CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● OCTOBER 26, 2021

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

October 26, 2021 Citrus County Courthouse
The meeting was called to order at 1:00 PM

1. Invocation

Second Vice Chairman Ruthie Schlabach led the invocation.

2. Pledge of Allegiance

Chairman Scott Carnahan introduced the Veterans who led the Pledge of Allegiance: Jane Mundis, who served in the U.S. Navy; and Jo Monty, who served in the U.S. Navy.

3. Roll Call

Attendee Name	Title	Status	Arrived
Scott Carnahan	Chair, District 4	Present	
Ronald E. Kitchen Jr.	1st Vice Chair, District 2	Present	
Ruthie Davis Schlabach	2nd Vice Chair, District 3	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Holly L. Davis	Commissioner, District 5	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Amy Charley	Deputy Clerk	Present	

4. Approval of Agenda

Chairman Scott Carnahan requested the addition of items G4 and G5, submission of additional information for items E10, H1, T2, and E1f, and move item E1c until after the 2:00 P.M. public hearing.

. Motion to approve the agenda with the listed changes.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

B. CONSENT

Motion to approve the Consent Agenda.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

Minutes

B.1. Board of County Commissioners - Special Meeting Attorney/Client Session - Sep 28, 2021 10:00 AM

B.2. Board of County Commissioners - Regular Meeting - Sep 28, 2021 1:00 PM

Administration

B.3. Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry Assistance Program

Acknowledge receipt of Annual Report for Fire Management Program & Cooperative Forestry Assistance Program from July 1, 2020-June 30, 2021.

Attorneys Office

No items.

Clerk

B.4. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Planning and Development

B.5. PLT-21-05 - Mathis Replat

a. Review and approve application PLT-21-05, Mathis Replat.

b. If approved, direct the Chair to sign the Plat and the Clerk to record the plat in the public records of Citrus County, Florida.

B.6. PLT-21-16 Levinson Replat

a. Review and approve application PLT-21-16, Levinson Replat

b. If approved, direct the Chair to sign the Plat and the Clerk to record the plat in the public records of Citrus County, Florida.

Public Works

B.7. Ozello Brazillian Pepper Eradication - FY 21/22

Approve and authorize the Department of Public Works to provide support to the Ozello Civic Association for the Brazilian Pepper Eradication Program in the form of material pickup, transport, and tipping fees for FY 21/22.

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

B.8. Connection Fee Lien Agreement - Dias

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 Wastewater Utility Services for Steven E & Linda C Dias.

Set Public Hearings

B.9. SRF Septic Tank Phase Out Facilities Plan

Set a Public Hearing on November 9, 2021 at 1:35 p.m. to review the evaluation of the SRF Facilities Plan of the Homosassa Springs Septic Tank Phase Out Plan that will be submitted to the State Revolving Fund (SRF) loan program.

B.10. Notice of Intent to Use the Uniform Method of Collecting Non-Ad Valorem Assessments

Set a Public Hearing on November 30, 2021, at 2:00 p.m. pursuant to Section 197.3632, Florida Statutes, for the purpose of hearing public comment on the utilization of the uniform method for the levy, collection and enforcement of non-ad valorem special assessments, throughout the unincorporated and all incorporated areas of the County for the cost of providing fire protection services and facilities; roadway maintenance, improvements, associated services and facilities; neighborhood beautification; bicycle and pedestrian facilities, improvements and associated services; potable water services and facilities; sanitary wastewater services and facilities; solid waste disposal services and facilities; street lighting services and facilities; property nuisance abatement services and facilities; water and wastewater availability, maintenance services, facilities and programs; and stormwater management services, facilities, and programs commencing with the Fiscal Year beginning on October 1, 2022.

C. PROCLAMATIONS

Motion to approve the Proclamations.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

1. Proclamation: Veterans Appreciation Week and Veterans Day

Approve and authorize the Board to execute a Proclamation declaring the week of November 8 through November 14, 2021 as “Veterans Appreciation Week” in Citrus County, Florida and November 11, 2021 be designated as “Veterans Day” in Citrus County, Florida.

2. EPA WaterSense® 2021 Sustained Excellence Award

Receive presentation and acknowledge receipt of the EPA WaterSense® 2021 Sustained Excellence Award.

3. Proclamation Children's Grief Awareness Day

Approve and authorize the Board to proclaim November 18, 2021 as Children's Grief Awareness Day in Citrus County, Florida.

4. Proclamation Children's Grief Awareness Day

Approve and authorize the Board to proclaim November 18, 2021 as Children's Grief Awareness Day in Citrus County, Florida.

5. Proclamation - National American Indian Heritage Month

Approve and authorize the Board to proclaim the Month of November 2021 as National American Indian Heritage Month in Citrus County Florida.

6. Proclamation - Bishop Dr. Douglas Alexander Sr. and Lady "T" Alexander Day

Approve and authorize the Board to recognize October 26, 2021 as Bishop Dr. Douglas Alexander Sr., and Lady "T" Alexander Day in Citrus County, Florida.

7. Proclamation - First Responders

Approve and authorize the Board to Acknowledge the First Responders of Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Harvey Gerber, President of Nature Coast Affordable Housing Corp.; Cecelia Treat; and Harry Cooper.

Commissioners responded to comments from the public.

E. REGULAR BUSINESS

1. Bids

Motion to approve items E1a through f.

At the request of First Vice Chairman Ronald E. Kitchen, Jr., County Administrator Charles R. Oliver provided clarification for item E1f.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

a. ITB 018-17 Amendment No. 2; Suncoast Parkway II Water and Sewer Utility Improvements Construction Project; Royal American Construction Company, Inc.

Approve and Authorize the Chairman to execute the Amendment No. 2 to the Agreement between Citrus County, Florida and Royal American Construction Company, Inc., to extend the Agreement for 60 days to allow for the Contractor to achieve substantial completion by October 28, 2021, and final completion by November 12, 2021.

b. RFP 19-059 Amendment No. 3; Real Estate Brokerage Services; One Real Estate, Inc., dba Re/Max Realty One

Approve and Authorize the Chairman to execute the Amendment No. 3 to the Agreement between Citrus County, Florida and One Real Estate, Inc. dba Re/Max Realty One to extend the duration of the Agreement until November 4, 2022.

c. SGS 21-131 Boat Launch fees & enforcement management services at County boat ramps; Premium Parking Service L.L.C

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Premium Parking Services, LLC to provide Boat Launch fees & enforcement management services at four of the County boat ramps.

d. QTE 19-090 Amendment No. 1; Landscape Maintenance West Citrus Government Building st the MeadowCrest location; Gamco Properties III, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Gamco Properties III, Inc. to extend the duration of the Agreement to December 2, 2022.

e. BW 19-020 Amendment No. 1; Uniforms for Fire Rescue; North America Fire Equipment Co., Inc.

Approve and Authorize the Chairman to execute the Amendment No. 1 to the Agreement between Citrus County, Florida and North America Fire Equipment Co., Inc., to extend the Agreement to November 26, 2023.

BW 19-020 Amendment No. 1; Uniforms for Fire Rescue; North America Fire Equipment Co., Inc.

Approve and Authorize the Chairman to execute the Amendment No. 1 to the Agreement between Citrus County, Florida and North America Fire Equipment Co., Inc., to extend the Agreement to November 26, 2023.

f. PB 22-014 FSA20-VEF14.01 Florida Sheriff's Association- Emergency Management Services Purchase of three Ambulances; Ten-8 Fire & Safety, LLC

Approve and Authorize the Chairman to execute the Equipment Proposal between Citrus County, Florida and Ten-8 Fire & Safety, LLC. to purchase the three ambulances for the FY 21/22 and associated budget resolution.

Resolution Number 2021-112

E.2. Budget Transfers

a. Approve budget transfer for Parks and Recreation for fiscal year 2020-21.

b. Approve budget transfer for Utilities for fiscal year 2021-22.

Motion to approve item E2a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution amending State Housing Initiative Partnership grant budget for fiscal year 2021-22.

Motion to approve item E3.

Resolution Number 2021-109

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.4. Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district

a. Consider request for transfer of transportation impact fee credits from District A to Districts B and D, transferring credits from Regions Bank/AmSouth Bank to Hampton Hills, LLC.

b. If approved, direct the Clerk to accept the Assignment of Transportation Impact Fee Credits for $162,286.25

Motion to approve item E4a and b.

Stephen Hallet, authorized agent for Regions Bank and general counsel and secretary with Hampton Hills, addressed the Board.

Board discussion ensued with County Administrator Charles R. Oliver and County Attorney Denise A. Dymond Lyn.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.5. Citrus County Health Department Contract

Approve and authorize the Chairman to execute a contract with the State of Florida Department of Health for operation of the Citrus County Health Department contract year October 1, 2021, through September 30, 2022.

Motion to approve item E5.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.6. Veteran's Village of Citrus County – Seventh Modification to Memorandum of Understanding

a. Approve and authorize the Chairman to execute the Seventh Modification to Memorandum of Understanding with the Veteran's Village of Citrus County Inc., a Florida not-for-profit corporation (Village) to allow the Village additional time to obtain financing for the project.

b. Authorize the Clerk of Courts to record the same in the Public Records of Citrus County, Florida.

County Administrator Charles R. Oliver provided the recommendation and answered questions from the Board, followed by Board discussion.

Motion to approve item E6a and b, support will end on June 30, 2022, then if Veteran's Village of Citrus County cannot secure the financing then the property will go back on the market.

Prior to the vote, Board discussion continued with County Attorney Denise A. Dymond Lyn and Mr. Oliver.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.7. NCBA - SCSEP Host Agency Agreement

a. Approve and Authorize the Chairman to execute The National Caucus And Center on Black Aging, Inc., Senior Community Service Employment Program, Host Agency Application and Worker Request form, Letter of Commitments, and Memo.

b. Approve the Designation of Signature authority form for the required reporting forms.

Motion to approve item E7a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.8. Takeover Agreement for ITB 21-002 - 2021 Residential Resurfacing

Approve and authorize the Chairman to execute the Takeover Agreement for ITB 21-002 - 2021 Residential Resurfacing.

Motion to approve item E8.

At the request of First Vice Chairman Ronald E. Kitchen, Jr., Public Works Director Randall Olney provided clarification and responded to questions from the Board.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.9. Cayla's Coats, Inc., Lease Agreement – Hernando Beach

a. Discussion and consideration of a request from Cayla's Coats, Inc., a Florida Not for Profit Corporation, to lease of a portion of the county-owned, Hernando Beach, Hernando Florida, for the purpose of making free Coast Guard certified life jackets available to the public for increased safety.

b. Approve and authorize the Chairman to execute the Lease Agreement for a period of one (1) calendar year, beginning November 1, 2021, through October 31, 2022, at a rate of a $1.00 per year.

Motion to approve items E9a and b and E10a, b, and c.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.10. Cayla's Coats, Inc., Lease Agreement – Fort Island Trail

a. Discussion and consideration of a request from Cayla's Coats, Inc., a Florida Not for Profit Corporation, to lease of a portion of the county-owned, Fort Island Gulf Beach, Crystal River Florida, for the purpose of making free Coast Guard certified life jackets available to the public for increased safety.

b. Approve and authorize the Chairman to execute the Lease Agreement for a period of one (1) calendar year, beginning November 1, 2021, through October 31, 2022, at a rate of a $1.00 per year.

Clerk's Note: This item was approved and included in the motion and vote under item E9.

Resolution Number 2021-113

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.11. Wastewater Treatment Feasibility Analysis

Approve and adopt the Wastewater Treatment Feasibility Analysis.

Motion to approve and adopt the Wastewater Treatment Feasibility Analysis.

At the request of Second Vice Chairman Ruthie Schlabach, County Administrator Charles R. Oliver and Water Resources Director Ken Cheek provided clarification.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Larry Brock/GMA	Ongoing		
2.	12/8/2020 RETREAT	Agenda Item for an RFP Marketing Firm to Assist County	Veronica Kampschroer/ Commissioner Davis			
3.	12/8/2020 RETREAT	Provide Implementation Plan for Ft Island Trail Multi-Purpose Path	Randall Olney	8/24/2021		Purchasing has Design/Build Scope for RFQ
4.	12/8/2020 RETREAT	Consider Half Cent Local Option Sales Tax	Randy Oliver Commissioners	11/9/2021		
5.	4/13/2021	Hall's River Road Multi-Purpose Path	Randy Oliver	TBD		Board decided to look at completing in phases (first phase Crumps to River Haven)
6.	5/11/2021	Review Process and Cost for Rental Rates to Non-Profits	Colleen Scott/ Randy Oliver	10/26/2021		Workshop scheduled for 10/26/2021
7.	7/13/2021	File for increased water use permit and hold a Workshop on Irrigation options	Ken Cheek	2/2022		
8.	7/13/2021	Solid Waste Bids due 9/14/21	Randall Onley	9/14/2021		Bids Received Workshop Nov. 30,2021
9.		Amend LDC definition of Accessory	Mike Sherman	9/14/2021	9/14/2021	COMPLETED approved by BOCC 9/1/2021
10.	8/24/2021	Update on Homosassa River Noise & Safety Issue	Denise Lyn	Ongoing		
11.	9/14/2021	Transfer $50,000 from Chamber contract to YMCA	Randy Oliver	10/12/2021	10/12/2021	COMPLETED
12.	9/14/2021	Extend Core Contract 6 months	Randy Oliver	10/12/2021	10/12/2021	COMPLETED
13.	9/14/2021	Pirates Cove Appraisals	Randy Oliver	10/15/2021	10/14/2021	COMPLETED
14.	9/28/2021	Provide Reconciliation of Fire Cares Expenses	Colleen Scott	10/30/2021		

County Administrator Charles R. Oliver requested the deletion of items 9, 11, 12, and 13.

Chairman Scott Carnahan commented regarding the wording of the accessible dwelling, Commissioner Jeff Kinnard, D.C. requested the status of the Fort Island Trail multi-purpose path, and Public Works Director Randall Olney responded to questions from the Board, followed by Board discussion with County Attorney Denise A. Dymond Lyn and Mr. Oliver.

. Motion to approve item F, minus items 9, 11, 12, and 13.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

G.1. Approve Position Title Change: Communications Specialist II

Approve position title change from Web Administrator to Communications Specialist II.

County Administrator Charles R. Oliver provided the recommendation.

Motion to approve item G1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

G.2. BOCC Goal Setting Retreat

a. Discuss and schedule the BOCC Goal Setting Retreat to be held on December 7, 2021

at the Citrus County Lecanto Government Building, 3600 W. Sovereign Path, Room #166 Lecanto, FL 34461, 9:00 a.m. - 3:00 p.m.

b. Discuss use of Purchasing Card for food for December 7, 2021 BOCC Goal Setting

Retreat not to exceed $250.

County Administrator Charles R. Oliver provided the recommendation.

Motion to approve item G2a.

Board discussion ensued with Mr. Oliver.

Motion was restated with the change of the date to January 5, 2021.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Scott Carnahan, Chair, District 4
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

G.3. Acknowledge the Appraisals for Pirates Cove

Acknowledge Receipt of Appraisals on Pirates Cove Property.

County Administrator Charles R. Oliver provided the recommendation.

Motion to approve item G3.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

G.4. MSL Engagement Letter for NCEMS audit of fiscal year 2021 *- Item received after the agenda was published.*

Approve and authorize the Chairman to sign the agreement letter between Citrus County, Florida and MSL CPA's & Advisors for the audit of Nature Coast Emergency Medical Foundation, Inc. for the fiscal year ended September 30, 2021, not to exceed $20,000.

County Administrator Charles R. Oliver provided the recommendation, followed by Board discussion.

Motion to approve item G4.

At the request of First Vice Chairman Ronald E. Kitchen, Jr., Mr. Oliver provided clarification.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

G.5. Veterans Village Support Letter *- Item received after the agenda was published.*

Authorize Chairman to sign letter of support for Veterans Village.

County Administrator Charles R. Oliver provided the recommendation.

Motion to approve item G5.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 PM Public Hearing - PV-21-04 Clark A. Stillwell, Esq. for Kevin and Angela Shaffer

a. Conduct a public hearing to consider application PV-21-04, Clark A. Stillwell, Esq. for Kevin and Angela Shaffer.

b. If approved, authorize the Chairman to execute the resolution approving PV 21-04 and direct the clerk to record the resolution.

County Administrator Charles R. Oliver provided an overview and Land Development Director Joanna Coutu announced the changes and provided the recommended action to set a public hearing for November 30.

Motion to set a public hearing for November 30, 2021 at 2:01 P.M. for PV-21-04.

Resolution Number 2021-110

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

H.2. 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC

a. Conduct a public hearing to consider application SV-21-02, Gerald Zahringer/Acme Storage LLC.

b. If approved, authorize the Chairman to execute the resolution approving SV 21-02 and direct the clerk to record the resolution.

County Administrator Charles R. Oliver provided an overview and Land Development Director Joanna Coutu provided the staff presentation.

There were no public comments.

Motion to approve and authorize the Chairman to execute the resolution approving SV-21-02 and direct the Clerk to record the resolution.

Resolution Number 2021-111

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

H.3. 1:40 pm Conduct A Public Hearing - Boat Launch Ordinance

a. Conduct a Public Hearing on an Ordinance of Citrus County, Florida, revising the Administrative and Enforcement provisions of the County's Boat Launch Ordinance; providing for Severability; 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.

b. If approved adopt and, authorize the Chairman to execute the Ordinance.

County Administrator Charles R. Oliver provided the recommendation and responded to questions from the Board.

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

Citizen Terry Sullivan commented.

Commissioners responded to comments from Mr. Sullivan, followed by Board discussion.

Motion to approve, adopt, and authorize the Chairman to execute the Ordinance.

Ordinance Number 2021-A33

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

No items.

J. COMMITTEE REPORTS FROM COMMISSIONERS

Second Vice Chairman Ruthie Schlabach shared information from National Association of Counties for Transportation Board meeting.

First Vice Chairman Ronald E. Kitchen, Jr. discussed the Small County Coalition appointment and the Tourist Development Council (TDC) meeting.

Chairman Scott Carnahan gave an overview from the legislative meeting regarding the Small County Coalition.

Commissioner Holly Davis provided updates from TDC, BAM FAM Tour, Citrus County Community Charitable Foundation (CCCCF), National Association of Counties (NAC) for community, prosperity, and generational poverty, and the steering committee with Prosperity Citrus meetings.

K. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

Commissioner Holly Davis announced the delay of the town hall meetings and recommended dates to reschedule, followed by Board discussion.

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

L.1. Support Partners Legislative Request

Add these items from Crystal River and Inverness to the County's legislative requests.

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

Motion to approve item L1 to add these items to our legislative requests list as supporting these legislative requests from the City of Crystal River and City of Inverness.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

L.2. Direct Staff to Negotiate Purchase of Pirates Cove Property

Direct Staff to Negotiate the Purchase Price for the Pirates Cove Property.

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

Motion to direct staff to negotiate with the Pirates Cove property listing realtor for a purchase price.

Citizens Cecelia Treat, Jane Vandenbergh, and Terry Sullivan commented.

Board discussion continued.

RESULT:	**ADOPTED [3 TO 2]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Schlabach, Kinnard D.C., Davis
NAYS:	Carnahan, Kitchen Jr.

M. 2ND VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

N. 1ST VICE CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

No items.

O. CHAIRMAN SCOTT CARNAHAN - DISTRICT 4

No items.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

Citizen Cecelia Treat addressed the Board on various issues.

R. UPCOMING MEETINGS

1. Regular Meeting: **November 9, 2021 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting: **November 30, 2021 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting: **December 14, 2021 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Workshop: Waterfront Setbacks, conditional uses Tuesday **November 9, 2021 at 8:00AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450 2. Workshop: Discussion on Leasing BOCC buildings to Non-Profit, Tuesday, **November 9, 2021 8:30 AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Special Meeting: Universal Collection Tuesday **November 30, 2021 at 9:00 AM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. 5:01 P.M. PUBLIC HEARINGS

T.1. 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC

a. Conduct a public hearing on October 26, 2021, at 5:01 p.m. to review and discuss PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC.

b. If approved, adopt and authorize the Chairman to execute the ordinance for PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC., and direct the Clerk to execute the ordinance.

County Administrator Charles R. Oliver read the proposed ordinance title into the record.

Land Development Director Joanna Coutu polled the Board for ex parte communications for items T1 and T2.

Attorney Clark Stillwell provided the applicant presentation.

Ms. Coutu provided the staff presentation.

The following citizens addressed the Board: George Prescott, representing Oakwood Village Homeowners' Association, Ann Marie Hoffine, and Kristy McKinnon.

Mr. Stillwell addressed the Board and Commissioners responded to comments from the public.

Motion to approve, adopt, and authorize the Chairman to execute the ordinance for PUD-21-06 and direct the Clerk to execute the ordinance.

Ordinance Number 2021-A34

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

T.2. 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al

a. Conduct a public hearing on October 26, 2021, at 5:05 p.m. to review and discuss CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al.

b. If approved, authorize staff to transmit application CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al to the Department of Economic Opportunity and other State agencies for comment.

Attorney Clark Stillwell provided the applicant presentation and responded to questions from the Board.

Land Development Principal Planner Joe Hochadel provided the staff presentation.

The following individuals addressed the Board: Don Taylor, President of the Economic Development Authority for Citrus County Board (EDACC);and Josh Wooten, CEO of the Citrus County Chamber of Commerce.

Commissioners responded to comments from the public.

Motion to approve and authorize staff to transmit the application of CPA/AA/PUD-21-11 to the Department of Economic Opportunity and the other State agencies for comment, including the 10 conditions.

Clerk's Note: Board was polled for ex parte communications for item T2 during item T1.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Scott Carnahan, Chair, District 4
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

T.3. 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven)

a. Conduct a public hearing on October 26, 2021, at 5:10 p.m. to review and discuss CPA-21-12 Private Property Rights Element (Chapter Seven).

b. If approved, adopt and authorize the Chairman to execute the ordinance for CPA-21-12 Private Property Rights Element (Chapter Seven)., and direct the Clerk to execute the ordinance.

Land Development Director Joanna Coutu provided the staff presentation.

There were no public comments.

Motion to approve and transmit application for CPA-21-12 Private Property Rights Element (Chapter Seven) to the Department of Economic Opportunity and other State agencies for comment.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

U. ADJOURN

The meeting was adjourned at 5:44 PM

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● SEPTEMBER 28, 2021

Special Meeting Attorney/Client SessionCitrus County Courthouse **10:00 AM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

September 28, 2021 Citrus County Courthouse
The meeting was called to order at 10:00 AM

1. ***Invocation***
2. ***Pledge of Allegiance***
3. ***Roll Call***

Attendee Name	Title	Status	Arrived
Scott Carnahan	Chair, District 4	Present	
Ronald E. Kitchen Jr.	1st Vice Chair, District 2	Present	
Ruthie Davis Schlabach	2nd Vice Chair, District 3	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Holly L. Davis	Commissioner, District 5	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Amy Charley	Deputy Clerk	Present	

Minutes Acceptance: Minutes of Sep 28, 2021 10:00 AM (Minutes)

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:

Commissioner Scott E. Carnahan
Commissioner Ronald E. Kitchen, Jr.
Commissioner Ruthie Davis Schlabach
Commissioner Jeff Kinnard D.C.
Commissioner Holly L. Davis
Charles R. Oliver, County Administrator
Denise A. Dymond Lyn, County Attorney
Beth E. Antrim, Assistant County Attorney
Trudy McClellan from Joy Hayes Court Reporting

County Attorney Denise A. Dymond Lyn announced the purpose of the meeting and introduced those individuals who would be present for the meeting.

D. COMMENCE ATTORNEY/CLENT SESSION IN CASE STYLED SCOTT ADAMS V. CITRUS COUNTY, FLORIDA (CASE NO. 5D21-1895).

E. CLOSE ATTORNEY/CLIENT SESSION/REOPEN MEETING

F. ADJOURN

The meeting was adjourned at 10:35 AM

Minutes Acceptance: Minutes of Sep 28, 2021 10:00 AM (Minutes)

CITRUS COUNTY

BOARD OF COUNTY COMMISSIONERS

MINUTES ● SEPTEMBER 28, 2021

Regular Meeting | **Citrus County Courthouse** | **1:00 PM**

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

September 28, 2021 Citrus County Courthouse
The meeting was called to order at 1:00 PM

1. Invocation

Commissioner Jeff Kinnard, D.C. led the invocation.

2. Pledge of Allegiance

Chairman Scott Carnahan introduced the Veterans who led the Pledge of Allegiance: Eileen MacKrell, who served in the U.S. Navy; and Jane Mundis, who served in the U.S. Navy.

3. Roll Call

Attendee Name	Title	Status	Arrived
Scott Carnahan	Chair, District 4	Present	
Ronald E. Kitchen Jr.	1st Vice Chair, District 2	Present	
Ruthie Davis Schlabach	2nd Vice Chair, District 3	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Holly L. Davis	Commissioner, District 5	Present	
Denise A. Dymond Lyn	County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Amy Charley	Deputy Clerk	Present	

Minutes Acceptance: Minutes of Sep 28, 2021 1:00 PM (Minutes)

4. Approval of Agenda

Chairman Scott Carnahan requested the addition of item O3 and provided additional information for items E8, E11, and O2.

County Administrator Charles R. Oliver announced that the requester for item H3 has asked for it to be deleted but Commissioner Jeff Kinnard, D.C. requested this item remain on the agenda.

Clerk's Note: Additional information was item E1i, not item E11.

. Motion to approve the agenda with the add ons.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

B. CONSENT

Motion to approve the Consent Agenda.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

Minutes

B.1. Board of County Commissioners - Special Meeting - Sep 9, 2021 1:00 PM

B.2. Board of County Commissioners - Tentative Budget Hearing - Sep 9, 2021 5:01 PM

Administration

No items.

Attorneys Office

No items.

Clerk

B.3. Release of Special Assessments

Approve and authorize the Chairman to execute Releases of Lien for Special Assessments by and between Citrus County and certain property owners 2010 Citrus Springs Waterline Extensions, 2014 Crystal River Wastewater, 2017 West Britain St

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Waterlines, 2017 Limerock Road Paving, 2018 Citrus Springs Waterlines, 2019 S Garcia Pt Wastewater, 2021 Citrus Springs Waterlines, 2021 Montezuma Wastewater, 2008 Chassahowitzka Water, 2008 Chassahowitzka Sewer, 2008 Citrus Springs Waterline Extensions special assessment district.

B.4. County Warrants

Accept the attached check registers outlining the County warrants.

B.5. Clerk Records Disposition #1833

Approve and authorize the Chairman to execute the Clerk's Records Disposition Document #1833 for the disposal of records that have met their assigned retention periods

Community Services

B.6. Asset Deletion - Wesley Jones Playground Equipment

Approve deletion of the following items from the inventory of Parks and Recreation, and the removal of the same items from the county's capital asset listing. Asset #13956 - Tot's Choice Playground Equipment, Asset #13957 Kid's Choice Playground Equipment, and Asset #13528-002 Playground Base & Drainage System

Fire Services

No items.

Human Resources

No items.

Management and Budget

B.7. Deletion of Surplus Property

Approve deletion of the attached items from the capital asset inventory.

Planning and Development

B.8. PLT-21-13 Pecoraro-Sharp Replat

a. Review and approve application PLT-21-13, Pecoraro-Sharp Replat

b. If approved, direct the Chair to sign the Plat and the Clerk to record the plat in the public records of Citrus County, Florida.

Public Works

B.9. Declaration of County Owned Properties as Surplus

Minutes Acceptance: Minutes of Sep 28, 2021 1:00 PM (Minutes)

Approve the declaration of **Lot 1**: Com at SW Cor, Th N 89 Deg 37m 32s E Al S Ln 1354.28 Ft To Se Cor Of W1/2 Of SW1/4, Th N 0 Deg 12m 7s E Al E Ln O F W1/2 Of SW1/4 1525.48 Ft, Th N 37 Deg 42m 21s W 123.47; **Lot 35**, Deer Park Unrecord Subdivision; **Lot 9** Block 1606 Citrus Springs; **Lot 18 & E ½ of lot 19**, Block 439, Inverness Highlands West 1st Addition; **Lot 19**, Block 745, Citrus Springs Unit; **Lot 4**, Block 988, Citrus Springs Unit 16; **Lot 5**, Block 1017, Citrus Springs Unit 18; **Lots 18 & 19**, Block 250, Inverness Highlands; **Lot 1**, Block 181; **Lot 30**, Block 362, Inverness Highlands West; **Lot 1**, Block D, Glen Flora Aces Unrecorded; **Lot 21**, Block B, Highland; **Lot 3** Unrecorded of lot 117, Leisure Acres Unit; **Lots 43 & 44**, Block 16A, Lake; **Lot 7,** Block 317, Inverness Highlands; **Lot 21,** Block 332, Inverness Highlands; **Lot 6**, Block 352, Inverness Highlands; **Hercala Acres** Unit 2, **North ½** of West ½ of the East ½: Beg at NW Cor of Ozello Wtr Assoc Prop Being in SW'ly R/W Ln of SR 44 W, Th Al R/W Ln N 60 Deg 49M 4S W 115.23 Ft, Th S 0 Deg 36M 44S E 198.79 Ft to Wtrs of Cnl, Th Al Cnl S 64; **Remnant Parcel 1018R**; **Remnant Parcel 1042B** , as surplus and authorize Land Section to proceed with the sale of said properties pursuant to Florida Statute 125.35, Chapter 2, Article IV.I of the Citrus County Code and Administrative Regulation 8.03-2.

Systems Management

B.10. Public Records Report

Acknowledge receipt of the monthly Public Records Request report for August 2021

Visitors and Convention Bureau

No items.

Water Resources

No items.

Set Public Hearings

B.11. SV-21-02 Gerald Zahringer/Acme Storage LLC - Set Public Hearing

a. Set a public hearing on October 26, 2021, at 1:35 p.m. to consider application SV-21-02, Gerald Zahringer/Acme Storage LLC.

b. If approved, authorize the Chairman to execute the resolution setting the public hearing for SV 21-02.

Resolution Number 2021-102

B.12. PV-21-04 Clark A. Stillwell, Esq. for Kevin and Angela Shaffer - Set Public Hearing

a. Set a public hearing on October 26, 2021, at 1:30 p.m. to consider application PV-21-04, Clark A. Stillwell, Esq. for Kevin and Angela Shaffer.

b. If approved, authorize the Chairman to execute the resolution setting the public hearing for PV 21-04.

Resolution Number 2021-103

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C. PROCLAMATIONS

Motion to approve the Proclamations.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

1. Proclamation National 4-H Week

Approve and authorize the Board to execute a Proclamation to proclaim the week of October 3 through October 9, 2021 as "National 4-H Week".

2. Proclamation of October 2021 as Friends of the Library Month in Citrus County

Approve and authorize the Board to execute a proclamation extending appreciation to the Friends of the Library and declaring October 2021 as “Friends of the Library Month” in Citrus County, Florida.

3. Proclamation Mental Illness Awareness Week

Approve and authorize the Board to recognize the week of October 3 through 9, 2021 as Mental Health Awareness Week in Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues: Bud Osborn; Lisa Bower; Wayne Adams; Ron Sobol; Robert Bell; Vicki Brown; LouAnn Papp; Joe Papp; Rosemarie Josephson; Norma Morciglio; Joseph Josephson; Frank Papcin, representing Arrowhead Citizens Association; Jennifer Rey, serving on the General Counsel for Nature Coast Emergency Medical Services; Rodney McElroy; Josh Wooten, President and CEO of Citrus County Chamber of Commerce; and Marianne Wetherington.

Commissioners responded to comments from the public.

E. REGULAR BUSINESS

1. Bids

Motion to approve items E1a through i.
County Administrator Charles R. Oliver provided information for item E1i, followed by Board comments.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

a. ITB 21-065 Crystal River Airport Runway 9-27 Pavement Rehabilitation & Obstacle Clearing Project

a. Approve and Authorize the Chairman to execute the Agreement between Citrus

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County, Florida and C.W. Roberts Contracting, Incorporated to provide the pavement rehabilitation and obstacle clearing construction project of the Crystal River Airport (CGC) Runway 9-27.

b. Approve and Authorize the Chairman to execute the Work Authorization between Citrus County, Florida and Hanson Professional Services, Inc to provide the Construction Engineering and Inspection Services for the rehabilitation and obstacle clearing construction project at the Crystal River Airport (CGC) Runway 9-27.

c. Approve and Authorize the Chairman to execute the Work Authorization between Citrus County, Florida and American Infrastructure Development, Inc. to provide the Construction Administration Services for the rehabilitation and obstacle clearing construction project at the Crystal River Airport (CGC) Runway 9-27.

b. ITB 21-071 Rebid CDBG-DR Home Reconstruction 2020-01-2H- Kallkell Builders LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Kallkell Builders LLC for the construction of the two (2) single family homes.

c. ITB 21-083 Sod & Sodding; Connolly's Sod & Lawn Service Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Connolly's Sod & Lawn Services Inc. to provide sod & sodding throughout the County on an as needed basis.

d. RFQ 20-045 Professional Engineering for Design, Post Design, Permitting and Bidding Assistance of the Barge Canal Boat Ramp; Cardno, Inc.

Approve and Authorize the Chairmen to execute the Agreement between Citrus County, Florida and Cardno, Inc. to provide the Design, Post Design, Permitting, and Bidding Assistance for the Barge Canal Boat Ramp.

e. RFQ 18-055 WA; Continuing Contract for Professional Engineering Services; Hanson Professional Services, Inc.

Approve and Authorize the Chairman to execute the Work Authorization for Hanson Professional Services, Inc. to provide professional services for the design and construction administration for the rehabilitation of the Baxley's Coca Cola Building as part of the Court System expansion.

f. RFQ 18-060 Work Authorization; Continuing Contract for Professional Engineering-Water Resources; Stroud Engineering Consultants, Inc.

a. Approve and Authorize the Chairman to execute the Work Authorization for Stroud Engineering Consultants, Inc. to provide professional services for the Rehabilitation of the Brentwood Wastewater Treatment Facility.

b. Approve related Budget Resolution.

Resolution Number 2021-101

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g. AGR 21-155 Spectrum Order Forms

a. Approve and Authorize the Chairman to execute the Spectrum Order Forms between Citrus County, Florida, and Spectrum Enterprise to provide various communication services throughout the County.

b. Motion and vote to ratify the County Administrator/Designee signature on the Spectrum Service Orders for the two locations 230 SWM Spectrum Service Order and 1999 UTIL Spectrum Service Order.

c. Approve and execute Resolution authorizing the Chairman or First (1st) Vice Chairman to execute any additional service orders, after review by the County Attorney without having to bring the documents before the Board.

h. PB 21-127 Miami-Dade Solicitation RTQ-01593 BACKFILE CONVERSION SCANNING SERVICES; Image One Corporation

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida, and Image One Corporation to convert Growth Management, Building Division's records into digital images.

i. PB 21-123 HGAC RA05-18 Radio Communications Emergency Response Equipment & Mobile Interoperability Equipments; Motorola Solutions, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Motorola Solutions, Inc. to provide a CAD system to the County.

. Continued - E1 Bids

Board discussion ensued with County Administrator Charles R. Oliver.

Clerk's Note: Item number was called as E11 but item is E1i. Motion was already made for item E1i under Bids.

. Continued - E1 Bids

Board discussion ensued with County Attorney Denise A. Dymond Lyn, County Administrator Charles R. Oliver, and Deputy Clerk Amy Charley regarding the motion on item E11.

Motion on Bids for item E1i was amended to include the wording "cost allocation" and was made by Commissioner Jeff Kinnard, D.C. and Seconded by Commissioner Holly Davis.

E.2. Budget Transfers

Approve budget transfers for Solid Waste, Housing, Administrative Services, Fleet, NPDES Stormwater Sewer Phase II, Citrus Springs MSBU and Public Works for fiscal year 2020-21.

Motion to approve item E2.

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RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.3. Budget Resolution

Adopt and authorize the Chairman to execute a resolution adopting/ amending the

State Housing Initiative Partnership (SHIP) and the Crystal River Airport Runway Rehabilitation program grant budgets for fiscal year 2020-21.

Motion to approve item E3.

Resolution Number 2021-090

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.4. Accept Offer to Purchase Surplus Property

a. Approve the Purchase and Sale agreement with Kenneth D. and Shelly Coberly and authorize Chairman to execute the same.

b. Approve and Authorize Chairman to execute a County Deed to Kenneth D. and Shelly Coberly for AK 1597471, Lots 15 and 16 in Block 25, of Apache Shores, Unit 5, according to the Map or plat thereof recorded in Plat Book 4, Pages 75, Inclusive, Public Records of Citrus County, Florida and authorize the Clerk to record said document in the Public Records of Citrus County, Florida.

c. Authorize staff to deliver deed upon receipt of payment.

Motion to approve item E4a, b, and c.

Prior to the vote, the Board gave direction to County Administrator Charles R. Oliver regarding the fund allocation to the Animal Shelter.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.5. Homosassa Phase V Septic to Sewer

Approve and authorize the Chairman to execute the Homosassa Phase 5 Septic to Sewer Project Agreement between the Florida Department of Environmental Protection and Citrus County.

Minutes Acceptance: Minutes of Sep 28, 2021 1:00 PM (Minutes)

Motion to approve item E5.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.6. State Aid to Libraries Grant Agreement for Fiscal Year 2021-2022

a. Approve and authorize the Chairman to execute a State Aid to Libraries Grant Agreement between the Florida Department of State, Division of Library and Information Services and Citrus County, Florida for Fiscal Year 2021-2022. Estimated grant amount is $61,077. No matching funds required.

b. Approve and authorize the Chairman to execute supporting documents including the Certification of Hours, Free Library Service and Access to Materials Form and the Annual Plan of Service for FY2021-2022.

Motion to approve item E6a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.7. EDA ARPA Travel, Tourism, and Outdoor Recreation Grant Funding

a. Adopt and authorize the Chairman to execute a Resolution authorizing the execution of an application, resulting contract, any amendments and other necessary documents, after review by the County Attorney, for the Economic Development Administration American Rescue Plan Travel, Tourism, and Outdoor Recreation Grant.

b. Direct staff to add the Inshore Reef project totaling $680,000 to the State Expenditure Plan during the current amendment period.

Motion to approve item E7a and b.

Resolution Number 2021-091

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.8. Insurance Renewals of New York Life Insurance, Florida Blue Administrative Services Agreement and Florida Blue Stop Loss

a. Approve and authorize the renewal of the agreement between Citrus County, Florida and New York Life insurance with an expiration of September 30, 2023 with no increase.

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b. Approve and authorize the renewal of the Administrative Services Agreement with an expiration on September 30, 2025 with a 3% increase on October 1, 2023.

c. Approve and authorize the renewal of the Stop Loss policy with an expiration of September 30, 2022 with a 28% increase.

Motion to approve item E8a, b, and c.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

E.9. Donations to the Animal Shelter

This agenda item is for informational purposes.

County Administrator Charles R. Oliver provided an update, followed by comments from Second Vice Chairman Ruthie Schlabach.

E.10. Employee Pay Increase

a. Authorize the Chairman to provide the wage increase as indicated above to all regular employees (excluding employees under a collective bargaining agreement and newly hired employees from Nature Coast EMS).

b. Adjust the current pay grades to match the increase stated above (excluding pay grades in a collective bargaining agreement or newly created pay grades for EMS).

Motion to approve item E10a and b.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

F. OUTSTANDING COMMISSION ITEMS

	BOARD DATE	ISSUE	RESPONSIBLE PARTY	ANTICIPATED COMPLETION DATE	DATE COMPLETED	COMMENTS
1.	12/12/2017 RETREAT	Resolve Landfill Issues	Larry Brock/GMA	Ongoing		
2.	12/8/2020 RETREAT	Agenda Item for an RFP Marketing Firm to Assist County	Veronica Kampschroer/ Commissioner Davis			
3.	12/8/2020 RETREAT	Provide Implementation Plan for Ft Island Trail Multi-Purpose Path	Randall Olney	8/24/2021		Purchasing has Design/Build Scope for RFQ
4.	12/8/2020 RETREAT	Consider Half Cent Local Option Sales Tax	Randy Oliver Commissioners	11/9/2021		
5.	4/13/2021	Hall's River Road Multi-Purpose Path	Randy Oliver	TBD		Board decided to look at completing

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						in phases (first phase Crumps to River Haven)
6.	5/11/2021	Review Process and Cost for Rental Rates to Non-Profits	Colleen Scott/ Randy Oliver	10/26/2021		Scheduling Workshop for 10/26/2021
7.	7/13/2021	File for increased water use permit and hold a Workshop on Irrigation options	Ken Cheek	2/2022		
8.	7/13/2021	Solid Waste Bids due 9/14/21	Randall Onley	9/14/2021		
9.		Amend LDC definition of Accessory	Mike Sherman	9/14/2021		
10.	8/24/2021	Update on Homosassa River Noise & Safety Issue	Denise Lyn	Ongoing		
11.	9/14/2021	Transfer $30,000 from Chamber contract to YMCA	Randy Oliver	10/12/2021		
12.	9/14/2021	Extend Core Contract 6 months	Randy Oliver	10/12/2021		
13.	9/14/2021	When are Pirates Cove Applications Due?	Randy Oliver	10/12/2021	Email sent 9/17/2021	Due Mid-October

County Administrator Charles R. Oliver requested no changes.

G. COUNTY ADMINISTRATOR - CHARLES R. OLIVER

G.1. Project Funding and Listing for Application for SWFWMD Cooperative Funding Initiative

a. Staff recommends that the Board approve funding for the listed projects and authorize application for SWFWMD CFI funds for the FY 2023 funding cycle.

b. Staff requests that the Board rank the projects in the order presented.

c. Staff requests the County Administrator to execute the ranking and funding letter required for application.

County Administrator Charles R. Oliver provided the recommendation.

Motion to approve item G1a, b, and c.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

G.2. Establish Workshop to Discuss Road Resurfacing Methodoloy

Set a Workshop on Residential Road Resurfacing and Potential Funding Options for November 9, 2021 at 9:00 AM in the Board Chambers.

County Administrator Charles R. Oliver provided the recommendation.

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Motion to approve item G2.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 PM Public Hearing - PV 21-01 Hulbert Construction for Sandra J. Fleming

a. Conduct a public hearing to consider application PV-21-01, Hulbert Construction for Sandra J. Fleming.

b. If approved, authorize the Chairman to execute the resolution approving PV 21-01, Hulbert Construction for Sandra J. Fleming and direct the Clerk to record the Resolution in the public records.

Land Development Director Joanna Coutu provided the staff presentation.

There were no public comments.

Motion to approve and authorize the Chairman to execute the resolution approving PV-21-01 and direct the Clerk to record the resolution in the public records.

Resolution Number 2021-092

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Scott Carnahan, Chair, District 4
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

H.2. PV-21-03 McKenzie Permitting for Grow-Land LLC - Set Public Hearing

a. Conduct a public hearing to consider application PV-21-03, McKenzie Permitting for Grow-Land, LLC.

b. If approved, authorize the Chairman to execute the resolution approving PV 21-03, McKenzie Permitting for Grow-Land LLC and direct the Clerk to record the Resolution in the public records.

Land Development Director Joanna Coutu provided the staff presentation.

There were no public comments.

Motion to approve and authorize the Chairman to execute the resolution approving PV-21-03 and direct the Clerk to record the resolution in the public records.

Resolution Number 2021-093

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RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

H.3. 2:00 PM Public Hearing - Medicaid Assessment Program Resolution

a. Conduct a public hearing to consider the imposition of non-ad valorem special assessments for enhanced Medicaid payments for local services.

b. Adopt and authorize the Chairman to execute a resolution of the Board of County Commissioners of Citrus County, Florida, authorizing and adopting a non-ad valorem special assessment within the County for the purpose of benefiting assessed properties through enhanced Medicaid payments for local services; finding and determining that certain real property and interests in property is specially benefited by the assessment; collecting the assessment against the real property; establishing the method of collection; providing for certain other authorizations and delegations of authority as necessary; and providing an effective date.

c. Authorize the Clerk to record the Resolution in the Public Records of Citrus County, Florida

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

County Attorney Denise A. Dymond Lyn addressed the Board regarding public hearing.

Greg Stewart, with Nabors Giblin & Nickerson, P.A. addressed the Board.

The following citizens commented: Colleen Ernst, Attorney with HCA and CHS Hospitals in the State of Florida; and Josh Wooten, President and CEO for the Citrus County Chamber of Commerce.

Commissioner discussion ensued.

Motion to execute a resolution by the Board to adopt this non-ad valorem special assessment for the enhanced Medicaid payments for the two hospitals and authorize the Clerk to record the resolution.

Prior to the vote, Commissioners continued discussion with Mr. Stewart and County Administrator Charles R. Oliver.

Resolution Number 2021-094

RESULT:	**ADOPTED [3 TO 2]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Schlabach, Kinnard D.C., Davis
NAYS:	Carnahan, Kitchen Jr.

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

Minutes Acceptance: Minutes of Sep 28, 2021 1:00 PM (Minutes)

I.1. Special Library District Advisory Board Resignation and Announce Vacancy

a. Accept with regret the resignation of Karen Reaves from the Special Library District Advisory Board.

b. Announce vacancy available and the taking of applications for one regular member position on the Special Library District Advisory Board. Term will expire January 31, 2022.

County Administrator Charles R. Oliver announced the resignation of Karen Reaves and the vacancy for one regular member position on the Special Library District Advisory Board.

Motion to accept with regret the resignation of Karen Reaves from the Special Library District Advisory Board.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Jeff Kinnard, D.C. provided updates from the Hernando/Citrus Metropolitan Planning Organization (MPO) Board meeting.

K. COMMISSIONER HOLLY L. DAVIS - DISTRICT 5

K.1. Approve Sponsorship of Ads in the Chronicle and Face Book Boasts for Community Strategic Plan Sessions

a. Approve Ad with the Chronicle in the amount of $1,950 for Advertising in the Chronicle to Enhance participation in the Strategic Planning Sessions.

b. Approve a Facebook budget of $300 for boosted posts to adults within county borders.

Commissioner Holly Davis provided the recommendation.

Motion to approve item K1a and b.

Prior to the vote, Board discussion ensued.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

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

No items.

M. 2ND VICE CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

Minutes Acceptance: Minutes of Sep 28, 2021 1:00 PM (Minutes)

No items.

N. 1ST VICE CHAIR RONALD E. KITCHEN JR. - DISTRICT 2

No items.

O. CHAIRMAN SCOTT CARNAHAN - DISTRICT 4

O.1. Discussion on funding for Emergency Management Services (EMS) *- This item was pulled during the meeting.*

Discussion on funding for Emergency Management Services (EMS)

O.2. Discussion and vote on Water Front Set Backs

Discussion and vote on Water Front Set Backs

Board discussion ensued with County Administrator Charles R. Oliver and County Attorney Denise A. Dymond Lyn.

Motion to schedule a public workshop, as soon as possible, to get this back in front of us and set the language. Water Front Setbacks will be added to the existing public workshop scheduled for November 9, 2021, and will start at 8 A.M. instead of 9 A.M.

Citizen Clark Stillwell commented.

Commissioners responded to comments from the public.

Mr. Oliver verified the public workshop scheduled for November 9, 2021 will begin at 8 A.M. for Gas Tax, Roads, and Water Front Setbacks, followed by Board discussion.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

O.3. Discuss Declaration of Emergency *- Item received after the agenda was published.*

Provide Direction on Issuing a State of Emergency for Flooding with the Limitation Listed Above.

Chairman Scott Carnahan presented the recommendation.

Citrus County Sheriff's Office Director of Emergency Management Amanda Woodward addressed the Board, followed by Board discussion with Ms. Woodward, County Administrator Charles R. Oliver, and County Attorney Denise A. Dymond Lyn.

At the request of Second Vice Chairman Ruthie Schlabach, Ms. Woodward provided 352-249-2777 as the citizen information line to report damage.

Motion to issue a local State of Emergency.

The following citizens addressed the Board: Janice Hampton; LouAnn Papp, Frank Papcin, representing Arrowhead Citizens Association; Joe Papp; and Lisa Bower.

Commissioners responded to comments from the public.

Minutes Acceptance: Minutes of Sep 28, 2021 1:00 PM (Minutes)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Scott Carnahan, Chair, District 4
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

There were no public comments.

R. UPCOMING MEETINGS

1. Regular Meeting: **October 12, 2021 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

2. Regular Meeting: **October 26, 2021 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

3. Regular Meeting: **November 9, 2021 at 1:00 PM**, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

Chairman Scott Carnahan announced the public workshop scheduled for 8 A.M. on November 9, 2021.

T. 5:01 P.M. PUBLIC HEARINGS

T.1. 5:01 PM Public Hearing - Final Budget Hearing

a. Discuss the percentage change in the millage rate over the rolled-back rate.

b. Take public comment concerning the tentative budget and proposed millage.

c. Motion to approve and authorize the Chairman to execute a resolution amending the 2021/2022 budget for adjustments previously presented at the September 9, 2021 Tentative Budget Hearing (Exhibit A), other budget modifications (Exhibit B), and cash carry forward adjustments (Exhibit C).

d. Motion to adopt and authorize the Chairman to execute the water and wastewater rates and charges resolution for fiscal year 2021/2022.

e. Motion to adopt and authorize the Chairman to execute the final millage rate resolution.

Minutes Acceptance: Minutes of Sep 28, 2021 1:00 PM (Minutes)

(Prior to voting on motion, the name of the taxing authority, rolled-back rate, percentage change and the millage rate to be levied must be publicly announced.)

f. Motion to adopt and authorize the Chairman to execute the final budget resolution.

g. Motion to approve and authorize staff to execute the Vote Record Final Adoption of Millage Levy (DR-487V), Maximum Millage Levy Calculation Final Disclosure (DR-420MM), and Certification of Compliance (DR-487) via electronic format (e-TRIM).

h. Motion to authorize staff to execute the Certification of Final Taxable Value (DR-422), upon receipt, via electronic format.

i. Motion to adopt and authorize the Chairman to execute the roll forward grant resolution.

j. Approve and authorize Chairman to sign a letter to the Sheriff regarding the Sheriff's Budget Allocation for FY22 as approved by County Administrator and County Attorney.

Management and Budget Director Colleen Scott acknowledged the budget team: Senior Budget Analyst Barbara Luckham; Senior Budget Analyst Erin Dohren; and Budget Technician Nicole Burns. Ms. Scott reviewed the percentage change in the millage rate over the rolled-back rate.

There were no citizen comments.

Motion to approve and authorize the Chairman to execute a resolution amending the 2021/2022 budget for adjustments previously presented at the September 9, 2021: Tentative Budget Hearing (Exhibit A); other budget modifications (Exhibit B); and cash carry forward adjustments (Exhibit C).

Resolution Number 2021-095

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

. **Motion to adopt and authorize the Chairman to execute the water and wastewater rates and charges resolution for fiscal year 2021/2022.**

Resolution Number 2021-096

Minutes Acceptance: Minutes of Sep 28, 2021 1:00 PM (Minutes)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

. **Motion to adopt and authorize the Chairman to execute the final millage rate resolution.**

Management and Budget Director Colleen Scott read the millage rates into the record:

	Fiscal Year 2021/2022 Millage
County-Wide:	
General Fund	*6.1937*
Transportation	*0.5972*
Health Department	*0.0626*
Total County-Wide	*6.8535*
Special Districts:	
Library Services	*0.3207*
Fire Taxing District	*0.0000*
Fire MSTU	*0.5881*
Stormwater MSTU	*0.0000*
Total Special Districts	*0.9088*
Total Proposed Tentative Millage	*7.7623*

Resolution Number 2021-097

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

. **Continued - Item T1e**

Management and Budget Director Colleen Scott read into the record: Aggregate Rolled-Back Rate is 7.5288 mills; Proposed Tentative Millage Rate is 7.7061 mills; and Percentage Rate increase is 2.35%.

. **Motion to adopt and authorize the Chairman to execute the final budget resolution.**

Resolution Number 2021-098

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

. **Motion to adopt and authorize the staff to execute the Vote Record Final Adoption of Millage Levy (DR-487V), Maximum Millage Levy Calculation Final Disclsoure (DR-420MM), and Certification of Compliance (DR-487), via electronic format (e-TRIM).**

Minutes Acceptance: Minutes of Sep 28, 2021 1:00 PM (Minutes)

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

. **Motion to authorize staff to execute the Certification of Final Taxable Value (DR-422), upon receipt, via electronic format.**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Jeff Kinnard D.C., Commissioner District 1
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

. **Motion to adopt and authorize the Chairman to execute the roll forward grant resolution.**

Resolution Number 2021-099

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jeff Kinnard D.C., Commissioner District 1
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

. **Motion to approve and authorize the Chairman to sign a letter to the Sheriff regarding the Sheriff's Budget Allocation for FY22 as approved by County Administrator and County Attorney.**

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Holly L. Davis, Commissioner, District 5
SECONDER:	Ruthie Davis Schlabach, 2nd Vice Chair, District 3
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

T.2. 5:05 pm OA-21-03 Annual Update of the Capital Improvements Element (Chapter Twelve of the Comprehensive Plan)

a. Conduct a public hearing on September 28, 2021, at 5:05 p.m. to review and discuss OA-21-03 - annual update of the Capital Improvements Element (Chapter Twelve).

b. If approved, adopt and authorize the Chairman to execute the ordinance for OA-21-03 - annual update of the Capital Improvements Element, and direct the Clerk to execute the ordinance.

Land Development Director Joanna Coutu provided the staff presentation.

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

There were no public comments.

Minutes Acceptance: Minutes of Sep 28, 2021 1:00 PM (Minutes)

Motion to approve, adopt and authorize the Chairman to execute the ordinance for OA-21-03, the annual update to the Capital Improvements Element, and direct the Clerk to execute the ordinance.

Prior to the vote, First Vice Chairman recognized staff.

Ordinance Number 2021-A28

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ronald E. Kitchen Jr., 1st Vice Chair, District 2
SECONDER:	Holly L. Davis, Commissioner, District 5
AYES:	Carnahan, Kitchen Jr., Schlabach, Kinnard D.C., Davis

U. ADJOURN

The meeting was adjourned at 5:09 PM

Minutes Acceptance: Minutes of Sep 28, 2021 1:00 PM (Minutes)

AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry Assistance Program
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Acknowledge receipt of Annual Report from July 1, 2020-June 30, 2021 for Fire Management Program & Cooperative Forestry Assistance Program.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Acknowledge receipt of Annual Report for Fire Management Program & Cooperative Forestry Assistance Program from July 1, 2020-June 30, 2021.

Florida Forest Service
Withlacoochee Forestry Center
(352) 797-4100
(352) 797-4103 Fax

15019 Broad Street
Brooksville, Florida 34601

Florida Department of Agriculture and Consumer Services
Commissioner Nicole "Nikki" Fried

Withlacoochee Forestry Center
15019 Broad Street
Brooksville, FL 34601
352-797-4100

October 1, 2021

Charles R. Oliver, CPA, PE
Citrus County Administrator
3600 W. Sovereign Path, Suite #267
Lecanto, FL 34461

Re: Fire Management Program & Cooperative Forestry Assistance Program
Annual Report for July 1, 2020 – June 30, 2021

Dear Mr. Oliver:

Enclosed is the 2020–2021 fiscal year Annual Report for the Florida Forest Service's Cooperative Forestry Assistance Program and Fire Protection in Citrus County, Florida. This report identifies major forestry activities throughout Citrus County from July 1, 2020 through June 30, 2021.

If you have any questions or comments regarding this report, please do not hesitate to contact this office.

Sincerely,

Keith Mousel, Center Manager
Florida Forest Service
Withlacoochee Forestry Center

Enclosure

Cc: Board of County Commissioners, Citrus County, Florida
Forest Management Bureau, Florida Forest Service
Forest Protection Bureau, Florida Forest Service

Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

FLORIDA FOREST SERVICE

ANNUAL REPORT

To the Board of County Commissioners

For the

Citrus County Forest Area



Florida Department of Agriculture and Consumer Services

Florida Forest Service





COOPERATIVE FORESTRY ASSISTANCE

AND THE

FIRE CONTROL PROGRAM

JULY 1, 2020 - JUNE 30, 2021

Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

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Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

Citrus County Cooperative Forestry Assistance Program

Purpose

This is the Annual County Commissioner Report for the Citrus County Cooperative Forestry Assistance (CFA) Program and Citrus County Fire Control Program. This report describes activities and accomplishments during the period July 1, 2020 through June 30, 2021. The Fire Control Agreement is carried out primarily through personnel stationed at Inverness, Two-Mile Prairie, Crystal River and Homosassa under direct supervision of Forest Area Supervisor Jason Packard. Refer to the Citrus County Mutual Aid Operating Plan for complete understanding of the Citrus County Fire Rescue and Florida Forest Service's powers, authority, and duties. The Mutual Aid Operating Plan is a working document that outlines the capabilities and responsibilities of each cooperating agency in Citrus County and the Florida Forest Service.

The services of the County Senior Forester Bobby Cahal are provided to the County and its residents through the Cooperative Forestry Agreement between the Board of County Commissioners and the Florida Forest Service (FFS). As part of the agreement, Citrus County contributes $3,000 annually to fund a portion of the program each fiscal year.

Duties performed by the County Forester as part of the Cooperative Forestry Assistance (CFA) Program include but are not limited to:

- Writing detailed forest management plans for forest landowners.
- Assisting with reforestation of private lands.
- Acting field agent for the Forest Stewardship Program, the American Tree Farm System, and various cost-share programs.
- Providing technical and forest health advice to landowners through site visits and/or phone contact.
- Assist in the diagnosis of forest pathogens and forest insects.
- Assist communities with urban forestry needs.
- Works with municipalities to promote Tree City USA.
- Assisting local cities and the county with various environmental programs and activities.
- Creating and implementing educational programs for various groups.
- Assisting with management of State Lands in Citrus County, such as prescribed burning and State Lands inventory.
- Continuing education and training to become better equipped to serve the growing needs of the residents of Citrus County.

Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

Forests of the South

Southern forests cover over 200 million acres or approximately 40% of the timberland in the United States. Diverse plant communities thrive due to our temperate climate, abundant rainfall, and topography. This forest region is referred to as the *nation's wood basket*. The forest management activity in this region provides benefits such as employment, tax revenue, habitat for wildlife, recreational opportunities, clean water and fresh air. These benefits improve the quality of life for residents and help attract nature-based tourism to Florida.

In Florida, agriculture is the second largest sector of the economy and forestry is the largest segment within the agricultural sector. In 2018, which is the most recent data, Florida's nearly 17.2 million acres of forestlands supported economic activities which generated $25 billion in total output impacts. Florida's Forest Industry provided 124,104 jobs last year – a 60% increase since 2014. Forestry, wood & paper product industries collected $12.55 billion in revenues.

General Assistance

Over 82 assists were made to the residents of Citrus County during FY2020-2021. These assists ranged from advice on forest management activities, forest health, insect and disease problems, invasive exotic plant control, shade tree care, educational programs, general forestry information, wildlife issues and wildfire mitigation. On some occasions, the CFA Forester will provide contact information for other county officials or recommend the use of a forestry consultant from the private sector to assist with large timber sales or other management activities that may take excessive man hours away from other citizens of Citrus County.

Forest Landowner Programs

Private Non-Industrial Landowner Assistance

To assist with the management of forestland belonging to private non-industrial forest (PNIF) landowners in Citrus County, the CFA Forester may produce a forest management plan or a tree planting plan. A forest management plan serves as a step by step guide for the landowner to achieve the landowner's desired management objectives. Typically, the timetable in a forest management plan will outline management practices that need to be accomplished over a period of ten to fifty years. A total of 12 forest management plans for 893 acres were prepared for PNIF landowners during the fiscal year.

The CFA Forester can provide the PNIF landowner with assistance in fireline construction and prescribed burning. These activities are designed to minimize wildfire occurrence and intensity, as well as property loss in the event of a fire. Burning is a valuable management tool that can be used to ensure a pine forest is healthy and is growing at its fullest potential.

Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

Forest Stewardship Program



Forest Stewardship is defined as active management of forests and related resources to keep these lands in a productive and healthy condition for present and future generations, and to increase the economic, environmental and social benefits of these lands. Forest Stewards are those landowners who manage their forestlands on a long-term basis by following management objectives that are multiple resource based, economically viable, conservative of natural resources and socially, environmentally and ecologically responsible. The Forest Stewardship Program addresses the improvement and maintenance of timber, wildlife, soil and water, recreation, aesthetics, as well as forage resources.

Forest landowners with at least 20 acres are encouraged by the County Forester to participate in the Forest Stewardship Program. Landowners involved in the program receive assistance and information on timber, soil and water conservation, wildlife, aesthetics, recreation, grazing, and wetlands. They receive a written management plan that is tailored to their management objectives as well as the resources listed above. Once a property is certified, the landowners will be given a plaque and a sign for their property in recognition of their efforts. One Forest Stewardship plan was written in FY2020-2021. There are currently 6 Forest Stewardship Properties in Citrus County totaling 2,247 acres.

The American Tree Farm System

The American Tree Farm System (ATFS) is a non-profit organization that strives to conserve and ensure the sustainability of America's family forestland for future generations. ATFS is a network of 82,000 family forest owners sustainably managing 24 million acres of forestland and is the largest and oldest sustainable woodland system in the United States. ATFS is internationally recognized and meets strict third-party certification standards. For more than 70 years, ATFS has enhanced the quality of America's woodlands by giving forest owners the tools they need to keep their forests healthy and productive. Stemming the loss of America's woodlands is vital to our country's clean water and air, wildlife habitat, and recreational activities, as well as producing jobs, wood and paper products for the American public.

Through this program, landowners are educated and encouraged to protect and manage their private forestland. The main objective for the ATFS is sustaining timber, water, recreation and wildlife benefits. To be a part of this program, landowners must have a minimum of 10 acres of forestland and a have written forest management plan. The CFA Forester is a certified Tree Farm inspector and currently assists with the management of 11 active Tree Farms in Citrus County totaling almost 1,724 acres, which display the green and white Tree Farm sign.

Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

Cost Share Programs

Throughout the year, cost-share programs are available to forest landowners to assist with the expenses of managing their forestland.

Southern Pine Beetle (SPB) Prevention Program

This program provides landowners, who own a minimum of ten acres, incentive payments for conducting certain timber management practices in order to reduce the risk of future SPB infestations. Some of these practices include thinning harvests, prescribed burning, underbrush reduction, and the planting of longleaf pines. No forest landowner in Citrus County applied to this program this year for prescribed burning.

Longleaf Legacy Landowner Incentive Program

The primary objective of the Longleaf Pine Private Landowner Incentives Program is to increase the acreage of healthy Longleaf pine ecosystems in Florida by helping PNIF landowners to make the long-term investment required to establish and maintain this valuable ecosystem. Toward this end, the program offers PNIF landowners' technical guidance and incentive payments for conducting certain approved forest management practices that help establish or improve longleaf pine stands.

The program is limited to Alachua, Bradford, Brevard, Citrus, Clay, Lake, Levy, Marion, Orange, Putnam, Seminole, Sumter, and Volusia counties. Qualified landowners may apply for up to four approved practices per year. The minimum tract size requirement is 10 acres, and funding requests may not exceed $10,000. Only one application per landowner is permitted per year. The program offers incentive payments for longleaf pine seedling establishment, timber stand improvement, prescribed burning, native plant understory establishment, mechanical underbrush treatments and invasive exotic plant treatment. While available, no forest landowners in Citrus County applied to this program this fiscal year.

Forest Health

Another duty of the CFA Forester is to monitor disease and insect outbreaks in the county. The CFA Forester provides reconnaissance and diagnosis assistance to landowners experiencing insect and disease problems on fore land and shade trees.

Southern Pine Beetle Survey

Due to the potential destructive nature of a severe Southern pine beetle (SPB) attack to pine trees in Hernando County, the Hernando County Forester, in conjunction with the Forest Health Section in Gainesville, conduct annual Southern pine beetle surveys to predict SPB activity levels and to look for active infestations.

A pine beetle survey is usually conducted between the months of July and September utilizing the Florida Forest Service wildfire detection airplane. While in the air, the CFA Forester looks for pine tree canopies that have changed colors from green to yellow/brown. If a spot is seen with six or more trees together with changing canopy colors, a global positioning system (GPS) waypoint is taken to ground check the spot for possible Southern pine beetle infestation. If the Southern pine beetle infestation is detected, a letter is written

Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

and sent to the landowner informing them of the infestation and assistance is offered to help mitigate the problem. Because of the COVID-19 coronavirus, it was necessary to limit pilot Francis Neeley's exposure to multiple foresters. For this reason, the Sumter CFA Forester flew the SPB survey fight over Citrus County on July 1, 2020. No SPB spots were observed during the flight or during FY 2020-2021.

Diplodia Tip Blight

Recently there was the discovery of a disease that is relatively new to the southeast that is affecting local pine trees. The disease called Diplodia Tip Blight (*Diplodia pinea* and *Diplodia scrobiculata)* causes the tips of actively growing pine trees to die back. In the upper Midwest where this disease is common, it does not greatly affect the growth and overall health of pine stands. It seems to be more aggressive in central Florida causing severe die back and even tree death. The University of Florida in conjunction with the Florida Forest Service is conducting a study to see how widespread the disease is, and what the overall threat to southern pines may be. Several areas in Citrus County were confirmed to have Diplodia Tip Blight. These areas will be monitored by the County Forester.

Laurel Wilt

Throughout Citrus County, many small trees, as well as a few large ones, have been killed and their dead brown leaves remained attached for one to two years. These trees are red bays that have been killed by the fungal disease, laurel wilt. Laurel wilt is vectored by the red bay ambrosia beetle which is native to India, Japan, Myanmar (Burma) and Taiwan. The country of origin for the laurel wilt fungus is unknown. The red bay ambrosia beetle entered the United States through Port Wentworth, Georgia in wooden shipping pallets in 2002. The rate of spread for the red bay ambrosia beetle has been estimated at 15-34 miles per year. However, the actual rate of spread has been much faster due to the movement of red bay firewood, wood chips and plants infected with the pathogen. In Citrus County, laurel wilt was observed first in the Gospel Island area in 2009 and has since become widespread throughout the county encompassing most of the red bays at Fort Cooper State Park and at the Homosassa Springs Wildlife Park.

In 2012, the avocado producing areas in Miami-Dade County started to be impacted by laurel wilt. By 2014, laurel wilt was present in every Florida county. Red bay is a relative of the avocado, which is a major agricultural crop in Florida. "Over the last few years, about eight percent of Florida's avocado trees have been hit by laurel wilt," according to the Florida Department of Agriculture. Fungicides injected over a period of hours or days have proven effective in protecting trees only if administered prior to the attack of the beetles. The fungicide treatments need to be repeated at an unknown interval, but probably every two years. These treatments are expensive and not practical for more than a few ornamental or specimen trees.

Urban Forestry

The CFA Forester works with the County on urban forestry issues like Tree City USA, Urban and Community forestry grants, and Arbor Day presentations/programs. CFA Foresters also answer questions from individual homeowners concerning issues with the health and well-being of the trees in the urban forest.

As Citrus County continues to grow in population, more calls are received for non-traditional forestry needs. These include residential settings, school programs, aiding local towns and communities, workshops, etc.

Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

Shade tree advice was given to 22 citizens by phone and e-mail, while eight required the forester to make field visits to the individual properties to inspect the trees in question. Tree disease, insect damage and general tree health are evaluated during visits.

Tree City USA

Since 1976, the Arbor Day Foundation (ADF) has sponsored the Tree City USA program throughout the United States. Tree City USA provides recognition to cities, counties, and military bases that conduct a continuously active tree management program. Participating communities regard their tree canopies as a source of pride and strive to continuously improve them. To date, there are over 3,400 Tree City USA's in the United States. Florida now has 179 of these Tree Cities, ranking our state fourth among the 50 states.

The Tree City USA program recognizes urban communities throughout the United States who have taken on the responsibility of caring and actively maintaining the trees in their community by creating a tree board, tree care ordinances, a community forestry program with a budget, and an Arbor Day observance and proclamation. During this fiscal year, the City of Inverness celebrated 26 years and the City of Crystal River celebrated 10 years as a Tree City USA community.

TREE CITY USA.

Urban and Community Grants

As part of the U.S. Forest Service Urban and Community Forestry Matching Grant Program, funds will be available to organizations to develop or enhance their urban and community forestry programs.

Awards are made as 50-50 matching grants (50 percent federal, 50 percent applicant) to local governments, educational institutions, Native-American tribal governments, and legally organized nonprofit (volunteer) organizations. The program is intended to provide cost-share funding for the development of new or additional continuing education courses or degree track educational courses in urban forestry or arboriculture.

Champion Tree Program

The Champion Tree Program was created by the American Forests Organization in 1940 to recognize the largest known tree of each species in the United States. With 127 National Champions in the Big Tree Registry, Florida has the most national champions of any state. The majority of these are found in the tropical region of the state.

Florida began keeping a state register (Florida Champion Tree Register) in 1975 to recognize the largest tree of each species within this state. It now contains hundreds of trees, including the national champions. All native and non-invasive naturalized tree species are eligible for nomination.

Citrus County has two Florida Champion / Challengers, one Red Maple and one Longleaf Pine within its borders.

http://championtrees.freshfromflorida.com/home.mvc/Index

Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

Educational Presentations

An important part of the CFA program is educating the public, young and old, about forestry and its impacts to society. For older students in high school, the CFA Forester teaches the many aspects of forestry including careers, management, and tools used in the profession. The CFA Forester also facilitates and participates in various landowner/homeowner workshops and expos in order to increase the knowledge local citizens need to make informed decisions about their property and their community.

Community and School Programs

No community or school programs were held in FY2020-2021 due to COVID.

The CFA Forester has worked closely with Citrus County Extension Office and Citrus Florida Yards and Neighborhoods programs. These relationships have resulted in increased programming for all agencies involved as well as a wider availability of expertise for the public.

During this fiscal year, the annual Working Forests Week was not in October due to COVID.

Envirothon and FFA Field Day

The mission of the North American Envirothon is to develop knowledgeable skilled and dedicated citizens who understand natural resources and are willing and prepared to work towards achieving and maintaining a balance between the quality of life and the quality of the environment. The Envirothon mission is accomplished by developing in young people an understanding of the principles and practices of natural resource management and ecology and through practice, dealing with complex resource management decisions. This competition focuses on different environmental topics including forestry, water, soils, wildlife and a current topic. Envirothon was not held this year due to COVID.

The FFA Forestry Career Event is a competitive activity that tests students' skills and knowledge in forest management. Event components include a general forestry knowledge exam, tree and equipment identification, a forest issues interview and forestry application practicums. FFA Forestry Field Day was not held this year due to COVID.

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FFA Forestry Field Day usually consists of the following events:

1. General Knowledge Test
2. Tree Identification
3. Equipment Identification
4. Tree Measurement-Timber Cruising
5. Map Interpretation
6. Tree/Forest Disorders



The students participating in FFA and the FFA Forestry Field Day are some of the brightest and most highly motivated youth in our school system. They are the future agricultural leaders of our community. This event, and the preparation that takes place prior to the event, introduces the students to forestry and allows them to attain a level of understanding of the subject that is highly desirable when this generation starts making career choices and decisions affecting forestry and all other aspects of agriculture.

FFA Forestry Camp

In July of each year since 1933 the Florida Forest Service has run a Forestry Training Camp for FFA high school and middle school students. The Florida Forest Service's commitment to this camp is so strong that not even the labor shortages caused by the Second World War or the memorable 1998 wildfire season prevented the camp from operating.



This six-day resident camp is held at O'Leno State Park in North Florida. At Forestry Camp students learn about the many facets of forestry and FFA teachers learn different techniques for teaching the subject matter. FFA Forestry Camp was not held this year due to COVID.

Arbor Day and Earth Day

Arbor Day is a holiday in which individuals and groups are encouraged to plant and care for trees. Today, many countries observe this holiday. Arbor Day in Florida is observed on the third Friday in January and nationally on the last Friday of April. Earth Day is an annual event celebrated worldwide on April 22 to demonstrate support for environmental protection.

Operation Outdoor Freedom

The Florida Department of Agriculture and Consumer Services' Florida Forest Service hosted 698 injured veterans attending 96 events for the hunting of deer, hog, turkey, and one fishing trip as part of Operation Outdoor Freedom 2017-18 FY. Of those 96 events, six events took place on or near the Withlacoochee State Forest and were led by guides from the local Florida Forest Service and volunteers from the community for 72 injured veterans.

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The hunts provided an opportunity for wounded veterans to experience outdoor recreation and rehabilitation in Florida's natural surroundings. Operation Outdoor Freedom is a chance to salute America's veterans and ervice members for their selfless service to our country.

Operation Outdoor Freedom is a program of the Florida Forest Service. This program builds on an existing partnership between the Florida Forest Service and the Wounded Warrior Project, as well as the Military Order of the Purple Heart.

State Forest Assistance

The Florida Forest Service manages the Withlacoochee State Forest, which is 159,625 acres of forested land. This includes seven distinct tracts located in five counties (Citrus, Pasco, Hernando, Sumter and Lake). Withlacoochee State Forest is currently the third largest state forest in Florida and is divided into several distinct tracts of land. Using sound ecosystem management, the Florida Forest Service provides for multiple uses of the forest resources, which includes timber management, wildlife management, ecological restoration and outdoor recreation. Withlacoochee State Forest provides visitors with a variety of natural communities, wildlife and recreation activities to enjoy. Withlacoochee State Forest was acquired by the federal government from private landowners between 1936 and 1939 under the provisions of the U.S. Land Resettlement Administration. The U.S. Forest Service managed the property until a lease-purchase agreement transferred the property to the Florida Board of Forestry in 1958.

The following items were accomplished on the Withlacoochee State Forest during FY2020-2021: A total of 37,6 acres were prescribed burned; 37,565 tons of wood were harvested; 172,000 containerized longleaf were planted n 284 acres; the road crew graded 144 miles and repaired 7 miles of roads; and there were an estimated 3,981,14 day use and 736,972 camping permits issued on the state forest.

Training

Another important duty of the County Forester is continuing education and training. The Citrus County Forester participated in training throughout the year to improve skills and knowledge within the field of forestry, emergency response and related fields. The Citrus County Forester completed training to become a Tree Farm Inspector.

Citrus County Forester

Sumter County Forester, Arthur Clothier, provided coverage for Citrus County for the first eleven months of FY2020-2021. On June 4, 2021, Bobby Cahal was reassigned to fill the Citrus County Forester position. Bobby Cahal started his career with the Florida Forest Service (FFS) over 23 years ago on January 9, 1998. During his career he has served as the Forester, Senior Forester and Forestry Supervisor II on Goethe State Forest. Bobby earned a BS and a MS in Forestry from the Arthur Temple College of Forestry and Agriculture at Stephen F. Austin State University in Nacogdoches, Texas. Bobby can be contacted at (352) 726-4776, Robert.Cahal@FDACS.gov or at 212 W Main St Room 206-B, Inverness, FL 34450.

In addition, Bobby currently serves as a Resource Unit Leader on the Florida Incident Management Red Team nd as alternate Demob Unit Leader on the Federal Southern Area Red Team.

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Citrus Forest Area Fire Control Program

This report covers fire control activities for the protection of 186,606 acres of land in Citrus County. The Florida Forest Service prorated fire control expenditure in Citrus County for fire protection for the past fiscal year was $13,062.42. Annual variances in acreage are due to improvements in mapping technology and changes in information provided from Florida Natural Areas Inventory and the United States Geological Survey. Any discrepancies in assessed acreages can be addressed locally or through the Fire Suppression Resources Management Section of the Forest Protection Bureau, Florida Forest Service.

Fire Resources

The mission of the Florida Forest Service's Forest Protection Bureau is to provide an adequate level of fire protection to meet threats to life, forest, wild land resources, and other related values-at-risk.

To accomplish these goals the Florida Forest Service (FFS) employs highly trained and professional wildland firefighters and continues to maintain an outstanding working relationship with Citrus County Fire Rescue and utilizes a comprehensive communications network linking emergency services for a more efficient operation.

The Florida Forest Service employs one Forest Area Supervisor, three Senior Forest Rangers and seven Forest Rangers in Citrus County. Forest Rangers are assigned to fire control duties. Fire personnel are assigned to a rotating seven days a week work schedule and at a minimum, one ranger is on call for fires that occur after normal business hours. Other duties that rangers provide in Citrus County include enforcing burn laws, prescribed burning on state lands, landowner assists, mitigation burning on private land and fire prevention education.

In Citrus County, the FFS utilizes four transports carrying firefighting dozers with plows. Additionally, there are four 350-gallon Type VI engines and one 200-gallon brush patrols stationed throughout the County. Fire suppression equipment is located at Inverness Fire Tower, Homosassa Forestry Site, Crystal River Tower, and Two Mile Prairie for prompt initial response to wildfires.



FFS uses a fixed wing aircraft for fire detection routinely throughout the year. Our fixed wing aircraft also provides aerial tactical assistance with wildfire suppression efforts by locating access routes and by identifying structures in need of protection. The FFS has four Type II fire suppression helicopters and two type III helicopters located throughout the state. The closest helicopter to Citrus County is stationed in Ocala and has a 30-minute response time.

In addition, the FFS has resources throughout the state that can be utilized in Citrus County on an as needed basis. The FFS regularly utilizes FFS resources from adjacent counties when needed.

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Wildfire Activity

The Withlacoochee Forestry Center (WFC) encompasses five counties in Central Florida; Citrus, Hernando, Lake, Pasco, and Sumter, takes pride in its efforts to suppress and prevent wildfires. Aggressive fire suppression, vigilant fire detection, effective fire prevention and an active control burn program along with favorable fire weather conditions greatly reduces the number and size of wildfires.

In FY2020-2021, in Citrus County, 46 wildfires were suppressed that burned a total of 212.7 acres. Of these wildfires, 36 were human caused, two were from lightning, and eight were from unknown causes. These numbers indicate why the FFS places a high emphasis on fire prevention programs. Our on-going fire prevention efforts are crucial to limiting the number of carelessly caused wildfires. Wildfire resulted in the loss of 0 homes or businesses in Citrus County. Statewide, the Florida Forest Service responded to 2,296 wildfires totaling 69,840.1 acres burned.



Statewide, the FY2020-2021 wildfire season in Florida was more active than the FY2018-2019 season, with a 62% increase in the number of wildfires and a 9% increase in the acreage burned.

Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

Table 1 illustrates the number of wildfires in Citrus County (where FFS units responded) and acreage burned over the past two years as compared to the 10-year average.

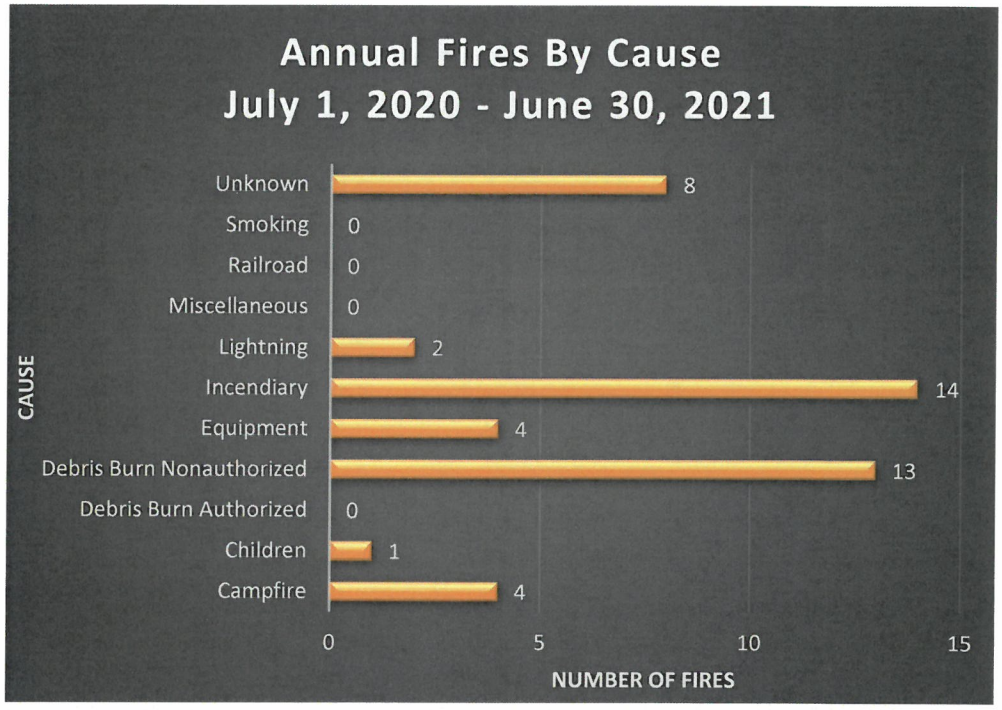
TABLE 1. WILDFIRE CAUSES

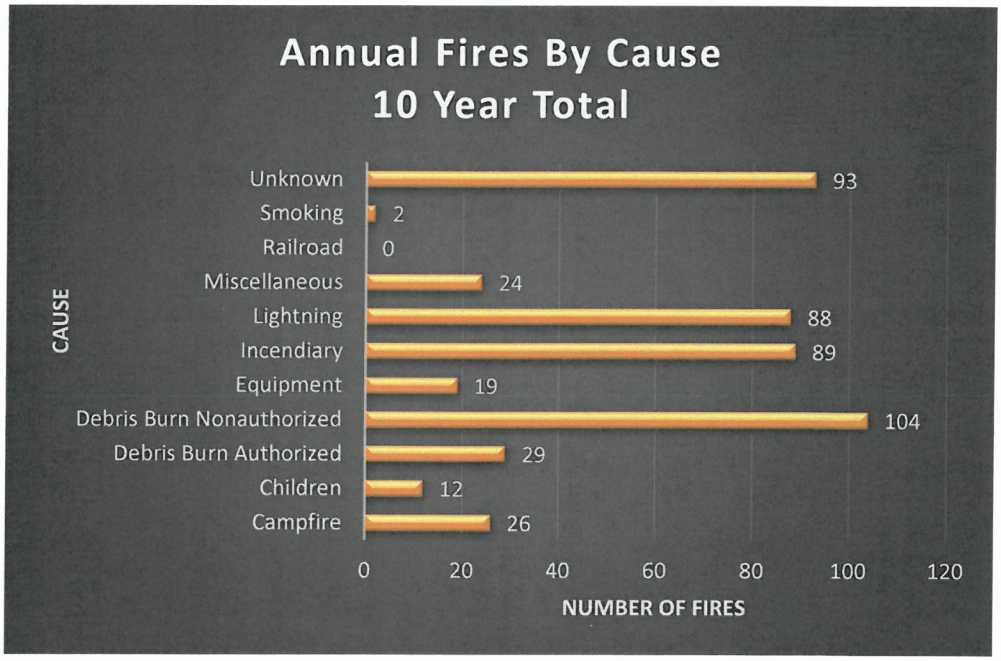
Cause	*2020-2021*		*2019-2020 (Previous Year)*		*10 Year Average*	
	Number of Fires	ACRES	Number of Fires	ACRES	Number of Fires	ACRES
Campfire	4	7.3	0	0	2.6	11.79
Children	1	0.2	0	0	1.2	5.59
Equipment	4	10.1	0	0	1.9	9.14
Debris Burn	13	71.2	8	36.36	13.3	184.62
Incendiary	14	88.2	3	13.64	8.9	114.88
Lightning	2	5	6	27.27	8.8	252.29
Misc	0	0	0	0	2.4	11.04
Smoking	0	0	0	0	0.2	2.35
Unknown	8	30.7	5	22.73	9.3	150.52
Total	**46**	**212.7**	**22**	**100**	**48.6**	**742.22**

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The following figure illustrates the wildfire occurrence by cause in Citrus County in FY2020-2021 and the 10-year total. These are fires that FFS responded to and do not include wildfires that Citrus County Fire Rescue extinguished without assistance.

Figure 1

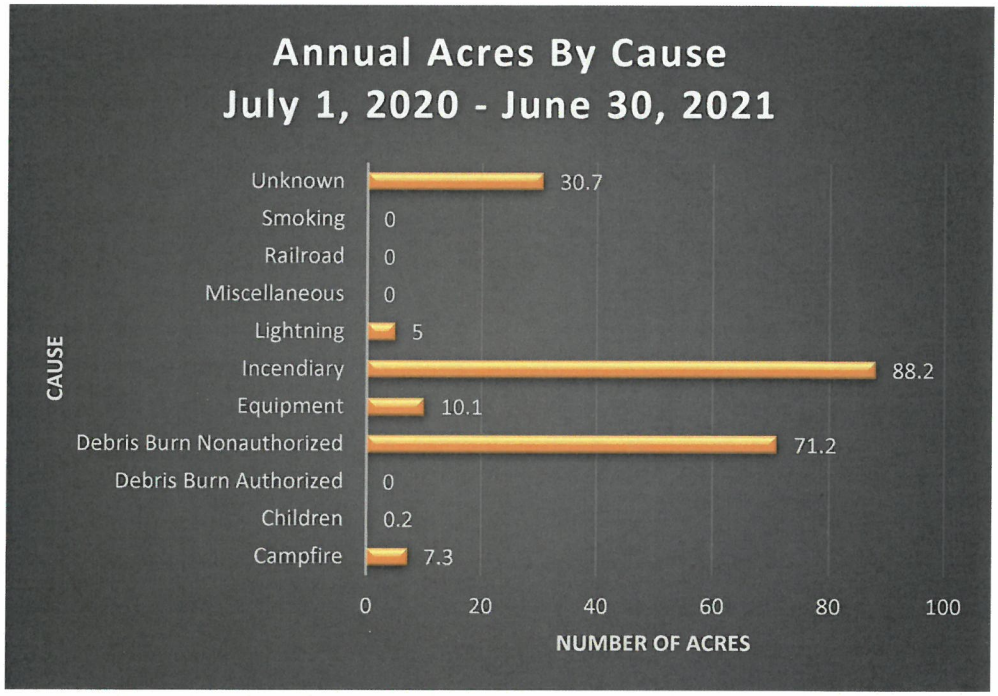


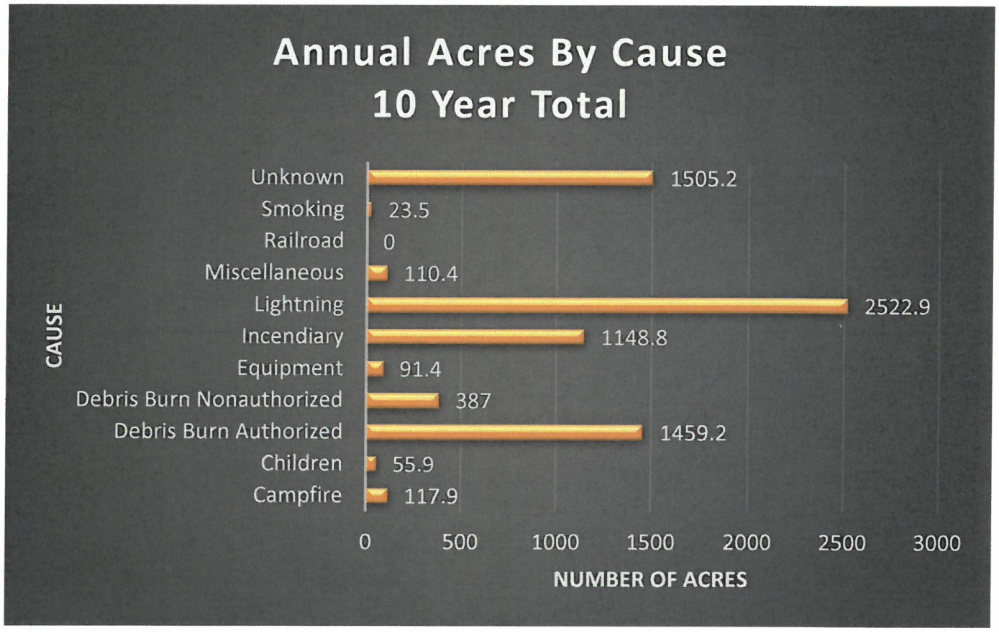


Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

The following figure illustrates the acres burned by cause in Citrus County in FY2020-2021 and the 10-year total. These are fires that FFS responded to, and do not include wildfires that Citrus County Fire Rescue extinguished without assistance.

Figure 2





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Open Burning

The Florida Forest Service oversees one of the most active and progressive prescribed fire programs in the country.

Prescribed fire is one of the most versatile and cost-effective tools land managers use. Prescribed fire is used to reduce hazardous fuel buildups, thus providing increased protection to people, their homes and the forest. Other uses include disease control in young pines, improving habitat for wildlife, range management, preservation of endangered plant and animal species and the maintenance of fire dependent ecosystems.

