



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

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

**MINUTES**

**February 25, 2025 - 9:00 AM**

**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**

February 25, 2025 Citrus County Courthouse  
The meeting was called to order at 9:00 AM.

**A.1. Invocation**

*Commissioner Jeff Kinnard, D.C. led the Invocation.*

**A.2. Pledge of Allegiance**

**A.3. Roll Call**

Present: Holly L. Davis, Rebecca Bays, Jeff Kinnard D.C., Diana Finegan, Janet Barek, County Administrator Steve Howard, County Attorney Denise Lyn, Deputy Clerk Amy Novinger

Absent: Clerk of the Circuit Court and Comptroller Traci Perry

**B. OPEN TO THE PUBLIC**

*There were no public comments.*

**C. Announce purpose of meeting. Those persons to be in attendance at the Attorney/Client Session are as follows:**

**C.1. Commissioner Rebecca Bays**

Minutes

Board of County Commissioners Meeting - February 25, 2025

**Commissioner Diana Finegan**  
**Commissioner Janet Barek**  
**Commissioner Holly L. Davis**  
**Commissioner Jeff Kinnard D.C.**  
**Steve L. Howard, County Administrator**  
**Susan K. Spurgeon, Attorney, Shutts & Bowen, LLP**  
**Denise A. Dymond Lyn, County Attorney**  
**Rebecca Foster, Prestige Court Reporting**

*Chair Rebecca Bays announced the following parties in attendance:*

*Chair Rebecca Bays*  
*First Vice Chair Diana Finegan*  
*Second Vice Chair Janet Barek*  
*Commissioner Holly L. Davis*  
*Commissioner Jeff Kinnard D.C.*  
*County Administrator Steve L. Howard*  
*Susan K. Spurgeon, Attorney of Shutts & Bowen, LLP*  
*County Attorney Denise A. Dymond Lyn*  
*Rebecca Foster, with Prestige Court Reporting*

**D. Commence Attorney/Client Session in case styled Southwest Florida Water Management District v. Citrus County, Florida (Case No.: 2023 CA 000135)**

**E. Close Attorney/Client Session/Reopen Meeting**

**F. ADJOURN**

The meeting was adjourned at 9:15 AM.

[Proof of Publication](#)

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**COUNTY COMMISSION MEETING**

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DATE: February 25, 2025

8

TIME: 9:00 a.m.

9

PLACE: Citrus County Courthouse

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110 N. Apopka Ave. #101

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Inverness, FL 34450

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COURT REPORTER: Rebecca Foster

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Florida Court Reporter

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1 APPEARANCES:

2 COMMISSIONER REBECCA BAYS

3 COMMISSIONER DIANA FINEGAN

4 COMMISSIONER JANET BAREK

5 COMMISSIONER HOLLY L. DAVIS

6 COMMISSIONER JEFF KINNARD D.C.

7 STEVE L. HOWARD, County ADMINISTRATOR

8 SUSAN K. SPURGEON, ATTORNEY, SHUTTS & BOWEN, LLP

9 DENISE A. DYMOND LYN, County ATTORNEY

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## P R O C E E D I N G S

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2 ATTORNEY DYMOND LYN: At this time we're  
3 going to commence the attorney/client session in  
4 the case style Southwest Florida Water Management  
5 District versus Citrus County. It's case number  
6 2023-CA-000135.

7 COMMISSIONER BAYS: Good morning.

8 ATTORNEY SPURGEON: Good morning  
9 Commissioners, how are you?

10 We had a meeting in person -- the County  
11 administrator and I had a meeting in person at  
12 SWFWMD. I was somewhat surprised that they said  
13 that they didn't intend to give us the campground,  
14 but would sell us the campground.

15 Regardless of whether or not you're  
16 interested in that, my recommendation is that we go  
17 ahead and settle pending litigation.

18 They are willing to give us the title to the  
19 boat ramp, all of the parking lot, Miss Maggie  
20 Drive, the kayak launch and the adjacent building,  
21 which is the boat house storage building.

