manager)**

[www.citrusbocc.com/departments/commissioners/commissioner\\_projects.php](http://www.citrusbocc.com/departments/commissioners/commissioner_projects.php)

**F.2. 2026 Targets for Action**

Five projects were presented at the retreat as potential Targets for Action, receiving the following consensus:

- Citrus Springs Park Acquisition: No consensus to support provided
- CR-491 Expansion (Pine Ridge to Hampshire): Consensus to support provided
- Homeless Shelter Public-Private Partnership: No consensus to support provided
- Mobility Fee Analysis: No consensus to support provided; direction given to focus on impact fees/transportation concurrency
- Workforce Housing Definition: Consensus to support provided **(Veronica Kampschroer, PMP, Special Projects Manager)**

**G. LEGISLATIVE UPDATES**

**G.1. Legislative Update**

Acknowledge Receipt of Legislative Update **(Alexander Alt, Intergovernmental Liaison & Administrative Development Review Expeditor)**

**H. COUNTY ADMINISTRATOR - STEVE L. HOWARD**

**I. PRESENTATIONS/PUBLIC HEARINGS**

**I.1. 1:15 pm Public Hearing on an Ordinance Regarding Ch. 18, Buildings/Building Regulations**

If approved, direct the Chair and Clerk to execute the ordinance for revisions to Chapter 18, Buildings and Building Regulations, of the Code of Ordinances. **(Eric Landon, Growth Management Director)**

**I.2. 1:30 pm FY 26/27 Budget Development Presentation**

Conduct Budget Presentation to receive direction regarding the development of the 2026/2027 budget. **(Tammy Wilson, Management & Budget Director)**

**I.3. 1:45 p.m. Nature Coast Forever Conservation Planning Study — Tasks #2 & 3**

Joint presentation from the North Florida Land Trust and Trust for Public Lands regarding the Nature Coast Forever Conservation Planning Study Task 2

(Deliverable 2 of 3) and complementary feasibility analysis (Deliverable 3 of 3).

**(Ramesh Buch, Director of Conservation Acquisitions, North Florida Land Trust, Pegeen Hanrahan, P.E., Associate Director of Conservation Finance, Trust for Public Land)**

**J. ADVISORY BOARD NOMINATIONS & APPOINTMENTS**

**K. COMMISSIONER REBECCA BAYS - DISTRICT 4**

**L. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5**

**M. 2ND VICE CHAIR JEFF KINNARD D.C. - DISTRICT 1**

**M.1. Commercial Watercraft and Tour Permit Program**

Request County staff to draft program documents to establish procedures creating and implementing permit requirements and permit pricing for identified County facilities.

**N. 1ST VICE CHAIR JANET BAREK- DISTRICT 3**

**O. CHAIR DIANA FINEGAN - DISTRICT 2**

**O.1. Update of Land Development Regulations for Natural Preservation and Buffering**

Motion to direct staff to amend our land development regulations to adjust all applicable standards to ensure site development, tree preservation and subdivision development maintains existing vegetation, natural topography and trees to the greatest extent possible.

**P. COUNTY ATTORNEY DENISE A. DYMOND LYN**

**Q. OPEN TO THE PUBLIC**

**R. ADVISORY BOARD ANNOUNCEMENTS**

**S. UPCOMING MEETINGS**

1. Regular Meeting, March 31, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, April 14, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, April 28, 2026, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

**T. UPCOMING WORKSHOPS AND SPECIAL MEETINGS**

**U. PUBLIC HEARINGS**

- U.1. 5:01 PM CPA/AA/PUD-2025-00011 – Guardian and HC Lecanto, LLC for the VA Clinic**  
If approved, direct the Chair and Clerk to execute the Ordinances for CPA/AA/PUD-2025-00011 – Guardian and HC Lecanto, LLC for the VA Clinic. **(Eric Landon, Growth Management Director)**

**V. ADJOURN**