The Florida Forest Service provides fireline construction and prescribed burning assistance to the residents of Citrus County. This service reduces fuel build-up and minimizes the impacts of wildfire. In FY2020-2021, the Florida Forest Service prescribed burned 12,969 acres within Citrus County, reducing dangerous fuel loads on the forest and private properties that could otherwise have fueled dangerous wildfires.

The Florida Forest Service is responsible for regulating and issuing burn authorizations for open burning. FFS is committed to the continued training of local broadcast and land clearing pile burners, and to continually ensure the integrity and professionalism of the outdoor burning program here and throughout the state. During FY2020-2021, 982 burning authorizations were issued in Citrus County for burning 18,355 acres and 2,452 piles.

FFS requires good smoke management on pile burns and prescribed burns. The Forest Area Supervisor monitors all open burning in smoke sensitive areas ensuring the smoke from these fires do not create problems. Burning can be restricted or stopped when atmospheric conditions are not conducive to good smoke dispersion. In instances where required distance setbacks are in question or smoke sensitivity is a concern, FFS personnel complete a pre-burn on-site inspection. Additionally, in any instance where an individual is found negligent with the application of an outdoor fire, a Notice of Violation (NOV) is issued to that person by Florida Forest Service personnel. A Notice to Appear can be issued by our Department of Agriculture and Consumer Services' Office of Agricultural Law Enforcement officers.

Florida Forest Service performed on-site inspections and/or compliance checks for individuals wanting to perform agricultural, silvicultural and or/pile burns in Citrus County when needed. The Florida Forest Service also investigated smoke complaints received from individuals or organizations

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The following figure shows authorizations by burn type for FY2020-2021 in Citrus County.

Figure 3

Burn Type	Authorized Fires	Authorized Acres	Authorized Piles
Agricultural--Pasture	625	7,796	1,720
Agricultural--Range management	3	42	1
Agricultural--Stubble (post harvest)	24	0	34
Agricultural--Sugarcane	0	0	0
Agriculture--Citrus	0	0	0
Land clearing--Non-residential--With ACI	48	0	56
Land clearing--Non-residential--Without ACI	139	2	475
Land clearing--Residential--With ACI	0	0	0
Land clearing--Residential--Without ACI	106	4	164
Silvicultural--Disease control	0	0	0
Silvicultural--Ecological	23	6,887	0
Silvicultural--Hazard removal	10	2,821	2
Silvicultural--Other	0	0	0
Silvicultural--Prior to seed	0	0	0
Silvicultural--Site preparation	1	290	0
Silvicultural--Wildlife	3	513	0
Total	982	18,355	2,452

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Fire Prevention and Education

Wildfires can cause major environmental, social and economic damages. The loss of timber, wildlife habitat, homes and even lives may result from a devastating wildfire. The wildfire that does not start is the one that does not have to be fought. Education and Prevention is a primary goal of the FFS to reduce the number of human caused fires in the County and the State. Even though Florida is the lightning capital of the world, arson and escaped debris burning are still the two main causes of wildfires in Florida. Florida's fire dependent ecosystems, year-round fire season and influx of new residents pose a challenge to wildland fire fighters in their attempt to continually educate Floridians and visitors about wildfire danger in Florida.

In Florida and across much of the country, wildfires are a very serious threat to many homes and businesses. This threat can be dealt with in two different ways: suppression and prevention. For suppression efforts, the Florida Forest Service works closely with the Citrus County Fire Rescue to ensure that we protect the citizens of Citrus County through a mutual aid agreement. It is imperative that we also direct attention to the *prevention* of wildfires and their resulting damage. The FFS will continue to lead these efforts through educational programs in our local schools and communities. The Florida Forest Service has several education and mitigation programs aimed at reducing all types of human caused fire.

Public Programs

Fire Prevention support to county citizens was provided in several joint public education and wildfire prevention outreach programs with the Citrus County School System, Citrus County Fire Rescue, local businesses and churches, and Citrus County municipalities. In Citrus County during FY2020-2021, FFS was involved in over 15 school and public education programs.

The following is a list of some of the above-mentioned programs. Smokey Bear Fire Prevention programs at Inverness Christmas parade, Citrus County Fair, Crystal River Christmas parade, St. Patrick's Day in Inverness, Tunk or Treat and Fire Prevention Week in schools.

The FFS will continue to offer classes to the public who burn piles frequently. These classes prepare citizens to become Certified Pile Burners. Educating the pile burners about the hazards associated with open burning will continue to be a top priority for the Florida Forest Service.



Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

Mitigation and Landowner Assist

Fire is a natural part of almost all of our Florida ecosystems, so there will always be wildfires. When there are periods of extended drought, risk of catastrophic wildfire like we had in 1998 become a reality. Because of the number of Floridians who now live in the wildland/urban interface, it doesn't take a severe fire year to put homes at risk. Almost every time a wildfire occurs, homes or structures of some type are threatened.

The goal is to manage our Florida forests and wildlands so that when wildfires do occur, they are not as intense and are easier to control. This means taking action to reduce accumulated vegetation (wildland fuel), before wildfires occur. The most economical and most effective way to reduce vegetative build-up is through prescribed burning. Prescribed fire mimics the natural role of fire and helps perpetuate the plant communities and wildlife species that keep our ecosystems healthy. Most importantly, prescribed fire helps reduce the chance of a disastrous wildfire.

Over the past fifty years, more and more Floridians have moved out of our cities to build homes and businesses in outlying fringe areas known as the wildland/urban interface (WUI). In fact, almost 1/3 of our population now lives in interface areas where structures intermingle with forests and wildlands. Citrus County is no exception. Many residents here don't realize they may live too close to nature and that they may in fact be living on the edge of a wildfire disaster.

The Florida Forest Service has developed a comprehensive Wildfire Mitigation Program to help reduce the threat of wildfires to homes and businesses that are adjacent to wildlands.

Steps involved are:

- To determine which communities are at risk for wildfires.
- To determine which fuel treatment is most appropriate (mowing, establishing fire lines, or prescribed burning).
- To treat the fuels.
- To verify effectiveness and follow up with future treatments if necessary.

These activities are carried out on both public and private land.

County Wildfire Protection Plan

A major milestone in long term fire prevention occurred when the Citrus County Local Mitigation Strategy (LMS) Committee and the Board of County Commissioners supported the Florida Forest Service proposal to plan and implement a Community Wildfire Protection Plan (CWPP). This plan will include all wildlands in Citrus County and describes the current wildfire risks to homes and businesses in these risk areas. The Withlacoochee Forestry Center now has all five of its counties under a (CWPP) and is the first district in the State to do so.

Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

Firewise Program

Firewise Communities/USA is program which recognizes communities or neighborhoods that demonstrate the spirit, resolve and willingness to take responsibility as a partner in wildfire protection. Firewise Communities/USA is a way to help prevent and reduce losses to wildland/urban interface fire and foster community participation in applying Firewise principles. The program is administered in Florida by the Florida Forest Service. This program requires a strong desire for a community or subdivision to become Firewise and the willingness to partner with the FFS to help reduce wildfire risk.

Arson Awareness

Arson fires can be dealt with in a number of ways. In instances where a pattern is established in a specific geographic area, a door-to-door campaign might be used to increase community awareness of the situation. In other instances, media assistance might be required to bring attention to a more general situation. "Arson Alert" posters like the one at right might also be posted by Florida Forest Service officials in high visibility areas. Without exception, all incendiary wildfires are reported to the Office of Agricultural Law Enforcement for investigation.



All Hazard Emergency Response

Many employees of the Florida Forest Service are formally trained and qualified in the National Incident Command System (ICS). This system works nationally to provide for all risk management and has proven very valuable during emergency situations. Our employees will continue to play a major role in the future activities and needs of emergency services. The FFS works closely with all emergency services of Citrus County to ensure that efficient safe emergency operations are provided. Each of our trained personnel can participate in relief efforts during major emergencies in the state and throughout the nation. It is not uncommon for personnel to aid in other states when needed. This year Florida Forest Service personal deployed to North West Florida in response to hurricane Michael. They assisted in search and rescue, road clearing and assisting many local communities in North West Florida.

Citrus County Forest Area Supervisor

The Forest Area Supervisor for Citrus County is Jason Packard, Jason has been with the Florida Forest Service since March of 2008. He started his career as a Forest Ranger in Okeechobee County, then in March of 2009 he was able to transfer back to the Withlacoochee Forestry Center. He was promoted to Forest Area Supervisor of Sumter County in November 2017 and transferred to the Citrus County FAS November of 2018. He currently serves as a Division Supervisor on the Florida Incident Management Gold Team and the Federal Blue Team.

Jason.Packard@FDACS.gov

Attachment: SKM_C75921100415400 (18484 : Acknowledge Receipt Annual Report Fire Management Program & Cooperative Forestry

Conclusion

The primary goal of the CFA project in Citrus County for the new fiscal year remains unchanged. Through the office of the CFA Forester, the Florida Forest Service will continue to increase the visibility of the forestry related services provided to the citizens of Citrus County. Through this exposure, more people will be made aware of the value and importance of timber production and natural resource management.

The Florida Forest Service is proud of the investment it has made in the natural resources of Citrus County and its ability to assist the residents of the county. Fire prevention and suppression will continue to be a major focus of this agency due to an ever-increasing population. Through the Cooperative Forestry Agreement, the Florida Forest Service will continue to provide sound forest management advice to both the citizens and local governments of Citrus County.

It is our policy to maintain an effective level of service and make any necessary improvements as needs are identified to serve the citizens of Citrus County. For that reason, the Board of County Commissioners of Citrus County is requested to provide comments or suggestions to assist the Florida Forest Service in providing the best service possible.

Respectfully Submitted,

Jason Packard
Forest Area Supervisor
Florida Forest Service
Withlacoochee District
352-797-4131

Bobby Cahal
CFA Senior Forester
Florida Forest Service
Withlacoochee District
352-726-4775

Keith Mousel
Center Manager
Florida Forest Service
Withlacoochee Forestry Center
352-797-4116

Mike Penn
WFC Operations Administrator
Florida Forest Service
Withlacoochee Forestry Center
352-797-4134

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AGENDA MEMORANDUM

FROM:	Traci Phillips, Chief of Staff
SUBJECT:	County Warrants
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Per Florida Statute 136.06 warrants or check registers shall be recorded in the minutes of the Board, therefore, attached are the County warrants paid during September of 2021.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

Accept the attached check registers outlining the County warrants.

SELECTION CRITERIA: transact.ck_date between '20210901 00:00:00.000' and '20210930 00:00:00.000'
ACCOUNTING PERIOD: 1/22

FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5358ARE	0099 8/25/21	0.00	216.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5345APC	0099 8/25/21	0.00	200.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5345ARE	0099 8/25/21	0.00	396.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5326ARE	0099 8/25/21	0.00	238.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5347AHM	0099 8/25/21	0.00	102.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5347APC	0099 8/25/21	0.00	57.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5358ARE	0100 8/30/21	0.00	216.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5345APC	0100 8/30/21	0.00	200.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5345ARE	0100 8/30/21	0.00	396.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5326ARE	0100 8/30/21	0.00	238.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5347AHM	0100 8/30/21	0.00	102.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5347APC	0100 8/30/21	0.00	57.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5358ARE	0101 9/2/21	0.00	72.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5345APC	0101 9/2/21	0.00	80.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5345ARE	0101 9/2/21	0.00	180.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5326ARE	0101 9/2/21	0.00	68.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5347AHM	0101 9/2/21	0.00	51.00
101000	485092	09/09/21	25027	ABILITY CARE SERVICES IN	5347APC	0101 9/2/21	0.00	19.00
TOTAL CHECK							0.00	2,888.00
101000	485093	09/09/21	24991	ALAN FORINO	5351A	8/6-27/21 MILEAGE	0.00	3.66
101000	485093	09/09/21	24991	ALAN FORINO	5348AHD	8/6-27/21 MILEAGE	0.00	21.95
101000	485093	09/09/21	24991	ALAN FORINO	5345AHD	8/6-27/21 MILEAGE	0.00	7.32
TOTAL CHECK							0.00	32.93
101000	485094	09/09/21	25153	ALDANA CONTRACTING LLC	450	RFND PERMIT 2021-03658	0.00	635.00
101000	485094	09/09/21	25153	ALDANA CONTRACTING LLC	451	RFND PERMIT 2021-03658	0.00	510.00
101000	485094	09/09/21	25153	ALDANA CONTRACTING LLC	451A	RFND PERMIT 2021-03658	0.00	875.00
TOTAL CHECK							0.00	2,020.00
101000	485095	09/09/21	2029	AMAZON.COM INC	5703-603	836769644448 8/23/21	0.00	984.99
101000	485095	09/09/21	2029	AMAZON.COM INC	5703-603	66534576845 8/23/21	0.00	2,092.50
TOTAL CHECK							0.00	3,077.49
101000	485096	09/09/21	26632	ANCHOR TITLE SERVICES LL	001	RFND RESEARCH REQUEST	0.00	100.00
101000	485097	09/09/21	18437	CENTRAL FLORIDA GAS	2670	0525492-5 8/23/21	0.00	79.95
101000	485097	09/09/21	18437	CENTRAL FLORIDA GAS	2670	0525498-2 8/23/21	0.00	39.99
101000	485097	09/09/21	18437	CENTRAL FLORIDA GAS	2670	0525489-1 8/23/21	0.00	33.98
101000	485097	09/09/21	18437	CENTRAL FLORIDA GAS	2670	0332614-7 8/24/21	0.00	19.00
101000	485097	09/09/21	18437	CENTRAL FLORIDA GAS	2670	0514663-4 8/24/21	0.00	46.32
101000	485097	09/09/21	18437	CENTRAL FLORIDA GAS	2670	0514657-6 8/24/21	0.00	46.32
101000	485097	09/09/21	18437	CENTRAL FLORIDA GAS	2670	0376707-6 8/24/21	0.00	30.18
101000	485097	09/09/21	18437	CENTRAL FLORIDA GAS	6102	0315000-0 8/24/21	0.00	84.64
101000	485097	09/09/21	18437	CENTRAL FLORIDA GAS	2670	0322413-6 8/24/21	0.00	358.35
101000	485097	09/09/21	18437	CENTRAL FLORIDA GAS	6102	0321964-9 8/24/21	0.00	210.00
101000	485097	09/09/21	18437	CENTRAL FLORIDA GAS	3225	0514666-7 8/24/21	0.00	42.03
101000	485097	09/09/21	18437	CENTRAL FLORIDA GAS	5106	0378001-2 8/23/21	0.00	107.51
TOTAL CHECK							0.00	1,098.27
101000	485098	09/09/21	24564	COLLEGE OF CENTRAL FLORI	3200	6729C 8/23/21	0.00	6,915.84

Attachment: County Warrants September 2021 (18473 : County Warrants)

SELECTION CRITERIA: transact.ck_date between '20210901 00:00:00.000' and '20210930 00:00:00.000'
ACCOUNTING PERIOD: 1/22

FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485099	09/09/21	26629	DAVID BARDWELL	450	1592015042 UTIL RFND	0.00	12.92
101000	485100	09/09/21	26631	DAWN DINEEN	6212	LOST BK RFND 6/25/21	0.00	20.00
101000	485101	09/09/21	26157	DAYNA PETERSON	5345AHD	8/9/21 MILEAGE	0.00	1.14
101000	485101	09/09/21	26157	DAYNA PETERSON	5348AHD	8/9/21 MILEAGE	0.00	9.10
TOTAL CHECK							0.00	10.24
101000	485102	09/09/21	26158	DEANNA SMITH	5348AHD	8/26/21 MILEAGE	0.00	2.82
101000	485102	09/09/21	26158	DEANNA SMITH	5351A	8/26/21 MILEAGE	0.00	5.64
TOTAL CHECK							0.00	8.46
101000	485106	09/09/21	21092	DUKE ENERGY	6212	79266 92281 8/25/21	0.00	2,601.54
101000	485106	09/09/21	21092	DUKE ENERGY	3200	05483 66525 8/25/21	0.00	428.16
101000	485106	09/09/21	21092	DUKE ENERGY	9000	75950 80360 8/25/21	0.00	717.92
101000	485106	09/09/21	21092	DUKE ENERGY	3200	53922 75512 8/25/21	0.00	793.91
101000	485106	09/09/21	21092	DUKE ENERGY	2670	79592 13512 8/25/21	0.00	186.74
101000	485106	09/09/21	21092	DUKE ENERGY	6102	83194 94176 8/25/21	0.00	21.69
101000	485106	09/09/21	21092	DUKE ENERGY	6102	83512 18201 8/25/21	0.00	26.14
101000	485106	09/09/21	21092	DUKE ENERGY	6102	69961 50439 8/16/21	0.00	671.69
101000	485106	09/09/21	21092	DUKE ENERGY	6102	65118 09426 8/23/21	0.00	17.87
101000	485106	09/09/21	21092	DUKE ENERGY	4102	31800 33115 8/23/21	0.00	19.01
101000	485106	09/09/21	21092	DUKE ENERGY	9000	65989 30151 8/23/21	0.00	21.20
101000	485106	09/09/21	21092	DUKE ENERGY	6102	94183 83266 8/23/21	0.00	22.18
101000	485106	09/09/21	21092	DUKE ENERGY	9000	07135 21389 8/19/21	0.00	23.31
101000	485106	09/09/21	21092	DUKE ENERGY	4102	93740 09434 8/19/21	0.00	30.81
101000	485106	09/09/21	21092	DUKE ENERGY	4102	36453 70086 8/19/21	0.00	33.18
101000	485106	09/09/21	21092	DUKE ENERGY	4102	61050 93478 8/19/21	0.00	40.73
101000	485106	09/09/21	21092	DUKE ENERGY	4102	26679 64072 8/23/21	0.00	42.88
101000	485106	09/09/21	21092	DUKE ENERGY	4102	96876 11293 8/23/21	0.00	46.33
101000	485106	09/09/21	21092	DUKE ENERGY	4102	42084 32431 8/23/21	0.00	52.01
101000	485106	09/09/21	21092	DUKE ENERGY	6102	67570 50110 8/19/21	0.00	62.35
101000	485106	09/09/21	21092	DUKE ENERGY	4102	10747 50352 8/23/21	0.00	113.74
101000	485106	09/09/21	21092	DUKE ENERGY	6102	80758 43344 8/19/21	0.00	191.35
101000	485106	09/09/21	21092	DUKE ENERGY	7119A	64921 43492 8/23/21	0.00	192.98
101000	485106	09/09/21	21092	DUKE ENERGY	4102	80865 26498 8/23/21	0.00	72.29
101000	485106	09/09/21	21092	DUKE ENERGY	7119B	43943 53527 8/23/21	0.00	414.83
101000	485106	09/09/21	21092	DUKE ENERGY	6102	18106 78562 8/19/21	0.00	1,062.17
101000	485106	09/09/21	21092	DUKE ENERGY	6212	14426 78749 8/23/21	0.00	1,732.62
101000	485106	09/09/21	21092	DUKE ENERGY	6212	53914 95136 8/19/21	0.00	2,773.84
101000	485106	09/09/21	21092	DUKE ENERGY	3200	42521 08431 8/23/21	0.00	778.82
101000	485106	09/09/21	21092	DUKE ENERGY	2670	25872 36282 8/19/21	0.00	7,604.41
101000	485106	09/09/21	21092	DUKE ENERGY	7112	87186 50865 8/23/21	0.00	16,692.01
101000	485106	09/09/21	21092	DUKE ENERGY	6102	29275 78454 8/19/21	0.00	201.06
101000	485106	09/09/21	21092	DUKE ENERGY	9000	91344 77169 8/19/21	0.00	207.49
101000	485106	09/09/21	21092	DUKE ENERGY	3200	26397 05303 8/19/21	0.00	332.02
101000	485106	09/09/21	21092	DUKE ENERGY	3200	14016 00254 8/19/21	0.00	728.97
101000	485106	09/09/21	21092	DUKE ENERGY	2670	72218 03011 8/23/21	0.00	15.64
101000	485106	09/09/21	21092	DUKE ENERGY	4102	70878 25471 8/19/21	0.00	15.64
101000	485106	09/09/21	21092	DUKE ENERGY	9000	80253 02521 8/23/21	0.00	15.85
101000	485106	09/09/21	21092	DUKE ENERGY	9000	93602 75117 8/23/21	0.00	16.36
101000	485106	09/09/21	21092	DUKE ENERGY	4102	79873 75410 8/23/21	0.00	16.36

Attachment: County Warrants September 2021 (18473 : County Warrants)

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ACCOUNTING PERIOD: 1/22

FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485106	09/09/21	21092	DUKE ENERGY	5746DP	90913 85553 8/17/21	0.00	12.42
101000	485106	09/09/21	21092	DUKE ENERGY	9000	58111 75162 8/12/21	0.00	15.85
101000	485106	09/09/21	21092	DUKE ENERGY	4102	85680 36357 9/11/21	0.00	42.95
101000	485106	09/09/21	21092	DUKE ENERGY	4102	13078 21522 8/11/21	0.00	61.35
101000	485106	09/09/21	21092	DUKE ENERGY	4102	35111 99280 8/11/21	0.00	66.02
101000	485106	09/09/21	21092	DUKE ENERGY	4102	03770 49253 8/11/21	0.00	70.27
101000	485106	09/09/21	21092	DUKE ENERGY	6102	01468 24240 8/12/21	0.00	15.64
101000	485106	09/09/21	21092	DUKE ENERGY	9000	59006 49555 8/12/21	0.00	15.64
101000	485106	09/09/21	21092	DUKE ENERGY	9000	49777 14117 8/12/21	0.00	16.00
101000	485106	09/09/21	21092	DUKE ENERGY	6102	42351 16484 8/12/21	0.00	32.69
101000	485106	09/09/21	21092	DUKE ENERGY	4102	66626 40302 8/12/21	0.00	41.37
101000	485106	09/09/21	21092	DUKE ENERGY	7117	84248 16060 8/12/21	0.00	259.71
101000	485106	09/09/21	21092	DUKE ENERGY	7125	58065 92106 8/12/21	0.00	297.53
101000	485106	09/09/21	21092	DUKE ENERGY	9000	98846 40572 8/13/21	0.00	15.64
101000	485106	09/09/21	21092	DUKE ENERGY	9000	47684 43334 8/13/21	0.00	15.64
101000	485106	09/09/21	21092	DUKE ENERGY	6102	02452 71532 8/13/21	0.00	15.64
101000	485106	09/09/21	21092	DUKE ENERGY	6102	75755 11346 8/16/21	0.00	15.64
101000	485106	09/09/21	21092	DUKE ENERGY	9000	29198 36107 8/13/21	0.00	15.78
101000	485106	09/09/21	21092	DUKE ENERGY	9000	90583 96534 8/13/21	0.00	15.85
101000	485106	09/09/21	21092	DUKE ENERGY	9000	27061 33184 8/13/21	0.00	15.85
101000	485106	09/09/21	21092	DUKE ENERGY	9000	46658 86577 8/13/21	0.00	15.85
101000	485106	09/09/21	21092	DUKE ENERGY	9000	69156 65455 8/13/21	0.00	15.85
101000	485106	09/09/21	21092	DUKE ENERGY	6102	94261 80199 8/13/21	0.00	15.88
101000	485106	09/09/21	21092	DUKE ENERGY	6102	85529 79029 8/13/21	0.00	16.01
101000	485106	09/09/21	21092	DUKE ENERGY	6102	33323 78250 8/13/21	0.00	17.87
101000	485106	09/09/21	21092	DUKE ENERGY	4102	65348 31104 8/18/21	0.00	19.01
101000	485106	09/09/21	21092	DUKE ENERGY	4102	13872 29031 8/18/21	0.00	23.35
101000	485106	09/09/21	21092	DUKE ENERGY	9000	17270 79586 8/17/21	0.00	32.19
101000	485106	09/09/21	21092	DUKE ENERGY	4102	68475 22389 8/18/21	0.00	36.41
101000	485106	09/09/21	21092	DUKE ENERGY	4102	78660 39328 8/18/21	0.00	36.41
101000	485106	09/09/21	21092	DUKE ENERGY	4102	01678 65063 8/18/21	0.00	36.41
101000	485106	09/09/21	21092	DUKE ENERGY	4102	98511 07017 8/13/21	0.00	38.22
101000	485106	09/09/21	21092	DUKE ENERGY	4102	70967 92298 8/13/21	0.00	46.40
101000	485106	09/09/21	21092	DUKE ENERGY	7114	63335 13729 8/13/21	0.00	131.74
101000	485106	09/09/21	21092	DUKE ENERGY	7124	89091 59386 8/18/21	0.00	143.42
101000	485106	09/09/21	21092	DUKE ENERGY	7122	67762 16307 8/13/21	0.00	200.06
101000	485106	09/09/21	21092	DUKE ENERGY	6102	63515 14975 8/16/21	0.00	236.36
101000	485106	09/09/21	21092	DUKE ENERGY	9000	03312 11048 8/16/21	0.00	423.14
TOTAL CHECK							0.00	41,580.16
101000	485107	09/09/21	0688	FEDERAL EXPRESS CORPORA	9000	7-486-08428 8/31/21	0.00	8.39
101000	485108	09/09/21	907130	HISE ROOFING INC	466	2021-12441 8/31/21	0.00	200.00
101000	485108	09/09/21	907130	HISE ROOFING INC	466	2021-12441 8/31/21	0.00	4.00
101000	485108	09/09/21	907130	HISE ROOFING INC	466	RFND PERMIT 2021-12441	0.00	4.00
TOTAL CHECK							0.00	208.00
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	01104-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	01105-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	01398-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	01399-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	01800-00 8/31/21	0.00	22.10

Attachment: County Warrants September 2021 (18473 : County Warrants)

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	01867-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	02469-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00617-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00659-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00665-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00697-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00734-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00754-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00820-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00841-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00566-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00567-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00568-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	01018-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	01019-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00201-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00246-00 8/31/21	0.00	22.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00495-00 8/31/21	0.00	25.59
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	00849-00 8/31/21	0.00	25.59
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	6212	00581-00 8/31/21	0.00	41.88
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	6102	00477-00 8/31/21	0.00	45.37
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	3200	00288-00 8/31/21	0.00	49.10
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	02475-00 8/31/21	0.00	50.00
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	6102	00478-00 8/31/21	0.00	61.16
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	6102	00344-00 8/31/21	0.00	103.42
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	6102	00113-00 8/31/21	0.00	103.42
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	6102	00476-00 8/31/21	0.00	163.80
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	6212	00562-00 8/31/21	0.00	168.07
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	03071-00 8/31/21	0.00	909.88
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	03072-00 8/31/21	0.00	1,525.64
101000	485110	09/09/21	0969	HOMOSASSA SPECIAL WATER	9000	01103-00 8/31/21	0.00	22.10
TOTAL CHECK							0.00	3,781.22
101000	485111	09/09/21	21487	HOOPER FUNERAL HOMES INC	5350	PATTERSON 8/18/21	0.00	500.00
101000	485112	09/09/21	25311	KAREN LANDIN	5351A	8/4-11/21 MILEAGE	0.00	13.35
101000	485112	09/09/21	25311	KAREN LANDIN	5348AHD	8/4-11/21 MILEAGE	0.00	5.34
TOTAL CHECK							0.00	18.69
101000	485113	09/09/21	22569	CHARLES E KLEINER	5348AHD	8/2-30/21 MILEAGE	0.00	36.06
101000	485113	09/09/21	22569	CHARLES E KLEINER	5358AHD	8/2-30/21 MILEAGE	0.00	3.28
TOTAL CHECK							0.00	39.34
101000	485114	09/09/21	25282	LARRY & JULIE STREIT	5351A	8/2-30/21 MILEAGE	0.00	19.07
101000	485114	09/09/21	25282	LARRY & JULIE STREIT	5348AHD	8/2-30/21 MILEAGE	0.00	14.31
TOTAL CHECK							0.00	33.38
101000	485115	09/09/21	25907	LINDA & BILL FICK	5348AHD	8/6-20/21 MILEAGE	0.00	30.26
101000	485116	09/09/21	24903	MAX RUSSELL	5345AHD	8/3-31/21 MILEAGE	0.00	19.66
101000	485116	09/09/21	24903	MAX RUSSELL	5351A	8/3-31/21 MILEAGE	0.00	6.14
101000	485116	09/09/21	24903	MAX RUSSELL	5348AHD	8/3-31/21 MILEAGE	0.00	60.19

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485116	09/09/21	24903	MAX RUSSELL	5358AHD	8/3-31/21 MILEAGE	0.00	1.23
TOTAL CHECK							0.00	87.22
101000	485117	09/09/21	23795	BONNIE MCEWEN	5348AHD	8/13/21 MILEAGE	0.00	10.76
101000	485117	09/09/21	23795	BONNIE MCEWEN	5345AHD	8/13/21 MILEAGE	0.00	2.15
TOTAL CHECK							0.00	12.91
101000	485118	09/09/21	912357	MICHAEL DAVID HARTLEY	450	1901035855 UTIL RFND	0.00	150.31
101000	485119	09/09/21	25286	MICHELLE VERNAZZARO	5348AHD	7/2-26/21 MILEAGE	0.00	71.20
101000	485120	09/09/21	25288	MIKE BLASCHUM	5351A	8/16/21 MILEAGE	0.00	6.23
101000	485120	09/09/21	25288	MIKE BLASCHUM	5348AHD	8/16/21 MILEAGE	0.00	3.12
101000	485120	09/09/21	25288	MIKE BLASCHUM	5351A	8/24/21 MILEAGE	0.00	5.34
101000	485120	09/09/21	25288	MIKE BLASCHUM	5348AHD	8/24/21 MILEAGE	0.00	5.34
TOTAL CHECK							0.00	20.03
101000	485121	09/09/21	23788	RODNEY MILLNER	5348AHD	7/2-30/21 MILEAGE	0.00	88.61
101000	485121	09/09/21	23788	RODNEY MILLNER	5351A	7/2-30/21 MILEAGE	0.00	2.06
101000	485121	09/09/21	23788	RODNEY MILLNER	5345AHD	7/2-30/21 MILEAGE	0.00	4.12
TOTAL CHECK							0.00	94.79
101000	485122	09/09/21	23594	OLGA MOORE	5348AHD	8/24/21 MILEAGE	0.00	12.85
101000	485122	09/09/21	23594	OLGA MOORE	5351A	8/24/21 MILEAGE	0.00	1.84
TOTAL CHECK							0.00	14.69
101000	485123	09/09/21	18744	MSL PA	2101	136129 8/31/21	0.00	15,000.00
101000	485124	09/09/21	1433	OZELLO WATER ASSOC INC	6102	812 8/26/21	0.00	280.35
101000	485124	09/09/21	1433	OZELLO WATER ASSOC INC	2501	2323 8/26/21	0.00	51.00
101000	485124	09/09/21	1433	OZELLO WATER ASSOC INC	6102	801 8/26/21	0.00	127.50
101000	485124	09/09/21	1433	OZELLO WATER ASSOC INC	3200	739 8/26/21	0.00	25.50
101000	485124	09/09/21	1433	OZELLO WATER ASSOC INC	9000	1282 8/26/21	0.00	25.50
101000	485124	09/09/21	1433	OZELLO WATER ASSOC INC	9000	2521 8/26/21	0.00	25.50
101000	485124	09/09/21	1433	OZELLO WATER ASSOC INC	9000	2522 8/26/21	0.00	25.50
101000	485124	09/09/21	1433	OZELLO WATER ASSOC INC	9000	4598 8/26/21	0.00	25.50
101000	485124	09/09/21	1433	OZELLO WATER ASSOC INC	9000	4802 8/26/21	0.00	25.50
TOTAL CHECK							0.00	611.85
101000	485125	09/09/21	1433	OZELLO WATER ASSOC INC	9000	158 9/1/21	0.00	50.00
101000	485126	09/09/21	3109	PORTABLE PUMPING SYSTEMS	5212	29035 7/1/21	0.00	2,603.00
101000	485127	09/09/21	25312	RICHARD LEWIS	5351A	8/2-30/21 MILEAGE	0.00	8.05
101000	485127	09/09/21	25312	RICHARD LEWIS	5345AHD	8/2-30/21 MILEAGE	0.00	4.02
101000	485127	09/09/21	25312	RICHARD LEWIS	5348AHD	8/2-30/21 MILEAGE	0.00	88.50
TOTAL CHECK							0.00	100.57
101000	485128	09/09/21	25298	RITA SILVERS	5345AHD	8/2-30/21 MILEAGE	0.00	8.75
101000	485128	09/09/21	25298	RITA SILVERS	5348AHD	8/2-30/21 MILEAGE	0.00	43.76
TOTAL CHECK							0.00	52.51

Attachment: County Warrants September 2021 (18473 : County Warrants)

SELECTION CRITERIA: transact.ck_date between '20210901 00:00:00.000' and '20210930 00:00:00.000'
ACCOUNTING PERIOD: 1/22

FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485129	09/09/21	25995	ROBIN QUINN	5351A	7/20-8/13/21 MILEAGE	0.00	36.64
101000	485129	09/09/21	25995	ROBIN QUINN	5348AHD	7/20-8/13/21 MILEAGE	0.00	31.00
TOTAL CHECK							0.00	67.64
101000	485130	09/09/21	9423	ROCK CRUSHER CANYON CAMP	401	SW ASMT RFND 50655-01	0.00	106.85
101000	485131	09/09/21	22401	ROBERT J ROSE	5348AHD	8/9-30/21 MILEAGE	0.00	47.17
101000	485132	09/09/21	25381	SANDRA L CAMPISE	5348AHD	8/12/21 MILEAGE	0.00	7.63
101000	485132	09/09/21	25381	SANDRA L CAMPISE	5348AHD	8/9/21 MILEAGE	0.00	7.63
101000	485132	09/09/21	25381	SANDRA L CAMPISE	5351A	8/9/21 MILEAGE	0.00	1.27
101000	485132	09/09/21	25381	SANDRA L CAMPISE	5351A	8/12/21 MILEAGE	0.00	1.27
TOTAL CHECK							0.00	17.80
101000	485133	09/09/21	24357	SCHARFELD CARE SOLUTIONS	5326ARE	0035 8/23/21	0.00	362.25
101000	485133	09/09/21	24357	SCHARFELD CARE SOLUTIONS	5347APC	0035 8/23/21	0.00	78.75
101000	485133	09/09/21	24357	SCHARFELD CARE SOLUTIONS	5347APC	0036 8/30/21	0.00	42.00
101000	485133	09/09/21	24357	SCHARFELD CARE SOLUTIONS	5326ARE	0036 8/30/21	0.00	215.25
TOTAL CHECK							0.00	698.25
101000	485134	09/09/21	23930	SCOTT SCHULTZ	5348AHD	8/13/21 MILEAGE	0.00	9.49
101000	485134	09/09/21	23930	SCOTT SCHULTZ	5345AHD	8/13/21 MILEAGE	0.00	1.19
TOTAL CHECK							0.00	10.68
101000	485135	09/09/21	26589	SUZANNE J WARD	5351A	8/25/21 MILEAGE	0.00	3.79
101000	485135	09/09/21	26589	SUZANNE J WARD	5348AHD	8/25/21 MILEAGE	0.00	3.78
TOTAL CHECK							0.00	7.57
101000	485139	09/09/21	2031	W R E C	2670	1777715 8/26/21	0.00	662.85
101000	485139	09/09/21	2031	W R E C	2670	1777631 8/26/21	0.00	10,470.39
101000	485139	09/09/21	2031	W R E C	6102	1777723 8/27/21	0.00	30.92
101000	485139	09/09/21	2031	W R E C	9000	2080143 8/26/21	0.00	35.04
101000	485139	09/09/21	2031	W R E C	7115	1777565 8/26/21	0.00	81.75
101000	485139	09/09/21	2031	W R E C	9000	2080139 8/26/21	0.00	111.13
101000	485139	09/09/21	2031	W R E C	2670	1777702 8/26/21	0.00	181.23
101000	485139	09/09/21	2031	W R E C	2670	1777548 8/26/21	0.00	302.26
101000	485139	09/09/21	2031	W R E C	4102	1777716 8/26/21	0.00	53.80
101000	485139	09/09/21	2031	W R E C	4102	1777717 8/26/21	0.00	59.86
101000	485139	09/09/21	2031	W R E C	6102	1777531 8/26/21	0.00	427.93
101000	485139	09/09/21	2031	W R E C	2670	1777720 8/26/21	0.00	437.31
101000	485139	09/09/21	2031	W R E C	7113	1777585 8/26/21	0.00	993.51
101000	485139	09/09/21	2031	W R E C	3225	1777523 8/26/21	0.00	998.60
101000	485139	09/09/21	2031	W R E C	9000	2143271 8/27/21	0.00	35.63
101000	485139	09/09/21	2031	W R E C	9000	2143275 8/27/21	0.00	35.63
101000	485139	09/09/21	2031	W R E C	9000	2143281 8/27/21	0.00	35.63
101000	485139	09/09/21	2031	W R E C	9000	2143279 8/27/21	0.00	35.71
101000	485139	09/09/21	2031	W R E C	9000	2143276 8/27/21	0.00	35.80
101000	485139	09/09/21	2031	W R E C	9000	2143273 8/27/21	0.00	35.80
101000	485139	09/09/21	2031	W R E C	9000	2143268 8/27/21	0.00	35.80
101000	485139	09/09/21	2031	W R E C	9000	2143272 8/27/21	0.00	35.89
101000	485139	09/09/21	2031	W R E C	9000	2143270 8/27/21	0.00	35.97
101000	485139	09/09/21	2031	W R E C	9000	2143274 8/27/21	0.00	35.97

Attachment: County Warrants September 2021 (18473 : County Warrants)

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ACCOUNTING PERIOD: 1/22

FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485139	09/09/21	2031	W R E C	9000	2143264 8/27/21	0.00	36.14
101000	485139	09/09/21	2031	W R E C	9000	2143266 8/27/21	0.00	36.14
101000	485139	09/09/21	2031	W R E C	9000	2143278 8/27/21	0.00	37.33
101000	485139	09/09/21	2031	W R E C	3200	1777641 8/20/21	0.00	47.55
101000	485139	09/09/21	2031	W R E C	9000	1777656 8/27/21	0.00	48.94
101000	485139	09/09/21	2031	W R E C	9000	1777700 8/27/21	0.00	414.97
101000	485139	09/09/21	2031	W R E C	4150	1777569 8/27/21	0.00	908.46
101000	485139	09/09/21	2031	W R E C	4150	1777583 8/27/21	0.00	297.68
101000	485139	09/09/21	2031	W R E C	6102	1777653 8/27/21	0.00	44.77
101000	485139	09/09/21	2031	W R E C	9000	1777704 8/27/21	0.00	55.43
101000	485139	09/09/21	2031	W R E C	4102	1777639 8/27/21	0.00	64.12
101000	485139	09/09/21	2031	W R E C	2670	1777660 8/27/21	0.00	832.69
101000	485139	09/09/21	2031	W R E C	9000	1777638 8/27/21	0.00	948.79
101000	485139	09/09/21	2031	W R E C	9000	1777705 8/27/21	0.00	35.04
101000	485139	09/09/21	2031	W R E C	2670	1777637 8/27/21	0.00	36.32
101000	485139	09/09/21	2031	W R E C	4102	1777647 8/27/21	0.00	51.41
101000	485139	09/09/21	2031	W R E C	9000	1777642 8/27/21	0.00	82.81
101000	485139	09/09/21	2031	W R E C	6102	1777649 8/27/21	0.00	86.21
101000	485139	09/09/21	2031	W R E C	4102	1777570 8/27/21	0.00	44.59
101000	485139	09/09/21	2031	W R E C	2670	1777662 8/27/21	0.00	44.93
101000	485139	09/09/21	2031	W R E C	6102	1777657 8/27/21	0.00	62.98
101000	485139	09/09/21	2031	W R E C	9000	1777706 8/27/21	0.00	197.96
101000	485139	09/09/21	2031	W R E C	9000	1777618 8/27/21	0.00	274.74
101000	485139	09/09/21	2031	W R E C	4102	1777582 8/27/21	0.00	47.23
101000	485139	09/09/21	2031	W R E C	6102	1777533 8/27/21	0.00	59.91
101000	485139	09/09/21	2031	W R E C	9000	1777709 8/27/21	0.00	508.63
101000	485139	09/09/21	2031	W R E C	2670	1777604 8/27/21	0.00	751.93
101000	485139	09/09/21	2031	W R E C	9000	1777560 8/27/21	0.00	2,964.68
101000	485139	09/09/21	2031	W R E C	6102	1777601 8/27/21	0.00	35.04
101000	485139	09/09/21	2031	W R E C	9000	1777714 8/27/21	0.00	46.72
101000	485139	09/09/21	2031	W R E C	4102	1777581 8/27/21	0.00	49.28
101000	485139	09/09/21	2031	W R E C	9000	1777571 8/27/21	0.00	49.36
101000	485139	09/09/21	2031	W R E C	2670	1777578 8/27/21	0.00	53.47
101000	485139	09/09/21	2031	W R E C	9000	1777640 8/27/21	0.00	39.90
101000	485139	09/09/21	2031	W R E C	4102	1777615 8/27/21	0.00	46.04
101000	485139	09/09/21	2031	W R E C	9000	1777722 8/27/21	0.00	66.42
101000	485139	09/09/21	2031	W R E C	6102	1777630 8/27/21	0.00	243.80
101000	485139	09/09/21	2031	W R E C	2670	1777543 8/27/21	0.00	945.38
101000	485139	09/09/21	2031	W R E C	4102	1777636 8/27/21	0.00	85.19
101000	485139	09/09/21	2031	W R E C	9000	1777558 8/27/21	0.00	1,350.34
101000	485139	09/09/21	2031	W R E C	4102	1777622 8/27/21	0.00	48.77
101000	485139	09/09/21	2031	W R E C	9000	1777588 8/27/21	0.00	565.10
101000	485139	09/09/21	2031	W R E C	4102	1777587 8/27/21	0.00	36.06
101000	485139	09/09/21	2031	W R E C	9000	1777589 8/27/21	0.00	36.14
101000	485139	09/09/21	2031	W R E C	9000	1777606 8/27/21	0.00	35.89
101000	485139	09/09/21	2031	W R E C	4102	1777623 8/27/21	0.00	36.99
101000	485139	09/09/21	2031	W R E C	9000	1777607 8/27/21	0.00	47.75
101000	485139	09/09/21	2031	W R E C	4102	1777661 8/27/21	0.00	449.78
101000	485139	09/09/21	2031	W R E C	9000	1777620 8/27/21	0.00	46.04
101000	485139	09/09/21	2031	W R E C	9000	1777576 8/27/21	0.00	207.26
101000	485139	09/09/21	2031	W R E C	9000	1777574 8/27/21	0.00	224.92
101000	485139	09/09/21	2031	W R E C	9000	1777575 8/27/21	0.00	324.13

Attachment: County Warrants September 2021 (18473 : County Warrants)

SELECTION CRITERIA: transact.ck_date between '20210901 00:00:00.000' and '20210930 00:00:00.000'
ACCOUNTING PERIOD: 1/22

FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485139	09/09/21	2031	W R E C	9000	1777619 8/27/21	0.00	38.79
101000	485139	09/09/21	2031	W R E C	9000	1777584 8/27/21	0.00	37.08
101000	485139	09/09/21	2031	W R E C	9000	1777579 8/27/21	0.00	281.56
101000	485139	09/09/21	2031	W R E C	9000	1777580 8/27/21	0.00	54.91
101000	485139	09/09/21	2031	W R E C	9000	1777603 8/27/21	0.00	190.62
101000	485139	09/09/21	2031	W R E C	9000	1777644 8/27/21	0.00	50.82
101000	485139	09/09/21	2031	W R E C	7107	1777546 8/25/21	0.00	729.30
101000	485139	09/09/21	2031	W R E C	7121	1777645 8/25/21	0.00	526.20
101000	485139	09/09/21	2031	W R E C	2670	1777658 8/26/21	0.00	369.42
101000	485139	09/09/21	2031	W R E C	2670	1777729 8/19/21	0.00	709.51
101000	485139	09/09/21	2031	W R E C	2670	1777727 8/19/21	0.00	1,214.96
101000	485139	09/09/21	2031	W R E C	3200	1777724 8/19/21	0.00	1,294.30
101000	485139	09/09/21	2031	W R E C	2670	1777713 8/19/21	0.00	2,423.03
101000	485139	09/09/21	2031	W R E C	2670	1777556 8/20/21	0.00	35.29
101000	485139	09/09/21	2031	W R E C	2670	1777652 8/20/21	0.00	168.29
101000	485139	09/09/21	2031	W R E C	5212	1674330 8/23/21	0.00	66.51
101000	485139	09/09/21	2031	W R E C	4102	1777721 8/23/21	0.00	59.69
101000	485139	09/09/21	2031	W R E C	3200	1777612 8/23/21	0.00	644.51
101000	485139	09/09/21	2031	W R E C	7109	1777545 8/23/21	0.00	273.21
101000	485139	09/09/21	2031	W R E C	4102	1777710 8/17/21	0.00	106.01
101000	485139	09/09/21	2031	W R E C	7108	1777600 8/19/21	0.00	567.83
101000	485139	09/09/21	2031	W R E C	6102	2109733 8/19/21	0.00	37.68
101000	485139	09/09/21	2031	W R E C	7108A	1777701 8/19/21	0.00	69.25
101000	485139	09/09/21	2031	W R E C	2670	1777730 8/19/21	0.00	303.29
101000	485139	09/09/21	2031	W R E C	4102	1777719 8/19/21	0.00	56.95
101000	485139	09/09/21	2031	W R E C	4102	1777718 8/19/21	0.00	62.58
101000	485139	09/09/21	2031	W R E C	2670	1777725 8/19/21	0.00	41.34
101000	485139	09/09/21	2031	W R E C	9000	1777665 8/16/21	0.00	267.48
101000	485139	09/09/21	2031	W R E C	9000	1777671 8/16/21	0.00	35.89
101000	485139	09/09/21	2031	W R E C	9000	1777695 8/16/21	0.00	37.60
101000	485139	09/09/21	2031	W R E C	9000	1777666 8/16/21	0.00	88.36
101000	485139	09/09/21	2031	W R E C	9000	1777697 8/16/21	0.00	46.97
101000	485139	09/09/21	2031	W R E C	9000	1777679 8/16/21	0.00	51.24
101000	485139	09/09/21	2031	W R E C	9000	1777693 8/16/21	0.00	38.03
101000	485139	09/09/21	2031	W R E C	9000	1777680 8/16/21	0.00	46.38
101000	485139	09/09/21	2031	W R E C	9000	1777699 8/16/21	0.00	48.01
101000	485139	09/09/21	2031	W R E C	9000	1777676 8/16/21	0.00	74.79
101000	485139	09/09/21	2031	W R E C	9000	1777564 8/16/21	0.00	301.09
101000	485139	09/09/21	2031	W R E C	9000	1777609 8/16/21	0.00	699.71
101000	485139	09/09/21	2031	W R E C	9000	1777635 8/16/21	0.00	422.22
101000	485139	09/09/21	2031	W R E C	9000	1777696 8/16/21	0.00	74.36
101000	485139	09/09/21	2031	W R E C	9000	1777684 8/16/21	0.00	76.83
101000	485139	09/09/21	2031	W R E C	9000	1777683 8/16/21	0.00	55.94
101000	485139	09/09/21	2031	W R E C	9000	1777674 8/16/21	0.00	37.68
101000	485139	09/09/21	2031	W R E C	9000	1777694 8/16/21	0.00	47.15
101000	485139	09/09/21	2031	W R E C	9000	1777669 8/16/21	0.00	79.99
101000	485139	09/09/21	2031	W R E C	7123	1777643 8/16/21	0.00	122.52
101000	485139	09/09/21	2031	W R E C	9000	1777655 8/16/21	0.00	131.68
101000	485139	09/09/21	2031	W R E C	9000	1777677 8/16/21	0.00	3,969.42
101000	485139	09/09/21	2031	W R E C	9000	1777703 8/16/21	0.00	8,185.39
101000	485139	09/09/21	2031	W R E C	4102	1777552 8/16/21	0.00	36.06
101000	485139	09/09/21	2031	W R E C	9000	1777667 8/16/21	0.00	37.77

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485139	09/09/21	2031	W R E C	9000	1777698 8/16/21	0.00	45.95
101000	485139	09/09/21	2031	W R E C	9000	1777682 8/16/21	0.00	50.82
101000	485139	09/09/21	2031	W R E C	4102	1777536 8/16/21	0.00	57.21
101000	485139	09/09/21	2031	W R E C	9000	1777691 8/16/21	0.00	58.50
101000	485139	09/09/21	2031	W R E C	9000	1777681 8/16/21	0.00	103.28
101000	485139	09/09/21	2031	W R E C	9000	1777672 8/16/21	0.00	265.18
101000	485139	09/09/21	2031	W R E C	9000	1777673 8/16/21	0.00	37.60
101000	485139	09/09/21	2031	W R E C	9000	1777692 8/16/21	0.00	51.24
101000	485139	09/09/21	2031	W R E C	9000	1777678 8/16/21	0.00	57.38
101000	485139	09/09/21	2031	W R E C	6102	1777627 8/16/21	0.00	43.06
101000	485139	09/09/21	2031	W R E C	9000	2139668 8/16/21	0.00	43.83
101000	485139	09/09/21	2031	W R E C	9000	1777675 8/16/21	0.00	37.33
101000	485139	09/09/21	2031	W R E C	9000	1777668 8/16/21	0.00	38.11
101000	485139	09/09/21	2031	W R E C	4102	1777654 8/16/21	0.00	62.93
101000	485139	09/09/21	2031	W R E C	9000	2135641 8/16/21	0.00	35.04
101000	485139	09/09/21	2031	W R E C	9000	2135640 8/16/21	0.00	35.04
101000	485139	09/09/21	2031	W R E C	9000	2135637 8/16/21	0.00	35.04
101000	485139	09/09/21	2031	W R E C	9000	2135633 8/16/21	0.00	35.29
101000	485139	09/09/21	2031	W R E C	9000	2135639 8/16/21	0.00	35.80
TOTAL CHECK							0.00	55,850.68
101000	485140	09/09/21	25285	WILLIAM ALM	5348AHD	8/13/21 MILEAGE	0.00	9.79
101000	485141	09/09/21	26628	XBYTE TECHNOLOGIES INC	5703-603	INV9429968 8/20/21	0.00	684.81
101000	485142	09/09/21	26619	KENNETH R WILL	9000Z	SWR-0000000013 GRANT	0.00	1,255.00
101000	485143	09/09/21	913611	JUDITH MEDEIROS-ADAMS	450	1501189821 UTIL RFND	0.00	381.33
101000	485144	09/09/21	913610	SEAN & SUTIT ROBSON	450	1901031934 UTIL RFND	0.00	53.07
101000	485145	09/09/21	913612	SEAN TRIBBLE	450	1502665001 UTIL RFND	0.00	1,616.68
101000	485146	09/09/21	4125	BRIGHT HOUSE NETWORKS	2122	0050653741-01 8/28/21	0.00	139.00
101000	485147	09/09/21	17174	CENTURYLINK	2332-602	311818766 8/25/21	0.00	52.45
101000	485148	09/09/21	22344	CITRUS MEMORIAL HOSPITAL	2101A	HOSPITAL BILL 8/26/21	0.00	4,638.49
101000	485148	09/09/21	22344	CITRUS MEMORIAL HOSPITAL	2101A	HOSPITAL BILL 8/19/21	0.00	12,585.23
TOTAL CHECK							0.00	17,223.72
101000	485149	09/09/21	21092	DUKE ENERGY	6102	10182 28059 8/27/21	0.00	1,962.57
101000	485150	09/09/21	21092	DUKE ENERGY	2670	23469 06592 8/13/21	0.00	260.68
101000	485150	09/09/21	21092	DUKE ENERGY	4102	23469 06592 8/13/21	0.00	586.82
TOTAL CHECK							0.00	847.50
101000	485151	09/09/21	21092	DUKE ENERGY	4102	28441 14078 8/27/21	0.00	255.55
101000	485152	09/09/21	21092	DUKE ENERGY	2670	37194 56357 8/19/21	0.00	23,706.41
101000	485153	09/09/21	21952	INPATIENT CARE SPECIALIS	2101A	HOSPITAL BILL 8/11/21	0.00	289.92

Attachment: County Warrants September 2021 (18473 : County Warrants)

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485153	09/09/21	21952	INPATIENT CARE SPECIALIS	2101A	HOSPITAL BILL 8/11/21	0.00	336.09
TOTAL CHECK							0.00	626.01
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	6102	5875-00 8/12/21	0.00	257.82
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	6102	5863-00 8/12/21	0.00	10.66
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	8300	5849-00 8/12/21	0.00	12.58
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	8300	5848-00 8/12/21	0.00	16.42
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	8300	5850-00 8/12/21	0.00	19.50
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	6212	5756-00 8/12/21	0.00	53.14
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	6102	2701-00 8/20/21	0.00	138.61
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	6212	5755-00 8/12/21	0.00	162.39
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	6102	5866-00 8/15/21	0.00	10.66
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	3200	5794-00 8/12/21	0.00	11.30
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	8300	6443-00 8/13/21	0.00	16.42
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	5746EP	2134-00 8/20/21	0.00	27.97
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	5746EP	2056-00 8/20/21	0.00	27.97
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	6102	5867-00 8/15/21	0.00	27.97
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	6102	5858-00 8/12/21	0.00	32.56
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	6102	5874-00 8/12/21	0.00	78.94
101000	485154	09/09/21	1628	ROLLING OAKS UTILITIES	6102	5861-00 8/12/21	0.00	156.97
TOTAL CHECK							0.00	1,061.88
101000	485155	09/09/21	1783	SOUTH DUNNELLON WATER AS	6102	138 8/30/21	0.00	41.50
101000	485156	09/09/21	6999.3	VERIZON WIRELESS MESSAGI	5799	9886983979 821883073	0.00	51.56
101000	485157	09/09/21	23776	WEST FLORIDA PROFESSIONA	2101A	HOSPITAL BILL 8/26/21	0.00	5.29
101000	485157	09/09/21	23776	WEST FLORIDA PROFESSIONA	2101A	HOSPITAL BILL 8/26/21	0.00	5.29
101000	485157	09/09/21	23776	WEST FLORIDA PROFESSIONA	2101A	HOSPITAL BILL 8/26/21	0.00	5.43
101000	485157	09/09/21	23776	WEST FLORIDA PROFESSIONA	2101A	HOSPITAL BILL 8/26/21	0.00	5.43
101000	485157	09/09/21	23776	WEST FLORIDA PROFESSIONA	2101A	HOSPITAL BILL 8/26/21	0.00	10.86
TOTAL CHECK							0.00	32.30
101000	485158	09/09/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2618625016 Dawn Kleink	0.00	188.41
101000	485158	09/09/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2011533804 Lakeisha Ja	0.00	210.83
101000	485158	09/09/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2640348812 Jennifer Ma	0.00	249.77
101000	485158	09/09/21	4233.2	SUMTER ELECTRIC COOPERAT	5373U	2011533804 Lakeisha Ja	0.00	250.00
101000	485158	09/09/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2707390031 Jude Cote	0.00	260.11
101000	485158	09/09/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2619610012 Maureen Cor	0.00	294.51
101000	485158	09/09/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2656710015 Nancy Beatt	0.00	288.02
101000	485158	09/09/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2011974004 Gerald Dion	0.00	335.54
101000	485158	09/09/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2644720023 Shawna Flin	0.00	364.02
101000	485158	09/09/21	4233.2	SUMTER ELECTRIC COOPERAT	5373U	2644720023 Shawna Flin	0.00	450.00
101000	485158	09/09/21	4233.2	SUMTER ELECTRIC COOPERAT	5373U	2723960022 Savannah Pe	0.00	475.00
TOTAL CHECK							0.00	3,366.21
101000	485159	09/09/21	21094	DUKE ENERGY	5331W	75299 33012 Hall	0.00	556.00
101000	485159	09/09/21	21094	DUKE ENERGY	5331W	38451 85410 Shelton	0.00	110.16
101000	485159	09/09/21	21094	DUKE ENERGY	5331W	33570 62440 Maxfield	0.00	155.65
TOTAL CHECK							0.00	821.81
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	680548449 Skylar Cook	0.00	480.01

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	8890778022 Scott Grave	0.00	400.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	2120779000 Deborah Rob	0.00	450.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	7387176175 Pearlie Wil	0.00	450.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	4423126456 Ruben Berge	0.00	450.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	914968077 Girlie Copel	0.00	450.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	2024720565 Santiago Al	0.00	450.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	7754692555 Kelley Roge	0.00	472.89
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	3006499273 Rene Aquino	0.00	290.91
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	1223478047 Patricia Sh	0.00	244.17
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	914968077 Girlie Copel	0.00	248.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	7356894424 Shetia Edwa	0.00	413.76
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	7904225428 Diane Andru	0.00	415.21
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	9972496011 Teresa Rowe	0.00	424.35
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	9091197008 Susan Johns	0.00	425.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	8715873071 Christine R	0.00	425.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	2526231481 Tammie Shar	0.00	425.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	5197345506 Yuriy Genki	0.00	425.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	1972150138 Kenneth Tre	0.00	425.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	8276876449 Columbine D	0.00	500.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	149247147 Willie Brown	0.00	500.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	9562274498 Michael Eva	0.00	500.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	1972150138 Kenneth Tre	0.00	502.77
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	9830810117 Vickie Coll	0.00	520.48
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	2526231481 Tammie Shar	0.00	551.52
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	3965737341 Curtis Gibs	0.00	572.29
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	6876984302 Amy Wommack	0.00	600.14
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	2086213383 Julijana Pr	0.00	654.47
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	0307313220 Ashley Coop	0.00	656.62
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	7437143413 Rachel Moor	0.00	668.75
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	3708386479 Wilfredo Ma	0.00	738.49
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	9056207052 Kimberly Ta	0.00	778.95
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	5965261193 Deanna Hens	0.00	784.72
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	8145391240 Robert Pine	0.00	855.21
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	8890778022 Scott Grave	0.00	942.36
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	7322597390 Victoria Sh	0.00	972.83
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	5694121433 Melissa Wat	0.00	1,000.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	4025591391 James Dykes	0.00	300.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	8145391240 Robert Pine	0.00	300.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	6475364068 Teresa Selp	0.00	300.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	9344460474 Ashley Fort	0.00	316.31
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	45443490 Jessica Hale	0.00	324.19
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	6490784057 Kari Willia	0.00	325.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	9972496011 Teresa Rowe	0.00	350.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	3610279272 Patricia Ga	0.00	350.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	1223478047 Patricia Sh	0.00	350.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	6876984302 Amy Wommack	0.00	350.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	9014042579 Lorie Payte	0.00	350.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	7810077516 Shalik Hill	0.00	350.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	5965261193 Deanna Hens	0.00	350.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	3708386479 Wilfredo Ma	0.00	350.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	9341256521 Andre Boeti	0.00	350.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	4025591391 James Dykes	0.00	351.38

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	7810077516 Shalik Hill	0.00	353.13
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	4019166355 William Coo	0.00	358.73
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	7247772057 Donna Stoke	0.00	260.99
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	4790075379 Denise Wozn	0.00	275.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	246333086 Syreeta Scri	0.00	250.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	1639063292 Bernadette	0.00	251.64
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	8642389122 Doreen Fedo	0.00	214.28
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	8276876449 Columbine D	0.00	215.78
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	9014042579 Lorie Payte	0.00	218.20
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	6412093475 Melissa Lor	0.00	220.27
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	926420131 Megan Leffew	0.00	234.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	4540466362 Kimberly Ma	0.00	238.34
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	1324710448 Julie Polla	0.00	191.35
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	2763861269 Jennie Ingr	0.00	196.50
101000	485163	09/09/21	21093	DUKE ENERGY	5373U	7356894424 Shetia Edwa	0.00	200.00
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	8715873071 Christine R	0.00	179.64
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	2182603392 Donna Conte	0.00	201.39
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	9341256521 Andre Boeti	0.00	210.44
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	9562274498 Michael Eva	0.00	115.74
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	6436060192 Michael Kin	0.00	137.15
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	1460020223 Karena Meye	0.00	159.51
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	9091197008 Susan Johns	0.00	163.24
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	149247147 Willie Brown	0.00	164.92
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	6475364068 Teresa Selp	0.00	167.10
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	5197345506 Yuriy Genki	0.00	172.56
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	3616064015 Sharlyn Ive	0.00	73.82
101000	485163	09/09/21	21093	DUKE ENERGY	5373V	3610279272 Patricia Ga	0.00	93.09
TOTAL CHECK							0.00	30,947.59
101000	485164	09/09/21	4233.4	SECO	5331W	2693315015 Davis	0.00	248.20
101000	485166	09/09/21	4233.1	W R E C	5373U	1396400 Linda Willets	0.00	500.00
101000	485166	09/09/21	4233.1	W R E C	5373V	1481146 Samantha Harve	0.00	409.96
101000	485166	09/09/21	4233.1	W R E C	5373U	2113528 Lawrence Dunig	0.00	475.00
101000	485166	09/09/21	4233.1	W R E C	5373V	1248068 William Giampa	0.00	102.00
101000	485166	09/09/21	4233.1	W R E C	5373V	1456677 Michael Wontor	0.00	102.04
101000	485166	09/09/21	4233.1	W R E C	5373V	2138100 Teresa Pallin	0.00	103.10
101000	485166	09/09/21	4233.1	W R E C	5373V	1769429 Barbara Carnes	0.00	88.08
101000	485166	09/09/21	4233.1	W R E C	5373V	2136886 Kelley Stewart	0.00	173.36
101000	485166	09/09/21	4233.1	W R E C	5373V	2042943 Joshua Raynes	0.00	163.00
101000	485166	09/09/21	4233.1	W R E C	5373V	1592026 Debbie Gulley	0.00	181.00
101000	485166	09/09/21	4233.1	W R E C	5373U	2136886 Kelley Stewart	0.00	200.00
101000	485166	09/09/21	4233.1	W R E C	5373V	1642253 Samantha Peral	0.00	241.98
101000	485166	09/09/21	4233.1	W R E C	5373V	2113528 Lawrence Dunig	0.00	253.00
101000	485166	09/09/21	4233.1	W R E C	5373V	1315867 Rita McCall	0.00	276.81
101000	485166	09/09/21	4233.1	W R E C	5373U	1456677 Michael Wontor	0.00	325.00
101000	485166	09/09/21	4233.1	W R E C	5373U	1463351 Richard Decker	0.00	425.00
101000	485166	09/09/21	4233.1	W R E C	5373U	2138100 Teresa Pallin	0.00	425.00
101000	485166	09/09/21	4233.1	W R E C	5373V	2150815 Elizabeth Welc	0.00	439.19
101000	485166	09/09/21	4233.1	W R E C	5373U	2150815 Elizabeth Welc	0.00	450.00
101000	485166	09/09/21	4233.1	W R E C	5373V	2180810 Delana Ferguso	0.00	380.00
101000	485166	09/09/21	4233.1	W R E C	5373U	1756511 Jewel Bohrer	0.00	400.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485166	09/09/21	4233.1	W R E C	5373V	1794212 Tracy DeVaughn	0.00	342.35
101000	485166	09/09/21	4233.1	W R E C	5373U	1794212 Tracy DeVaughn	0.00	350.00
TOTAL CHECK							0.00	6,805.87
101000	485167	09/09/21	14665	CALIFORNIA STATE DISBURS	809	200000000500981	0.00	92.30
101000	485168	09/09/21	3234	COMMONWEALTH OF MASSACHU	809	RIVERA 00.1531.0146	0.00	132.00
101000	485169	09/09/21	23266	KENTUCKY CHILD SUPPORT E	809	WILSON #05CI00085	0.00	149.76
101000	485170	09/23/21	901479	ADAMS HOMES OF NW FL INC	450	1901036464 UTIL RFND	0.00	37.34
101000	485171	09/23/21	906351	ADAMS HOMES OF NW FL, IN	450	1901036549 UTIL RFND	0.00	42.15
101000	485172	09/23/21	913652	ADRIANE ROCCAFORTE	450	1901019275 UTIL RFND	0.00	136.79
101000	485173	09/23/21	913748	ALEX OTERO	450	1901037509 UTIL RFND	0.00	42.15
101000	485174	09/23/21	913738	ALY EMMANUEL	450	1501610628 UTIL RFND	0.00	46.71
101000	485175	09/23/21	913780	AMANDA JOHNSON	450	1901037441 UTIL RFND	0.00	16.46
101000	485176	09/23/21	913790	AMANDA STEFFEK	450	1901020654 UTIL RFND	0.00	170.00
101000	485177	09/23/21	913792	AMY L MOON	450	1901025256 UTIL RFND	0.00	170.00
101000	485178	09/23/21	913710	ANTHONY SIANO	450	1901031816 UTIL RFND	0.00	64.90
101000	485179	09/23/21	913631	BARBARA HAWKINS	450	1901037554 UTIL RFND	0.00	190.34
101000	485180	09/23/21	913786	BARBARA ROCKWOOD	450	1803082104 UTIL RFND	0.00	5.41
101000	485181	09/23/21	913731	BARBARA SIVI	450	1589404027 UTIL RFND	0.00	52.46
101000	485182	09/23/21	913620	BENJAMIN LAMBRIGHT	450	1901035367 UTIL RFND	0.00	222.53
101000	485183	09/23/21	913672	BILL SILVA	450	1901034472 UTIL RFND	0.00	120.14
101000	485184	09/23/21	913640	BOBBY READ	450	1901036946 UTIL RFND	0.00	159.57
101000	485185	09/23/21	902008	BRUCE KAUFMAN	450	1901036493 UTIL RFND	0.00	17.23
101000	485186	09/23/21	913737	BRUCE KAUFMAN	450	1901035897 UTIL RFND	0.00	47.50
101000	485187	09/23/21	913385	BUILDRIGHT DEVELOPMENT	450	1901035935 UTIL RFND	0.00	36.79
101000	485187	09/23/21	913385	BUILDRIGHT DEVELOPMENT	450	1901035934 UTIL RFND	0.00	38.22
101000	485187	09/23/21	913385	BUILDRIGHT DEVELOPMENT	450	1901036235 UTIL RFND	0.00	13.53
TOTAL CHECK							0.00	88.54
101000	485188	09/23/21	913732	CAMILO URENA	450	1901036882 UTIL RFND	0.00	52.23
101000	485189	09/23/21	913690	CARL W MAGYAR	450	1589069515 UTIL RFND	0.00	87.30

Attachment: County Warrants September 2021 (18473 : County Warrants)

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485190	09/23/21	913687	CARLA SUE BERNHARDT	450	1513041010 UTIL RFND	0.00	88.69
101000	485191	09/23/21	913693	CARLOS PIMENTEL	450	1501202616 UTIL RFND	0.00	80.62
101000	485192	09/23/21	913670	CAROLE HELGESEN & CARL H	450	1901030994 UTIL RFND	0.00	121.64
101000	485193	09/23/21	913680	CARYL & LEW SHUPE	450	1901038453 UTIL RFND	0.00	102.85
101000	485194	09/23/21	913641	CHAD THOMAS	450	1901038787 UTIL RFND	0.00	155.64
101000	485195	09/23/21	913725	CHERYL SERONICK	450	1901027438 UTIL RFND	0.00	56.09
101000	485196	09/23/21	913749	CHRISTOPHER LAIKHRAM	450	1901036120 UTIL RFND	0.00	41.79
101000	485197	09/23/21	913689	CHRISTY GREEN	450	1901028104 UTIL RFND	0.00	88.40
101000	485198	09/23/21	912961	CITRAVEST MANAGEMENT	450	1901039215 UTIL RFND	0.00	47.86
101000	485198	09/23/21	912961	CITRAVEST MANAGEMENT	450	1901039147 UTIL RFND	0.00	47.14
101000	485198	09/23/21	912961	CITRAVEST MANAGEMENT	450	1901039217 UTIL RFND	0.00	46.62
101000	485198	09/23/21	912961	CITRAVEST MANAGEMENT	450	1901038697 UTIL RFND	0.00	42.86
101000	485198	09/23/21	912961	CITRAVEST MANAGEMENT	450	1901038805 UTIL RFND	0.00	44.29
101000	485198	09/23/21	912961	CITRAVEST MANAGEMENT	450	1901039053 UTIL RFND	0.00	45.72
TOTAL CHECK							0.00	274.49
101000	485199	09/23/21	913734	CITRAVEST MANAGEMENT	450	1901039050 UTIL RFND	0.00	49.29
101000	485200	09/23/21	912944	CITRAVEST MANAGEMENT LLC	450	1901038594 UTIL RFND	0.00	44.29
101000	485200	09/23/21	912944	CITRAVEST MANAGEMENT LLC	450	1901038545 UTIL RFND	0.00	34.91
TOTAL CHECK							0.00	79.20
101000	485201	09/23/21	906316	CITRUS HILLS CONSTRUCTIO	450	1901029231 UTIL RFND	0.00	158.40
101000	485202	09/23/21	907955	CITRUS HILLS CONSTRUCTIO	450	1901035883 UTIL RFND	0.00	130.13
101000	485202	09/23/21	907955	CITRUS HILLS CONSTRUCTIO	450	1901035807 UTIL RFND	0.00	57.06
101000	485202	09/23/21	907955	CITRUS HILLS CONSTRUCTIO	450	1901035522 UTIL RFND	0.00	90.04
TOTAL CHECK							0.00	277.23
101000	485203	09/23/21	901677	CITRUS HILLS CONSTRUCTIO	450	1901035957 UTIL RFND	0.00	68.21
101000	485203	09/23/21	901677	CITRUS HILLS CONSTRUCTIO	450	1901035956 UTIL RFND	0.00	126.17
101000	485203	09/23/21	901677	CITRUS HILLS CONSTRUCTIO	450	1901036555 UTIL RFND	0.00	8.84
TOTAL CHECK							0.00	203.22
101000	485204	09/23/21	907850	CITRUS HILLS CONSTRUCTIO	450	1901030967 UTIL RFND	0.00	154.84
101000	485205	09/23/21	913623	CLAUDETTE JONES	450	1901035319 UTIL RFND	0.00	205.85
101000	485206	09/23/21	908467	COMMUNITY BUILDERS INC	450	1901035582 UTIL RFND	0.00	11.10
101000	485207 V	09/23/21	913622	CONSTANCE FINLEY	450	1901033495 UTIL RFND	0.00	-211.87
101000	485207	09/23/21	913622	CONSTANCE FINLEY	450	1901033495 UTIL RFND	0.00	211.87
TOTAL CHECK							0.00	0.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485208	09/23/21	913758	DANA WALTERS	450	1901034746 UTIL RFND	0.00	37.60
101000	485209	09/23/21	913698	DANIEL M & LORI H BONAMI	450	1901021916 UTIL RFND	0.00	78.22
101000	485210	09/23/21	913642	DANIELLE BROWNING	450	1901039006 UTIL RFND	0.00	154.93
101000	485211	09/23/21	913789	DAVID PACE & BECKY WINDL	450	1901034783 UTIL RFND	0.00	700.00
101000	485212	09/23/21	913619	DEBORAH & DONALD DENNIS	450	1589044229 UTIL RFND	0.00	251.57
101000	485213	09/23/21	913616	DEBORAH DEHAAN	450	1901033980 UTIL RFND	0.00	329.98
101000	485214	09/23/21	913766	DEBORAH WILSON	450	1901022317 UTIL RFND	0.00	32.46
101000	485215	09/23/21	913665	DENISE L DIXON	450	1901028069 UTIL RFND	0.00	124.68
101000	485216	09/23/21	913751	DENNIS BOODOO	450	1901038506 UTIL RFND	0.00	40.72
101000	485217	09/23/21	913653	DONALD E HALL	450	1502141631 UTIL RFND	0.00	136.65
101000	485218	09/23/21	913637	DONG JIN KIM	450	1901036614 UTIL RFND	0.00	161.46
101000	485219	09/23/21	913630	DOUGLAS M DERESPIRIS	450	1589379435 UTIL RFND	0.00	190.55
101000	485220	09/23/21	913771	ED & PENNY BUDD	450	1901032304 UTIL RFND	0.00	30.07
101000	485221	09/23/21	913635	EDWARD CAMPBELL	450	1901039126 UTIL RFND	0.00	165.36
101000	485222	09/23/21	913723	EILEEN M AMBURG	450	1805065917 UTIL RFND	0.00	56.71
101000	485223	09/23/21	913729	EILEEN M JENKIN &	450	1501616427 UTIL RFND	0.00	53.08
101000	485224	09/23/21	913651	ELIZABETH E WILLER	450	1901023009 UTIL RFND	0.00	138.80
101000	485225	09/23/21	913167	EMPIRE CONSTRUCTION MGMT	450	1901037105 UTIL RFND	0.00	35.91
101000	485226	09/23/21	913743	EMPIRE CONSTRUCTION MGMT	450	1901037106 UTIL RFND	0.00	42.15
101000	485226	09/23/21	913743	EMPIRE CONSTRUCTION MGMT	450	1901037705 UTIL RFND	0.00	43.93
TOTAL CHECK							0.00	86.08
101000	485227	09/23/21	913659	EUGENE & CAROL LILLGE	450	1901029057 UTIL RFND	0.00	131.74
101000	485228	09/23/21	913788	FRANCIS HARNER	450	1901039493 UTIL RFND	0.00	125.00
101000	485229	09/23/21	913621	FRANK & ROSE SEMINARA	450	1901033660 UTIL RFND	0.00	215.13
101000	485230	09/23/21	913650	FRANK H & VIRGINIA M VEI	450	1901016014 UTIL RFND	0.00	139.59
101000	485231	09/23/21	913773	GILBERT FARIAS	450	1803026622 UTIL RFND	0.00	29.00
101000	485232	09/23/21	913721	GILDA DEMERS	450	1901036015 UTIL RFND	0.00	57.23

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485233	09/23/21	913718	GLORIA HARO	450	1806700611 UTIL RFND	0.00	59.90
101000	485234	09/23/21	913762	GORDON LANDON	450	1502047622 UTIL RFND	0.00	34.90
101000	485235	09/23/21	909587	GREAT AMERICAN REALTY	450	1901038496 UTIL RFND	0.00	42.15
101000	485235	09/23/21	909587	GREAT AMERICAN REALTY	450	1901038562 UTIL RFND	0.00	43.05
101000	485235	09/23/21	909587	GREAT AMERICAN REALTY	450	1901038935 UTIL RFND	0.00	43.22
101000	485235	09/23/21	909587	GREAT AMERICAN REALTY	450	1901038884 UTIL RFND	0.00	46.43
101000	485235	09/23/21	909587	GREAT AMERICAN REALTY	450	1901038883 UTIL RFND	0.00	46.43
101000	485235	09/23/21	909587	GREAT AMERICAN REALTY	450	1901037859 UTIL RFND	0.00	24.41
TOTAL CHECK							0.00	245.69
101000	485236	09/23/21	913769	GREGORY P HRBAL	450	1901010655 UTIL RFND	0.00	31.54
101000	485237	09/23/21	913779	HALEY & LOGAN JONES	450	1901033001 UTIL RFND	0.00	17.07
101000	485238	09/23/21	913661	HARRISON & LILLIAN TAYLO	450	1901030396 UTIL RFND	0.00	128.97
101000	485239	09/23/21	913775	HARRY SCHONS	450	1901015410 UTIL RFND	0.00	26.95
101000	485240	09/23/21	912409	HOMES BY ANN DAVID	450	1901036181 UTIL RFND	0.00	40.92
101000	485240	09/23/21	912409	HOMES BY ANN DAVID	450	1901036182 UTIL RFND	0.00	47.07
TOTAL CHECK							0.00	87.99
101000	485241	09/23/21	913646	ISABEL C KUCHARE	450	1901019040 UTIL RFND	0.00	147.21
101000	485242	09/23/21	913668	JACK ARMSTRONG & JEANNE	450	1901028651 UTIL RFND	0.00	123.04
101000	485243	09/23/21	913627	JAMES HALL, JR	450	1901024782 UTIL RFND	0.00	192.21
101000	485244	09/23/21	913658	JAMES MICHAEL GIBSON	450	1901038364 UTIL RFND	0.00	132.89
101000	485245	09/23/21	913617	JAMES R ODOVERO	450	1901010649 UTIL RFND	0.00	289.14
101000	485246	09/23/21	913666	JANICE WINTERS	450	1901019582 UTIL RFND	0.00	124.24
101000	485247	09/23/21	913664	JEFFREY C DORWARD	450	1901038448 UTIL RFND	0.00	125.49
101000	485248	09/23/21	913724	JEROME GOULD	450	1806659312 UTIL RFND	0.00	56.45
101000	485249	09/23/21	913733	JERRY & JUDI PRIOR	450	1802687713 UTIL RFND	0.00	50.76
101000	485250	09/23/21	913667	JESSICA HORN	450	1901038522 UTIL RFND	0.00	123.62
101000	485251	09/23/21	913671	JESSY HART	450	1901032987 UTIL RFND	0.00	120.45
101000	485252	09/23/21	910805	JNP HOLDINGS LLC	450	1901029440 UTIL RFND	0.00	308.08
101000	485252	09/23/21	910805	JNP HOLDINGS LLC	450	1901028853 UTIL RFND	0.00	329.04
101000	485252	09/23/21	910805	JNP HOLDINGS LLC	450	1901029441 UTIL RFND	0.00	282.96
TOTAL CHECK							0.00	920.08

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485253	09/23/21	913760	JOAN MARSH	450	1901029761 UTIL RFND	0.00	36.98
101000	485254	09/23/21	913764	JOAN TYRREL	450	1901034800 UTIL RFND	0.00	33.78
101000	485255	09/23/21	913628	JOEL & LYDIA PRANGE	450	1901033937 UTIL RFND	0.00	191.06
101000	485256	09/23/21	913714	JOEY BLANC	450	1901029758 UTIL RFND	0.00	63.17
101000	485257	09/23/21	913776	JOHN KARCESKI	450	1901026911 UTIL RFND	0.00	25.41
101000	485258	09/23/21	913694	JOHN Y LEE	450	1806591218 UTIL RFND	0.00	80.25
101000	485259	09/23/21	913660	JONATHAN DYE	450	1901035126 UTIL RFND	0.00	130.93
101000	485260	09/23/21	913684	JOY L ROBERTS	450	1901038432 UTIL RFND	0.00	91.43
101000	485261	09/23/21	913643	JUNE E WAMBACK	450	1901023608 UTIL RFND	0.00	154.39
101000	485262	09/23/21	913755	JW MORTON PROPERTY MGMT	450	1901038093 UTIL RFND	0.00	39.48
101000	485263	09/23/21	913663	KAREN IRWIN	450	1901026982 UTIL RFND	0.00	125.80
101000	485264	09/23/21	913701	KATHLEEN CLOSE	450	1901010233 UTIL RFND	0.00	75.82
101000	485265	09/23/21	913674	KATHLEEN HOUSTON	450	1901029207 UTIL RFND	0.00	111.93
101000	485266	09/23/21	913681	KATHLEEN PIERCE	450	1901029963 UTIL RFND	0.00	101.42
101000	485267	09/23/21	913783	KATHLEEN WOODHURST & ERI	450	1901037088 UTIL RFND	0.00	13.77
101000	485268	09/23/21	913746	KAYLA STRAQUADINE	450	1901014960 UTIL RFND	0.00	43.02
101000	485269	09/23/21	913726	KELYNN LORIGAN	450	1901021872 UTIL RFND	0.00	55.94
101000	485270	09/23/21	913742	KENNETH TAKACS	450	1502622846 UTIL RFND	0.00	44.88
101000	485271	09/23/21	913682	KEVIN HOFFMAN	450	1901017341 UTIL RFND	0.00	93.38
101000	485272	09/23/21	901051	LADA CONSTRUCTION	450	1901035864 UTIL RFND	0.00	49.24
101000	485273	09/23/21	913791	LANA HIXSON	450	1901018548 UTIL RFND	0.00	170.00
101000	485274	09/23/21	913719	LARRY & SUSAN CHASE	450	1901020814 UTIL RFND	0.00	59.55
101000	485275	09/23/21	913677	LARRY DEARTH	450	1901018501 UTIL RFND	0.00	107.66
101000	485276	09/23/21	913624	LARRY HEAROLD, JR	450	1901026370 UTIL RFND	0.00	199.17
101000	485277	09/23/21	913777	LARRY M & CATHRYN H DAME	450	1901013971 UTIL RFND	0.00	24.72
101000	485278	09/23/21	913707	LAUREN PELHAM	450	1901034504 UTIL RFND	0.00	68.93

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101000	485279	09/23/21	913765	LAWRENCE & DEBRA CAMERAN	450	1901028958 UTIL RFND	0.00	33.68
101000	485280	09/23/21	913647	LEE ANN MASON	450	1901027193 UTIL RFND	0.00	142.89
101000	485281	09/23/21	913614	LEISURE RIVER ESTATES	450	1901016405 UTIL RFND	0.00	647.46
101000	485282	09/23/21	913685	LILLIAN L SCOTT	450	1901038436 UTIL RFND	0.00	89.45
101000	485283	09/23/21	913730	LINDA PARKER	450	1501545220 UTIL RFND	0.00	52.52
101000	485284	09/23/21	913757	LINDA R PEKNY	450	1901037766 UTIL RFND	0.00	38.22
101000	485285	09/23/21	913645	LISA & JOSH CAYWOOD	450	1901034467 UTIL RFND	0.00	149.84
101000	485286	09/23/21	913704	LISA MARIE MACK	450	1901037680 UTIL RFND	0.00	72.58
101000	485287	09/23/21	913739	LYNDSEY & ALEX STUBENBOR	450	1501538456 UTIL RFND	0.00	46.67
101000	485288	09/23/21	913673	LYNN & IRINA CAMERON	450	1901028581 UTIL RFND	0.00	119.33
101000	485289	09/23/21	913767	LYNN F & PHILLIP MAZZIE	450	1901013547 UTIL RFND	0.00	32.33
101000	485290	09/23/21	913703	LYNN MARIE	450	1589948718 UTIL RFND	0.00	73.07
101000	485291	09/23/21	913715	MARGARET GRISSINGER	450	1901030437 UTIL RFND	0.00	62.21
101000	485292	09/23/21	913716	MARK GODFREY	450	1901036853 UTIL RFND	0.00	61.54
101000	485293	09/23/21	913761	MARK POWERS	450	1901032860 UTIL RFND	0.00	36.27
101000	485294	09/23/21	904501	MARONDA HOMES	450	1901035183 UTIL RFND	0.00	28.05
101000	485295	09/23/21	913654	MARY ANN GIGLIO	450	1901023734 UTIL RFND	0.00	135.11
101000	485296	09/23/21	913768	MARY JO DECKER	450	1901033795 UTIL RFND	0.00	31.69
101000	485297	09/23/21	913648	MARY MAZZARELLA & CHRIST	450	1901022422 UTIL RFND	0.00	142.10
101000	485298	09/23/21	913753	MAUREEN A FIRNROHR	450	1901036478 UTIL RFND	0.00	39.84
101000	485299	09/23/21	913629	MEGAN & RONALD GENTRY	450	1901033120 UTIL RFND	0.00	190.61
101000	485300	09/23/21	913656	MELODY VADEHRA	450	1901020643 UTIL RFND	0.00	133.88
101000	485301	09/23/21	913702	MICHAEL & TARA MORAITIS	450	1901034167 UTIL RFND	0.00	73.57
101000	485302	09/23/21	913655	MICHAEL D HARTLEY	450	1901035817 UTIL RFND	0.00	134.73
101000	485303	09/23/21	913695	MICHAEL F DEMARCO	450	1901025205 UTIL RFND	0.00	79.15
101000	485304	09/23/21	913735	MICHELLE MARTIN KENDRICK	450	1501552846 UTIL RFND	0.00	49.14

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485305	09/23/21	913683	MIKE MOORE	450	1901020289 UTIL RFND	0.00	91.58
101000	485306	09/23/21	913644	MINEY D ROSEBERRY	450	1901038540 UTIL RFND	0.00	150.29
101000	485307	09/23/21	913717	MISCHAANN MADDOX & JEFFR	450	1901033798 UTIL RFND	0.00	60.70
101000	485308	09/23/21	913778	MISHAYLA COFFAS & BRANNA	450	1901033770 UTIL RFND	0.00	18.58
101000	485309	09/23/21	913750	MORRIS A CRANE	450	1806694111 UTIL RFND	0.00	41.78
101000	485310	09/23/21	913636	MYLA CALDWELL	450	1901033835 UTIL RFND	0.00	163.05
101000	485311	09/23/21	913696	NEIL & SHEENA HERNE	450	1901035407 UTIL RFND	0.00	78.57
101000	485312	09/23/21	913782	NORMAN T & CHARLENE AUGU	450	1805079009 UTIL RFND	0.00	14.71
101000	485313	09/23/21	913625	PAMELA & NEIL VOWELS	450	1901029726 UTIL RFND	0.00	196.58
101000	485314	09/23/21	909061	PAPA BEAR CONSTRUCTION	450	1501026106 UTIL RFND	0.00	52.12
101000	485315	09/23/21	913699	PATRICIA & JAMES DUCLOS	450	1901017536 UTIL RFND	0.00	76.64
101000	485316	09/23/21	913657	PATRICIA L ALBERTS	450	1901038422 UTIL RFND	0.00	132.89
101000	485317	09/23/21	913744	PAUL GERESTANT	450	1901037245 UTIL RFND	0.00	43.93
101000	485318	09/23/21	913638	PAUL HARRIS & ROBIN RICE	450	1901030356 UTIL RFND	0.00	160.33
101000	485319	09/23/21	913632	REID J SMALLEY	450	1901030206 UTIL RFND	0.00	182.90
101000	485320	09/23/21	913675	REINHARD MOELLER & LINDA	450	1901026266 UTIL RFND	0.00	109.98
101000	485321	09/23/21	913669	RENEE SHERER	450	1901025366 UTIL RFND	0.00	122.73
101000	485322	09/23/21	913662	RHONDA BUTLER	450	1901031633 UTIL RFND	0.00	126.98
101000	485323	09/23/21	913787	RICHARD ANDERSON	450	1901025533 UTIL RFND	0.00	170.00
101000	485324	09/23/21	913639	RICHARD PULEO	450	1901023511 UTIL RFND	0.00	159.64
101000	485325	09/23/21	913649	RICHARD WAYNE & DEBORAH	450	1901020744 UTIL RFND	0.00	141.28
101000	485326	09/23/21	913691	ROBERT & ELIZABETH METZ	450	1901038463 UTIL RFND	0.00	87.05
101000	485327	09/23/21	913697	ROBERT C & MARY ANN FABR	450	1901031409 UTIL RFND	0.00	78.35
101000	485328	09/23/21	913676	ROBERT J HEATH	450	1901021161 UTIL RFND	0.00	108.61
101000	485329	09/23/21	913774	ROBERT TESSMER JR	450	1901038400 UTIL RFND	0.00	27.89
101000	485330	09/23/21	913713	RODNEY R BAILLARGEON	450	1901029935 UTIL RFND	0.00	63.80

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485331	09/23/21	913745	RYMAN CONSTRUCTION, INC.	450	1901035941 UTIL RFND	0.00	43.77
101000	485332	09/23/21	913727	SAMUEL K MITCHELL	450	1901011437 UTIL RFND	0.00	54.66
101000	485333	09/23/21	913711	SANFORD & CHERYL KINNEAR	450	1901019313 UTIL RFND	0.00	64.48
101000	485334	09/23/21	913785	SARAH & JAMES BROOKS	450	1901036054 UTIL RFND	0.00	7.59
101000	485335	09/23/21	913754	SAROYEL INC	450	1901036568 UTIL RFND	0.00	39.65
101000	485336	09/23/21	913615	SCOTT ANDERSON	450	1901038459 UTIL RFND	0.00	380.91
101000	485337	09/23/21	913781	SHEILA GREENE	450	1901017572 UTIL RFND	0.00	15.40
101000	485338	09/23/21	913679	SKYLER STRUNK & KAELI EL	450	1901036199 UTIL RFND	0.00	106.60
101000	485339	09/23/21	913613	SPRINGS PROVISION COMPAN	450	1901030863 UTIL RFND	0.00	1,319.52
101000	485340	09/23/21	913784	STACEY MARTIN	450	1901029133 UTIL RFND	0.00	11.68
101000	485341	09/23/21	913633	STEPHEN & JESSICA GALES	450	1901019516 UTIL RFND	0.00	171.28
101000	485342	09/23/21	913722	STEPHEN B FILION	450	1901031484 UTIL RFND	0.00	56.82
101000	485343	09/23/21	913770	STEVE & JULIE ELLING	450	1901037904 UTIL RFND	0.00	30.62
101000	485344	09/23/21	913688	STEVEN & JOCELYN EDGELL	450	1901021765 UTIL RFND	0.00	88.67
101000	485345	09/23/21	913700	SUBRINA HILTON	450	1901020222 UTIL RFND	0.00	76.00
101000	485346	09/23/21	913740	SUSAN DABYDEEN	450	1901038323 UTIL RFND	0.00	45.72
101000	485347	09/23/21	913728	SUSAN LUTHER	450	1901030252 UTIL RFND	0.00	53.96
101000	485348	09/23/21	15996.1	SWEETWATER HOMES OF CITR	450	1901035587 UTIL RFND	0.00	126.17
101000	485349	09/23/21	913678	SYDNEY M & CATHERINE M W	450	1901033484 UTIL RFND	0.00	107.21
101000	485350	09/23/21	911042	SYNERGY DESIGN LLC	450	1901035078 UTIL RFND	0.00	25.46
101000	485351	09/23/21	913759	TAPP ACCOUNTING SERVICE,	450	1901031080 UTIL RFND	0.00	37.50
101000	485352	09/23/21	913752	TAYLOR CODY	450	1901019132 UTIL RFND	0.00	40.48
101000	485353	09/23/21	913741	TERRY & CAROL JO MELSON	450	1901019895 UTIL RFND	0.00	45.67
101000	485354	09/23/21	913736	THOMAS GUMM	450	1901023329 UTIL RFND	0.00	48.17
101000	485355	09/23/21	913706	THOMAS MANSON	450	1589381837 UTIL RFND	0.00	69.90
101000	485356	09/23/21	913747	THOMAS PETERSON	450	1901038354 UTIL RFND	0.00	42.50