22 I agree with counsel for the district that  
23 that title can be transferred by SWFWMD to Citrus  
24 County through a stipulated final judgment that  
25 because that property was at issue in the

1        litigation, we are not going to be required to go  
2        through the ordinary procedure required to dispose  
3        of that property.

4                We will attach a sketch with SWFWMD  
5        technicians will prepare to the stipulated final  
6        judgment and we will include provision that calls  
7        for a Quit Claim deed once a survey legal  
8        description is available.

9                There were some possible uncertainties and  
10       disagreement as to which of the riverfront  
11       improvements would be included. I used a sketch --  
12       I took a copy of the SWFWMD survey and being an old  
13       girl scout, I was prepared with multiple colored  
14       markers and I started highlighting what I thought  
15       Citrus County would get and what I thought the  
16       district would get.

17               We will include a provision that calls for,  
18       as I said, a Quit Claim deed and a survey  
19       description.

20               SWFWMD asked if Citrus County would Quit  
21       Claim its interest in what has been County Road 480  
22       and it is within the campground.

23               Now, that was actually done by the County  
24       commission back in the 1990s, but they want to make  
25       sure that they have clear title because I

1       challenged the validity of the County's actions as  
2       part of our litigation. And so I told them that I  
3       would recommend to you that you go ahead and Quit  
4       Claim that stretch of 480 that is not within the  
5       riverfront and the parking lot and Miss Maggie  
6       Drive.

7               That was a never developed right-of-way, it  
8       goes through impassible wetlands and I think that  
9       it's the County was wise to have let that go to the  
10      district back in the 90's and so now we will -- we  
11      will now close that chapter by clearing up the  
12      title to the amenities along the riverfront, which  
13      the County intended to hold onto.

14             For reasons that I do not begin to  
15      understand, the district wants to continue to own  
16      the Country Store and the dock, which are on the  
17      east side of the riverfront.

18             The Country Store is the building that was so  
19      badly damaged by the hurricane, had a great deal of  
20      water, it's full of black mold, it's nothing but a  
21      teardown.

22             The dock was also damaged by the hurricane  
23      and was badly in need of being shored up, and so  
24      they want to keep those and I recommend that we not  
25      fight them over it.

1           Once we have closed the litigation and Citrus  
2 County is in clear title of the amenities including  
3 the entire parking lot and Miss Maggie Drive, then  
4 if you want to consider purchasing all or part of  
5 the campground, I think we can look at that at that  
6 time.

7           COMMISSIONER KINNARD: Madam Chair.

8           COMMISSIONER BAYS: Commissioner Kinnard.

9           COMMISSIONER KINNARD: I would suggest before  
10 we go down this road and talk about purchasing the  
11 campground, which I would not be in favor of, my  
12 suggestion is that this board give direction to  
13 counsel to move forward with taking possession of  
14 what SWFWMD is willing to give us, get the titles  
15 cleared up, settle the litigation and let's be done  
16 with this chapter before we spend anymore tax  
17 dollars on this.

18           This lawsuit was brought against us, we  
19 rightfully fought it, our attorney deserves some  
20 congratulations for giving us wise advise on this.  
21 It is -- this litigation is ending as we hoped that  
22 it would have and it's planned that it would have  
23 and I think it's time to put it to bed.

24           SWFWMD desires to keep the campground, and  
25 the store and the dock, they can have it, but we

1           need to be done with this and stop spending money  
2           on it.

3           COMMISSIONER BAYS:   Do we have a final  
4           motion?

5           COMMISSIONER BAREK:   I'll second it.  
6           (Speaking over each other.)

7           COMMISSIONER KINNARD:  -- not looking for a  
8           motion, just looking for a direction.

9           ATTORNEY DYMOND LYN:   Just direction.   We  
10          can't do motions in here, but definitely direction.

11          And just to follow-up on something Susan  
12          said, that portion of the right-of-way that SWFWMD  
13          is asking for, we vacated that in the 90's so we  
14          haven't thought that was ours for a very long time.  
15          So I concur with Miss Spurgeon that a Quit Claim  
16          deed on that is insignificant.