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485357	09/23/21	913686	THOMAS Y KAO	450	1806683619 UTIL RFND	0.00	88.73
101000	485358	09/23/21	913763	TOM CHANCEY	450	1901036169 UTIL RFND	0.00	34.21
101000	485359	09/23/21	913756	TONYA CAPP	450	1901031130 UTIL RFND	0.00	38.57
101000	485360	09/23/21	906447	UNDERWOOD RESIDENTIAL LL	450	1901036821 UTIL RFND	0.00	32.09
101000	485360	09/23/21	906447	UNDERWOOD RESIDENTIAL LL	450	1901036816 UTIL RFND	0.00	32.61
TOTAL CHECK							0.00	64.70
101000	485361	09/23/21	906071	UNDERWOOD RESIDENTIAL, L	450	1901036874 UTIL RFND	0.00	38.84
101000	485361	09/23/21	906071	UNDERWOOD RESIDENTIAL, L	450	1901036683 UTIL RFND	0.00	38.93
101000	485361	09/23/21	906071	UNDERWOOD RESIDENTIAL, L	450	1901036548 UTIL RFND	0.00	40.20
101000	485361	09/23/21	906071	UNDERWOOD RESIDENTIAL, L	450	1901037529 UTIL RFND	0.00	42.15
101000	485361	09/23/21	906071	UNDERWOOD RESIDENTIAL, L	450	1901036686 UTIL RFND	0.00	42.50
TOTAL CHECK							0.00	202.62
101000	485362	09/23/21	913692	VAUGHN SHINABERRY	450	1589256427 UTIL RFND	0.00	82.78
101000	485363	09/23/21	913712	VULTAGGIO PHILLP	450	1806670616 UTIL RFND	0.00	64.02
101000	485364	09/23/21	913772	WALTER & KATHLEEN KIESEL	450	1901028421 UTIL RFND	0.00	29.89
101000	485365	09/23/21	913708	WENDY THOMAS	450	1901018803 UTIL RFND	0.00	66.13
101000	485366	09/23/21	913720	WILLIAM & STACEY PALMA	450	1901033529 UTIL RFND	0.00	58.80
101000	485367	09/23/21	913626	WILLIAM CODY BYRD	450	1901035379 UTIL RFND	0.00	193.81
101000	485368	09/23/21	913705	WILLIAM L BARZ	450	1589047149 UTIL RFND	0.00	71.06
101000	485369	09/23/21	913618	WILLIAM WELLS	450	1589588449 UTIL RFND	0.00	264.43
101000	485370	09/23/21	913634	YESENIA SURIEL	450	1901030022 UTIL RFND	0.00	170.31
101000	485371	09/23/21	913709	YUSHENG BAO & QIUJUAN WA	450	1901035526 UTIL RFND	0.00	65.75
101000	485372	09/23/21	25027	ABILITY CARE SERVICES IN	5358ARE	0102 9/8/21	0.00	144.00
101000	485372	09/23/21	25027	ABILITY CARE SERVICES IN	5345APC	0102 9/8/21	0.00	120.00
101000	485372	09/23/21	25027	ABILITY CARE SERVICES IN	5345ARE	0102 9/8/21	0.00	216.00
101000	485372	09/23/21	25027	ABILITY CARE SERVICES IN	5347AHM	0102 9/8/21	0.00	51.00
101000	485372	09/23/21	25027	ABILITY CARE SERVICES IN	5347APC	0102 9/8/21	0.00	19.00
101000	485372	09/23/21	25027	ABILITY CARE SERVICES IN	5326ARE	0102 9/8/21	0.00	170.00
TOTAL CHECK							0.00	720.00
101000	485373	09/23/21	906351	ADAMS HOMES OF NW FL, IN	640	REIMB PARK IMP FEES	0.00	1,336.00
101000	485374	09/23/21	9066	ALL DATA	550	101560783 10/18/21	0.00	1,500.00
101000	485375	09/23/21	2029	AMAZON.COM INC	5703-603	868864586638 8/25/21	0.00	68.55
101000	485376	09/23/21	22024	DENNIS BERTOLAMI	5348AHD	8/12-19/21 MILEAGE	0.00	5.64

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485376	09/23/21	22024	DENNIS BERTOLAMI	5351A	8/12-19/21 MILEAGE	0.00	11.27
TOTAL CHECK							0.00	16.91
101000	485377	09/23/21	26068	BETTY PERESTA	001	2000972.037 REFUND	0.00	30.00
101000	485378	09/23/21	24547	BOEHRINGER INGELHEIM ANI	5106	13326354 9/2/21	0.00	7,779.00
101000	485379	09/23/21	25314	BRIGET BROTHERS	5348AHD	9/3/21 MILEAGE	0.00	8.16
101000	485379	09/23/21	25314	BRIGET BROTHERS	5345AHD	9/3/21 MILEAGE	0.00	1.63
TOTAL CHECK							0.00	9.79
101000	485380	09/23/21	7002	JAMES BRUNO	5379A	8/3-31/21 MILEAGE	0.00	27.20
101000	485381	09/23/21	26179	CAROL LEE GALEA	001	2000958.037 REFUND	0.00	60.00
101000	485382	09/23/21	25315	CAROL SANDERSON	5348AHD	8/6-27/21 MILEAGE	0.00	12.08
101000	485382	09/23/21	25315	CAROL SANDERSON	5351A	8/6-27/21 MILEAGE	0.00	21.74
TOTAL CHECK							0.00	33.82
101000	485383	09/23/21	3789.1	CCG SYSTEMS INC	550	CINV-009941 9/13/21	0.00	4,830.95
101000	485384	09/23/21	18437	CENTRAL FLORIDA GAS	4150	0376704-3 8/24/21	0.00	21.21
101000	485384	09/23/21	18437	CENTRAL FLORIDA GAS	4150	0376702-7 8/24/21	0.00	40.00
TOTAL CHECK							0.00	61.21
101000	485385	09/23/21	26656	CHRISTOPHER ARAGON	001	1004269.037 REFUND	0.00	199.77
101000	485386	09/23/21	5708	COMMUNITY LEGAL SRVS OF	5705	APR-JUN 2021 LEGAL AID	0.00	9,749.26
101000	485387	09/23/21	26635	DANE CONSTRUCTION	401	SW ASMT RFND 54985-01	0.00	46.66
101000	485388	09/23/21	26139	DAVE HARTOON	001	2000962.037 REFUND	0.00	30.00
101000	485389	09/23/21	26608	DENNIS M HEWETT	5348AHD	8/5-26/21 MILEAGE	0.00	39.66
101000	485390	09/23/21	903722	ANTHONY DIGENNARO	6212	LOST BK RFND 9/16/21	0.00	20.00
101000	485395	09/23/21	21092	DUKE ENERGY	2670	88619 76023 9/9/21	0.00	13.65
101000	485395	09/23/21	21092	DUKE ENERGY	3200	78831 20195 9/9/21	0.00	15.77
101000	485395	09/23/21	21092	DUKE ENERGY	9000	26436 58371 9/9/21	0.00	16.25
101000	485395	09/23/21	21092	DUKE ENERGY	5212	84358 35017 9/9/21	0.00	25.89
101000	485395	09/23/21	21092	DUKE ENERGY	3200	22183 56080 9/9/21	0.00	27.12
101000	485395	09/23/21	21092	DUKE ENERGY	4102	79320 54242 9/9/21	0.00	36.68
101000	485395	09/23/21	21092	DUKE ENERGY	4102	62932 28598 9/9/21	0.00	39.01
101000	485395	09/23/21	21092	DUKE ENERGY	4102	23379 30240 9/9/21	0.00	42.64
101000	485395	09/23/21	21092	DUKE ENERGY	4102	19941 52510 9/9/21	0.00	46.43
101000	485395	09/23/21	21092	DUKE ENERGY	5212	53809 35567 9/9/21	0.00	66.84
101000	485395	09/23/21	21092	DUKE ENERGY	5216	48189 05434 9/9/21	0.00	186.53
101000	485395	09/23/21	21092	DUKE ENERGY	2101	56663 05401 9/9/21	0.00	240.04
101000	485395	09/23/21	21092	DUKE ENERGY	5216	05081 22058 9/9/21	0.00	308.71
101000	485395	09/23/21	21092	DUKE ENERGY	5212	18190 57176 9/9/21	0.00	579.37
101000	485395	09/23/21	21092	DUKE ENERGY	5216	04132 11293 9/9/21	0.00	641.28

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485395	09/23/21	21092	DUKE ENERGY	3200	23796 39104 9/9/21	0.00	812.79
101000	485395	09/23/21	21092	DUKE ENERGY	6212	17543 25464 9/9/21	0.00	849.69
101000	485395	09/23/21	21092	DUKE ENERGY	6212	28396 08385 9/9/21	0.00	1,585.62
101000	485395	09/23/21	21092	DUKE ENERGY	4102	98511 07017 9/15/21	0.00	43.93
101000	485395	09/23/21	21092	DUKE ENERGY	4102	70967 92298 9/15/21	0.00	53.60
101000	485395	09/23/21	21092	DUKE ENERGY	5212	13048 06774 9/15/21	0.00	71.91
101000	485395	09/23/21	21092	DUKE ENERGY	8200	91988 48519 9/14/21	0.00	8.97
101000	485395	09/23/21	21092	DUKE ENERGY	9000	59006 49555 9/14/21	0.00	15.64
101000	485395	09/23/21	21092	DUKE ENERGY	8200	62853 66016 9/14/21	0.00	15.64
101000	485395	09/23/21	21092	DUKE ENERGY	9000	14196 05432 9/13/21	0.00	15.64
101000	485395	09/23/21	21092	DUKE ENERGY	9000	49777 14117 9/14/21	0.00	15.87
101000	485395	09/23/21	21092	DUKE ENERGY	9000	58111 75162 9/14/21	0.00	15.87
101000	485395	09/23/21	21092	DUKE ENERGY	9000	27741 30355 9/13/21	0.00	15.87
101000	485395	09/23/21	21092	DUKE ENERGY	6102	01468 24240 9/14/21	0.00	15.89
101000	485395	09/23/21	21092	DUKE ENERGY	9000	18950 91158 9/14/21	0.00	15.95
101000	485395	09/23/21	21092	DUKE ENERGY	8200	02115 47205 9/14/21	0.00	18.96
101000	485395	09/23/21	21092	DUKE ENERGY	6102	42351 16484 9/14/21	0.00	22.55
101000	485395	09/23/21	21092	DUKE ENERGY	3200	57743 43579 9/14/21	0.00	28.27
101000	485395	09/23/21	21092	DUKE ENERGY	4102	66626 40302 9/14/21	0.00	45.83
101000	485395	09/23/21	21092	DUKE ENERGY	4102	85680 36357 9/13/21	0.00	48.18
101000	485395	09/23/21	21092	DUKE ENERGY	5212	93698 81568 9/13/21	0.00	64.91
101000	485395	09/23/21	21092	DUKE ENERGY	8300	61122 99088 9/13/21	0.00	65.65
101000	485395	09/23/21	21092	DUKE ENERGY	4102	35111 99280 9/13/21	0.00	70.22
101000	485395	09/23/21	21092	DUKE ENERGY	4102	21948 15026 9/10/21	0.00	70.48
101000	485395	09/23/21	21092	DUKE ENERGY	5212	26355 12535 9/13/21	0.00	72.21
101000	485395	09/23/21	21092	DUKE ENERGY	4102	13078 21522 9/13/21	0.00	72.97
101000	485395	09/23/21	21092	DUKE ENERGY	4102	03770 49253 9/13/21	0.00	80.96
101000	485395	09/23/21	21092	DUKE ENERGY	5212	13046 62763 9/13/21	0.00	331.98
101000	485395	09/23/21	21092	DUKE ENERGY	2670	85456 14497 9/14/21	0.00	1,749.66
101000	485395	09/23/21	21092	DUKE ENERGY	7118	83583 18651 9/7/21	0.00	586.26
101000	485395	09/23/21	21092	DUKE ENERGY	4102	20637 45275 9/7/21	0.00	16.10
101000	485395	09/23/21	21092	DUKE ENERGY	4102	93856 97128 9/8/21	0.00	29.75
101000	485395	09/23/21	21092	DUKE ENERGY	4102	25817 71415 9/8/21	0.00	37.59
101000	485395	09/23/21	21092	DUKE ENERGY	4102	48260 22435 9/7/21	0.00	37.75
101000	485395	09/23/21	21092	DUKE ENERGY	5746EP	05132 06098 9/1/21	0.00	12.12
101000	485395	09/23/21	21092	DUKE ENERGY	5746EP	96661 59369 9/1/21	0.00	12.12
101000	485395	09/23/21	21092	DUKE ENERGY	4102	29261 22501 9/1/21	0.00	19.70
101000	485395	09/23/21	21092	DUKE ENERGY	4102	88307 59181 9/1/21	0.00	19.70
101000	485395	09/23/21	21092	DUKE ENERGY	4102	86291 33293 9/1/21	0.00	21.87
101000	485395	09/23/21	21092	DUKE ENERGY	4102	35598 36522 9/1/21	0.00	23.30
101000	485395	09/23/21	21092	DUKE ENERGY	4102	29071 00521 9/1/21	0.00	37.59
101000	485395	09/23/21	21092	DUKE ENERGY	8300	54415 24193 9/1/21	0.00	38.04
101000	485395	09/23/21	21092	DUKE ENERGY	4102	70215 70424 9/1/21	0.00	39.50
101000	485395	09/23/21	21092	DUKE ENERGY	4102	14582 21158 9/1/21	0.00	41.29
101000	485395	09/23/21	21092	DUKE ENERGY	4102	71527 09528 9/1/21	0.00	41.94
101000	485395	09/23/21	21092	DUKE ENERGY	7110	04843 27406 9/7/21	0.00	1,843.73
101000	485395	09/23/21	21092	DUKE ENERGY	3200	73183 62361 9/9/21	0.00	442.91
101000	485395	09/23/21	21092	DUKE ENERGY	3200	49528 54021 9/9/21	0.00	482.99
101000	485395	09/23/21	21092	DUKE ENERGY	9000	58838 56401 8/24/21	0.00	15.64
101000	485395	09/23/21	21092	DUKE ENERGY	9000	39966 63072 8/24/21	0.00	27.26
101000	485395	09/23/21	21092	DUKE ENERGY	9000	57601 29016 8/25/21	0.00	31.09
101000	485395	09/23/21	21092	DUKE ENERGY	3200	71060 14043 8/31/21	0.00	144.37

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485395	09/23/21	21092	DUKE ENERGY	9000	86564 70387 8/24/21	0.00	104.35
101000	485395	09/23/21	21092	DUKE ENERGY	9000	67121 34048 8/24/21	0.00	137.25
101000	485395	09/23/21	21092	DUKE ENERGY	9000	75173 71164 8/24/21	0.00	139.28
101000	485395	09/23/21	21092	DUKE ENERGY	9000	07123 80464 8/24/21	0.00	150.58
101000	485395	09/23/21	21092	DUKE ENERGY	7103	60221 28898 8/25/21	0.00	195.97
101000	485395	09/23/21	21092	DUKE ENERGY	7105	22158 11468 8/24/21	0.00	282.37
101000	485395	09/23/21	21092	DUKE ENERGY	7119	74047 05449 8/26/21	0.00	285.23
101000	485395	09/23/21	21092	DUKE ENERGY	7120	40724 37519 8/26/21	0.00	395.07
101000	485395	09/23/21	21092	DUKE ENERGY	2501	84176 19159 8/24/21	0.00	467.44
101000	485395	09/23/21	21092	DUKE ENERGY	6102	02452 71532 9/15/21	0.00	15.64
101000	485395	09/23/21	21092	DUKE ENERGY	6102	94261 80199 9/15/21	0.00	15.64
101000	485395	09/23/21	21092	DUKE ENERGY	6102	85529 79029 9/15/21	0.00	15.89
101000	485395	09/23/21	21092	DUKE ENERGY	6102	33323 78250 9/15/21	0.00	18.08
101000	485395	09/23/21	21092	DUKE ENERGY	9000	48148 78445 9/1/21	0.00	15.87
101000	485395	09/23/21	21092	DUKE ENERGY	4102	86453 72030 9/1/21	0.00	25.62
101000	485395	09/23/21	21092	DUKE ENERGY	9000	63844 40177 9/1/21	0.00	31.28
101000	485395	09/23/21	21092	DUKE ENERGY	4102	94399 41464 9/3/21	0.00	33.17
101000	485395	09/23/21	21092	DUKE ENERGY	4102	72694 92316 9/1/21	0.00	34.16
101000	485395	09/23/21	21092	DUKE ENERGY	4102	05159 11341 9/3/21	0.00	34.28
101000	485395	09/23/21	21092	DUKE ENERGY	4102	35668 14205 9/3/21	0.00	37.80
101000	485395	09/23/21	21092	DUKE ENERGY	4102	55746 96562 9/3/21	0.00	42.14
101000	485395	09/23/21	21092	DUKE ENERGY	3200	19874 00387 9/1/21	0.00	42.97
101000	485395	09/23/21	21092	DUKE ENERGY	4102	66892 91367 9/1/21	0.00	59.55
101000	485395	09/23/21	21092	DUKE ENERGY	4102	32493 84588 9/3/21	0.00	60.24
101000	485395	09/23/21	21092	DUKE ENERGY	9000	37661 97034 9/3/21	0.00	66.18
101000	485395	09/23/21	21092	DUKE ENERGY	7111	42994 72963 9/3/21	0.00	80.93
101000	485395	09/23/21	21092	DUKE ENERGY	7111	42951 52666 9/3/21	0.00	107.37
101000	485395	09/23/21	21092	DUKE ENERGY	8300	80843 34518 9/1/21	0.00	1,911.33
TOTAL CHECK							0.00	17,390.21
101000	485396	09/23/21	26214	EDWARD ADAMKEWICZ	001	2000966.037 REFUND	0.00	30.00
101000	485397	09/23/21	26637	EILEEN DOMAN	001	2000971.037 REFUND	0.00	30.00
101000	485398	09/23/21	0688	FEDERAL EXPRESS CORPORA	4102	7-485-62048 8/31/21	0.00	59.54
101000	485399	09/23/21	0727.2	FL DEPT AGRICULTURE & CO	001	F66801 ANNUAL FORESTRY	0.00	3,000.00
101000	485399	09/23/21	0727.2	FL DEPT AGRICULTURE & CO	001	F66802 ANNUAL FIRE CTR	0.00	13,062.42
TOTAL CHECK							0.00	16,062.42
101000	485400	09/23/21	0713	FLORAL CITY WATER ASSOC	6102	0957-00 9/10/21	0.00	48.00
101000	485400	09/23/21	0713	FLORAL CITY WATER ASSOC	6102	2307-00 9/10/21	0.00	48.00
101000	485400	09/23/21	0713	FLORAL CITY WATER ASSOC	6212	0043-00 9/10/21	0.00	48.00
101000	485400	09/23/21	0713	FLORAL CITY WATER ASSOC	6102	0899-00 9/10/21	0.00	4.00
101000	485400	09/23/21	0713	FLORAL CITY WATER ASSOC	3200	0856-00 9/10/21	0.00	71.91
TOTAL CHECK							0.00	219.91
101000	485401	09/23/21	0715	FLORIDA ASSOCIATION OF C	001	FAC DUES 2021-22	0.00	16,557.00
101000	485402	09/23/21	25028	FLORIDA BENCHMARKING CON	001	21-239 9/13/21	0.00	3,000.00
101000	485403	09/23/21	15338	FLORIDA CLINICAL PRACTIC	3340	091421-04 9/14/21	0.00	2,400.00

Attachment: County Warrants September 2021 (18473 : County Warrants)

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485403	09/23/21	15338	FLORIDA CLINICAL PRACTIC	3340	091521-04 9/15/21	0.00	3,000.00
TOTAL CHECK							0.00	5,400.00
101000	485404	09/23/21	26640	FRANCENE MARKUNAS	001	2000965.037 REFUND	0.00	30.00
101000	485405	09/23/21	24957	GAS SOUTH LLC	6102	7716833824 8/31/21	0.00	58.42
101000	485406	09/23/21	26644	GLENN WEAVER	001	2000964.037 REFUND	0.00	50.00
101000	485407	09/23/21	24861	GREG NIXON	5348AHD	8/2-30/21 MILEAGE	0.00	83.07
101000	485407	09/23/21	24861	GREG NIXON	5351A	8/2-30/21 MILEAGE	0.00	23.73
TOTAL CHECK							0.00	106.80
101000	485408	09/23/21	26073	HAROLD SOUDER	001	2000968.037 REFUND	0.00	30.00
101000	485409	09/23/21	24904	JAMES CODLING	5348AHD	8/2-23/21 MILEAGE	0.00	44.95
101000	485410	09/23/21	26282	JANIS BOYD	5345AHD	8/2-30/21 MILEAGE	0.00	2.53
101000	485410	09/23/21	26282	JANIS BOYD	5348AHD	8/2-30/21 MILEAGE	0.00	47.97
101000	485410	09/23/21	26282	JANIS BOYD	5351A	8/2-30/21 MILEAGE	0.00	3.79
TOTAL CHECK							0.00	54.29
101000	485411	09/23/21	24469	LANCE RHINESMITH	5379A	7/5-19/21 MILEAGE	0.00	18.24
101000	485412	09/23/21	26115	LAW OFFICE OF CLARK STIL	001	RFND OVERPAY CU-21-10	0.00	140.48
101000	485413	09/23/21	7657	BETTY LEWIS	5379A	8/2-30/21 MILEAGE	0.00	39.52
101000	485414	09/23/21	18911	RELX INC	5703-603	3093428322 8/31/21	0.00	321.40
101000	485415	09/23/21	25054	LEXISNEXIS RISK SOLUTION	5703-603	1723577-20210831 8/31/	0.00	118.65
101000	485416	09/23/21	26660	LOCAL ENGINEERING	001	RFND APP FEE PUD-21-10	0.00	1,035.00
101000	485417	09/23/21	26162	MARCIE TUEGEL	001	2000974.037 REFUND	0.00	45.00
101000	485418	09/23/21	25289	MAXINE WILLIAMS	5351A	8/2-30/21 MILEAGE	0.00	1.13
101000	485418	09/23/21	25289	MAXINE WILLIAMS	5348AHD	7/2-26/21 MILEAGE	0.00	23.65
101000	485418	09/23/21	25289	MAXINE WILLIAMS	5348AHD	8/2-30/21 MILEAGE	0.00	35.05
101000	485418	09/23/21	25289	MAXINE WILLIAMS	5345AHD	7/2-26/21 MILEAGE	0.00	3.94
101000	485418	09/23/21	25289	MAXINE WILLIAMS	5345AHD	8/2-30/21 MILEAGE	0.00	5.65
TOTAL CHECK							0.00	69.42
101000	485419	09/23/21	26645	MICHELE ADELMAN	001	2000969.037 REFUND	0.00	15.00
101000	485420	09/23/21	26657	MICHELLE DAVIS	001	1004528.037 REFUND	0.00	18.47
101000	485420	09/23/21	26657	MICHELLE DAVIS	001	1004528.037 REFUND	0.00	50.00
TOTAL CHECK							0.00	68.47
101000	485421	09/23/21	25286	MICHELLE VERNAZZARO	5345AHD	8/9-30/21 MILEAGE	0.00	5.98
101000	485421	09/23/21	25286	MICHELLE VERNAZZARO	5348AHD	8/9-30/21 MILEAGE	0.00	51.87
TOTAL CHECK							0.00	57.85

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485422	09/23/21	22232	CATHY MILLER	5379A	8/3-31/21 MILEAGE	0.00	53.76
101000	485423	09/23/21	16008	OCALA FREIGHTLINER	550	R102008027 8/3/21	0.00	247.50
101000	485424	09/23/21	7541.1	OFFICE DEPOT	2322-605	191139899-001 25062955	0.00	59.41
101000	485425	09/23/21	23806	OLD HAY BARN LLC	5106	23995 9/7/21	0.00	94.95
101000	485425	09/23/21	23806	OLD HAY BARN LLC	5106	24081 9/15/21	0.00	29.98
TOTAL CHECK							0.00	124.93
101000	485426	09/23/21	24271	VICTORIA PIETRAS	5379A	8/26-31/21 MILEAGE	0.00	7.68
101000	485426	09/23/21	24271	VICTORIA PIETRAS	5379A	8/2-25/21 MILEAGE	0.00	28.80
TOTAL CHECK							0.00	36.48
101000	485427	09/23/21	25675	RICHARD RAY LUCY JR	2100H	0994 CARES ASSISTANCE	0.00	4,000.00
101000	485428	09/23/21	26642	RITA ROST	001	2000973.037 REFUND	0.00	15.00
101000	485429	09/23/21	26076	ROBERT NONES	001	2000963.037 REFUND	0.00	75.00
101000	485430	09/23/21	24357	SCHARFELD CARE SOLUTIONS	5347AHM	0038 9/8/21	0.00	42.00
101000	485430	09/23/21	24357	SCHARFELD CARE SOLUTIONS	5326ARE	0038 9/8/21	0.00	136.50
101000	485430	09/23/21	24357	SCHARFELD CARE SOLUTIONS	5347ACP	0033 8/10/21	0.00	84.00
101000	485430	09/23/21	24357	SCHARFELD CARE SOLUTIONS	5347AHM	0033 8/10/21	0.00	42.00
101000	485430	09/23/21	24357	SCHARFELD CARE SOLUTIONS	5347APC	0033 8/10/21	0.00	131.25
101000	485430	09/23/21	24357	SCHARFELD CARE SOLUTIONS	5326ARE	0033 8/10/21	0.00	409.50
TOTAL CHECK							0.00	845.25
101000	485431	09/23/21	26245	SMARSH INC	5703-602	INV00649583A 6/30/21	0.00	123.35
101000	485432	09/23/21	26293	SONJA E MEISTRELL	5351A	8/2-30/21 MILEAGE	0.00	17.38
101000	485432	09/23/21	26293	SONJA E MEISTRELL	5348AHD	8/2-30/21 MILEAGE	0.00	38.25
TOTAL CHECK							0.00	55.63
101000	485433	09/23/21	13087	STATE ATTORNEY'S OFFICE	093	B13919259 8/16/21	0.00	510.93
101000	485433	09/23/21	13087	STATE ATTORNEY'S OFFICE	093	2307624 8/12/21	0.00	301.40
TOTAL CHECK							0.00	812.33
101000	485434	09/23/21	26643	STEPHEN AITKEN	001	2000970.037 REFUND	0.00	30.00
101000	485435	09/23/21	26003	SUZANNE GONCIARZ	001	2000961.037 REFUND	0.00	30.00
101000	485436	09/23/21	21652	SWR ENTERPRISES INC	5347AOC	966956 8/26/21	0.00	435.00
101000	485437	09/23/21	26639	TAMMIE DAVIS	001	2000960.037 REFUND	0.00	30.00
101000	485438	09/23/21	26655	TARRA WARFORD	001	1004577.037 REFUND	0.00	400.91
101000	485438	09/23/21	26655	TARRA WARFORD	001	1004577.037 REFUND	0.00	300.00
TOTAL CHECK							0.00	700.91
101000	485439	09/23/21	26641	TOM HAWKINS	001	2000967.037 REFUND	0.00	45.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485440	09/23/21	25034	VFW AUXILIARY	001	1004683.037 REFUND	0.00	25.00
101000	485441	09/23/21	25026	VIRGINIA MOW	5379A	8/2-25/21 MILEAGE	0.00	49.44
101000	485441	09/23/21	25026	VIRGINIA MOW	5379A	8/26-31/21 MILEAGE	0.00	11.68
TOTAL CHECK							0.00	61.12
101000	485442	09/23/21	26638	VIRGINIA MUNDT	001	2000959.037 REFUND	0.00	45.00
101000	485443	09/23/21	2031	W R E C	7112	1777586 9/2/21	0.00	3,932.07
101000	485443	09/23/21	2031	W R E C	2670	1035419 8/26/21	0.00	9,206.84
101000	485443	09/23/21	2031	W R E C	3200	1777659 9/2/21	0.00	46.88
101000	485443	09/23/21	2031	W R E C	4102	2077592 8/26/21	0.00	77.87
101000	485443	09/23/21	2031	W R E C	7116	1777602 9/9/21	0.00	80.27
101000	485443	09/23/21	2031	W R E C	4102	1777689 9/14/21	0.00	36.23
101000	485443	09/23/21	2031	W R E C	9000	2135643 9/14/21	0.00	35.04
101000	485443	09/23/21	2031	W R E C	9000	2135642 9/14/21	0.00	35.04
101000	485443	09/23/21	2031	W R E C	5746DP	1601017 9/16/21	0.00	73.17
101000	485443	09/23/21	2031	W R E C	5746DP	1601018 9/15/21	0.00	93.13
101000	485443	09/23/21	2031	W R E C	6102	1777646 9/15/21	0.00	1,776.76
101000	485443	09/23/21	2031	W R E C	3200	1777610 9/15/21	0.00	636.46
101000	485443	09/23/21	2031	W R E C	4102	1777688 9/9/21	0.00	64.12
101000	485443	09/23/21	2031	W R E C	7104	1777557 9/10/21	0.00	131.02
101000	485443	09/23/21	2031	W R E C	4102	1777686 9/9/21	0.00	35.89
101000	485443	09/23/21	2031	W R E C	3200	1777687 9/9/21	0.00	346.97
TOTAL CHECK							0.00	16,607.76
101000	485444	09/23/21	26664	WI-CO MARKET LLC	401	WASTE DISP ACCOUNT	0.00	350.00
101000	485445	09/23/21	23503	ADVANCED UROLOGY INSTITU	2101A	HOSPITAL BILL 9/1/21	0.00	85.99
101000	485446	09/23/21	22338	BARRACUDA EMERGENCY PHYS	2101A	HOSPITAL BILL 9/1/21	0.00	114.21
101000	485446	09/23/21	22338	BARRACUDA EMERGENCY PHYS	2101A	HOSPITAL BILL 9/13/21	0.00	78.27
101000	485446	09/23/21	22338	BARRACUDA EMERGENCY PHYS	2101A	HOSPITAL BILL 9/13/21	0.00	184.10
TOTAL CHECK							0.00	376.58
101000	485447	09/23/21	4125	BRIGHT HOUSE NETWORKS	5703-603	0050505835-02 8/23/21	0.00	483.05
101000	485447	09/23/21	4125	BRIGHT HOUSE NETWORKS	5703-602	0050505835-02 8/23/21	0.00	483.06
TOTAL CHECK							0.00	966.11
101000	485448	09/23/21	4125	BRIGHT HOUSE NETWORKS	5799	0050711780-01 8/24/21	0.00	99.98
101000	485449	09/23/21	17174	CENTURYLINK	2122	320345045 9/9/21	0.00	44.97
101000	485450	09/23/21	25293	CENTURYLINK COMMUNICATIO	2440	242664787 90007515	0.00	658.72
101000	485451	09/23/21	22344	CITRUS MEMORIAL HOSPITAL	2101A	HOSPITAL BILL 9/9/21	0.00	37,448.81
101000	485452	09/23/21	21092	DUKE ENERGY	9000	21165 36097 9/13/21	0.00	17,076.56
101000	485453	09/23/21	21092	DUKE ENERGY	2670	23469 06592 9/15/21	0.00	265.77
101000	485453	09/23/21	21092	DUKE ENERGY	4102	23469 06592 9/15/21	0.00	614.81

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	880.58
101000	485454	09/23/21	21092	DUKE ENERGY	9000	44663 99113 9/2/21	0.00	36,643.74
101000	485455	09/23/21	21092	DUKE ENERGY	6102	62287 76301 9/15/21	0.00	2,975.78
101000	485456	09/23/21	21952	INPATIENT CARE SPECIALIS	2101A	HOSPITAL BILL 9/13/21	0.00	332.04
101000	485457	09/23/21	23423	INTEGRATED REG LAB PATH	2101A	HOSPITAL BILL 9/3/21	0.00	177.87
101000	485457	09/23/21	23423	INTEGRATED REG LAB PATH	2101A	HOSPITAL BILL 9/3/21	0.00	54.10
TOTAL CHECK							0.00	231.97
101000	485458	09/23/21	26423	JAVIER CAIRO	2101A	HOSPITAL BILL 9/13/21	0.00	110.68
101000	485459	09/23/21	20307	LIFE INSURANCE CO OF NOR	8000	15523_090121 9/1/21	0.00	11,945.29
101000	485459	09/23/21	20307	LIFE INSURANCE CO OF NOR	8000	15523_090121 9/1/21	0.00	10,284.18
TOTAL CHECK							0.00	22,229.47
101000	485460	09/23/21	21694	MARION COUNTY BOCC	5703-602	003 1033 022993501 8/2	0.00	83.88
101000	485460	09/23/21	21694	MARION COUNTY BOCC	5703-603	003 1033 022993501 8/2	0.00	83.87
TOTAL CHECK							0.00	167.75
101000	485461	09/23/21	22406	OCALA HEALTH TRAUMA LLC	2101A	HOSPITAL BILL 9/15/21	0.00	631.22
101000	485461	09/23/21	22406	OCALA HEALTH TRAUMA LLC	2101A	HOSPITAL BILL 9/15/21	0.00	46.62
TOTAL CHECK							0.00	677.84
101000	485462	09/23/21	17137	PHYSICIANS OF CENTRAL FL	2101A	HOSPITAL BILL 9/13/21	0.00	330.06
101000	485462	09/23/21	17137	PHYSICIANS OF CENTRAL FL	2101A	HOSPITAL BILL 9/13/21	0.00	347.91
TOTAL CHECK							0.00	677.97
101000	485463	09/23/21	25840	RADIOLOGY PHYSICIAN SOLU	2101A	HOSPITAL BILL 9/15/21	0.00	155.37
101000	485463	09/23/21	25840	RADIOLOGY PHYSICIAN SOLU	2101A	HOSPITAL BILL 9/1/21	0.00	403.77
TOTAL CHECK							0.00	559.14
101000	485464	09/23/21	22650	SHERIDAN EMERGENCY PHYSI	2101A	HOSPITAL BILL 9/15/21	0.00	114.21
101000	485465	09/23/21	6999.3	VERIZON WIRELESS MESSAGI	5799	9886989666 842194466	0.00	36.07
101000	485466	09/23/21	6999.3	VERIZON WIRELESS MESSAGI	2332-602	9887395766 242197354	0.00	121.91
101000	485467	09/23/21	23776	WEST FLORIDA PROFESSIONA	2101A	HOSPITAL BILL 9/13/21	0.00	5.29
101000	485467	09/23/21	23776	WEST FLORIDA PROFESSIONA	2101A	HOSPITAL BILL 9/1/21	0.00	5.29
TOTAL CHECK							0.00	10.58
101000	485468	09/23/21	14260	FLORIDA DEPARTMENT OF HE	001	JR 44755000-2021	0.00	70.00
101000	485469	09/23/21	25018	FLORIDA DEPARTMENT OF HE	4180	ALS LICENSE APP FEE	0.00	1,375.00
101000	485469	09/23/21	25018	FLORIDA DEPARTMENT OF HE	4180	ALS STICKERS FOR AMBUL	0.00	400.00
TOTAL CHECK							0.00	1,775.00
101000	485470	09/23/21	1987	FLORIDA DEPARTMENT OF HE	401	PERMIT 09-QL-00177	0.00	100.00
101000	485470	09/23/21	1987	FLORIDA DEPARTMENT OF HE	401	PERMIT 09-QL-00178	0.00	100.00

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ACCOUNTING PERIOD: 1/22

FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	200.00
101000	485471	09/23/21	25119	MISTY WHITELAW	9000	PETTY CASH 9/20/21	0.00	4.23
101000	485472	09/23/21	11309	UNITED STATES POSTAL SER	2440	REPLENISH PERMIT 272	0.00	12,000.00
101000	485472	09/23/21	11309	UNITED STATES POSTAL SER	2440	REPLENISH POSTAGE DUE	0.00	5,000.00
101000	485472	09/23/21	11309	UNITED STATES POSTAL SER	2440	REPLENISH PERMIT 120	0.00	7,000.00
TOTAL CHECK							0.00	24,000.00
101000	485473	09/23/21	2130.1	WITHLACOOCHEE REGIONAL W	9000	2021-03-Q138 9/14/21	0.00	367.74
101000	485473	09/23/21	2130.1	WITHLACOOCHEE REGIONAL W	9000	2021-02-Q138 9/1/21	0.00	1,586.62
TOTAL CHECK							0.00	1,954.36
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2010095502 Noelle Voti	0.00	91.15
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2672427515 Paul Besher	0.00	160.29
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2010839110 Paula Vowel	0.00	164.88
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2731980033 Nancy Wall	0.00	168.85
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2684610011 Richard Lei	0.00	174.75
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2650940011 Ruth Heinz	0.00	210.26
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373U	2621950019 Ethan Bourg	0.00	425.00
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373U	2669010017 Susan Green	0.00	425.00
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373U	2731980033 Nancy Wall	0.00	450.00
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2644355021 Lazza Cruz	0.00	268.95
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2011227003 Sean Simpso	0.00	275.17
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2624730013 Ashley Germ	0.00	303.97
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2011167804 Reba Shephe	0.00	349.46
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373U	2667430010 Shirley Ive	0.00	350.00
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373U	2724240011 Jill Ellis	0.00	375.00
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2656710015 Nancy Beatt	0.00	407.40
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2695215011 Cecil Bradl	0.00	212.31
101000	485474	09/23/21	4233.2	SUMTER ELECTRIC COOPERAT	5373V	2667430010 Shirley Ive	0.00	219.92
TOTAL CHECK							0.00	5,032.36
101000	485475	09/23/21	21094	DUKE ENERGY	5331W	40640 88173 Burke	0.00	153.00
101000	485475	09/23/21	21094	DUKE ENERGY	5331W	52983 45539 Vogwill	0.00	176.46
101000	485475	09/23/21	21094	DUKE ENERGY	5331W	06426 64319 Goldsmith	0.00	183.05
101000	485475	09/23/21	21094	DUKE ENERGY	5331W	46289 22498 Forbes	0.00	363.19
101000	485475	09/23/21	21094	DUKE ENERGY	5331W	38594 12064 Barr	0.00	1,006.59
TOTAL CHECK							0.00	1,882.29
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	8540888120 Cecillia Ty	0.00	212.17
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	2921625445 Valencia At	0.00	183.01
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	3687519476 Elaine Thom	0.00	190.64
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	8973600447 Jody Lane	0.00	198.75
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	4407616428 Joseph Cagg	0.00	174.45
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	4336824334 Anthony Ste	0.00	163.75
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	8257545018 Susan Biley	0.00	132.71
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	7089368228 Amy Murray	0.00	137.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	8858365187 Cynthia McM	0.00	96.94
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	0390984031 Lisa Cruz	0.00	106.81
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	4847477047 Susan Marti	0.00	110.50
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	6781026048 Joseph Gooc	0.00	113.47

Attachment: County Warrants September 2021 (18473 : County Warrants)

SELECTION CRITERIA: transact.ck_date between '20210901 00:00:00.000' and '20210930 00:00:00.000'
ACCOUNTING PERIOD: 1/22

FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	1134108590 Mary Green	0.00	120.32
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	2694084067 Ashley Mell	0.00	63.51
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	2805300110 Nina Simmon	0.00	138.77
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	771495446 Judith Day	0.00	268.44
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	4206615245 Tiffany Ric	0.00	303.41
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	390984031 Lisa Cruz	0.00	375.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	8194673560 Donald Cupp	0.00	379.06
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	9556576 Patricia Sulli	0.00	391.70
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	9162128439 Joseph Moor	0.00	425.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	6979139310 Gina Perez	0.00	425.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	4617953147 Jackie Stre	0.00	425.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	6781026048 Joseph Gooc	0.00	425.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	1471119393 Kimberly Ch	0.00	430.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	7012223127 Holden Agee	0.00	450.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	8257545018 Susan Biley	0.00	450.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	2599412309 Shardae Bro	0.00	450.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	5951566229 Patricia Ha	0.00	450.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	5584661151 Jennifer Mi	0.00	450.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	2241674477 Maquala Tur	0.00	450.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	2732309252 Maria Court	0.00	314.80
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	7740726440 Ann Paovell	0.00	318.89
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	3616064015 Sharlyn Ive	0.00	325.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	8777542424 Shontae Row	0.00	334.55
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	7012223127 Holden Agee	0.00	337.59
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	1907765530 Mervaliz Se	0.00	340.13
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	1907765530 Mervaliz Se	0.00	350.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	1488226312 Cecile Deme	0.00	350.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	1936229543 Cheryl Fox	0.00	350.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	4002560423 Linda Hill	0.00	350.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	8516940184 Jacqueline	0.00	350.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	2732309252 Maria Court	0.00	350.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	7089368228 Amy Murray	0.00	350.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	8516940184 Jacqueline	0.00	352.96
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	2629247483 Robert McCu	0.00	277.04
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	2695431319 Wanda Acost	0.00	277.90
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	4838717109 Carol Wagle	0.00	284.57
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	9525445273 Kimberly Ke	0.00	288.14
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	9356281090 Tiara Orr	0.00	291.88
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	6357687119 Jacqueline	0.00	296.84
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	2702724027 Jesse Mikos	0.00	298.84
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	8777542424 Shontae Row	0.00	300.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	5287048323 Kenneth Sul	0.00	270.28
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	6979139310 Gina Perez	0.00	271.76
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	4916948497 Vickie Lama	0.00	275.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	8606734596 Jeffrey Gru	0.00	257.11
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	3030159313 Thomas Weid	0.00	262.59
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	4422225334 Kecha Frazi	0.00	462.23
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	5942690598 Marvin Smit	0.00	467.13
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	3351143035 Kenneth Van	0.00	471.10
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	2241674477 Maquala Tur	0.00	488.47
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	1102302304 Stephanie M	0.00	490.99
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	7740726440 Ann Paovell	0.00	500.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	2108618017 Wendy Harpe	0.00	500.22
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	1936229543 Cheryl Fox	0.00	537.73
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	7700469082 Joshua Rest	0.00	591.89
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	5596277007 Dawn McDona	0.00	640.45
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	1430834282 Jessica Pat	0.00	859.67
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	9830810117 Vickie Coll	0.00	931.07
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	5584661151 Jennifer Mi	0.00	955.27
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	8299815328 Animari Tru	0.00	1,093.29
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	178590371 Jennifer Gar	0.00	1,333.47
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	5936269452 Brittney Ho	0.00	1,370.46
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	6895803224 Monique Gue	0.00	2,011.36
101000	485479	09/23/21	21093	DUKE ENERGY	5373U	8606734596 Jeffrey Gru	0.00	425.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	4002560423 Linda Hill	0.00	216.49
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	1414111533 Linda Howel	0.00	230.96
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	1012161117 Lisa Robert	0.00	248.00
101000	485479	09/23/21	21093	DUKE ENERGY	5373V	9592729255 Jill Elking	0.00	250.73
TOTAL CHECK							0.00	32,192.26
101000	485481	09/23/21	4233.1	W R E C	5373V	1641896 William Gaddis	0.00	228.43
101000	485481	09/23/21	4233.1	W R E C	5373U	1890335 Michael Lasher	0.00	425.00
101000	485481	09/23/21	4233.1	W R E C	5373V	2076548 Kim Lambiase	0.00	267.47
101000	485481	09/23/21	4233.1	W R E C	5373U	2046704 Matthew Freema	0.00	300.00
101000	485481	09/23/21	4233.1	W R E C	5373V	1319665 Carolyn Naber	0.00	373.23
101000	485481	09/23/21	4233.1	W R E C	5373U	2135879 Mabel Medina	0.00	350.00
101000	485481	09/23/21	4233.1	W R E C	5373U	2126373 Teresa Cook	0.00	350.00
101000	485481	09/23/21	4233.1	W R E C	5373U	1350101 Elaine Luther	0.00	450.00
101000	485481	09/23/21	4233.1	W R E C	5373U	1141216 Carmen Hamilto	0.00	400.00
101000	485481	09/23/21	4233.1	W R E C	5373U	1523445 Tracy Price	0.00	425.00
101000	485481	09/23/21	4233.1	W R E C	5373V	2124641 Paula Francis	0.00	145.67
101000	485481	09/23/21	4233.1	W R E C	5373V	2061830 Lisa Bertorell	0.00	158.46
101000	485481	09/23/21	4233.1	W R E C	5373V	1720987 Shelly William	0.00	158.76
101000	485481	09/23/21	4233.1	W R E C	5373V	1999421 Annett Janson	0.00	70.06
101000	485481	09/23/21	4233.1	W R E C	5373V	1523445 Tracy Price	0.00	25.08
101000	485481	09/23/21	4233.1	W R E C	5373V	2063037 Alda Demelo	0.00	53.59
101000	485481	09/23/21	4233.1	W R E C	5373V	1634448 Maria Sosa	0.00	131.00
101000	485481	09/23/21	4233.1	W R E C	5373V	2137326 Christopher Hu	0.00	131.86
101000	485481	09/23/21	4233.1	W R E C	5373V	2098563 Sally Irwin	0.00	137.44
101000	485481	09/23/21	4233.1	W R E C	5373V	2123340 Kathy Adams	0.00	168.63
101000	485481	09/23/21	4233.1	W R E C	5373V	2135879 Mabel Medina	0.00	206.26
101000	485481	09/23/21	4233.1	W R E C	5373V	2145881 Shirley Kelley	0.00	208.44
101000	485481	09/23/21	4233.1	W R E C	5373V	2082141 Kendrick Gunn	0.00	177.62
TOTAL CHECK							0.00	5,342.00
101000	485482	09/23/21	4233.5	WREC	5331W	1704999 Lopez	0.00	170.08
101000	485483	09/23/21	14665	CALIFORNIA STATE DISBURS	809	200000000500981	0.00	92.30
101000	485484	09/23/21	3234	COMMONWEALTH OF MASSACHU	809	RIVERA 00.1531.0146	0.00	132.00
101000	485485	09/23/21	23266	KENTUCKY CHILD SUPPORT E	809	WILSON #05CI00085	0.00	149.76
101000	485486	09/28/21	9345	ALEXANDER REAL ESTATE, I	166Y	Acord Oct 21	0.00	246.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485487	09/28/21	24148	KATIRIA ENIZ AVILA	166Y	Rodriguez Oct 21	0.00	505.00
101000	485488	09/28/21	24454	BRENTWOOD MEADOW HEALTH	166Y	Cosgren Oct 21	0.00	84.00
101000	485489	09/28/21	7351	CASTRO REALTY AND PROPER	166Y	Hyde Oct 21	0.00	945.00
101000	485489	09/28/21	7351	CASTRO REALTY AND PROPER	166Y	Orr Oct 21	0.00	1,125.00
TOTAL CHECK							0.00	2,070.00
101000	485490	09/28/21	20147	CATHERINE COACHMAN	166Y	Kelly Oct 21	0.00	470.00
101000	485491	09/28/21	25290	COLONNADE PARK LTD	166Y	Valles Oct 21	0.00	495.00
101000	485491	09/28/21	25290	COLONNADE PARK LTD	166Y	Windhorst Oct 21	0.00	382.00
101000	485491	09/28/21	25290	COLONNADE PARK LTD	166Y	Winburn Oct 21	0.00	438.00
101000	485491	09/28/21	25290	COLONNADE PARK LTD	166Y	Grant Oct 21	0.00	501.00
101000	485491	09/28/21	25290	COLONNADE PARK LTD	166Y	Gomillion Oct 21	0.00	504.00
101000	485491	09/28/21	25290	COLONNADE PARK LTD	166Y	Tejada Oct 21	0.00	518.00
TOTAL CHECK							0.00	2,838.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Bell Oct 21	0.00	576.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Wood Oct 21	0.00	500.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Genkin Oct 21	0.00	591.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Hilson Oct 21	0.00	366.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Maasch Oct 21	0.00	393.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Genkin Oct 21	0.00	476.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Lowry Jr. Oct 21	0.00	470.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Nenninger Oct 21	0.00	464.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Vorontsova Oct 21	0.00	449.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Eastman Oct 21	0.00	450.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Jaeger Oct 21	0.00	143.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Moody Oct 21	0.00	266.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Scheide Oct 21	0.00	280.00
101000	485492	09/28/21	6442	CREATIVE CHOICE HOMES XX	166Y	Harp Oct 21	0.00	326.00
TOTAL CHECK							0.00	5,750.00
101000	485493	09/28/21	9210	CRYSTAL RIVER APARTMENTS	166Y	Sternal Oct 21	0.00	287.00
101000	485493	09/28/21	9210	CRYSTAL RIVER APARTMENTS	166Y	Jenkins Oct 21	0.00	295.00
101000	485493	09/28/21	9210	CRYSTAL RIVER APARTMENTS	166Y	Turner Oct 21	0.00	133.00
TOTAL CHECK							0.00	715.00
101000	485494	09/28/21	21394	JEFF CUNNINGHAM	166Y	Recchio Oct 21	0.00	800.00
101000	485495	09/28/21	21092	DUKE ENERGY	166Y	57059 80011 Washington	0.00	109.00
101000	485495	09/28/21	21092	DUKE ENERGY	166Y	40753 29176 Hudson	0.00	34.00
101000	485495	09/28/21	21092	DUKE ENERGY	166Y	95854 45011 Heib	0.00	131.00
101000	485495	09/28/21	21092	DUKE ENERGY	166Y	37607 07367 Caffee	0.00	3.00
101000	485495	09/28/21	21092	DUKE ENERGY	166Y	19077 65530 Serpa	0.00	4.00
101000	485495	09/28/21	21092	DUKE ENERGY	166Y	70347 39231 Lockley	0.00	15.00
101000	485495	09/28/21	21092	DUKE ENERGY	166Y	88835 84485 Cripps	0.00	28.00
101000	485495	09/28/21	21092	DUKE ENERGY	166Y	91621 28439 Moore	0.00	45.00
101000	485495	09/28/21	21092	DUKE ENERGY	166Y	88995 04313 Lozada2	0.00	55.00
101000	485495	09/28/21	21092	DUKE ENERGY	166Y	07144 31508 Taylor	0.00	58.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	485495	09/28/21	21092	DUKE ENERGY	166Y	67610 18059 Garrison	0.00	222.00
TOTAL CHECK							0.00	704.00
101000	485496	09/28/21	6516	FLORAL OAKS APARTMENTS L	166Y	Greer Oct 21	0.00	313.00
101000	485496	09/28/21	6516	FLORAL OAKS APARTMENTS L	166Y	Vando Oct 21	0.00	455.00
TOTAL CHECK							0.00	768.00
101000	485497	09/28/21	4119	GIOVANNA ABBINANTI	166Y	Sturgell Oct 21	0.00	507.00
101000	485498	09/28/21	21797	HOME BUYER'S FRIEND INC	166Y	Knight Oct 21	0.00	505.00
101000	485499	09/28/21	21515	HOMOSASSA LTD	166Y	Overbay Oct 21	0.00	215.00
101000	485500	09/28/21	26658	JAMES WENDELL JACKSON	166Y	James Oct 21	0.00	211.00
101000	485501	09/28/21	23882	THE HOLLOWAY GROUP PA	166Y	Perkins Oct 21	0.00	190.00
101000	485501	09/28/21	23882	THE HOLLOWAY GROUP PA	166Y	Baker Oct 21	0.00	330.00
101000	485501	09/28/21	23882	THE HOLLOWAY GROUP PA	166Y	Rowe Oct 21	0.00	499.00
101000	485501	09/28/21	23882	THE HOLLOWAY GROUP PA	166Y	Christenbery Oct 21	0.00	499.00
101000	485501	09/28/21	23882	THE HOLLOWAY GROUP PA	166Y	Hoover Oct 21	0.00	440.00
101000	485501	09/28/21	23882	THE HOLLOWAY GROUP PA	166Y	Brown Oct 21	0.00	413.00
101000	485501	09/28/21	23882	THE HOLLOWAY GROUP PA	166Y	Tarver Oct 21	0.00	427.00
101000	485501	09/28/21	23882	THE HOLLOWAY GROUP PA	166Y	Schoefer Oct 21	0.00	664.00
101000	485501	09/28/21	23882	THE HOLLOWAY GROUP PA	166Y	Heib Oct 21	0.00	1,150.00
TOTAL CHECK							0.00	4,612.00
101000	485502	09/28/21	22538	LUIS LEIVA	166Y	Lozada Oct 21	0.00	775.00
101000	485503	09/28/21	26662	MARK THOMAS BEVILLE	166Y	Mincey Oct 21	0.00	505.00
101000	485503	09/28/21	26662	MARK THOMAS BEVILLE	166Y	Curry Oct 21	0.00	502.00
101000	485503	09/28/21	26662	MARK THOMAS BEVILLE	166Y	Bailey Oct 21	0.00	502.00
101000	485503	09/28/21	26662	MARK THOMAS BEVILLE	166Y	Worthen Oct 21	0.00	506.00
101000	485503	09/28/21	26662	MARK THOMAS BEVILLE	166Y	Keels Oct 21	0.00	524.00
TOTAL CHECK							0.00	2,539.00
101000	485504	09/28/21	26249	N-GES-RP OF CITRUS SPRIN	166Y	Mercier Oct 21	0.00	1,351.00
101000	485505	09/28/21	21041	OMNIA CUM DEO CORP	166Y	Travis Oct 21	0.00	459.00
101000	485506	09/28/21	4549	ONE REAL ESTATE INC	166Y	Wozniak Oct 21	0.00	528.00
101000	485506	09/28/21	4549	ONE REAL ESTATE INC	166Y	Murphy Oct 21	0.00	750.00
101000	485506	09/28/21	4549	ONE REAL ESTATE INC	166Y	James Oct 21	0.00	619.00
101000	485506	09/28/21	4549	ONE REAL ESTATE INC	166Y	Smith Oct 21	0.00	633.00
TOTAL CHECK							0.00	2,530.00
101000	485507	09/28/21	5995	TRUST ACCT OF J PATRICK	166Y	Flaherty Oct 21	0.00	505.00
101000	485508	09/28/21	21106	PAMELA A TURPIN	166Y	Harvey Oct 21	0.00	408.00
101000	485509	09/28/21	2031	W R E C	166Y	1718317 Orr	0.00	180.00
101000	485509	09/28/21	2031	W R E C	166Y	2147761 Farrar	0.00	33.00
101000	485509	09/28/21	2031	W R E C	166Y	1655922 Murphy	0.00	19.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

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101000	485509	09/28/21	2031	W R E C	166Y	1606545 Recchio	0.00	21.00
TOTAL CHECK							0.00	253.00
101000	V145245	09/09/21	0006	A-ABLE SEPTIC & SEWER SE	2670	51709 8/27/21	0.00	250.00
101000	V145246	09/09/21	26511	AARON BLAKE	9000	200003 8/30/21	0.00	1,790.00
101000	V145247	09/09/21	15815	ACCESSIBLE SOLUTIONS INC	5370ACO	39174 8/2/21	0.00	243.19
101000	V145247	09/09/21	15815	ACCESSIBLE SOLUTIONS INC	5348AHD	39174 8/2/21	0.00	243.20
TOTAL CHECK							0.00	486.39
101000	V145248	09/09/21	0030	ACE HARDWARE CORP	4102	037070/2 8/19/21	0.00	265.68
101000	V145248	09/09/21	0030	ACE HARDWARE CORP	4102	037071/2 8/19/21	0.00	87.43
TOTAL CHECK							0.00	353.11
101000	V145249	09/09/21	22923	ADS WASTE HOLDINGS INC D	2501	P80001192537 6/30/21	0.00	202.38
101000	V145249	09/09/21	22923	ADS WASTE HOLDINGS INC D	5106	P80001189662 6/30/21	0.00	269.85
101000	V145249	09/09/21	22923	ADS WASTE HOLDINGS INC D	6102	P80001192557 6/30/21	0.00	1,696.61
101000	V145249	09/09/21	22923	ADS WASTE HOLDINGS INC D	2670	P80001192535 6/30/21	0.00	1,832.94
TOTAL CHECK							0.00	4,001.78
101000	V145250	09/09/21	9132	AIR MECHANICAL & SERVICE	2670	107348 8/27/21	0.00	1,344.48
101000	V145251	09/09/21	0714	AIRGAS USA LLC	3200	9982189120 8/31/21	0.00	38.63
101000	V145251	09/09/21	0714	AIRGAS USA LLC	3200	9982189121 8/31/21	0.00	89.84
101000	V145251	09/09/21	0714	AIRGAS USA LLC	3200	9117127838 9/1/21	0.00	436.38
TOTAL CHECK							0.00	564.85
101000	V145252	09/09/21	22154	AMERICAN PIPE & TANK INC	9000	85350 8/26/21	0.00	325.00
101000	V145252	09/09/21	22154	AMERICAN PIPE & TANK INC	9000	85320 8/23/21	0.00	325.00
101000	V145252	09/09/21	22154	AMERICAN PIPE & TANK INC	9000	85321 8/23/21	0.00	325.00
101000	V145252	09/09/21	22154	AMERICAN PIPE & TANK INC	9000	85322 8/20/21	0.00	325.00
101000	V145252	09/09/21	22154	AMERICAN PIPE & TANK INC	9000	85307 8/19/21	0.00	325.00
101000	V145252	09/09/21	22154	AMERICAN PIPE & TANK INC	9000	85308 8/19/21	0.00	325.00
101000	V145252	09/09/21	22154	AMERICAN PIPE & TANK INC	9000	85309 8/19/21	0.00	325.00
101000	V145252	09/09/21	22154	AMERICAN PIPE & TANK INC	9000	85310 8/19/21	0.00	325.00
101000	V145252	09/09/21	22154	AMERICAN PIPE & TANK INC	9000	85335 8/24/21	0.00	325.00
101000	V145252	09/09/21	22154	AMERICAN PIPE & TANK INC	9000	85336 8/24/21	0.00	325.00
101000	V145252	09/09/21	22154	AMERICAN PIPE & TANK INC	9000	85337 8/24/21	0.00	325.00
101000	V145252	09/09/21	22154	AMERICAN PIPE & TANK INC	9000	85338 8/24/21	0.00	325.00
TOTAL CHECK							0.00	3,900.00
101000	V145253	09/09/21	24724	ANDREW WOOD INC	2790	404000 9/1/21	0.00	100.00
101000	V145253	09/09/21	24724	ANDREW WOOD INC	2790	404000 9/1/21	0.00	800.00
TOTAL CHECK							0.00	900.00
101000	V145254	09/09/21	26621	ANTHONY KOPKA	5379A	7/1-13/21 MILEAGE	0.00	13.44
101000	V145255	09/09/21	26510	ATTENTI US INC	2101A	R-53905 8/1/21	0.00	2,975.11
101000	V145256	09/09/21	24862	AVANTPAGE INC	2440	IN-X-68774 8/26/21	0.00	131.85

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101000	V145257	09/09/21	2193	BAKER DISTRIBUTING LLC	2670	CJ91119 8/31/21	0.00	297.75
101000	V145258	09/09/21	2540	ELFI BAKER	5351A	4/14-8/11/21 MILEAGE	0.00	18.78
101000	V145258	09/09/21	2540	ELFI BAKER	5348AHD	4/14-8/11/21 MILEAGE	0.00	33.79
101000	V145258	09/09/21	2540	ELFI BAKER	5345AHD	4/14-8/11/21 MILEAGE	0.00	7.51
TOTAL CHECK							0.00	60.08
101000	V145259	09/09/21	22882	JEFFREY BERG	5351A	8/6/21 MILEAGE	0.00	2.56
101000	V145259	09/09/21	22882	JEFFREY BERG	5348AHD	8/6/21 MILEAGE	0.00	17.91
TOTAL CHECK							0.00	20.47
101000	V145260	09/09/21	7265	BLACKSHEARS ALUMINUM INC	3200	44304 8/19/21	0.00	1,185.00
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314407 8/19/21	0.00	5,031.30
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314403 8/19/21	0.00	743.63
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314402 8/19/21	0.00	975.94
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314406 8/19/21	0.00	1,414.93
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314407 8/19/21	0.00	7,632.70
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314405 8/19/21	0.00	12,436.13
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314404 8/19/21	0.00	44,105.31
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314404 8/19/21	0.00	27,104.10
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314401 8/19/21	0.00	160.57
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314405 8/19/21	0.00	7,682.20
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314406 8/19/21	0.00	973.80
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314402 8/19/21	0.00	649.20
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314403 8/19/21	0.00	378.70
101000	V145261	09/09/21	0214.1	BLUE CROSS & BLUE SHIEL	8000	75314401 8/19/21	0.00	54.10
TOTAL CHECK							0.00	109,342.61
101000	V145262	09/09/21	23046	BLUE HERON TEE'S LLC	5824A	T-SHIRTS 8/23/21	0.00	2,250.00
101000	V145263	09/09/21	8070	BOUND TREE MEDICAL	3200	84187554 8/27/21	0.00	309.98
101000	V145263	09/09/21	8070	BOUND TREE MEDICAL	3200	84185759 8/26/21	0.00	3,238.16
101000	V145263	09/09/21	8070	BOUND TREE MEDICAL	3200	84182017 8/24/21	0.00	11.84
101000	V145263	09/09/21	8070	BOUND TREE MEDICAL	3200	84192096 8/31/21	0.00	79.96
101000	V145263	09/09/21	8070	BOUND TREE MEDICAL	3200	84194932 9/2/21	0.00	12.74
TOTAL CHECK							0.00	3,652.68
101000	V145264	09/09/21	13462	BROWN FUNERAL HOME & CRE	5350	CANNELLA 426-21	0.00	500.00
101000	V145264	09/09/21	13462	BROWN FUNERAL HOME & CRE	5350	SANSPREE 385-21	0.00	500.00
101000	V145264	09/09/21	13462	BROWN FUNERAL HOME & CRE	5350	WILLIAMS 494-21	0.00	500.00
101000	V145264	09/09/21	13462	BROWN FUNERAL HOME & CRE	5350	URBANCSEA 467-21	0.00	500.00
101000	V145264	09/09/21	13462	BROWN FUNERAL HOME & CRE	5350	WARD 366-21	0.00	500.00
101000	V145264	09/09/21	13462	BROWN FUNERAL HOME & CRE	5350	RANTA 449-21	0.00	650.00
101000	V145264	09/09/21	13462	BROWN FUNERAL HOME & CRE	5350	FOREMAN 455-21	0.00	650.00
101000	V145264	09/09/21	13462	BROWN FUNERAL HOME & CRE	5350	FREDERICK 378-21	0.00	650.00
TOTAL CHECK							0.00	4,450.00
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4360 8/23/21	0.00	557.50
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4360 8/23/21	0.00	167.31
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4360 8/23/21	0.00	55.77
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4360 8/23/21	0.00	474.05

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101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4360 8/23/21	0.00	167.31
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4360 8/23/21	0.00	25.35
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4361 8/23/21	0.00	304.20
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4361 8/23/21	0.00	202.80
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4361 8/23/21	0.00	152.10
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4361 8/23/21	0.00	50.70
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4361 8/23/21	0.00	25.35
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4361 8/23/21	0.00	25.35
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4358 8/2/21	0.00	557.50
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4358 8/2/21	0.00	55.77
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4358 8/2/21	0.00	474.05
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4358 8/2/21	0.00	25.35
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4359 8/2/21	0.00	304.20
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4359 8/2/21	0.00	152.10
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4359 8/2/21	0.00	50.70
101000	V145265	09/09/21	24680	BUNCH LAWN CARE LLC	4102	4359 8/2/21	0.00	25.35
TOTAL CHECK							0.00	3,852.81
101000	V145266	09/09/21	10463	BURRELL ENGINEERING INC	9000	8448 9/1/21	0.00	3,569.50
101000	V145266	09/09/21	10463	BURRELL ENGINEERING INC	7490	8438 9/1/21	0.00	345.15
101000	V145266	09/09/21	10463	BURRELL ENGINEERING INC	9000	8439 9/1/21	0.00	1,061.95
TOTAL CHECK							0.00	4,976.60
101000	V145267	09/09/21	24951	BUTLER ANIMAL HEALTH HOL	5106	VE60218 8/25/21	0.00	83.75
101000	V145267	09/09/21	24951	BUTLER ANIMAL HEALTH HOL	5106	VE60956 8/25/21	0.00	7.77
TOTAL CHECK							0.00	91.52
101000	V145268	09/09/21	6366.2	CDW GOVERNMENT LLC	5703-602	J019415 8/9/21	0.00	3,104.36
101000	V145269	09/09/21	21283	CINTAS CORPORATION #148	4102	4093135870 8/17/21	0.00	73.07
101000	V145269	09/09/21	21283	CINTAS CORPORATION #148	9000	4091155194 7/27/21	0.00	149.09
101000	V145269	09/09/21	21283	CINTAS CORPORATION #148	9000	4090465636 7/20/21	0.00	179.21
101000	V145269	09/09/21	21283	CINTAS CORPORATION #148	9000	4091860518 8/3/21	0.00	450.07
101000	V145269	09/09/21	21283	CINTAS CORPORATION #148	4102	4093802199 8/24/21	0.00	87.87
101000	V145269	09/09/21	21283	CINTAS CORPORATION #148	6304V	4093802209 8/24/21	0.00	34.55
101000	V145269	09/09/21	21283	CINTAS CORPORATION #148	4150	4093802060 8/24/21	0.00	86.75
101000	V145269	09/09/21	21283	CINTAS CORPORATION #148	4102	4094512317 8/31/21	0.00	72.69
101000	V145269	09/09/21	21283	CINTAS CORPORATION #148	6304V	4094512245 8/31/21	0.00	34.55
101000	V145269	09/09/21	21283	CINTAS CORPORATION #148	4150	4094512283 8/31/21	0.00	86.75
TOTAL CHECK							0.00	1,254.60
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	9000	1506 8/3/21	0.00	1,413.70
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	4102	1430 8/2/21	0.00	83.99
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	4102	1428 8/11/21	0.00	209.97
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	4102	1401 6/30/21	0.00	209.98
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	4102	1410 7/26/21	0.00	335.97
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	4102	1433 8/17/21	0.00	385.97
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	4102	1409 7/20/21	0.00	503.95
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	4102	1429 8/10/21	0.00	671.93
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	9000	1552 7/20/21	0.00	2,032.19
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	9000	1508 7/30/21	0.00	1,148.61
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	9000	1507 8/3/21	0.00	4,594.50

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101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	9000	1553 8/18/21	0.00	2,120.54
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	9000	1405 7/21/21	0.00	209.98
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	9000	1432 8/17/21	0.00	587.94
101000	V145270	09/09/21	22508	CIRCLE T SOD FARMS INC	9000	1426 7/28/21	0.00	671.93
TOTAL CHECK							0.00	15,181.15
101000	V145271	09/09/21	23705	CITRUS CO FIRE RESCUE EX	809	FF SEPT DONATIONS	0.00	10.00
101000	V145272	09/09/21	0363	CITRUS COUNTY SCHOOL BOA	2800	3992100015 9/30/20	0.00	44,868.50
101000	V145273	09/09/21	16204	CITRUS COUNTY SHERIFFS O	5870	REIMB LEGAL FEES	0.00	2,256.00
101000	V145273	09/09/21	16204	CITRUS COUNTY SHERIFFS O	3200	SEP 2021 FIRE 9/1/21	0.00	16,232.58
101000	V145273	09/09/21	16204	CITRUS COUNTY SHERIFFS O	3200	SEP 2021 FIRE 9/1/21	0.00	187.15
101000	V145273	09/09/21	16204	CITRUS COUNTY SHERIFFS O	3200	SEP 2021 FIRE 9/1/21	0.00	1,875.90
TOTAL CHECK							0.00	20,551.63
101000	V145274	09/09/21	5998	CITRUS EQUIPMENT & REPAI	9000	162156 8/31/21	0.00	74.99
101000	V145275	09/09/21	0388	CITRUS WELL DRILLING INC	9400	24757 8/29/21	0.00	1,350.00
101000	V145276	09/09/21	0389	CITY OF CRYSTAL RIVER	6212	1070000300 8/6/21	0.00	340.44
101000	V145276	09/09/21	0389	CITY OF CRYSTAL RIVER	6212	1070000400 8/6/21	0.00	10.13
101000	V145276	09/09/21	0389	CITY OF CRYSTAL RIVER	6102	1150800030 8/18/21	0.00	20.85
101000	V145276	09/09/21	0389	CITY OF CRYSTAL RIVER	6102	1090094310 8/31/21	0.00	888.36
TOTAL CHECK							0.00	1,259.78
101000	V145277	09/09/21	0390	CITY OF INVERNESS	2670	1180011000 8/31/21	0.00	764.95
101000	V145277	09/09/21	0390	CITY OF INVERNESS	2670	1080033500 8/31/21	0.00	23.36
101000	V145277	09/09/21	0390	CITY OF INVERNESS	2670	1170186000 8/31/21	0.00	46.88
101000	V145277	09/09/21	0390	CITY OF INVERNESS	6212	1100096000 8/31/21	0.00	341.68
101000	V145277	09/09/21	0390	CITY OF INVERNESS	6102	1030240000 8/31/21	0.00	349.89
101000	V145277	09/09/21	0390	CITY OF INVERNESS	2670	1200278000 8/31/21	0.00	423.12
101000	V145277	09/09/21	0390	CITY OF INVERNESS	2670	1080033000 8/31/21	0.00	1,295.72
101000	V145277	09/09/21	0390	CITY OF INVERNESS	9000	1320042000 8/31/21	0.00	3,028.28
101000	V145277	09/09/21	0390	CITY OF INVERNESS	2670	1170190000 8/31/21	0.00	529.72
101000	V145277	09/09/21	0390	CITY OF INVERNESS	2670	1170184000 8/31/21	0.00	75.52
101000	V145277	09/09/21	0390	CITY OF INVERNESS	2670	1180013000 8/31/21	0.00	9.88
101000	V145277	09/09/21	0390	CITY OF INVERNESS	6212	1100098000 8/31/21	0.00	10.00
101000	V145277	09/09/21	0390	CITY OF INVERNESS	2670	1170188000 8/31/21	0.00	10.00
101000	V145277	09/09/21	0390	CITY OF INVERNESS	9000	1030242000 8/31/21	0.00	12.12
TOTAL CHECK							0.00	6,921.12
101000	V145278	09/09/21	12990.3	CORECIVIC OF TENNESSEE,	001	6129 8/2/21	0.00	-21,140.00
101000	V145278	09/09/21	12990.3	CORECIVIC OF TENNESSEE,	2101A	6126 8/2/21	0.00	245,720.40
101000	V145278	09/09/21	12990.3	CORECIVIC OF TENNESSEE,	2101A	6123 8/2/21	0.00	1,127,195.82
TOTAL CHECK							0.00	1,351,776.22
101000	V145279	09/09/21	24516	CROWNE CONSULTING GROUP	8000	101652 9/1/21	0.00	17,526.00
101000	V145279	09/09/21	24516	CROWNE CONSULTING GROUP	8000	101521 7/1/21	0.00	17,526.00
101000	V145279	09/09/21	24516	CROWNE CONSULTING GROUP	8000	101488 6/11/21	0.00	62,172.73
TOTAL CHECK							0.00	97,224.73

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145280	09/09/21	2610	CTF DBA ACORN SELF STORA	2332-602	STATE ATTORNEY 9/1/21	0.00	320.00
101000	V145281	09/09/21	26284	D&D INC	9000	779 8/30/21	0.00	3,000.00
101000	V145281	09/09/21	26284	D&D INC	9000	781 8/31/21	0.00	3,210.00
101000	V145281	09/09/21	26284	D&D INC	9000	780 8/31/21	0.00	3,325.50
101000	V145281	09/09/21	26284	D&D INC	9000	776 8/30/21	0.00	6,440.00
101000	V145281	09/09/21	26284	D&D INC	9000	771 8/13/21	0.00	10,200.00
TOTAL CHECK							0.00	26,175.50
101000	V145282	09/09/21	23835	DADE PAPER & BAG LLC	3225	15118293 8/26/21	0.00	294.67
101000	V145282	09/09/21	23835	DADE PAPER & BAG LLC	3200	15118293 8/26/21	0.00	2,031.51
TOTAL CHECK							0.00	2,326.18
101000	V145283	09/09/21	2839	DALY & ZILCH (FLORIDA) I	8300	22100-1-4 9/1/21	0.00	1,127.50
101000	V145283	09/09/21	2839	DALY & ZILCH (FLORIDA) I	8300	22100-1-1 9/1/21	0.00	1,127.50
101000	V145283	09/09/21	2839	DALY & ZILCH (FLORIDA) I	8300	22100-1-3 9/1/21	0.00	1,127.50
101000	V145283	09/09/21	2839	DALY & ZILCH (FLORIDA) I	8300	22100-1-2 9/1/21	0.00	1,127.50
101000	V145283	09/09/21	2839	DALY & ZILCH (FLORIDA) I	2140	21808-94 8/31/21	0.00	28,290.00
101000	V145283	09/09/21	2839	DALY & ZILCH (FLORIDA) I	2670	21808-97 8/31/21	0.00	4,925.00
101000	V145283	09/09/21	2839	DALY & ZILCH (FLORIDA) I	5314T	22100-8-1 8/27/21	0.00	6,750.00
101000	V145283	09/09/21	2839	DALY & ZILCH (FLORIDA) I	5314T	22100-7-1 8/27/21	0.00	8,125.00
TOTAL CHECK							0.00	52,600.00
101000	V145284	09/09/21	15515	DAVID BOATWRIGHT	2501	6095015 8/31/21	0.00	157.00
101000	V145285	09/09/21	20848	DOCUMENT TECHNOLOGIES OF	3441	181273 9/1/21	0.00	425.00
101000	V145285	09/09/21	20848	DOCUMENT TECHNOLOGIES OF	3441	181273 9/1/21	0.00	135.96
101000	V145285	09/09/21	20848	DOCUMENT TECHNOLOGIES OF	2781	181275 9/1/21	0.00	80.37
101000	V145285	09/09/21	20848	DOCUMENT TECHNOLOGIES OF	2781	181276 9/1/21	0.00	80.37
101000	V145285	09/09/21	20848	DOCUMENT TECHNOLOGIES OF	3440	181277 9/1/21	0.00	80.37
TOTAL CHECK							0.00	802.07
101000	V145286	09/09/21	23497	DRMP INC	6115	0163526 8/26/21	0.00	5,160.31
101000	V145287	09/09/21	10967	SHIRLEY DUBE	5351A	8/17/21 MILEAGE	0.00	1.53
101000	V145287	09/09/21	10967	SHIRLEY DUBE	5348AHD	8/17/21 MILEAGE	0.00	9.15
101000	V145287	09/09/21	10967	SHIRLEY DUBE	5348AHD	8/20/21 MILEAGE	0.00	9.54
101000	V145287	09/09/21	10967	SHIRLEY DUBE	5351A	8/20/21 MILEAGE	0.00	1.59
TOTAL CHECK							0.00	21.81
101000	V145288	09/09/21	7364	EARNEST MAIL CONSULTING	2440	3011 9/1/21	0.00	60.00
101000	V145288	09/09/21	7364	EARNEST MAIL CONSULTING	2440	2988 8/27/21	0.00	120.00
101000	V145288	09/09/21	7364	EARNEST MAIL CONSULTING	2440	2994 9/1/21	0.00	855.36
101000	V145288	09/09/21	7364	EARNEST MAIL CONSULTING	2440	2994 9/1/21	0.00	356.40
101000	V145288	09/09/21	7364	EARNEST MAIL CONSULTING	2440	2994 9/1/21	0.00	3.90
101000	V145288	09/09/21	7364	EARNEST MAIL CONSULTING	2440	2970 8/23/21	0.00	1,174.70
101000	V145288	09/09/21	7364	EARNEST MAIL CONSULTING	2440	2970 8/23/21	0.00	1,762.05
TOTAL CHECK							0.00	4,332.41
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5347APC	21-241 8/24/21	0.00	166.25
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5347AHM	21-241 8/24/21	0.00	573.56
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5345AHM	21-239 8/24/21	0.00	878.63

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5326ARE	21-242 8/24/21	0.00	196.88
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5358ARE	21-238 8/24/21	0.00	117.00
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5345APC	21-239 8/24/21	0.00	404.63
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5345ACP	21-239 8/24/21	0.00	115.38
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5345ACP	21-221A 8/3/21	0.00	159.75
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5347AHM	21-223A 8/3/21	0.00	34.50
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5345APC	21-221A 8/3/21	0.00	336.38
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5345AHM	21-221A 8/3/21	0.00	781.00
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5326ARE	21-248 8/31/21	0.00	297.50
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5345AHM	21-245 8/31/21	0.00	576.88
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5358AOC	21-249 8/31/21	0.00	34.00
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5390A	21-246 8/31/21	0.00	66.56
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5347AHM	21-247 8/31/21	0.00	741.75
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5345AOC	21-249 8/31/21	0.00	68.00
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5345APC	21-247 8/31/21	0.00	71.25
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5348AOC	21-249 8/31/21	0.00	68.00
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5345ARE	21-245 8/31/21	0.00	76.50
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5345ACP	21-245 8/31/21	0.00	106.50
101000	V145290	09/09/21	7507	FAMILY LIFE CARE INC	5345APC	21-245 8/31/21	0.00	316.88
TOTAL CHECK							0.00	6,187.78
101000	V145291	09/09/21	6665	FERGUSON ENTERPRISES INC	9000	1915219-1 8/30/21	0.00	9,740.15
101000	V145291	09/09/21	6665	FERGUSON ENTERPRISES INC	9000	1905300-1 7/9/21	0.00	109.80
101000	V145291	09/09/21	6665	FERGUSON ENTERPRISES INC	9000	1905300 6/24/21	0.00	2,339.97
101000	V145291	09/09/21	6665	FERGUSON ENTERPRISES INC	9000	1898070-1 5/27/21	0.00	1,636.00
101000	V145291	09/09/21	6665	FERGUSON ENTERPRISES INC	9000	1915218-1 8/20/21	0.00	4,616.65
101000	V145291	09/09/21	6665	FERGUSON ENTERPRISES INC	9000	1915219 8/17/21	0.00	23,792.70
101000	V145291	09/09/21	6665	FERGUSON ENTERPRISES INC	9000	1915222 8/12/21	0.00	279.00
101000	V145291	09/09/21	6665	FERGUSON ENTERPRISES INC	9000	1915220 8/12/21	0.00	3,133.00
101000	V145291	09/09/21	6665	FERGUSON ENTERPRISES INC	9000	1915218 8/11/21	0.00	9,296.35
TOTAL CHECK							0.00	54,943.62
101000	V145292	09/09/21	23642	FIDELITY SECURITY LIFE I	8000	164903196 8/30/21	0.00	61.60
101000	V145292	09/09/21	23642	FIDELITY SECURITY LIFE I	8000	164942985 9/1/21	0.00	50.30
TOTAL CHECK							0.00	111.90
101000	V145293	09/09/21	26314	FIRE-DEX GW LLC	3200	1-692 8/25/21	0.00	573.00
101000	V145294	09/09/21	0359	FLORIDA DEPARTMENT OF HE	5348AHD	FIS0821-02 8/23/21	0.00	75.00
101000	V145294	09/09/21	0359	FLORIDA DEPARTMENT OF HE	5370ACO	FIS0821-02 8/23/21	0.00	225.00
TOTAL CHECK							0.00	300.00
101000	V145295	09/09/21	23944	RACHEL FORD	2122	ADV MILEAGE 9/14-20/21	0.00	85.84
101000	V145295	09/09/21	23944	RACHEL FORD	2122	ADV MEALS 9/14-20/21	0.00	210.00
TOTAL CHECK							0.00	295.84
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5406217 8/24/21	0.00	6,810.00
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5410016 8/26/21	0.00	1,202.06
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5323094 8/5/21	0.00	130.41
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5377637 8/5/21	0.00	623.16
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5342723 8/5/21	0.00	148.22
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5366614 8/5/21	0.00	1,635.25

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

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101000	V145296	09/09/21	21982	FORTILINE INC	9000	5366610 8/5/21	0.00	148.22
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5387482 8/5/21	0.00	51.00
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5377640 8/5/21	0.00	1,728.11
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5387494 8/5/21	0.00	51.00
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5398588 8/19/21	0.00	149.61
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5377641 8/19/21	0.00	470.01
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5377642 8/19/21	0.00	1,783.06
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5385276 8/19/21	0.00	199.22
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5399807 8/17/21	0.00	870.00
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5390272 8/17/21	0.00	465.85
101000	V145296	09/09/21	21982	FORTILINE INC	9000	5391117 8/23/21	0.00	1,200.00
TOTAL CHECK							0.00	17,665.18
101000	V145297	09/09/21	20834.1	GATOR GYPSUM INC	2670	40039430-00 8/26/21	0.00	2,938.85
101000	V145298	09/09/21	17696	GENSET SERVICES INC	2670	156328 8/30/21	0.00	840.00
101000	V145298	09/09/21	17696	GENSET SERVICES INC	2670	155779 8/17/21	0.00	525.00
TOTAL CHECK							0.00	1,365.00
101000	V145299	09/09/21	7201	GEORGETTE BROCK	2440	8/25/21 MILEAGE	0.00	3.56
101000	V145300	09/09/21	0832	GOLDEN X PLUMBING SUPPLY	2670	597456 8/16/21	0.00	11.44
101000	V145300	09/09/21	0832	GOLDEN X PLUMBING SUPPLY	2670	597827 8/24/21	0.00	23.29
101000	V145300	09/09/21	0832	GOLDEN X PLUMBING SUPPLY	2670	597451 8/16/21	0.00	131.73
101000	V145300	09/09/21	0832	GOLDEN X PLUMBING SUPPLY	2670	597470 8/16/21	0.00	1.85
101000	V145300	09/09/21	0832	GOLDEN X PLUMBING SUPPLY	2670	597927 8/26/21	0.00	6.99
101000	V145300	09/09/21	0832	GOLDEN X PLUMBING SUPPLY	2670	597455 8/16/21	0.00	8.74
TOTAL CHECK							0.00	184.04
101000	V145301	09/09/21	5930	GRAINGER INDUSTRIAL INC	2670	9037171247 8/27/21	0.00	64.56
101000	V145301	09/09/21	5930	GRAINGER INDUSTRIAL INC	2670	9035260620 8/26/21	0.00	88.32
101000	V145301	09/09/21	5930	GRAINGER INDUSTRIAL INC	2670	9031611842 8/23/21	0.00	24.55
101000	V145301	09/09/21	5930	GRAINGER INDUSTRIAL INC	2670	9030858709 8/23/21	0.00	93.00
101000	V145301	09/09/21	5930	GRAINGER INDUSTRIAL INC	2670	9030858717 8/23/21	0.00	97.98
101000	V145301	09/09/21	5930	GRAINGER INDUSTRIAL INC	2670	9039288205 8/31/21	0.00	69.18
101000	V145301	09/09/21	5930	GRAINGER INDUSTRIAL INC	2670	9040290117 8/31/21	0.00	93.48
101000	V145301	09/09/21	5930	GRAINGER INDUSTRIAL INC	2670	9041003964 9/1/21	0.00	113.20
101000	V145301	09/09/21	5930	GRAINGER INDUSTRIAL INC	2670	9044072883 9/3/21	0.00	112.59
TOTAL CHECK							0.00	756.86
101000	V145302	09/09/21	1583	GRAPHIC ELITE PRINTING I	2440	SOE ENVELOPES 8/25/21	0.00	1,070.00
101000	V145303	09/09/21	19266.1	GUARDIAN COMMUNITY RESOU	5746X	M3093 9/1/21	0.00	3,750.00
101000	V145304	09/09/21	1917	GULF ICE SYSTEMS INC	3200	353904 8/25/21	0.00	2,025.75
101000	V145304	09/09/21	1917	GULF ICE SYSTEMS INC	3200	353999 8/26/21	0.00	2,278.46
101000	V145304	09/09/21	1917	GULF ICE SYSTEMS INC	3200	353999 8/26/21	0.00	697.08
101000	V145304	09/09/21	1917	GULF ICE SYSTEMS INC	3200	353905 8/25/21	0.00	2,025.75
TOTAL CHECK							0.00	7,027.04
101000	V145305	09/09/21	10186	HAWKINS INC	9000	6008192 8/25/21	0.00	91.20
101000	V145305	09/09/21	10186	HAWKINS INC	9000	6008191 8/25/21	0.00	114.00

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101000	V145305	09/09/21	10186	HAWKINS INC	9000	6008193 8/25/21	0.00	228.00
101000	V145305	09/09/21	10186	HAWKINS INC	9000	6008190 8/25/21	0.00	228.00
101000	V145305	09/09/21	10186	HAWKINS INC	9000	6008194 8/25/21	0.00	456.00
101000	V145305	09/09/21	10186	HAWKINS INC	9000	6008196 8/25/21	0.00	2,046.00
101000	V145305	09/09/21	10186	HAWKINS INC	9000	6001381 8/17/21	0.00	34.20
101000	V145305	09/09/21	10186	HAWKINS INC	9000	5004210 8/10/21	0.00	57.00
101000	V145305	09/09/21	10186	HAWKINS INC	9000	5004207 8/10/21	0.00	91.20
101000	V145305	09/09/21	10186	HAWKINS INC	9000	5004209 8/10/21	0.00	114.00
101000	V145305	09/09/21	10186	HAWKINS INC	9000	6001380 8/17/21	0.00	159.60
101000	V145305	09/09/21	10186	HAWKINS INC	9000	5004211 8/10/21	0.00	285.00
101000	V145305	09/09/21	10186	HAWKINS INC	9000	5004208 8/10/21	0.00	330.60
101000	V145305	09/09/21	10186	HAWKINS INC	9000	5004212 8/10/21	0.00	456.00
101000	V145305	09/09/21	10186	HAWKINS INC	9000	5004228 8/10/21	0.00	1,023.00
101000	V145305	09/09/21	10186	HAWKINS INC	9000	6001393 8/17/21	0.00	1,636.80
TOTAL CHECK							0.00	7,350.60
101000	V145306	09/09/21	2131	HEIMBACH & ASSOCIATES IN	4150	103845 8/31/21	0.00	325.50
101000	V145307	09/09/21	3505	HERITAGE CONSULTANTS INC	8150	1422 9/1/21	0.00	3,110.25
101000	V145308	09/09/21	25263	INTERNATIONAL CITY MANAG	809	BOARD #301238	0.00	1,300.00
101000	V145309	09/09/21	8495	ITERIS INC	4102	136613 8/19/21	0.00	7,100.00
101000	V145309	09/09/21	8495	ITERIS INC	4102	136613 8/19/21	0.00	1,000.00
101000	V145309	09/09/21	8495	ITERIS INC	4102	136613 8/19/21	0.00	30.00
101000	V145309	09/09/21	8495	ITERIS INC	4102	136613 8/19/21	0.00	225.00
101000	V145309	09/09/21	8495	ITERIS INC	4102	136468 8/16/21	0.00	1,140.00
101000	V145309	09/09/21	8495	ITERIS INC	4102	136613 8/19/21	0.00	145.00
101000	V145309	09/09/21	8495	ITERIS INC	4102	136613 8/19/21	0.00	5,400.00
101000	V145309	09/09/21	8495	ITERIS INC	4102	136613 8/19/21	0.00	770.00
101000	V145309	09/09/21	8495	ITERIS INC	4102	136613 8/19/21	0.00	6,750.00
101000	V145309	09/09/21	8495	ITERIS INC	4102	136613 8/19/21	0.00	28,400.00
101000	V145309	09/09/21	8495	ITERIS INC	4102	136613 8/19/21	0.00	1,740.00
TOTAL CHECK							0.00	52,700.00
101000	V145310	09/09/21	20808	JACK R PIERCE	5345AHD	8/2-30/21 MILEAGE	0.00	4.38
101000	V145310	09/09/21	20808	JACK R PIERCE	5348AHD	8/2-30/21 MILEAGE	0.00	36.12
TOTAL CHECK							0.00	40.50
101000	V145311	09/09/21	24611	JESSE MULLIS	3200	REIMB EDUCTION EXPENSE	0.00	405.00
101000	V145312	09/09/21	21615	CYNTHIA JOACHIM	5348AHD	8/2-30/21 MILEAGE	0.00	80.40
101000	V145312	09/09/21	21615	CYNTHIA JOACHIM	5345AHD	8/2-30/21 MILEAGE	0.00	6.38
TOTAL CHECK							0.00	86.78
101000	V145313	09/09/21	24486	JON EHNIS	3200	REIMB EDUCATION EXP	0.00	405.00
101000	V145314	09/09/21	26622	KATHERINE BURNS	5379A	7/1-29/21 MILEAGE	0.00	63.20
101000	V145315	09/09/21	25279	KEITH VERSCHRAEGEN	5746DP	1072 9/1/21	0.00	540.00
101000	V145316	09/09/21	19286	KETRING POWER TECHNOLOGI	7201	301306 8/19/21	0.00	800.00

Attachment: County Warrants September 2021 (18473 : County Warrants)

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145316	09/09/21	19286	KETRING POWER TECHNOLOGI	7201	301307 8/19/21	0.00	800.00
TOTAL CHECK							0.00	1,600.00
101000	V145317	09/09/21	17052	KONICA MINOLTA BUSINESS	2670	275075156 8/31/21	0.00	44.55
101000	V145318	09/09/21	22298	KATHY KOVANDA	5379A	7/6-27/21 MILEAGE	0.00	12.80
101000	V145319	09/09/21	9995	JUDITH KRENCIS	5348AHD	8/18-30/21 MILEAGE	0.00	22.12
101000	V145319	09/09/21	9995	JUDITH KRENCIS	5351A	8/18-30/21 MILEAGE	0.00	3.69
TOTAL CHECK							0.00	25.81
101000	V145320	09/09/21	24345	LOVING CARE IN HOME SERV	5345ARE	62948 8/17/21	0.00	37.00
101000	V145320	09/09/21	24345	LOVING CARE IN HOME SERV	5347AHM	62948 8/17/21	0.00	100.50
101000	V145320	09/09/21	24345	LOVING CARE IN HOME SERV	5345APC	62948 8/17/21	0.00	114.00
TOTAL CHECK							0.00	251.50
101000	V145321	09/09/21	7032	LOWE'S INVERNESS	9000	02811 8/10/21	0.00	245.99
101000	V145321	09/09/21	7032	LOWE'S INVERNESS	9000	02165 8/19/21	0.00	141.80
101000	V145321	09/09/21	7032	LOWE'S INVERNESS	9000	17850 8/24/21	0.00	184.18
101000	V145321	09/09/21	7032	LOWE'S INVERNESS	9000	61415 8/25/21	0.00	473.84
101000	V145321	09/09/21	7032	LOWE'S INVERNESS	2670	01827 8/31/21	0.00	12.67
101000	V145321	09/09/21	7032	LOWE'S INVERNESS	2670	01446 8/27/21	0.00	121.28
101000	V145321	09/09/21	7032	LOWE'S INVERNESS	4102	01156 8/23/21	0.00	627.30
TOTAL CHECK							0.00	1,807.06
101000	V145322	09/09/21	22259	JESSE & LOIS MACKEY	5348AHD	8/11/21 MILEAGE	0.00	7.79
101000	V145322	09/09/21	22259	JESSE & LOIS MACKEY	5351A	8/11/21 MILEAGE	0.00	1.56
TOTAL CHECK							0.00	9.35
101000	V145323	09/09/21	16189	MACKLER GRAPHICS INC	9000W	211250 8/17/21	0.00	326.00
101000	V145324	09/09/21	22513	MANAGEMENT COMPUTER SERV	166Y	OCT-DEC 2021 8/1/21	0.00	30.00
101000	V145325	09/09/21	25380	MARIE JOHNSON NALL	5351A	8/10/21 MILEAGE	0.00	1.34
101000	V145325	09/09/21	25380	MARIE JOHNSON NALL	5348AHD	8/10/21 MILEAGE	0.00	8.01
TOTAL CHECK							0.00	9.35
101000	V145326	09/09/21	5718	MASSEY SERVICES INC	9000X	8094766-082421 8/24/21	0.00	320.00
101000	V145326	09/09/21	5718	MASSEY SERVICES INC	9000W	8094766-082421 8/24/21	0.00	320.00
TOTAL CHECK							0.00	640.00
101000	V145327	09/09/21	22221	MCKESSON MEDICAL-SURGICA	8000	27905058 8/2/21	0.00	452.23
101000	V145328	09/09/21	26630	MICHAEL D'ACUNTI	3200	REIMB EDUCATION EXP	0.00	405.00
101000	V145329	09/09/21	17685	MIDWEST TAPE LLC	6212	500906223 8/27/21	0.00	46.48
101000	V145330	09/09/21	12725	MILITARY OUTLET, INC	2670	172288 8/27/21	0.00	90.00
101000	V145330	09/09/21	12725	MILITARY OUTLET, INC	5212	172198 8/23/21	0.00	100.00
101000	V145330	09/09/21	12725	MILITARY OUTLET, INC	3200	172263 8/26/21	0.00	140.00
101000	V145330	09/09/21	12725	MILITARY OUTLET, INC	4102	172178 8/21/21	0.00	90.00
101000	V145330	09/09/21	12725	MILITARY OUTLET, INC	5212	172076 8/16/21	0.00	90.00

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101000	V145330	09/09/21	12725	MILITARY OUTLET, INC	4102	172151 8/20/21	0.00	100.00
101000	V145330	09/09/21	12725	MILITARY OUTLET, INC	4102	172171 8/20/21	0.00	100.00
101000	V145330	09/09/21	12725	MILITARY OUTLET, INC	4102	172007 8/12/21	0.00	100.00
TOTAL CHECK							0.00	810.00
101000	V145331	09/09/21	1326	MUNICIPAL CODE CORPORATI	2103	00362602 8/26/21	0.00	1,681.72
101000	V145332	09/09/21	21170	MWI VETERINARY SUPPLY CO	5106	35307621 8/30/21	0.00	87.88
101000	V145332	09/09/21	21170	MWI VETERINARY SUPPLY CO	5106	35234065 8/26/21	0.00	13.44
101000	V145332	09/09/21	21170	MWI VETERINARY SUPPLY CO	5106	35181704 8/24/21	0.00	482.82
101000	V145332	09/09/21	21170	MWI VETERINARY SUPPLY CO	5106	35181702 8/24/21	0.00	1,861.12
TOTAL CHECK							0.00	2,445.26
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	3225	1605 8/25/21	0.00	85.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	3225	1606 8/25/21	0.00	85.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	3200	1606 8/25/21	0.00	519.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	3200	1605 8/25/21	0.00	519.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	3225	1609 8/31/21	0.00	85.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	3200	1609 8/31/21	0.00	519.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1604 8/19/21	0.00	8,966.40
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1604 8/19/21	0.00	80.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1610 8/31/21	0.00	5,544.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1610 8/31/21	0.00	68.40
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	150.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	50.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	500.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	75.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	450.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	100.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	400.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	100.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	50.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	25.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	50.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	25.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	25.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	15.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	200.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	100.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	100.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1600 8/19/21	0.00	25.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1602 8/19/21	0.00	50.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1602 8/19/21	0.00	5.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1602 8/19/21	0.00	50.00
101000	V145333	09/09/21	22605	MWM LAWN AND LANDSCAPE L	4102	1602 8/19/21	0.00	5.00
TOTAL CHECK							0.00	19,020.80
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104038 9/1/21	0.00	13.23
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104036 9/1/21	0.00	120.23
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104032 9/1/21	0.00	120.23
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104035 9/1/21	0.00	184.71
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104043 9/1/21	0.00	184.71

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

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101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104037 9/1/21	0.00	303.71
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104049 9/1/21	0.00	13.23
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104068 9/1/21	0.00	13.23
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104070 9/1/21	0.00	13.23
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104069 9/1/21	0.00	18.23
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104050 9/1/21	0.00	25.23
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104067 9/1/21	0.00	25.23
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104044 9/1/21	0.00	132.24
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104052 9/1/21	0.00	184.71
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1104083 9/1/21	0.00	193.23
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103407 8/27/21	0.00	25.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103377 8/27/21	0.00	36.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103404 8/27/21	0.00	42.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103312 8/27/21	0.00	46.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103459 8/27/21	0.00	47.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103408 8/27/21	0.00	48.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103376 8/27/21	0.00	48.78
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103379 8/27/21	0.00	51.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103457 8/27/21	0.00	65.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103405 8/27/21	0.00	73.78
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103363 8/27/21	0.00	79.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103487 8/27/21	0.00	94.02
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103381 8/27/21	0.00	101.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103315 8/27/21	0.00	102.27
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103458 8/27/21	0.00	103.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103385 8/27/21	0.00	109.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103380 8/27/21	0.00	119.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103454 8/27/21	0.00	139.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103406 8/27/21	0.00	162.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103386 8/27/21	0.00	380.78
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103420 8/27/21	0.00	48.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103412 8/27/21	0.00	53.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103453 8/27/21	0.00	59.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103438 8/27/21	0.00	129.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103437 8/27/21	0.00	174.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103421 8/27/21	0.00	185.78
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103411 8/27/21	0.00	327.34
101000	V145336	09/09/21	6420	NORTH AMERICAN FIRE EQUI	3200	1103413 8/27/21	0.00	375.84
TOTAL CHECK							0.00	4,775.77
101000	V145337	09/09/21	26473	NATIONWIDE POWER SOLUTIO	2670	422101 8/31/21	0.00	1,800.00
101000	V145338	09/09/21	2494.1	NATIONWIDE RETIREMENT SO	809	BOARD #0037159	0.00	5,086.48
101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5345AHM	0050 9/3/21	0.00	1,127.00
101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5345ARE	0050 9/3/21	0.00	316.25
101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5345APC	0050 9/3/21	0.00	1,000.50
101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5345ACP	0050 9/3/21	0.00	212.75
101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5345AHM	0049 8/27/21	0.00	931.50
101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5345ARE	0049 8/27/21	0.00	327.75
101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5345APC	0049 8/27/21	0.00	966.00
101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5358ARE	0049 8/27/21	0.00	57.50

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101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5345ACP	0049 8/27/21	0.00	299.00
101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5345AHM	0051 9/10/21	0.00	310.50
101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5345ARE	0051 9/10/21	0.00	74.75
101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5345APC	0051 9/10/21	0.00	362.25
101000	V145339	09/09/21	25989	NATURE COAST AT-HOME SER	5345ACP	0051 9/10/21	0.00	115.00
TOTAL CHECK							0.00	6,100.75
101000	V145340	09/09/21	1344	NATURE COAST EMERGENCY M	5105	BOCC-12 8/24/21	0.00	70,551.92
101000	V145340	09/09/21	1344	NATURE COAST EMERGENCY M	001B	BOCC-12 8/24/21	0.00	-10,114.92
101000	V145340	09/09/21	1344	NATURE COAST EMERGENCY M	171	BOCC-12 8/24/21	0.00	-540.33
101000	V145340	09/09/21	1344	NATURE COAST EMERGENCY M	001	BOCC-12 8/24/21	0.00	-16,600.00
101000	V145340	09/09/21	1344	NATURE COAST EMERGENCY M	001B	BOCC-12 8/24/21	0.00	-10,142.33
TOTAL CHECK							0.00	33,154.34
101000	V145341	09/09/21	24980	NATURE SAFE SOLUTIONS LL	2670	AUG 2021 SERVICES	0.00	1,308.19
101000	V145342	09/09/21	13277	ODYSSEY MANUFACTURING CO	9000	369821 8/23/21	0.00	471.25
101000	V145342	09/09/21	13277	ODYSSEY MANUFACTURING CO	9000	369823 8/23/21	0.00	633.75
101000	V145342	09/09/21	13277	ODYSSEY MANUFACTURING CO	9000	369820 8/23/21	0.00	844.35
101000	V145342	09/09/21	13277	ODYSSEY MANUFACTURING CO	9000	369822 8/23/21	0.00	1,398.15
101000	V145342	09/09/21	13277	ODYSSEY MANUFACTURING CO	9000	369626 8/13/21	0.00	5,100.00
101000	V145342	09/09/21	13277	ODYSSEY MANUFACTURING CO	9000	369626 8/13/21	0.00	250.00
101000	V145342	09/09/21	13277	ODYSSEY MANUFACTURING CO	9000	369626 8/13/21	0.00	510.00
TOTAL CHECK							0.00	9,207.50
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135440891 8/26/21	0.00	18.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135440892 8/26/21	0.00	18.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135440737 8/25/21	0.00	18.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135440738 8/25/21	0.00	18.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135440745 8/25/21	0.00	18.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135440746 8/25/21	0.00	18.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135441185 8/27/21	0.00	18.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135441186 8/27/21	0.00	18.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135441187 8/27/21	0.00	18.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135441704 8/31/21	0.00	18.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135441706 8/31/21	0.00	18.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135441707 8/31/21	0.00	18.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135441820 8/31/21	0.00	41.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135441822 8/31/21	0.00	41.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135441561 8/30/21	0.00	64.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135441801 8/31/21	0.00	390.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135440566 8/24/21	0.00	24.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135442248 9/2/21	0.00	20.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135442249 9/2/21	0.00	20.00
101000	V145343	09/09/21	8285	PACE ANALYTICAL SERVICES	9000	2135442185 9/1/21	0.00	140.00
TOTAL CHECK							0.00	956.00
101000	V145344	09/09/21	16787	PAFF TREE SERVICE LLC	4102	TS-5488 8/23/21	0.00	1,346.67
101000	V145344	09/09/21	16787	PAFF TREE SERVICE LLC	4102	TS-5454 8/20/21	0.00	500.00
101000	V145344	09/09/21	16787	PAFF TREE SERVICE LLC	4102	TS-5505 8/20/21	0.00	755.26
101000	V145344	09/09/21	16787	PAFF TREE SERVICE LLC	4102	TS-5510 8/18/21	0.00	1,333.00
101000	V145344	09/09/21	16787	PAFF TREE SERVICE LLC	9000	TS-5508 8/20/21	0.00	200.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145344	09/09/21	16787	PAFF TREE SERVICE LLC	4102	TS-5480 8/13/21	0.00	2,000.00
TOTAL CHECK							0.00	6,134.93
101000	V145345	09/09/21	7245	PARGAS INC	5219	197 8/24/21	0.00	289.25
101000	V145346	09/09/21	1434	PAVE-RITE INC	4102	2100.51 7/1/21	0.00	9,076.17
101000	V145346	09/09/21	1434	PAVE-RITE INC	451	1 RET PROJ 21-052	0.00	-13,074.82
101000	V145346	09/09/21	1434	PAVE-RITE INC	9600	1 PROJ U2017-07	0.00	90,559.33
101000	V145346	09/09/21	1434	PAVE-RITE INC	9600	1 PROJ U2000-01	0.00	120,038.58
101000	V145346	09/09/21	1434	PAVE-RITE INC	9600	1 PROJ U2015-04	0.00	50,898.58
TOTAL CHECK							0.00	257,497.84
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	6212	12970596 8/10/21	0.00	27.38
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	2122	12979257 8/23/21	0.00	18.92
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	8300	12979087 8/18/21	0.00	17.50
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	8200	12979086 8/18/21	0.00	17.50
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	2101	0010FX8 500001515	0.00	106.12
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	2440	12979085 8/18/21	0.00	12.95
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	2101	12979122 8/19/21	0.00	42.32
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	2101	12979124 8/19/21	0.00	42.81
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	2101	12979120 8/19/21	0.00	42.81
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	2101	12978842 8/12/21	0.00	48.79
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	2101	12978392 8/3/21	0.00	28.88
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	2781	12978827 8/12/21	0.00	38.83
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	3345	12978489 8/5/21	0.00	19.92
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	2101	12978787 8/11/21	0.00	11.96
101000	V145347	09/09/21	26560	PAXTON MEDIA GROUP	3345	12978794 8/11/21	0.00	25.89
TOTAL CHECK							0.00	502.58
101000	V145348	09/09/21	13503	PFM ASSET MANAGEMENT LLC	326	SMA-M0721-25042 7/31/2	0.00	574.14
101000	V145348	09/09/21	13503	PFM ASSET MANAGEMENT LLC	405	SMA-M0721-25042 7/31/2	0.00	574.14
101000	V145348	09/09/21	13503	PFM ASSET MANAGEMENT LLC	001	SMA-M0721-25042 7/31/2	0.00	765.52
TOTAL CHECK							0.00	1,913.80
101000	V145349	09/09/21	19565	PIGEON-ARDURRA LLC	9000	115666 6/30/21	0.00	5,133.75
101000	V145349	09/09/21	19565	PIGEON-ARDURRA LLC	9000	116276 8/12/21	0.00	4,232.25
TOTAL CHECK							0.00	9,366.00
101000	V145350	09/09/21	26512	PINNACLE MANUFACTURING L	9400	INV21-100391 7/23/21	0.00	29,925.00
101000	V145350	09/09/21	26512	PINNACLE MANUFACTURING L	9400	INV21-100391 7/23/21	0.00	2,400.00
TOTAL CHECK							0.00	32,325.00
101000	V145351	09/09/21	23200	POINT RECOGNITION LTD	2107	PR009548 8/31/21	0.00	838.57
101000	V145352	09/09/21	11064	POLYDYNE INC	9000	1571244 8/25/21	0.00	4,000.00
101000	V145353	09/09/21	21926	PRISTINE SERVICES LLC	6102	21/297 8/30/21	0.00	2,956.15
101000	V145354	09/09/21	23701	PROFESSIONAL FIREFIGHTER	809	SEPT 2021 DED DUES	0.00	2,150.00
101000	V145355	09/09/21	24485	RAFTELIS FINANCIAL CONSU	9000	20284 8/11/21	0.00	2,561.00

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101000	V145356	09/09/21	20525	RESEARCH DATA SERVICES I	2122	21-3311 9/1/21	0.00	3,111.11
101000	V145357	09/09/21	13211	RILEY AUTO ELECTRIC INC	550	60736 8/18/21	0.00	128.50
101000	V145357	09/09/21	13211	RILEY AUTO ELECTRIC INC	550	60785 8/26/21	0.00	140.00
TOTAL CHECK							0.00	268.50
101000	V145358	09/09/21	18958	ROYAL "T" SYSTEMS	2122	8171 8/26/21	0.00	335.00
101000	V145359	09/09/21	23945	ROYAL AMERICAN CONSTRUCT	9000	25 PROJ 79170	0.00	298,792.52
101000	V145359	09/09/21	23945	ROYAL AMERICAN CONSTRUCT	450	25 RET PROJ 79170	0.00	-29,879.26
TOTAL CHECK							0.00	268,913.26
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5358ARE	0293 8/31/21	0.00	304.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5348AOC	0292 8/31/21	0.00	102.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5345AHM	0293 8/31/21	0.00	152.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5347ACP	0293 8/31/21	0.00	32.50
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5326ARE	0293 8/31/21	0.00	83.75
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5347AHM	0293 8/31/21	0.00	653.25
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5389AOC	0293 8/31/21	0.00	152.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5348AOC	0285A 7/31/21	0.00	238.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5345AOC	0285A 7/31/21	0.00	68.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5345AOC	0290 8/28/21	0.00	68.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5358ARE	0291 8/28/21	0.00	608.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5348AOC	0290 8/28/21	0.00	204.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5347AHM	0291 8/28/21	0.00	1,976.50
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5345AHM	0291 8/28/21	0.00	475.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5389AOC	0291 8/28/21	0.00	228.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5326ARE	0291 8/28/21	0.00	368.50
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5347ACP	0291 8/28/21	0.00	65.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5348AOC	0283 8/7/21	0.00	204.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5345AOC	0283 8/7/21	0.00	34.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5347AHM	0284 8/7/21	0.00	1,608.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5345AHM	0284 8/7/21	0.00	494.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5326ARE	0284 8/7/21	0.00	368.50
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5347ACP	0284 8/7/21	0.00	65.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5358ARE	0284 8/7/21	0.00	608.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5348AOC	0288 8/21/21	0.00	204.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5345AOC	0288 8/21/21	0.00	102.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5358ARE	0289 8/21/21	0.00	893.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5347AHM	0289 8/21/21	0.00	1,892.75
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5345AHM	0289 8/21/21	0.00	665.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5326ARE	0289 8/21/21	0.00	368.50
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5389AOC	0289 8/21/21	0.00	228.00
101000	V145361	09/09/21	23839	COMMUNITY ANGELS LLC	5347ACP	0289 8/21/21	0.00	65.00
TOTAL CHECK							0.00	13,578.25
101000	V145362	09/09/21	24053	SAFARI MICRO INC	5703-605	SM372681 8/19/21	0.00	825.68
101000	V145362	09/09/21	24053	SAFARI MICRO INC	5703-605	SM372921 8/20/21	0.00	3,929.19
TOTAL CHECK							0.00	4,754.87
101000	V145363	09/09/21	2447	SAND LAND OF FLORIDA ENT	4102	66898 8/24/21	0.00	70.00
101000	V145363	09/09/21	2447	SAND LAND OF FLORIDA ENT	4102	66916 8/25/21	0.00	70.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

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101000	V145363	09/09/21	2447	SAND LAND OF FLORIDA ENT	4102	66873 8/23/21	0.00	140.00
101000	V145363	09/09/21	2447	SAND LAND OF FLORIDA ENT	4102	66938 8/26/21	0.00	70.00
101000	V145363	09/09/21	2447	SAND LAND OF FLORIDA ENT	4102	66841 8/19/21	0.00	280.00
101000	V145363	09/09/21	2447	SAND LAND OF FLORIDA ENT	4102	66824 8/18/21	0.00	375.00
101000	V145363	09/09/21	2447	SAND LAND OF FLORIDA ENT	4102	66809 8/17/21	0.00	210.00
101000	V145363	09/09/21	2447	SAND LAND OF FLORIDA ENT	4102	66798 8/16/21	0.00	210.00
101000	V145363	09/09/21	2447	SAND LAND OF FLORIDA ENT	4102	66999 9/1/21	0.00	140.00
101000	V145363	09/09/21	2447	SAND LAND OF FLORIDA ENT	4102	66979 8/31/21	0.00	70.00
TOTAL CHECK							0.00	1,635.00
101000	V145364	09/09/21	9663	SCHLABACH SECURITY & SOU	001	84821 8/15/21	0.00	151.32
101000	V145364	09/09/21	9663	SCHLABACH SECURITY & SOU	6102	84821 8/15/21	0.00	75.66
TOTAL CHECK							0.00	226.98
101000	V145365	09/09/21	3317	SEAN M GERRITS INC	4102	49990 8/24/21	0.00	115.00
101000	V145365	09/09/21	3317	SEAN M GERRITS INC	4102	50021 8/31/21	0.00	140.00
101000	V145365	09/09/21	3317	SEAN M GERRITS INC	5212	50032 8/31/21	0.00	13,650.00
TOTAL CHECK							0.00	13,905.00
101000	V145366	09/09/21	21331	SERVICEWEAR APPAREL INC	4102	0043078897 8/27/21	0.00	18.44
101000	V145366	09/09/21	21331	SERVICEWEAR APPAREL INC	4102	0042977447 8/13/21	0.00	48.08
101000	V145366	09/09/21	21331	SERVICEWEAR APPAREL INC	4102	0043057302 8/25/21	0.00	99.36
101000	V145366	09/09/21	21331	SERVICEWEAR APPAREL INC	4102	0043057298 8/25/21	0.00	99.36
101000	V145366	09/09/21	21331	SERVICEWEAR APPAREL INC	4102	0043057299 8/25/21	0.00	99.36
101000	V145366	09/09/21	21331	SERVICEWEAR APPAREL INC	4102	0043057300 8/25/21	0.00	99.36
101000	V145366	09/09/21	21331	SERVICEWEAR APPAREL INC	4102	0043057301 8/25/21	0.00	120.24
TOTAL CHECK							0.00	584.20
101000	V145367	09/09/21	1738	SHERWIN WILLIAMS STORE 2	2670	7489-0 8/20/21	0.00	285.95
101000	V145367	09/09/21	1738	SHERWIN WILLIAMS STORE 2	2670	9576-7 8/17/21	0.00	171.57
101000	V145367	09/09/21	1738	SHERWIN WILLIAMS STORE 2	2670	0158-3 9/1/21	0.00	217.62
101000	V145367	09/09/21	1738	SHERWIN WILLIAMS STORE 2	2670	0159-1 9/1/21	0.00	253.89
TOTAL CHECK							0.00	929.03
101000	V145368	09/09/21	22083	SOUTHERN EXPOSURE CONSTR	3345	6089 8/13/21	0.00	3,666.59
101000	V145368	09/09/21	22083	SOUTHERN EXPOSURE CONSTR	3345	6090 8/13/21	0.00	4,784.02
TOTAL CHECK							0.00	8,450.61
101000	V145369	09/09/21	9679	STANLEY STEEMER INC	2670	6972011 8/21/21	0.00	417.90
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	5106	A39/2V1158-20210816	0.00	0.02
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	3200	A39/2V1156-20210816	0.00	0.21
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	3200	A39/2V1154-20210816	0.00	23.27
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	5106	A39/2V1155-20210816	0.00	27.51
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	2501	A39/2V1157-20210816	0.00	192.57
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	2501	A39/2V1158-20210816	0.00	1.00
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	6102	A39/2V1156-20210816	0.00	47.28
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	7201	A39/2V1157-20210816	0.00	55.02
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	6102	A39/2V1154-20210816	0.00	73.56
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	3200	A39/2V1155-20210816	0.00	302.61
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	2440	A39/2V1158-20210816	0.00	0.66
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	6212	A39/2V1157-20210816	0.00	27.51

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101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	7201	A39/2V1155-20210816	0.00	55.02
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	4102	A39/2V1156-20210816	0.00	85.49
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	9000	A39/2V1154-20210816	0.00	93.08
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	2150	A39/2V1158-20210816	0.00	0.02
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	9000	A39/2V1156-20210816	0.00	0.33
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	4150	A39/2V1155-20210816	0.00	27.51
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	2150	A39/2V1154-20210816	0.00	31.56
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	2122	A39/2V1157-20210816	0.00	247.59
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	2150	A39/2V1156-20210816	0.00	72.70
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	6212	A39/2V1155-20210816	0.00	357.63
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	2150	A39/2V1157-20210816	0.00	495.18
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	6102	A39/2V1155-20210816	0.00	27.51
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	4102	A39/2V1155-20210816	0.00	137.55
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	5212	A39/2V1155-20210816	0.00	27.51
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	2122	A39/2V1155-20210816	0.00	82.53
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	9000	A39/2V1155-20210816	0.00	467.67
101000	V145371	09/09/21	0549.1	STATE OF FLORIDA	2150	A39/2V1155-20210816	0.00	687.75
TOTAL CHECK							0.00	3,647.85
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	4102	2011448200 8/25/21	0.00	15.12
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	9000	9606951701 8/25/21	0.00	35.41
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	9000	2011365300 8/24/21	0.00	57.97
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	9000	2707250012 8/27/21	0.00	830.91
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	9000	2706070012 8/27/21	0.00	312.06
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	4102	2011448600 8/26/21	0.00	14.13
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	4102	2011317300 8/26/21	0.00	31.93
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	9000	9607138001 8/26/21	0.00	32.12
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	9000	2010169500 8/27/21	0.00	39.37
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	9000	2707641912 8/27/21	0.00	41.24
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	9000	2707697712 8/27/21	0.00	47.92
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	4102	9603343101 8/26/21	0.00	69.37
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	7201	9602391702 8/16/21	0.00	75.99
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	4102	2642982010 8/13/21	0.00	78.63
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	4102	2678665010 8/20/21	0.00	63.56
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	4102	2710142511 8/23/21	0.00	49.85
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	4102	2680120011 8/23/21	0.00	37.07
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	7106	2676935010 8/17/21	0.00	181.42
101000	V145372	09/09/21	1870	SUMTER ELECTRIC COOPERAT	6102	2011181200 8/17/21	0.00	67.02
TOTAL CHECK							0.00	2,081.09
101000	V145373	09/09/21	8651	SUNSHINE STATE ONE-CALL	9000	PS-INV1002169 8/31/21	0.00	747.57
101000	V145374	09/09/21	7109	SVK INC	550	011670 8/26/21	0.00	125.50
101000	V145374	09/09/21	7109	SVK INC	550	011676 8/27/21	0.00	138.00
101000	V145374	09/09/21	7109	SVK INC	550	011671 8/26/21	0.00	160.50
101000	V145374	09/09/21	7109	SVK INC	550	011665 8/25/21	0.00	38.00
101000	V145374	09/09/21	7109	SVK INC	550	011652 8/23/21	0.00	429.00
101000	V145374	09/09/21	7109	SVK INC	550	011654 8/24/21	0.00	207.00
101000	V145374	09/09/21	7109	SVK INC	550	011656 8/24/21	0.00	212.00
101000	V145374	09/09/21	7109	SVK INC	550	011651 8/23/21	0.00	63.00
101000	V145374	09/09/21	7109	SVK INC	550	011655 8/24/21	0.00	112.00
101000	V145374	09/09/21	7109	SVK INC	550	011660 8/24/21	0.00	140.50

Attachment: County Warrants September 2021 (18473 : County Warrants)

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145374	09/09/21	7109	SVK INC	550	011653 8/23/21	0.00	146.00
101000	V145374	09/09/21	7109	SVK INC	550	011657 8/24/21	0.00	148.00
101000	V145374	09/09/21	7109	SVK INC	550	011650 8/23/21	0.00	153.00
101000	V145374	09/09/21	7109	SVK INC	550	011664 8/25/21	0.00	138.00
TOTAL CHECK							0.00	2,210.50
101000	V145375	09/09/21	24876	TARKETT USA INC	3225	8201545984 8/24/21	0.00	8,425.89
101000	V145375	09/09/21	24876	TARKETT USA INC	2670	8201540185 8/13/21	0.00	12,068.02
TOTAL CHECK							0.00	20,493.91
101000	V145376	09/09/21	24973	TELEFLEX LLC	3200	9504361092 8/23/21	0.00	1,100.00
101000	V145376	09/09/21	24973	TELEFLEX LLC	3200	9504361092 8/23/21	0.00	1,100.00
101000	V145376	09/09/21	24973	TELEFLEX LLC	3200	9504361092 8/23/21	0.00	200.00
101000	V145376	09/09/21	24973	TELEFLEX LLC	3200	9504361092 8/23/21	0.00	15.50
TOTAL CHECK							0.00	2,415.50
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304	2021-190 8/23/21	0.00	198.90
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304	2021-184 8/16/21	0.00	1,396.20
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304	2021-189 8/23/21	0.00	1,890.00
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304	2021-185 8/16/21	0.00	2,841.60
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304	2021-182 8/16/21	0.00	3,186.00
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304V	2021-183 8/16/21	0.00	549.90
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304V	2021-191 8/23/21	0.00	1,341.60
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304V	2021-186 8/16/21	0.00	6,930.00
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304V	2021-187 8/16/21	0.00	6,997.50
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304V	2021-192 8/23/21	0.00	7,200.00
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304V	2021-193 8/23/21	0.00	7,200.00
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304V	2021-199 8/30/21	0.00	7,087.50
101000	V145377	09/09/21	7791	TEXAS AQUATIC HARVESTING	6304V	2021-200 8/30/21	0.00	7,200.00
TOTAL CHECK							0.00	54,019.20
101000	V145378	09/09/21	4770	THE WARE GROUP LLC	2670	S009985359.001 8/25/21	0.00	828.80
101000	V145378	09/09/21	4770	THE WARE GROUP LLC	2670	S009993072.001 8/27/21	0.00	738.36
TOTAL CHECK							0.00	1,567.16
101000	V145379	09/09/21	13562	TNT SEWER LLC	5216	21-412 8/31/21	0.00	22,000.00
101000	V145380	09/09/21	13883	TRANE PARTS CENTER	2670	I1342365 8/30/21	0.00	355.47
101000	V145381	09/09/21	1952	TRI-CO COMMUNICATIONS IN	3200	140000249-1 8/27/21	0.00	516.00
101000	V145381	09/09/21	1952	TRI-CO COMMUNICATIONS IN	3200	140000248-1 8/30/21	0.00	900.00
101000	V145381	09/09/21	1952	TRI-CO COMMUNICATIONS IN	3200	140000396-1 8/27/21	0.00	158.50
101000	V145381	09/09/21	1952	TRI-CO COMMUNICATIONS IN	3200	140000406-1 8/27/21	0.00	158.50
101000	V145381	09/09/21	1952	TRI-CO COMMUNICATIONS IN	3200	140000427-2 8/27/21	0.00	909.50
TOTAL CHECK							0.00	2,642.50
101000	V145382	09/09/21	23797	TRI-COUNTY LOCKSMITH	5314T	2351-INV 8/24/21	0.00	7,024.00
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5218	915 1603007 8/26/21	0.00	6.24
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5216	915 1603007 8/26/21	0.00	6.28
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5212	915 1603007 8/26/21	0.00	12.47
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5219	915 1603007 8/26/21	0.00	24.12

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5217	915 1603007 8/26/21	0.00	38.88
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5212	915 1603007 8/26/21	0.00	128.01
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	2670	915 1602959 8/26/21	0.00	6.79
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	2670	915 1602779 8/26/21	0.00	125.00
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	2670	915 1602778 8/26/21	0.00	503.65
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	2670	915 1602777 8/26/21	0.00	831.70
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5106	915 1602722 8/25/21	0.00	42.59
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5106	915 1603938 9/1/21	0.00	42.59
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	2670	915 1604174 9/2/21	0.00	6.79
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5216	915 1604219 9/2/21	0.00	6.28
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5212	915 1604219 9/2/21	0.00	12.47
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5219	915 1604219 9/2/21	0.00	30.24
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5217	915 1604219 9/2/21	0.00	38.88
101000	V145383	09/09/21	10876	UNIFIRST CORPORATION	5212	915 1604219 9/2/21	0.00	136.38
TOTAL CHECK							0.00	1,999.36
101000	V145384	09/09/21	25262	UNIVERSAL ENVIRONMENTAL	5219	IN0424050 9/2/21	0.00	78.75
101000	V145384	09/09/21	25262	UNIVERSAL ENVIRONMENTAL	5219	IN0423267 8/30/21	0.00	75.00
TOTAL CHECK							0.00	153.75
101000	V145385	09/09/21	1287	UNIVERSITY OF FLORIDA TR	5212	TR00031550 8/30/21	0.00	495.00
101000	V145386	09/09/21	18985	VERONICA KAMPSCHROER	2106	REIMB OFFICE SUPPLIES	0.00	33.86
101000	V145386	09/09/21	18985	VERONICA KAMPSCHROER	2106	REIMB OFFICE SUPPLIES	0.00	47.96
TOTAL CHECK							0.00	81.82
101000	V145387	09/09/21	14074	VERTEKS CONSULTING INC	2150	173768 8/20/21	0.00	550.00
101000	V145388	09/09/21	25588	VICEROY HOME SERVICES	5345AHM	0071 8/23/21	0.00	320.00
101000	V145388	09/09/21	25588	VICEROY HOME SERVICES	5347AHM	0071 8/23/21	0.00	238.00
101000	V145388	09/09/21	25588	VICEROY HOME SERVICES	5347ACP	0071 8/23/21	0.00	16.50
101000	V145388	09/09/21	25588	VICEROY HOME SERVICES	5345ACP	0071 8/23/21	0.00	60.00
101000	V145388	09/09/21	25588	VICEROY HOME SERVICES	5326ARE	0071 8/23/21	0.00	51.00
101000	V145388	09/09/21	25588	VICEROY HOME SERVICES	5326ARE	0072 8/30/21	0.00	93.50
101000	V145388	09/09/21	25588	VICEROY HOME SERVICES	5345AHM	0072 8/30/21	0.00	320.00
101000	V145388	09/09/21	25588	VICEROY HOME SERVICES	5347ACP	0072 8/30/21	0.00	16.50
101000	V145388	09/09/21	25588	VICEROY HOME SERVICES	5347AHM	0072 8/30/21	0.00	323.00
TOTAL CHECK							0.00	1,438.50
101000	V145389	09/09/21	24716	W4P LLC	3200	2021-09 9/2/21	0.00	3,333.33
101000	V145389	09/09/21	24716	W4P LLC	3200	2021-07 8/1/21	0.00	3,333.33
101000	V145389	09/09/21	24716	W4P LLC	3200	2021-08 9/1/21	0.00	3,333.33
TOTAL CHECK							0.00	9,999.99
101000	V145390	09/09/21	25322	WASTE PRO USA INC	4102	2093 8/31/21	0.00	190.00
101000	V145390	09/09/21	25322	WASTE PRO USA INC	4102	2029 8/13/21	0.00	490.00
101000	V145390	09/09/21	25322	WASTE PRO USA INC	4102	2062 8/20/21	0.00	550.00
TOTAL CHECK							0.00	1,230.00
101000	V145391	09/09/21	26496	WAUGH GRANT PLLC	3345	2017-00562 8/1/21	0.00	1,190.00
101000	V145392	09/09/21	12388	WESLEY ARMITAGE ALARMS I	7201	INV AIRPORT VG2 8/20/2	0.00	950.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145392	09/09/21	12388	WESLEY ARMITAGE ALARMS I	5780B	CR AIRPORT 8/16/21	0.00	988.00
101000	V145392	09/09/21	12388	WESLEY ARMITAGE ALARMS I	7201	INV AIRPORT VG1 8/20/2	0.00	1,955.00
TOTAL CHECK							0.00	3,893.00
101000	V145393	09/09/21	2623	WHETSTONE OIL CO INC	5212	509013 8/18/21	0.00	1,010.00
101000	V145393	09/09/21	2623	WHETSTONE OIL CO INC	5212	357869 8/19/21	0.00	1,548.43
101000	V145393	09/09/21	2623	WHETSTONE OIL CO INC	5212	357850 8/17/21	0.00	2,270.05
TOTAL CHECK							0.00	4,828.48
101000	V145394	09/09/21	26398	WINSUPPLY CRYSTAL RIVER	2670	005108 02 8/20/21	0.00	282.00
101000	V145394	09/09/21	26398	WINSUPPLY CRYSTAL RIVER	2670	005932 01 8/24/21	0.00	10.62
TOTAL CHECK							0.00	292.62
101000	V145395	09/09/21	24562	WRIGHT-PIERCE	9000V	0000214950 8/9/21	0.00	1,945.80
101000	V145396	09/09/21	23160	ZOETIS INC	5106	9013987405 8/23/21	0.00	2,110.40
101000	V145397	09/09/21	26626	MARY CONWAY	6212	SCREENER TRAININGS	0.00	710.00
101000	V145398	09/22/21	1344	NATURE COAST EMERGENCY M	2100H	REIMB 9/17/21 PAYROLL	0.00	161,233.54
101000	V145399	09/23/21	0030	ACE HARDWARE CORP	4102	037153/2 9/13/21	0.00	134.17
101000	V145400	09/23/21	22923	ADS WASTE HOLDINGS INC D	6102	P80001214955 8/31/21	0.00	268.66
101000	V145400	09/23/21	22923	ADS WASTE HOLDINGS INC D	5212	P80001215168 8/31/21	0.00	206.15
TOTAL CHECK							0.00	474.81
101000	V145401	09/23/21	26382	ADT LLC	5345AEM	002 CCE 8/31/21	0.00	18.60
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5358ARE	651 8/21/21	0.00	336.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5389AOC	654 8/21/21	0.00	126.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5345APC	652 8/21/21	0.00	42.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5347APC	653 8/21/21	0.00	42.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5345APC	641 8/7/21	0.00	21.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5358ARE	640 8/7/21	0.00	336.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5347APC	684 9/18/21	0.00	42.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5358ARE	663 8/31/21	0.00	84.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5345APC	664 8/31/21	0.00	105.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5389AOC	660 8/28/21	0.00	63.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5358ARE	657 8/28/21	0.00	420.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5345AHM	662 8/28/21	0.00	16.75
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5358ARE	669 9/4/21	0.00	378.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5345APC	670 9/4/21	0.00	147.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5345APC	658 8/21/21	0.00	105.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5345APC	683 9/18/21	0.00	210.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5347APC	678 9/11/21	0.00	42.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5345APC	677 9/11/21	0.00	126.00
101000	V145402	09/23/21	24121	AINSLEY BECKFORD	5358ARE	676 9/11/21	0.00	168.00
TOTAL CHECK							0.00	2,809.75
101000	V145403	09/23/21	9132	AIR MECHANICAL & SERVICE	2101A	107813 9/14/21	0.00	8,249.85
101000	V145403	09/23/21	9132	AIR MECHANICAL & SERVICE	2670	FM25078 9/10/21	0.00	1,002.50

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	9,252.35
101000	V145404	09/23/21	0714	AIRGAS USA LLC	5212	9117271423 9/7/21	0.00	63.26
101000	V145405	09/23/21	25135	ALTA ENTERPRISES LLC	5212	SM9-255 9/1/21	0.00	650.00
101000	V145405	09/23/21	25135	ALTA ENTERPRISES LLC	5212	SM9-254 9/1/21	0.00	1,803.75
101000	V145405	09/23/21	25135	ALTA ENTERPRISES LLC	5212	SM9-256 9/1/21	0.00	2,551.25
101000	V145405	09/23/21	25135	ALTA ENTERPRISES LLC	5212	SM9-252 9/1/21	0.00	1,578.00
101000	V145405	09/23/21	25135	ALTA ENTERPRISES LLC	5212	SM9-251 9/1/21	0.00	2,334.00
TOTAL CHECK							0.00	8,917.00
101000	V145406	09/23/21	26607	AMERICAN MUSCLE DOCKS &	6115	824842 8/24/21	0.00	1,260.00
101000	V145406	09/23/21	26607	AMERICAN MUSCLE DOCKS &	6115	824842 8/24/21	0.00	662.50
101000	V145406	09/23/21	26607	AMERICAN MUSCLE DOCKS &	6115	824842 8/24/21	0.00	565.00
TOTAL CHECK							0.00	2,487.50
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85386 8/31/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85387 8/31/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85388 8/31/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85491 9/10/21	0.00	4,544.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85429 9/2/21	0.00	12,496.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85432 9/2/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85431 9/2/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85430 9/2/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85389 8/31/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85348 8/26/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85349 8/26/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85509 9/14/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85510 9/14/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85511 9/14/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85501 9/13/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85502 9/13/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85503 9/13/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85482 9/9/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85483 9/9/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85484 9/9/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85463 9/8/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85464 9/8/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85465 9/8/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85444 9/7/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85445 9/7/21	0.00	325.00
101000	V145408	09/23/21	22154	AMERICAN PIPE & TANK INC	9000	85446 9/7/21	0.00	325.00
TOTAL CHECK							0.00	24,840.00
101000	V145409	09/23/21	3297	APEX OFFICE PRODUCTS INC	2675	2247731-0 9/15/21	0.00	2,076.68
101000	V145409	09/23/21	3297	APEX OFFICE PRODUCTS INC	2675	2234282-4 8/24/21	0.00	31.92
101000	V145409	09/23/21	3297	APEX OFFICE PRODUCTS INC	2675	2234282-5 9/1/21	0.00	33.88
101000	V145409	09/23/21	3297	APEX OFFICE PRODUCTS INC	2675	2234282-3 8/16/21	0.00	62.15
101000	V145409	09/23/21	3297	APEX OFFICE PRODUCTS INC	2675	2242625-0 8/31/21	0.00	899.80
TOTAL CHECK							0.00	3,104.43
101000	V145410	09/23/21	13256	APPLIED AQUATIC MANAGEME	6304	196441 8/31/21	0.00	220.00

Attachment: County Warrants September 2021 (18473 : County Warrants)

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ACCOUNTING PERIOD: 1/22

FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145411	09/23/21	26510	ATTENTI US INC	2101A	R-54614 9/1/21	0.00	3,301.20
101000	V145412	09/23/21	2193	BAKER DISTRIBUTING LLC	2670	CK87166 9/13/21	0.00	10.54
101000	V145412	09/23/21	2193	BAKER DISTRIBUTING LLC	2670	CL03524 9/15/21	0.00	1.04
101000	V145412	09/23/21	2193	BAKER DISTRIBUTING LLC	5218	CK47016 9/8/21	0.00	-519.92
101000	V145412	09/23/21	2193	BAKER DISTRIBUTING LLC	5218	CJ31025 9/1/21	0.00	1,039.92
TOTAL CHECK							0.00	531.58
101000	V145413	09/23/21	22647	BEARD EQUIPMENT CO	550	1469547 9/15/21	0.00	1,862.47
101000	V145414	09/23/21	10090	BENNETT FIRE PRODUCTS CO	3220	91421-1 9/14/21	0.00	4,524.00
101000	V145414	09/23/21	10090	BENNETT FIRE PRODUCTS CO	3220	91421-1 9/14/21	0.00	4,812.00
TOTAL CHECK							0.00	9,336.00
101000	V145415	09/23/21	24257	BG CHEMICAL LP	4102	2108-139 8/31/21	0.00	3,630.00
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84204203 9/10/21	0.00	190.98
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84206729 9/13/21	0.00	104.20
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84206730 9/13/21	0.00	299.94
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84208723 9/14/21	0.00	67.76
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84208722 9/14/21	0.00	355.51
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84212406 9/16/21	0.00	217.40
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84210612 9/15/21	0.00	125.04
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84210613 9/15/21	0.00	152.94
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84210614 9/15/21	0.00	200.99
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84198587 9/7/21	0.00	164.78
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84198585 9/7/21	0.00	346.94
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84198586 9/7/21	0.00	440.82
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84200507 9/8/21	0.00	387.08
101000	V145416	09/23/21	8070	BOUND TREE MEDICAL	3200	84202152 9/9/21	0.00	91.89
TOTAL CHECK							0.00	3,146.27
101000	V145417	09/23/21	24727	BRYAN COPE	4150	REIMB SAFETY SHOES	0.00	99.99
101000	V145418	09/23/21	22455	BTI ACCESS CONTROLS INC	2670	06908 9/3/21	0.00	99.00
101000	V145418	09/23/21	22455	BTI ACCESS CONTROLS INC	2670	06909 9/6/21	0.00	99.00
TOTAL CHECK							0.00	198.00
101000	V145419	09/23/21	24680	BUNCH LAWN CARE LLC	4102	4421 9/6/21	0.00	557.50
101000	V145419	09/23/21	24680	BUNCH LAWN CARE LLC	4102	4421 9/6/21	0.00	167.31
101000	V145419	09/23/21	24680	BUNCH LAWN CARE LLC	4102	4421 9/6/21	0.00	55.77
101000	V145419	09/23/21	24680	BUNCH LAWN CARE LLC	4102	4421 9/6/21	0.00	474.05
101000	V145419	09/23/21	24680	BUNCH LAWN CARE LLC	4102	4421 9/6/21	0.00	167.31
101000	V145419	09/23/21	24680	BUNCH LAWN CARE LLC	4102	4421 9/6/21	0.00	25.35
101000	V145419	09/23/21	24680	BUNCH LAWN CARE LLC	4102	4422 9/6/21	0.00	304.20
101000	V145419	09/23/21	24680	BUNCH LAWN CARE LLC	4102	4422 9/6/21	0.00	202.80
101000	V145419	09/23/21	24680	BUNCH LAWN CARE LLC	4102	4422 9/6/21	0.00	152.10
101000	V145419	09/23/21	24680	BUNCH LAWN CARE LLC	4102	4422 9/6/21	0.00	50.70
101000	V145419	09/23/21	24680	BUNCH LAWN CARE LLC	4102	4422 9/6/21	0.00	25.35
101000	V145419	09/23/21	24680	BUNCH LAWN CARE LLC	4102	4422 9/6/21	0.00	25.35
TOTAL CHECK							0.00	2,207.79

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145420	09/23/21	22210	ALBERT BURKETT	5348AHD	8/2-30/21 MILEAGE	0.00	10.86
101000	V145420	09/23/21	22210	ALBERT BURKETT	5345AHD	8/2-30/21 MILEAGE	0.00	3.83
TOTAL CHECK							0.00	14.69
101000	V145421	09/23/21	10463	BURRELL ENGINEERING INC	9000	8447 9/1/21	0.00	290.00
101000	V145422	09/23/21	24951	BUTLER ANIMAL HEALTH HOL	5106	VF56902 9/2/21	0.00	266.00
101000	V145422	09/23/21	24951	BUTLER ANIMAL HEALTH HOL	5106	VG54370 9/13/21	0.00	280.00
TOTAL CHECK							0.00	546.00
101000	V145423	09/23/21	26604	CARMELITA STRONG	5379A	8/2-25/21 MILEAGE	0.00	55.04
101000	V145424	09/23/21	0328	CENTRAL MATERIALS COMPAN	4102	3366 8/31/21	0.00	792.13
101000	V145424	09/23/21	0328	CENTRAL MATERIALS COMPAN	4102	3367 8/31/21	0.00	11,749.72
TOTAL CHECK							0.00	12,541.85
101000	V145425	09/23/21	21593	CERIDA INVESTMENT CORP	9000	118-93844 8/31/21	0.00	380.00
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4094616660 9/1/21	0.00	71.89
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	4102	4095149450 9/8/21	0.00	72.69
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4093874347 8/25/21	0.00	71.89
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4093802688 8/24/21	0.00	129.25
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4092478674 8/10/21	0.00	156.57
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4094512449 8/31/21	0.00	230.64
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	6304V	4095149308 9/8/21	0.00	34.55
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	4150	4095149301 9/8/21	0.00	86.14
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4092478093 8/10/21	0.00	147.51
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4093802216 8/24/21	0.00	147.51
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4094512290 8/31/21	0.00	174.83
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4093135940 8/17/21	0.00	174.83
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4095834151 9/14/21	0.00	32.32
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4095263492 9/9/21	0.00	76.75
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4095836490 9/14/21	0.00	138.31
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4095924407 9/15/21	0.00	180.45
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	9000	4095836424 9/14/21	0.00	194.69
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	4150	4095836437 9/14/21	0.00	98.07
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	6304V	4095836377 9/14/21	0.00	34.55
101000	V145426	09/23/21	21283	CINTAS CORPORATION #148	4102	4095836438 9/14/21	0.00	80.28
TOTAL CHECK							0.00	2,333.72
101000	V145427	09/23/21	23705	CITRUS CO FIRE RESCUE EX	809	FF SEPT DEDUCTIONS	0.00	10.00
101000	V145428	09/23/21	0356	CITRUS COUNTY CHAMBER OF	2122	66516 9/15/21	0.00	22.21
101000	V145428	09/23/21	0356	CITRUS COUNTY CHAMBER OF	2122	66515 9/15/21	0.00	48.88
101000	V145428	09/23/21	0356	CITRUS COUNTY CHAMBER OF	2122	66508 9/13/21	0.00	613.68
TOTAL CHECK							0.00	684.77
101000	V145429	09/23/21	0363	CITRUS COUNTY SCHOOL BOA	6102	28652 8/6/21	0.00	125.00
101000	V145429	09/23/21	0363	CITRUS COUNTY SCHOOL BOA	6102	28651 7/15/21	0.00	141.00
101000	V145429	09/23/21	0363	CITRUS COUNTY SCHOOL BOA	3340	5552200004 8/31/21	0.00	120,720.25
101000	V145429	09/23/21	0363	CITRUS COUNTY SCHOOL BOA	3340	5552200005 9/30/21	0.00	120,720.25

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	241,706.50
101000	V145430	09/23/21	16204	CITRUS COUNTY SHERIFFS O	5870	REIMB LEGAL FEES	0.00	1,928.86
101000	V145431	09/23/21	5998	CITRUS EQUIPMENT & REPAI	9000	157643 7/13/21	0.00	100.94
101000	V145431	09/23/21	5998	CITRUS EQUIPMENT & REPAI	9000	160293 8/10/21	0.00	145.96
TOTAL CHECK							0.00	246.90
101000	V145432	09/23/21	4889	CITRUS COUNTY ASSOCIATIO	5765	559886 8/31/21	0.00	250.00
101000	V145432	09/23/21	4889	CITRUS COUNTY ASSOCIATIO	5326ARE	559920 8/31/21	0.00	6.25
TOTAL CHECK							0.00	256.25
101000	V145433	09/23/21	0388	CITRUS WELL DRILLING INC	9400	24799 9/10/21	0.00	1,482.00
101000	V145434	09/23/21	0390	CITY OF INVERNESS	5106	1030234000 8/31/21	0.00	2,134.05
101000	V145435	09/23/21	26093	CITY OF OCALA	5703-603	563976-228020 9/7/21	0.00	22.50
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72522 9/8/21	0.00	80.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72523 9/8/21	0.00	80.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72524 9/8/21	0.00	80.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72525 9/8/21	0.00	80.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72528 9/7/21	0.00	160.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72529 9/7/21	0.00	160.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72530 9/7/21	0.00	160.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72520 9/7/21	0.00	160.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72521 9/7/21	0.00	160.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72511 9/8/21	0.00	298.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72536 9/9/21	0.00	329.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72537 9/9/21	0.00	329.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72563 9/13/21	0.00	398.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72510 9/8/21	0.00	398.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72539 9/9/21	0.00	498.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72562 9/13/21	0.00	498.00
101000	V145436	09/23/21	6226	CJ'S SALES AND SERVICE O	9000	72538 9/9/21	0.00	448.00
TOTAL CHECK							0.00	4,316.00
101000	V145437	09/23/21	21289	COMPUTER DATA SERVICES L	5373U	INV-0101 9/1/21	0.00	475.00
101000	V145438	09/23/21	26263	CONSTANTINE CONSTRUCTORS	9000G	12 200447.02	0.00	30,500.00
101000	V145438	09/23/21	26263	CONSTANTINE CONSTRUCTORS	9000E	10 20044703	0.00	11,341.36
101000	V145438	09/23/21	26263	CONSTANTINE CONSTRUCTORS	450G	12 RET 200447.02	0.00	-3,050.00
101000	V145438	09/23/21	26263	CONSTANTINE CONSTRUCTORS	450E	10 RET 200447.03	0.00	-1,134.14
TOTAL CHECK							0.00	37,657.22
101000	V145439	09/23/21	12990.3	CORECIVIC OF TENNESSEE,	001	6333 9/1/21	0.00	-20,566.00
101000	V145439	09/23/21	12990.3	CORECIVIC OF TENNESSEE,	2101A	6340 9/1/21	0.00	340.00
101000	V145439	09/23/21	12990.3	CORECIVIC OF TENNESSEE,	2101A	6326 9/1/21	0.00	216,911.40
101000	V145439	09/23/21	12990.3	CORECIVIC OF TENNESSEE,	2101A	6322 9/1/21	0.00	1,112,987.16
TOTAL CHECK							0.00	1,309,672.56
101000	V145440	09/23/21	15344	CROSS CONSTRUCTION SERVI	3345	CS1717398 9/10/21	0.00	2,036.01

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145440	09/23/21	15344	CROSS CONSTRUCTION SERVI	3345	CS17423 9/20/21	0.00	4,544.91
TOTAL CHECK							0.00	6,580.92
101000	V145441	09/23/21	0477	CRYSTAL RIVER QUARRIES I	2675	10795 8/31/21	0.00	403.28
101000	V145442	09/23/21	0481	CULLIGAN OF FLORIDA INC	2501	763312 8/31/21	0.00	70.00
101000	V145443	09/23/21	26284	D&D INC	9000	786 9/9/21	0.00	3,517.81
101000	V145444	09/23/21	2839	DALY & ZILCH (FLORIDA) I	5314T	22100-6-1 9/10/21	0.00	30,355.00
101000	V145445	09/23/21	23742	JASON DARNELL	6304	REIMB AQUATICS LICENSE	0.00	100.00
101000	V145446	09/23/21	21653	ELLEN DAVIS	001	ADV MEALS 10/3-7/21	0.00	119.00
101000	V145446	09/23/21	21653	ELLEN DAVIS	001	ADV MILEAGE 10/3-7/21	0.00	77.88
TOTAL CHECK							0.00	196.88
101000	V145447	09/23/21	18064.1	DELL MARKETING	5703-602	10515462850 9/1/21	0.00	7,666.95
101000	V145448	09/23/21	20848	DOCUMENT TECHNOLOGIES OF	2103	181274 9/1/21	0.00	120.76
101000	V145448	09/23/21	20848	DOCUMENT TECHNOLOGIES OF	2109	181274 9/1/21	0.00	120.77
101000	V145448	09/23/21	20848	DOCUMENT TECHNOLOGIES OF	2109	181274 9/1/21	0.00	96.08
TOTAL CHECK							0.00	337.61
101000	V145449	09/23/21	6190	DONLE ENTERPRISES INC	5304W	RHB 2021-03 9/15/21	0.00	10,877.00
101000	V145450	09/23/21	23497	DRMP INC	4116B	0163559 8/27/21	0.00	26,585.53
101000	V145451	09/23/21	10967	SHIRLEY DUBE	5348AHD	9/1/21 MILEAGE	0.00	8.39
101000	V145451	09/23/21	10967	SHIRLEY DUBE	5348AHD	8/31/21 MILEAGE	0.00	7.25
101000	V145451	09/23/21	10967	SHIRLEY DUBE	5351A	8/31/21 MILEAGE	0.00	1.21
101000	V145451	09/23/21	10967	SHIRLEY DUBE	5351A	9/1/21 MILEAGE	0.00	1.40
TOTAL CHECK							0.00	18.25
101000	V145452	09/23/21	7364	EARNEST MAIL CONSULTING	2440	2987 9/14/21	0.00	2,100.00
101000	V145453	09/23/21	26471	EDWARD ISAACS	5379A	8/5-26/21 MILEAGE	0.00	25.60
101000	V145454	09/23/21	22770	ENNIS-FLINT INC	4110	260272 9/8/21	0.00	5,025.00
101000	V145454	09/23/21	22770	ENNIS-FLINT INC	4110	260272 9/8/21	0.00	402.00
101000	V145454	09/23/21	22770	ENNIS-FLINT INC	4110	260272 9/8/21	0.00	414.00
101000	V145454	09/23/21	22770	ENNIS-FLINT INC	4110	260272 9/8/21	0.00	432.00
101000	V145454	09/23/21	22770	ENNIS-FLINT INC	4110	260272 9/8/21	0.00	493.50
101000	V145454	09/23/21	22770	ENNIS-FLINT INC	4110	260272 9/8/21	0.00	201.60
101000	V145454	09/23/21	22770	ENNIS-FLINT INC	4110	260272 9/8/21	0.00	134.40
101000	V145454	09/23/21	22770	ENNIS-FLINT INC	4110	260272 9/8/21	0.00	1,876.40
TOTAL CHECK							0.00	8,978.90
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5358AOC	21-267 9/14/21	0.00	34.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5390A	21-264 9/14/21	0.00	71.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5358ARE	21-262 9/14/21	0.00	108.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5326ARE	21-266 9/14/21	0.00	481.25

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5347AHM	21-265 9/14/21	0.00	595.13
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5347APC	21-265 9/14/21	0.00	95.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345AOC	21-267 9/14/21	0.00	102.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345APC	21-263 9/14/21	0.00	292.50
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345ARE	21-263 9/14/21	0.00	144.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345ACP	21-263 9/14/21	0.00	213.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345AOC	21-255 9/2/21	0.00	34.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5358AOC	21-243 8/24/21	0.00	34.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5326ARE	21-254 9/2/21	0.00	126.88
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345AHM	21-251 9/2/21	0.00	341.69
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5347APC	21-253 9/2/21	0.00	33.25
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345APC	21-251 9/2/21	0.00	126.75
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345ARE	21-251 9/2/21	0.00	72.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5347AHM	21-253 9/2/21	0.00	194.06
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345ACP	21-251 9/2/21	0.00	159.75
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345AOC	21-243 8/24/21	0.00	68.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5348AOC	21-243 8/24/21	0.00	34.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345AHM	21-263 9/14/21	0.00	905.25
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5348AOC	21-267 9/14/21	0.00	34.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5390A	21-258 9/8/21	0.00	35.50
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5326ARE	21-260 9/8/21	0.00	358.75
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5347AHM	21-259 9/8/21	0.00	431.25
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345AHM	21-257 9/8/21	0.00	528.06
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345AOC	21-261 9/8/21	0.00	68.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5358ARE	21-256 9/8/21	0.00	126.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345APC	21-257 9/8/21	0.00	263.25
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5347AOC	21-261 9/8/21	0.00	34.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345ARE	21-257 9/8/21	0.00	72.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5358AOC	21-261 9/8/21	0.00	34.00
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5347APC	21-259 9/8/21	0.00	66.50
101000	V145456	09/23/21	7507	FAMILY LIFE CARE INC	5345ACP	21-257 9/8/21	0.00	53.25
TOTAL CHECK							0.00	6,370.07
101000	V145457	09/23/21	6665	FERGUSON ENTERPRISES INC	9000	1918203 9/3/21	0.00	5,387.96
101000	V145458	09/23/21	23642	FIDELITY SECURITY LIFE I	809	1012850 OCT 2021	0.00	11.32
101000	V145458	09/23/21	23642	FIDELITY SECURITY LIFE I	809	1012850 OCT 2021	0.00	192.44
101000	V145458	09/23/21	23642	FIDELITY SECURITY LIFE I	809	1012850 OCT 2021	0.00	478.22
101000	V145458	09/23/21	23642	FIDELITY SECURITY LIFE I	809	1012850 OCT 2021	0.00	765.44
101000	V145458	09/23/21	23642	FIDELITY SECURITY LIFE I	809	1012850 OCT 2021	0.00	1,301.80
TOTAL CHECK							0.00	2,749.22
101000	V145459	09/23/21	21383	GERALD FINNER	5345AHD	8/3-31/21 MILEAGE	0.00	3.18
101000	V145459	09/23/21	21383	GERALD FINNER	5348AHD	8/3-31/21 MILEAGE	0.00	12.71
101000	V145459	09/23/21	21383	GERALD FINNER	5351A	8/3-31/21 MILEAGE	0.00	6.36
TOTAL CHECK							0.00	22.25
101000	V145460	09/23/21	25227	FISERV INC	9000	91961010 9/7/21	0.00	203.88
101000	V145461	09/23/21	6866	FL DEPARTMENT OF JUVENIL	3340	202109-9 9/3/21	0.00	23,928.00
101000	V145462	09/23/21	21982	FORTILINE INC	9000	5412466 9/9/21	0.00	459.02

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

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101000	V145462	09/23/21	21982	FORTILINE INC	9000	5414420 8/31/21	0.00	210.77
101000	V145462	09/23/21	21982	FORTILINE INC	9000	5408751 8/31/21	0.00	9,737.35
101000	V145462	09/23/21	21982	FORTILINE INC	9000	5408753 8/31/21	0.00	2,102.37
101000	V145462	09/23/21	21982	FORTILINE INC	9000	5408755 8/31/21	0.00	9,278.73
101000	V145462	09/23/21	21982	FORTILINE INC	9000	5408712 8/31/21	0.00	7,007.99
101000	V145462	09/23/21	21982	FORTILINE INC	9000	5402958 8/31/21	0.00	1,375.00
101000	V145462	09/23/21	21982	FORTILINE INC	9000	5408748 8/31/21	0.00	1,935.14
TOTAL CHECK							0.00	32,106.37
101000	V145463	09/23/21	3263	GA FOOD SERVICE INC	5351A	C00092400008312021	0.00	680.00
101000	V145463	09/23/21	3263	GA FOOD SERVICE INC	5351A	C00092400008312021	0.00	709.75
101000	V145463	09/23/21	3263	GA FOOD SERVICE INC	5900E	C00092400008312021	0.00	531.25
101000	V145463	09/23/21	3263	GA FOOD SERVICE INC	5389AOC	C00092400008312021	0.00	731.00
101000	V145463	09/23/21	3263	GA FOOD SERVICE INC	5345AHD	C00092400008312021	0.00	3,077.00
101000	V145463	09/23/21	3263	GA FOOD SERVICE INC	5370ACO	C00092400008312021	0.00	10,183.00
101000	V145463	09/23/21	3263	GA FOOD SERVICE INC	5348AHD	C00092400008312021	0.00	19,618.00
101000	V145463	09/23/21	3263	GA FOOD SERVICE INC	5358AHD	C00092400008312021	0.00	191.25
TOTAL CHECK							0.00	35,721.25
101000	V145464	09/23/21	23643	GARY SCHULTZ	550	098287 9/15/21	0.00	250.00
101000	V145465	09/23/21	20834.1	GATOR GYPSUM INC	2670	40039913-00 9/14/21	0.00	5,843.12
101000	V145465	09/23/21	20834.1	GATOR GYPSUM INC	2670	40039727-00 9/7/21	0.00	4,204.06
TOTAL CHECK							0.00	10,047.18
101000	V145466	09/23/21	15939	GEHRING GROUP PROFESSION	8000	I-044241 9/1/21	0.00	5,833.33
101000	V145466	09/23/21	15939	GEHRING GROUP PROFESSION	170	1-044241 9/1/21	0.00	11,666.67
TOTAL CHECK							0.00	17,500.00
101000	V145467	09/23/21	26374	GEORGE & KAREN LEWIS	5351A	8/2-30/21 MILEAGE	0.00	7.19
101000	V145467	09/23/21	26374	GEORGE & KAREN LEWIS	5345AHD	8/2-30/21 MILEAGE	0.00	7.19
101000	V145467	09/23/21	26374	GEORGE & KAREN LEWIS	5348AHD	8/2-30/21 MILEAGE	0.00	47.92
TOTAL CHECK							0.00	62.30
101000	V145468	09/23/21	24868	GEORGE SWEDLIGE DBA	2670	MEADOWCREST 9/12/21	0.00	4,850.00
101000	V145468	09/23/21	24868	GEORGE SWEDLIGE DBA	2670	MEADOWCREST 9/13/21	0.00	34,500.00
TOTAL CHECK							0.00	39,350.00
101000	V145469	09/23/21	0832	GOLDEN X PLUMBING SUPPLY	2670	598597 9/9/21	0.00	25.98
101000	V145469	09/23/21	0832	GOLDEN X PLUMBING SUPPLY	2670	598071 8/30/21	0.00	137.97
TOTAL CHECK							0.00	163.95
101000	V145470	09/23/21	5930	GRAINGER INDUSTRIAL INC	2670	9050419812 9/10/21	0.00	205.97
101000	V145470	09/23/21	5930	GRAINGER INDUSTRIAL INC	2670	9045826691 9/7/21	0.00	6.29
101000	V145470	09/23/21	5930	GRAINGER INDUSTRIAL INC	2670	9046062015 9/7/21	0.00	161.10
101000	V145470	09/23/21	5930	GRAINGER INDUSTRIAL INC	2670	9046573243 9/8/21	0.00	352.75
101000	V145470	09/23/21	5930	GRAINGER INDUSTRIAL INC	2670	9054844197 9/15/21	0.00	104.24
101000	V145470	09/23/21	5930	GRAINGER INDUSTRIAL INC	2670	9052011690 9/13/21	0.00	21.87
TOTAL CHECK							0.00	852.22
101000	V145471	09/23/21	2715	GUARDIAN MEDICAL MONITOR	5345AEM	21313-C 8/31/21	0.00	258.10
101000	V145471	09/23/21	2715	GUARDIAN MEDICAL MONITOR	5347AEM	21313-T 8/31/21	0.00	137.30

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145471	09/23/21	2715	GUARDIAN MEDICAL MONITOR	5390A	21312 8/13/21	0.00	340.38
TOTAL CHECK							0.00	735.78
101000	V145472	09/23/21	6513	HABITAT FOR HUMANITY OF	5304V	219 9/8/21	0.00	10,000.00
101000	V145473	09/23/21	0883	HACH COMPANY INC	9000	12641612 9/15/21	0.00	8,285.40
101000	V145474	09/23/21	25070	HARRELL'S INC	2675	INV01532648 8/20/21	0.00	2,051.04
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6014078 9/1/21	0.00	34.20
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6014050 9/1/21	0.00	62.70
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6014077 9/1/21	0.00	148.20
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6014080 9/1/21	0.00	1,023.00
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6016245 9/7/21	0.00	570.00
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6018083 9/8/21	0.00	74.10
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6018081 9/8/21	0.00	114.00
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6018084 9/8/21	0.00	205.20
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6018082 9/8/21	0.00	250.80
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6018091 9/8/21	0.00	2,046.00
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6022053 9/14/21	0.00	28.50
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6022052 9/14/21	0.00	159.60
101000	V145475	09/23/21	10186	HAWKINS INC	9000	6022066 9/14/21	0.00	2,046.00
TOTAL CHECK							0.00	6,762.30
101000	V145476	09/23/21	0928	HELENA AGRI-ENTERPRISES	2675	119504188 8/30/21	0.00	980.40
101000	V145477	09/23/21	4739	HEYWARD FLORIDA INC	9000	JH091621 9/16/21	0.00	11,550.00
101000	V145478	09/23/21	13156	HOME DEPOT STORE #6332	2675	015279/4971639 9/15/21	0.00	198.00
101000	V145478	09/23/21	13156	HOME DEPOT STORE #6332	2675	002989/7970929 9/2/21	0.00	52.05
101000	V145478	09/23/21	13156	HOME DEPOT STORE #6332	2675	024671/6970453 8/24/21	0.00	79.92
101000	V145478	09/23/21	13156	HOME DEPOT STORE #6332	2675	030858/0970733 8/30/21	0.00	456.55
TOTAL CHECK							0.00	786.52
101000	V145479	09/23/21	3156	HOWARD FERTILIZER & CHEM	2675	CIN-000483782 8/17/21	0.00	842.16
101000	V145479	09/23/21	3156	HOWARD FERTILIZER & CHEM	2675	CIN-000483782 8/17/21	0.00	250.00
TOTAL CHECK							0.00	1,092.16
101000	V145480	09/23/21	25263	INTERNATIONAL CITY MANAG	809	BOARD #301238	0.00	1,300.00
101000	V145481	09/23/21	21024	IDEXX DISTRIBUTION INC	5106	3091055884 8/25/21	0.00	349.75
101000	V145481	09/23/21	21024	IDEXX DISTRIBUTION INC	5106	3090920518 8/23/21	0.00	270.48
101000	V145481	09/23/21	21024	IDEXX DISTRIBUTION INC	5106	0821115086 8/31/21	0.00	2,475.83
101000	V145481	09/23/21	21024	IDEXX DISTRIBUTION INC	5106	3089636624 8/1/21	0.00	99.00
101000	V145481	09/23/21	21024	IDEXX DISTRIBUTION INC	5106	3090225674 8/11/21	0.00	180.32
101000	V145481	09/23/21	21024	IDEXX DISTRIBUTION INC	5106	1150860821 8/31/21	0.00	181.00
TOTAL CHECK							0.00	3,556.38
101000	V145482	09/23/21	5426	IMAGE ONE TECHNOLOGY SOL	466	P108642 8/3/21	0.00	789.00
101000	V145482	09/23/21	5426	IMAGE ONE TECHNOLOGY SOL	001	P108642 8/3/21	0.00	108.00
TOTAL CHECK							0.00	897.00

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101000	V145483	09/23/21	4997	INTEGRITY CONSULTING GRO	5212	195 8/30/21	0.00	70.00
101000	V145484	09/23/21	24070	INVOICE CLOUD INC	5106	1795-2021_8 8/31/21	0.00	70.00
101000	V145484	09/23/21	24070	INVOICE CLOUD INC	9000	1271-2021_8 8/31/21	0.00	4,392.10
TOTAL CHECK							0.00	4,462.10
101000	V145485	09/23/21	8495	ITERIS INC	4102	137259 9/10/21	0.00	11,360.00
101000	V145486	09/23/21	17471	JACK OVERDORFF	9000X	464 9/2/21	0.00	1,500.00
101000	V145486	09/23/21	17471	JACK OVERDORFF	9000W	464 9/2/21	0.00	1,500.00
TOTAL CHECK							0.00	3,000.00
101000	V145487	09/23/21	25299	JANET LAWSON	5348AHD	8/6-20/21 MILEAGE	0.00	10.04
101000	V145487	09/23/21	25299	JANET LAWSON	5345AHD	8/6-20/21 MILEAGE	0.00	3.76
TOTAL CHECK							0.00	13.80
101000	V145488	09/23/21	26521	JODDY LODERBAUER	3200	1224 9/10/21	0.00	5,729.75
101000	V145489	09/23/21	26488	JODI SANDERS	2122	FIN MILEAGE 9/7-10/21	0.00	60.79
101000	V145489	09/23/21	26488	JODI SANDERS	2122	FIN MEALS 9/7-10/21	0.00	93.00
TOTAL CHECK							0.00	153.79
101000	V145490	09/23/21	24790	JONATHAN BOROS	9000	REIMB WTP COURSE	0.00	549.00
101000	V145491	09/23/21	9785	JONES, EDMUNDS & ASSOCIA	9000P2	247960 9/3/21	0.00	13,270.55
101000	V145491	09/23/21	9785	JONES, EDMUNDS & ASSOCIA	5215	0247961 9/3/21	0.00	95,099.73
101000	V145491	09/23/21	9785	JONES, EDMUNDS & ASSOCIA	9000F1	0247957 9/3/21	0.00	1,422.00
101000	V145491	09/23/21	9785	JONES, EDMUNDS & ASSOCIA	9000M1	0247959 9/3/21	0.00	9,338.30
101000	V145491	09/23/21	9785	JONES, EDMUNDS & ASSOCIA	5215	0247958 9/3/21	0.00	1,013.75
101000	V145491	09/23/21	9785	JONES, EDMUNDS & ASSOCIA	5216	0247975 9/9/21	0.00	2,296.25
TOTAL CHECK							0.00	122,440.58
101000	V145492	09/23/21	17296	SHELBY JORDAN	5379A	8/2-30/21 MILEAGE	0.00	13.60
101000	V145493	09/23/21	26622	KATHERINE BURNS	5379A	8/3-26/21 MILEAGE	0.00	42.56
101000	V145494	09/23/21	22137	RONALD E KITCHEN JR	2109	FIN TOLLS 9/13/21	0.00	9.88
101000	V145494	09/23/21	22137	RONALD E KITCHEN JR	2109	FIN MILEAGE 9/13/21	0.00	76.27
TOTAL CHECK							0.00	86.15
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	4150	275088686 8/31/21	0.00	147.37
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	2125	275075843 8/31/21	0.00	202.30
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6304	275075367 8/31/21	0.00	110.69
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	4103	275075769 8/31/21	0.00	75.87
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	5212	275075423 8/31/21	0.00	123.15
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	9000	275081874 8/31/21	0.00	119.13
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	9000	275075858 8/31/21	0.00	283.21
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	2125	275090320 8/31/21	0.00	84.08
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	2101	275077488 8/31/21	0.00	424.75
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6212	275238927 8/31/21	0.00	125.63
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6212	275238369 8/31/21	0.00	125.63
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6212	275238369 8/31/21	0.00	15.06

Attachment: County Warrants September 2021 (18473 : County Warrants)

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6212	275238927 8/31/21	0.00	37.73
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	2675	275235559 8/31/21	0.00	65.27
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	2675	275235559 8/31/21	0.00	111.67
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	9000	275235550 8/31/21	0.00	232.81
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6212	275238830 8/31/21	0.00	105.13
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6212	275239103 8/31/21	0.00	105.13
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6212	275238386 8/31/21	0.00	105.13
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6212	275238832 8/31/21	0.00	105.13
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6212	275238386 8/31/21	0.00	8.36
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6212	275238832 8/31/21	0.00	11.76
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6212	275239103 8/31/21	0.00	13.62
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6212	275238830 8/31/21	0.00	16.02
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	2122	275080280 8/31/21	0.00	151.75
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	2107	275075823 8/31/21	0.00	267.71
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6102	275229327 8/31/21	0.00	151.86
101000	V145496	09/23/21	17052	KONICA MINOLTA BUSINESS	6102	275229327 8/31/21	0.00	158.41
TOTAL CHECK							0.00	3,484.36
101000	V145497	09/23/21	7476	LASER ACTION PLUS INC	5703-602	IN143326 9/1/21	0.00	54.77
101000	V145498	09/23/21	23320	LEONARD TIMM	5348AHD	8/9-30/21 MILEAGE	0.00	49.22
101000	V145498	09/23/21	23320	LEONARD TIMM	5345AHD	8/9-30/21 MILEAGE	0.00	3.94
101000	V145498	09/23/21	23320	LEONARD TIMM	5351A	8/9-30/21 MILEAGE	0.00	11.81
TOTAL CHECK							0.00	64.97
101000	V145499	09/23/21	24224	LIFE EXTENSION CLINICS I	3200	AUG 16-27 SERVICES	0.00	32,390.00
101000	V145499	09/23/21	24224	LIFE EXTENSION CLINICS I	3200	AUG 16-27 SERVICES	0.00	3,120.00
TOTAL CHECK							0.00	35,510.00
101000	V145500	09/23/21	24345	LOVING CARE IN HOME SERV	5345APC	62960 8/24/21	0.00	114.00
101000	V145500	09/23/21	24345	LOVING CARE IN HOME SERV	5345ARE	62960 8/24/21	0.00	37.00
101000	V145500	09/23/21	24345	LOVING CARE IN HOME SERV	5347AHM	62960 8/24/21	0.00	100.50
101000	V145500	09/23/21	24345	LOVING CARE IN HOME SERV	5345ARE	63005 9/7/21	0.00	37.00
101000	V145500	09/23/21	24345	LOVING CARE IN HOME SERV	5347AHM	63005 9/7/21	0.00	100.50
101000	V145500	09/23/21	24345	LOVING CARE IN HOME SERV	5345APC	63005 9/7/21	0.00	114.00
101000	V145500	09/23/21	24345	LOVING CARE IN HOME SERV	5345ARE	62986 8/31/21	0.00	37.00
101000	V145500	09/23/21	24345	LOVING CARE IN HOME SERV	5345APC	62986 8/31/21	0.00	76.00
101000	V145500	09/23/21	24345	LOVING CARE IN HOME SERV	5347AHM	62987 8/31/21	0.00	100.50
101000	V145500	09/23/21	24345	LOVING CARE IN HOME SERV	5345APC	62987 8/31/21	0.00	38.00
TOTAL CHECK							0.00	754.50
101000	V145501	09/23/21	7032	LOWE'S INVERNESS	2670	01117 9/7/21	0.00	61.74
101000	V145501	09/23/21	7032	LOWE'S INVERNESS	2670	01904 9/9/21	0.00	93.94
101000	V145501	09/23/21	7032	LOWE'S INVERNESS	2675	93498 8/23/21	0.00	1,347.80
101000	V145501	09/23/21	7032	LOWE'S INVERNESS	2670	01902 9/9/21	0.00	75.84
101000	V145501	09/23/21	7032	LOWE'S INVERNESS	2670	61994 9/14/21	0.00	29.38
101000	V145501	09/23/21	7032	LOWE'S INVERNESS	2675	60988 9/14/21	0.00	53.14
101000	V145501	09/23/21	7032	LOWE'S INVERNESS	2670	01616 9/14/21	0.00	179.55
101000	V145501	09/23/21	7032	LOWE'S INVERNESS	2670	07736 9/16/21	0.00	59.09
101000	V145501	09/23/21	7032	LOWE'S INVERNESS	2670	02188 9/16/21	0.00	142.45
101000	V145501	09/23/21	7032	LOWE'S INVERNESS	2670	16254 9/16/21	0.00	-3.35
101000	V145501	09/23/21	7032	LOWE'S INVERNESS	2670	61920 9/10/21	0.00	111.41

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	2,150.99
101000	V145502	09/23/21	20974	MADDEN PREPRINT MEDIA LL	2122	2021-009368 8/31/21	0.00	9,000.00
101000	V145502	09/23/21	20974	MADDEN PREPRINT MEDIA LL	2122	2021-009374 8/31/21	0.00	22,500.00
101000	V145502	09/23/21	20974	MADDEN PREPRINT MEDIA LL	2122	2021-009369 8/31/21	0.00	26,531.60
TOTAL CHECK							0.00	58,031.60
101000	V145503	09/23/21	22252	MAN CAVE LLC	160	OCT 2021 RENT	0.00	2,028.69
101000	V145504	09/23/21	12061	MAR-CON CONSTRUCTION LLC	001	1 RET PROJ 19-175	0.00	-2,761.22
101000	V145504	09/23/21	12061	MAR-CON CONSTRUCTION LLC	2105	1 PROJ 19-175	0.00	55,224.50
TOTAL CHECK							0.00	52,463.28
101000	V145505	09/23/21	26603	MARGERY WEST	5379A	8/4-30/21 MILEAGE	0.00	12.80
101000	V145506	09/23/21	1094	MARION/SERVICE ROOFING	2670	8531 8/31/21	0.00	320.00
101000	V145507	09/23/21	26524	MARKETING ALLIANCE INC	2790	25295 8/31/21	0.00	8,166.00
101000	V145508	09/23/21	6246	MARLIN MARINE CONSTRUCTI	6304	2621 9/13/21	0.00	2,200.00
101000	V145508	09/23/21	6246	MARLIN MARINE CONSTRUCTI	6304	3897 9/8/21	0.00	2,000.00
TOTAL CHECK							0.00	4,200.00
101000	V145509	09/23/21	26652	MARY SPEARING	4102	REIMB SAFETY BOOTS	0.00	100.00
101000	V145510	09/23/21	0127	MAUREEN BAIRD	2440	9/20/21 MILEAGE	0.00	32.22
101000	V145511	09/23/21	6218.1	MCKIM & CREED INC	9000	176343 9/7/21	0.00	1,105.00
101000	V145512	09/23/21	21987	MEADOWCREST COMMUNITY AS	001	OCT 2021 POA FEE	0.00	545.93
101000	V145513	09/23/21	22725	MENTIS TECHNOLOGY SOLUTI	5703-605	8184 8/30/21	0.00	400.00
101000	V145514	09/23/21	2028.1	METTLER TOLEDO, INC	5212	654993595 9/17/21	0.00	823.99
101000	V145515	09/23/21	17685	MIDWEST TAPE LLC	6212	501000093 9/16/21	0.00	39.99
101000	V145515	09/23/21	17685	MIDWEST TAPE LLC	6212	500965643 9/10/21	0.00	44.98
101000	V145515	09/23/21	17685	MIDWEST TAPE LLC	6212	501000092 9/16/21	0.00	97.46
101000	V145515	09/23/21	17685	MIDWEST TAPE LLC	6212	500935858 9/3/21	0.00	59.97
TOTAL CHECK							0.00	242.40
101000	V145516	09/23/21	12725	MILITARY OUTLET, INC	2675	172222 8/24/21	0.00	100.00
101000	V145516	09/23/21	12725	MILITARY OUTLET, INC	4102	172264 8/26/21	0.00	100.00
101000	V145516	09/23/21	12725	MILITARY OUTLET, INC	4102	172304 8/27/21	0.00	100.00
101000	V145516	09/23/21	12725	MILITARY OUTLET, INC	3200	172404 9/2/21	0.00	90.00
101000	V145516	09/23/21	12725	MILITARY OUTLET, INC	3200	172340 8/30/21	0.00	95.00
101000	V145516	09/23/21	12725	MILITARY OUTLET, INC	5212	172429 9/3/21	0.00	100.00
101000	V145516	09/23/21	12725	MILITARY OUTLET, INC	2675	172372 9/1/21	0.00	100.00
101000	V145516	09/23/21	12725	MILITARY OUTLET, INC	3200	172507 9/8/21	0.00	140.00
101000	V145516	09/23/21	12725	MILITARY OUTLET, INC	3440	172536 9/9/21	0.00	90.00
TOTAL CHECK							0.00	915.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145517	09/23/21	5678	MOTOROLA SOLUTIONS INC	001B	8230338871 9/1/21	0.00	574,047.00
101000	V145518	09/23/21	21170	MWI VETERINARY SUPPLY CO	5106	35696793 9/17/21	0.00	0.98
101000	V145518	09/23/21	21170	MWI VETERINARY SUPPLY CO	5106	34665286 7/30/21	0.00	145.10
101000	V145518	09/23/21	21170	MWI VETERINARY SUPPLY CO	5106	35157930 8/23/21	0.00	394.80
101000	V145518	09/23/21	21170	MWI VETERINARY SUPPLY CO	5106	35389363 9/2/21	0.00	985.00
101000	V145518	09/23/21	21170	MWI VETERINARY SUPPLY CO	5106	35383623 9/2/21	0.00	1,231.55
101000	V145518	09/23/21	21170	MWI VETERINARY SUPPLY CO	5106	34998724 8/16/21	0.00	1,729.71
101000	V145518	09/23/21	21170	MWI VETERINARY SUPPLY CO	5106	35157929 8/23/21	0.00	1,801.00
101000	V145518	09/23/21	21170	MWI VETERINARY SUPPLY CO	5106	34627357 7/29/21	0.00	1,836.91
101000	V145518	09/23/21	21170	MWI VETERINARY SUPPLY CO	5106	35544177 9/10/21	0.00	35.64
101000	V145518	09/23/21	21170	MWI VETERINARY SUPPLY CO	5106	35584765 9/13/21	0.00	641.80
101000	V145518	09/23/21	21170	MWI VETERINARY SUPPLY CO	5106	35618967 9/14/21	0.00	162.50
101000	V145518	09/23/21	21170	MWI VETERINARY SUPPLY CO	5106	35368537 9/1/21	0.00	126.00
TOTAL CHECK							0.00	9,090.99
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1613 9/7/21	0.00	4,305.60
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1613 9/7/21	0.00	113.40
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	7135	1622 9/20/21	0.00	165.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	7137	1622 9/20/21	0.00	165.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	7131	1622 9/20/21	0.00	165.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	7134	1622 9/20/21	0.00	82.50
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	7139	1622 9/20/21	0.00	82.50
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	7132	1622 9/20/21	0.00	165.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	3225	1619 9/20/21	0.00	85.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	3225	1617 9/20/21	0.00	85.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	3225	1618 9/20/21	0.00	85.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	3200	1619 9/20/21	0.00	519.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	3200	1618 9/20/21	0.00	519.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	3200	1617 9/20/21	0.00	519.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1620 9/20/21	0.00	150.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1620 9/20/21	0.00	150.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1620 9/20/21	0.00	50.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1620 9/20/21	0.00	450.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1620 9/20/21	0.00	300.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1620 9/20/21	0.00	100.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1615 9/16/21	0.00	5,544.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1615 9/16/21	0.00	68.40
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1616 9/16/21	0.00	500.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1616 9/16/21	0.00	150.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1616 9/16/21	0.00	75.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	400.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	150.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	100.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	50.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	25.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	25.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	50.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	25.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	25.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	25.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	10.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	15.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	200.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	200.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	100.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	100.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	25.00
101000	V145519	09/23/21	22605	MWM LAWN AND LANDSCAPE L	4102	1614 9/14/21	0.00	25.00
TOTAL CHECK							0.00	16,143.40
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106161 9/16/21	0.00	8.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106195 9/16/21	0.00	8.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106180 9/16/21	0.00	13.68
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106194 9/16/21	0.00	37.64
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106173 9/16/21	0.00	40.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106196 9/16/21	0.00	41.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106199 9/16/21	0.00	42.94
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106176 9/16/21	0.00	51.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106158 9/16/21	0.00	51.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106163 9/16/21	0.00	58.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106153 9/16/21	0.00	60.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106127 9/16/21	0.00	60.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106198 9/16/21	0.00	65.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106162 9/16/21	0.00	89.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106157 9/16/21	0.00	89.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106175 9/16/21	0.00	161.17
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106174 9/16/21	0.00	170.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106152 9/16/21	0.00	172.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106159 9/16/21	0.00	185.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106197 9/16/21	0.00	236.62
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106177 9/16/21	0.00	341.58
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106129 9/16/21	0.00	33.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106135 9/16/21	0.00	33.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106146 9/16/21	0.00	43.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106128 9/16/21	0.00	60.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106142 9/16/21	0.00	120.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106130 9/16/21	0.00	123.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106141 9/16/21	0.00	132.14
101000	V145521	09/23/21	6420	NORTH AMERICAN FIRE EQUI	3200	1106147 9/16/21	0.00	184.62
TOTAL CHECK							0.00	2,712.33
101000	V145522	09/23/21	26436	NATHAN LOVESTRAND	9000	REIMB WORK BOOTS	0.00	100.00
101000	V145523	09/23/21	2494.1	NATIONWIDE RETIREMENT SO	809	BOARD #0037159	0.00	4,936.48
101000	V145524	09/23/21	25989	NATURE COAST AT-HOME SER	5345AHM	0052 9/10/21	0.00	603.75
101000	V145524	09/23/21	25989	NATURE COAST AT-HOME SER	5345APC	0052 9/10/21	0.00	575.00
101000	V145524	09/23/21	25989	NATURE COAST AT-HOME SER	5345ARE	0052 9/10/21	0.00	322.00
101000	V145524	09/23/21	25989	NATURE COAST AT-HOME SER	5345ACP	0052 9/10/21	0.00	138.00
TOTAL CHECK							0.00	1,638.75
101000	V145525	09/23/21	24651	NEIL W RAINEY	2675	502 8/27/21	0.00	960.00
101000	V145525	09/23/21	24651	NEIL W RAINEY	2675	502 8/27/21	0.00	50.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145525	09/23/21	24651	NEIL W RAINEY	2675	501 8/28/21	0.00	2,700.00
101000	V145525	09/23/21	24651	NEIL W RAINEY	2675	503 8/1/21	0.00	4,275.00
TOTAL CHECK							0.00	7,985.00
101000	V145526	09/23/21	26556	NICHOLAS GILROY	2440	9/14/21 MILEAGE	0.00	3.56
101000	V145527	09/23/21	13277	ODYSSEY MANUFACTURING CO	9000	371527 9/9/21	0.00	202.80
101000	V145527	09/23/21	13277	ODYSSEY MANUFACTURING CO	9000	371526 9/9/21	0.00	256.10
101000	V145527	09/23/21	13277	ODYSSEY MANUFACTURING CO	9000	371528 9/9/21	0.00	999.05
101000	V145527	09/23/21	13277	ODYSSEY MANUFACTURING CO	9000	371529 9/9/21	0.00	1,677.65
101000	V145527	09/23/21	13277	ODYSSEY MANUFACTURING CO	9000	370804 9/2/21	0.00	308.75
101000	V145527	09/23/21	13277	ODYSSEY MANUFACTURING CO	9000	370806 9/2/21	0.00	373.75
101000	V145527	09/23/21	13277	ODYSSEY MANUFACTURING CO	9000	370803 9/2/21	0.00	1,214.85
101000	V145527	09/23/21	13277	ODYSSEY MANUFACTURING CO	9000	370805 9/2/21	0.00	1,283.75
TOTAL CHECK							0.00	6,316.70
101000	V145528	09/23/21	21454	OPUS 21 MGMT SOLUTIONS L	9000	210884 9/14/21	0.00	21,255.17
101000	V145528	09/23/21	21454	OPUS 21 MGMT SOLUTIONS L	9000	210885 9/14/21	0.00	10,632.89
TOTAL CHECK							0.00	31,888.06
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443982 9/14/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443983 9/14/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444188 9/14/21	0.00	725.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443699 9/13/21	0.00	10.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443903 9/13/21	0.00	10.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443906 9/13/21	0.00	10.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443909 9/13/21	0.00	10.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443716 9/13/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443717 9/13/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443902 9/13/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443911 9/13/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443913 9/13/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443917 9/13/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443908 9/13/21	0.00	30.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444698 9/17/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444699 9/17/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444970 9/19/21	0.00	41.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444899 9/17/21	0.00	41.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444969 9/19/21	0.00	64.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444876 9/17/21	0.00	70.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444995 9/20/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444996 9/20/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444599 9/16/21	0.00	10.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444605 9/16/21	0.00	10.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444446 9/16/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444447 9/16/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444448 9/16/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444449 9/16/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444597 9/16/21	0.00	30.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444598 9/16/21	0.00	30.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444600 9/16/21	0.00	50.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444470 9/16/21	0.00	50.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444471 9/16/21	0.00	80.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444217 9/15/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444218 9/15/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444353 9/15/21	0.00	130.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135444250 9/15/21	0.00	140.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442749 9/7/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442827 9/7/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442828 9/7/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442516 9/3/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442517 9/3/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443326 9/9/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443327 9/9/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443338 9/9/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443341 9/9/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443325 9/9/21	0.00	30.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443340 9/9/21	0.00	30.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443246 9/9/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443339 9/9/21	0.00	20.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443390 9/9/21	0.00	41.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443233 9/9/21	0.00	41.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443335 9/9/21	0.00	80.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442815 9/7/21	0.00	15.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442971 9/8/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442822 9/7/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442817 9/7/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442818 9/7/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442820 9/7/21	0.00	18.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442812 9/7/21	0.00	41.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442816 9/7/21	0.00	41.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443052 9/8/21	0.00	50.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442821 9/7/21	0.00	64.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135442792 9/7/21	0.00	140.00
101000	V145532	09/23/21	8285	PACE ANALYTICAL SERVICES	9000	2135443138 9/8/21	0.00	260.00
TOTAL CHECK							0.00	3,012.00
101000	V145533	09/23/21	16787	PAFF TREE SERVICE LLC	2675	TS-5497 8/20/21	0.00	272.02
101000	V145533	09/23/21	16787	PAFF TREE SERVICE LLC	4102	TS-5538 9/15/21	0.00	200.00
TOTAL CHECK							0.00	472.02
101000	V145534	09/23/21	1434	PAVE-RITE INC	9000	2100.54 9/20/21	0.00	400.00
101000	V145534	09/23/21	1434	PAVE-RITE INC	9000	2100.55 9/20/21	0.00	450.00
101000	V145534	09/23/21	1434	PAVE-RITE INC	9600	2 PROJ U2017-07	0.00	30,294.65
101000	V145534	09/23/21	1434	PAVE-RITE INC	9600	2 PROJ U2000-01	0.00	37,142.13
101000	V145534	09/23/21	1434	PAVE-RITE INC	9600	2 PROJ U2015-04	0.00	26,415.50
101000	V145534	09/23/21	1434	PAVE-RITE INC	451	2 RET PROJ 21-052	0.00	-4,692.62
101000	V145534	09/23/21	1434	PAVE-RITE INC	451	3 RET PROJ 21-007	0.00	-8,180.93
101000	V145534	09/23/21	1434	PAVE-RITE INC	9600	3 PROJ 21-007	0.00	163,618.46
101000	V145534	09/23/21	1434	PAVE-RITE INC	9700	2100.33 8/30/21	0.00	7,776.00
TOTAL CHECK							0.00	253,223.19
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2101	12978949 8/13/21	0.00	19.42
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	6304V	50000389 8/29/21	0.00	88.48