17          UNKNOWN COMMISSIONER:  As far as the  
18          campground is concerned, I can only surmise but  
19          something in my mind because we were willing to  
20          take it, maybe they're just trying to recoup costs  
21          and trying to get a sale thinking that we really  
22          want it.   I say we let them have it and who knows,  
23          within some time frame, they may come back and ask  
24          us to take it.   I think this may just be a play to  
25          recoup some of the costs of this litigation, so...

1 COMMISSIONER KINNARD: Thank you.

2 COMMISSIONER BAYS: Commissioner.

3 COMMISSIONER BAREK: I agree with the two  
4 other commissioners. We need to end it now and let  
5 them keep the campground and just move on.

6 COMMISSIONER BAYS: Commissioner Davis.

7 COMMISSIONER DAVIS: I concur.

8 UNKNOWN COMMISSIONER: I concur.

9 ATTORNEY DYMOND LYN: Alright, Susan, looks  
10 like you have a 5/0 consensus to move forward with  
11 your plan.

12 ATTORNEY SPURGEON: Well, I appreciate that,  
13 Commissioners, very much and it's exactly in line  
14 with my recommendation. Thank you, Commissioner  
15 Kinnard, for helping me state it more artfully than  
16 I have.

17 I certainly appreciate the thanks, and I did  
18 really give the district my analysis early on and  
19 really kind of held my toes on the line and  
20 wouldn't let them push us around, but I got a huge  
21 break from mother nature in the form of two  
22 hurricanes that really changed their position  
23 immensely so I can't take all the credit, mother  
24 nature gave me a big helping hand here.

25 But this is -- I do real estate litigation

1 and litigation for a living, this is exactly the  
2 outcome that I would have prayed for in a grand  
3 slam home run in court and so I think we should  
4 take it and see what happens next.

5 COMMISSIONER BAYS: Very good. Thank  
6 goodness we didn't accept their first offer.

7 ATTORNEY DYMOND LYN: All right. Thank you  
8 Susan. We are going to, at this time, we are going  
9 to close the attorney/client session and we're  
10 going to open the room back so we can finish the  
11 meeting.

12 ATTORNEY SPURGEON: Thank you commissioners.  
13 And I will report to SWFWMD that I think we have a  
14 settlement. We'll work on a stipulated final  
15 judgment and I'll report back to County Attorney  
16 Denise Lyn when we feel like that's been  
17 accomplished. That will have to be approved by  
18 y'all in open session.

19 COMMISSIONER BAYS: Thank you.

20 ATTORNEY DYMOND LYN: Thank you. I'm going  
21 to open the room back up.

22 ATTORNEY SPURGEON: I will be signing off  
23 now. Talk to you soon.

24 COMMISSIONER BAYS: All right. Board  
25 members, the attorney/client session is closed and

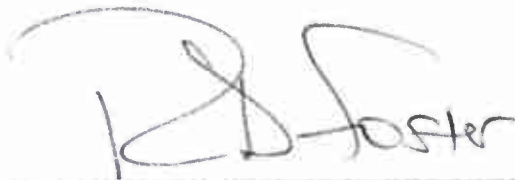
1           we are reopening the meeting. We have no further  
2           business and I will adjourn.

3                   (Whereupon, the meeting was concluded at 9:18  
4           a.m.)

## 1 REPORTER'S CERTIFICATE

2  
3 STATE OF FLORIDA

4 County OF CITRUS

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6  
7 I, REBECCA D. FOSTER, Court Reporter, certify  
8 that I was authorized to and did stenographically  
9 report the foregoing proceedings and that the  
10 transcript is a true and complete record of my  
11 stenographic notes.  
1213 WITNESS my hand and official seal this 25th  
14 day of February, 2025.  
1516  
17   
1819 REBECCA D. FOSTER, Notary Public  
20 State of Florida at Large