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2101	12977666 7/19/21	0.00	19.42
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2781	50009316 50000360	0.00	106.12
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2781	50009899 8/31/21	0.00	106.12
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2101	12978974 8/16/21	0.00	19.92
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2781	50009362 50000360	0.00	87.16
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2781	50010484 9/1/21	0.00	27.38
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2101	50010259 8/29/21	0.00	30.37
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2781	50010487 9/1/21	0.00	32.36
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2781	50010499 9/1/21	0.00	32.36
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2101	50010263 8/29/21	0.00	39.83
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2101	50010260 8/29/21	0.00	42.81
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2781	50010401 50000360	0.00	74.52
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2101	50010706 9/2/21	0.00	12.45
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2781	50010404 50000360	0.00	106.12
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2101	50011045 9/5/21	0.00	48.79
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2101	50011050 9/5/21	0.00	33.86
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	2101	50010994 9/7/21	0.00	51.77
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	3345	50011296 9/12/21	0.00	22.91
101000	V145535	09/23/21	26560	PAXTON MEDIA GROUP	3345	50011071 9/5/21	0.00	19.92
TOTAL CHECK							0.00	1,022.09
101000	V145536	09/23/21	24742	PERSONAL RESPONSE CORPOR	5390A	0023 HOPE 8/31/21	0.00	399.90
101000	V145536	09/23/21	24742	PERSONAL RESPONSE CORPOR	5345AEM	0028 CCE 8/31/21	0.00	682.90
101000	V145536	09/23/21	24742	PERSONAL RESPONSE CORPOR	5347AEM	0023 TITLE3B 8/31/21	0.00	1,108.10
TOTAL CHECK							0.00	2,190.90
101000	V145537	09/23/21	23980	PETDATA	5106	10031 8/31/21	0.00	2,806.50
101000	V145538	09/23/21	13503	PFM ASSET MANAGEMENT LLC	001	SMA-M0821-25598 8/31/2	0.00	765.55
101000	V145538	09/23/21	13503	PFM ASSET MANAGEMENT LLC	326	SMA-M0821-25598 8/31/2	0.00	574.17
101000	V145538	09/23/21	13503	PFM ASSET MANAGEMENT LLC	405	SMA-M0821-25598 8/31/2	0.00	574.17
TOTAL CHECK							0.00	1,913.89
101000	V145539	09/23/21	21926	PRISTINE SERVICES LLC	6102	21/337 9/10/21	0.00	430.92
101000	V145539	09/23/21	21926	PRISTINE SERVICES LLC	6102	21/337 9/10/21	0.00	304.00
101000	V145539	09/23/21	21926	PRISTINE SERVICES LLC	6102	21/337 9/10/21	0.00	416.00
101000	V145539	09/23/21	21926	PRISTINE SERVICES LLC	6102	21/337 9/10/21	0.00	2,728.00
TOTAL CHECK							0.00	3,878.92
101000	V145540	09/23/21	23701	PROFESSIONAL FIREFIGHTER	809	SEPT 2021 DUES	0.00	2,175.00
101000	V145541	09/23/21	24748	PROWESS CONSULTING LLC	131	INV18554 9/16/21	0.00	774.00
101000	V145542	09/23/21	24485	RAFTELIS FINANCIAL CONSU	9000	20757 9/15/21	0.00	396.00
101000	V145543	09/23/21	25540	REINHARD HUSSEL & SUSAN	5351A	8/4-25/21 MILEAGE	0.00	4.11
101000	V145543	09/23/21	25540	REINHARD HUSSEL & SUSAN	5348AHD	8/4-25/21 MILEAGE	0.00	11.29
101000	V145543	09/23/21	25540	REINHARD HUSSEL & SUSAN	5345AHD	8/4-25/21 MILEAGE	0.00	2.40
TOTAL CHECK							0.00	17.80
101000	V145544	09/23/21	25992	RENTAL OF INVERNESS INC	2675	173757 8/23/21	0.00	353.97
101000	V145544	09/23/21	25992	RENTAL OF INVERNESS INC	2675	173705 8/20/21	0.00	130.89

Attachment: County Warrants September 2021 (18473 : County Warrants)

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145544	09/23/21	25992	RENTAL OF INVERNESS INC	2675	173846 8/27/21	0.00	186.99
101000	V145544	09/23/21	25992	RENTAL OF INVERNESS INC	2675	173637 8/17/21	0.00	197.34
101000	V145544	09/23/21	25992	RENTAL OF INVERNESS INC	2675	173641 8/19/21	0.00	225.00
TOTAL CHECK							0.00	1,094.19
101000	V145545	09/23/21	24893	REVIZE LLC	001	12329 9/13/21	0.00	4,600.00
101000	V145546	09/23/21	13211	RILEY AUTO ELECTRIC INC	550	60921 9/20/21	0.00	194.95
101000	V145546	09/23/21	13211	RILEY AUTO ELECTRIC INC	550	60882 9/14/21	0.00	180.00
TOTAL CHECK							0.00	374.95
101000	V145547	09/23/21	11585	RISK MANAGEMENT ASSOCIAT	171	76215 9/17/21	0.00	4,402.00
101000	V145547	09/23/21	11585	RISK MANAGEMENT ASSOCIAT	171	76154 9/17/21	0.00	5,987.00
101000	V145547	09/23/21	11585	RISK MANAGEMENT ASSOCIAT	171	76216 9/17/21	0.00	7,349.10
101000	V145547	09/23/21	11585	RISK MANAGEMENT ASSOCIAT	171	76217 9/17/21	0.00	13,594.00
101000	V145547	09/23/21	11585	RISK MANAGEMENT ASSOCIAT	171	76214 9/17/21	0.00	22,847.00
101000	V145547	09/23/21	11585	RISK MANAGEMENT ASSOCIAT	171	76218 9/17/21	0.00	71,000.00
101000	V145547	09/23/21	11585	RISK MANAGEMENT ASSOCIAT	171	76213 9/17/21	0.00	524,264.00
TOTAL CHECK							0.00	649,443.10
101000	V145548	09/23/21	15286	ROPER LAW PA	2440	68259 9/2/21	0.00	240.00
101000	V145548	09/23/21	15286	ROPER LAW PA	2103	68221 9/2/21	0.00	918.00
TOTAL CHECK							0.00	1,158.00
101000	V145549	09/23/21	22244	ROBERT J ROSE	5348AHD	9/3/21 MILEAGE	0.00	15.58
101000	V145550	09/23/21	24236	DAN ROWE	5348AHD	8/2-30/21 MILEAGE	0.00	31.06
101000	V145550	09/23/21	24236	DAN ROWE	5345AHD	8/2-30/21 MILEAGE	0.00	3.65
TOTAL CHECK							0.00	34.71
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5345AOC	0296 9/11/21	0.00	68.00
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5348AOC	0296 9/11/21	0.00	204.00
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5345AHM	0297 9/11/21	0.00	589.00
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5326ARE	0297 9/11/21	0.00	368.50
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5389AOC	0297 9/11/21	0.00	247.00
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5347AHM	0297 9/11/21	0.00	2,194.25
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5358ARE	0297 9/11/21	0.00	893.00
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5358ARE	0295 9/4/21	0.00	589.00
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5348AOC	0294 9/4/21	0.00	68.00
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5326ARE	0295 9/4/21	0.00	284.75
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5389AOC	0295 9/4/21	0.00	76.00
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5347AHM	0295 9/4/21	0.00	1,072.00
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5347ACP	0295 9/4/21	0.00	32.50
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5345AOC	0294 9/4/21	0.00	34.00
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5345AHM	0295 9/4/21	0.00	323.00
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5347AOC	0294 9/4/21	0.00	68.00
101000	V145551	09/23/21	23839	COMMUNITY ANGELS LLC	5347ACP	0297 9/11/21	0.00	65.00
TOTAL CHECK							0.00	7,176.00
101000	V145552	09/23/21	24053	SAFARI MICRO INC	5703-605	SM374016 9/12/21	0.00	24,097.50
101000	V145552	09/23/21	24053	SAFARI MICRO INC	5703-605	SM374016 9/12/21	0.00	750.00
101000	V145552	09/23/21	24053	SAFARI MICRO INC	5703-605	SM374016 9/12/21	0.00	1,800.00

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145552	09/23/21	24053	SAFARI MICRO INC	5703-605	SM374016 9/12/21	0.00	4,706.46
101000	V145552	09/23/21	24053	SAFARI MICRO INC	5703-605	SM373399 8/30/21	0.00	5,238.92
101000	V145552	09/23/21	24053	SAFARI MICRO INC	5703-605	SM373870 9/10/21	0.00	6,255.68
101000	V145552	09/23/21	24053	SAFARI MICRO INC	5703-605	SM373870 9/10/21	0.00	2,484.00
101000	V145552	09/23/21	24053	SAFARI MICRO INC	5703-605	SM373870 9/10/21	0.00	368.00
TOTAL CHECK							0.00	45,700.56
101000	V145553	09/23/21	10305	SAFETY PRODUCTS INC	4102	736014 9/8/21	0.00	2,290.00
101000	V145553	09/23/21	10305	SAFETY PRODUCTS INC	4102	736014 9/8/21	0.00	2,000.00
101000	V145553	09/23/21	10305	SAFETY PRODUCTS INC	4102	734932 9/1/21	0.00	3,960.00
101000	V145553	09/23/21	10305	SAFETY PRODUCTS INC	4102	734931 9/1/21	0.00	3,400.00
TOTAL CHECK							0.00	11,650.00
101000	V145554	09/23/21	26152	SAM RIVERA	5348AHD	8/4-25/21 MILEAGE	0.00	27.15
101000	V145555	09/23/21	2447	SAND LAND OF FLORIDA ENT	4102	67122 9/15/21	0.00	210.00
101000	V145555	09/23/21	2447	SAND LAND OF FLORIDA ENT	4102	67144 9/16/21	0.00	210.00
101000	V145555	09/23/21	2447	SAND LAND OF FLORIDA ENT	4102	67088 9/13/21	0.00	210.00
101000	V145555	09/23/21	2447	SAND LAND OF FLORIDA ENT	4102	67105 9/14/21	0.00	210.00
101000	V145555	09/23/21	2447	SAND LAND OF FLORIDA ENT	4102	67074 9/10/21	0.00	140.00
101000	V145555	09/23/21	2447	SAND LAND OF FLORIDA ENT	4102	67043 9/8/21	0.00	70.00
101000	V145555	09/23/21	2447	SAND LAND OF FLORIDA ENT	4102	67005 9/2/21	0.00	70.00
101000	V145555	09/23/21	2447	SAND LAND OF FLORIDA ENT	4102	67060 9/9/21	0.00	140.00
TOTAL CHECK							0.00	1,260.00
101000	V145556	09/23/21	21013	SAVE CRYSTAL RIVER INC	4105	9 8/30/21	0.00	120,000.00
101000	V145557	09/23/21	3317	SEAN M GERRITS INC	5212	50076 9/15/21	0.00	18,460.00
101000	V145557	09/23/21	3317	SEAN M GERRITS INC	5212	50089 9/21/21	0.00	1,077.18
TOTAL CHECK							0.00	19,537.18
101000	V145558	09/23/21	10043	SHI INTERNATIONAL CORP	5703-603	B13991474 8/30/21	0.00	221.84
101000	V145558	09/23/21	10043	SHI INTERNATIONAL CORP	5703-605	B14022488 9/7/21	0.00	3,520.80
TOTAL CHECK							0.00	3,742.64
101000	V145559	09/23/21	22936	SITEONE LANDSCAPE SUPPLY	2675	112324084001 8/24/21	0.00	47.28
101000	V145560	09/23/21	26610	SMA HEALTHCARE INC	5750	111030 AUGUST 2021	0.00	2,000.00
101000	V145561	09/23/21	23566	SOUTHERN PET SERVICES IN	5106	852 9/2/21	0.00	165.00
101000	V145562	09/23/21	23664	STROUD ENGINEERING CONSU	9000	220-0119-32 9/5/21	0.00	1,305.70
101000	V145562	09/23/21	23664	STROUD ENGINEERING CONSU	9000	220-0120-13 9/5/21	0.00	1,581.68
101000	V145562	09/23/21	23664	STROUD ENGINEERING CONSU	9000	220-0221-04 8/31/21	0.00	3,755.00
101000	V145562	09/23/21	23664	STROUD ENGINEERING CONSU	9000	220-0218-14 8/31/21	0.00	6,903.00
101000	V145562	09/23/21	23664	STROUD ENGINEERING CONSU	9000	220-0319-09 8/31/21	0.00	1,441.00
101000	V145562	09/23/21	23664	STROUD ENGINEERING CONSU	9000	220-0121-03 8/31/20	0.00	638.00
101000	V145562	09/23/21	23664	STROUD ENGINEERING CONSU	9000E	220-0420-09 8/31/21	0.00	947.50
101000	V145562	09/23/21	23664	STROUD ENGINEERING CONSU	9000G	220-0117-18 8/31/21	0.00	749.00
TOTAL CHECK							0.00	17,320.88
101000	V145563	09/23/21	21201	MARY STROUD	5351A	8/26-31/21 MILEAGE	0.00	19.84

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145563	09/23/21	21201	MARY STROUD	5351A	8/2-25/21 MILEAGE	0.00	93.34
101000	V145563	09/23/21	21201	MARY STROUD	5345AHD	8/26-31/21 MILEAGE	0.00	3.97
101000	V145563	09/23/21	21201	MARY STROUD	5348AHD	8/2-25/21 MILEAGE	0.00	96.68
101000	V145563	09/23/21	21201	MARY STROUD	5348AHD	8/26-31/21 MILEAGE	0.00	23.81
TOTAL CHECK							0.00	237.64
101000	V145564	09/23/21	1870	SUMTER ELECTRIC COOPERAT	5106	2641490010 9/14/21	0.00	111.88
101000	V145564	09/23/21	1870	SUMTER ELECTRIC COOPERAT	5106	2641502510 9/14/21	0.00	856.05
101000	V145564	09/23/21	1870	SUMTER ELECTRIC COOPERAT	5106	2010123300 9/14/21	0.00	744.98
101000	V145564	09/23/21	1870	SUMTER ELECTRIC COOPERAT	5106	2641500010 9/14/21	0.00	311.11
101000	V145564	09/23/21	1870	SUMTER ELECTRIC COOPERAT	4102	2011435400 9/15/21	0.00	9.23
101000	V145564	09/23/21	1870	SUMTER ELECTRIC COOPERAT	3200	2010041300 9/15/21	0.00	36.21
101000	V145564	09/23/21	1870	SUMTER ELECTRIC COOPERAT	3200	2010041400 9/15/21	0.00	36.21
101000	V145564	09/23/21	1870	SUMTER ELECTRIC COOPERAT	6102	2010101801 9/17/21	0.00	195.44
101000	V145564	09/23/21	1870	SUMTER ELECTRIC COOPERAT	4102	2642982010 9/17/21	0.00	87.65
101000	V145564	09/23/21	1870	SUMTER ELECTRIC COOPERAT	4102	2011435600 9/8/21	0.00	9.42
101000	V145564	09/23/21	1870	SUMTER ELECTRIC COOPERAT	4102	2011447700 9/6/21	0.00	16.78
101000	V145564	09/23/21	1870	SUMTER ELECTRIC COOPERAT	4102	2011875600 9/8/21	0.00	21.32
TOTAL CHECK							0.00	2,436.28
101000	V145565	09/23/21	25454	SUSAN J KORMAN	5348AHD	8/2-30/21 MILEAGE	0.00	53.94
101000	V145565	09/23/21	25454	SUSAN J KORMAN	5345AHD	8/2-30/21 MILEAGE	0.00	6.58
TOTAL CHECK							0.00	60.52
101000	V145566	09/23/21	7109	SVK INC	550	011719 9/14/21	0.00	138.00
101000	V145566	09/23/21	7109	SVK INC	550	011595 8/7/21	0.00	65.00
101000	V145566	09/23/21	7109	SVK INC	550	011594 8/7/21	0.00	168.00
101000	V145566	09/23/21	7109	SVK INC	550	011711 9/10/21	0.00	124.50
101000	V145566	09/23/21	7109	SVK INC	550	011706 9/9/21	0.00	135.00
101000	V145566	09/23/21	7109	SVK INC	550	011715 9/13/21	0.00	168.00
101000	V145566	09/23/21	7109	SVK INC	550	011695 9/4/21	0.00	50.00
101000	V145566	09/23/21	7109	SVK INC	550	011699 9/7/21	0.00	86.00
101000	V145566	09/23/21	7109	SVK INC	550	011704 9/8/21	0.00	130.50
101000	V145566	09/23/21	7109	SVK INC	550	011698 9/7/21	0.00	135.00
101000	V145566	09/23/21	7109	SVK INC	550	011691 9/1/21	0.00	138.00
101000	V145566	09/23/21	7109	SVK INC	550	011705 9/8/21	0.00	143.00
101000	V145566	09/23/21	7109	SVK INC	550	011690 9/3/21	0.00	144.50
101000	V145566	09/23/21	7109	SVK INC	550	011697 9/7/21	0.00	148.00
101000	V145566	09/23/21	7109	SVK INC	550	011701 9/8/21	0.00	178.00
101000	V145566	09/23/21	7109	SVK INC	550	011694 9/4/21	0.00	198.00
TOTAL CHECK							0.00	2,149.50
101000	V145567	09/23/21	2490	TEAMSTERS CHAUFFEURS & H	809	OCT 2021 UNION DUES	0.00	1,526.50
101000	V145567	09/23/21	2490	TEAMSTERS CHAUFFEURS & H	809	DED:5600 UNION DUES	0.00	1,586.50
TOTAL CHECK							0.00	3,113.00
101000	V145568	09/23/21	1919	TEN-8 FIRE & SAFETY LLC	3200	IN899009 9/17/21	0.00	1,508.75
101000	V145569	09/23/21	7791	TEXAS AQUATIC HARVESTING	6304V	2021-210 9/1/21	0.00	3,600.00
101000	V145569	09/23/21	7791	TEXAS AQUATIC HARVESTING	6304V	2021-211 9/1/21	0.00	3,600.00
101000	V145569	09/23/21	7791	TEXAS AQUATIC HARVESTING	6304	2021-209 9/1/21	0.00	787.50
TOTAL CHECK							0.00	7,987.50

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145570	09/23/21	9071	THOMAS J HAILS	9000	1053528 7/12/21	0.00	1,490.00
101000	V145571	09/23/21	2082.4	WEST PUBLISHING CORP	2103	844915684 9/1/21	0.00	427.85
101000	V145572	09/23/21	5294	TRANSPORTATION CONTROL S	4102	14165 9/10/21	0.00	6,450.00
101000	V145573	09/23/21	1952	TRI-CO COMMUNICATIONS IN	4102	140000467-1 9/7/21	0.00	110.51
101000	V145574	09/23/21	5012	TRI-COUNTY OVERHEAD DOOR	3200	103397 9/3/21	0.00	945.00
101000	V145575	09/23/21	24908	TRUEPOINT SOLUTIONS LLC	2140	21-825 8/31/21	0.00	1,267.07
101000	V145575	09/23/21	24908	TRUEPOINT SOLUTIONS LLC	3456	21-824 8/31/21	0.00	25,148.89
TOTAL CHECK							0.00	26,415.96
101000	V145576	09/23/21	26380	UBER TECHNOLOGIES INC	158A	6044 9/1/21	0.00	273.78
101000	V145576	09/23/21	26380	UBER TECHNOLOGIES INC	158AU	6044 9/1/21	0.00	350.25
101000	V145576	09/23/21	26380	UBER TECHNOLOGIES INC	068X	6044 9/1/21	0.00	311.97
TOTAL CHECK							0.00	936.00
101000	V145577	09/23/21	11908	ULINE	3200	138169912 9/1/21	0.00	11,882.11
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5218	915 1605421 9/9/21	0.00	6.24
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5216	915 1605421 9/9/21	0.00	6.28
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5212	915 1605421 9/9/21	0.00	12.47
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5219	915 1605421 9/9/21	0.00	24.12
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5217	915 1605421 9/9/21	0.00	38.88
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	2670	915 1605371 9/9/21	0.00	6.79
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5212	915 1605421 9/9/21	0.00	119.65
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5106	915 1605142 9/8/21	0.00	42.59
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5106	915 1606361 9/15/21	0.00	42.59
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5216	915 1606638 9/16/21	0.00	6.28
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5212	915 1606638 9/16/21	0.00	12.47
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5219	915 1606638 9/16/21	0.00	30.24
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5217	915 1606638 9/16/21	0.00	38.88
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	5212	915 1606638 9/16/21	0.00	119.21
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	2670	915 1606593 9/16/21	0.00	6.79
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	2670	915 1605929 9/16/21	0.00	57.98
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	2670	915 1605440 9/16/21	0.00	71.95
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	2670	915 1605930 9/16/21	0.00	86.97
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	2670	915 1606409 9/16/21	0.00	100.00
101000	V145578	09/23/21	10876	UNIFIRST CORPORATION	2670	915 1605928 9/16/21	0.00	135.95
TOTAL CHECK							0.00	966.33
101000	V145579	09/23/21	25262	UNIVERSAL ENVIRONMENTAL	5219	IN0425401 9/13/21	0.00	125.00
101000	V145580	09/23/21	26116	VECCHIO, CARRIER, FELDMA	8100	150817 8/31/21	0.00	143.00
101000	V145581	09/23/21	14074	VERTEKS CONSULTING INC	004	174302 9/15/21	0.00	440.75
101000	V145581	09/23/21	14074	VERTEKS CONSULTING INC	004	174266 9/15/21	0.00	69.75
TOTAL CHECK							0.00	510.50

Attachment: County Warrants September 2021 (18473 : County Warrants)

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FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5326ARE	0075 9/14/21	0.00	102.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5345ACP	0075 9/14/21	0.00	120.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5345AHM	0075 9/14/21	0.00	320.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5347ACP	0075 9/14/21	0.00	16.50
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5347AHM	0075 9/14/21	0.00	187.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5347ACP	0074 9/8/21	0.00	16.50
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5345AHM	0074 9/8/21	0.00	170.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5347AHM	0074 9/8/21	0.00	51.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5326ARE	0074 9/8/21	0.00	85.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5326ARE	0070 8/18/21	0.00	102.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5326ARE	0073 9/2/21	0.00	34.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5347AHM	0070 8/18/21	0.00	272.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5345ACP	0070 8/18/21	0.00	120.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5345ACP	0073 9/2/21	0.00	60.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5347AHM	0073 9/2/21	0.00	153.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5345AHM	0070 8/18/21	0.00	360.00
101000	V145582	09/23/21	25588	VICEROY HOME SERVICES	5347ACP	0070 8/18/21	0.00	16.50
TOTAL CHECK							0.00	2,185.50
101000	V145583	09/23/21	1879	VR SYSTEMS INC	004	7015 9/13/21	0.00	12,917.00
101000	V145584	09/23/21	2027.2	VULCAN INC	4102	R09764 9/1/21	0.00	7,812.00
101000	V145585	09/23/21	2034	W W GRAINGER INC	9000	9041546301 9/1/21	0.00	394.84
101000	V145586	09/23/21	21392	MARK A WALTERS	5379A	8/2-30/21 MILEAGE	0.00	25.60
101000	V145587	09/23/21	22307	WASTE PRO OCALA MRF LLC	5218	1278 9/8/21	0.00	890.89
101000	V145587	09/23/21	22307	WASTE PRO OCALA MRF LLC	5218	DB3168 8/31/21	0.00	11,678.48
TOTAL CHECK							0.00	12,569.37
101000	V145588	09/23/21	25322	WASTE PRO USA INC	4102	2126 9/3/21	0.00	60.00
101000	V145588	09/23/21	25322	WASTE PRO USA INC	4102	2153 9/10/21	0.00	590.00
TOTAL CHECK							0.00	650.00
101000	V145589	09/23/21	26496	WAUGH GRANT PLLC	3345	9/2/21 2017-00562	0.00	2,450.00
101000	V145590	09/23/21	12388	WESLEY ARMITAGE ALARMS I	7201	INV AIRPORT 8/27/21	0.00	3,094.00
101000	V145591	09/23/21	10271	NANCY WESSEL	5379A	8/2-24/21 MILEAGE	0.00	33.28
101000	V145591	09/23/21	10271	NANCY WESSEL	5379A	8/26-31/21 MILEAGE	0.00	9.28
TOTAL CHECK							0.00	42.56
101000	V145592	09/23/21	2623	WHETSTONE OIL CO INC	5212	357928 8/26/21	0.00	3,497.72
101000	V145592	09/23/21	2623	WHETSTONE OIL CO INC	5212	509793 9/8/21	0.00	2,843.00
101000	V145592	09/23/21	2623	WHETSTONE OIL CO INC	5212	3586150 9/9/21	0.00	3,619.13
101000	V145592	09/23/21	2623	WHETSTONE OIL CO INC	5212	358575 9/2/21	0.00	4,389.98
TOTAL CHECK							0.00	14,349.83
101000	V145593	09/23/21	2094	WILDER FUNERAL HOME	5350	CUNNINGHAM 9/2/21	0.00	500.00
101000	V145594	09/23/21	7327	GILMER LAWN SERVICE INC	4102	PR2021-5 9/10/21	0.00	2,591.60

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101000	V145594	09/23/21	7327	GILMER LAWN SERVICE INC	4102	PR2021-5 9/10/21	0.00	376.20
101000	V145594	09/23/21	7327	GILMER LAWN SERVICE INC	4102	PR2021-5 9/10/21	0.00	5,358.00
101000	V145594	09/23/21	7327	GILMER LAWN SERVICE INC	4102	PR2021-5 9/10/21	0.00	143.00
101000	V145594	09/23/21	7327	GILMER LAWN SERVICE INC	4102	PR2021-5 9/10/21	0.00	4,058.40
101000	V145594	09/23/21	7327	GILMER LAWN SERVICE INC	4102	PR2021-5 9/10/21	0.00	972.80
101000	V145594	09/23/21	7327	GILMER LAWN SERVICE INC	4102	CS2021-5 9/10/21	0.00	14,525.00
TOTAL CHECK							0.00	28,025.00
101000	V145595	09/23/21	26398	WINSUPPLY CRYSTAL RIVER	2670	006264 01 9/7/21	0.00	7.30
101000	V145595	09/23/21	26398	WINSUPPLY CRYSTAL RIVER	2670	006310 01 9/8/21	0.00	15.61
101000	V145595	09/23/21	26398	WINSUPPLY CRYSTAL RIVER	2670	006180 01 9/2/21	0.00	57.61
TOTAL CHECK							0.00	80.52
101000	V145596	09/23/21	24562	WRIGHT-PIERCE	9000	0000214948 8/9/21	0.00	5,980.80
101000	V145597	09/23/21	8384	CASIMIR JOHN WYZGOWSKI	5379A	8/3-31/21 MILEAGE	0.00	27.20
101000	V145598	09/23/21	2150	XEROX CORPORATION	2440	014209031 9/1/21	0.00	249.29
101000	V145598	09/23/21	2150	XEROX CORPORATION	2440	014209032 9/1/21	0.00	193.01
TOTAL CHECK							0.00	442.30
101000	V145599	09/23/21	23160	ZOETIS INC	5106	9014077471 9/1/21	0.00	764.43
101000	V145599	09/23/21	23160	ZOETIS INC	5106	9014233999 9/15/21	0.00	104.75
101000	V145599	09/23/21	23160	ZOETIS INC	5106	9014128319 9/7/21	0.00	3,165.60
TOTAL CHECK							0.00	4,034.78
101000	V145600	09/24/21	10043	SHI INTERNATIONAL CORP	4180	23852465 9/23/21	0.00	12,868.42
101000	V145601	09/27/21	10043	SHI INTERNATIONAL CORP	001	B54598677 9/24/21	0.00	18,033.84
101000	V145601	09/27/21	10043	SHI INTERNATIONAL CORP	480	B54598677 9/24/21	0.00	5,700.00
TOTAL CHECK							0.00	23,733.84
101000	V145602	09/28/21	24931	750-753 CRYSTAL RIVER LL	166Y	Lockley Oct 21	0.00	330.00
101000	V145603	09/28/21	23096	LYDIA E ACOSTA	166Y	Acosta Oct 21	0.00	609.00
101000	V145604	09/28/21	19864	ACTION RENTAL MANAGEMENT	166Y	Hebert Oct 21	0.00	776.00
101000	V145604	09/28/21	19864	ACTION RENTAL MANAGEMENT	166Y	Robinson Oct 21	0.00	659.00
101000	V145604	09/28/21	19864	ACTION RENTAL MANAGEMENT	166Y	Broadstock Oct 21	0.00	698.00
101000	V145604	09/28/21	19864	ACTION RENTAL MANAGEMENT	166Y	Boliek Oct 21	0.00	368.00
101000	V145604	09/28/21	19864	ACTION RENTAL MANAGEMENT	166Y	Eckelberry Oct 21	0.00	499.00
TOTAL CHECK							0.00	3,000.00
101000	V145605	09/28/21	26440	AGNES WM REULEN LLC	166Y	Scott Oct 21	0.00	618.00
101000	V145606	09/28/21	26659	ALANA KOZAK CORNELL	166Y	Smith Oct 21	0.00	554.00
101000	V145607	09/28/21	21629	ALTO MANAGEMENT LLC	166Y	Harris Oct 21	0.00	186.00
101000	V145608	09/28/21	25901	ANGEL LUIS VEGA	166Y	Padilla Oct 21	0.00	475.00
101000	V145609	09/28/21	25051	ASA 10 LLC	166Y	Mitchell Oct 21	0.00	572.00

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101000	V145610	09/28/21	19228	MARK AUGUSTSSON	166Y	Bergman Oct 21	0.00	512.00
101000	V145611	09/28/21	23531	BLGOODRICH HOLDINGS LLC	166Y	Oleary Oct 21	0.00	484.00
101000	V145611	09/28/21	23531	BLGOODRICH HOLDINGS LLC	166Y	Hetsler Oct 21	0.00	368.00
TOTAL CHECK							0.00	852.00
101000	V145612	09/28/21	26554	BROWARD COUNTY HOUSING A	166Y	Eldesouky Oct 21	0.00	40.65
101000	V145612	09/28/21	26554	BROWARD COUNTY HOUSING A	166Y	Eldesouky Oct 21	0.00	1,151.00
TOTAL CHECK							0.00	1,191.65
101000	V145613	09/28/21	25155	CHRISTIAN WORSHIP CENTER	166Y	Allen Oct 21	0.00	898.00
101000	V145614	09/28/21	5991	MRS. MARJORIE J COPELAND	166Y	Brooks Oct 21	0.00	478.00
101000	V145615	09/28/21	26527	CRYSTAL RIVER MHP LLC	166Y	Thornton Oct 21	0.00	531.00
101000	V145616	09/28/21	25057	DANIEL MILEY	166Y	Smith Victoria Oct 21	0.00	505.00
101000	V145617	09/28/21	26195	DOMINICO PAGAN	166Y	Orr Oct 21	0.00	653.00
101000	V145617	09/28/21	26195	DOMINICO PAGAN	166Y	Hudson Oct 21	0.00	815.00
TOTAL CHECK							0.00	1,468.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Davis Oct 21	0.00	674.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Gunn Oct 21	0.00	511.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Dubose Oct 21	0.00	512.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Joyner Oct 21	0.00	499.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Berry Oct 21	0.00	470.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Yager Oct 21	0.00	451.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Sauer Oct 21	0.00	366.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Sanders Oct 21	0.00	391.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Evangelista Oct 21	0.00	424.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Beals Oct 21	0.00	350.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Vosie Oct 21	0.00	351.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Jimenez Oct 21	0.00	353.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Rodriguez Oct 21	0.00	363.00
101000	V145618	09/28/21	22313	FOREST RIDGE AT BEVERLY	166Y	Bennett Oct 21	0.00	301.00
TOTAL CHECK							0.00	6,016.00
101000	V145619	09/28/21	20151	JEAN L FORT	166Y	Anklam Oct 21	0.00	429.00
101000	V145620	09/28/21	25291	GRACE E SCYOCURKA-AVERY	166Y	Marshall Oct 21	0.00	341.00
101000	V145621	09/28/21	16932	GREAT AMERICAN REALTY &	166Y	Cassels Oct 21	0.00	342.00
101000	V145621	09/28/21	16932	GREAT AMERICAN REALTY &	166Y	Gullo Oct 21	0.00	307.00
101000	V145621	09/28/21	16932	GREAT AMERICAN REALTY &	166Y	Evans Oct 21	0.00	407.00
101000	V145621	09/28/21	16932	GREAT AMERICAN REALTY &	166Y	Tyler Oct 21	0.00	464.00
101000	V145621	09/28/21	16932	GREAT AMERICAN REALTY &	166Y	Williams Oct 21	0.00	499.00
101000	V145621	09/28/21	16932	GREAT AMERICAN REALTY &	166Y	Hawkins Oct 21	0.00	691.00
101000	V145621	09/28/21	16932	GREAT AMERICAN REALTY &	166Y	Redden Oct 21	0.00	792.08
101000	V145621	09/28/21	16932	GREAT AMERICAN REALTY &	166Y	Caffee Oct 21	0.00	650.00
101000	V145621	09/28/21	16932	GREAT AMERICAN REALTY &	166Y	Lane Oct 21	0.00	600.00

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101000	V145621	09/28/21	16932	GREAT AMERICAN REALTY &	166Y	Kuter Oct 21	0.00	601.00
TOTAL CHECK							0.00	5,353.08
101000	V145622	09/28/21	22939	ALICIA VARGAS HINES	166Y	Wells Oct 21	0.00	373.00
101000	V145623	09/28/21	20946	DAVID S HUTCHINS	166Y	Lagarino Oct 21	0.00	663.00
101000	V145624	09/28/21	23051	KATHLEEN INDELICATO	166Y	Nelson Oct 21	0.00	298.00
101000	V145625	09/28/21	26327	JAMES RHODEN	166Y	Dennis Oct 21	0.00	1,089.00
101000	V145626	09/28/21	25680	JANICE L JORSTAD	166Y	Cannizzo Oct 21	0.00	277.00
101000	V145626	09/28/21	25680	JANICE L JORSTAD	166Y	Allen Oct 21	0.00	399.00
TOTAL CHECK							0.00	676.00
101000	V145627	09/28/21	26341	JESSE L MADDEN	166Y	Goldsmith Oct 21	0.00	307.00
101000	V145627	09/28/21	26341	JESSE L MADDEN	166Y	Dockery Oct 21	0.00	707.00
TOTAL CHECK							0.00	1,014.00
101000	V145628	09/28/21	26649	JUSTIN JENSEN	166Y	Oliver Oct 21	0.00	326.00
101000	V145629	09/28/21	24571	KARA PIROLO	166Y	Lorina Oct 21	0.00	148.00
101000	V145630	09/28/21	19153	KG RENTALS LLC	166Y	Bood Oct 21	0.00	399.00
101000	V145631	09/28/21	20155	BARBARA KIERS	166Y	Wise Oct 21	0.00	456.00
101000	V145632	09/28/21	25811	KMS REALTY	166Y	ONeal Oct 21	0.00	1,050.00
101000	V145633	09/28/21	17516	GARY M KRAUSHAAR	166Y	Egbert Oct 21	0.00	509.00
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Stephens-Jackson Oct 2	0.00	516.00
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Barron Oct 21	0.00	579.00
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Clark Oct 21	0.00	713.00
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Prevatt Oct 21	0.00	727.00
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Kelly-Bonasota Oct 21	0.00	773.00
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Graham Oct 21	0.00	654.00
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Whaley Oct 21	0.00	1,524.00
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Barron Oct 21	0.00	40.65
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Clark Oct 21	0.00	40.65
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Whaley Oct 21	0.00	113.00
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Graham Oct 21	0.00	40.65
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Kelly-Bonasota Oct 21	0.00	40.65
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Prevatt Oct 21	0.00	40.65
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Stephens-Jackson Oct 2	0.00	40.65
101000	V145634	09/28/21	8855	LAKE COUNTY BOCC	166Y	Whaley Oct 21	0.00	40.65
TOTAL CHECK							0.00	5,883.55
101000	V145635	09/28/21	23072	LEESON'S MHC LCC	166Y	Summers Oct 21	0.00	345.00
101000	V145635	09/28/21	23072	LEESON'S MHC LCC	166Y	McGee Oct 21	0.00	337.00
101000	V145635	09/28/21	23072	LEESON'S MHC LCC	166Y	Kugler Oct 21	0.00	317.00
101000	V145635	09/28/21	23072	LEESON'S MHC LCC	166Y	White Oct 21	0.00	320.00

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101000	V145635	09/28/21	23072	LEESON'S MHC LCC	166Y	Fox Oct 21	0.00	311.00
101000	V145635	09/28/21	23072	LEESON'S MHC LCC	166Y	Cooper Oct 21	0.00	295.00
101000	V145635	09/28/21	23072	LEESON'S MHC LCC	166Y	Sheridan Oct 21	0.00	279.00
101000	V145635	09/28/21	23072	LEESON'S MHC LCC	166Y	Steinrock Oct 21	0.00	447.00
101000	V145635	09/28/21	23072	LEESON'S MHC LCC	166Y	Berger Oct 21	0.00	482.00
101000	V145635	09/28/21	23072	LEESON'S MHC LCC	166Y	Wallace Oct 21	0.00	381.00
101000	V145635	09/28/21	23072	LEESON'S MHC LCC	166Y	Moore Oct 21	0.00	625.00
101000	V145635	09/28/21	23072	LEESON'S MHC LCC	166Y	Gruda Oct 21	0.00	505.00
TOTAL CHECK							0.00	4,644.00
101000	V145636	09/28/21	24164	LEGENDS CITRUS PARK LLC	166Y	Russo Oct 21	0.00	585.00
101000	V145636	09/28/21	24164	LEGENDS CITRUS PARK LLC	166Y	Dowdal Oct 21	0.00	409.00
101000	V145636	09/28/21	24164	LEGENDS CITRUS PARK LLC	166Y	Davis Oct 21	0.00	324.00
TOTAL CHECK							0.00	1,318.00
101000	V145637	09/28/21	24969	LIZETTE MORENO	166Y	Leonard Oct 21	0.00	984.00
101000	V145638	09/28/21	14345	DAVID W MIKEL	166Y	Gray-Jackson Oct 21	0.00	530.00
101000	V145639	09/28/21	26625	MOMENTUM HOLDINGS LLC	166Y	Odom Oct 21	0.00	1,557.00
101000	V145640	09/28/21	18263	NATURE COAST AFFORDABLE	166Y	Schwegler Oct 21	0.00	269.00
101000	V145640	09/28/21	18263	NATURE COAST AFFORDABLE	166Y	Jacobs Oct 21	0.00	258.00
101000	V145640	09/28/21	18263	NATURE COAST AFFORDABLE	166Y	Henderson Oct 21	0.00	445.00
101000	V145640	09/28/21	18263	NATURE COAST AFFORDABLE	166Y	Bunnell Oct 21	0.00	393.00
101000	V145640	09/28/21	18263	NATURE COAST AFFORDABLE	166Y	Gagnon Oct 21	0.00	499.00
TOTAL CHECK							0.00	1,864.00
101000	V145641	09/28/21	24425	ELONA OLMSTEAD	166Y	Code Oct 21	0.00	409.00
101000	V145642	09/28/21	20164	PANASOFFKEE APARTMENTS L	166Y	Thornberg Oct 21	0.00	477.00
101000	V145643	09/28/21	6728	PARKE FOREST I APTS LTD	166Y	Bilotti Oct 21	0.00	416.00
101000	V145644	09/28/21	21566	PARKE FOREST II APTS LTD	166Y	Davis Oct 21	0.00	137.00
101000	V145644	09/28/21	21566	PARKE FOREST II APTS LTD	166Y	Iglesias Oct 21	0.00	580.00
TOTAL CHECK							0.00	717.00
101000	V145645	09/28/21	3516.1	JOSEPH & ANGELA PICONE	166Y	Picone Oct 21	0.00	420.00
101000	V145646	09/28/21	21206	PLANTATION RENTALS INC	166Y	Martinez Oct 21	0.00	478.00
101000	V145646	09/28/21	21206	PLANTATION RENTALS INC	166Y	Chadourne Oct 21	0.00	467.00
TOTAL CHECK							0.00	945.00
101000	V145647	09/28/21	23449	PRAVEENAS PUNGSUWAN	166Y	Fox Oct 21	0.00	295.00
101000	V145647	09/28/21	23449	PRAVEENAS PUNGSUWAN	166Y	Arroyo Oct 21	0.00	699.00
101000	V145647	09/28/21	23449	PRAVEENAS PUNGSUWAN	166Y	Serpa Oct 21	0.00	950.00
TOTAL CHECK							0.00	1,944.00
101000	V145648	09/28/21	21945	QUICK TURN PROPERTIES LL	166Y	Fetters Oct 21	0.00	627.00
101000	V145649	09/28/21	2618	RAINTREE APARTMENTS II	166Y	Alvarez Oct 21	0.00	352.00

Attachment: County Warrants September 2021 (18473 : County Warrants)

SELECTION CRITERIA: transact.ck_date between '20210901 00:00:00.000' and '20210930 00:00:00.000'
ACCOUNTING PERIOD: 1/22

FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145649	09/28/21	2618	RAINTREE APARTMENTS II	166Y	DiCola Oct 21	0.00	469.00
101000	V145649	09/28/21	2618	RAINTREE APARTMENTS II	166Y	Franz Oct 21	0.00	484.00
101000	V145649	09/28/21	2618	RAINTREE APARTMENTS II	166Y	Long Oct 21	0.00	435.00
TOTAL CHECK							0.00	1,740.00
101000	V145650	09/28/21	7065	RAINTREE APARTMENTS LTD	166Y	Savoy Oct 21	0.00	432.00
101000	V145650	09/28/21	7065	RAINTREE APARTMENTS LTD	166Y	ORourke Oct 21	0.00	400.00
101000	V145650	09/28/21	7065	RAINTREE APARTMENTS LTD	166Y	Cripps Oct 21	0.00	500.00
101000	V145650	09/28/21	7065	RAINTREE APARTMENTS LTD	166Y	Harvey Oct 21	0.00	284.00
101000	V145650	09/28/21	7065	RAINTREE APARTMENTS LTD	166Y	Washington Oct 21	0.00	500.00
TOTAL CHECK							0.00	2,116.00
101000	V145651	09/28/21	18915	REALTY ADVISORY GROUP IN	166Y	Cline Oct 21	0.00	500.00
101000	V145652	09/28/21	4859	RIDGE VIEW APARTMENTS	166Y	Moehring Oct 21	0.00	416.00
101000	V145652	09/28/21	4859	RIDGE VIEW APARTMENTS	166Y	Duvall Oct 21	0.00	442.00
101000	V145652	09/28/21	4859	RIDGE VIEW APARTMENTS	166Y	McGuire Oct 21	0.00	287.00
101000	V145652	09/28/21	4859	RIDGE VIEW APARTMENTS	166Y	Brown Oct 21	0.00	189.00
TOTAL CHECK							0.00	1,334.00
101000	V145653	09/28/21	26361	RTM PROPERTIES LLC	166Y	Hall-Green Oct 21	0.00	739.00
101000	V145654	09/28/21	26333	SALLY DORWARD	166Y	Wright Oct 21	0.00	581.00
101000	V145655	09/28/21	26253	SAO ELITE LOCATIONS REAL	166Y	Austin Oct 21	0.00	505.00
101000	V145655	09/28/21	26253	SAO ELITE LOCATIONS REAL	166Y	Dombrowski Oct 21	0.00	505.00
TOTAL CHECK							0.00	1,010.00
101000	V145656	09/28/21	26634	SCOTTSDALE PROPERTIES LL	166Y	Grilli Oct 21	0.00	378.00
101000	V145656	09/28/21	26634	SCOTTSDALE PROPERTIES LL	166Y	Dietrich Oct 21	0.00	388.00
101000	V145656	09/28/21	26634	SCOTTSDALE PROPERTIES LL	166Y	Johnson Oct 21	0.00	468.00
101000	V145656	09/28/21	26634	SCOTTSDALE PROPERTIES LL	166Y	Slate Oct 21	0.00	456.00
TOTAL CHECK							0.00	1,690.00
101000	V145657	09/28/21	7939	SEVEN RIVERS APARTMENTS	166Y	Burdick Oct 21	0.00	441.00
101000	V145657	09/28/21	7939	SEVEN RIVERS APARTMENTS	166Y	Warino Oct 21	0.00	344.00
TOTAL CHECK							0.00	785.00
101000	V145658	09/28/21	26465	SHELBY J DAVIS	166Y	Stoelton Oct 21	0.00	692.00
101000	V145659	09/28/21	22795	SHU JUAN DONG	166Y	Taylor Oct 21	0.00	625.00
101000	V145659	09/28/21	22795	SHU JUAN DONG	166Y	Warner Oct 21	0.00	442.00
TOTAL CHECK							0.00	1,067.00
101000	V145660	09/28/21	23940	KENNETH DREW SMITH	166Y	Flattery Oct 21	0.00	592.00
101000	V145661	09/28/21	14798	STANFORD LIMITED	166Y	Hackey Oct 21	0.00	512.00
101000	V145661	09/28/21	14798	STANFORD LIMITED	166Y	Nunez-Castro Oct 21	0.00	495.00
TOTAL CHECK							0.00	1,007.00
101000	V145662	09/28/21	1870	SUMTER ELECTRIC COOPERAT	166Y	26745 60046 Lane	0.00	63.00

Attachment: County Warrants September 2021 (18473 : County Warrants)

SELECTION CRITERIA: transact.ck_date between '20210901 00:00:00.000' and '20210930 00:00:00.000'
ACCOUNTING PERIOD: 1/22

FUND - 810 - ACCOUNTS PAYABLE CLEARING

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	DEPARTMENT	-----DESCRIPTION------	SALES TAX	AMOUNT
101000	V145663	09/28/21	9673	RONALD SWALLOW	166Y	Farrar Oct 21	0.00	600.00
101000	V145664	09/28/21	6785	THE HOUSING AUTHORITY OF	166Y	Thomas-Dukes Oct 21	0.00	2,852.00
101000	V145664	09/28/21	6785	THE HOUSING AUTHORITY OF	166Y	Thomas-Dukes Oct 21	0.00	81.30
TOTAL CHECK							0.00	2,933.30
101000	V145665	09/28/21	23935	THOMAS W TUITE	166Y	Pilkington Oct 21	0.00	451.00
101000	V145666	09/28/21	10070	LOUISE F ULLMAN	166Y	Ware Oct 21	0.00	403.00
101000	V145667	09/28/21	26190	URBAN CORE MULTI HOUSING	166Y	Herrera Oct 21	0.00	813.00
101000	V145668	09/28/21	25771	VEER REAL ESTATE INC	166Y	Sweredoski Oct 21	0.00	551.00
101000	V145668	09/28/21	25771	VEER REAL ESTATE INC	166Y	Pitts Oct 21	0.00	505.00
TOTAL CHECK							0.00	1,056.00
101000	V145669	09/28/21	25914	VERA CURRY	166Y	Brutton-Stephens Oct 2	0.00	679.00
101000	V145670	09/28/21	20183	RODRICK V WEAVER	166Y	Weaver Oct 21	0.00	367.00
101000	V145671	09/28/21	26526	WILMA A MCCLAIN	166Y	Purinton Oct 21	0.00	700.00
101000	V145672	09/28/21	20185	WINDMEADOWS RRH LTD	166Y	Reaves Oct 21	0.00	445.00
101000	V145672	09/28/21	20185	WINDMEADOWS RRH LTD	166Y	Crawford Oct 21	0.00	471.00
TOTAL CHECK							0.00	916.00
101000	V145673	09/28/21	6786	VIRGIL L WOLFLEY	166Y	Garrison Oct 21	0.00	960.00
TOTAL CASH ACCOUNT							0.00	8,001,737.28
TOTAL FUND							0.00	8,001,737.28
TOTAL REPORT							0.00	8,001,737.28

Attachment: County Warrants September 2021 (18473 : County Warrants)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PLT-21-05 - Mathis Replat
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

This is a replat request to combine two residential lots into one residential lot in the Crystal River Manor subdivision on W. Gem Street. The application has been reviewed by staff and recommended for approval.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

N/A – recording fee is responsibility of applicant

RECOMMENDED ACTION:

a. Review and approve application PLT-21-05, Mathis Replat.

b. If approved, direct the Chair to sign the Plat and the Clerk to record the plat in the public records of Citrus County, Florida.

MATHIS REPLAT

A REPLAT OF LOT 8, BLOCK A, CRYSTAL RIVER MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 29 AND 30 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
SECTION 31, TOWNSHIP 17 SOUTH, RANGE 17 EAST

LEGAL DESCRIPTION:

LOT A
BEGIN AT THE SW CORNER OF LOT 8, BLOCK A, CRYSTAL RIVER MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 29 AND 30 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF W. GEM ST. (A 50 FOOT WIDE ROAD PER SAID PLAT); THENCE N 02°22'40" W ALONG THE WEST LINE OF SAID LOT 8, 210.00 FEET TO THE NW CORNER OF SAID LOT 8; THENCE N 87°37'20" E ALONG THE NORTH LINE OF SAID LOT 8, 210.00 FEET, TO THE NE CORNER OF SAID LOT 8; THENCE S 02°22'40" E ALONG THE EAST OF SAID LOT 8, 210.00 FEET TO THE SE CORNER OF SAID LOT 8, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED W. GEM ST.; THENCE S 87°37'20" W ALONG THE SOUTH LINE OF SAID LOT 8 AND THE NORTH RIGHT-OF-WAY LINE OF SAID W. GEM ST., 210.00 FEET, TO THE POINT OF BEGINNING.
CONTAINING 1.0 ACRES MORE OR LESS.

APPROVAL OF OFFICIALS:

BY: _____ COUNTY ENGINEER

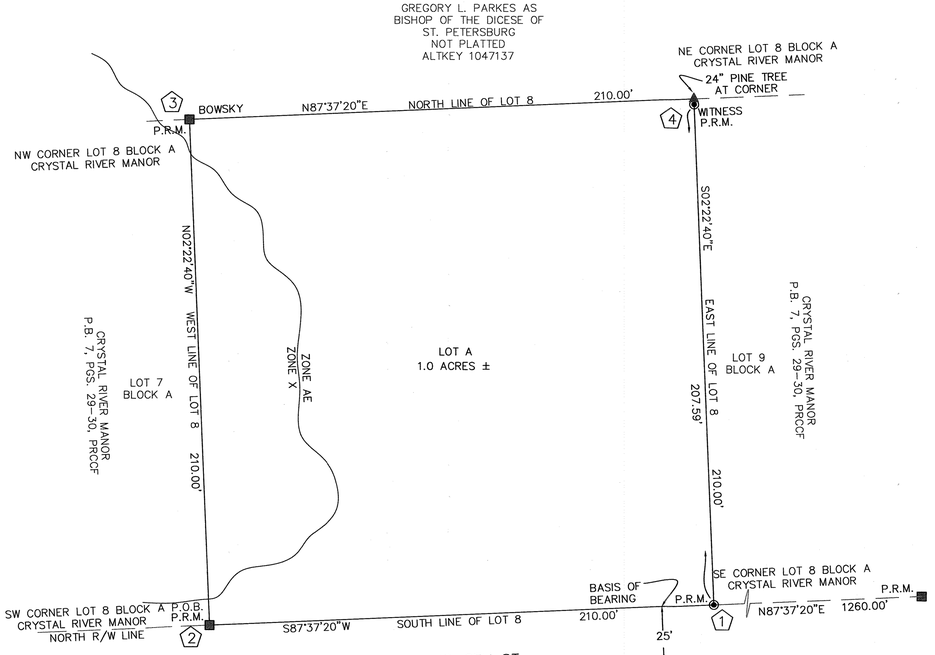
BY: _____ DIRECTOR OF PUBLIC WORKS

BY: _____ DIRECTOR OF ENVIRONMENTAL HEALTH

BY: _____ LAND DEVELOPMENT DIRECTOR

APPROVED AS TO FORM AND SUBSTANCE:

BY: _____ DATE: _____
DENISE A. DYMOND LYN, COUNTY ATTORNEY



GRAPHIC SCALE

30 0 15 30
(IN FEET)
1 inch = 30 ft.

LEGEND:

- FOUND 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) Except as noted.
- FOUND 5/8" IRON ROD & CAP (NO IDENTIFICATION) Except as noted.
- FOUND 5/8" IRON ROD & CAP (GLOBAL ENGINEERING)
- DESCRIPTIVE POINT (NOT FOUND, NOT SET)
- (LB) LICENSED BUSINESS
- (P.O.B.) POINT OF BEGINNING
- (P.R.M.) PERMANENT REFERENCE MONUMENT
- (P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
- (PG(S).) PAGE(S)
- (MHWL) MEAN HIGH WATER LINE
- (R/W) RIGHT OF WAY
- (MOL)(±) MORE OR LESS
- (P.B.) PLAT BOOK
- (1) STATE PLANE COORDINATE POINT NUMBER

NORTH

STATE PLANE COORDINATES VALUES		
POINT	NORTHING	EASTING
1	1680515.400	456847.895
2	1680507.903	456637.988
3	1680717.660	456630.480
4	1680725.150	456840.410

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE PLAT OF CRYSTAL RIVER MANOR SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGES 29 AND 30, THE SOUTH RIGHT-OF-WAY LINE OF W. GEM ST. WAS HELD TO BEAR N 87°37'20" E.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12017C 0178 E, DATED JANUARY 15, 2021, THIS PROPERTY LIES IN FLOOD ZONES X (AREA OF MINIMAL FLOOD HAZARD) AND AE (ZONE AE HAS THE BASE FLOOD ELEVATIONS OF 11.0 FEET NAVD 88) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. THIS PROJECT WILL BE SERVICED BY PRIVATE WELL AND SEPTIC SYSTEMS. IF FUTURE CENTRAL WATER AND/OR SEWER BECOME AVAILABLE THIS PROJECT IS REQUIRED TO CONNECT WITHIN 365 DAYS OF NOTIFICATION.
4. HORIZONTAL COORDINATE VALUES SHOWN HEREON REFLECT FLORIDA STATE PLANE COORDINATES WEST ZONE (0902) AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 1999. THE SOURCE OF THESE COORDINATES IS FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CERTIFIED CORNER RECORDS.
5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
6. APPROXIMATE LOCATION OF FLOOD ZONES SHOWN HEREON WERE SCALED FROM FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) RATE MAP AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS.

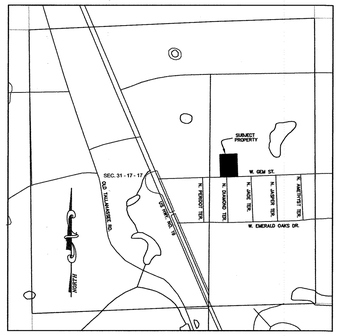
NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER:

I HEREBY CERTIFY THAT THIS PLAT OF "MATHIS SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE AS OF THE 18th DAY OF February, 2021, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE CITRUS COUNTY LAND DEVELOPMENT CODE, CHAPTER 11-035.

BY: _____ DATE: 6-21-21
WALLACE L. HIGGINS, P.S.M. FOR GULFWEST SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5832
LICENSED BUSINESS NO. 7314



VICINITY MAP
NOT TO SCALE

PREPARED BY :
GULFWEST SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
9469 W. GREEN BAY LANE
CRYSTAL RIVER, FLORIDA 34428
PH: 352.563.1252 FAX: 352.563.1253

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT DAVID MATHIS, BEING THE OWNER IN FEE SIMPLE OF THE LANDS LOCATED IN CITRUS COUNTY, FLORIDA, AND THAT NO EASEMENTS OR RIGHT OF WAYS WERE CREATED BY THIS PLAT. CITRUS COUNTY, FLORIDA SHALL HAVE A NON-EXCLUSIVE EASEMENT IN, OVER, UNDER, AND THROUGH, AND THE NON-EXCLUSIVE RIGHT TO USE SAID ROADWAY AND ALL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, UTILITIES, AND PURPOSES INCIDENTAL THERETO, AS WELL AS INGRESS AND EGRESS FOR THE PURPOSES OF PROVIDING EMERGENCY,FIRE, MEDICAL, AND SIMILAR SERVICES.

SIGNED AND ATTESTED TO BY THE PERSONS NAMED BELOW HERETO ON THIS 9th DAY OF August, 2021.

BY: David Mathis
DAVID MATHIS
David Mathis
PRINTED NAME

ATTEST: Renee Wallace
Renee Wallace
PRINTED NAME

ATTEST: Jennifer Edgemon
Jennifer Edgemon
PRINTED NAME

NOTARY ACKNOWLEDGMENT:

STATE OF Tennessee
COUNTY OF Monroe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF August, 2021, BY DAVID MATHIS OWNER OF SAID LANDS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND DID NOT TAKE AN OATH.

DATE : 8-9-2021

SIGNED : _____
NOTARY PUBLIC, STATE OF Tennessee
MY COMMISSION EXPIRES 3-5-2023
COMMISSION NO.: GM127227

BRIAN ALAN GIAMMARO
STATE OF TENNESSEE NOTARY PUBLIC
MONROE COUNTY

ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT DAVID MATHIS IS THE OWNER OF RECORD OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SAID LANDS, AND THAT THERE ARE NO MORTGAGE HOLDERS OF RECORD AND THAT NO ADDITIONAL RIGHTS OF RECORD EXIST OR ENCUMBRANCES EXIST THAT WOULD AFFECT THE PLATTING PROCESS OF THESE LANDS.

BY: _____ DATE: 9-22-2021
William S. Hudson, Pres.
PRINTED NAME
COMPANY : Land Title of Citrus County, Inc

COUNTY COMMISSION'S APPROVAL:

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION.

BY: _____
FOR ANGELA VICK
CLERK OF THE CIRCUIT COURT

BY: _____
SCOTT E. CARNAHAN
CHAIRMAN OF THE BOARD

CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THIS PLAT HAS BEEN FILED IN PLAT BOOK _____, PAGE ____, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AT _____, ON _____ , 2021, FILE NO. _____

BY: _____
FOR ANGELA VICK
CLERK OF CIRCUIT COURT

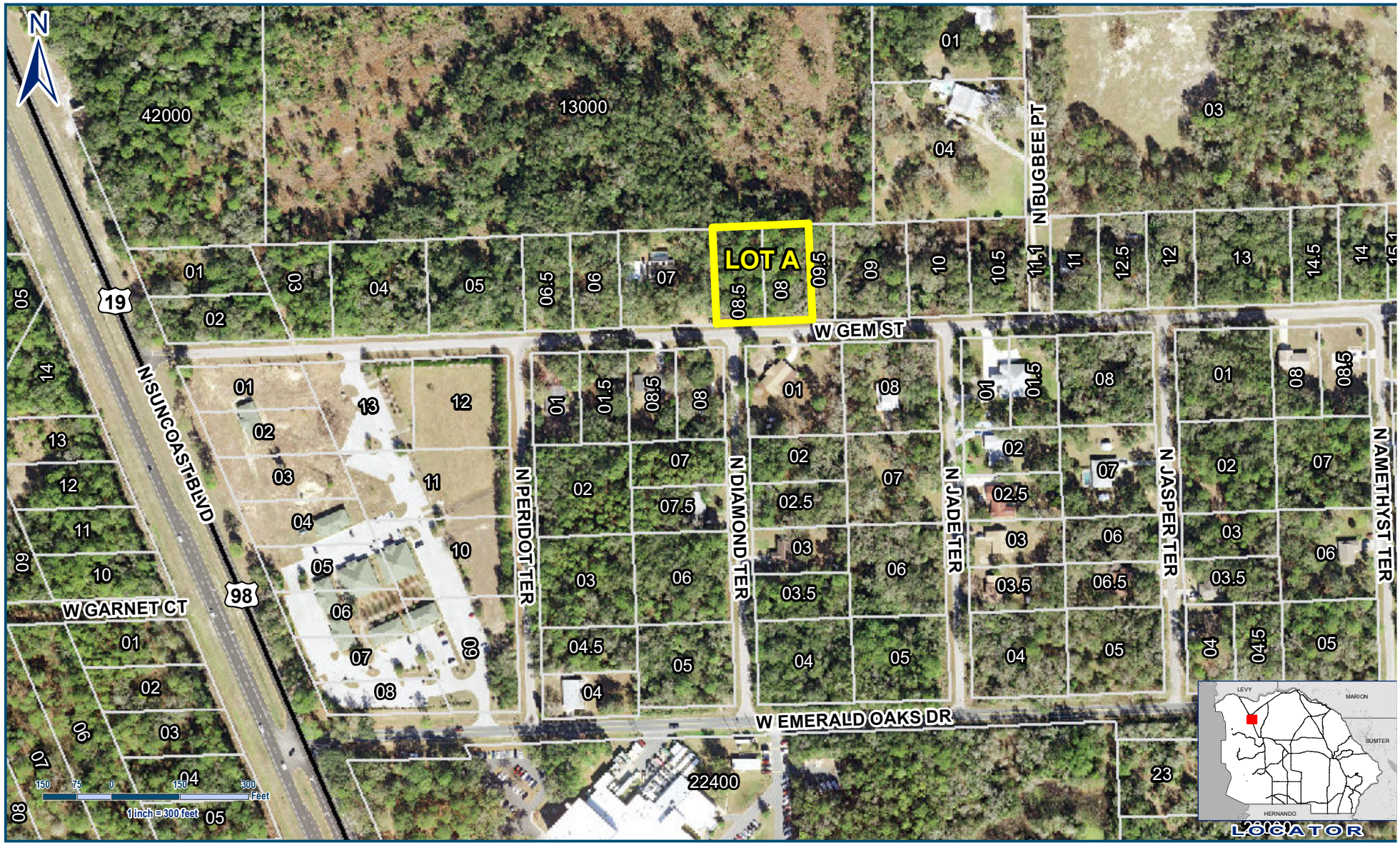
COUNTY SURVEYOR'S APPROVAL:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER, EMPLOYED BY CITRUS COUNTY, FLORIDA, AND I HAVE REVIEWED THE SURVEY AND PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND I HEREBY CERTIFY THAT SAID SURVEY AND PLAT COMPLY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE CITRUS COUNTY LAND DEVELOPMENT CODE, CHAPTER 11-035.

_____ DATE SIGNED: _____
MARK T. THOMAS, P.S.M. NO. 5151
CITRUS COUNTY SURVEY SECTION CHIEF

PLAT BOOK _____ PAGE _____

Attachment: mylar scan (1844 : PLT-21-05 - Mathis Replat)



Legend

PLT-21-05

MATHIS REPLAT
PLT-21-05
SEC 31 TWN 17S RNG 17E

Geographic Information Systems

Prepared By : Susan O'Connell
Date: September 24, 2021
Source: Enterprise Geodatabase
Map Number: SO001202

Cynthia P. Skelhorn
Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.

Attachment: Locator map (18441 : PLT-21-05 - Mathis Replat)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	PLT-21-16 Levinson Replat
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

This is a replat request to subdivide and create two residential lots in the New Mayfield Acres plat on S. Hanley Terrace in Lecanto. The application has been reviewed by staff and recommended for approval.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

N/A – recording fee is responsibility of applicant

RECOMMENDED ACTION:

a. Review and approve application PLT-21-16, Levinson Replat

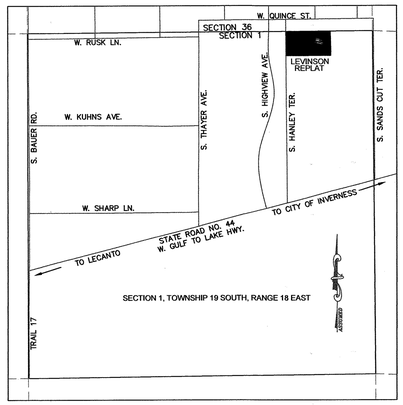
b. If approved, direct the Chair to sign the Plat and the Clerk to record the plat in the public records of Citrus County, Florida.

LEVINSON REPLAT

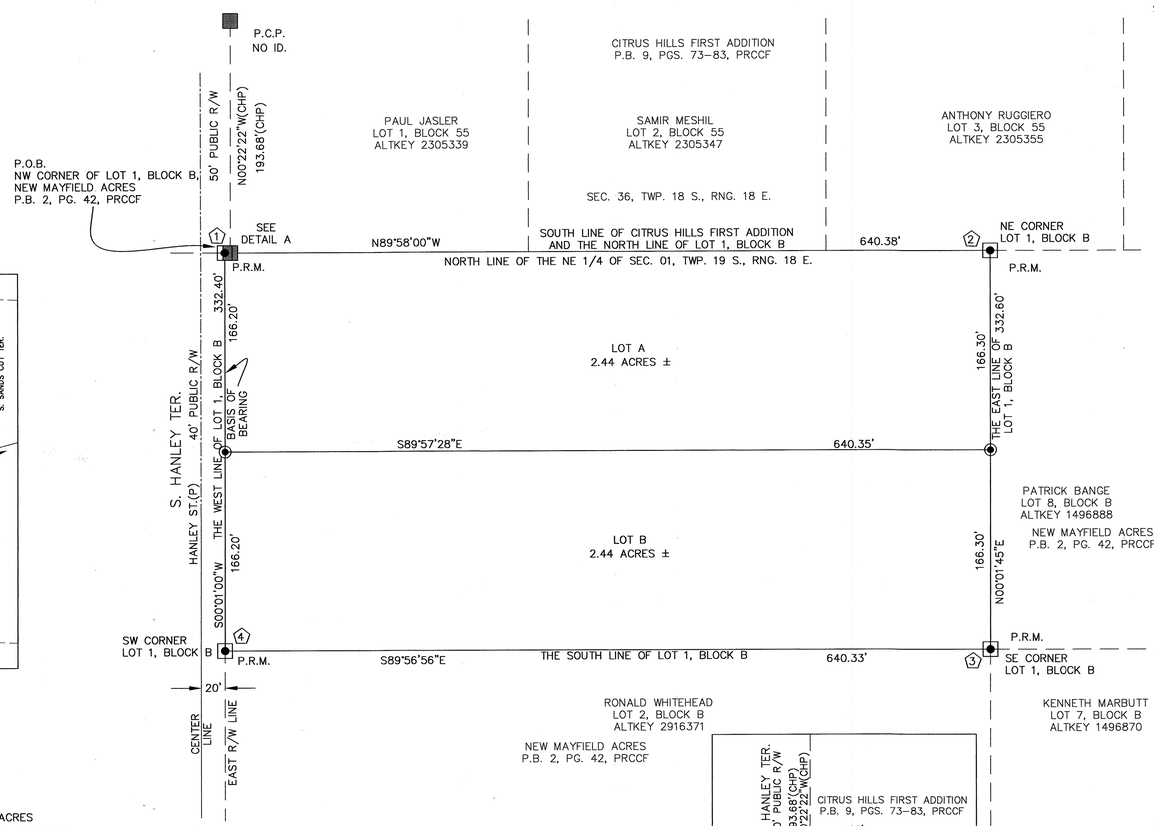
A Replat of Lot 1, Block B, NEW MAYFIELD ACRES
according to the map or plat thereof, as recorded in Plat
Book 2, Page 42, Public Records of Citrus County, Florida.
SECTION 1, TOWNSHIP 19 SOUTH, RANGE 18 EAST

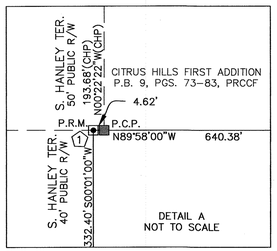
LEGAL DESCRIPTION:

Begin at the NW corner of Lot 1, Block B, NEW MAYFIELD ACRES, according to the map or plat thereof as recorded in Plat Book 2, Page 42 of the Public Records of Citrus County, Florida, said point also being on the East right-of-way line of S. HANLEY TER. (a 40 foot wide road per said plat); Thence S 00°01'00" W along said East right-of-way line, 332.40 feet to the SW corner of said Lot 1; thence S 89°56'56" E along the South line of said Lot 1, 640.33 feet to the SE corner of Lot 1; thence N 00°01'45" E along the East line of said Lot 1, 332.60 feet to the NE corner of said Lot 1; thence N 89°58'00" W along the North line of said Lot 1, said line also being on the North line of Section 1, Township 19 South, Range 18 East, and also being on a portion of the South of CITRUS HILLS FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 9, Pages 73 through 83 of the Public Records of Citrus County, Florida, 640.38 feet to the POINT OF BEGINNING.
Containing 4.88 Acres more or less.



LOCATION MAP
NOT TO SCALE
SECTION 01, TOWNSHIP 19 SOUTH, RANGE 18 EAST
CITRUS COUNTY, FLORIDA





STATE PLANE COORDINATE VALUES		
NO.	NORTH	EAST
1	1646813.026	515747.893
2	1646814.627	516387.836
3	1646482.006	516388.664
4	1646480.574	515748.719

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE PLAT OF NEW MAYFIELD ACRES WITH THE BEARING OF N 89°58'00" W ALONG THE NORTH LINE OF SECTION 1.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12017C 0327D AND 12017C 0331D THIS PROPERTY LIES IN FLOOD ZONE X UNSHADED (AREA OF MINIMAL FLOOD HAZARD, DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. THIS PROJECT WILL BE SERVICED BY PRIVATE WELL AND SEPTIC SYSTEMS. IF FUTURE CENTRAL WATER AND/OR SEWER BECOME AVAILABLE THIS PROJECT IS REQUIRED TO CONNECT WITHIN 365 DAYS OF NOTIFICATION.
4. HORIZONTAL COORDINATE VALUES SHOWN HEREON REFLECT FLORIDA STATE PLANE COORDINATES WEST ZONE AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 1999.
5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
6. NO NEW STREETS, EASEMENTS OR WATER RETENTION AREAS HAVE BEEN CREATED BY THIS PLAT.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGEND:
- (FCM) FOUND 4"X4" CONCRETE MONUMENT (RLS 3658) Except as noted.
- FOUND 2"X2" CONCRETE MONUMENT (NO IDENTIFICATION)
- SET 5/8" IRON ROD & CAP (LB 7314)
- (F) FIELD MEASURED
- (LB) LICENSED BUSINESS
- (P.C.P.) PERMANENT CONTROL POINT
- (P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
- (PGS.) PAGE(S)
- (R/W) RIGHT OF WAY
- (MOL)(±) MORE OR LESS
- (SEC.) SECTION
- (TWP.) TOWNSHIP
- (RNG.) RANGE
- (P.B.) PLAT BOOK
- (ALTKEY) ALTERNATE KEY NUMBER
- (CHP) PLAT OF CITRUS HILLS FIRST ADDITION
- (P.O.B.) POINT OF BEGINNING
- (P) PLAT OF NEW MAYFIELD ACRES
- (4) STATE PLANE COORDINATE NUMBER

PLAT

CERTIFICATE OF SURVEYOR AND MAPPER:
I HEREBY CERTIFY THAT THIS PLAT OF "LEVINSON REPLAT" IS A TRUE AND CORRECT REPRESENTATION OF LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE AS OF THE 8TH DAY OF ~~September~~, 2021, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE CITRUS COUNTY LAND DEVELOPMENT CODE, CHAPTER 11-035.

BY: William R Higgs DATE: 9/23/21
WALLACE L. HIGGINS, P.S.M. FOR GULFWEST SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5832
LICENSED BUSINESS NO. 7314

PREPARED BY :
GULFWEST SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
9469 W. GREEN BAY LANE
CRYSTAL RIVER, FLORIDA 34428
PH: 352.563.1252 FAX: 352.563.1253

OWNERS DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, ALBERT S. LEVINSON IS THE OWNER IN FEE SIMPLE OF THE LANDS LOCATED IN CITRUS COUNTY, FLORIDA, HEREON DESCRIBED, HAVE CAUSED TO BE MADE THIS PLAT TITLED "LEVINSON REPLAT" AND THAT NO NEW ROADS OR EASEMENTS ARE BEING DEDICATED OR CREATED AS PART OF THIS PLAT. CITRUS COUNTY, FLORIDA SHALL HAVE A NON-EXCLUSIVE EASEMENT IN, OVER, UNDER, AND THROUGH, AND THE NON-EXCLUSIVE RIGHT TO USE SAID ROADWAY AND ALL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, UTILITIES, AND PURPOSES INCIDENTAL THERETO, AS WELL AS THE INGRESS AND EGRESS FOR THE PURPOSES OF PROVIDING EMERGENCY, FIRE, MEDICAL, AND SIMILAR SERVICES.

SIGNED AND ATTESTED TO BY THE PERSONS NAMED BELOW HERETO ON THIS 27TH DAY OF SEPTEMBER, 2021

BY: Albert S Levinson
ALBERT S. LEVINSON
ALBERT S LEVINSON
PRINTED NAME

ATTEST: Shasta Lopez
Shasta Lopez
PRINTED NAME

ATTEST: Tina L Wilkerson
TINA L WILKERSON
PRINTED NAME

NOTARY ACKNOWLEDGMENT:
STATE OF Fl
COUNTY OF Citrus
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF September, 2021, BY ALBERT S. LEVINSON, OWNER OF SAID LANDS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Fl Dr Lic AS IDENTIFICATION AND DID NOT TAKE AN OATH.
DATE : 9/27/21
SIGNED : Tiffany J Johnson
NOTARY PUBLIC, STATE OF Florida
MY COMMISSION EXPIRES
COMMISSION NO.:

ABSTRACTOR'S CERTIFICATE:
I HEREBY CERTIFY THAT ALBERT S. LEVINSON, OWNER OF RECORD OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SAID LANDS, AND THAT THERE ARE NO MORTGAGE HOLDERS OF RECORD OTHER THAN AS SHOWN AND THAT THERE ARE NO ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING SAID LANDS.

BY: Brenda Lee Butta DATE: 9/27/2021
BRENDA LEE BUTTA
PRINTED NAME
COMPANY: A-1 Title of the Nature Coast

APPROVAL OF OFFICIALS:
BY: _____ COUNTY ENGINEER
BY: _____ DIRECTOR OF PUBLIC WORKS
BY: _____ DIRECTOR OF ENVIRONMENTAL HEALTH
BY: _____ LAND DEVELOPMENT DIRECTOR

APPROVED AS TO FORM AND SUBSTANCE:
BY: _____ DATE: _____
DENISE A. DYMOND LYN, COUNTY ATTORNEY

CLERK'S CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACTHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES., AND THAT SAID PLAT HAS BEEN FILED IN PLAT BOOK _____, PAGES _____ AND _____, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AT _____, ON _____, 2021, FILE NO. _____
BY: _____
FOR ANGELA VICK
CLERK OF THE CIRCUIT COURT

COUNTY COMMISSION'S APPROVAL:
THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION.

BY: _____
FOR ANGELA VICK
CLERK OF THE CIRCUIT COURT

BY: _____
SCOTT E. CARNAHAN
CHAIRMAN OF THE BOARD

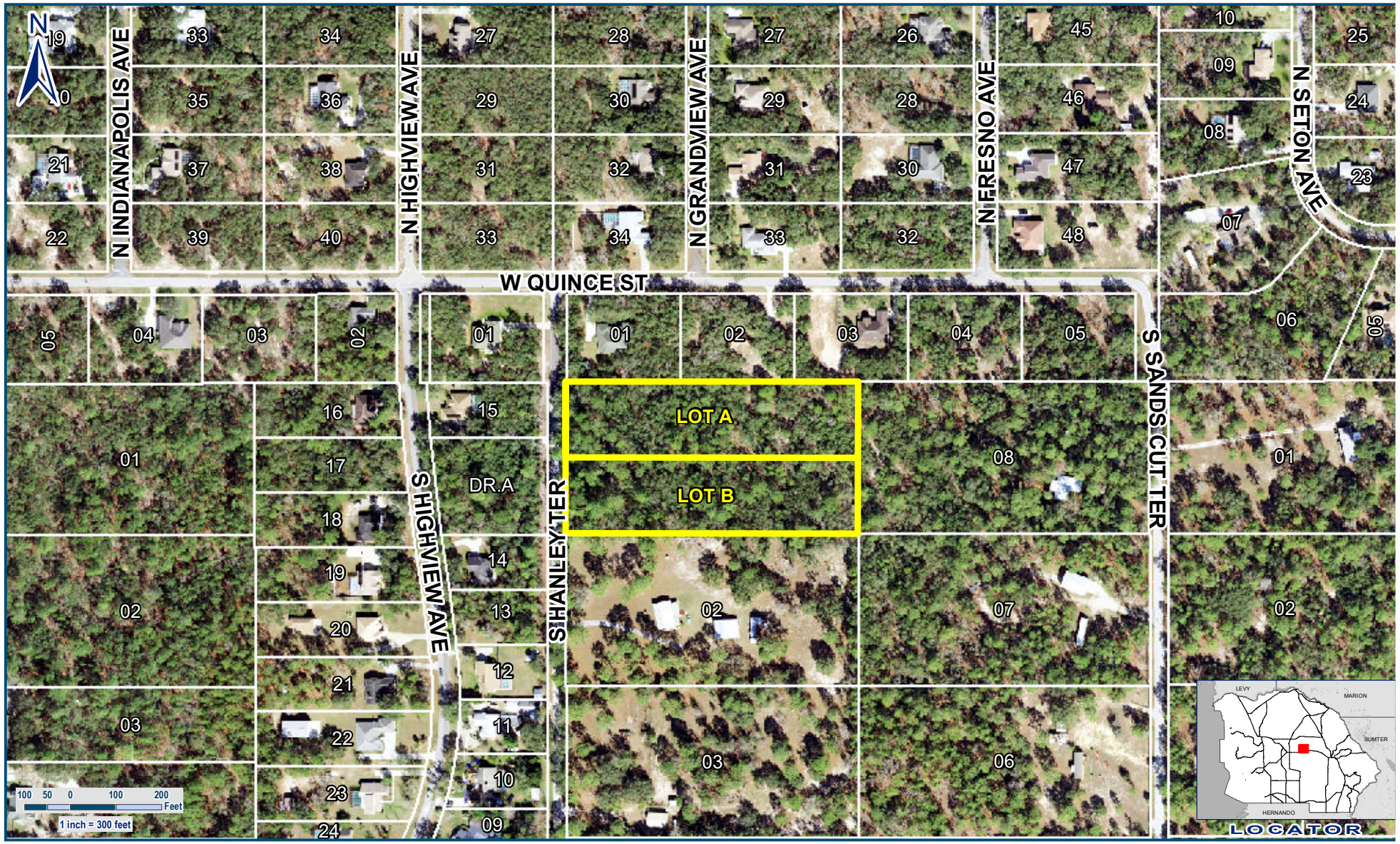
COUNTY SURVEYOR'S APPROVAL:
I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER, EMPLOYED BY CITRUS COUNTY, FLORIDA, AND I HAVE REVIEWED THE SURVEY AND PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND I HEREBY CERTIFY THAT SAID SURVEY AND PLAT COMPLY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE CITRUS COUNTY LAND DEVELOPMENT CODE, CHAPTER 11-035.

_____
MARK T. THOMAS, P.S.M. NO. 5151
CITRUS COUNTY SURVEY SECTION CHIEF

DATE SIGNED: _____

PLAT BOOK _____ PAGE _____

Attachment: mylar scan (18454 : PLT-21-16 Levinson Replat)



Attachment: Locator map (18454 : PLT-21-16 Levinson Replat)

Legend

PLT-21-16

LEVINSON REPLAT
PLT-21-16
SEC 01 TWN 19S RNG 18E

Geographic Information Systems

Prepared By : Susan O'Connell
Date: September 28, 2021
Source: Enterprise Geodatabase
Map Number: SO001203

Cynthia P. Skelhorn
Director

This information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.

AGENDA MEMORANDUM

FROM:	Randall Olney, Public Works Director
SUBJECT:	Ozello Brazillian Pepper Eradication - FY 21/22
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Ms. Barbara Jean Wilson of the Ozello Civic Association has once again requested County logistical support in an effort, on the part of Ozello Civic Association, to encourage residents to eradicate the invasive exotic Brazilian Pepper from their home sites / properties. The support request is for the County pickup and transfer of the removed peppers from Ozello. Historically, the project has generated in excess of six dump truck loads of material at an annual value of $2,500.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and authorize the Department of Public Works to provide support to the Ozello Civic Association for the Brazilian Pepper Eradication Program in the form of material pickup, transport, and tipping fees for FY 21/22.

AGENDA MEMORANDUM

FROM:	Ken Cheek, Director, Water Resources Department
SUBJECT:	Connection Fee Lien Agreement - Dias
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

New Connection Charge Installment Lien Agreement, in the name of Steven E & Linda C Dias to be recorded in the Official Record Book.

BUDGET IMPACT/FUNDING SOURCE:

RECOMMENDED ACTION:

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 Wastewater Utility Services for Steven E & Linda C Dias.

CONNECTION FEE INSTALLMENT LIEN AGREEMENT

("CFIL AGREEMENT")

THIS AGREEMENT entered into this ____ day of _____, 2021, made and entered into by and between the Citrus County Board of County Commissioners the governing body of the CITRUS COUNTY MUNICIPAL SERVICE BENEFIT UNIT FOR WATER AND WASTEWATER UTILITY SERVICES, hereinafter called SERVICE UNIT and **Steven E & Linda C Dias** whose mailing address is **397 E Ireland Ct. Hernando, FL 34442** hereinafter referred to as PROPERTY OWNER.

WITNESSETH

WHEREAS, PROPERTY OWNER is required by either state law or county ordinance to connect to the SERVICE UNIT'S utility system and in doing so is required to pay either or all of the following fees (water connection fee, wastewater connection fee, installation fee, inspection fee, lateral fee) collectively referred to as "connection charges," and

WHEREAS, the cost of paying all of said fees at one time would create a financial burden to the PROPERTY OWNER and the PROPERTY OWNER is desirous of paying the connection charges on an installment basis;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. PROPERTY OWNER does hereby agree to pay on an installment basis connection charges in the amount of **$2,740.00** which shall be paid monthly in equal amounts amortized over ten (10) years (120 months) together with interest on the unpaid balance at the current rate of 6% per annum until the entire amount has been paid in full.

Attachment: Connection Fee Installment Lien Agreement - Dias (18479 : Connection Fee Lien Agreement - Dias)

2. In order to secure the principal amount of connection charges referenced in paragraph 1 above, the PROPERTY OWNER agrees that this contract shall constitute a lien upon the lands benefited which are being provided utility services by the SERVICE UNIT. Said lands are more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

3. The SERVICE UNIT agrees that it shall amortize the connection charge in accordance with the amortization schedule described in paragraph 1 above and said monthly installment shall be billed to the PROPERTY OWNER monthly and separately from the monthly service charges for water consumption and sewer service.

4. The parties agree that should PROPERTY OWNER fail to pay the monthly connection charge as required by the terms of this Agreement, the SERVICE UNIT shall have the right to discontinue utility service to the property in question until such time as the connection charge has been paid currently. The SERVICE UNIT will not reestablish service to the property until all past due amounts are paid. When the PROPERTY OWNER has paid the past due charges, the PROPERTY OWNER shall be allowed to remain on the connection charge installment formula established in paragraph 1 for the balance of the principal sum owed under this Agreement.

5. This Agreement may not be assigned by PROPERTY OWNER without the consent of the SERVICE UNIT which consent shall not be unreasonably withheld. This Agreement encompasses the entire agreement of the parties and may not be modified unless placed into written form and executed by both the SERVICE UNIT and the PROPERTY OWNER.

6. In the event of litigation with respect to enforcing the terms of this Agreement, the venue and court of jurisdiction shall be the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida.

Attachment: Connection Fee Installment Lien Agreement - Dias (18479 : Connection Fee Lien Agreement - Dias)

IN WITNESS WHEREOF the parties have hereunto executed this Agreement the date and year first above written.

ATTEST:

SERVICE UNIT:

CITRUS COUNTY MUNICIPAL SERVICE BENEFIT UNIT FOR WATER AND WASTEWATER UTILITY SERVICES

110 N Apopka Avenue

Inverness, FL 34450

BY: _____

CHAIRPERSON: Scott Carnahan

Board of County Commissioners

Of Citrus County Florida

_____

CLERK OF COURT: Angela Vick

PROPERTY OWNER:

BY: STEVEN E DIAS

Signature: _____

Karen Wilson

WITNESS

PROPERTY OWNER:

Debra J Burns

WITNESS

BY: Linda C. DIAS

Signature: _____

STATE OF FLORIDA)

COUNTY OF CITRUS)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Steve & Linda Dias who is personally known to me or who has produced a Florida's driver's license as identification.

WITNESS my hand and official seal this 21ST day of September, 2021.

Debra J Burns

This instrument was prepared by

Bernadine Flood-Nichols

3600 W Sovereign Path

Lecanto, FL 34461

Notary Public - State of Florida

Printed Name:

Commission No.

Exp. Date:

Notary Public State of Florida
Debra J Burns
My Commission GG 943193
Expires 12/29/2023

Attachment: Connection Fee Installment Lien Agreement - Dias (18479 : Connection Fee Lien Agreement - Dias)

Exhibit "A"

Name: Steven E. & Linda C. Dias

Legal Description: CITRUS HILLS 1ST ADD PB 9 PG 73 S1/2 OF LOT 2 BLK 29

Service Address: 397 E Ireland Ct, Hernando FL 34442

Mailing Address: 397 E Ireland Ct, Hernando FL 34442

Attachment: Connection Fee Installment Lien Agreement - Dias (18479 : Connection Fee Lien Agreement - Dias)

AGENDA MEMORANDUM

FROM:	Ken Cheek, Director, Water Resources Department
SUBJECT:	SRF Septic Tank Phase Out Facilities Plan
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Staff is proceeding with the multi-phased septic to sewer program in the Old Homosassa Area. In order to fund the assessment portion of the program costs, staff is proposing to acquire a State Revolving Fund Loan (SRF). The SRF process requires development of a facilities plan to include public participation.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Set a Public Hearing on November 9, 2021 at 1:35 p.m. to review the evaluation of the SRF Facilities Plan of the Homosassa Springs Septic Tank Phase Out Plan that will be submitted to the State Revolving Fund (SRF) loan program.

AGENDA MEMORANDUM

FROM:	Randall Olney, Public Works Director
SUBJECT:	Notice of Intent to Use the Uniform Method of Collecting Non-Ad Valorem Assessments
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Notice of Intent to Use the Uniform Method of Collecting Non-Ad Valorem Assessments to fund fire protection services and facilities; roadway maintenance, improvements, associated services and facilities; neighborhood beautification; bicycle and pedestrian facilities, improvements and associated services; potable water services and facilities; sanitary wastewater services and facilities; solid waste disposal services and facilities; street lighting services and facilities; property nuisance abatement services and facilities; water and wastewater availability, maintenance services, facilities and programs; and stormwater management services, facilities, and programs.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

Special Assessment to be levied against benefited properties.

RECOMMENDED ACTION:

Set a Public Hearing on November 30, 2021, at 2:00 p.m. pursuant to Section 197.3632, Florida Statutes, for the purpose of hearing public comment on the utilization of the uniform method for the levy, collection and enforcement of non-ad valorem special assessments, throughout the unincorporated and all incorporated areas of the County for the cost of providing fire protection services and facilities; roadway maintenance, improvements, associated services and facilities; neighborhood beautification; bicycle and pedestrian facilities, improvements and associated services; potable water services and facilities; sanitary wastewater services and facilities; solid waste disposal services and facilities; street lighting services and facilities; property nuisance abatement services and facilities; water and wastewater availability, maintenance services, facilities and programs; and stormwater management services, facilities, and programs commencing with the Fiscal Year beginning on October 1, 2022.

EXECUTIVE SUMMARY

Agenda Request: Notice of Intent to Use the Uniform Method of Collecting Non-Ad Valorem Assessments

Department/Division/Office: Public Works Department/Engineering Division/Land Section

Purpose: In anticipation that Citrus County (County) may consider the development or continued imposition of an assessment program to fund fire protection services and facilities; roadway maintenance, improvements, associated services and facilities; neighborhood beautification; bicycle and pedestrian facilities, improvements and associated services; potable water services and facilities; sanitary wastewater services and facilities; solid waste disposal services and facilities; street lighting services and facilities; property nuisance abatement services and facilities; water and wastewater availability, maintenance services, facilities and programs; and stormwater management services, facilities, and programs within the County next year, the attached Appendix A provides a form of resolution and Appendix B provides a form of published notice relating to the use of the tax bill collection method.

Section 197.3632, Florida Statutes, requires that the County hold a public hearing and adopt a resolution of intent to use the uniform method of collection for any assessment program in the calendar year prior to any such collection. The resolution, which does not obligate the County to use the method or impose a tax assessment, must be adopted by January 1 and sent to the Citrus County Tax Collector, the Citrus County Property Appraiser and the Florida Department of Revenue by January 10. If the County Property Appraiser and the County Tax Collector agree, adoption of the resolution can occur as late as March 1st. However, it is strongly recommended that the County adopt the resolution prior to January 1st, as the consent of the County Property Appraiser and the County Tax Collector is not required when the adoption occurs prior to January 1st.

Section 197.3632 also requires that notice of the public hearing to adopt the resolution of intent be published in a newspaper of general circulation once a week for the four consecutive weeks immediately before the date of the hearing. A public hearing date for the resolution of intent adoption is requested to be scheduled at 2:00 p.m. on November 20, 2021.

To reiterate, this resolution is non-binding and the County may reduce the areas covered by any future assessments or decide not to go forward with the assessment program at a later date. By adopting the attached resolution, the County is simply reserving the right to use the tax bill collection method beginning in November of 2022.

Action Required: Set a Public Hearing on November 30, 2021 at 2:00 p.m. pursuant to Section 197.3632, Florida Statutes, for the purpose of hearing public comment on the utilization of the uniform method for the levy, collection and enforcement of non-ad valorem special assessments, throughout the unincorporated and all incorporated areas of the County for the cost of providing fire protection services and facilities; roadway maintenance, improvements, associated services and facilities; neighborhood beautification; bicycle and pedestrian facilities, improvements and associated services; potable water services and facilities; sanitary wastewater services and facilities; solid waste disposal services and facilities; street lighting services and facilities; property nuisance abatement services and facilities; water and wastewater availability, maintenance services, facilities and programs; and stormwater management services, facilities, and programs commencing with the Fiscal Year beginning on October 1, 2022.

Attachment: 1b Executive Summary with forms Rev 2021 (18458 : Notice of Intent to Use the Uniform Method of Collecting Non-Ad Valorem

Attachment: 1b Executive Summary with forms Rev 2021 (18458 : Notice of Intent to Use the Uniform Method of Collecting Non-Ad Valorem

APPENDIX A
FORM OF RESOLUTION

RESOLUTION NO. 2021- _____

A RESOLUTION OF CITRUS COUNTY, FLORIDA ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN CITRUS COUNTY, FLORIDA; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Citrus County, Florida (the "County") is contemplating the imposition or continued imposition of special assessments to fund fire protection services and facilities; roadway maintenance, improvements, associated services and facilities; neighborhood beautification; bicycle and pedestrian facilities, improvements and associated services; potable water services and facilities; sanitary wastewater services and facilities; solid waste disposal services and facilities; street lighting services and facilities; property nuisance abatement services and facilities; water and wastewater availability, maintenance services, facilities and programs; and stormwater management services, facilities, and programs, and

WHEREAS, the County intends to use the uniform method for collecting non-ad valorem assessments for the cost of providing fire protection services and facilities; roadway maintenance, improvements, associated services and facilities; neighborhood beautification; bicycle and pedestrian facilities, improvements and associated services; potable water services and facilities; sanitary wastewater services and facilities; solid waste disposal services and facilities; street lighting services and facilities; property nuisance abatement services and facilities; water and wastewater availability, maintenance services, facilities and programs; and stormwater management services, facilities, and programs to property within the County, including any incorporated areas, as authorized by section 197.3632, Florida Statutes, as amended, because this method will allow such assessments to be collected annually commencing in November 2022, in the same manner as provided for ad valorem taxes; and

WHEREAS, the County held a duly advertised public hearing prior to the adoption of this Resolution, proof of publication of such hearing being attached hereto as Exhibit A.

NOW, THEREFORE BE IT RESOLVED:

1. Commencing with the Fiscal Year beginning on October 1, 2022, and with the tax statement mailed for such Fiscal Year and continuing until discontinued by the County, the County intends to use the uniform method of collecting non-ad valorem assessments authorized in Section 197.3632, Florida Statutes, as amended, for collecting non-ad valorem assessments for the cost of providing fire protection services

and facilities; roadway maintenance, improvements, associated services and facilities; neighborhood beautification; bicycle and pedestrian facilities, improvements and associated services; potable water services and facilities; sanitary wastewater services and facilities; solid waste disposal services and facilities; street lighting services and facilities; property nuisance abatement services and facilities; water and wastewater availability, maintenance services, facilities and programs; and stormwater management services, facilities, and programs. Such non-ad valorem assessments shall be levied within the unincorporated and incorporated areas of the County. A legal description of such area subject to the assessments is attached hereto as Exhibit B and incorporated by reference.

2. The County hereby determines that the levy of the assessments is needed to fund the cost of providing fire protection services and facilities; roadway maintenance, improvements, associated services and facilities; neighborhood beautification; bicycle and pedestrian facilities, improvements and associated services; potable water services and facilities; sanitary wastewater services and facilities; solid waste disposal services and facilities; street lighting services and facilities; property nuisance abatement services and facilities; water and wastewater availability, maintenance services, facilities and programs; and stormwater management services, facilities, and programs throughout the County.

3. Upon adoption, the County Clerk is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Citrus County Tax Collector, and the Citrus County Property Appraiser by January 10, 2022.

4. This Resolution shall be effective upon adoption.

DULY ADOPTED this 30th day of November 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA

_____
ANGELA VICK, CLERK

BY: _____
_____, CHAIRMAN

APPROVED AS TO FORM
AND CORRECTNESS:

_____
DENISE A. DYMOND LYN,
COUNTY ATTORNEY

Attachment: 1b Executive Summary with forms Rev 2021 (18458 : Notice of Intent to Use the Uniform Method of Collecting Non-Ad Valorem

EXHIBIT A

PROOF OF PUBLICATION

[INSERT PROOF OF PUBLICATION]

Attachment: 1b Executive Summary with forms Rev 2021 (18458 : Notice of Intent to Use the Uniform Method of Collecting Non-Ad Valorem

EXHIBIT B

LEGAL DESCRIPTION

The unincorporated and all incorporated areas of Citrus County as set forth in Section 7.09, Florida Statutes, which provides as follows: Beginning at a point in the thread or center of the Withlacoochee River on the section line dividing sections twelve and thirteen, township twenty-one south, range twenty east; thence on said line west to the southwest corner of section nine, township twenty-one south, range nineteen east; thence north on said section line to township line dividing townships twenty and twenty-one south; thence west on said township line to the Gulf of Mexico; thence north along said gulf, including all islands along said gulf coast, and including the waters of said gulf within the jurisdiction of the State of Florida, to the most southern outlet of the Withlacoochee River at its mouth, leaving out all the islands in the mouth of said river; thence easterly along the thread of said river to the point of beginning, including all the lands and islands which said river line may enclose.

Attachment: 1b Executive Summary with forms Rev 2021 (18458 : Notice of Intent to Use the Uniform Method of Collecting Non-Ad Valorem

APPENDIX B
FORM OF PUBLISHED NOTICE

NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS

Citrus County, Florida (the "County") hereby provides notice, pursuant to Section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments throughout the unincorporated and all incorporated areas of the County, for the cost of providing fire protection services and facilities; roadway maintenance, improvements, associated services and facilities; neighborhood beautification; bicycle and pedestrian facilities, improvements and associated services; potable water services and facilities; sanitary wastewater services and facilities; solid waste disposal services and facilities; street lighting services and facilities; property nuisance abatement services and facilities; water and wastewater availability, maintenance services, facilities and programs; and stormwater management services, facilities, and programs commencing with the Fiscal Year beginning on October 1, 2022. The County will consider the adoption of a resolution electing to use the uniform method of collecting such assessments authorized by Section 197.3632, Florida Statutes, at a public hearing to be held at 2:00 p.m. on November 30, 2021 in the Citrus County Courthouse, 110 N. Apopka Avenue, Inverness, Florida. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the legal description of the real property subject to the levy, are on file at the Office of the County Administrator located at 3600 W. Sovereign Path, Suite 267, Lecanto, Florida. All interested persons are invited to attend.

In the event any person decides to appeal any decision by the County with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. 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. If you need a Spanish Translator, please make arrangements with the County by telephone within two days of the publication notice at 352-527-5370. Si necesita un traductor de español por favor haga arreglos con el Condado dentro de los dos días de la notificación de la publicación a 352-527-5370.

DATED this 26th day of October 2021.

By Order of:
CITRUS COUNTY, FLORIDA

Publish in a newspaper of general circulation during the weeks of:

November 02, 2021
November 09, 2021
November 16, 2021
November 23, 2021

Attachment: 1b Executive Summary with forms Rev 2021 (18458 : Notice of Intent to Use the Uniform Method of Collecting Non-Ad Valorem

AGENDA MEMORANDUM

FROM:	Mariselle Rodriguez, Community Services Director
SUBJECT:	Proclamation: Veterans Appreciation Week and Veterans Day
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

The Board of County Commissioners proclaim the week of November 8 through November 14, 2021 as “Veterans Appreciation Week” and November 11, 2021 as “Veterans Day” in Citrus County, Florida.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and authorize the Board to execute a Proclamation declaring the week of November 8 through November 14, 2021 as “Veterans Appreciation Week” in Citrus County, Florida and November 11, 2021 be designated as “Veterans Day” in Citrus County, Florida.

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA
PROCLAMATION
2021 VETERANS APPRECIATION WEEK AND VETERANS DAY

WHEREAS, this year's theme for Veterans Appreciation week is "Honoring National Guardsman and Reserves"

WHEREAS, Since the nation's founding courageous citizen Soldiers and Airman of the National Guard, and the Soldiers, Sailors, Airman, Marines and Coast Guardsman of the Reserve have served and defended our country, protected our citizens, and upheld the principles set forth in our Constitution.

WHEREAS, National Guard and Reserve veterans have been essential to safety and security of our great Nation and stood ready to serve at home or abroad at a moment's notice.

WHEREAS, We owe a debt of gratitude to our National Guard and Reserve veterans for the unique challenges they faced in defense of this great nation.

This year "Veterans Appreciation Weeks" has been set aside to honor our National Guardsman and Reserves.

NOW, THEREFORE, The Board of County Commissioners does hereby proclaim the week of 8 November – November 14, 2021, as "Veterans Appreciation Week" in Citrus County, Florida, and that November 11, 2021, be designated as "Veterans Day" in Citrus County, Florida.

EXECUTED this 9th day of November 2021

_____
Chairman Scott Carnahan

_____ _____
Ronald E. Kitchen Jr. **Ruthie Davis Schlabach**

_____ _____
Jeff Kinnard D.C **Holly L. Davis**

Attachment: 2021 Proclamtion Oct Vets Appreciation Wk and Day (18439 : Proclamation: Veterans

AGENDA MEMORANDUM

FROM:	Ken Cheek, Director, Water Resources Department
SUBJECT:	EPA WaterSense® 2021 Sustained Excellence Award
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

The U.S. Environmental Protection Agency (EPA) recognized Citrus County Utilities with a third WaterSense Sustained Excellence Award for its dedication to helping consumers save water and promoting WaterSense and water efficiency throughout 2020. This marks the 6th consecutive year the County has been recognized for its efforts. Veronica Blette, EPA WaterSense Branch Chief, is joining the meeting remotely to present the award.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

No Budget Impact

RECOMMENDED ACTION:

Receive presentation and acknowledge receipt of the EPA WaterSense® 2021 Sustained Excellence Award.

AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	Proclamation Children's Grief Awareness Day
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Friends of Citrus requests the Board to proclaim November 18, 2021 as Children's Grief Awareness Day in Citrus County Florida.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and authorize the Board to proclaim November 18, 2021 as Children's Grief Awareness Day in Citrus County, Florida.

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA
P R O C L A M A T I O N
CHILDREN'S GRIEF AWARENESS DAY

WHEREAS, children who have experienced the death of a loved one, especially a close family member, carry the loss within them forever, and it sometimes causes confusion in their minds of youngsters as they struggle to understand why their loved one was taken away; and

WHEREAS, the great majority of grieving children feel alone, not understood, and fearful, on top of their feelings of grief, leading in many cases to an inability to manage or even face their grief; and

WHEREAS, many adults and other children erroneously believe that grieving children are resilient enough that they "just get over" their grief, so much so that children have often been called "forgotten mourners"; and

WHEREAS, Children's Grief Awareness Month hopes to raise awareness of the painful impact the death of a loved one has on the life of a child, and to provide ways for caring adults and young people to let grieving children know that they are not forgotten in the midst of their grief; and

WHEREAS, Children's Grief Awareness Month is observed each year on the Thursday before Thanksgiving, immediately preceding the winter holidays, which can be a particularly difficult time for grieving children; and this year, on November 18, thousands of children, and adults from all walks of life from across the United States will join together to show their support for grieving children by participating in Children's Grief Awareness Day.

NOW, THEREFORE, the Board of County Commissioners of Citrus County, Florida does hereby proclaim November 18, 2021, as "Children's Grief Awareness Day" and encourages citizens to increase their understanding and awareness of children who have experienced the loss of a loved one.

EXECUTED this 26th day of October 2021

_____
Chairman Scott Carnahan

_____ _____
Ronald E. Kitchen Jr. **Ruthie Davis Schlabach**

_____ _____
Jeff Kinnard D.C. **Holly L. Davis**

Attachment: 10-26-21 Proc Children's Grief Awareness Month (18530 : Proclamation Children's Grief

AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	Proclamation Children's Grief Awareness Day
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Nature Coast requests the Board to proclaim November 18, 2021 as Children's Grief Awareness Day in Citrus County Florida.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and authorize the Board to proclaim November 18, 2021 as Children's Grief Awareness Day in Citrus County, Florida.

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA
P R O C L A M A T I O N
CHILDREN'S GRIEF AWARENESS DAY

WHEREAS, children who have experienced the death of a loved one, especially a close family member, carry the loss within them forever, and it sometimes causes confusion in their minds of youngsters as they struggle to understand why their loved one was taken away; and

WHEREAS, the great majority of grieving children feel alone, not understood, and fearful, on top of their feelings of grief, leading in many cases to an inability to manage or even face their grief; and

WHEREAS, many adults and other children erroneously believe that grieving children are resilient enough that they "just get over" their grief, so much so that children have often been called "forgotten mourners"; and

WHEREAS, Children's Grief Awareness Month hopes to raise awareness of the painful impact the death of a loved one has on the life of a child, and to provide ways for caring adults and young people to let grieving children know that they are not forgotten in the midst of their grief; and

WHEREAS, Children's Grief Awareness Month is observed each year on the Thursday before Thanksgiving, immediately preceding the winter holidays, which can be a particularly difficult time for grieving children; and this year, on November 18, thousands of children, and adults from all walks of life from across the United States will join together to show their support for grieving children by participating in Children's Grief Awareness Day.

NOW, THEREFORE, the Board of County Commissioners of Citrus County, Florida does hereby proclaim November 18, 2021, as "Children's Grief Awareness Day" and encourages citizens to increase their understanding and awareness of children who have experienced the loss of a loved one.

EXECUTED this 26th day of October 2021

_____
Chairman Scott Carnahan

_____ _____
Ronald E. Kitchen Jr. **Ruthie Davis Schlabach**

_____ _____
Jeff Kinnard D.C. **Holly L. Davis**

Attachment: 10-26-21 Proc Children's Grief Awareness Month (18531 : Proclamation Children's Grief

AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	Proclamation - National American Indian Heritage Month
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

The National Society Daughters of the American Revolution, American Indian Committee has requested a proclamation for the National American Indian Heritage Month in Citrus County, Florida.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and authorize the Board to proclaim the Month of November 2021 as National American Indian Heritage Month in Citrus County Florida.

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA
P R O C L A M A T I O N
NATIONAL AMERICAN INDIAN HERITAGE MONTH

WHEREAS, the history and culture of our great nation have been significantly influenced by American Indians and indigenous peoples; and

WHEREAS, the contributions of American Indians have enhanced the freedom, prosperity, and greatness of America today; and

WHEREAS, their customs and traditions are respected and celebrated as part of a rich legacy throughout the United States; and

WHEREAS, Native American Awareness Week began in 1976 and recognition was expanded by Congress and approved by President George Bush in August 1990, designating the month of November, as National American Indian Heritage Month; and

WHEREAS, in honor of National American Indian Heritage Month, community celebrations as well as numerous cultural, artistic, educational and historical activities have been planned.

NOW, THEREFORE, the Board of County Commissioners of Citrus County, Florida does hereby proclaim November 2021, as the National American Indian Heritage Month in Citrus County, Florida and urge all citizens to observe the month with appropriate programs, ceremonies and activities.

EXECUTED this 26th day of October 2021

_____
Chairman Scott Carnahan

_____ _____
Ronald E. Kitchen Jr. **Ruthie Davis Schlabach**

_____ _____
Jeff Kinnard D. C. **Holly L. Davis**

Attachment: 10-26-21 Proc National American Indian Heritage Month (18532 : Proclamation - National

ADDITIONAL INFORMATION
ITEM B-1 DATE 10/26/

FLORAL CITY HERITAGE COUNCIL, CCHS, INC

Floral City Heritage Hall Museum

8394 East Orange Ave

PO BOX 328, Floral City Florida 34436

Recurring expenses:

Floral City Heritage Council provides: Water, Electric, Phone, Wi-Fi, Security, Pest control, Cleaning, installation & maintenance for Flower Beds.

Citrus County provides: Electrical & plumbing work as needed, Inspects & services the AC units 2 times a year, Inspects & services the Fire extinguishers 1 time per year.

Floral City Heritage Council purchased New Air Conditioning Units for the front and back Galleries at a total cost of $3980 in 2019. Citrus County provided electrical wiring for new units installation, removed the old wall units and fixed exterior walls where units were removed.

FCHC members have worked since 2009 to create and improve the Museum at 8394 Orange Ave. We value the trust, respect and assistance we have enjoyed from the County while transitioning from Fire Station to an operating Museum. The council painted all interior walls and the floor of the front gallery. The council purchased or manufactured all shelving, display cases & counters. The interior mechanisms for overhead garage doors were removed. Eventually the doors were sealed, insulated, 3 M Film & decorative mullions were added to the windows to match the new double French door & covered porch Entry. White fence, flower beds, historical photos on tin are finishing touches to the curb appeal on Town Center Park & Orange Avenue.

The Building holds fabulous exhibits created by talented & dedicated Council members. Local artifacts are on display. The country store offers books about the area's history and architecture, shirts, hats, toys and many other interesting items. We always have brochures for the other councils and interesting destinations in Citrus County.

Leadership Citrus classes have been held in our museum. This building also houses the famous "Costume Closet" that provides costumes for Heritage Days and has contributed to other historic presentations and events around the county.

While the Museum was closed, and last year's Heritage Days was cancelled due to Covid, the FCHC ordered beautiful old fashioned street posts and signs for Orange Avenue. The council and Floral City Garden Club also purchased metal flowers/sculptures that have been painted and placed around town to put the "Floral" in Floral City.

The museum is now open on Saturdays 10 to 2.

Floral City will be the sight of the Alziemers Awareness Walk on Nov 13th. This event will include an architectural scavenger hunt, a walk along Historical Path, walking the Labyrinth and a walk along a portion of Florida's Black History Trail to the only 2 registered sites in Citrus County. Entry fee is $20, supports a good cause, teaches history and should be fun for all.

Heritage Days is scheduled for the first weekend in December 2021. This is a free event sponsored by the Council.

We invite you to visit us soon.

Terri Hartman

Chairperson FCHC

352 726 6644

Attachment: Additional Information for item B1 (18532 : Proclamation - National American Indian Heritage Month)

Our Museum



The refurbished interior of the old Fire Station in downtown Floral City has been the home of the Floral City Heritage Hall Museum since December 2009.

- Two spacious exhibition galleries
- Rotating exhibits
- History of the Avenue of Historic Oaks
- Cross section of 125 year old oak tree
- Historic photographs of Floral City (1880's)
- Library/ Media area
- Diorama of Floral City 100 years ago
- Viewing of Oral History interviews

...And Country Store



Take a step back in time and shop at the Country Store, located in the same building as the museum. Proceeds from the store help support the museum.

- Items relating directly to Floral City
- Historic Florida maps
- Educational books
- Reproductions of old postcards and photographs
- Olden day children's toys
- Tee shirts and tank tops
- Greeting cards and many unique items

Location

Floral City is located south of Inverness and north of Brooksville on US Hwy 41. We are in the new Town Center complex one block east of US Hwy 41, at 8394 E. Orange Ave. (Hwy 48)



Heritage Museum & "Country" Store Hours

Friday and Saturday 10am to 2pm

Special openings upon request using the contact information below:

Information

Mailing Address:
Floral City Heritage Council
PO Box 328
Floral City, FL 34436

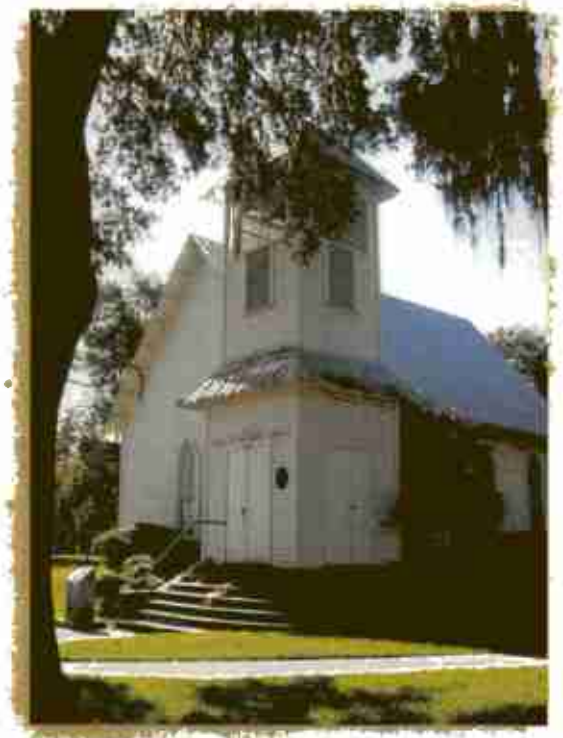
Phone:
(352) 860-0101

E-mail:
The-FCHC@hotmail.com

Web Site:
www.floralcityhc.org

FLORAL CITY

Preserving the real "OLD FLORIDA"



FLORAL CITY HERITAGE COUNCIL

Attachment: Additional Information for item B1 (18532 : Proclamation - National American Indian Heritage



ABOUT FLORAL CITY HERITAGE COUNCIL

The Floral City Heritage Council was established in September 1992. It is a local branch of the Citrus County Historical Society and promotes and supports the Society's mission "to preserve and further the knowledge of the history and pre-history of Citrus County, Florida and nearby areas."

The Council works with civic organizations and government to preserve the historic character of our small town, which has the only National Historic district in Citrus County. The Avenue of Historic Oaks forms the basis of the historic district.

Membership in the Council automatically enrolls the member in the Citrus County Historical Society. Members of the Council are kept informed of the activities of both the Council and the Historical Society through quarterly meetings.

We research and develop the history of the community, sharing this information with the public though our museum and country store in the center of town.

The Council sponsors and manages the annual "Floral City Heritage Days", featuring the "Blue Banner Tour of Historic Homes" and Florida folk life demonstrations.



Avenue of Historic Oaks

HERITAGE DAYS

Admission & Parking are FREE!

Since 1993 this annual educational event has been held the first weekend in December.

FRIDAY EVENING - Candles & Carols

The evening has all the ingredients of a wonderful old-time family gathering.

- Carolers & musicians serenade the visitors
- 1000 luminaries line the avenue
- Horse drawn wagon rides
- Decorated homes
- Giant Christmas Cards

Orange Ave/County Rd 48 is closed to vehicular traffic between Old Floral City Rd and Annie's Terrace from 5.30 p.m. - 9 p.m.



Old Commercial Hotel

Jont Knight House

SATURDAY - 10:00 a.m. - 4:00 p.m.

Folk Life/Living History Day

- Folk-life artisans and demonstrators recreate life in Florida a century ago
- Blue Ribbon Tour of Historic Homes (entry fee)
- Country foods
- Historical exhibits
- Outstanding acoustic music
- Heritage Book Sale
- Heritage Museum & Country Store open all day

A BRIEF HISTORY OF FLORAL CITY



Archaeological evidence indicates that Native Americans lived in west central Florida for at least 10,000 years before Spanish Conquistadors arrived in 1529. Seminole Indians moved into the area in the 1760s and were later followed by American pioneers who settled in the Floral City area in 1831.

The town of Floral City was officially platted in 1883 and within a year, the famous "Avenue of Oaks" was planted and many homes and businesses were built. In 1893 the railroad was built through Citrus County to connect Tampa Bay with commercial interests in the northern states and it passed very near Floral City. The town center was moved a half mile to the west to be next to the railroad.



The winter of 1894-1895 brought a hard freeze to the area which essentially destroyed the citrus industry. This was devastating to the local economy, but a new phosphate industry was established. About a dozen open-pit phosphate mines were developed around Floral City, the population soared to more than 10,000 people. The phosphate was exported to Europe, for use in the production of fertilizers and munitions. The outbreak of World War I in 1914 suddenly ended the phosphate industry and Floral City's population collapsed.

Floral City has changed little since the early 20th century and today, the community still retains the feel of a quiet, laid-back, sleepy, little southern town full of charm and hospitality. Walking beneath the stately live oaks festooned with Spanish moss, past the graceful old homes along Orange Avenue, will quickly transport you back to a very appealing bygone era.

Attachment: Additional Information for item B1 (18532 : Proclamation - National American Indian Heritage

AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	Proclamation - Bishop Dr. Douglas Alexander Sr. and Lady "T" Alexander Day
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Recognize October 26, 2021 as Bishop Dr. Douglas Alexander Sr., and Lady "T" Alexander Day in Citrus County, Florida.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and authorize the Board to recognize October 26, 2021 as Bishop Dr. Douglas Alexander Sr., and Lady "T" Alexander Day in Citrus County, Florida.

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA

P R O C L A M A T I O N

BISHOP DR. DOUGLAS ALEXANDER SR. & LADY "T" ALEXANDER DAY

WHEREAS, Dr. Douglas and Lady "T" Alexander have been in ministry for over 38 years and founded The New Church Without Walls International and Doug Alexander Ministries in January 2001. The New Church Without Walls has made a great impact on lives that have been changed in Citrus County the USA and Globally; and

WHEREAS, The New Church Without Walls has served over 34 million pounds of food and vegetables to tens of thousands of people over the years; and

WHEREAS, the Alexanders have served this community by being actively involved in many civic organizations, and are now celebrating 20 years as Senior Pastors and Founders of the New Church Without Walls International; and

WHEREAS, the Alexanders have recently had a park in Hernando renamed in their honor to "The Alexander Family Park in Hernando"; and

WHEREAS, Bishop Alexander was named 2016 Citrus County Citizen of the Year; was named Best of the Best Pastor/Clergy for 2020 and 2021; Lady "T" was named Altrusa Woman of the Year Citrus County 2021; Bishop Alexander was recently nominated into Florida Veterans Hall of Fame.

NOW, THEREFORE, the Board of County Commissioners of Citrus County, Florida does hereby recognize October 26, 2021, as "Bishop Dr. Douglas Alexander Sr., and Lady "T" Alexander Day" in Citrus County, Florida and we call this observance to the attention of all our citizens

EXECUTED this 26th day of October 2021

_____
Chairman Scott Carnahan

_____	_____
Ronald E. Kitchen Jr.	**Ruthie Davis Schlabach**
_____	_____
Jeff Kinnard D. C.	**Holly L. Davis**

Attachment: 10-26-21 Proc Bishop Dr. Douglas Alexander Sr. and Lady T Alexander Day (18541 :

AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	Proclamation - First Responders
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Proclamation to acknowledge First Responders in Citrus County, Florida.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and authorize the Board to Acknowledge the First Responders of Citrus County, Florida.

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA
P R O C L A M A T I O N
FIRST RESPONDERS IN CITRUS COUNTY

WHEREAS, being essential to every American community, Citrus County First Responders are committed to the preservation of Life, property, and safeguarding the well-being of all citizens regardless of status or station in the community; and

WHEREAS, Citrus law enforcement officers are daily faced with challenges and critical decisions necessary to enforce the laws of the County and State in a fair and impartial manner regardless of ominous threats and with due respect to the fundamental rights of individuals; and

WHEREAS, Citrus emergency medical technicians confronted with life-threatening conditions and exposures relentlessly provide compassionate and timely critical assistance to those in need; and

WHEREAS, Citrus firefighters undertake rapid and effective control of threats to life and limb resulting from dangerous dwelling fires, hazardous materials, and acts of nature which threaten the well-being of many.

NOW, THEREFORE, the Board of County Commissioners of Citrus County, Florida does hereby acknowledge our Citrus County First Responders in view of their exemplary courage, compassion, and commitment.

EXECUTED this 26th day of October 2021

_____
Chairman Scott Carnahan

_____
Ronald E. Kitchen Jr.

_____
Ruthie Davis Schlabach

_____
Jeff Kinnard D. C.

_____
Holly L. Davis

Attachment: 10-26-21 Proc First Responders (18534 : Proclamation - First Responders)

D

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Please Print

Date: 10/26/21

Name: NATURE COAST Assoc. Homes Coop
HARVEY GEORGE, Pres

Address: 5362 W Yeoman Drive
Beverly Hills FL 34465

Telephone #: 422-2790 422-2790

Item to be Addressed: Swimming Pool pw Water

Communication: Public Speaker Forms for item D (Open to

D
L2
Q

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Please Print

Date: 10/26/21

Name: CECELIA TREAT

Address: 21 N SPANGLER LOOP
CR, FL. 34429 OCELLO

Telephone #: 352-613-2756

Item to be Addressed: PIRATE'S COVE
BOAT LAUNCH FEES
BRAZILIAN PEPPERS

Communication: Public Speaker Forms for item D (Open to

D

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Please Print

Date: 26 Oct 2021

Name: Mary Cooper

Address: 6885 N. Beechnut Loop
Hernando

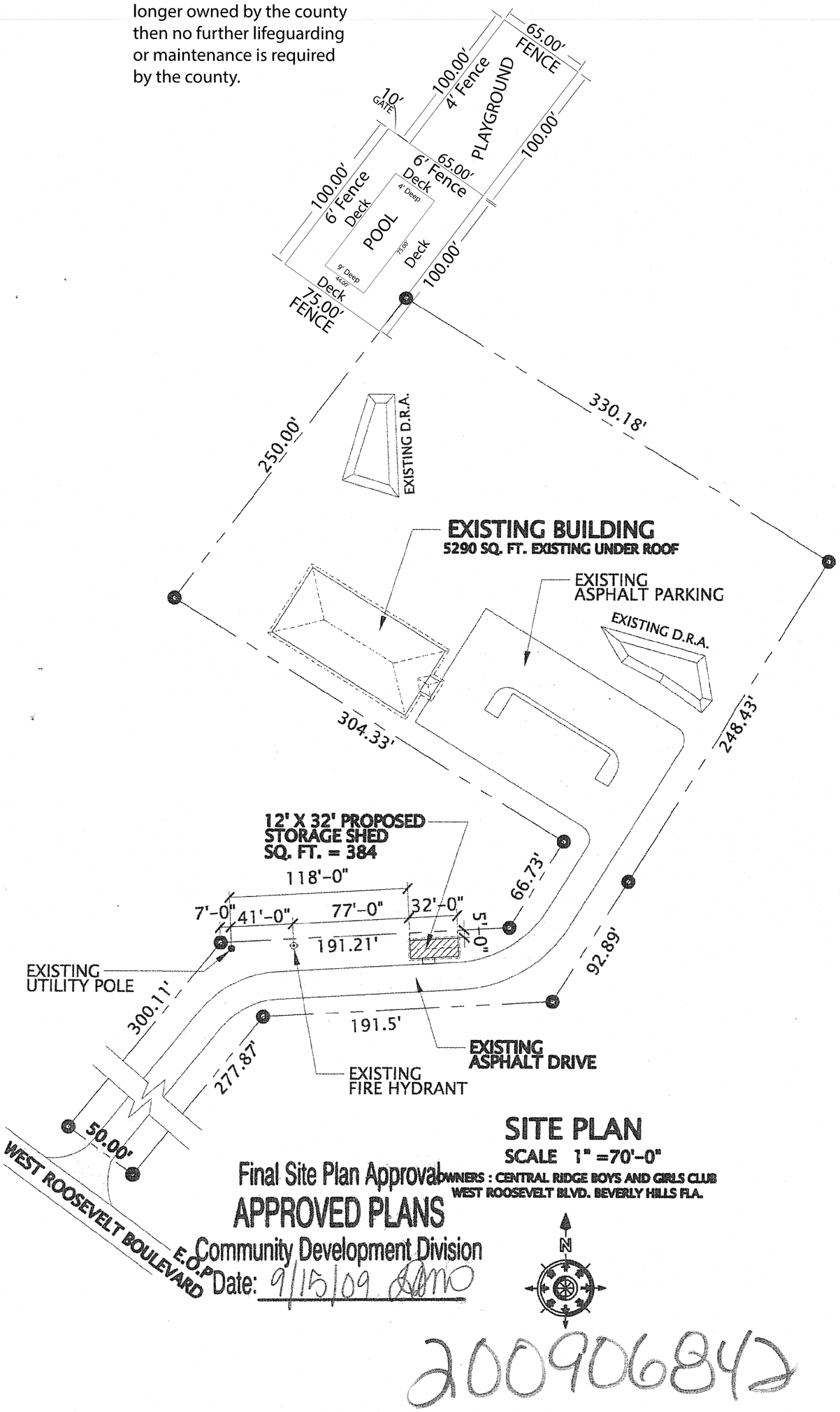
Telephone #: 464-3293

Item to be Addressed: Tax increase

Communication: Public Speaker Forms for item D (Open to the

D- Harvey Gerber

July 16, 2020
Note: Once the land is no longer owned by the county then no further lifeguarding or maintenance is required by the county.



200906842

AGENDA MEMORANDUM

FROM:	Colleen Scott, Management & Budget Director
SUBJECT:	ITB 018-17 Amendment No. 2; Suncoast Parkway II Watermain Ext Project; Royal American Construction
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

February 13, 2018, Board approved an Agreement with Royal American Construction Company, Inc. for the ITB 018-17 Suncoast Parkway II Watermain Extension and Force Main Construction Project.

Contractor is requesting an additional 60 days, due to various causes that have occurred over the course of the project including significant weather events and material delivery delays in order to complete the project.

Staff and Engineer of Record are both in general concurrence and request to extend the time for the Contractor to achieve substantial completion by October 28, 2021 and Final Completion by November 12, 2021.

No cost increase associated with this Amendment.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute the Amendment No. 2 to the Agreement between Citrus County, Florida and Royal American Construction Company, Inc., to extend the Agreement for 60 days to allow for the Contractor to achieve substantial completion by October 28, 2021, and final completion by November 12, 2021.

ROYAL AMERICAN MANAGEMENT, INC.
ROYAL AMERICAN DEVELOPMENT, INC.
ROYAL AMERICAN CONSTRUCTION CO., INC.

September 13, 2021

Mr. Mitchell Chauncey
Engineer of Record
Pigeon-Ardurra LLC
925 SE 17th St, Suite A
Ocala, FL 352-861-7799

RE: Project Time Extension

Mr. Chauncey,

Royal American Construction (RAC) is requesting a time extension for the Suncoast Ph 2 Project. There have been several issues that have come about throughout the project that have pushed the timeframe to extend beyond the original contract terms. RAC, EOR, and CCUD have discussed these delays at several progress meetings.

There were delays to RAC from the Turnpike contractor due to work zones not available as per schedule or areas that RAC has had to rework because of their destruction of installed product. The destruction of our installed valves, arv's, and sample locations has been a major problem lately. RAC has had to fix several installed items multiple times.

Delays from weather and epidemics have had a major impact on our completion time. This project has been subject to multiple hurricanes and Covid-19. Not to mention, the normal yearly rain events. These issues have cost RAC time due to loss of manpower and delays in material deliveries.

Unfortunately, as of this date, we are unsure of the final loss of time due to other contractors, weather, and Covid-19. RAC is currently requesting 60 days to be added to our contract.

Respectfully,

Royal American Construction Co., Inc

Steven M Summerbell
Vice President

Attachment: ITB 018-17 AGENDA 10-26-21 (18474 : ITB 018-17 Amendment No. 2; Suncoast Parkway II Watermain Ext Project; Royal American

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
UTILITY PLANNING & ENGINEERING
3600 W. Sovereign Path, Suite 291
Lecanto, Florida 34461
Telephone: (352) 527-7646 Fax: (352) 527-7644
Citrus Springs/Dunnellon/Inglis/Yankeetown area - Toll Free (352) 489-2120
TTY Telephone: (352) 527-5312
www.citrusbocc.com

AMENDED NOTICE TO PROCEED

TO: Royal American Construction Company, Inc.
1002 W 23rd St., Ste 400
Panama City, FL 32405

DATE: September 15, 2021

PROJECT: ***SUNCOAST PARKWAY II WATER MAIN EXTENSION U2016-01***
Purchase Order No. 79170 Project ITB#018-17

Royal American Construction Company, Inc. is requesting an additional 60 days be added to the project due to various causes that have occurred over the course of the three-year project duration including weather events of multiple hurricanes and normal seasonal rains as well as COVID-19 effecting material delivery delays and manpower shortages. Additionally, there has been locations of rework required due to damage to installed above-ground components from others on the construction site. Pursuant to Article 10.0 of the Agreement, Royal American Construction Company, Inc. is hereby notified to continue with the work that commenced on **March 22, 2018** and to achieve Substantial Completion on or before **October 28, 2021** and Final Completion on or before **November 12, 2021**.

OWNER: Citrus County Board of County Commissioners
Water Resources Department

BY: Christina Malmberg

Christina Malmberg, P.E, Utility Planning and Engineering Director,
Department of Water Resources

ACCEPTANCE NOTICE:

Receipt of the above NOTICE TO PROCEED is hereby acknowledged by:

BY:

Steve Summerbell, Vice-President
Royal American Construction Company, Inc.

Attachment: ITB 018-17 AGENDA 10-26-21 (18474 : ITB 018-17 Amendment No. 2; Suncoast Parkway II Watermain Ext Project; Royal American

ROYA-11 OP ID: TB

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 09/15/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 850-770-7042
Peoples First Insurance Services, LLC
1002 W. 23rd. St., SU 130
Panama City, FL 32405
Tonya Rene Burch

CONTACT NAME: Tonya Burch
PHONE (A/C, No, Ext): 850-770-7042 FAX (A/C, No):
E-MAIL ADDRESS: tonya.burch@pfinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Pennsylvania Manufacturer Asso	12262
INSURER B : GuideOne National Insurance Co	14167
INSURER C : The Travelers	27998
INSURER D : Allied World National	10690
INSURER E : Markel American Co.	
INSURER F :	

INSURED
Royal American Construction Company, Inc.
Royal American Development Inc.
1022 W 23rd Street 3rd Fllor
Panama City, FL 32405

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X	X	563000343-00	04/01/2021	04/01/2022	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
B	Ded $5,000						MED EXP (Any one person)	$ EXCLUDED
	X Pollution			ENV562000434-03	09/09/2021	09/09/2022	PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER							$
A	AUTOMOBILE LIABILITY							
	X ANY AUTO						COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	OWNED AUTOS ONLY / SCHEDULED AUTOS	X	X	152100 1312800	04/01/2021	04/01/2022	BODILY INJURY (Per person)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
D	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 5,000,000
	X EXCESS LIAB CLAIMS-MADE	X	X	MKLV2EUE101100	04/01/2021	04/01/2022	AGGREGATE	$
	X DED RETENTION $ 0						$5m Lead	$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A	N/A	X	202175 0398495	01/01/2021	01/01/2022	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Equipment Floater			QT-660-7998B744-TIL-21	04/01/2021	04/01/2021	Leased eq	310,275
E	$5M XS umbrella			MKLV2EUE101100	04/01/2021	04/01/2022		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Construction Company

CERTIFICATE HOLDER

Citrus County Florida
3600 W Sovereign Path
Lecanto, FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Tonya Burch

ACORD 25 (2016/03)

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Attachment: ITB 018-17 AGENDA 10-26-21 (18474 : ITB 018-17 Amendment No. 2; Suncoast Parkway II Watermain Ext Project; Royal American

Pennsylvania Manufacturers' Association Insurance Company

A.M. Best #: 000760 **NAIC #: 12262** **FEIN #: 231642962**

Mailing Address
P.O. Box 3031
Blue Bell, PA 19422-0754
United States

Web: www.pmacompanies.com
Phone: 610-397-5000
Fax: 610-397-5393
View Additional Address Information



Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.

View additional news, reports and products for this company.

Based on A.M. Best's analysis, 058439 - Old Republic International Corporation is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength Rating View Definition

Rating:	A (Excellent)
Affiliation Code:	p (Pooled)
Financial Size Category:	X ($500 Million to $750 Million)
Outlook:	Stable
Action:	Affirmed
Effective Date:	April 25, 2018
Initial Rating Date:	June 30, 1922

Long-Term Issuer Credit Rating View Definition

Long-Term:	a
Outlook:	Stable
Action:	Affirmed
Effective Date:	April 25, 2018
Initial Rating Date:	April 17, 2006

United Specialty Insurance Company

A.M. Best #: 013105 **NAIC #: 12537** **FEIN #: 203145738**

Attachment: ITB 018-17 AGENDA 10-26-21 (18474 : ITB 018-17 Amendment No. 2; Suncoast Parkway II Watermain Ext Project; Royal American

Attachment: ITB 018-17 AGENDA 10-26-21 (18474 : ITB 018-17 Amendment No. 2; Suncoast Parkway II Watermain Ext Project; Royal American

Mailing Address
P.O. Box 24622
Fort Worth, TX 76124
United States

Web: www.statenational.com
Phone: 817-265-2000
Fax: 877-329-8598
View Additional Address Information

Financial Strength Rating
BEST
A Excellent
Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.

View additional news, reports and products for this company.

Based on A.M. Best's analysis, 058405 - Markel Corporation is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings
Financial Strength Rating View Definition

Rating:	A (Excellent)
Affiliation Code:	p (Pooled)
Financial Size Category:	IX ($250 Million to $500 Million)
Outlook:	Stable
Action:	Affirmed
Effective Date:	September 22, 2017
Initial Rating Date:	May 17, 2006

Long-Term Issuer Credit Rating View Definition

Long-Term:	a
Outlook:	Positive
Action:	Affirmed
Effective Date:	September 22, 2017
Initial Rating Date:	June 20, 2007

The Travelers Home and Marine Insurance Company

A.M. Best #: 011302 **NAIC #: 27998** **FEIN #: 351838079**

Domiciliary Address
One Tower Square
Hartford, CT 06183
United States

Web: www.travelers.com
Phone: 860-277-0111

Fax: 860-277-7002



Assigned to insurance companies that have, in our opinion, a superior ability to meet their ongoing insurance obligations.

View additional news, reports and products for this company.

Based on A.M. Best's analysis, 058470 - The Travelers Companies, Inc. is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength Rating View Definition

Rating:	A++ (Superior)
Affiliation Code:	g (Group)
Financial Size Category:	XV ($2 Billion or greater)
Outlook:	Stable
Action:	Affirmed
Effective Date:	October 05, 2017
Initial Rating Date:	July 06, 1993

Long-Term Issuer Credit Rating View Definition

Long-Term:	aa+
Outlook:	Stable
Action:	Affirmed
Effective Date:	October 05, 2017
Initial Rating Date:	April 18, 2005

u Denotes Under Review Best's Rating

GuideOne National Insurance Company

A.M. Best #: 014334 **NAIC #: 14167** **FEIN #: 900773265**

Domiciliary Address
1111 Ashworth Road
West Des Moines, IA 50265-3538
United States

Web: www.guideone.com
Phone: 515-267-5000



Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.

View additional news, reports and products for this company.

Attachment: ITB 018-17 AGENDA 10-26-21 (18474 : ITB 018-17 Amendment No. 2; Suncoast Parkway II Watermain Ext Project; Royal American

Based on A.M. Best's analysis, 002404 - GuideOne Mutual Insurance Company is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength Rating View Definition

Rating:	A- (Excellent)
Affiliation Code:	r (Reinsured)
Financial Size Category:	IX ($250 Million to $500 Million)
Outlook:	Negative
Action:	Downgraded
Effective Date:	December 07, 2017
Initial Rating Date:	July 16, 2012

Long-Term Issuer Credit Rating View Definition

Long-Term:	a-
Outlook:	Negative
Action:	Downgraded
Effective Date:	December 07, 2017
Initial Rating Date:	July 16, 2012

u Denotes Under Review Best's Rating

Markel American Insurance Company

A.M. Best #: 000602 **NAIC #: 28932** **FEIN #: 541398877**

Domiciliary Address
4521 Highwoods Parkway
Glen Allen, VA 23060-6148
United States

Web: www.markelcorp.com
Phone: 804-747-0136
Fax: 804-527-7905



Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.

View additional news, reports and products for this company.

Based on A.M. Best's analysis, 058405 - Markel Corporation is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Attachment: ITB 018-17 AGENDA 10-26-21 (18474 : ITB 018-17 Amendment No. 2; Suncoast Parkway II Watermain Ext Project; Royal American

Financial Strength Rating View Definition

Rating:	A (Excellent)
Affiliation Code:	g (Group)
Financial Size Category:	XV ($2 Billion or greater)
Outlook:	Stable
Action:	Affirmed
Effective Date:	December 20, 2017
Initial Rating Date:	July 06, 1992

Long-Term Issuer Credit Rating View Definition

Long-Term:	a+
Outlook:	Stable
Action:	Affirmed
Effective Date:	December 20, 2017
Initial Rating Date:	June 29, 2005

u Denotes Under Review Best's Rating

Attachment: ITB 018-17 AGENDA 10-26-21 (18474 : ITB 018-17 Amendment No. 2; Suncoast Parkway II Watermain Ext Project; Royal American

Amendment No. 2 to Agreement

ITB 018-17
Suncoast Parkway II Water and Sewer Utility Improvements Construction Project

THIS AMENDMENT is made and entered into by and between Royal American Construction Company, Inc., a corporation organized and existing under the laws of the State of Florida (hereinafter referred to as "Contractor") and Citrus County, Florida, a political subdivision of the State of Florida (hereinafter referred to as "County").

WHEREAS, On February 13, 2018, County and Contractor entered into an Agreement for the construction of the Suncoast Parkway II Water and Sewer Utility Improvements Project. Contractor was to reach Substantial Completion of the project within an allocated period of five hundred and ten (510) total work days and Final Completion within thirty (30) calendar days after Substantial completion in compliance with the estimated work days in the Utility Work Schedule. The total calendar duration of all allocated workdays was not to exceed 540 workdays. The project will be in effect for up to five (5) years or less depending on the FDOT roadway construction schedule; and

WHEREAS, County and Contractor entered into Amendment No. 1 to the Agreement to allow the Contractor to be paid for the American Iron and Steel (AIS) materials delivered to project site and inspected and inventoried by County and Engineer of Record, and to modify various provisions of the Agreement; and

WHEREAS, County and Contractor desire to amend the Agreement due to various causes that have occurred over the course of the project including significant weather events and material delivery delays to extend the time for Contractor to achieve substantial completion by October 28, 2021 and Final Completion by November 12, 2021;and

NOW THEREFORE, in consideration of the original Agreement and the foregoing recitals, County and the Contractor agree as follows:

1. The above Recitals are true and correct and are hereby incorporated into this paragraph.

2. County and Contractor hereby amend the Agreement to extend the time for Contractor to achieve substantial completion by October 28, 2021 and final completion by November 12, 2021

3. County and Contractor, agree that all other terms, conditions and pricing of the Agreement are hereby ratified and confirmed and shall continue in full force and effect except as amended herein.

Attachment: ITB 018-17 AGENDA 10-26-21 (18474 : ITB 018-17 Amendment No. 2; Suncoast Parkway II Watermain Ext Project; Royal American

IN WITNESS WHEREOF, this Amendment No. 2 to Agreement is accepted by the parties as of the date noted below.

ROYAL AMERICAN CONSTRUCTION COMPANY, INC.

Signature of Witness (1)

Misty Kent
Printed Name of Witness (1)

Signature of Witness (2)

Printed Name of Witness (2)

BY: _____
JOEY CHAPMAN, PRESIDENT

STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 28th day of September, 2021, by Joey Chapman as President who is ☑ personally known to me or ☐ who produced _____ as identification.

Witness my hand and official seal this 28th day of September, 2021.

NOTARY PUBLIC Signature
Printed Name: Misty L Kent
Commission No.: GG154333
Expiration Date: 11/3/21

SEAL

MISTY L KENT
MY COMMISSION # GG 154333
EXPIRES: November 3, 2021
Bonded Thru Notary Public Underwriters

Official use only

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

_____
ANGELA VICK, CLERK

BY: _____
SCOTT CARNAHAN, CHAIRMAN

DATE: _____

Attachment: ITB 018-17 AGENDA 10-26-21 (18474 : ITB 018-17 Amendment No. 2; Suncoast Parkway II Watermain Ext Project; Royal American

AGENDA MEMORANDUM

FROM:	Colleen Scott, Management & Budget Director
SUBJECT:	RFP 19-059 Amendment No. 3; Real Estate Brokerage Services; One Real Estate, Inc.
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

On November 5, 2019, Board awarded RFP 19-059 Real Estate Brokerage Services to One Real Estate, Inc., dba Re/Max Realty One to provide licensed Real Estate Broker(s) services for the sale of selected surplus properties owned by the County on an "as needed" basis in which only one proposal was submitted to County.

Staff desires to amend the agreement with One Real Estate, Inc. dba Re/Max Realty One to extend the duration of the Agreement to November 4, 2022.

No cost increase associated with this Amendment.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute the Amendment No. 3 to the Agreement between Citrus County, Florida and One Real Estate, Inc. dba Re/Max Realty One to extend the duration of the Agreement until November 4, 2022.

Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
LAND SECTION
3600 W. Sovereign Path, Suite 205
Lecanto, Florida 34461

Telephone: (352) 527-5458 Fax: (352) 527-5459
Citrus Springs/Dunnellon/Inglis/Yankeetown area - Toll Free (352) 489-2120
TTY Telephone: (352) 527-0825 or (352) 527-5312

MEMORANDUM

TO: Linda Morse, Purchasing & Contracts Manager, OMB

THROUGH: Randall Olney, P.E. Public Works Director RSO
Brian C. Kauffman, P.E., Engineering Director BCK 9/8

FROM: Susan M. Boelk, Land Section Manager, Engineering, DPW

DATE: September 8, 2021

SUBJECT: RFP #19-059 Professional Real Estate Broker Services

Kevin Cunningham of Re/Max Realty One was awarded RFP #19-059 Professional Real Estate Broker Services on November 5, 2019. Per the agreement the term was for a period of (1) one year from date of execution with an option to renew for (3) three additional (1) year periods.

On October 27, 2020, the BOCC elected to exercise the renewal option for the first additional one-year period with a term of November 5, 2020, to November 4, 2021.

At this time, we would like to exercise this option again and renew RFP #19-059 for the second additional one-year period. The term would be November 5, 2021, to November 4, 2022, with the option to renew for (1) additional one-year period.

Should you need additional information please contact me at extension 5460.

Thank you.

Attachment: RFP 19-059 AGENDA 10-26-21 (18476 : RFP 19-059 Amendment No. 3; Real Estate Brokerage Services; One Real Estate, Inc.)

ONEREAL-01 JJENSEN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/23/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # L100460 Acentria Insurance - Inverness 117 N Seminole Ave Inverness, FL 34450	CONTACT NAME: PHONE (A/C, No, Ext): (352) 637-5191 FAX (A/C, No): (352) 637-2396 E-MAIL ADDRESS: jennifer.benefield@acentria.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Southern-Owners Insurance Company — 10190
INSURED One Real Estate Inc DBA Remax Realty One 1101 Highway 41 N Inverness, FL 34450	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X	X	78584676	9/2/2021	9/2/2022	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER: General Aggregate							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS	X	X	78584676	9/2/2021	9/2/2022	BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
							Hired & Nonown	$ 1,000,000
	UMBPELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
A	WOPKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N	N / A	X	78393378	1/1/2021	1/1/2022	E.L. EACH ACCIDENT	$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Citrus County, Florida Suite 266 3600 W Sovereign Path Lecanto, FL 34461	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Charles H. Lydd

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Attachment: RFP 19-059 AGENDA 10-26-21 (18476 : RFP 19-059 Amendment No. 3; Real Estate Brokerage Services; One Real Estate, Inc.)

Continental Casualty Company

A.M. Best #: 002128 **NAIC #: 20443** **FEIN #: 362114545**

Domiciliary Address
151 North Franklin Street
Chicago, IL 60606 United States
Web: www.cna.com
Phone: 312-822-5000

Best's Credit Ratings

Financial Strength Rating View Definition

Rating:	A (Excellent)
Financial Size Category:	XV ($2 Billion or greater)
Outlook:	Stable
Action:	Affirmed
Effective Date:	July 11, 2019
Initial Rating Date:	June 30, 1922

Long-Term Issuer Credit Rating View Definition

Long-Term:	a+
Outlook:	Stable
Action:	Upgraded
Effective Date:	July 11, 2019
Initial Rating Date:	June 21, 2005

Southern-Owners Insurance Company

A.M. Best #: 011676 **NAIC #: 10190** **FEIN #: 593265407**

Mailing Address
P.O. Box 30660
Lansing, MI 48909-8160 United States
Web: www.auto-owners.com
Phone: 517-323-1200
Fax: 517-391-1901
in this structure.

Best's Credit Ratings

Financial Strength Rating View Definition

Rating:	A++ (Superior)
Affiliation Code:	g (Group)
Financial Size Category:	XV ($2 Billion or greater)
Outlook:	Stable
Action:	Affirmed
Effective Date:	September 12, 2019
Initial Rating Date:	July 31, 1995

Long-Term Issuer Credit Rating View Definition

Long-Term:	aa+
Outlook:	Stable
Action:	Affirmed
Effective Date:	September 12, 2019
Initial Rating Date:	May 30, 2007

Attachment: RFP 19-059 AGENDA 10-26-21 (18476 : RFP 19-059 Amendment No. 3; Real Estate Brokerage Services; One Real Estate, Inc.)

Amendment No. 3 to Agreement

RFP 19-059

Real Estate Brokerage Services

THIS AMENDMENT is made and entered into by and between One Real Estate, Inc., a corporation organized and existing under the laws of the State of Florida (hereinafter referred to as "Contractor") and Citrus County, Florida, a political subdivision of the State of Florida (hereinafter referred to as "County").

WHEREAS, On November 5, 2019, County and Contractor entered into an Agreement to provide Real Estate Brokerage Services for a term of one (1) year with an option to renew for three (3) additional one (1) year periods; and

WHEREAS, On October 27, 2020 County and Contractor amended the Agreement to extend the duration of the Agreement to November 4, 2021; and

WHEREAS, On July 13, 2021,County and Contractor amended the Agreement to add Betz Farm AK 3125825 3406 N. Turkey Oak Dr., Crystal River, FL 34429 property to the list of properties for Contractor to sell on behalf of the County; and

WHEREAS, County and Contractor desire to amend the Agreement to extend the duration of the Agreement to November 4, 2022; and

NOW THEREFORE, in consideration of the original Agreement and the foregoing recitals, County and the Contractor agree as follows:

1. The above Recitals are true and correct and are hereby incorporated into this paragraph.
2. County and Contractor hereby amend the Agreement to extend the duration of the Agreement to November 4, 2021.
3. County and Contractor agree that all other terms, conditions and pricing of the Agreement are hereby ratified and confirmed and shall continue in full force and effect except as amended herein.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Attachment: RFP 19-059 AGENDA 10-26-21 (18476 : RFP 19-059 Amendment No. 3; Real Estate Brokerage Services; One Real Estate, Inc.)

IN WITNESS WHEREOF, this Amendment No. 3 to Agreement is accepted by the parties as of the date noted below.

ONE REAL ESTATE, INC.

Signature of Witness (1)

Kendra G. Jule
Printed Name of Witness (1)

Signature of Witness (2)

Daniel R. Ford
Printed Name of Witness (2)

BY: _____
KEVIN D. CUNNINGHAM, PRESIDENT

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 27th day of September, 2021, by Kevin D. Cunningham as President who is ☐ personally known to me or ☒ who produced FL DL as identification.

Witness my hand and official seal this 27th day of September, 2021.

Deborah Fiore
NOTARY PUBLIC Signature
Printed Name: Deborah Fiore
Commission No.: HH 35633
Expiration Date: 8/24/2024

SEAL

DEBORAH FIORE NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires August 24, 2024
Comm# HH 35633

Official use only

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

ANGELA VICK, CLERK

BY: _____
SCOTT CARNAHAN, CHAIRMAN

DATE: _____

Attachment: RFP 19-059 AGENDA 10-26-21 (18476 : RFP 19-059 Amendment No. 3; Real Estate Brokerage Services; One Real Estate, Inc.)

AGENDA MEMORANDUM

FROM:	Colleen Scott, Management & Budget Director
SUBJECT:	SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps; Premium Parking Service
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Premium Parking Service, L.L.C, is a management company that offers a platform with text pay solution, enforcement services, and real-time monitoring that can be utilized to collect launch fees and enforcement at County boat ramps.

With this technology, customers will have the option to pay for launch fees by downloading the Premium Parking app, using the QR code, or contacting the 1-800 customer service support 24/7 for payment. Consumers can choose to pay the daily launch fee or register for the resident or non-resident annual passes directly through the software.

After reviewing the proposal and scope of work from Premium Parking Service, L.L.C, staff determined it meets the needs of the County and, it was decided to recommend award to Premium Parking Services, LLC to provide Boat Launch fees & enforcement management services at the four County boat ramps as a single-source contract.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

This will be a revenue account for launching fees

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Premium Parking Services, LLC to provide Boat Launch fees & enforcement management services at four of the County boat ramps.

Board of County Commissioners
Department of Community Services

2804 W. Marc Knighton Court
Lecanto, FL 34461

PH 352-527-5900
FX 352-527-5908

TO: Linda Morse, Purchasing & Contracts Manager, Department of Management and Budget

THRU: Mariselle Rodriguez, Director, Department of Community Services MR

FROM: Francine Nobles, Director, Division of Parks and Recreation

DATE: August 16, 2021

SUBJECT: Single Source Purchase/Premium Parking Service, L.L.C.

The Division of Parks and Recreation requests approval to Single Source Purchase, Per AR 9.14-4, Premium Parking Service, L.L.C. to collect and enforce launching fees at four designated County boat launches. Premium is a technology company with a network of advisors. They can customize a cloud-based, enterprise-class agile solution to manage our boat launch fees.

Premium Parking Service, L.L.C., a systematic management platform, will create a culture of compliance with real-time monitoring and app-based photo enforcement. With the use of this technology, customers will have the option to download the app, use the QR code, or contact the 1-800 customer service support 24/7 for payment. Consumers can choose to pay the daily launch fee or register for the resident or non-resident annual passes directly through the software.

With Premium Parking Service, L.L.C., there won't be a need for placards or stickers in or on vehicles. The daily launch fee or annual pass is connected to the consumer's license plate number and saved in Premium's software for verification and enforcement. Using license plate credentialing enforcement will allow for a transparent and thorough system of checks and balances. If no payment that matches the license plate number, an enforcement notice will be sent within 24 hours.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

Parks and Recreation researched additional mobile app vendors to include HONK, Pay By Phone, Flowbird, and IPS. None of these vendors provide all the components that Premium Parking Services, L.L.C. offers. For example, Pay by Phone and HONK do not offer a 24/7/365 customer service number for payment for those customers that do not have a smartphone. Flowbird and IPS require the purchase of a kiosk to use the mobile app.

Thank you for your consideration.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

CERTIFICATE OF LIABILITY INSURANCE

DATE (M 8/4/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Eustis Insurance & Benefits,
a Marsh & McLennan Agency LLC Company
110 Veterans Memorial Blvd. Ste 200
Metairie LA 70005

CONTACT NAME: Jill Smith
PHONE (A/C, No, Ext): 985-624-7016 **FAX (A/C, No):**
E-MAIL ADDRESS: jill.smith2@marshmma.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Arch Insurance Company	11150
INSURER B : Great American Insurance Company	16691
INSURER C : Evanston Insurance Company	35378
INSURER D : Westchester Surplus Lines Insurance Co	10172
INSURER E :	
INSURER F :	

INSURED
Premium Parking Service, LLC
601 Poydras St.
Suite 1500
New Orleans LA 70130

COVERAGES **CERTIFICATE NUMBER:** 529992940 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			ZAGLB1827601	7/1/2021	7/1/2022	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person)	$ 10,000
	POLICY PRO-JECT LOC						PERSONAL & ADV INJURY	$ 5,000,000
	OTHER:						GENERAL AGGREGATE	$ 10,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY			ZACAT1818301	7/1/2021	7/1/2022	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
D	UMBRELLA LIAB X OCCUR			G72530822001	7/1/2021	7/1/2022	EACH OCCURRENCE	$ 5,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED X RETENTION $ 0						See remarks for XS#2	$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			ZAWC11807301	7/1/2021	7/1/2022	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N / A					E.L. EACH ACCIDENT	$ 1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	EMP DISH/CLIENT PROP			SAAE3497130300	7/1/2021	7/1/2022	DED: $10,000	1,000,000
A	Garage Keepers-Primary			ZACAT1818301	7/1/2021	7/1/2022	DED-See Below	1,000,000
C	XS Garage Keepers			MKLV2IM0000023	7/1/2021	7/1/2022	DED: $1,000,000	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Policy not shown above: 2nd Layer Excess Liability
$5,000,000 Occurrence/Aggregate Excess of $5,000,000
Provided by Steadfast Insurance Company
Policy # AEC659785900
Policy Period: 7/1/21-7/1/22

(A) Garage Keepers -Comprehensive Limit of Insurance $1,000,000 with a deductible for All Perils for Each Customers Auto : $500; maximum deductible for Loss in any one Event:$2,500
See Attached...

CERTIFICATE HOLDER

Citrus County, Florida
Attn.: Vicki Austin
3600 W. Sovereign Path, Ste 266
Lecanto FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Julian Poscai

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Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Eustis Insurance & Benefits,	Premium Parking Service, LLC 601 Poydras St. Suite 1500 New Orleans LA 70130
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

(A) Garage Keepers-Collision Limit of Insurance $1,000,000 with a Collision deductible for Each Customers Auto $500
Coverage is Primary

Umbrella policies excludes Garage keepers Legal Liability
(C) Excess Garage Keepers Coverage

EXCLUDED OFFICERS: James M. Huger and Benjamin Montgomery

Additional Insured form #CG2010 (10/01) and CG2037 (10/01) & CG2038 (12/19) applies to the General Liability policy on a blanket basis.
Waiver of subrogation form #CG2404 (12/19) applies to the General Liability policy.
Notice of Cancellation-Certificate Holders 00ML0087(11/10) applies to the General Liability policy.
Primary & Non-Contributory CG2001 (04/13) applies to the General Liability policy

The General Liability policy includes a blanket additional insured endorsement to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.
The General Liability policy contains a blanket waiver of subrogation endorsement that may apply only when there is a written contract between the named insured and the certificate holder that requires such wording.

Additional Insured form #00CA0088 (06/08) applies to the Automobile Liability policy.
Waiver of subrogation form #CA0444 (10/13) applies to the Automobile Liability policy.
Notice of Cancellation-Certificate Holders 00ML0087(11/10) applies to the Automobile Liability policy.

Waiver of subrogation form #WC000313 (11/03) applies to the Workers Compensation policy.
The Worker's Compensation policy includes a waiver of subrogation endorsement that may apply only when there is a written contract between the named insured and the certificate holder that requires such wording.

The Arch Automobile Liability (including GKLL) policy contains language that provides additional insured status to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.
The Arch Automobile liability (including GKLL) policy includes waiver of subrogation wording that may apply only when there is a written contract between the named insured and the certificate holder that requires such wording.

Additional Insured with Primary & Contributory form #XSW029 12/14 applies to the Primary Umb./Excess Liability policy.
Waiver of subrogation form # CXSC-27405 applies to the Primary Umb./Excess Liability policy

The General Liability, Automobile/Primary GKLL & Workers' Compensation policies includes a blanket notice of cancellation to the certificate holder providing f (90) days' advance written notice if the policy is canceled by the company, or 10 days' written notice before the policy is canceled for nonpayment of premium. Notice is sent to certificate holders with mailing addresses on file with the agent or the company. The endorsement does not provide for notice of cancellation t the certificate holder if the named insured requests cancellation.

RE: (P2930-P2932) Citrus County Parks:
(P2930) Hernando Park @3699 East Orange Drive, Hernando, FL. 34442 consisting of 37 spaces
(P2931) MacRae's Boat Ramp @ 5290 South Cherokee Way, Homosassa, FL. 34448 consisting of 30 spaces
(P2932) Fort Island Beach Ramp @ 16000 West Fort Island Trail, Cystal River, FL. 34429 consisting of 38 spaces
(P2933) Fort Island Trail Beach Ramp@ 12073 West Fort Island Trail , Crystal River, FL. 34429 consisting of 38 spaces

The above referenced forms are all granted to the certificate holder provided they are required in a written contract

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

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POLICY NUMBER: ZAGLB1827601

COMMERCIAL GENERAL LIABILITY
CG 20 10 10 01

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:
ALL PARTIES WHERE REQUIRED BY A WRITTEN CONTRACT OR WRITTEN AGREEMENT THAT REQUIRE THIS EDITION DATE.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

A. **Section II – Who Is An Insured** is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of your ongoing operations performed for that insured.

B. With respect to the insurance afforded to these additional insureds, the following exclusion is added:

2. Exclusions

This insurance does not apply to "bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the site of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

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POLICY NUMBER: ZAGLB1827601

COMMERCIAL GENERAL LIABILITY
CG 20 37 10 01

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization: ALL PARTIES WHERE REQUIRED BY A WRITTEN CONTRACT OR WRITTEN AGREEMENT THAT REQUIRE THIS EDITION DATE.
Location And Description of Completed Operations:
Additional Premium: INCL

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

Section II – Who Is An Insured is amended to include as an insured the person or organization shown in the Schedule, but only with respect to liability arising out of "your work" at the location designated and described in the schedule of this endorsement performed for that insured and included in the "products-completed operations hazard".

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

© ISO Properties, Inc., 2000

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

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POLICY NUMBER: ZAGLB1827601

COMMERCIAL GENERAL LIABILITY
CG 24 04 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):
ANY PERSON OR ORGANIZATION WHERE WAIVER OF OUR RIGHT TO RECOVER IS PERMITTED BY LAW AND IS REQUIRED BY WRITTEN CONTRACT PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO THE LOSS.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

© Insurance Services Office, Inc., 2018

SERVICES AGREEMENT

This Services Agreement is entered into by the parties this _____ day of _____, 2021.

1.0 Parties:

Citrus County, Florida, a political subdivision of the State of Florida, (County).

and

Premium Parking Service, L.L.C, (Vendor).

2.0 Designated Contact Person as to County:

Francine Nobles, Director
Citrus County Parks & Recreation
2804 W Marc Knighton Court
Lecanto Florida 34461
Phone: 352-527-7540
Fax: 352-527-7541
Email: francine.nobles@citrusbocc.com

3.0 Designated Contact Person as to Vendor:

Charles Dummett, Market President
Premium Parking Service, L.L.C.
601 Poydras Street Ste 1500
New Orleans, Louisiana, 70130
Phone: 813-957-3466
Fax: 504-527-6274
E-Mail: cdummett@premiumparking.com

4.0 Notices: All notices between County and Vendor, as required under the Agreement, shall be by telephone, facsimile, e-mail, mail, or by personal delivery to the respective designated contact person identified above. Either designated recipient may notify the other, in writing, if someone else is designated to receive notice.

5.0 Entire Agreement: This Agreement, and its associated Documents referenced herein, together with any executed Addenda, shall constitute the entire Agreement between Vendor and County (hereinafter referred to as the "Agreement"). In resolving conflicts, errors, discrepancies, and disputes concerning the scope of Services or other rights or obligations of the parties, precedence shall be given in the following order (1) a fully executed Amendment to this Agreement, (2) provisions of this Agreement, (3) provisions of Vendor's Bid, (4) provisions of the Purchase Order, and (5) provisions contained in any governmental regulation incorporated herein by reference. There are no understandings or agreements except as herein expressly stated.

6.0 Agreement Documents:

1. Exhibit A – Proposal & Scope of Work

7.0 Terms of Agreement and Commencement of Services: The duration of the Agreement shall be for a period of three (3) years from the date that the Parties have executed the Agreement, with an option to renew for one (1) additional, three (3) year period. The renewal option will be conditioned upon satisfactory performance by Contactor and will be subject to availability of funds. The renewal option can only be exercised through mutual agreement between County and Vendor. The date that Vendor shall commence the provision of Services shall be the date on which a Purchase Order and a Notice to Proceed is received by Vendor. The County reserves the right to automatically extend any agreement for a maximum period not to exceed ninety (90) calendar days in order to provide County departments with continual service and supplies while a new agreement is being solicited, evaluated, and/or awarded.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

8.0 Modification of Agreement: The Agreement may only be modified or amended upon mutual written agreement of County and Vendor. No oral agreements or representations shall be valid or binding upon County or Vendor. No alteration or modification of the Agreement terms, including substitution of product, shall be valid or binding against County. Vendor may not unilaterally modify the terms of the Agreement by affixing additional terms by incorporating such terms onto Vendor's documents forwarded by Vendor to County for payment. County's acceptance of product or processing of documentation on forms furnished by Vendor to County for approval or payment shall not constitute acceptance of the proposed modification to terms and conditions.

9.0 Services Provided by Vendor: The Services to be provided by Vendor are summarized in Exhibit "A", attached to this Agreement. If County identifies any additional Services to be provided by Vendor that are not covered under the original Agreement, such additional services shall be made a part of this Agreement by a written Addendum.

MacRae's Boat Ramp Launching
5290 South Cherokee Way
Homosassa, FL 34448

Fort Island Gulf Beach Boat Ramp Launching
16000 West Fort Island Trail
Crystal River, Florida 34429

Fort Island Trail Park Boat Ramp Launching
12073 West Fort Island Trail
Crystal River, Florida 34429

Hernando Beach Boat Ramp Launching
3699 East Orange Drive
Hernando, Florida 34442

10.0 Compensation to Vendor: Compensation to be paid to Vendor for the provision of the Services agreed to herein shall be per the unit pricing noted in Exhibit "A", attached to this Agreement. Vendor may request an increase in fees for any of the additional renewal terms. The request to increase the fees must be made in writing to County supported by a detailed justification that warrants the requested increase. The request must be submitted at least sixty (60) calendar days prior to the anniversary date of the Agreement in order for a request to be considered by County. Such increase may be no greater than the annual consumer price index (CPI) or five percent (5%), whichever is less.

11.0 Payment of Payment Requests:

11.1 Payment Requests: Requests for payment for the provision of the Services provided under the Agreement shall be submitted no more frequently than once per month, unless stipulated differently in the Agreement. At a minimum, the payment requests shall include the Purchase Order Number, a description of the Services provided, and the amount of the payment request. All requests for payment shall be submitted in sufficient detail to demonstrate compliance with the terms of the Agreement and to allow for the proper pre-audit and post-audit thereof. Requests for payment that include travel expenses shall be in accordance with Section 112.061, Florida Statutes. County reserves the right to require any information from Vendor that County deems necessary to substantiate claims for remuneration. Upon receipt of Vendor's payment request, County will review such to ensure that it is in proper order, and that the Services covered under the payment request have been completed in accordance with this Agreement. If it is found that the payment request is not in proper order, or the Services covered under the payment request do not satisfy this Agreement, the payment request may be rejected.

11.2 Prompt Payment: County shall make payment of a payment request in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act" from the date which a payment request in proper order is recorded as received by County, for Services completed to the satisfaction of County.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

11.3 Form of Request: If the payment request is not received in proper order, County may reject the payment request within ten (10) business days after the date on which the payment request is recorded as received by County. County shall provide Vendor with a written notification of the rejection specifying the deficiency and corrective measures necessary to make the payment request proper. Upon receipt of a payment request that corrects the deficiency, County shall make payment in accordance with Chapter 218, Part VII of the Florida Statutes "Local Government Prompt Payment Act".

11.4 Resolution of Payment Request Disputes: In the event of a dispute between Vendor and County concerning the full or partial payment of a payment request, such disagreement shall be finally determined by County. If the dispute between Vendor and County involves a portion of a payment request, the undisputed portion shall be paid by County in a timely manner, as long as the payment request for the undisputed portion is in proper order. Proceedings to resolve the dispute will be commenced within forty-five (45) business days after the date the payment request in dispute was recorded as being received by County and will be concluded by final decision of County within sixty (60) business days after the date on which the payment request was recorded as being received by County. Such procedures do not constitute an administrative proceeding that prohibits a court from deciding de novo any action arising out of the dispute.

11.5 Purchase Order: Although an Agreement will be executed by County and Vendor for the Services being purchased by County, a purchase order will also be issued to Vendor for the purpose of facilitating payment to Vendor. Except under an "emergency request", Vendor shall not provide any Services to County until Vendor has received a purchase order from County. Vendor shall be permitted to accept an order to provide Services under an emergency purchase without a purchase order; however, such request from County must be transmitted to the Vendor via facsimile or e-mail. The written transmission order must be submitted with any payment request submitted by the Vendor for such emergency requests.

11.6 Payments to Subcontractors: When Vendor receives from County any payment for Services covered under the Agreement, Vendor must pay such moneys received to each subcontractor or supplier in proportion to the percentage of the Services completed by each subcontractor or supplier within ten (10) business days after Vendor's receipt of the payment. If Vendor receives less than full payment, then Vendor shall be required to disburse only the funds received on a pro rata basis to its subcontractors and suppliers, each receiving a prorated portion based on the amount due on the payment. If a subcontractor receives payment from Vendor for labor, services or materials furnished by subcontractors or suppliers hired by the subcontractor, the subcontractor must remit payment due to those subcontractors or suppliers within seven (7) business days after the subcontractor's receipt of payment from Vendor.

11.7 ACH Enrollment: All Vendors will be required to complete an "Authorization Agreement for ACH Credits Enrollment Form". Payments will be deposited directly into Vendor's bank account. This means there is no need to wait for the check to come in the mail and eliminates the possibility of a lost check. The Clerk's Accounts Payable Department will provide confirmation via email when payments are transmitted, ensuring immediate notification.

12.0 Warranties:

12.1 Warranty of Ability to Perform: Vendor warrants that, to the best of its knowledge, there are no pending or threatened actions, proceedings, investigations, or any other legal or financial conditions, that would in any way prohibit, restrain, or diminish Vendor's ability to satisfy its obligations under the Agreement.

12.2 Warranty Against Defects in Workmanship: Vendor shall warrant its Services against defects in materials and workmanship for a minimum period of one (1) year from acceptance of the Services by County. Should any defects in materials or workmanship appear during the warranty period, Vendor shall replace the materials or equipment, or repair or re-do the service, immediately upon receipt of written notice from County, at no additional expense to County. Vendor shall warrant such replaced materials or equipment, or repaired or re-done Services, for a period of one (1) year after acceptance of such by County.

12.3 Warranty of Standard Care: In the performance of professional services, Vendor will use that degree of care and skill ordinarily exercised by other similar professionals in the field under similar conditions in similar localities. Vendor will use due care in performing its Services and will have due regard

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

for acceptable professional standards and principles. Vendor's standard of care shall not be altered by the application, interpretation, or construction of any other provision of this Agreement. If any of the Services performed by Vendor do not comply with the foregoing warranties and County notifies Vendor of such, then Vendor shall (at its sole expense) promptly re-execute the nonconforming Services. All such re-performed Services shall be performed on a mutually agreed schedule. Vendor shall and does hereby assign to County the benefits of any of Vendor's subconsultant's or subcontractor's warranties. Such assignment shall not relieve Vendor of its warranty obligations for performance or standard of care to County under this Agreement.

12.4 Warranty of Title: Title to any work product furnished by Vendor under the Agreement shall pass to County to the extent of the payments made for such by County, or on the date that County accepts the completed Services of Vendor. When title passes to County in accordance with the Agreement, Vendor warrants that the work product furnished will be free and clear of all security interests, liens and encumbrances or claims of any party.

13.0 Public Records: Vendor will keep and maintain public records required by the County to perform the service. Upon request from the County's custodian of public records, Vendor will provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statues, or as otherwise provided by law. Vendor will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if Vendor does not transfer the records to the County. Upon completion of the Agreement, Vendor will transfer, at no cost, to the County all public records in possession of the Vendor or keep and maintain public records required by County to perform the service. If Vendor transfers all public records to County upon completion of the Agreement, Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Vendor keeps and maintains public records upon completion of the Agreement, Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology system of the County. If Vendor does not comply with the County's request for public records, the County shall enforce the provisions of the Agreement in accordance with the terms of the Agreement and may cancel the Agreement.

IF VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT NANCY JO KINCH, CUSTODIAN OF PUBLIC RECORDS, AT 3600 W. SOVEREIGN PATH, LECANTO, FL 34461; EMAIL: NANCY.KINCH@CITRUSBOCC.COM; PHONE: (352)527-5235.

14.0 Insurance: During the term of the Agreement, Vendor, at its sole expense, shall provide insurance of such a type and with such terms and limits as noted below. Providing and maintaining adequate insurance coverage is a material obligation of Vendor. Vendor shall provide County a certificate(s) of insurance, evidencing such coverage.

14.1 Minimum Insurance Requirements: Vendor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Vendor, his agents, representatives, employees or subcontractors. The coverage's, limits or endorsements required herein protect the primary interests of County, and these coverage's, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect Vendor against any loss exposures, whether as a result of the Project or otherwise. The requirements contained herein, as well as County's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Vendor under a contract.

14.2 Commercial General Liability: Vendor must obtain a general liability policy with minimum limits of $1,000,000 per occurrence and a $2,000,000 general aggregate.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

14.3 Automobile Liability: Vendor must obtain coverage for all vehicles for Bodily Injury and Property Damage of not less than $1,000,000 combined single limit each accident. In the event the Vendor does not own vehicles, the Vendor shall maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

14.4 Workers Compensation and Employer's Liability:

14.4.1 Vendor must obtain Workers Compensation insurance with limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the US Longshoremen & Harbor Workers Act. Employer's Liability limits for not less than $100,000 each accident, $500,000 disease policy limit and $100,000 disease each employee must be included.

14.4.2 For any officer of a Vendor that has exempt status as an individual, the County requires proof of workers compensation insurance coverage for that Vendor/employer/owner's employees. If the Vendor/employer/owner or individual has applied for a workers compensation exemption, the County does not recognize this exemption to extend to the employees of the Vendor/employer/owner.

14.4.3 The purpose of this section is to ensure that all Vendors, subcontractors, sole proprietors, or business entities of any kind who contract with the County for provision of goods or services, provide workers compensation coverage for all employees, and principles of subcontractors, subcontractors, sole proprietors, or other business entities. All provisions of this Section shall be construed in accord with this intent.

14.5 Business Service Bond or Employee Dishonesty Insurance Policy

14.5.1 Provider shall be required to obtain a Business Service Bond or an Employee's Dishonesty Insurance policy in the amount of not less than $100,000. Surety company executing the bond must be authorized to transact business in the State of Florida.

14.5.2 Provider shall be required to obtain a Business Service Bond in the amount of no less than $100,000. Surety Company executing the bond must be authorized to transact business in the State of Florida. Attorney in-Fact who signs the bond must file with each bond a certified and effective date copy of their Power of Attorney.

14.5.3 The bond shall be in the form prescribed in Section 255.05 Florida Statutes. The rating of the bonding company(s) shall comply with the County's standard of A.M. Best's Rating of A- or better. The Successful Respondent(s) is responsible for recording this bond in the public records of Citrus County and delivering a receipt from the Clerk of the Circuit Court for recording of the bond to the Owner along with two certified copies of the bond. The Owner shall then submit a certified copy of the bond to Citrus County Commission Records.

14.6 Cyber Liability: Coverage must be afforded in an amount not less than $1,000,000 per loss for negligent retention of data as well as notification and related costs for actual or alleged breaches of data.

14.7 Other Insurance Provisions:

14.7.1 Vendor shall provide a Certificate of Insurance to County with a thirty (30) day notice of cancellation and/or changes in policy language, and ten (10) day notice if cancellation is for nonpayment of premium. The certificate shall indicate if coverage is provided under a "claims made" or "occurrence" form. If any coverage is provided under a claims made form the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

14.7.2 Vendor has sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. For deductible or self-

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insured amounts that exceed $10,000, Vendor shall maintain a Commercial Surety Bond or Letter of Credit in an amount equal to said deductible or self-insured retention.

14.7.3 All required insurance policies must be maintained until the contract work has been accepted by County.

14.7.4 Citrus County, Florida, a political subdivision of the State of Florida, its officials, employees, and volunteers are to be covered as an Additional Named Insured on all policies except Worker's Compensation. The coverage shall contain no special limitation on the scope of protection afforded to the County, its officials, employees, or volunteers.

14.7.5 Vendor's insurance coverage shall be primary insurance as respects County, its officials, employees, and volunteers. Any insurance or self-insurance maintained by County, its officials, employees, or volunteers shall be excess of Vendor's insurance and shall be non-contributory.

14.7.6 For all policies of insurance: Vendor and its insurance carrier waive all subrogation rights against County for all losses or damages that occur during the contract and for any events occurring during the contract period, whether the suit is brought during the contract period or not. The County requires General Liability policies to be endorsed with CG 24 04 Waiver of Transfer of Rights of Recovery Against Others to Us or similar endorsement, and a WC 00 0313 Waiver of Our Right to Recover from Others for Workers Compensation coverage.

14.7.7 The Certificate Holder should read as follows: Citrus County, Florida, political subdivision of the State of Florida, 3600 W. Sovereign Path, Lecanto, FL 34461.

14.7.8 It is Vendor's responsibility to ensure that all subcontractors comply with these insurance requirements. Vendor shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each sub-contractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

14.7.9 With the exception of workers compensation policies, all required insurance policies must be written by a carrier having a minimum rating of A- by A.M. Best or similar rating company. All workers compensation policies must be written by carriers admitted in the State of Florida, and who participate in the Florida Insurance Guarantee Fund.

14.7.10 All Certificates must show that the Vendor's policies have been endorsed per the requirements.

14.7.11 Once ALL paperwork is completed and received by the County, an email will be sent to Vendor requesting online registration with myCOI. It is critical that the County is provided with an accurate email address. The cost to register is $19.95 per year and a credit/debit card will be needed. Part of the registration process includes providing contact information for Vendor's insurance agent(s), which will be needed at the time of registration. Once registered, an email will be sent to the insurance agent(s) requesting them to upload a current Certificate of Insurance (COI) directly into the myCOI website. Certificates of Insurance cannot be mailed, emailed or faxed to County. Vendor will not be allowed to begin work and no payments will be made until registration is completed and a compliant Certificate of Insurance is received from Vendor's agent(s). This is a yearly requirement for the duration of the Agreement.

15.0 Indemnification: Vendor shall indemnify, save and hold harmless the County and all its officers, agents or employees from all causes of action, claims, demands, losses, liabilities and expenditures of any nature whatsoever, including defense costs and fees, caused by intentional or negligent acts of, or omissions of Vendor, its subcontractors, agents or employees or accruing, resulting from, or related to the subject matter of this Agreement including without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. Neither Vendor, nor any of its agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the County or any of its officers, agents or employees. In the event any lawsuit or other proceeding is brought against County by reason of any such claim, cause of action or demand, Vendor shall, upon written notice from County, resist and defend such lawsuit or proceeding by counsel satisfactory to County or, at County's option, pay for an

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attorney selected by County to defend County. This indemnification includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The parties agree that this clause shall not waive the benefits or provisions of section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by the County, any sums due Vendor under this Agreement may be retained by County until all of the County's claims for indemnification pursuant to this Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by County.

16.0 Change Orders: County may at any time, as the need arises, order changes within the scope of the services without invalidating the Agreement. If such changes result in an increase or decrease in the Contract Price, or in the time required for performance of the Services, an equitable adjustment shall be authorized by way of a Change Order. County also may at any time, by issuing a Field Order, make changes in the details of the Services. Vendor shall proceed with the performance of any changes in the Services so ordered by County unless Vendor believes that such Field Order entitles it to a change in Contract Price or Time, or both, in which event Vendor shall give County written notice thereof within fifteen (15) calendar days after the receipt of the ordered change, and Vendor shall not execute such changes pending the receipt of an executed Change Order or further instruction from County.

17.0 Termination of Agreement: Either party may terminate this Agreement by giving the other party thirty (30) days written notice. In the event of termination, County will be responsible for compensating Vendor only for those Services satisfactorily completed or partially completed up to the date of termination. Vendor shall not be entitled to compensation for loss of anticipated profit.

18.0 Licenses and Certifications: Vendor, or its sub-contractor(s), shall possess and maintain during the term of this Agreement any and all licenses required to perform the Services covered under this Agreement, as stipulated by the State of Florida and Citrus County Florida.

19.0 Additional Terms and Conditions:

19.1 Advertising: Subject to Chapter 119, Florida Statutes, Vendor shall not publicly disseminate any information concerning the Agreement without prior written approval from County, including, but not limited to mentioning the Agreement in a press release or other promotional material, identifying County as a reference, or otherwise linking Vendor's name and either a description of the Agreement or the name of County in any material published, either in print or electronically, to any entity that is not a party to the Agreement.

19.2 Assignment: Neither County nor Vendor shall sell, assign or transfer any of its rights, duties or obligations under the Agreement without the prior written consent of the other Party. In the event of any assignment, Vendor remains secondarily liable for performance of the Agreement, unless County expressly waives such secondary liability.

19.3 Bankruptcy or Insolvency: Vendor shall promptly notify County in writing of the filing of any voluntary or involuntary petition for bankruptcy and/or of any insolvency of Vendor or any of its subcontractors who are involved in the provision of the Services under this Agreement.

19.4 Compliance with Laws: Vendor shall comply with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of Local, State and Federal agencies having jurisdiction and authority. These laws, shall include, but not be limited to, Chapter 287 of the Florida Statutes, the Uniform Commercial Code, the Immigration and Nationalization Act, the Americans with Disabilities Act, the United States Occupational Safety and Health Act, the United States Environmental Protection Agency, the State of Florida Department of Environmental Protection, and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, sexual orientation, gender identity or expression or veteran's status. Violation of such laws shall be grounds for termination of the Agreement.

***19.5* Conflict of Interest:** Vendor covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner of degree with the performance of the Services covered under this Agreement. Furthermore, Vendor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Vendor to solicit or secure this Agreement and

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that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Vendor any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Vendor, and its subcontractors at any tier, certify that they have not entered into any contract, sub-contract, or arrangement in connection with the Project covered under this Agreement, or of any property included or planned to be included in the Project, in which any member, officer, of employee of Vendor or its subcontractors, during its tenure, or for two years thereafter, has any interest, direct or indirect. Vendor, and its subcontractors at any tier, shall insert the following provision into each of their contracts and sub-contracts.

"No member, officer, or employee of the sub-contractor, during their tenure or for two years thereafter, shall have any interest, direct or indirect, in this contract or the proceeds thereof."

19.6 Correction of Services: Vendor shall promptly remove from the premises all Services rejected by County for failure to comply with the Contract Documents, whether incorporated into the Project or not, and Vendor shall promptly replace and re-execute the Services in accordance with the Contract Documents, without additional expense to County, and shall bear the expense of making good all Services of other Vendor's work destroyed or damaged by such removal or replacement. All removal and replacement of Services shall be done at Vendor's expense. If Vendor does not take action to remove such rejected Services within ten (10) calendar days after receipt of written notice from County, County may remove such Services on their own and store the materials at the expense of Vendor.

19.7 County Funds: If sufficient funding is not available for Vendor to complete the Services, County reserves the right to modify the terms and conditions of the Agreement to change the Scope of Services to reduce the cost to match any available funding. If such modifications to the Scope of Services are not feasible, or if funding has been totally exhausted prior to Vendor's completion of its Services, the Agreement shall be terminated on terms reasonably acceptable to both parties. Additionally, in accordance with Section 216.347, Florida Statutes, and as provided herein, Vendor may not expend any County funds for the purpose of lobbying the legislature, or local, state or federal agencies.

19.8 Debarment: Vendor certifies to the best of their knowledge and belief, that they and their principals 1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Municipal, County, State or Federal department or agency, 2) have not, within a three-year period preceding execution of this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records; making false statements; or receiving stolen property, 3) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated above, 4) have not within a three-year period preceding execution of this Agreement had one or more public transactions (Federal, State or local) terminated for cause or default, and 5) will advise County immediately if their status changes and will provide an explanation for the change in status.

19.9 Disposal of Wastes: Vendor shall handle any waste materials generated in the performance of the Services in full compliance with all laws, regulations, and requirements of all governmental authorities and those of County. Vendor shall use only disposal facilities which have proper permits and are in full compliance with all Laws. Vendor agrees that County has the right to reject, for any reason, Vendor's use of any particular disposal facility.

19.10 Dispute Resolution: For any dispute concerning performance of the Agreement, which includes without limitation controversies based upon breach of contract, mistake, misrepresentation, or other cause for contract modification or rescission, County shall attempt to reach a mutual agreement as to the settlement and resolution of the dispute with Vendor. Should a mutual agreement not be reached, County shall render a decision and reduce such to writing and serve a copy on Vendor. The decision shall be final and conclusive.

19.11 Documentation: All tracings, plans, specifications, maps, computer files and/or reports prepared or obtained under this Agreement, as well as all data collected, together with summaries and charts derived there from, will be considered works made for hire and will become the property of County upon expiration

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or termination of the Agreement without restriction or limitation on their use. Upon delivery to County of said document(s), County will become the custodian thereof in accordance with Chapter 119, Florida Statutes. Vendor will not copyright any material and products or patent any invention developed under this Agreement. Copies of these documents are not to be sold or distributed to third parties without the written consent of County.

19.12 Drug Free Workplace: Vendor certifies that it has in place a Drug-Free Workplace Program in accordance with the Drug-Free Workplace Act of 1988 (41 U.S.C. 702-706).

19.13 Employees, Subcontractors and Agents: All Vendor employees, subcontractors, and agents performing any of the Services under the Agreement shall be properly trained to meet or exceed any specified training qualifications. Upon request, Vendor shall furnish a copy of certification or other proof of qualification. All employees, subcontractors, and agents of Vendor must comply with all security and administrative requirements of County. County may conduct, and Vendor shall cooperate in, a security background check or otherwise assess any employee, sub-contractor, and agent of Vendor. County may refuse access to, or require replacement of, any of Vendor's employee, subcontractor, and agent for cause, including, but not limited to, technical or training qualifications, quality of services, change in security status, or non-compliance with County's security or other requirements. Such refusal shall not relieve Vendor of its obligation to perform all Services in compliance with the Agreement. County may reject and bar from any facility for cause any of Vendor's employees, subcontractors, or agents. County shall have the right to review and approve any sub-contractor used by Vendor. Vendor shall be fully responsible to County for the acts and omissions of its subcontractors, and persons directly or indirectly employed by them. It is Vendor's responsibility to ensure that their subcontractors are properly licensed to do business in the State of Florida and Citrus County, as required by law.

19.14 Environmental Issues: All notifications regarding environmental issues or requirements shall be sent immediately to County's Contact Person. Unless directed otherwise by County, Vendor is not to contact any local, state or federal governmental agencies concerning environmental issues involving the Project Site.

19.15 Equal Employment Opportunity: Vendor shall not discriminate on the basis of race, color, sex, age, national origin, religion, and disability or handicap in accordance with the Provisions of: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000 et seq.), Title VII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), Florida Civil Rights Act of 1992 (§ 760.10 et seq.), Title 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375, Title 49 CFR 23 and Title 49 CFR 26 for Disadvantaged Business Enterprises, Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.), Title 49 CFR 21 and Title 49 CFR 23, Nondiscrimination on the basis of handicap, Title 49 CFR 27, Americans with Disabilities Act of 1990 (42 U.S.C. 12102, et. seq.), Federal Fair Labor Standards Act (29 U.S.C. § 201, et seq.), and any other Federal and State discrimination statutes. Vendor shall furnish pertinent information regarding its employment policies and practices as well as those of their proposed subcontractors as the State of Florida Department of Transportation, the Secretary of Labor, or County may require. The above shall be required of any sub-contractor hired by Vendor. All Equal Employment Opportunity requirements shall be included in all non-exempt sub-contracts entered into by Vendor. Sub-contracts entered into by Vendor shall also include all other applicable labor provisions. No sub-contract shall be awarded to any non-complying sub-contractor. Additionally, Vendor shall insert in its sub-contracts a clause requiring subcontractors to include these provisions in any lower tier sub-contracts that may in turn be made. Vendor shall comply with all state laws and local ordinances, except that any preferential consideration of local in-state subcontractors is NOT allowed.

19.16 E-Verification System: Vendor shall comply with the Executive order No. 12989 as amended, and Executive Order No. 11-116, and agrees to utilize the U.S. Department of Homeland Security's E-Verify system, https://e-verify.uscis.gov/emp, to verify the employment eligibility of: (1) all persons employed by Vendor during the contract term to perform any duties within Florida, and; (2) all persons, including subcontractors, assigned by Vendor to perform work pursuant to this Contract. Vendors meeting the terms and conditions of the E-Verify System are deemed to be in compliance with this provision.

19.17 Force Majeure Event: Neither party shall be considered to be in default in the performance of its obligations under this Agreement, except obligations to make payments with respect to amounts already accrued, to the extent that performance of any such obligations is prevented or delayed by any cause,

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existing or future, which is beyond the reasonable control, and not a result of the fault or negligence of, the affected party (a "Force Majeure Event"). If a party is prevented or delayed in the performance of any such obligations by a Force Majeure Event, such party shall immediately provide notice to the other party of the circumstances preventing or delaying performance and the expected duration thereof. Such notice shall be confirmed in writing as soon as reasonably possible. The party so affected by a Force Majeure Event shall endeavor, to the extent reasonable, to remove the obstacles which prevent performance and shall resume performance of its obligations as soon as reasonably practicable. A Force Majeure Event shall include, but not be limited to acts of civil or military authority (including courts or regulatory agencies), act of God (excluding normal or seasonal weather conditions), war, riot, or insurrection, inability to obtain required permits or licenses, hurricanes, and severe floods.

19.18 Governing Law and Venue: The Agreement shall be governed in accordance with the laws of the State of Florida. In the event of litigation with respect to the obligation of the parties to the Agreement, the jurisdiction and venue of such action shall be an appropriate State Court in Citrus County, Florida.

19.19 Governmental Restrictions: If Vendor believes that any governmental restrictions have been imposed that require alteration of the materials used, the quality, workmanship or performance of the Services offered under the Agreement, Vendor shall immediately notify County in writing, indicating the specific restriction. County reserves the right and the complete discretion to accept any such alteration or to cancel the Agreement at no further expense to County.

19.20 Immigration and Nationality Act: Vendor shall comply with all immigration laws as outlined in 8 USC § 1324a - Unlawful employment of aliens. County will not intentionally award County contracts to any Vendor who knowingly employs unauthorized Alien workers. Any violation of the employment provisions outlined in the Immigration and Nationality Act throughout the term of any Agreement with County may result in immediate termination of the Agreement. County will consider the employment of unauthorized aliens a violation of Section 274A (e) of the Immigration and Nationality Act. Such violation will be cause for unilateral cancellation of the Agreement, by County, if Vendor knowingly employs unauthorized aliens.

19.21 Inspection, Performance, Supervision: County reserves the right to inspect the Services provided by Vendor, whether partially or fully completed, at any time, as deemed appropriate by County for the purpose of ensuring Vendor's performance under the Agreement. Such inspections performed by County, shall not be construed as a final approval of Vendor's Service, and shall not relieve Vendor from its obligations under the Agreement. County reserves the right to inspect, at any reasonable time with prior notice, Vendor's facilities to assess conformity of the provision of the Services with the Agreement requirements. County reserves the right to investigate or inspect, at any time, whether the provision of the Services complies with the Agreement requirements. Vendor shall at all times during the Agreement term remain responsive and responsible. Vendor must be prepared, if requested by County, to present evidence of experience, ability, and financial standing, as well as a statement as to capacity of Vendor for the performance of the provision of the Services covered under the Agreement. This paragraph shall not mean or imply that it is obligatory upon County to make an investigation either before or after award of the Agreement, but should County elect to do so, Vendor is not relieved from fulfilling all Agreement requirements. Vendor shall supervise and direct the performance of its Services and shall be solely responsible for the means, methods, techniques, sequences, and safety of construction. Vendor will employ and maintain at the Project Site a qualified supervisor or superintendent who shall have been designated in writing by Vendor as the Vendor's representative at the Project Site. The supervisor or superintendent shall have full authority to act on behalf of Vendor and all communications given to the supervisor or superintendent shall be as binding as if given directly to Vendor. The supervisor or superintendent shall be present on the Project Site at all times as required to perform adequate supervision and coordination of the Vendor's Services.

19.22 Lawful Claims and Demands: Should any outstanding claims by subcontractors or suppliers incurred in the performance of the Services materialize after County has made Payment to Vendor, Vendor will indemnify and save County harmless from such claims. Acceptance by Vendor of payment shall be and shall operate as a release to County of all claims and all liabilities to Vendor, other than claims in stated amounts as may be specifically excepted by Vendor for things done or furnished in connection with the provision of the Services, and for every act and neglect of County and others relating to or arising out of the provision of the Services covered under this Agreement. Any payment, whether final or otherwise, shall not release Vendor or his sureties from any obligations under the Agreement.

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19.23 Lobbying: Vendor shall not, in connection with the Agreement, directly or indirectly (1) offer, confer, or agree to confer any pecuniary benefit on anyone as consideration for any County officer or employee's decision, opinion, recommendation, vote, other exercise of discretion, or violation of a known legal duty, or (2) offer, give, or agree to give to anyone any gratuity for the benefit of, or at the direction or request of, any County officer or employee. For purposes of clause (2), "gratuity" means any payment of more than nominal monetary value in the form of cash, travel, entertainment, gifts, meals, lodging, loans, subscriptions, advances, deposits of money, Services, employment, or contracts of any kind.

19.24 Local Preference / Workforce Labor: County believes that the hiring of workforce labor by Vendors to whom County awards contracts should, to the maximum extent, be citizens within its boundaries that are unemployed or seeking work for the first time. To that extent, County has agreed to notify CLM Workforce Connection of all awards involving construction and other types of services. CLM Workforce Connection is a local business-led organization that plans and coordinates quality employment and training services for businesses and individual career seekers in Citrus County. Vendor will be contacted by CLM Workforce Connection, to discuss hiring through its staff and services. Vendor's participation with CLM Workforce Connection is not required as a condition of this Agreement, but rather an opportunity for greater support for the community of Citrus County and Vendor in hiring assistance.

19.25 Materials, Services, and Facilities: It is understood that, except as otherwise specifically stated in the Contract Documents, Vendor shall provide and pay for all materials, labor, tools, equipment, water, light, power, transportation, supervision, temporary construction of any nature, and all other services and facilities of any nature whatsoever necessary to execute, complete, and deliver the Services within the specified time.

19.26 Non-Collusion: Vendor agrees that neither it, nor any of its officers, partners, agents, or employees have entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of a free competitive solicitation in connection with this Agreement, and that Vendor intends to do the work with its own bona fide employees or subcontractors and has not provided a response for the benefit of another Vendor. Furthermore, Vendor certifies that its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten (10) years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to submitting a response on any public contract.

19.27 Patent and Copyright Responsibility: Any material, design or supplied specified by Vendor or supplied by Vendor pursuant to this Agreement shall not knowingly infringe any patent or copyright, and Vendor shall be solely responsible for securing any necessary licenses required for patented or copyrighted material utilized by Vendor in the performance of the services.

19.28 Project Site Conditions: Vendor shall be deemed to have examined the Project Site, if applicable and to have secured full knowledge of all conditions under which the Services are to be executed and completed.

19.29 Protection of Persons: Vendor will be responsible for the safety of its employees and the employees of its subcontractors, during the provision of the Services. Vendor will be responsible for initiating, maintaining, and supervising all safety programs in connection with the provision of the Services in accordance with applicable safety standards and regulations, as promulgated by the United States Occupational Safety and Health Act. Vendor shall report promptly to County any accident or unusual occurrence during performance of the Services, including personal injury or death to any Vendor employee, sub-contractor employee or any member of the public, or any damage to any of County's property, the Project Site, or adjacent property.

19.30 Public Entity Crime: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a Vendor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017, Florida Statutes for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

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19.31 Relationship: Vendor is an independent contractor to County in the provision of the Services under this Agreement and is not an employee, agent, joint-venture, or partner of County.

19.32 Risk of Loss: Until the Services have been accepted by County, risk of loss or damage to any materials, equipment, supplies or work product, whether partially or fully completed, that are associated with the Services shall remain with Vendor.

19.33 Schedules, Reports and Records: Vendor shall submit to County cost schedules, progress schedules, estimates, records, reports, and any other data, as related to the provision of the Services covered under the Agreement. Furthermore, County reserves the right to inspect and audit Vendor's books and records relating to the Agreement, when deemed appropriate by County. All schedules, reports and records of Vendor, as they relate to the Agreement, shall be retained by Vendor for a period of three (3) years from the date of final payment under the Agreement.

19.34 Security and Confidentiality: Vendor shall comply fully with all security procedures of County in the performance of the Agreement. Vendor shall not divulge to third parties any information obtained by Vendor or its agents, distributors, resellers, subcontractors, officers, or employees in the course of the provision of the Services without the written consent of County. However, Vendor shall be permitted to release information to third parties if such information is publicly available through no fault of Vendor, information that Vendor developed independently without relying on County's information, or information that is otherwise obtainable under State and Federal law as a public record. To ensure confidentiality, Vendor shall take appropriate measures as to its personnel, agents, and subcontractors. The warranties of this paragraph shall survive the Agreement.

19.35 Severability: If a court deems any provision of the Agreement void or unenforceable, that provision shall be enforced only to the extent that it is not in violation of law or is not otherwise unenforceable and all other provisions shall remain in full force and effect.

19.36 Survival: All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive completion or termination of the Agreement for any reason.

19.37 Taxes: Vendor shall pay all sales, consumer, use and other similar taxes required to be paid by Vendor in accordance with the laws and regulations of the State of Florida which are applicable to the provision of the Services under the Agreement. County will not pay for any personal property taxes levied on Vendor or for any taxes levied on Vendor's employees' wages. County is a political subdivision of the State of Florida and holds a State of Florida Sales Tax Exemption Certificate (No. 85-8012621778C-1). All purchases made by County directly from a dealer, distributor or manufacturer for materials, equipment or supplies ("direct purchase") instead of through the Vendor are exempt from sales, consumer, use and other similar taxes.

19.38 Waiver: The delay or failure by County to exercise or enforce any of its rights under this Agreement shall not constitute or be deemed a waiver of County's right thereafter to enforce those rights, nor shall any single or partial exercise of any such right preclude the County of any other or further exercise thereof or the exercise of any other right.

20.0 Authority: Each person signing the Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

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IN WITNESS WHEREOF, this Agreement is accepted by the parties as of the date noted below.

PREMIUM PARKING SERVICE, L.L.C.

_____
Signature of Witness (1)

_____
Printed Name of Witness (1)

_____ BY: _____
Signature of Witness (2) JAMES M. HUGER, CEO

_____
Printed Name of Witness (2)

STATE OF _____

COUNTY OF_____

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____as_____ who is ☐ personally known to me or ☐ who produced _____ as identification.

Witness my hand and official seal this _____ day of _____, 2021.

Official use only

_____
NOTARY PUBLIC Signature
Printed Name: _____
Commission No.: _____
Expiration Date**:** _____

SEAL

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

_____ BY: _____
ANGELA VICK, CLERK SCOTT CARNAHAN, CHAIRMAN

DATE: _____

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

EXHIBIT "A"

Scope of Work

Premium Parking to provide a paid boat launch system for Citrus County Parks that allows to boaters to use Premium Parking's GlideParcs software platform for on demand boat launch payments. Listed below are all item included in the software package.

- Management Fee – 80/20 net revenue share with 80% remitted to Citrus County: Premium receives 100% of Notice of Violation Fees
- Rate Management – If/When Rates need to be Changed for Events that is Included with the Software
- Purchase and Installation of LPR Cameras Used for Enforcement at no Cost to Citrus County
- Managing of Notices of Violations via LPR Cameras
- All Camera will be Positioned in Front of Boat Launches
- Manging of Notice of Violations Appeal Process
- Delinquent Notice of Violations Collections
- Revenue Control- Collecting, Processing and Auditing Revenues Collected
- Policy Enforcement
- Data Processing/Telephone for Camera Usage - The Cameras are Connected via a Wireless Modem, and the Charges are Inclusive with Premium's Software
- Executive Oversight
- Credit Card Processing
- Repairs and Maintenance of all equipment at no cost to Citrus County
- Monthly Revenue Reports
- GLIDEPARCS Software Usage for Boat Launch Operations at No Cost to Citrus County
- Design and Purchase of Signs (No Cost to Citrus County)
- 24/7 Enforcement by Notice of Violation Issuance via LPR cameras

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

EXHIBIT "A"

- Processing of all Boat Launch Revenue
- Daily/Annual Boat Launch Pass Account Management
- Detailed Monthly Reporting
- Ongoing Analysis and Improvement
- 24/7 Call Centre Support
- Online and Mobile Boat Launch Reservations
- Text Payments
- Mobile Payments
- Camera Payments (QR Codes)
- $0.35 Transaction Fee Charged to End User (no cost to Citrus County)
- Dynamic Rate Programming and Management (Flexible Rate Changing)
- Dedicated Boat Launch Webpage
- Listing in Premium's Venue and Market Webpages

Enforcement Review Process

- None Paid Notice of Violations will Receive a Payment Letter in 30 Days and Again in 60 days
- After 90 days the Notice of Violation is Placed in Collections
- All Notice of Violations will be Reviewed within 48 hours

Appeals

- Customer can Appeal a Notice of Violation within 72 Hours of Issuance
- The Customers Receive Call within 48 Hours to Discuss the Notice of Violation

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

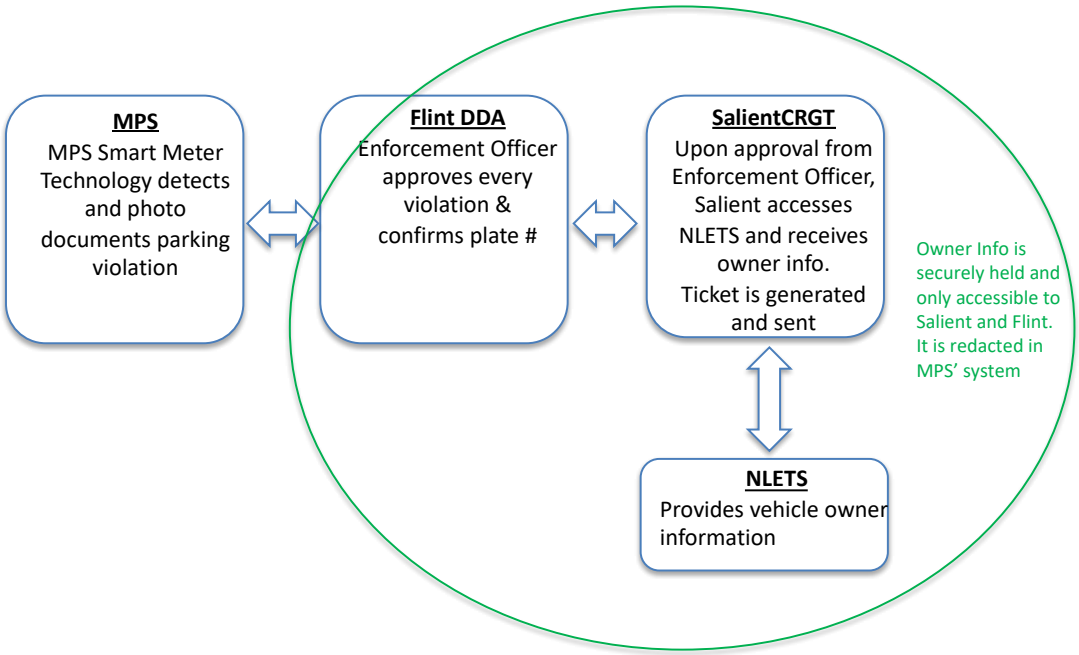
- The Appeals Decision will be made with 72 hours
- If the Customer Disagrees with the Decision, a Quarterly Review will be held for a Final Decision.

Ticketing Tech Workflow

SalientCRGT (Flint) is an approved CJIS/NLETS technology partner providing secure access into state CJIS systems via an NLETS hosted environment. SalientCRGT has been a CJIS solution provider and formal technology partner with NLETS for more than 18 years. SalientCRGT's CJIS solutions are used by local, state, and federal law enforcement agencies across the United States.

Under a long-term partnership agreement, SalientCRGT provides the NLETS approved technology services necessary to securely access state DMV records through the NLETS network. No other party in this agreement (including MPS) has access to this network or its data. All activity on this network is subject to an annual NLETS and/or FBI audit.

Notably, owner information is securely held by Salient and is only accessible to Salient and Citrus County authorized personnel. All owner information is redacted from MPS' software management system.



Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

Municipal Parking Services, Inc.

More Than Parking™

Premium Parking- South Florida

16000 W Fort Island Trail Crystal River, FL 34429

REV 1.1_9/29/

© MUNICIPAL PARKING SERVICES, INC. 2021

Project Totals

PDU'S = 1

CAMERAS = 2

CAMERA POLES = 2

CAMERA POLE MOUNTS = 2

WHITE LIGHTS = TBD

STEEL BOLARDS = TBD

WI-FI RADIOS = TBD

FOOTAGE FOR POWER/DATA WIRE = ~TBD'

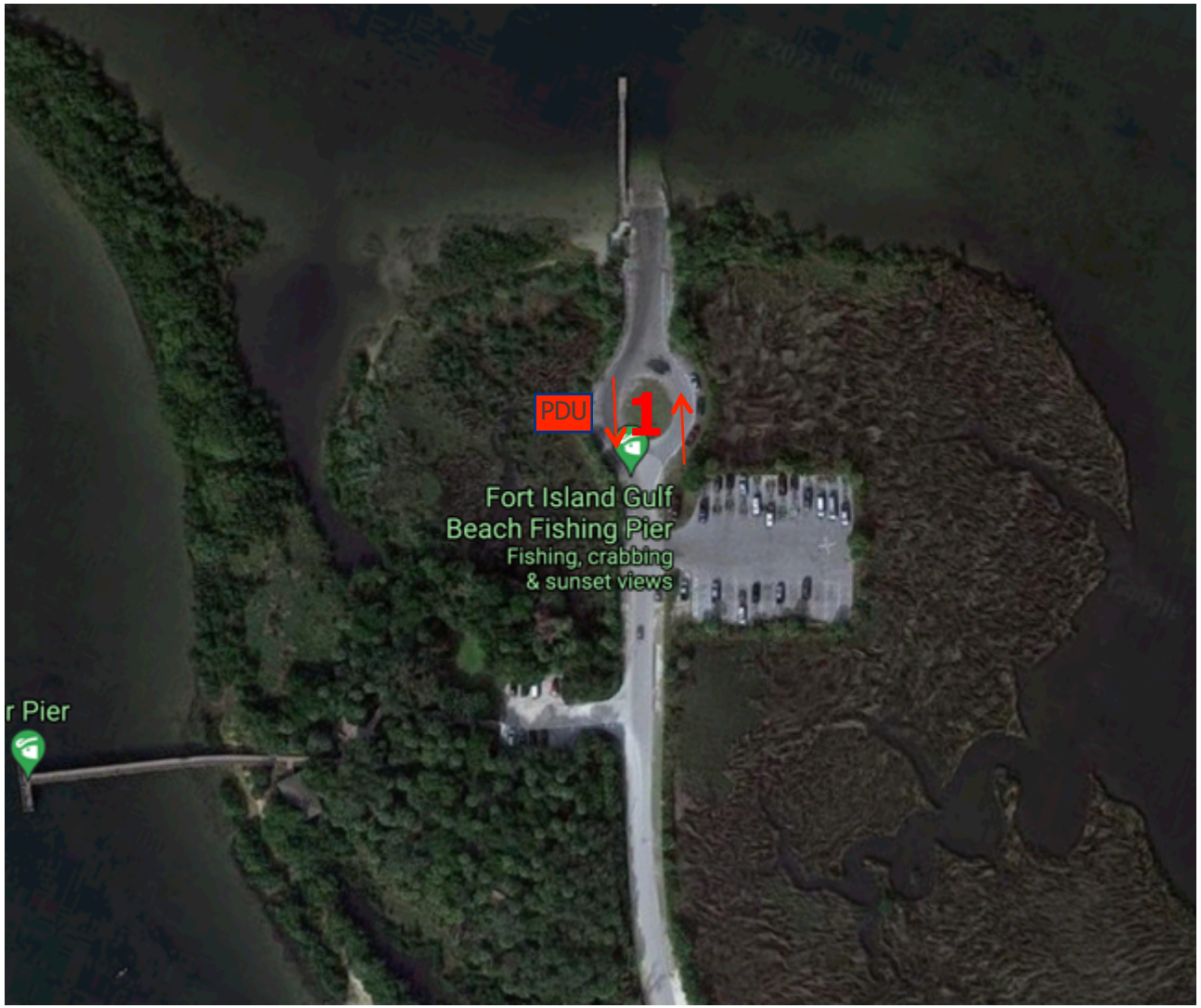
CUTTING/TRENCHING: TBD

- **CONCRETE CUTS = TBD**
- **GRASS TRENCHING = TBD**
- **ASPHALT = TBD**

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

16000 W Fort Island Trail Crystal River, FL 34429

There is one main entrance drive that leads to the boat ramp. There will need to be separate poles for each of the entry and exit cameras.
A PDU can be placed near an existing light pole that can provide power to the cameras.



Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

16000 W Fort Island Trail Crystal River, FL 34429

Access 1:

Located along W Fort Island Trail, there can be a straight pole placed on either side of the round-a-bout to capture the license plate of the boat trailer as it comes in and out of the boat launch.

Power– the PDU can be placed on a elevated metal pad for protection near the existing light pole on the left side of the drive.



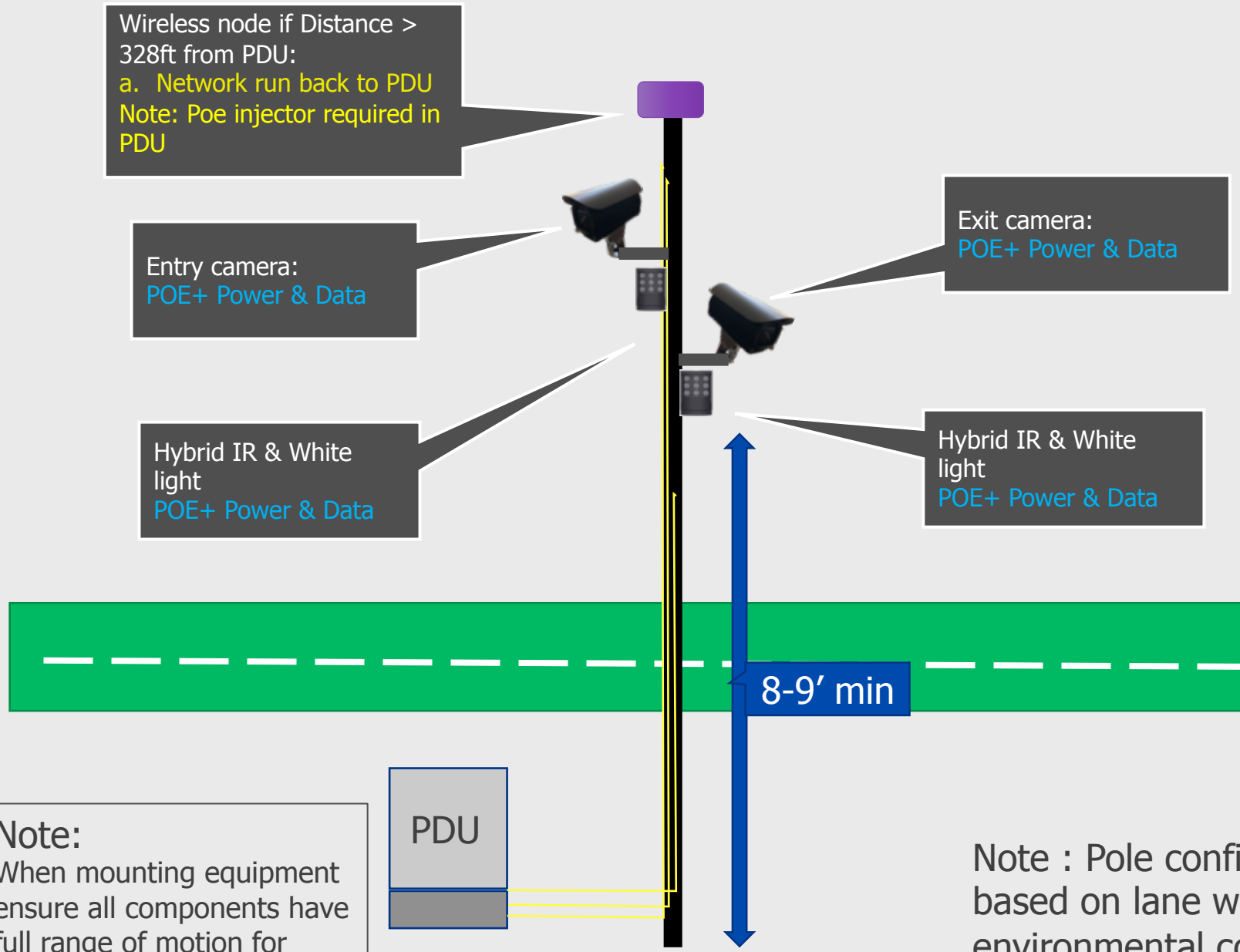
Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

16000 W Fort Island Trail Crystal River, FL 34429

Camera direction



Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &



Note:
When mounting equipment ensure all components have full range of motion for adjustment and access.
Image : Not to scale.

Note : Pole configuration and type will change based on lane widths, traffic flow, and other environmental conditions. All equipment shown may not be needed.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

Municipal Parking Services, Inc.

More Than Parking™

Premium Parking- South Florida

12073 W Fort Island Trail Crystal River, FL 34429

REV 1.1_9/29

© MUNI SERVICES, INC. 2021

Project Totals

PDU'S = 1

CAMERAS = 2

CAMERA POLES = 1

CAMERA POLE MOUNTS = 2

WHITE LIGHTS = TBD

STEEL BOLARDS = TBD

WI-FI RADIOS = TBD

FOOTAGE FOR POWER/DATA WIRE = ~TBD'

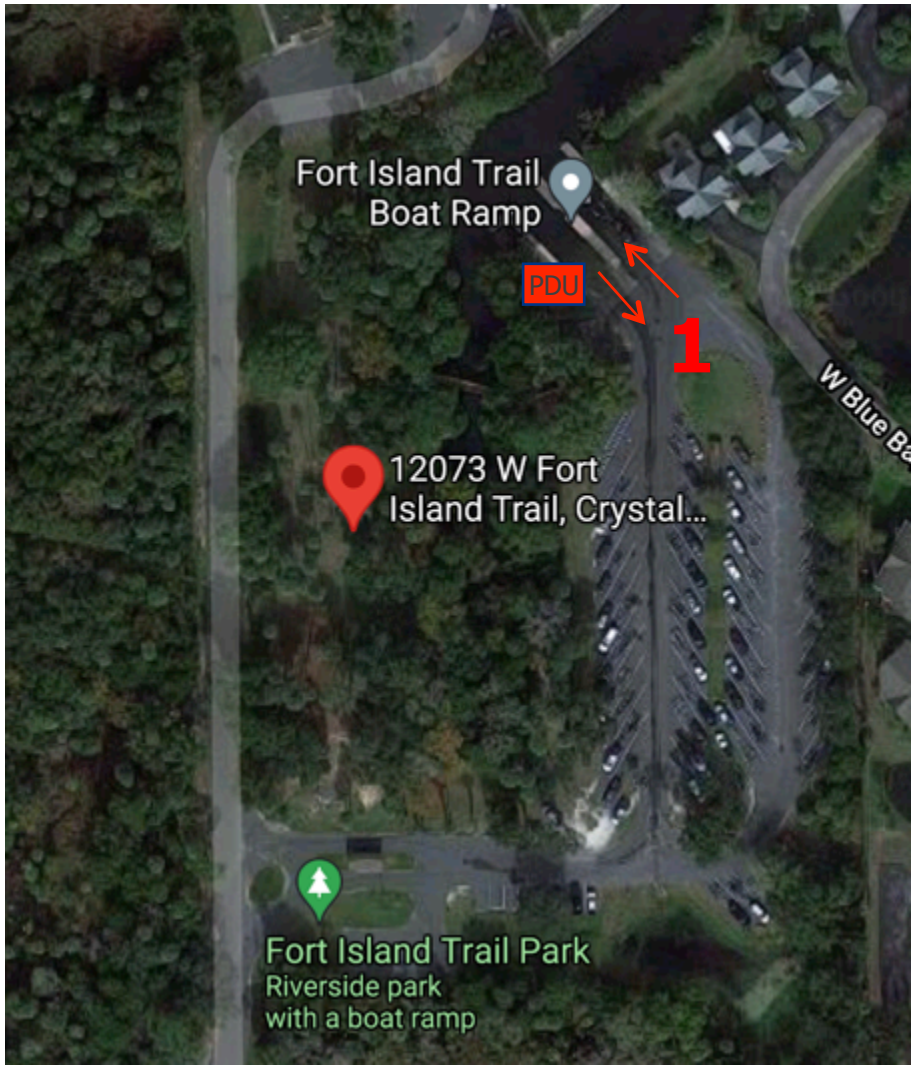
CUTTING/TRENCHING: TBD

- **CONCRETE CUTS = TBD**
- **GRASS TRENCHING = TBD**
- **ASPHALT = TBD**

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

12073 W Fort Island Trail Crystal River, FL 34429

The lot at the Fort Island Trail Boat Ramp has one main entry/exit drive where a camera pole can be placed as well as power.



Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

12073 W Fort Island Trail Crystal River, FL 34429

Access 1:

The boat launch is further into the lot down by the water. There can be a camera pole placed on the median in the middle of the launch to capture the trailer's license plate as the boat is put into and taken out of the water.

Power– there is power existing nearby to the left of the launch near a building that has restrooms. The PDU can be placed here to provide power/data to the cameras.



Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

12073 W Fort Island Trail Crystal River, FL 34429

→ Camera direction



Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

12073 W Fort Island Trail Crystal River, FL 34429

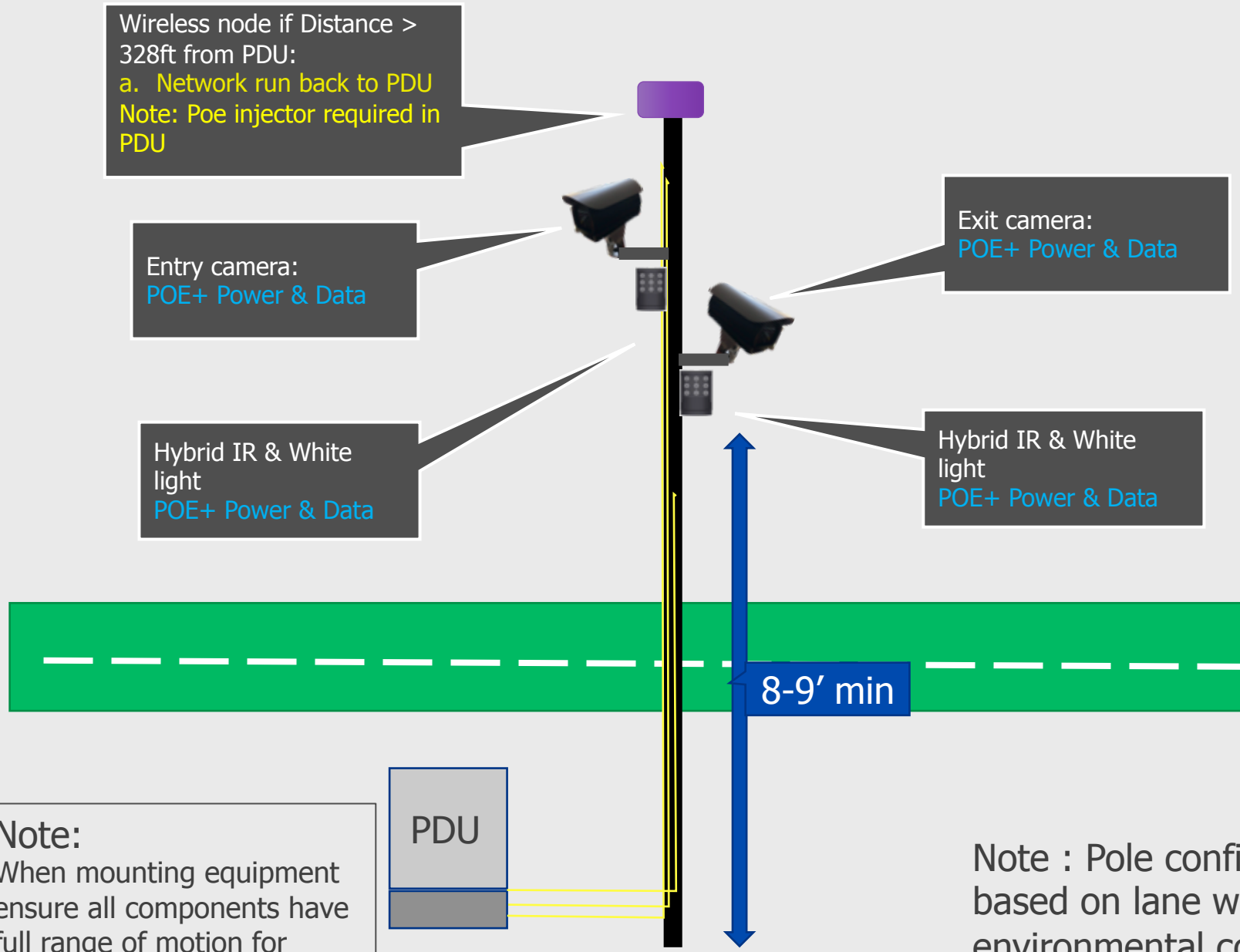
Existing power source on then side of the restroom building where the PDU can be placed

*Will need to get permission from the county to tap into this power





Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &



Note:
When mounting equipment ensure all components have full range of motion for adjustment and access.
Image : Not to scale.

Note : Pole configuration and type will change based on lane widths, traffic flow, and other environmental conditions. All equipment shown may not be needed.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

Municipal Parking Services, Inc.

More Than Parking™

Premium Parking- South Florida

3699 E Orange Drive, Hernando, FL 34442

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

© MUNICIPAL PARKING SERV

Project Totals

PDU'S = 1

CAMERAS = 2

CAMERA POLES = 1

CAMERA POLE MOUNTS = 2

WHITE LIGHTS = TBD

STEEL BOLARDS = TBD

WI-FI RADIOS = TBD

FOOTAGE FOR POWER/DATA WIRE = ~TBD'

CUTTING/TRENCHING: TBD

- **CONCRETE CUTS = TBD**
- **GRASS TRENCHING = TBD**
- **ASPHALT = TBD**

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

3699 E Orange Drive, Hernando, FL 34442

This boat launch parking lot can be monitored with three cameras. One for the entry and two for different exit access drives. Power/data will come from the PDU placed near an existing light pole.



Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

3699 E Orange Drive, Hernando, FL 34442

Access 1:

Down by the boat launch ramp, there can be a straight pole placed in the center of the launch to capture the license plate of the boat trailer as the boat comes in and out of the water.

Power– power/data will come from the PDU located near an existing light pole on the other side of the parking lot. Ethernet can be ran through the grass from the PDU to the cameras.



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3699 E Orange Drive, Hernando, FL 34442

→ Camera direction



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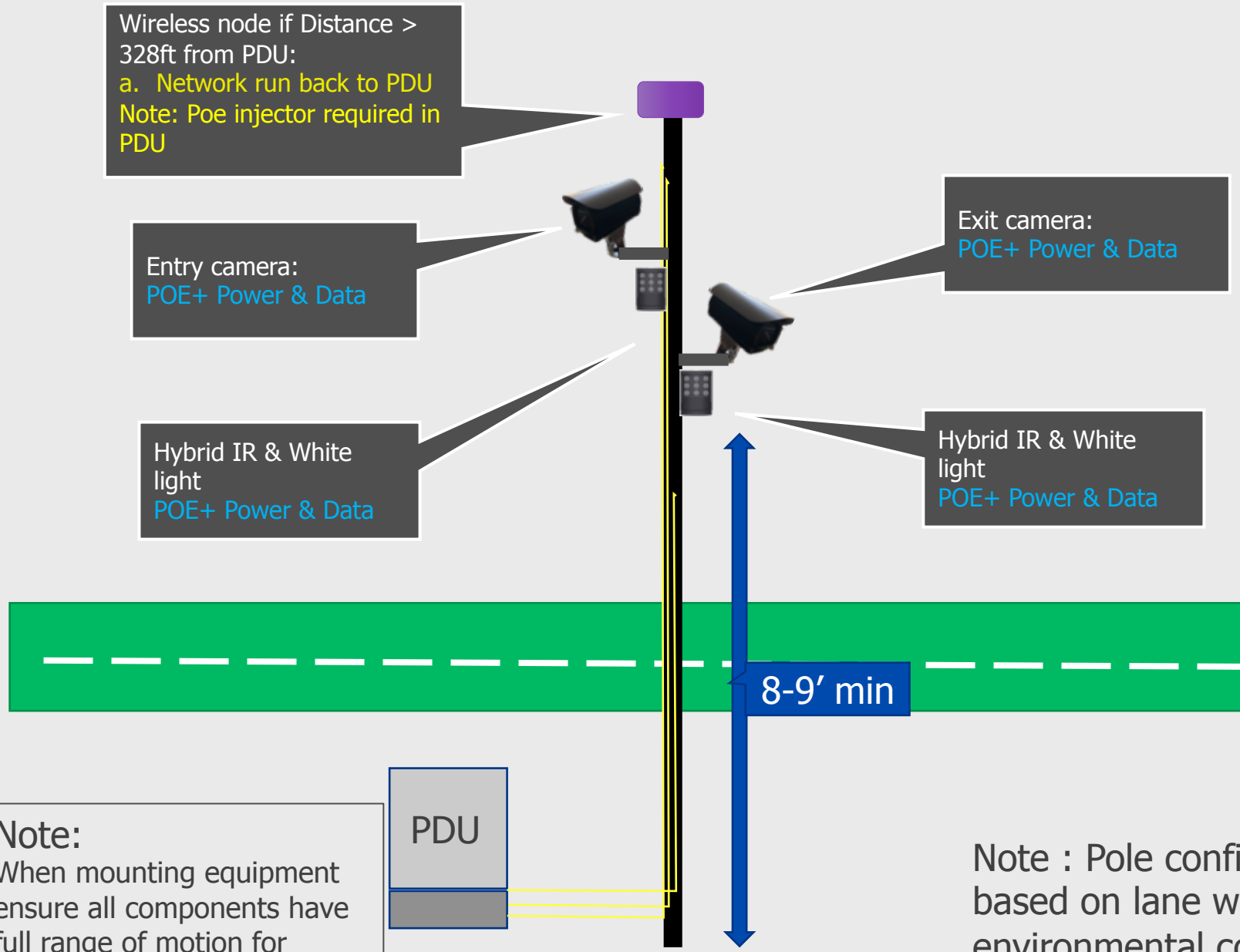
3699 E Orange Drive, Hernando, FL 34442

Power source at the existing light pole where the PDU can be located

*Duke Electric will need to come in and provide power to this pole.



Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &



Note:
When mounting equipment ensure all components have full range of motion for adjustment and access.
Image : Not to scale.

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Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

Municipal Parking Services, Inc.

More Than Parking™

Premium Parking- South Florida

5290 S Cherokee Way Homosassa, FL 34448

REV 1.1_9/29

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Project Totals

PDU'S = 1

CAMERAS = 2

CAMERA POLES = 2

CAMERA POLE MOUNTS = 2

WHITE LIGHTS = TBD

STEEL BOLARDS = TBD

WI-FI RADIOS = TBD

FOOTAGE FOR POWER/DATA WIRE = ~TBD'

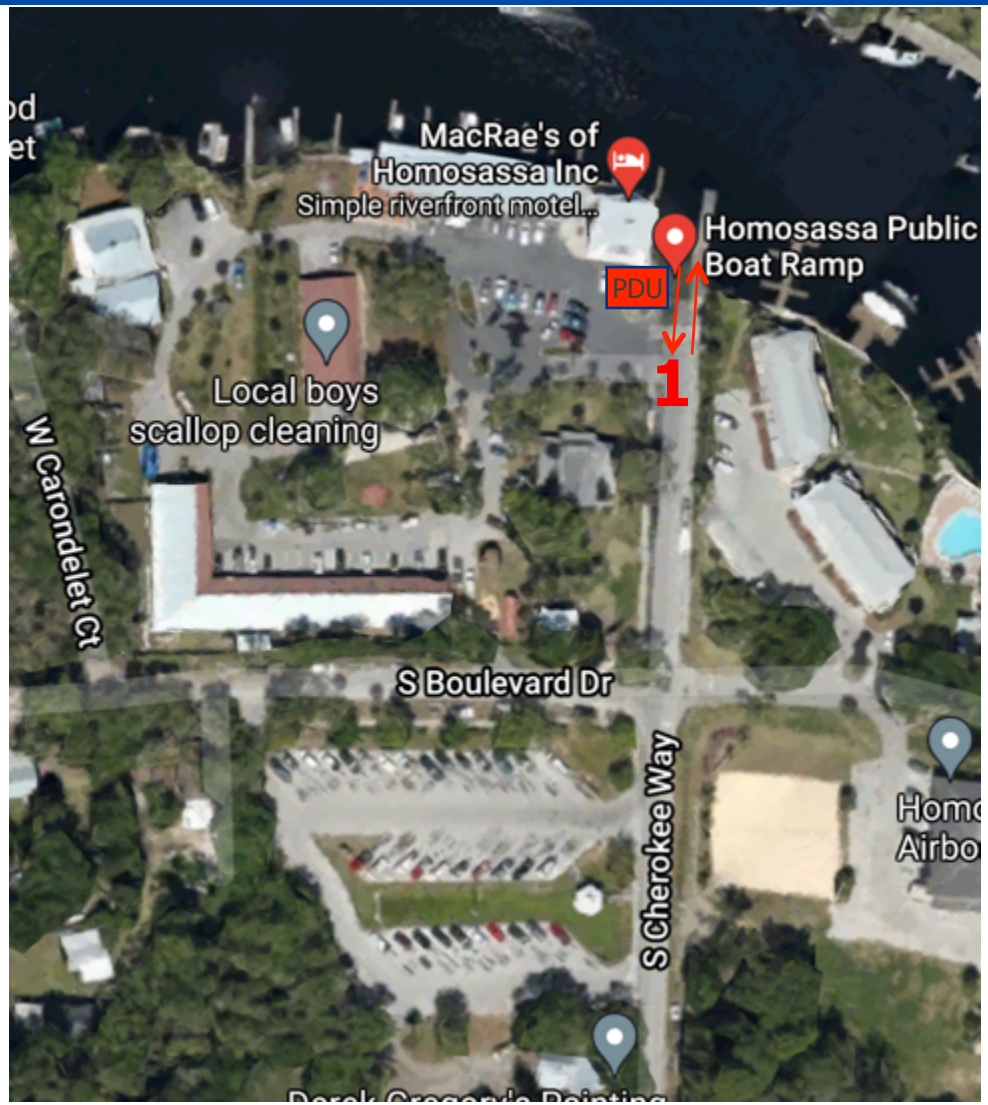
CUTTING/TRENCHING: TBD

- **CONCRETE CUTS = TBD**
- **GRASS TRENCHING = TBD**
- **ASPHALT = TBD**

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

5290 S Cherokee Way Homosassa, FL 34448

There is one main boat launch at Macrae's where cameras can be placed. Power/data will come from the PDU located near an existing light pole to the left of the launch.



Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

5290 S Cherokee Way Homosassa, FL 34448

Access 1:

Located along S Cherokee Way, there can be a pole placed on each side of the boat launch to be able to capture the license plate of the trailer as they put the boat into the water and again when they take it out.

Power– the PDU can be placed at the base of the existing light pole to the left of the launch.



Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

5290 S Cherokee Way Homosassa, FL 34448

→ Camera direction



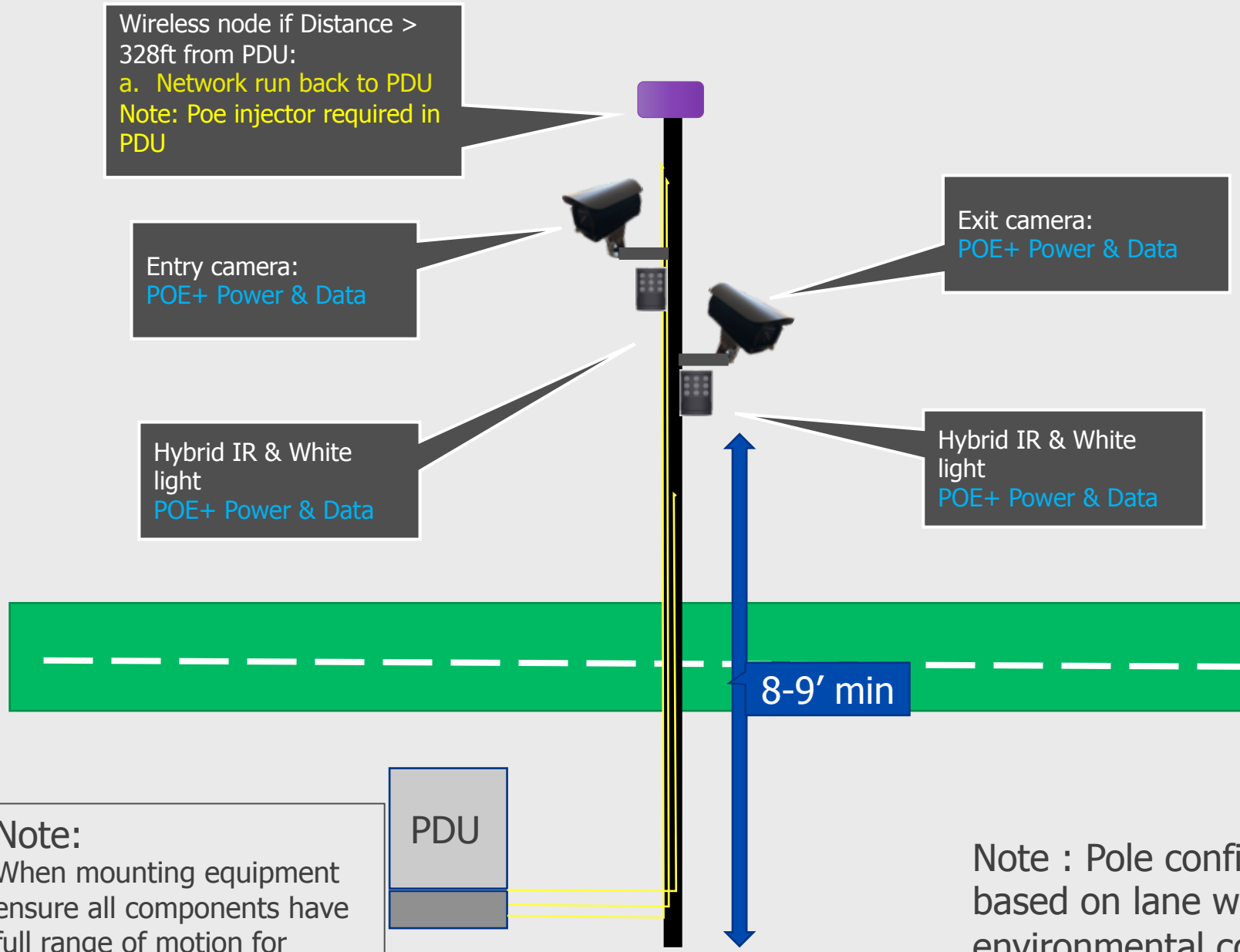
Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

5290 S Cherokee Way Homosassa, FL 34448

Location of the PDU– Duke Electric will need to provide power here at this pole.



Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &



Note:
When mounting equipment ensure all components have full range of motion for adjustment and access.
Image : Not to scale.

Note : Pole configuration and type will change based on lane widths, traffic flow, and other environmental conditions. All equipment shown may not be needed.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees &

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION – CERTIFICATE HOLDERS (SPECIFIED DAYS)

The person(s) or organization(s) listed or described in the Schedule below have requested that they receive written notice of cancellation when this policy is cancelled by us. We will mail or deliver to the Person(s) or Organization(s) listed or described in the Schedule a copy of the written notice of cancellation that we sent to you. If possible, such copies of the notice will be mailed at least 90 days, except for cancellation for non-payment of premium which will be mailed 10 days, prior to the effective date of the cancellation, to the address or addresses of certificate holders as provided by your broker or agent.

Schedule

Person(s) or Organization(s) including mailing address:

All certificate holders where written notice of the cancellation of this policy is required by written contract, permit or agreement with the Named Insured and whose names and addresses will be provided by the broker or agent listed in the Declarations Page of this policy for the purposes of complying with such request.

This notification of cancellation of the policy is intended as a courtesy only. Our failure to provide such notification to the person(s) or organization(s) shown in the Schedule will not extend any policy cancellation date nor impact or negate any cancellation of the policy. This endorsement does not entitle the person(s) or organization(s) listed or described in the Schedule above to any benefit, rights or protection under this policy.

Any provision of this endorsement that is in conflict with a statute or rule is hereby amended to conform to that statute or rule.

All other terms and conditions of this policy remain unchanged.
Endorsement Number:

Policy Number: ZAGLB1827601

Named Insured: PREMIUM PARKING SERVICE, LLC

This endorsement is effective on the inception date of this Policy unless otherwise stated herein:

Endorsement Effective Date: 07-01-21

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - BLANKET

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

Under **Covered Autos Liability Coverage**, the **Who is An Insured** provision is amended to include as an "insured" the person or organization who is required under a written contract to be included as an "insured" under this policy, but only with respect to their legal liability for your acts or omissions or the act or omissions of a person for whom **Covered Autos Liability Coverage** is afforded under this policy.

All other terms and conditions of this policy remain unchanged.

Endorsement Number:

Policy Number: ZACAT1818301

Named Insured: PREMIUM PARKING SERVICE, LLC

This endorsement is effective on the inception date of this Policy unless otherwise stated herein:

Endorsement Effective Date: 7/1/2021

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT - DESIGNATED CONTRACT(S)

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
GARAGE COVERAGE FORM

SCHEDULE

Designated Contract(s): ALL PARTIES WHERE REQUIRED IN A WRITTEN CONTRACT

With respect to the contract(s) designated in the Schedule above, it is agreed that the following subparagraph **e.** is added to **SECTION IV - BUSINESS AUTO CONDITIONS**, Paragraph **B. 5.** and **SECTION V – GARAGE CONDITIONS,** Paragraph **B. 5.**

5. Other Insurance

e. With respect to **SECTION II - LIABILITY COVERAGE**, where you are specifically required by a written contract designated in the Schedule above to provide insurance that is primary and non-contributory, and the written contract designated in the Schedule above so requiring is executed by you before any "accident", this insurance will be primary and the other insurance will not contribute with this insurance, but only to the extent required by that written contract.

All other terms and conditions of this Policy remain unchanged.

Endorsement Number:

This endorsement is effective on the inception date of this policy unless otherwise stated herein.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Policy Number: ZACAT1818301

Named Insured: PREMIUM PARKING SERVICE, LLC

Endorsement Effective Date: 07/01/2021

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

POLICY NUMBER: ZACAT1818301

COMMERCIAL AUTO
CA 04 44 10 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured:
Endorsement Effective Date:

SCHEDULE

Name(s) Of Person(s) Or Organization(s):
ANY PERSON OR ORGANIZATION WHERE WAIVER OF OUR RIGHT TO RECOVER IS PERMITTED BY LAW AND IS REQUIRED BY WRITTEN CONTRACT PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO THE LOSS.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The **Transfer Of Rights Of Recovery Against Others To Us** condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION – CERTIFICATE HOLDERS (SPECIFIED DAYS)

The person(s) or organization(s) listed or described in the Schedule below have requested that they receive written notice of cancellation when this policy is cancelled by us. We will mail or deliver to the Person(s) or Organization(s) listed or described in the Schedule a copy of the written notice of cancellation that we sent to you. If possible, such copies of the notice will be mailed at least 90 days, except for cancellation for non-payment of premium which will be mailed 10 days, prior to the effective date of the cancellation, to the address or addresses of certificate holders as provided by your broker or agent.

Schedule

Person(s) or Organization(s) including mailing address:

All certificate holders where written notice of the cancellation of this policy is required by written contract, permit or agreement with the Named Insured and whose names and addresses will be provided by the broker or agent listed in the Declarations Page of this policy for the purposes of complying with such request.

This notification of cancellation of the policy is intended as a courtesy only. Our failure to provide such notification to the person(s) or organization(s) shown in the Schedule will not extend any policy cancellation date nor impact or negate any cancellation of the policy. This endorsement does not entitle the person(s) or organization(s) listed or described in the Schedule above to any benefit, rights or protection under this policy.

Any provision of this endorsement that is in conflict with a statute or rule is hereby amended to conform to that statute or rule.

All other terms and conditions of this policy remain unchanged.
Endorsement Number:

Policy Number: ZACAT1818301

Named Insured: PREMIUM PARKING SERVICE, LLC

This endorsement is effective on the inception date of this Policy unless otherwise stated herein:

Endorsement Effective Date: 07-01-21

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

ALTERNATE EMPLOYER ENDORSEMENT

This endorsement applies only with respect to bodily injury to your employees while in the course of special or temporary employment by the alternate employer in the state named in the Schedule. Part One (Workers Compensation Insurance) and Part Two (Employers Liability Insurance) will apply as though the alternate employer is insured.

Under Part One (Workers Compensation Insurance) we will reimburse the alternate employer for the benefits required by the workers compensation law if we are not permitted to pay the benefits directly to the persons entitled to them.

The insurance afforded by this endorsement is not intended to satisfy the alternate employer's duty to secure its obligations under the workers compensation law. We will not file evidence of this insurance on behalf of the alternate employer with any government agency.

We will not ask any other insurer of the alternate employer to share with us a loss covered by this endorsement.

Premium will be charged for your employees while in the course of special or temporary employment by the alternate employer.

The policy may be canceled according to its terms without sending notice to the alternate employer.

Part Four (Your Duties If Injury Occurs) applies to you and the alternate employer. The alternate employer will recognize our right to defend under Parts One and Two and our right to inspect under Part Six.

Schedule

Alternate Employer	Address	State of Special or Temporary Employment
ANY PERSON OR ORGANIZATION WHERE REQUIRED BY WRITTEN CONTRACT PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO THE DATE OF LOSS.		TX

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 07-01-21 Policy No. ZAWCI1807301 Endorsement No.

Insured PREMIUM PARKING SERVICE, LLC Premium $ INCL.

Insurance Company ARCH INSURANCE COMPANY

Countersigned By _____

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Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

POLICY NUMBER: ZAWCI1807301

ALTERNATE EMPLOYER ENDORSEMENT

This endorsement applies only with respect to bodily injury to your employees while in the course of special or temporary employment by the alternate employer in the state named in Item 2 of the Schedule. Part One (Workers Compensation Insurance) and Part Two (Employers Liability Insurance) will apply as though the alternate employer is insured. If an entry is shown in Item 3 of the Schedule the insurance afforded by this endorsement applies only to work you perform under the contract or at the project named in the Schedule.

Under Part One (Workers Compensation Insurance) we will reimburse the alternate employer for the benefits required by the workers compensation law if we are not permitted to pay the benefits directly to the persons entitled to them.

The insurance afforded by this endorsement is not intended to satisfy the alternate employer's duty to secure its obligations under the workers compensation law. We will not file evidence of this insurance on behalf of the alternate employer with any government agency.

We will not ask any other insurer of the alternate employer to share with us a loss covered by this endorsement.

Premium will be charged for your employees while in the course of special or temporary employment by the alternate employer.

The policy may be canceled according to its terms without sending notice to the alternate employer.

Part Four (Your Duties If Injury Occurs) applies to you and the alternate employer. The alternate employer will recognize our right to defend under Parts One and Two and our right to inspect under Part Six.

Schedule

1. **Alternate Employer** **Address**

   ANY PERSON OR ORGANIZATION WHERE REQUIRED BY WRITTEN CONTRACT PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO THE DATE OF LOSS.

2. **State of Special or Temporary Employment**

   EACH STATE NAMED IN ITEM 3.A OF THE INFORMATION PAGE WHERE PERMITTED BY LAW.

3. **Contract or Project**

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 07/01/2021 Policy No. ZAWCI1807301 Endorsement No.

Insured PREMIUM PARKING SERVICE, LLC Premium INCL.

Insurance Company ARCH INSURANCE COMPANY

DATE OF ISSUE: 07-29-21

Countersigned By _____

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Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

POLICY NUMBER: ZAWCI1807301

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

ANY PERSON OR ORGANIZATION WHERE WAIVER OF OUR RIGHT TO RECOVER IS PERMITTED BY LAW AND IS REQUIRED BY WRITTEN CONTRACT PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO DATE OF LOSS.

For policies or exposure in Missouri:

Any person or organization for which the employer has agreed by written contract, executed prior to loss, may execute a waiver of subrogation. However, for purposes of work performed by the employer in Missouri, this waiver of subrogation does not apply to any construction group of classifications as designated by the waiver of right to recover from others (subrogation) rule in our manual.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 07/01/2021 Policy No. ZAWCI1807301 Endorsement No.

Insured PREMIUM PARKING SERVICE, LLC Premium INCL.

Insurance Company ARCH INSURANCE COMPANY

DATE OF ISSUE: 07-29-21

Countersigned By _____

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Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY **WC 04 03 06 (Ed. 04-84)**

POLICY NUMBER: **ZAWCI1807301**

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

PERSON OR ORGANIZATION	JOB DESCRIPTION
ANY PERSON OR ORGANIZATION WHERE WAIVER OF OUR RIGHT TO RECOVER IS PERMITTED BY LAW AND IS REQUIRED BY WRITTEN CONTRACT PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO DATE OF LOSS.	

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 07-01-21 Policy No. ZAWCI1807301 Endorsement No.

Insured PREMIUM PARKING SERVICE, LLC Premium $ INCL.

Insurance Company ARCH INSURANCE COMPANY

Countersigned By _____

DATE OF ISSUE: 07-29-21

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From the WCIRB's California Workers' Compensation Insurance Forms Manual © 1999.

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

POLICY NUMBER: ZAWCI1807301

TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. (☐) Specific Waiver
   Name of person or organization

   (☒) Blanket Waiver
   Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations:
   ALL TEXAS LOCATIONS

3. Premium:
   The premium charge for this endorsement shall be .02 percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Advance Premium: **INCLUDED**

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 07/01/2021 Policy No. ZAWCI1807301 Endorsement No.
Insured PREMIUM PARKING SERVICE, LLC Premium INCL.
Insurance Company ARCH INSURANCE COMPANY

DATE OF ISSUE: 07-29-21

Countersigned By _____

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Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION – CERTIFICATE HOLDERS (SPECIFIED DAYS)

The person(s) or organization(s) listed or described in the Schedule below have requested that they receive written notice of cancellation when this policy is cancelled by us. We will mail or deliver to the Person(s) or Organization(s) listed or described in the Schedule a copy of the written notice of cancellation that we sent to you. If possible, such copies of the notice will be mailed at least 90 days, except for cancellation for non-payment of premium which will be mailed 10 days, prior to the effective date of the cancellation, to the address or addresses of certificate holders as provided by your broker or agent.

Schedule

Person(s) or Organization(s) including mailing address:

All certificate holders where written notice of the cancellation of this policy is required by written contract, permit or agreement with the Named Insured and whose names and addresses will be provided by the broker or agent listed in the Declarations Page of this policy for the purposes of complying with such request.

This notification of cancellation of the policy is intended as a courtesy only. Our failure to provide such notification to the person(s) or organization(s) shown in the Schedule will not extend any policy cancellation date nor impact or negate any cancellation of the policy. This endorsement does not entitle the person(s) or organization(s) listed or described in the Schedule above to any benefit, rights or protection under this policy.

Any provision of this endorsement that is in conflict with a statute or rule is hereby amended to conform to that statute or rule.

All other terms and conditions of this policy remain unchanged.

Endorsement Number:

Policy Number: ZAWCI1807301

Named Insured: PREMIUM PARKING SERVICE, LLC

This endorsement is effective on the inception date of this Policy unless otherwise stated herein:

Endorsement Effective Date: 07-01-21

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

Arch Insurance Company

AMB #: 003186 **NAIC #: 11150** **FEIN #: 430990710**

Administrative Office
Harborside 3 210 Hudson Street Suite 300
Jersey City, New Jersey 07311-1107United States
Web: www.archinsurance.com
Phone: 201-743-4000
Fax: 201-743-4005
AM Best Rating Unit: AMB #: 058459 - Arch Capital Group Ltd.
Based on AM Best's analysis, 058459 - Arch Capital Group Ltd. is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A+ (Superior)
Affiliation Code:	g (Group)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	December 04, 2020
Initial Rating Date:	June 30, 1977

Great American Insurance Company

AMB #: 002213 **NAIC #: 16691** **FEIN #: 310501234**

Domiciliary Address
301 E. Fourth Street
Cincinnati, Ohio 45202United States
Web: www.greatamericaninsurancegroup.com
Phone: 513-369-5000
Fax: 513-369-3873
AM Best Rating Unit: AMB #: 005990 - Great American Insurance Companies
Based on AM Best's analysis, 058317 - American Financial Group, Inc. is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A+ (Superior)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	October 28, 2020
Initial Rating Date:	September 30, 1908

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

Evanston Insurance Company

AMB #: 003759 **NAIC #: 35378** **FEIN #: 362950161**

Domiciliary Address
10275 W. Higgins Road Suite 750
Rosemond, Illinois 60018United States
Web: www.markelcorp.com
Phone: 847-572-6000
Fax: 847-572-6389
AM Best Rating Unit: AMB #: 003191 - Markel North America Insurance Group

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A (Excellent)
Affiliation Code:	g (Group)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	September 11, 2020
Initial Rating Date:	June 30, 1983

Westchester Surplus Lines Insurance Company

AMB #: 004433 **NAIC #: 10172** **FEIN #: 582139927**

Mailing Address
P.O. Box 1000
Philadelphia, Pennsylvania 19106
United States

Web: www.chubb.com
Phone: 215-640-1000
View Additional Address Information

AM Best Rating Unit: AMB #: 000012 - Chubb U.S. Group of Insurance Companies

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A++ (Superior)
Affiliation Code:	g (Group)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	December 17, 2020
Initial Rating Date:	June 30, 1972

Attachment: 9-14-21 SGS 21-131 Agenda Docs (17309 : SGS 21-131 Boat Launch fees & enforcement mgmnt serv at County boat ramps;

AGENDA MEMORANDUM

FROM:	Colleen Scott, Management & Budget Director
SUBJECT:	QTE 19-090 Amendment No.1; Landscape Maintenance W. Citrus-MeadowCrest; Gamco Properties III, Inc.
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

December 3, 2019, Board approved QTE 19-090 Landscape Maintenance West Citrus Meadowcrest Government Center to provide routine finish mowing, edging, trimming, clean-up and mulching at the West Citrus Government Center for a period of two (2) years with three (3) additional one (1) year renewal options.

Staff desire to renew the Agreement extending the term to December 2, 2022.

No cost increase associated with this Amendment.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Gamco Properties III, Inc. to extend the duration of the Agreement to December 2, 2022.

Board of County Commissioners
Department of Community Services
Division of Parks and Recreation
Grounds Maintenance Section

M2021-64

MEMORANDUM

TO: Linda Morse, Purchasing & Contracts Manager

THROUGH: Mariselle Rodriguez, Director of Community Services

THROUGH: Francine Nobles, Director of Parks and Recreation

FROM: Robert C. Glancy, Jr., Grounds Maintenance Manager

DATE: September 10, 2021

SUBJECT: Agreement Renewal Request – QTE 19-090 Landscape Maintenance West Citrus Government Building Meadowcrest

---

I have received notice from Mr. Caldwell requesting to extend the current agreement for the Landscape Maintenance at West Citrus Government Building Meadowcrest, under the current terms. GAMCO Properties III, Inc. dba Third Generation Services has provided great service under this contract, and I am supporting the request for a 1-year extension to the current agreement.

RCGJr/ray

Enclosures

Attachment: QTE 19-090 AGENDA 10-26-21 (18477 : QTE 19-090 Amendment No.1; Landscape Maintenance W. Citrus-MeadowCrest; Gamco

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/9/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Acentria Insurance - Inverness
117 N Seminole Ave
Inverness FL 34450

License#: L100460

CONTACT NAME: Pam Clader
PHONE (A/C, No, Ext): 352-637-5191
FAX (A/C, No): 352-637-2396
E-MAIL ADDRESS: pam.clader@acentria.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Owners Insurance Company	32700
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
GAMCPRO-01
Gamco Properties III Inc DBA Third Generation Services
PO Box 1628
Inverness FL 34451

COVERAGES **CERTIFICATE NUMBER:** 84417205 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER							$
A	AUTOMOBILE LIABILITY	Y	Y	4697801302	11/6/2020	11/6/2021	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A						E L EACH ACCIDENT	$
	(Mandatory in NH)						E L DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E L DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured Names: Citrus County, Florida, a political subdivision of the State of Florida

Waiver of Subrogation applies to: Citrus County, Florida, a political subdivision of the State of Florida

CERTIFICATE HOLDER

Citrus County, Florida, a political subdivision of the State of Florida
3600 W Sovereign Path, Ste 266
Lecanto FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Attachment: QTE 19-090 AGENDA 10-26-21 (18477 : QTE 19-090 Amendment No.1; Landscape Maintenance W. Citrus-MeadowCrest; Gamco

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/09/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. 520 Madison Avenue 32nd Floor New York, NY 10022	CONTACT NAME: PHONE (A/C, No, Ext): (888) 202-3007 FAX (A/C, No): E-MAIL ADDRESS: contact@hiscox.com
INSURED GAMCO PROPERTIES III INC. 440 N LAKE SHENANDOAH LOOP INVERNESS FL 34453	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Hiscox Insurance Company Inc — 10200 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER	Y	Y	UDC-4317674-CGL-20	11/09/2020	11/09/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ S/T Gen. Agg.
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] N / A If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER E L EACH ACCIDENT E L DISEASE - EA EMPLOYEE E L DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Citrus County Florida 3600 W Sovereign Path, Suite 266 Lecanto, FL 34461	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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Attachment: QTE 19-090 AGENDA 10-26-21 (18477 : QTE 19-090 Amendment No.1; Landscape Maintenance W. Citrus-MeadowCrest; Gamco

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
05/08/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER PAYCHEX INSURANCE AGENCY, INC. 150 SAWGRASS DRIVE ROCHESTER, NY 14620	CONTACT NAME:	Paychex Insurance Agency Inc	
	PHONE (A/C, NO. EXT):	877-266-6850	FAX (A/C, No): 585-389-7426
	E-MAIL ADDRESS:	Certs@paychex.com	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED GAMCO PROPERTIES III, INC PO BOX 1628 ?????????????????????????????? INVERNESS, FL 34451-1628	INSURER A:	Markel Insurance Company	38970
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	☐ ☐ CLAIMS-MADE ☐ OCCUR						MED EXP (Any one person)	$
	☐ _____						PERSONAL & ADV INJURY	$
	☐ _____						GENERAL AGGREGATE	$
	GEN'L AGGREGATE LIMIT APPLIES PER						PRODUCTS - COMP/OP AGG	$
	☐ POLICY ☐ PROJECT ☐ LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
	☐ ☐							$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	MWC0167885-02	04/29/2021	04/29/2022	X WC STATU-TORY LIMITS ☐ OTH-ER	
							E L EACH ACCIDENT	$ 100,000.00
							E L DISEASE - EA EMPLOYEE	$ 100,000.00
							E L DISEASE - POLICY LIMIT	$ 500,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Division Name: All Vendors. Contract ID: ITB 070-15/ ITB 020-17/ITB 19-033.

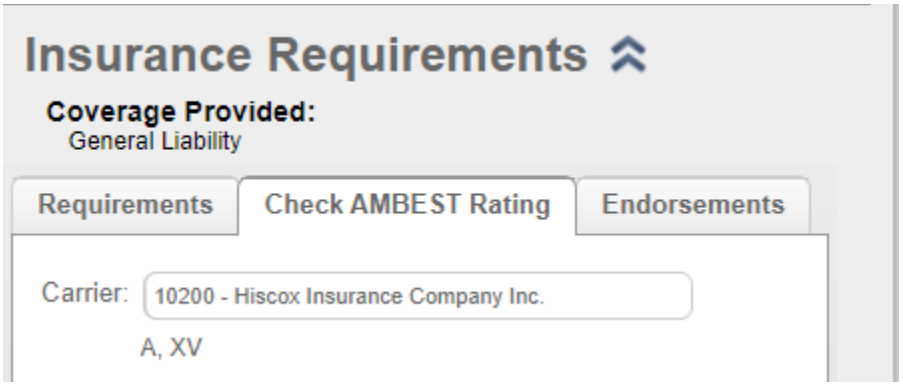
Waiver of Subrogation granted in favor of the certificate holder

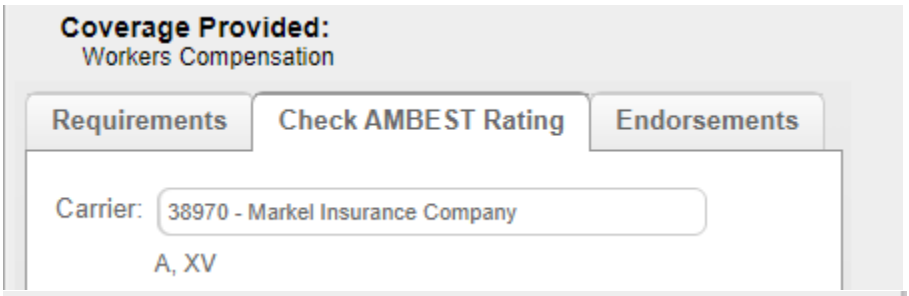
CERTIFICATE HOLDER	CANCELLATION
Citrus County, Florida 3600 W. Sovereign Path Suite 180 Lecanto, FL 34461	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS AUTHORIZED REPRESENTATIVE

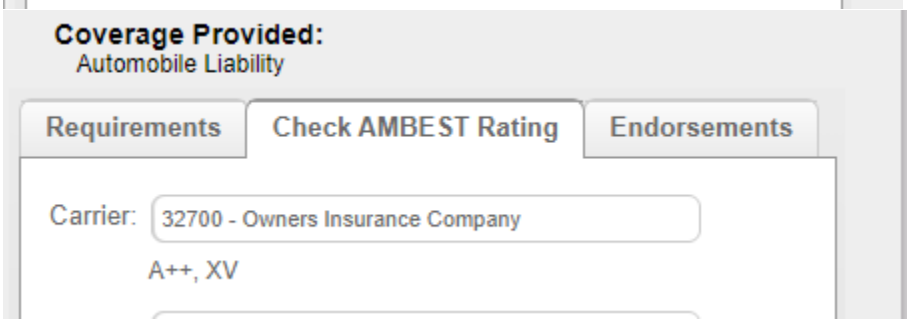
ACORD 25 (2016/03)

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Attachment: QTE 19-090 AGENDA 10-26-21 (18477 : QTE 19-090 Amendment No.1; Landscape Maintenance W. Citrus-MeadowCrest; Gamco







Attachment: QTE 19-090 AGENDA 10-26-21 (18477 : QTE 19-090 Amendment No.1; Landscape Maintenance W. Citrus-MeadowCrest; Gamco

Amendment No. 1 to Agreement

QTE 19-090

Landscape Maintenance West Citrus Government Building Meadowcrest

THIS AMENDMENT is made and entered into by and between GAMCO Properties III, Inc., a corporation organized under the laws of the State of Florida (hereinafter referred to as "Contractor") and Citrus County, Florida, a political subdivision of the State of Florida (hereinafter referred to as "County").

WHEREAS, On December 3, 2019, County and Contractor entered into an Agreement to provide routine mowing, edging, trimming, and clean-up services at West Citrus Government Center Meadowcrest for a term of two (2) years with an option to renew for three (3) additional one (1) year periods; and

WHEREAS, County and Contractor desire to amend the Agreement to exercise the first option to renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to December 2, 2022; and

NOW THEREFORE, in consideration of the original Agreement and the foregoing recitals, County and the Contractor agree as follows:

1. The above Recitals are true and correct and are hereby incorporated into this paragraph.

2. County and Contractor hereby renew the Agreement for an additional one (1) year term, extending the duration of the Agreement to December 2, 2022.

3. County and Contractor agree that all other terms, conditions, and pricing of the Agreement are hereby ratified and confirmed and shall continue in full force and effect except as amended herein.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Attachment: QTE 19-090 AGENDA 10-26-21 (18477 : QTE 19-090 Amendment No.1; Landscape Maintenance W. Citrus-MeadowCrest; Gamco

IN WITNESS WHEREOF, this Amendment No. 1 to Agreement is accepted by the parties as of the date noted below.

GAMCO PROPERTIES III, INC

Signature of Witness (1)

Linda Morse
Printed Name of Witness (1)

Signature of Witness (2)

Vicki Austin
Printed Name of Witness (2)

BY: _____
DAVID CALDWELL, PRESIDENT

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 28th day of September, 2021, by David Caldwell as President who is ☐ personally known to me or ☒ who produced DL as identification.

Witness my hand and official seal this _____ day of _____, 2021.

_____
NOTARY PUBLIC Signature
Printed Name: _____
Commission No.: _____
Expiration Date: _____

Official use only

SEAL

VICKI R. AUSTIN
MY COMMISSION # HH 050670
EXPIRES: February 5, 2025
Bonded Thru Notary Public Underwriters

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

_____
ANGELA VICK, CLERK

BY: _____
SCOTT CARNAHAN, CHAIRMAN

DATE: _____

Attachment: QTE 19-090 AGENDA 10-26-21 (18477 : QTE 19-090 Amendment No.1; Landscape Maintenance W. Citrus-MeadowCrest; Gamco

AGENDA MEMORANDUM

FROM:	Colleen Scott, Management & Budget Director
SUBJECT:	BW 19-020 Amendment No. 1; Uniforms for Fire Rescue; North America Fire Equipment Co., Inc.
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

November 27, 2018, Board awarded BW 19-020 Uniforms for Fire Rescue for the purchase of Class A and Class B uniforms for fire rescue for a period of three (3) years with the option to renew for one (1) additional two (2) year period.

Staff desires to renew the Agreement for the additional two (2) year period.

No cost increase associated with this Amendment.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute the Amendment No. 1 to the Agreement between Citrus County, Florida and North America Fire Equipment Co., Inc., to extend the Agreement to November 26, 2023.

Citrus County Board of County Commissioners
Fire Rescue

3600 W. Sovereign Path – Suite 141 – Lecanto, FL 34461
352-527-5406 Office – 352-527-5404 Fax

TO: Colleen Scott, Director, Management & Budget Department

FROM: Erin Olson, Accounting Supervisor, Fire Rescue

Thru: Craig Stevens, Fire Chief

DATE: 09/08/2021

SUBJECT: BW 19-020 – North American Fire Equipment Company

With the approval of Management and Budget, Fire Rescue would like to renew the agreement, BW 19-020, with North America Fire Equipment Co., Inc. (NAFECO) for an additional two-year period for the purchase of fire rescue uniform items.

Attachment: BW 19-020 AGENDA 10-26-21 (18475 : BW 19-020 Amendment No. 1; Uniforms for Fire Rescue; North America Fire Equipment Co.,

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/10/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Kerrie Scott
Stovall Marks Insurance	PHONE (A/C, No, Ext): (256) 355-7951 FAX (A/C, No): (256) 350-2022
2601 Danville Rd SW	E-MAIL ADDRESS: kscott@stovallmarks.com
Decatur AL 35603	INSURER(S) AFFORDING COVERAGE / NAIC #
INSURED	INSURER A : Mesa Underwriters Specialty Insurance Company 36838
North America Fire Equipment Co., Inc. Dba Nafeco	INSURER B : Employers Mutual Casualty Company 21415
1515 W. Moulton St.	INSURER C : Evanston Insurance Company 35378
Decatur AL 35601	INSURER D : Ala SIWCF/Midwest Employers Casualty Co. 23612
	INSURER E :
	INSURER F :

COVERAGES CERTIFICATE NUMBER: CL2131006829 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER	Y	Y	MP0101001000052	12/12/2020	12/12/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 3,000,000 $ 100,000 $ 5,000 $ 3,000,000 $ 3,000,000 $ 3,000,000
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y	Y	5E82722	03/10/2021	03/10/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	[ ] UMBRELLA LIAB [X] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			XOBW8894321	03/10/2021	03/10/2022	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	0374500PRAL129001	01/01/2021	01/01/2022	[ ] PER STATUTE [ ] OTH-ER E L EACH ACCIDENT E L DISEASE - EA EMPLOYEE E L DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Citrus County, Florida
3600 W. Sovereingn Path
Ste. 266
Lecanto FL 34461

CANCELLATION

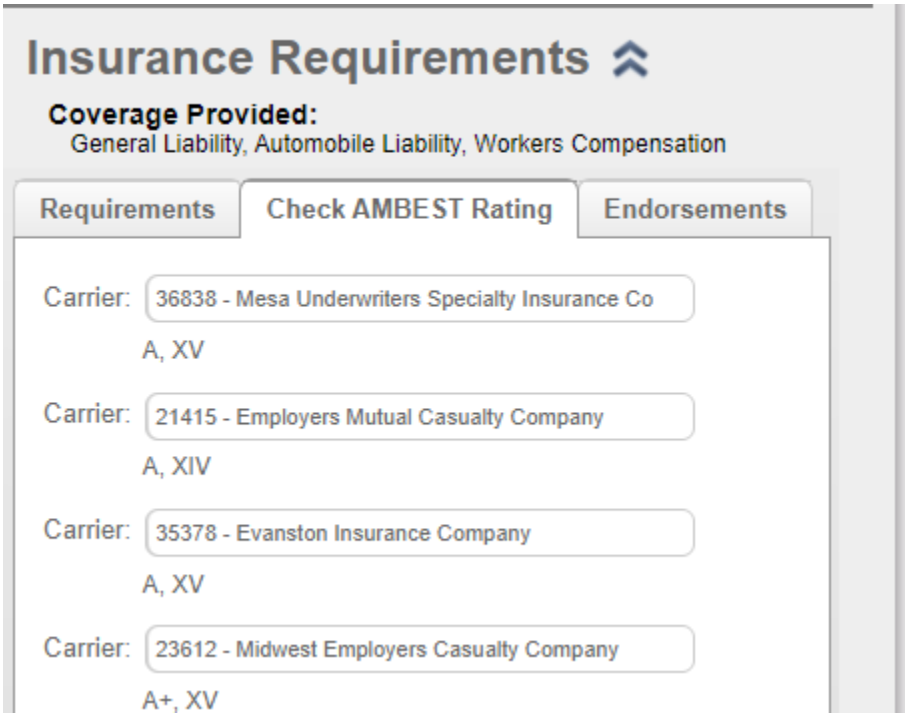
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Attachment: BW 19-020 AGENDA 10-26-21 (18475 : BW 19-020 Amendment No. 1; Uniforms for Fire Rescue; North America Fire Equipment Co.,

AMBEST 2022 NAFECO



Attachment: BW 19-020 AGENDA 10-26-21 (18475 : BW 19-020 Amendment No. 1; Uniforms for Fire Rescue; North America Fire Equipment Co.,

Amendment No. 1 to Agreement

BW 19-020
Uniforms For Fire Rescue Services

THIS AMENDMENT is made and entered into by and between North America Fire Equipment Co., Inc. (NAFECO), a foreign corporation registered to do business in the State of Florida (hereinafter referred to as "Contractor") and Citrus County, Florida, a political subdivision of the State of Florida (hereinafter referred to as "County").

WHEREAS, On November 27, 2018, County and Contractor entered into an Agreement for Contractor to provide uniforms for Fire Rescue Services for a term of three (3) years with an option to renew for one (1) additional two (2) year period; and

WHEREAS, County and Contractor desire to amend the Agreement to exercise the option to renew the Agreement for an additional two (2) year term, extending the duration of the Agreement to November 26, 2023; and

NOW THEREFORE, in consideration of the original Agreement and the foregoing recitals, County and the Contractor agree as follows:

1. The above Recitals are true and correct and are hereby incorporated into this paragraph.

2. County and Contractor hereby renew the Agreement for an additional two (2) year term, extending the duration of the Agreement to November 26, 2023.

3. County and Contractor agree that all other terms, conditions and pricing of the Agreement are hereby ratified and confirmed and shall continue in full force and effect except as amended herein.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Attachment: BW 19-020 AGENDA 10-26-21 (18475 : BW 19-020 Amendment No. 1; Uniforms for Fire Rescue; North America Fire Equipment

IN WITNESS WHEREOF, this Amendment No. 1 to Agreement is accepted by the parties as of the date noted below.

NORTH AMERICA FIRE EQUIPMENT CO., INC.

Jessica Franks
Signature of Witness (1)

Jessica Franks
Printed Name of Witness (1)

Rhonda Sanders
Signature of Witness (2)

BY: Ronald Woodall
RONALD WOODALL, VICE PRESIDENT

Rhonda Sanders
Printed Name of Witness (2)

STATE OF ALABAMA
COUNTY OF MORGAN

The foregoing instrument was acknowledged before me, by means of [X] physical presence or [ ] online notarization, this 16th day of September, 2021, by Ronald Woodall as Vice President who is [x] personally known to me or [ ] who produced _____ as identification.

Witness my hand and official seal this 16th day of September, 2021.

Angela Diane Henderson
NOTARY PUBLIC Signature
Printed Name: Angela Diane Henderson
Commission No.: N/A
Expiration Date: 7/5/22

NOTARY PUBLIC ALABAMA STATE AT LARGE

SEAL

Official use only

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

ANGELA VICK, CLERK

BY: _____
SCOTT CARNAHAN, CHAIRMAN

DATE: _____

Attachment: BW 19-020 AGENDA 10-26-21 (18475 : BW 19-020 Amendment No. 1; Uniforms for Fire Rescue; North America Fire Equipment

AGENDA MEMORANDUM

FROM:	Colleen Scott, Management & Budget Director
SUBJECT:	PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety, LLC
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Staff is requesting the approval to purchase three EMS ambulances with two of the ambulances having 4-wheel drive options for the FY 21/22 from Ten-8 Fire & Safety, LLC utilizing the Florida Sheriff Association Bid No. FSA20-VEF14.01. The total cost of the three ambulances is $562,210.00.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
4180-56400	Machinery &	$860,000	$0	$556,710	$303,290

Emergency Medical Service-Machinery & Equipment

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute the Equipment Proposal between Citrus County, Florida and Ten-8 Fire & Safety, LLC. to purchase the three ambulances for the FY 21/22 and associated budget resolution.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 09/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gifford-Heiden Ins Inc 111 E Venice Avenue Venice, FL 34285` Nicole T Gifford 941-484-0681	CONTACT NAME: Nicole T Gifford PHONE (A/C, No, Ext): 941-484-0681 FAX (A/C, No): 941-485-3835 E-MAIL ADDRESS: nikkigifford@giffordheidenins.com
INSURED Ten-8 Fire & Safety, LLC Ten-8 Fire Equipment Ten-8 Fire & Safety Equipment of Georgia 2904 59th Ave Dr E Bradenton, FL 34203	INSURER A : Valley Forge Insurance Co — NAIC # 20508 INSURER B : National Fire Ins Co — 20478 INSURER C : Continental Casualty Co — 20443 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR X Contract Liab X XCU Included GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	X	X	2091595545	07/30/2021	07/30/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Emp Ben.	$ 1,000, $ 100, $ 15, $ 1,000, $ 2,000, $ 2,000, $ 1,000,
B	AUTOMOBILE LIABILITY X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY X PIP $10000 X Gar Liab	X	X	2071988532	07/30/2021	07/30/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000, $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED X RETENTION $ 10000			2048055914	07/30/2021	07/30/2022	EACH OCCURRENCE AGGREGATE	$ 3,000, $ 3,000,
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	2067574121	01/01/2021	01/01/2022	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000, $ 1,000, $ 1,000,
B	Garage Liab			2071988532	07/30/2021	07/30/2022	OCC/AGG	1m/
B	GKLL Phy Dmg			2071988532	07/30/2021	07/30/2022	GKL	1,600,

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Citrus County, Florida is named as additional insured on General Liability and Automobile Liability. Citrus County, Florida is granted a waiver of subrogation on General Liability, Automotive Liability and Workers Compensation as per the requirements.

CERTIFICATE HOLDER

CITR003

Citrus County, Florida
3600 W. Sovereign Path #266
Lecanto, FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

Valley Forge Insurance Company

AMB #: 002132 **NAIC #: 20508** **FEIN #: 231620527**

Administrative Office
151 North Franklin Street
Chicago, Illinois 60606
United States

Web: www.cna.com
Phone: 312-822-5000
View Additional Address Information

AM Best Rating Unit: AMB #: 018313 - CNA Insurance Companies
Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.

View additional news, reports and products for this company.

Based on AM Best's analysis, 050177 - Loews Corporation is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A (Excellent)
Affiliation Code:	g (Group)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	July 08, 2021
Initial Rating Date:	June 30, 1948

Long-Term Issuer Credit View Definition

Rating (Rating Category):	a+ (Excellent)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	July 08, 2021
Initial Rating Date:	June 21, 2005

Financial Size Category View Definition

Financial Size Category: XV ($2 Billion or greater)

u Denotes Under Review Best's Rating

National Fire Insurance Company of Hartford

AMB #: 002129 **NAIC #: 20478** **FEIN #: 060464510**

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

Administrative Office
151 North Franklin Street
Chicago, Illinois 60606
United States

Web: www.cna.com
Phone: 312-822-5000
View Additional Address Information

AM Best Rating Unit: AMB #: 018313 - CNA Insurance Companies
Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.

View additional news, reports and products for this company.

Based on AM Best's analysis, 050177 - Loews Corporation is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A (Excellent)
Affiliation Code:	g (Group)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	July 08, 2021
Initial Rating Date:	December 31, 1907

Long-Term Issuer Credit View Definition

Rating (Rating Category):	a+ (Excellent)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	July 08, 2021
Initial Rating Date:	June 21, 2005

Financial Size Category View Definition

Financial Size Category: XV ($2 Billion or greater)
u Denotes Under Review Best's Rating

Continental Casualty Company

AMB #: 002128 **NAIC #: 20443** **FEIN #: 362114545**

Domiciliary Address
151 North Franklin Street
Chicago, Illinois 60606

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

United States

Web: www.cna.com
Phone: 312-822-5000

AM Best Rating Unit: AMB #: 018313 - CNA Insurance Companies
Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.

View additional news, reports and products for this company.

Based on AM Best's analysis, 050177 - Loews Corporation is the **AMB Ultimate Parent** and identifies the topmost entity of the corporate structure. View a list of operating insurance entities in this structure.

Best's Credit Ratings

Financial Strength View Definition

Rating (Rating Category):	A (Excellent)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	July 08, 2021
Initial Rating Date:	June 30, 1922

Long-Term Issuer Credit View Definition

Rating (Rating Category):	a+ (Excellent)
Outlook (or Implication):	Stable
Action:	Affirmed
Effective Date:	July 08, 2021
Initial Rating Date:	June 21, 2005

Financial Size Category View Definition

Financial Size Category: XV ($2 Billion or greater)

u Denotes Under Review Best's Rating

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

IN SERVICE TO SERVE YOU

Equipment Proposal

This Equipment Proposal (the "Proposal") has been prepared by Ten-8 Fire & Safety, LLC ("Company") in response to the undersigned Customer's request for a proposal. This Proposal is comprised of the special terms set forth below, the Proposal Option List, Warranty, and Company's Purchasing Terms and Conditions. Through its signature below or other Acceptance (as defined below), Customer acknowledges having received, read and being bound by this Proposal, all attachments and Company's Purchasing Terms and Conditions.

Date: **October 5, 2021** ("Proposal Date") **Customer:** **Citrus County, Florida** ("Customer")

Customer Address: **3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461**

Quantity	Product Description & Options	Price
3	**Osage Warrior on F450 4x2 gas chassis**	**$188,352.00**
	FSA20-VEF14.01	
	10% FSA option discount	
	Ford FIN Rebate (must be eligible)	**($5,782.00)**
2	**4x4 option per unit**	**$2,750.00**
	Multi-unit discount	**($1,000.00)**
	100% pre-payment discount (does not include bond)	**($1,000.00)**
	Graphics allowance	**$5,000.00**
	Purchase Price:	**$562,210.00**

Delivery Timing: The Product described above in the Product Description and Options Section of this document will be built by and shipped from the manufacturer approximately **12** (months) after Company receives Customer's acceptance of this Proposal as defined below.

Other: **Contingent upon recipt of chassis**

Unless accepted within **30** days from date of proposal, the right is reserved to withdraw this proposal.

ACCEPTANCE OF THIS PROPOSAL CREATES AN ENFORCEABLE BINDING AGREEMENT BETWEEN COMPANY AND CUSTOMER. "ACCEPTANCE" MEANS THAT CUSTOMER DELIVERS TO COMPANY: (A) A PROPOSAL SIGNED BY AN AUTHORIZED REPRESENTATIVE, OR (B) A PURCHASE ORDER INCORPORATING THIS PROPOSAL, WHICH IS DULY APPROVED, TO THE EXTENT APPLICABLE, BY CUSTOMER'S GOVERNING BOARD. ACCEPTANCE OF THIS PROPOSAL IS EXPRESSLY LIMITED TO THE TERMS CONTAINED IN THIS PROPOSAL AND COMPANY'S PURCHASING TERMS AND CONDITIONS. ANY ADDITIONAL OR DIFFERENT TERMS, WHETHER CONTAINED IN CUSTOMER'S FORMS OR OTHERWISE PRESENTED BY CUSTOMER AT ANY TIME, ARE HEREBY REJECTED.

INTENDING TO CREATE A BINDING AGREEMENT, Customer and Company have each caused this Proposal to be executed by their duly authorized representatives as of date of the last signature below.

Customer: **Citrus County Florida**

By: _____

Title: _____

Print: _____

Date: _____

Ten-8 Fire & Safety, LLC

By:

Title: **Authorized Sales Representative**

Print: **Eric Wilcox**

Date: **10-5-21**

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

EXHIBIT A

PROPOSAL OPTION LIST

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

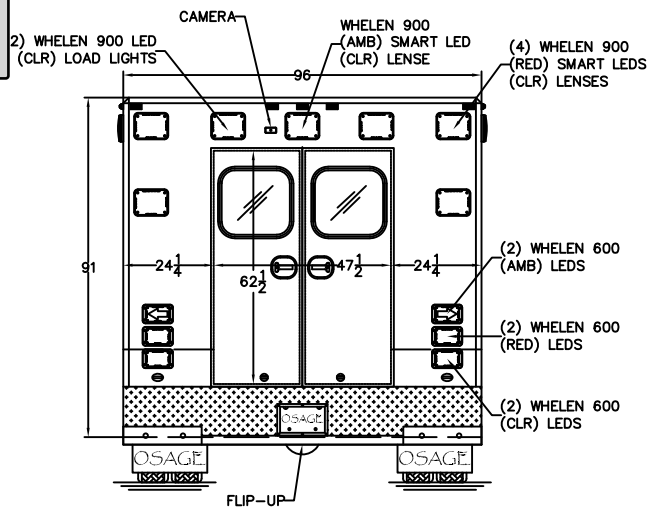
Dealer Name:	**Ten 8 Fire Equipment**
Salesperson:	Eric Wilcox
Customer Name:	Citrus County Fire Department
& Address	3600 W Sovereighn Path
Shipping Address:	See above
Fleet Number:	
Contact Name:	Dustin Green
Email:	dustin.green@citruscountyfire.com
Phone:	352-400-1407
Fax:	
Chassis Type:	F550 4x2 gas
Osage Unit #:	
VIN:	

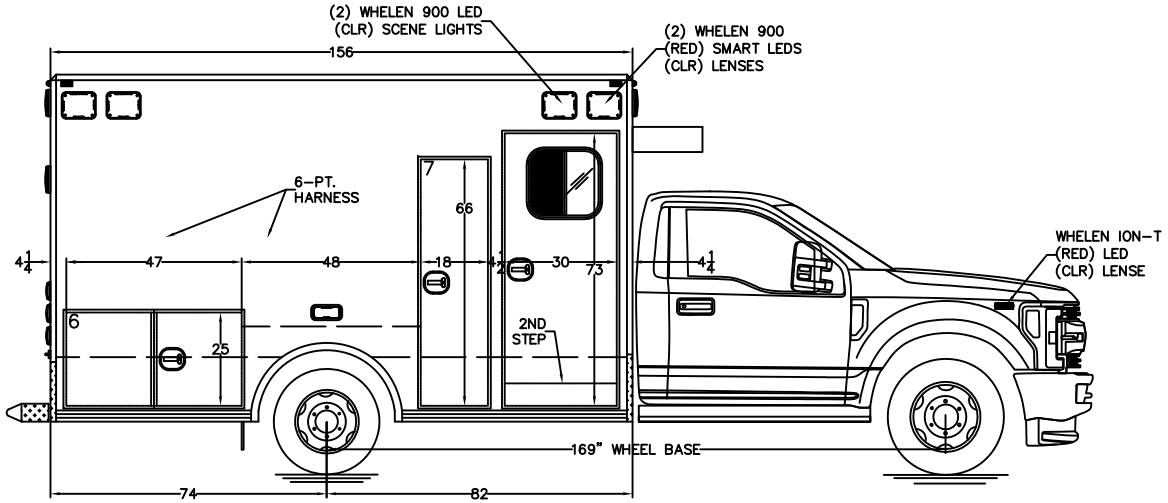
Qty	CHEVROLET G-SERIES TYPE III - 2023 CHASSIS ONLY	Total
1	Option: Liquid Spring Suspension (Front: 110lbs, Rear: 150lbs)	$9,600
	Warning & Intersection Lights, Wig-Wag	
18	Chrome Flanges for 9 x 7 (per light)	$270
8	Chrome Flanges for 7 x 3 or 6 x 4 Lights	$120
4	Chrome Flanges for ION	$60
	Whelen Smart Linear LED's	
2	Additional 900 Solid LED, R, B or A	$490
2	Additional 900 R/C or B/C LED	$670
3	Upgrade 900 to Split R/C or B/C	$270
2	Additional 700 LED R, B or A	$420
	Exterior Lighting	
1	Techniques E-41 LED Strip Lighting in all Compartments	$675
	Inverters, Chargers, Batteries, Shorelines & Outlets	
1	Vanner Inverter / Conditioner w/ Remote Switch, Model 20-1050-CUL	$1,575
1	Upgrade to Kussmaul Auto Eject Shoreline Plug, 20 Amp	$390
	HVAC Systems	
1	Auxiliary Condenser	$1,185
1	Upcharge to Install Condensor on Front of Module	$525
	Mirrors, Hind-Sight, Backup Camera, & Spotlights	
1	Brigade Color Reverse Camera	$870
	Cot Mounts	
1	Install Customer-supplied Power Load	$1,200
	Oxygen	
1	O2 Regulator for "M" Tank	$140
2	Zico Portable O2 Bracket QRD2	$600
	Seating, Squad Bench, EMT, CPR	
1	3-Pt. Child Seat	$310
3	6-Point Seat Belt, Per Position **Note: Specify Color (If no color is chosen, black will be provided:** **Black_____ Orange_____ Red_____ Yellow_____**	$1,470
	Cabinetry, Windows, Marker Boards, Shelves, & HVAC Ducts	

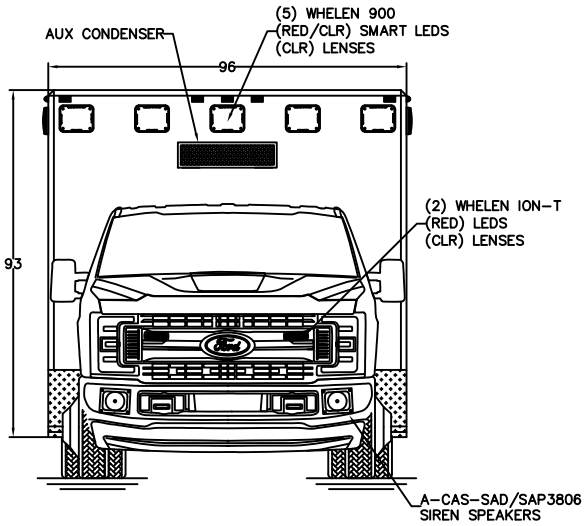
Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

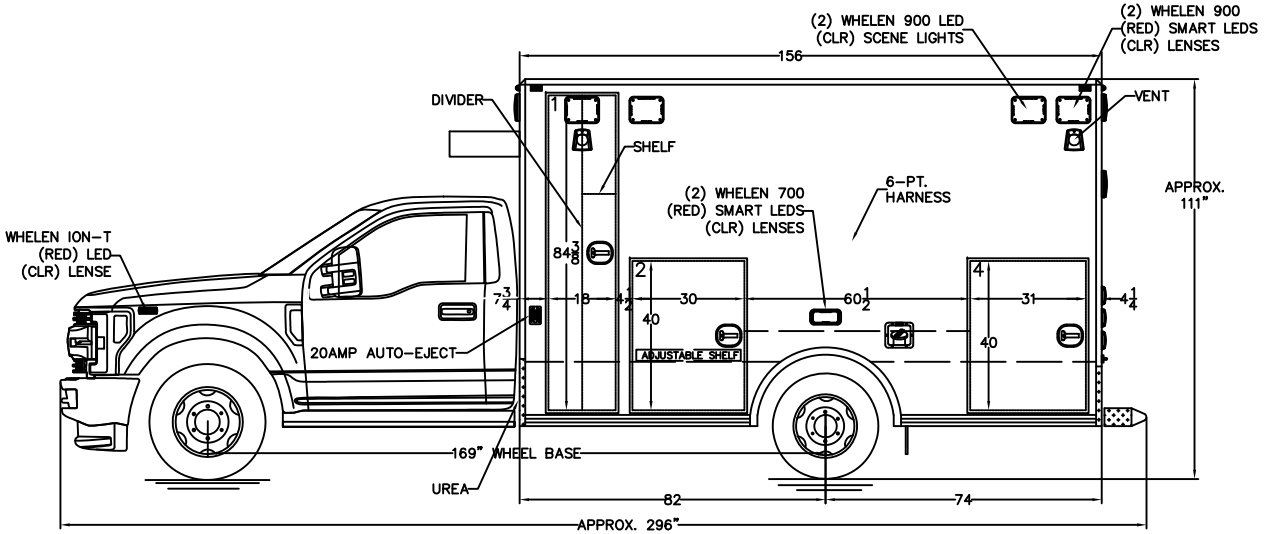
1	Cabinet Over Squad Bench, (Requires 43" Between Bench Cushion & Cabinet) (Standard in 2168)	$300
2	Tilt-up Speed Load Cabinet Windows, w/latch (per window)	$510
1	Monitor Shelf to the Rear of the CPR Seat	
	Doors, Locks, & Latches	
9	Southco Stainless Steel D-Ring Latch (per latch)	$450
	Sharps, Waste, & Drawers	
1	Sharps & Waste Drawer	$375
	Additional Headroom, Crawl Through (Type I), Bariatric Package	
1	Custom Headroom. Fill in Height ___72_____	$717
	Additional Interior Options & Special Instructions	
1	ALS cabient relocated to head of bench due to door forward layout	
	Custom Body Size, Compartments, Doors & Door Window	
1	Custom body Length. Fill in Length ___156_____	$700
1	Side Entry Door Forward Layout	$400
	Rub Rail, Tow Hooks, Mud Flaps, Chains	
1	Rear Tow Hooks (Mounted on Rear Bumper Frame)	$150
	PAINT OPTIONS	
1	Red Paint Color, (Additional Materials Cost)	$1,600
1	Wet Sand & Buff	$3,120
	Options total	$29,806.00
	FSA Osage Warrior F450 gas	$157,764.00
	Multi unit discount	($1,000
	100% pre payment discount	($1,000
	Total	$185,570.00

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,









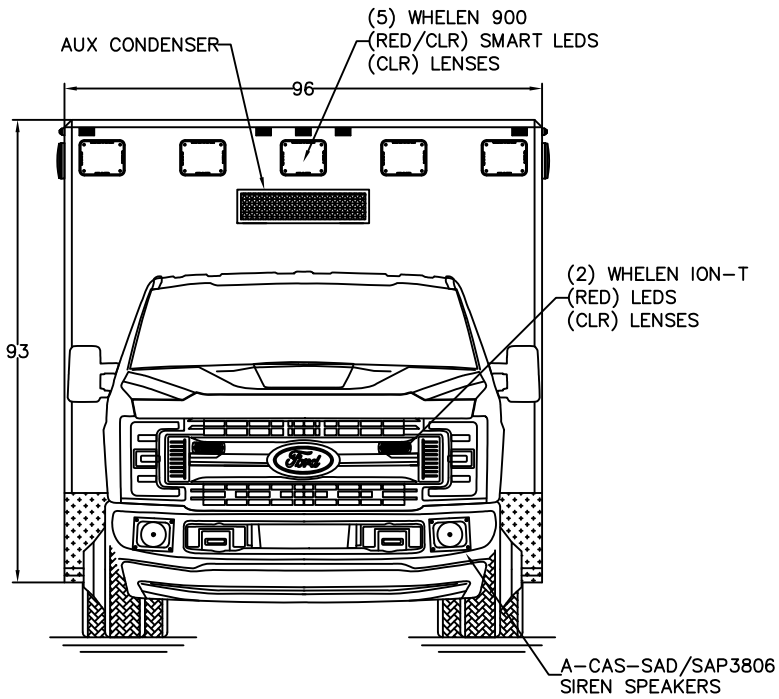
NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

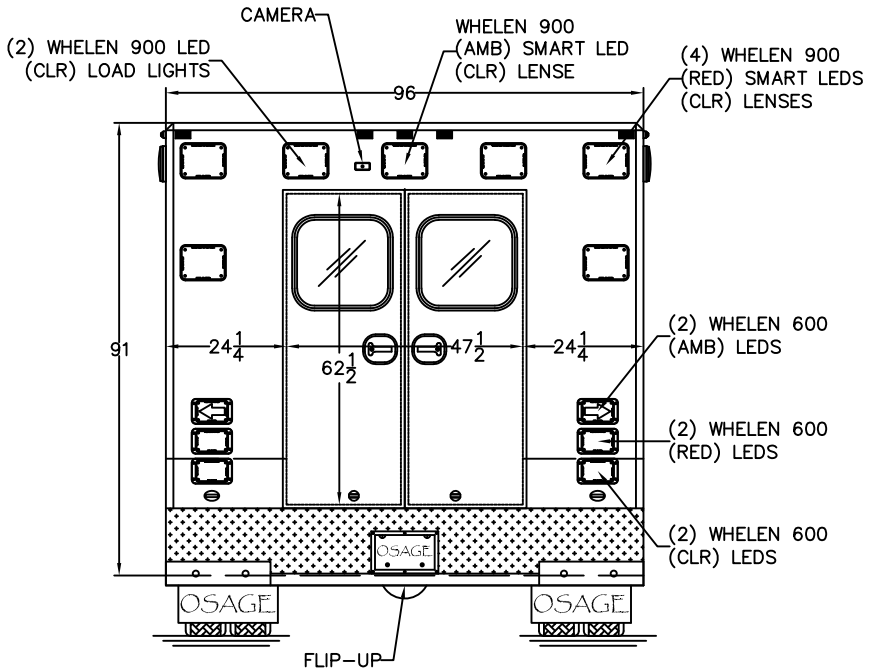
NOTES:
1.) COMPARTMENT DIMENSIONS REFLECT OPENING CLEARANCE.
2.) APPROXIMATE COMPARTMENT DEPTH=20 1/2"DEEP.
3.) MODULE DIMENSIONS=156"L x 96"W x 93"H
4.) INTERIOR MODULE HEAD ROOM=72"H.
5.) ALL 9x7 LIGHTS TO BE WHELEN 900 SERIES LIGHTS.
6.) DOUBLE STAINLESS THRESHOLDS.
7.) STYROFOAM INSULATION, WALLS & CEILING.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2				
1	BID DRAFT	09-21-21	SAH	.

Stock/Job#: .	Drawing# CITRUS-100	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Industries, Inc.		
End Customer: CITRUS COUNTY	TWIN RIDGE ROAD P.O. BOX 718 LINN, MO. 65051		
NOTICE	Drawn By: S.A.H.	Date: 09-21-21	Scale: NOT TO SCALE
This drawing and/or the information hereon is the exclusive property of Osage Industries and shall not be reproduced, used or disclosed without the authorized written consent of Osage Industries.	Drawing Description: EXTERIOR LAYOUT TYPE-I WARRIOR		Revision# 1

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,





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CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

NOTES:
1.) COMPARTMENT DIMENSIONS REFLECT OPENING CLEARANCE.
2.) APPROXIMATE COMPARTMENT DEPTH=20 1/2"DEEP.
3.) MODULE DIMENSIONS=156"L x 96"W x 93"H
4.) INTERIOR MODULE HEAD ROOM=72"H.
5.) ALL 9x7 LIGHTS TO BE WHELEN 900 SERIES LIGHTS.
6.) DOUBLE STAINLESS THRESHOLDS.
7.) STYROFOAM INSULATION, WALLS & CEILING.

Stock/Job#: .	Drawing# CITRUS-100A	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Industries, Inc.		
End Customer: CITRUS COUNTY	TWIN RIDGE ROAD P.O. BOX 718 LINN, MO. 65051		

Rev.#	Revision Description	Date	Rev'd	App'vd
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2				
1	BID DRAFT	09-21-21	SAH	.

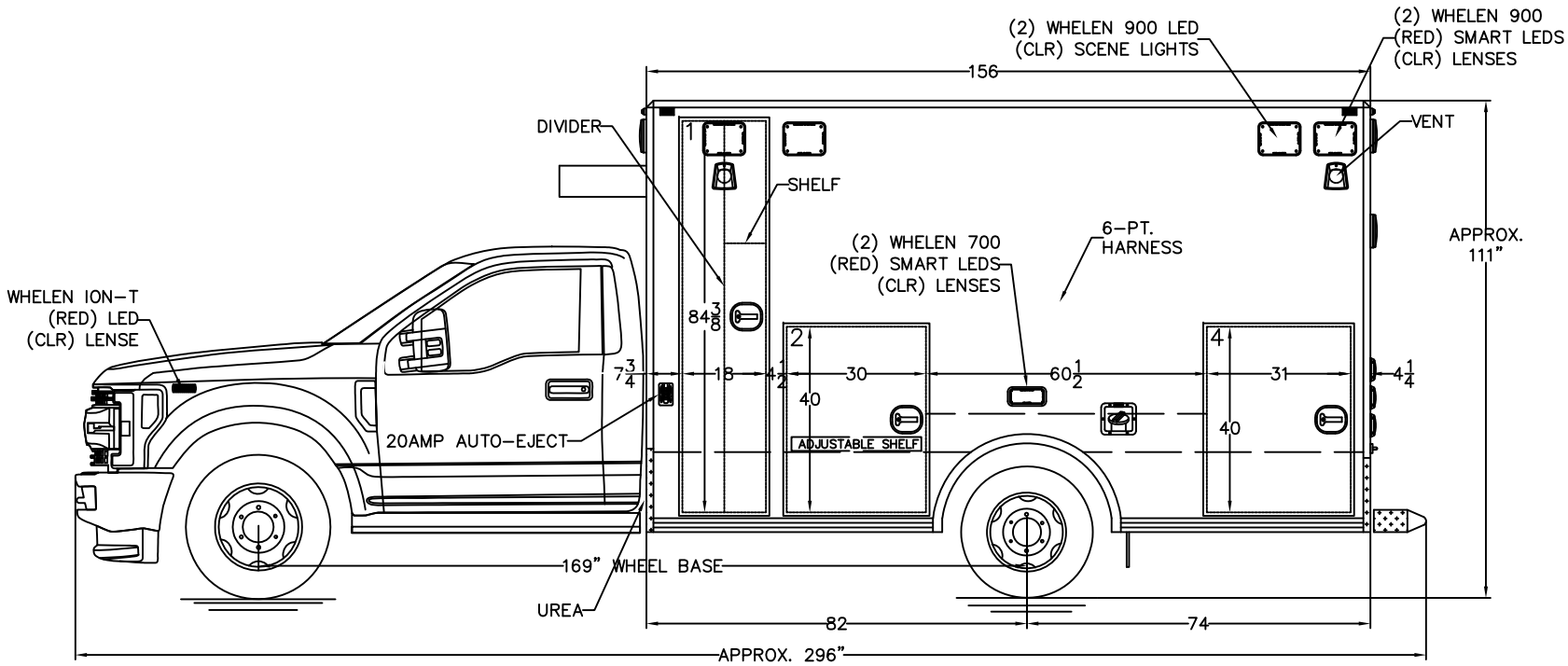
NOTICE
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Drawn By: S.A.H.	Date: 09-21-21	Scale: NOT TO SCALE

Drawing Description: EXTERIOR LAYOUT, FRONT/REAR TYPE-I WARRIOR

Revision# 1

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,



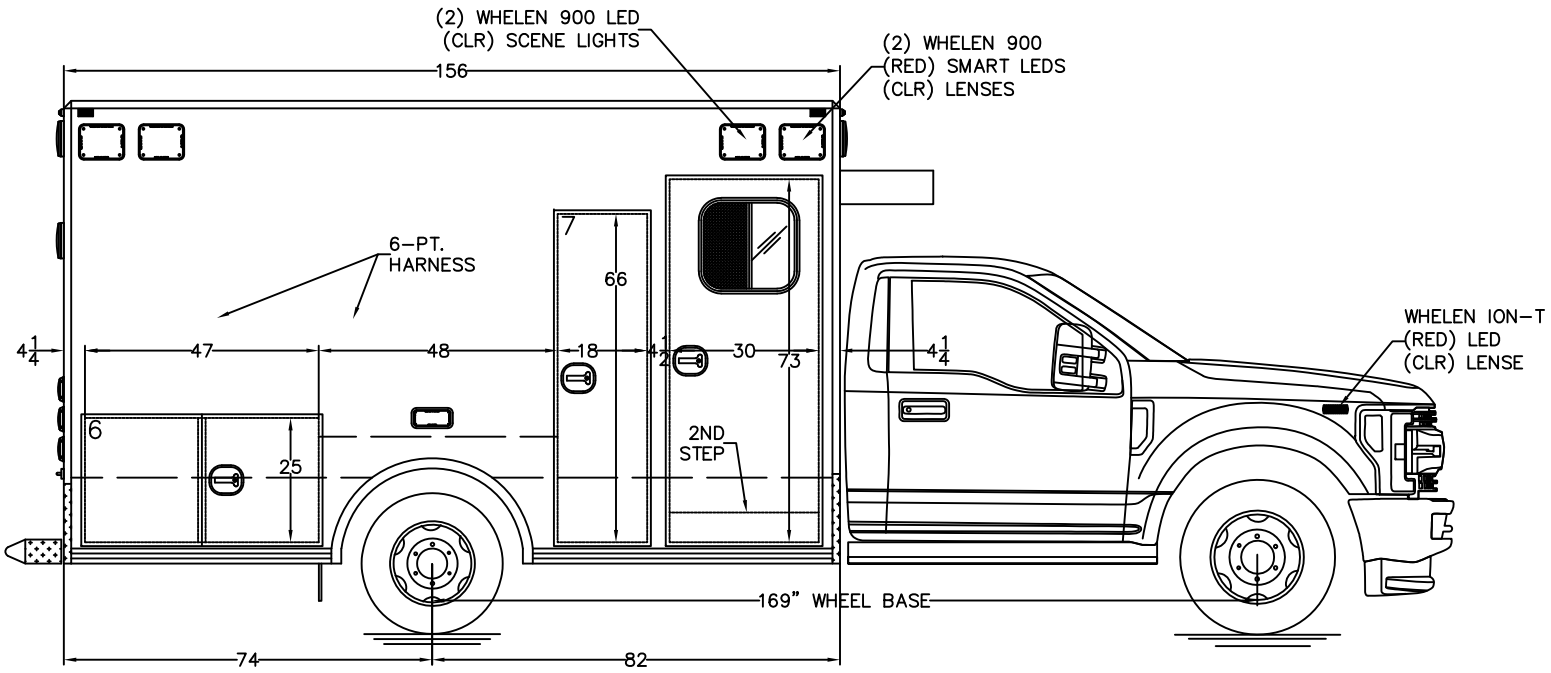
NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

NOTES:
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2.) APPROXIMATE COMPARTMENT DEPTH=20 1/2"DEEP.
3.) MODULE DIMENSIONS=156"L x 96"W x 93"H
4.) INTERIOR MODULE HEAD ROOM=72"H.
5.) ALL 9x7 LIGHTS TO BE WHELEN 900 SERIES LIGHTS.
6.) DOUBLE STAINLESS THRESHOLDS.
7.) STYROFOAM INSULATION, WALLS & CEILING.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2				
1	BID DRAFT	09-21-21	SAH	.

Stock/Job#: .	Drawing# CITRUS-100B	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Industries, Inc.		
End Customer: CITRUS COUNTY	TWIN RIDGE ROAD P.O. BOX 718 LINN, MO. 65051		
NOTICE	Drawn By: S.A.H.	Date: 09-21-21	Scale: NOT TO SCALE
This drawing and/or the information hereon is the exclusive property of Osage Industries and shall not be reproduced, used or disclosed without the authorized written consent of Osage Industries.	Drawing Description: EXTERIOR LAYOUT, STREETSIDE TYPE-I WARRIOR		Revision# 1

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,



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4.) INTERIOR MODULE HEAD ROOM=72"H.
5.) ALL 9x7 LIGHTS TO BE WHELEN 900 SERIES LIGHTS.
6.) DOUBLE STAINLESS THRESHOLDS.
7.) STYROFOAM INSULATION, WALLS & CEILING.

Stock/Job#: .	Drawing# CITRUS-100C	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Industries, Inc.		
End Customer: CITRUS COUNTY	TWIN RIDGE ROAD P.O. BOX 718 LINN, MO. 65051		

Rev.#	Revision Description	Date	Rev'd	App'vd
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1	BID DRAFT	09-21-21	SAH	.

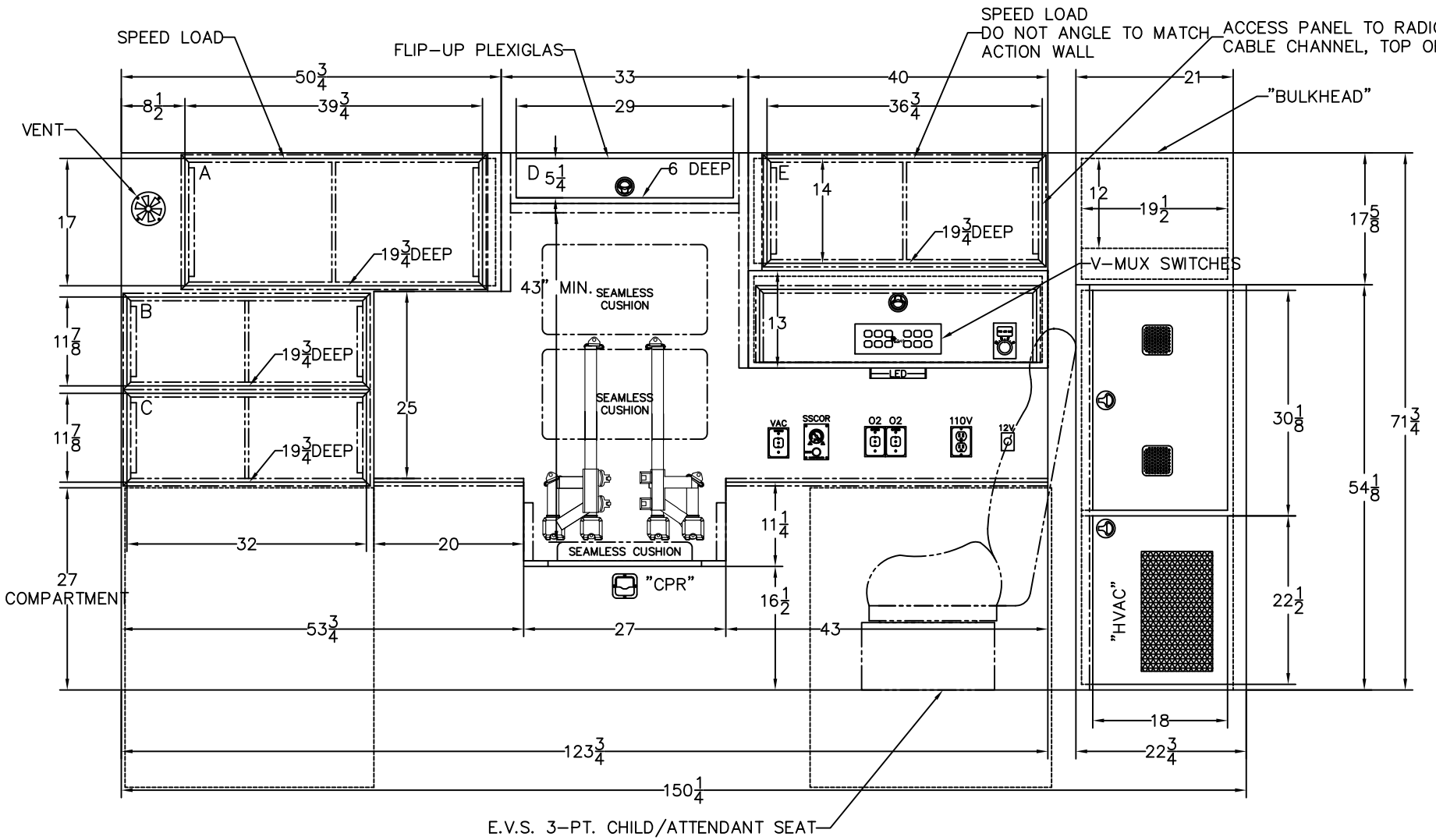
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Drawn By: S.A.H.	Date: 09-21-21	Scale: NOT TO SCALE

Drawing Description:
EXTERIOR LAYOUT, CURBSIDE
TYPE-I WARRIOR

Revision# 1

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,



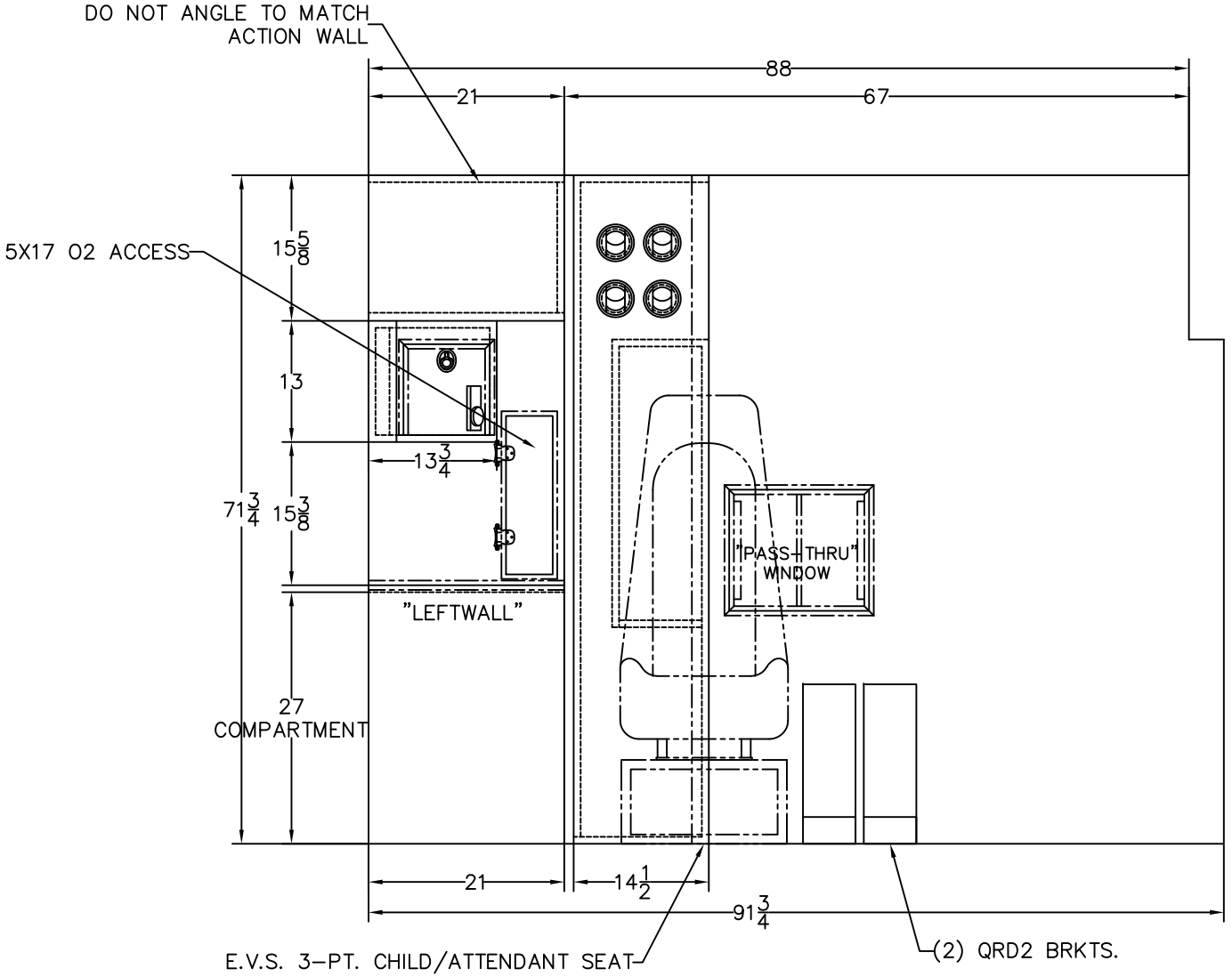
NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

NOTES: CABINET DEPTHS REPRESENT DIMENSION FROM INSIDE REAR TO FRONT FACE OF CABINETS, WITHOUT TRIM. ACTUAL WORKING DEPTH WILL BE LESS THAN DIMENSION SHOWN UNLESS OTHERWISE SPECIFIED.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
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1	BID DRAFT	09–21–21	SAH	.

Stock/Job#: .	Drawing# CITRUS–101	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN–8 FIRE	Osage Industries, Inc.		
End Customer: CITRUS COUNTY	TWIN RIDGE ROAD P.O. BOX 718 LINN, MO. 65051		
NOTICE	Drawn By: S.A.H.	Date: 09–21–21	Scale: NOT TO SCALE
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Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,



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CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

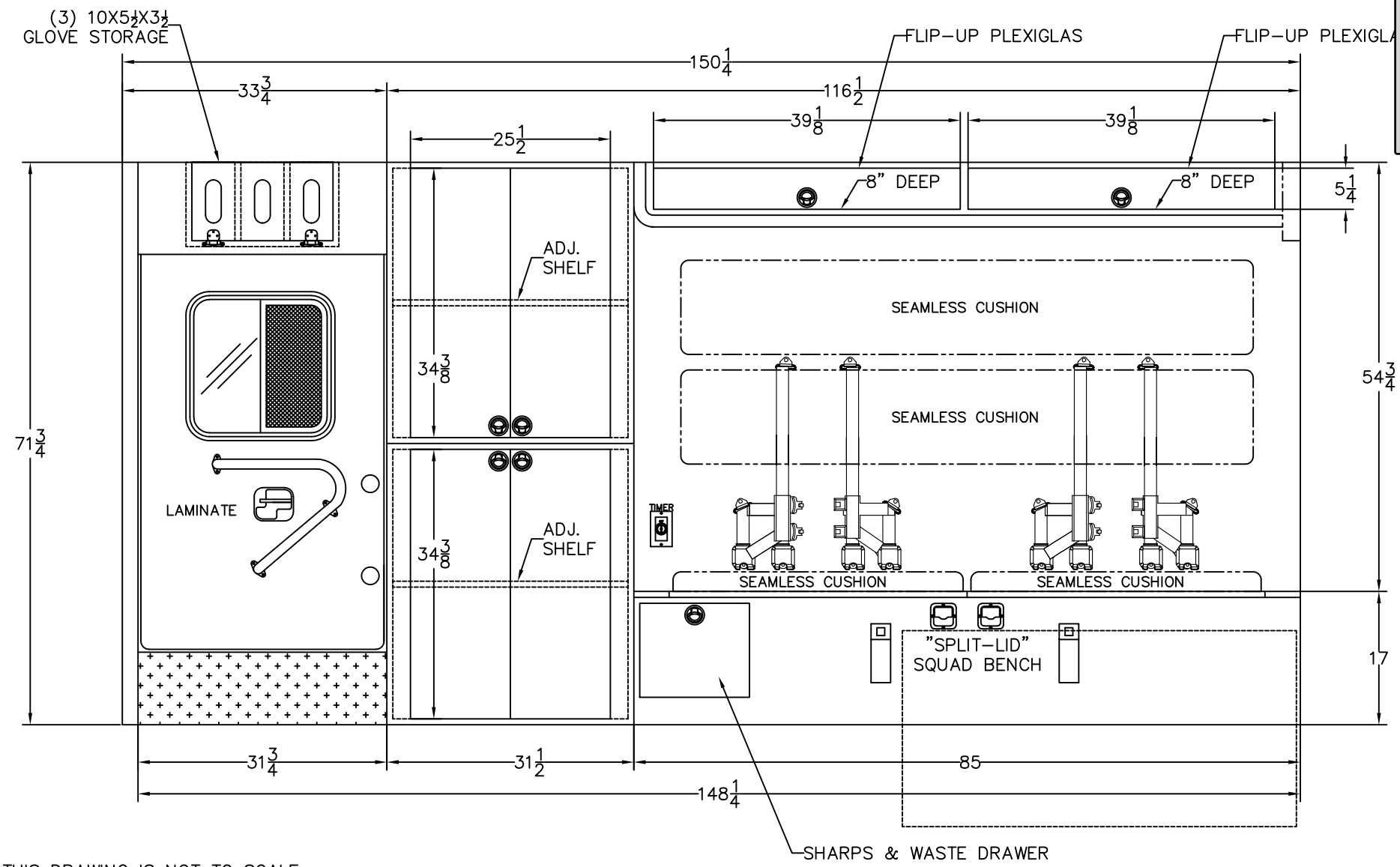
NOTES: CABINET DEPTHS REPRESENT DIMENSION FROM INSIDE REAR TO FRONT FACE OF CABINETS, WITHOUT TRIM. ACTUAL WORKING DEPTH WILL BE LESS THAN DIMENSION SHOWN UNLESS OTHERWISE SPECIFIED.

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2				
1	BID DRAFT	09-21-21	SAH	.

Stock/Job#: .	Drawing# CITRUS-102	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Industries, Inc.		
End Customer: CITRUS COUNTY	TWIN RIDGE ROAD P.O. BOX 718 LINN, MO. 65051		
Drawn By: S.A.H.	Date: 09-21-21	Scale: NOT TO SCALE	
Drawing Description: FORWARD INTERIOR TYPE-I WARRIOR			Revision# 1

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Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,



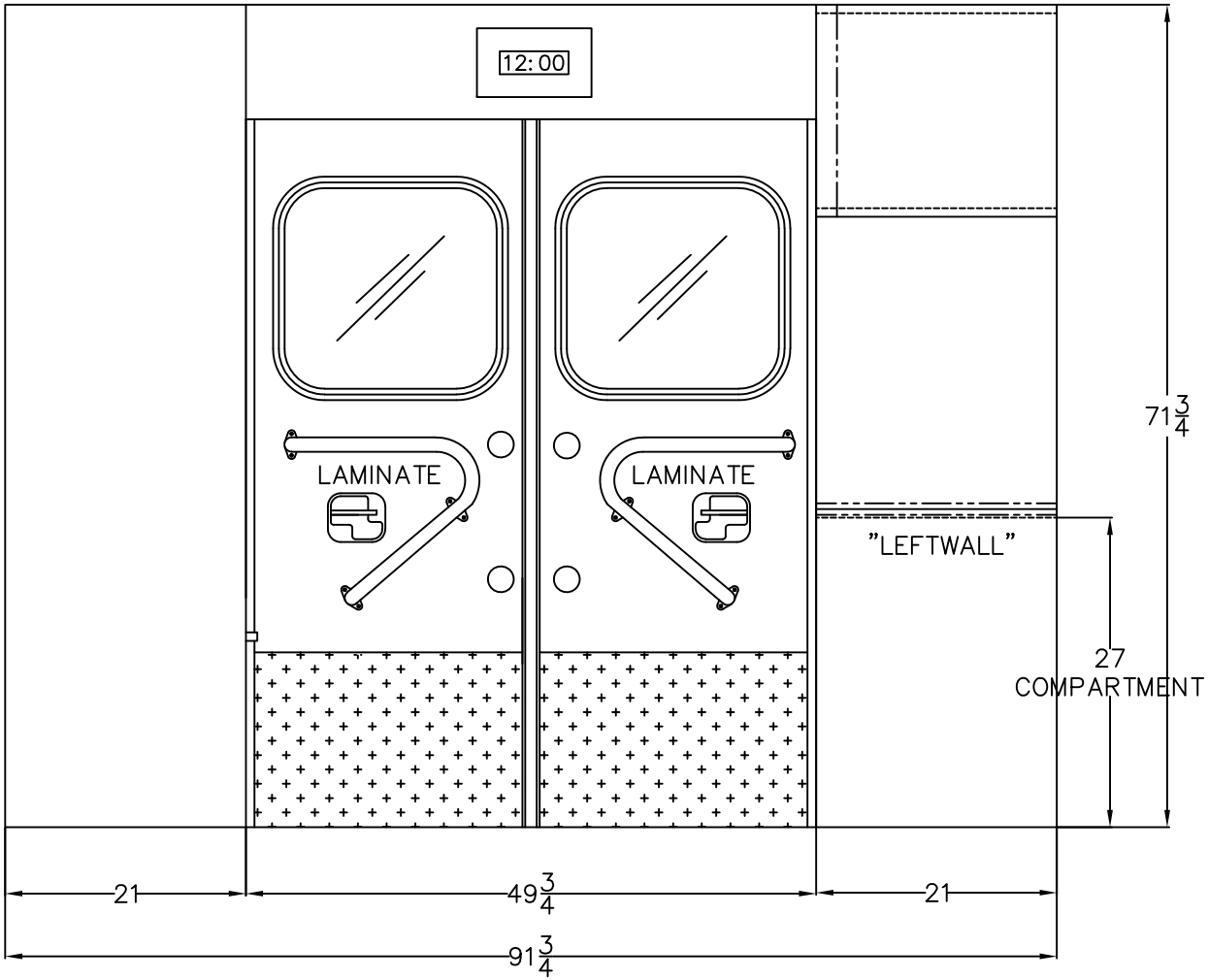
NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

NOTES: CABINET DEPTHS REPRESENT DIMENSION FROM INSIDE REAR TO FRONT FACE OF CABINETS, WITHOUT TRIM. ACTUAL WORKING DEPTH WILL BE LESS THAN DIMENSION SHOWN UNLESS OTHERWISE SPECIFIED.

Stock/Job#: .	Drawing# CITRUS–103	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN–8 FIRE	Osage Industries, Inc.		
End Customer: CITRUS COUNTY	TWIN RIDGE ROAD P.O. BOX 718 LINN, MO. 65051		
NOTICE	Drawn By: S.A.H.	Date: 09–21–21	Scale: NOT TO SCALE
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Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2				
1	BID DRAFT	09–21–21	SAH	.

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,



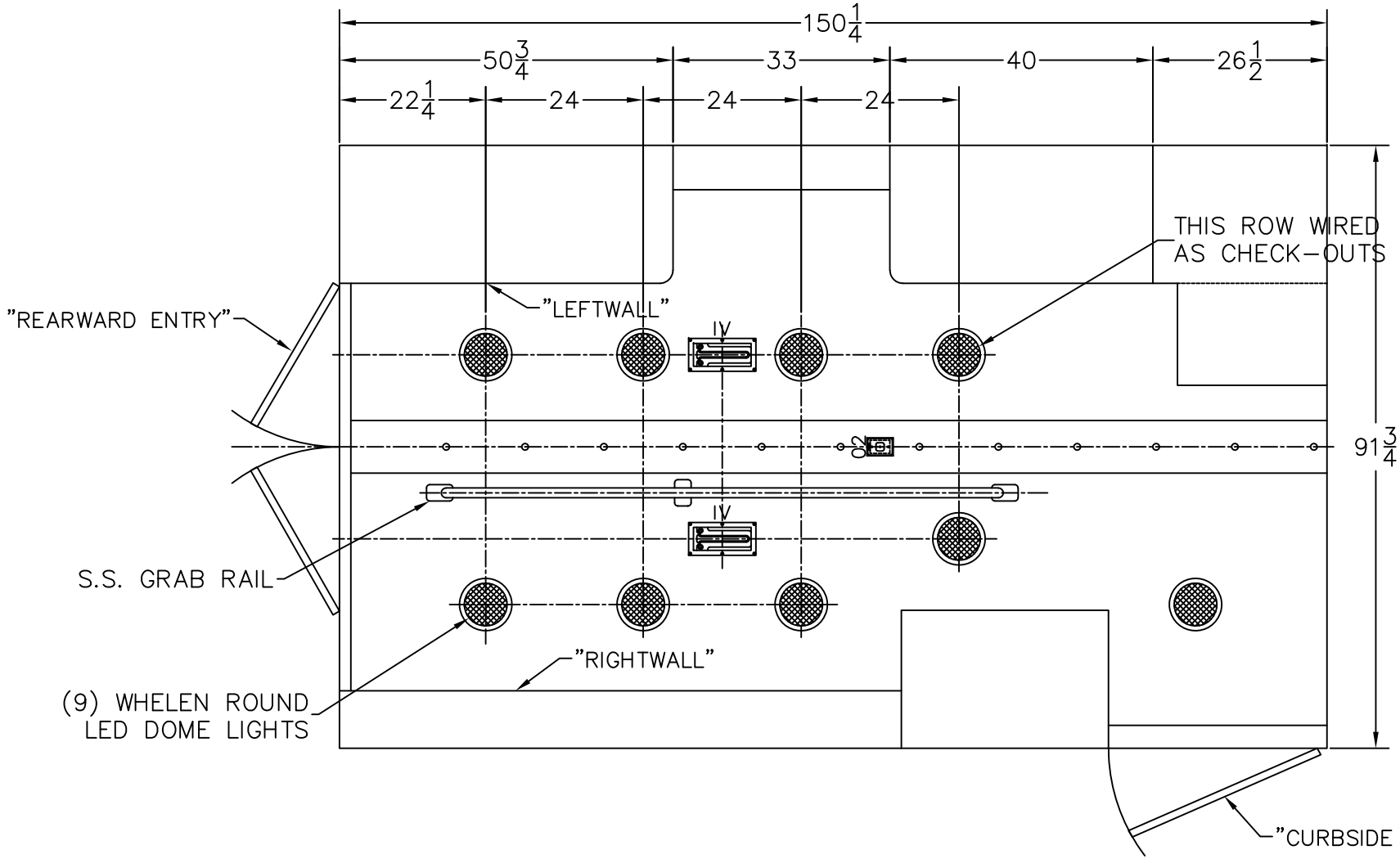
NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

NOTES: CABINET DEPTHS REPRESENT DIMENSION FROM INSIDE REAR TO FRONT FACE OF CABINETS, WITHOUT TRIM. ACTUAL WORKING DEPTH WILL BE LESS THAN DIMENSION SHOWN UNLESS OTHERWISE SPECIFIED.

Stock/Job#: .	Drawing# CITRUS-104	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Industries, Inc.		
End Customer: CITRUS COUNTY	TWIN RIDGE ROAD P.O. BOX 718 LINN, MO. 65051		
NOTICE	Drawn By: S.A.H.	Date: 09-21-21	Scale: NOT TO SCALE
This drawing and/or the information hereon is the exclusive property of Osage Industries and shall not be reproduced, used or disclosed without the authorized written consent of Osage Industries.	Drawing Description: REARWARD INTERIOR TYPE-I WARRIOR		Revision# 1

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2				
1	BID DRAFT	09-21-21	SAH	.

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

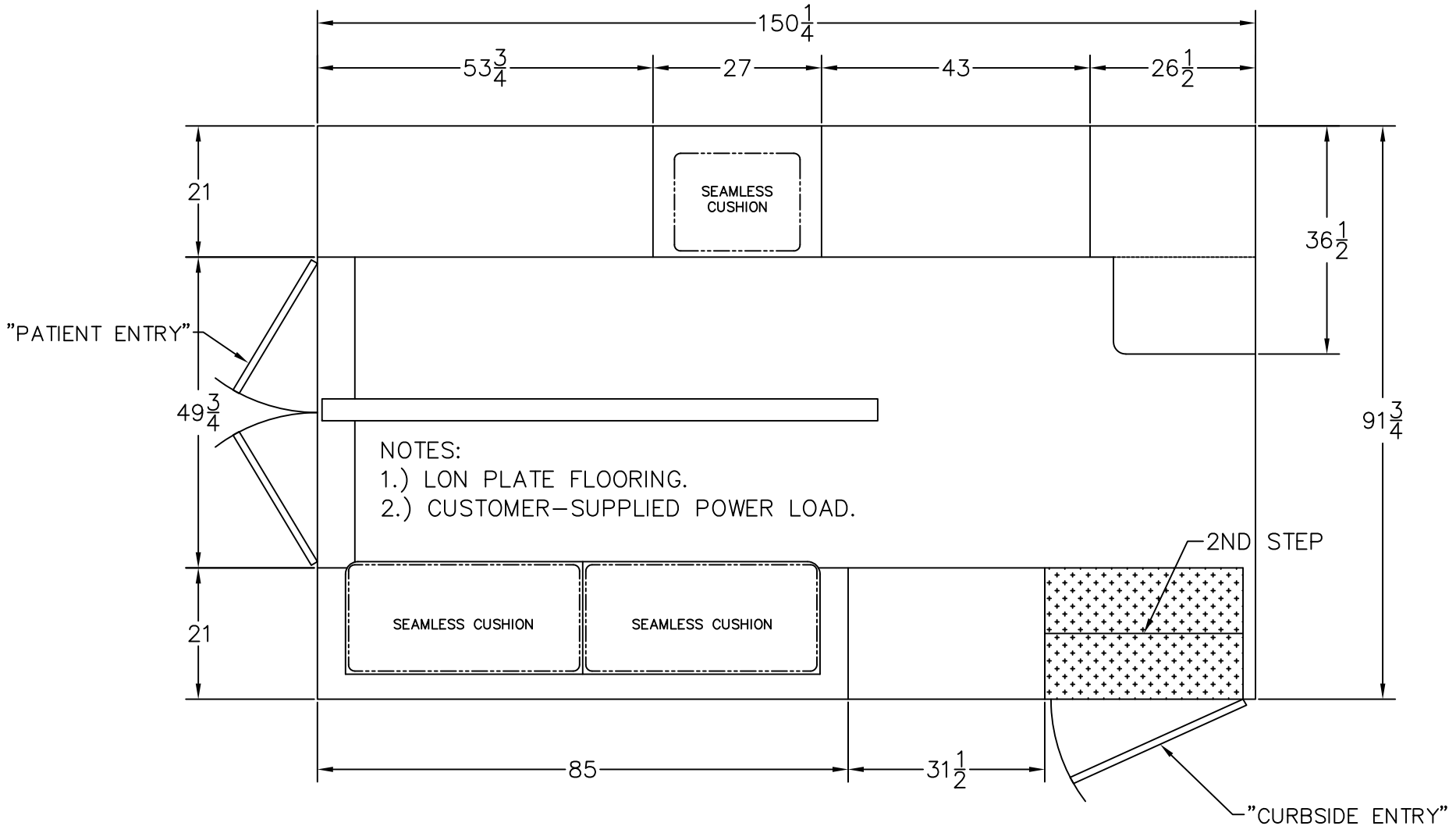


NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

Stock/Job#: .	Drawing# CITRUS-105	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Industries, Inc.		
End Customer: CITRUS COUNTY	TWIN RIDGE ROAD P.O. BOX 718 LINN, MO. 65051		
NOTICE	Drawn By: S.A.H.	Date: 09-21-21	Scale: NOT TO SCALE
This drawing and/or the information hereon is the exclusive property of Osage Industries and shall not be reproduced, used or disclosed without the authorized written consent of Osage Industries.	Drawing Description: CEILING LAYOUT TYPE-I WARRIOR		Revision# 1

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2				
1	BID DRAFT	09-21-21	SAH	.

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,



NOTES: THIS DRAWING IS NOT TO SCALE.
CHARACTERISTICS AND DIMENSIONS OF FINISHED PRODUCT MAY VARY.

Stock/Job#: .	Drawing# CITRUS-106	Cust. App'v/Date# .	Deal'r App'v/Date: .
Osage Dealer: TEN-8 FIRE	Osage Industries, Inc.		
End Customer: CITRUS COUNTY	TWIN RIDGE ROAD P.O. BOX 718 LINN, MO. 65051		
NOTICE	Drawn By: S.A.H.	Date: 09-21-21	Scale: NOT TO SCALE
This drawing and/or the information hereon is the exclusive property of Osage Industries and shall not be reproduced, used or disclosed without the authorized written consent of Osage Industries.	Drawing Description: FLOOR LAYOUT TYPE-I WARRIOR		Revision# 1

Rev.#	Revision Description	Date	Rev'd	App'vd
3				
2				
1	BID DRAFT	09-21-21	SAH	.

EXHIBIT B

WARRANTY

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

Emergency Vehicle Limited Warranty

TYPE I & III MODULARS

Subject to limitations, provisions and conditions set forth in this Warranty, Osage Industries, Inc. does hereby warrant to each Original Purchaser Only that each new vehicle conversion is free from defects and workmanship and materials used in the construction of a production model emergency vehicle for a period as follows:

A. **PRODUCT CONVERSION WARRANTY**
For **THREE 3 years or 36,000 miles**, whichever comes first, from the date of the original purchase. Osage Industries, Inc. will repair or replace, at no cost to purchaser, only those components manufactured by Osage Industries, Inc. for use in a production vehicle and excludes components from other manufacturers used in such conversions; i.e. sirens, inverters, lightbars, oxygen equipment, auto eject, siren drivers and chassis, etc. Individual warranties are covered by those manufacturers included in the Owner's Manual as supplied with the vehicle and shall apply as set forth by said manufacturer. Osage will only reimburse labor up to (3) years on those components with more than a (3) year warranty.

B. **ELECTRICAL WARRANTY**
For **SIX (6) years or 72,000 miles**, whichever comes first, from the date of the original purchase, Osage Industries, Inc. will cover the cost of labor and material, in the repair or replacement of the electrical systems furnished and installed by Osage Industries, Inc. This warranty shall include switch panels, electrical harnesses (and the installation), printed circuit boards and general design concept used by Osage Industries, Inc. at the time of manufacture. This warranty shall not apply to any electrical equipment furnished and warranted by other manufacturers. All other components are excluded from the coverage of this limited electrical warranty. **Extended Warranty if Purchased:** For up to **Seven 7 years or 100,000 miles** on electrical stated above.

C. **ALUMINUM MODULE BODY AND INTERIOR ALUMINUM CABINET STRUCTURE**
Lifetime warranted to the original purchaser, on the original chassis. This warranty can be transferred onto a new chassis, providing the remount is performed by Osage. At that time, Osage will thoroughly inspect and repair, if needed. Door Hardware, Cabinet Finish and Latches are warranted for a period of Three (3) years or 36,000 miles, whichever comes first from date of original purchase for defects under normal use; this does not include adjustments.

D. **PAINT WARRANTY 5 YEARS OR 100,000 MILES**
Complete, NON-PRO RATED warranty covers paint finish, corrosion and blistering of the ambulance body. Warranty covers the cost of parts and labor. Unless installed by Osage, lettering and graphics replacement due to paint failure will not be covered. Warranty is dependent on agreement by both parties (purchaser and seller) that failure is due to a manufacturing defect.

E. **GRAPHICS WARRANTY 3 YEARS OR 36,000 MILES**
Osage warrants its graphics and lettering package to be free from defects in material and workmanship for **three (3) years or 36,000 miles.** Warranty covers cost of parts and labor. Osage will not be liable for more than the amount of the purchase price of the graphics package.

The above warranties are conditioned upon normal use and reasonable maintenance and do not apply to any components, which have been subject to abuse, accident, alteration, vandalism, and improper or careless use. Any modification of any description made to any components on the conversion, without written approval by Osage Industries, Inc. shall void the warranty of said system and components parts.

Prompt written notice of all defects or claims against Osage shall be forwarded to Osage Industries, Inc., P.O. Box 718, Linn, Missouri (MO) 65051, or by calling at 800-822-3634. No repairs or additions shall be performed without prior approval from Osage Industries, Inc. Osage Industries, Inc. reserves the right to reject unauthorized claims and its decision in these matters shall be final.

If warranty repairs are necessary, all work must be performed by Osage Industries, Inc. or repair center authorized by Osage Industries, Inc. It is the responsibility of the purchaser to transport vehicle to and from Osage Industries, Inc., Linn, Missouri (MO), or repair center authorized by Osage Industries, Inc. for warranty repairs. Osage is not responsible for any loss or damage that may occur during said transportation.

Any expressed warranty not provided herein and any remedy for breach of contract which might arise by implication or operation of law, is hereby excluded and disclaimed. The implied warranties of merchantability and fitness for any particular purpose are expressly limited to the terms stated above. Some states do not allow limitations on how long an implied warranty lasts. Therefore, the above limitations may not apply to you. Osage is not responsible for any loss or damage that may occur during said transportation.

Under no circumstances shall Osage Industries, Inc. be liable to purchaser or any other person for any special or consequential damages, whether arising out of breach of warranty, breach of contract, or otherwise. Some states do not allow the exclusion or limitation of incidental or consequential damages. Therefore, the above limitations or exclusions may not apply to you.

This Warranty gives you specific legal rights, and you may have other rights, which vary, from state to state.

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

EXHIBIT C

PURCHASING TERMS AND CONDITIONS

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

PURCHASING TERMS AND CONDITIONS

(Florida)

These Purchasing Terms and Conditions, together with the Equipment Proposal and all attachments (collectively, the "Agreement") are entered into by and between Ten-8 Fire & Safety, LLC, a Florida company ("Company") and Customer (as defined in Ten-8 Fire & Safety LLC's Equipment Proposal document) and is effective as of the date specified in Section 3 of these Purchasing Terms and Conditions. Both Company and Customer may be referred throughout this document individually as a "party" or collectively as the "parties."

1. Definitions.
   a. **"Acceptance"** has the same meaning set forth in Company's Equipment Proposal.
   b. **"Company's Equipment Proposal"** means the Equipment Proposal provided by Company and prepared in response to Customer's request for proposal for a fire apparatus, associated equipment or an ambulance.
   c. **"Cooperative Purchasing Contract"** means an Agreement between Company and a public authority, including without limitation, a department, division, agency of a municipal, county or state government ("Public Authority"), that adopts or participates in an existing agreement between Company and another non-party customer (including, but not limited to such non-party customer's equipment proposal, its applicable exhibits, attachments and purchasing terms and conditions), often referred to as a "piggyback arrangement," which is expressly agreed to, in writing, by Company. Company has sole discretion to determine whether it will agree to such a Cooperative Purchasing Contract.
   d. **"Delivery"** means when Company delivers physical possession of the Product to Customer.
   e. **"Manufacturer"** means the Manufacturer of any Product.
   f. **"Prepayment Discount"** means the prepayment discounts, if any, specified in Company's Equipment Proposal.
   g. **"Product"** means the fire apparatus and any associated equipment, or ambulance manufactured or furnished for Customer by Company pursuant to the Specifications.
   h. **"Purchasing Terms and Conditions"** means these Purchasing Terms and Conditions; however, if the Company's Equipment Proposal or the Customer's related Purchase Order states that it is governed by a Cooperative Purchasing Agreement, "Purchasing Terms and Conditions" shall mean those terms and conditions set forth in the applicable Cooperative Purchasing Agreement.
   i. **"Specifications"** means the general specifications, technical specifications, training, and testing requirements for the Product contained in Company's Equipment Proposal and its Exhibit A (Proposal Option List or for ambulance sales, the Quotation, or Order Form, as applicable), prepared in response to Customer's request for such a proposal.

2. Purpose. This Agreement sets forth the terms and conditions of Company's sale of the Product to Customer.

3. Term of Agreement. This Agreement will become effective on the date of Acceptance as defined in Company's Equipment Proposal ("Effective Date") and, unless earlier terminated pursuant to the terms of this Agreement, it will terminate upon Delivery and payment in full of the Purchase Price.

4. Purchase and Payment. Customer agrees to pay Company the Purchase Price for the Product(s) as set forth in Company's Equipment Proposal ("Purchase Price"). The Purchase Price is in U.S. dollars. Where Customer opts for a Prepayment Discount that specifies that Customer will tender one or more prepayments to Company, Customer must provide each prepayment within the time frame specified in the Equipment Proposal in order to receive the Prepayment Discount for that prepayment installment.

5. Representations and Warranties. Customer hereby represents and warrants to Company that the purchase of the Product(s) has been approved by Customer in accordance with applicable general laws and, as applicable, Customer's charter, ordinances and other governing documents, and funding for the purchase has been duly budgeted and appropriated.

6. Cancellation/Termination.

   a. Fire Equipment and Apparatus Sales. In the event this Agreement is cancelled or terminated by Customer before completion, Company may charge Customer a cancellation fee. The following

charge schedule is based on costs incurred by Manufacturer and Company for the Product, which may be applied and charged to Customer: (a) 12% of the Purchase Price after the order for the Product(s) is accepted and entered into Manufacturer's system by Company; (b) 22% of the Purchase Price after completion of approval drawings by Customer, and; (c) 32% of the Purchase Price upon any material requisition made by the Manufacturer for the Product. The cancellation fee will increase in excess of (c) in this Section 6, accordingly, as additional costs are incurred by Manufacturer and Company as the order progresses through engineering and into the manufacturing process.

b. Ambulance Sales. This Section 6 for Cancellation/Termination does not apply to Ambulance Sales. An order for an ambulance cannot be cancelled or terminated once Company receives and processes Customer's Acceptance of Company's Equipment Proposal.

7. Delivery. The Product is scheduled to be delivered as specified in the Delivery Timing section of the Equipment Proposal ("Delivery Timing"), which will be F.O.B. Company's facility. The Delivery Timing is an estimate, and Company is not bound to such date unless it otherwise agrees in writing. Company is not responsible for Delivery delays caused by or as the result of actions, omissions or conduct of the Manufacturer, its employees, affiliates, suppliers, contractors, and carriers. All right, title and interest in and to the Product, and risk of loss, shall pass to Customer upon Delivery of the Product(s) to Customer and acceptance.

8. Standard Warranty. The manufacturer warranties applicable to this Agreement, if any, are attached to Company's Equipment Proposal as Exhibit A and are incorporated herein as part of the Agreement.

a. Disclaimer. EXCEPT AS OTHERWISE SET FORTH IN THIS AGREEMENT, COMPANY, INCLUDING ITS PARENT COMPANY, AFFILIATES, SUBSIDIARIES, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, AGENTS OR REPRESENTATIVES DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PRODUCTS PROVIDED UNDER THIS AGREEMENT, WHETHER ORAL OR WRITTEN, EXPRESS, IMPLIED OR STATUTORY. WITHOUT LIMITING THE FOREGOING DISCLAIMER, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY, IMPLIED WARRANTY AGAINST INFRINGEMENT, AND IMPLIED WARRANTY OR CONDITION OF FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED. STATEMENTS MADE BY SALES REPRESENTATIVES OR IN PROMOTIONAL MATERIALS DO NOT CONSTITUTE WARRANTIES.

9. Force Majeure. Company shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond Company's control which make Company's performance impracticable, including but not limited to civil wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, including transportation or delivery losses outside of Company's control, any act of government, delays in transportation, inability to obtain necessary labor supplies or manufacturing facilities, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy or terrorism, failure of transportation, epidemics, quarantine restrictions, failure of vendors (due to causes similar to those within the scope of this clause) to perform their contracts or labor troubles causing cessation, slowdown, or interruption of work.

10. Customer's Obligations. Customer shall provide its timely and best efforts to cooperate with Company and Manufacturer during the manufacturing process to create the Product. Reasonable and timely cooperation includes, without limitation, Customer's providing timely information in response to a request from Manufacturer or Company and Customer's participation in traveling to Manufacturer's facility for inspections and approval of the Product.

11. Default. The occurrence of one or more of the following shall constitute a default under this Agreement: (a) Customer's failure to pay any amounts due under this Agreement or Customer's failure to perform any of its obligations under this Agreement; (b) Company's failure to perform any of its obligations under this Agreement; (c) either party becoming insolvent or becoming subject to bankruptcy or insolvency proceedings; (d) any

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

representation made by either party to induce the other to enter into this Agreement, which is false in any material respect; (e) an action by Customer to dissolve, merge, consolidate or transfer a substantial portion of its property to another entity; or (f) a default or breach by Customer under any other contract or agreement with Company.

12. Manufacturer's Statement of Origin. Company shall retain possession of the manufacturer's statement of origin ("MSO") for the Product until the entire Purchase Price has been paid. If more than one Product is covered by this Agreement, Company shall retain the MSO for each individual Product until the Purchase Price for that Product has been paid in full.

13. Miscellaneous. The relationship of the parties established under this Agreement is that of independent contractors and neither party is a partner, employee, agent, or joint venture of or with the other. Neither party may assign its rights and obligations under this Agreement without the prior written approval of the other party. This Agreement and all transactions between Ten-8 Fire & Safety, LLC will be governed by and construed in accordance with the laws of the State of Florida. The delivery of signatures to this Agreement may be via facsimile transmission or other electronic means and shall be binding as original signatures. This Agreement shall constitute the entire agreement and supersede any prior agreement between the parties concerning the subject matter of this Agreement. This Agreement may only be modified by an amendment, in writing, signed by duly authorized representatives of both parties with authority to sign such amendments to this Agreement. In the event of a conflict between the Ten-8 Proposal and these Terms and Conditions, the Ten-8 Proposal shall control except in the case of a Cooperative Purchasing Contract as set forth in Section 1(c) and (h) of these Purchasing Terms and Conditions. If any term of this Agreement is determined to be invalid or unenforceable by a competent legal authority, such term will be either reformed or deleted, as the case may be, but only to the extent necessary to comply with the applicable law, regulation, order or rule, and the remaining provisions of the Agreement will remain in full force and effect.

14. Public Records. Company will keep and maintain public records required by the County to perform the service. Upon request from the County's custodian of public records, Company will provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statues, or as otherwise provided by law. Company will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if Company does not transfer the records to the County. Upon completion of the Agreement, Company will transfer, at no cost, to the County all public records in possession of the Company or keep and maintain public records required by County to perform the service. If Company transfers all public records to County upon completion of the Agreement, Company shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Company keeps and maintains public records upon completion of the Agreement, Company shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology system of the County. If Company does not comply with the County's request for public records, the County shall enforce the provisions of the Agreement in accordance with the terms of the Agreement and may cancel the Agreement.

15. Insurance. During the term of the Agreement, Company, at its sole expense, shall provide insurance of such a type and with such terms and limits as noted below. Providing and maintaining adequate insurance coverage is a material obligation of Company. Company shall provide County a certificate(s) of insurance, evidencing such coverage. Minimum Insurance Requirements: Company shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by Company, his agents, representatives, employees or sub-contractors. The coverages, limits or endorsements required herein protect the primary interests of County, and these coverages, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect Company against any loss exposures, whether as a result of the project or otherwise. The requirements contained herein, as well as County's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Company under this contract. Commercial General Liability: Company must obtain a general liability policy with minimum limits of $1,000,000 per occurrence and a $2,000,000 general aggregate. Company shall

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

provide a Certificate of Insurance to County with a thirty (30) day notice of cancellation, ten (10) day notice if cancellation is for nonpayment of premium. The certificate shall indicate if coverage is provided under a "claims-made" or "occurrence" form. If any coverage is provided under a claims-made form, the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior. The project's Bid number should be noted on the certificate. All required insurance policies must be maintained until the contract work has been accepted by County. In addition, a minimum 30-day notification clause is required if any changes in policy language occur, or in the event the policy is canceled. Citrus County, Florida, a political subdivision of the State of Florida, its officials, employees and volunteers are to be covered as an Additional Insured on all policies except Workers Compensation. The coverage shall contain no special limitation on the scope of protection afforded to County, its officials, employees or volunteers. Company's insurance coverage shall be primary insurance as respects County, its officials, employees and volunteers. Any insurance or self-insurance maintained by County, its officials, employees or volunteers shall be excess of Company's insurance and shall be non-contributory. For all policies of insurance: Company, and its insurance carrier, waive all subrogation rights against County for all losses or damages that occur during the contract and for any events occurring during the contract period, whether the suit is brought during the contract period or not. County requires General Liability policies to be endorsed with CG 24 04 Waiver of Transfer of Rights of Recovery Against Others to Us or similar endorsement, and a WC 00 0313 Waiver of our Right to Recover from Others for Workers Compensation coverage. The Certificate Holder should read as follows: Citrus County, Florida, a political subdivision of the State of Florida, 3600 W. Sovereign Path, Lecanto, FL 34461. It is Company's responsibility to insure that all sub-contractors comply with these insurance requirements. Company's shall include all sub-contractors as insured under its policies or shall furnish separate certificates and endorsements for each sub-contractor. All coverages for sub-contractors shall be subject to all of the requirements stated herein. All required insurance policies must be written with a carrier having a minimum A.M. Best rating of A-. All Certificates must show that Company's policies have been endorsed per the requirements.

16. The parties agree that nothing in this Agreement shall constitute a waiver of the benefits or provisions of Section 768.28, Florida Statutes, or any similar provision of law.

Attachment: 10-26-21 PB 22-014 Agenda Docs (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

RESOLUTION NO. 2021-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AMENDING EMERGENCY MEDICAL SERVICES BUDGET FISCAL YEAR 2021-22 BUDGET

WHEREAS, the Coronavirus Aid, Relief, and Economic Security (CARES) Act was signed into law on March 27, 2020 making funding available to Citrus County for eligible expenses; and

WHEREAS, Fire Services is using a portion of these funds to purchase three emergency response vehicles from funds transferred in FY 2020-2021, and.

WHEREAS, certain appropriation and expenditure amendments to the adopted Fiscal Year 2021-2022 Budget are to be made by resolution pursuant to section 129.06(2), Florida Statutes; and

WHEREAS, the Board of County Commissioners of Citrus County desires to amend fiscal year 2021-2022 budget, as more specifically set forth in Exhibit ”A” attached hereto and by this reference made a part hereof,

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Citrus County, Florida as follows:

- The Board does hereby amend its budget to include the estimated revenues and expenditures listed in Exhibit “A” attached hereto and made a part hereof by reference.

- The Clerk of the Board is hereby directed to spread this resolution upon the minutes of the meeting held this date.

ADOPTED**,** in regular session this 26th day of October 2022, by the Citrus County Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA

ANGELA VICK, CLERK

SCOTT CARNAHAN, CHAIRMAN

APPROVED FOR THE RELIANCE
OF CITRUS COUNTY ONLY:

DENISE A. DYMOND LYN,
COUNTY ATTORNEY

Attachment: 10-26-21res EMS Vehicles (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety, LLC)

Exhibit A

480 EMERGENCY MEDICAL SERVICES

	Account Number	Account Description	Amount
Revenues	480-400-200	CASH CARRY FORWARD	$562,210
		Total Revenues	$562,210
Expenditures	480-4180-56400	MACHINERY & EQUIPMENT	$562,210
		Total Expenditures	$562,210

Attachment: 10-26-21res EMS Vehicles (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety, LLC)

ADDITIONAL INFORMATION
ITEM E1f DATE 10/26/21

AGENDA MEMORANDUM

FROM:	Colleen Scott, Management & Budget Director
SUBJECT:	PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety, LLC
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Staff is requesting the approval to purchase three EMS ambulances with two of the ambulances having 4-wheel drive options for the FY 21/22 from Ten-8 Fire & Safety, LLC utilizing the Florida Sheriff Association Bid No. FSA20-VEF14.01. The total cost of the three ambulances is $562,210.00.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
4180-56400	Machinery &	$860,000	$0	$556,710	$303,290

Emergency Medical Service-Machinery & Equipment

RECOMMENDED ACTION:

Approve and Authorize the Chairman to execute the Equipment Proposal between Citrus County, Florida and Ten-8 Fire & Safety, LLC. to purchase the three ambulances for the FY 21/22 and associated budget resolution.

Attachment: Additional Information for item E1f (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

RESOLUTION NO. 2021-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AMENDING EMERGENCY MEDICAL SERVICES BUDGET FISCAL YEAR 2021-22 BUDGET

WHEREAS, the Coronavirus Aid, Relief, and Economic Security (CARES) Act was signed into law on March 27, 2020 making funding available to Citrus County for eligible expenses; and

WHEREAS, Fire Services is using a portion of these funds to purchase three emergency response vehicles from funds transferred in FY 2020-2021, and.

WHEREAS, certain appropriation and expenditure amendments to the adopted Fiscal Year 2021-2022 Budget are to be made by resolution pursuant to section 129.06(2), Florida Statutes; and

WHEREAS, the Board of County Commissioners of Citrus County desires to amend fiscal year 2021-2022 budget, as more specifically set forth in Exhibit "A" attached hereto and by this reference made a part hereof,

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Citrus County, Florida as follows:

- The Board does hereby amend its budget to include the estimated revenues and expenditures listed in Exhibit "A" attached hereto and made a part hereof by reference.
- The Clerk of the Board is hereby directed to spread this resolution upon the minutes of the meeting held this date.

ADOPTED, in regular session this 26th day of October 2021, by the Citrus County Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA

ANGELA VICK, CLERK

SCOTT CARNAHAN, CHAIRMAN

APPROVED FOR THE RELIANCE
OF CITRUS COUNTY ONLY:

DENISE A. DYMOND LYN,
COUNTY ATTORNEY

Attachment: Additional Information for item E1f (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

Exhibit A

480 EMERGENCY MEDICAL SERVICES

	Account Number	Account Description	Amount
Revenues	480-400-200	CASH CARRY FORWARD	$562,210
		Total Revenues	$562,210
Expenditures	480-4180-56400	MACHINERY & EQUIPMENT	$562,210
		Total Expenditures	$562,210

Attachment: Additional Information for item E1f (18493 : PB 22-014 FSA20-VEF14.01 EMS Purchase of three Ambulances; Ten-8 Fire & Safety,

AGENDA MEMORANDUM

FROM:	Colleen Scott, Management & Budget Director
SUBJECT:	Budget Transfers
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Budget transfers increase the original budget for an expenditure account through a decrease in another expenditure account. These accounts must be within the same fund.

a. Fiscal Year 2020-21

Parks and Recreation - Allocate funds to cover unanticipated shortfall in an account.

b. Fiscal Year 2021-22

Utilities - Allocate additional funds needed due to the increase in copier leases.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

As detailed on every budget transfer form attached.

RECOMMENDED ACTION:

a. Approve budget transfer for Parks and Recreation for fiscal year 2020-21.

b. Approve budget transfer for Utilities for fiscal year 2021-22.

04

Citrus County Board of County Commissioners
Budget Transfer Form

September 23, 2021	001	General Fund
Date	Fund Number	Fund Title

Dept/Office/Division: Community Services/Parks and Recreation

Department Number	Account Number	From Amount	To Amount	Account Title
6102	54550		200	General Liability Claims
6102	55210	200		Misc Supplies

Detailed Reason for Transfer:

General Liability Claims over due to Workers Compensation Claims in FY21

Division Approval: Date: 9/23/21

Department/Office Approval: Date: 9/24/21

Management & Budget Approval: cpcott Date: 9.29.21

Board Approval:

Attachment: BT102621 (18491 : Budget Transfers)

NY

Citrus County Board of County Commissioners
Budget Transfer Form

October 6, 2021	450	Operating
Date	**Fund Number**	**Fund Title**

Dept/Office/Division: Citrus County Utilities

Department Number	Account Number	From Amount	To Amount	Account Title
9000	60080	5,000		Reserves
9000	54400		5,000	Rentals & Leases

Detailed Reason for Transfer:

FY 22 - Additionals funds are needed due to increases in copiers' leases at expiration,

Division Approval: Gary Loggins Date: 10-05-21

Department/Office Approval: Ken Cheek Digitally signed by Ken Cheek Date: 2021.10.06 16:40:10 -04'00' Date:

Management & Budget Approval: Cscott Date: 10.8.202

Board Approval:

Attachment: BT102621 (18491 : Budget Transfers)

AGENDA MEMORANDUM

FROM:	Colleen Scott, Management & Budget Director
SUBJECT:	Budget Resolution
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Section 129.06(d), Florida Statutes provides that the Board may amend its budget by resolution to appropriate and expend funds from a source not anticipated in the Board's regular budget. Grants, donations, reimbursement for damages, or any other additional source of revenue is not included in the original budget.

Amend - State Housing Initiative Partnership (SHIP) grant budget.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

As detailed on budget resolutions attached.

RECOMMENDED ACTION:

Adopt and authorize the Chairman to execute a resolution amending State Housing Initiative Partnership grant budget for fiscal year 2021-22.

RESOLUTION NO. 2021-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, ADOPTING / AMENDING THE FISCAL YEAR 2021-22 BUDGET

WHEREAS, certain appropriation and expenditure amendments to the adopted Fiscal Year 2021-2022 Budget are to be made by resolution pursuant to section 129.06(2), Florida Statutes; and

WHEREAS, the Board of County Commissioners of Citrus County desires to amend fiscal year 2021-2022 budget, as more specifically set forth in Exhibit ”A” attached hereto and by this reference made a part hereof,

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Citrus County, Florida as follows:

- The Board does hereby amend its budget to include the estimated revenues and expenditures listed in Exhibit “A” attached hereto and made a part hereof by reference.

- The Clerk of the Board is hereby directed to spread this resolution upon the minutes of the meeting held this date.

ADOPTED**,** in regular session this 26th day of October 2021, by the Citrus County Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA

ANGELA VICK, CLERK

SCOTT CARNAHAN, CHAIRMAN

APPROVED FOR THE RELIANCE
OF CITRUS COUNTY ONLY:

DENISE A. DYMOND LYN,
COUNTY ATTORNEY

Attachment: 10-26-21NYres (18497 : Budget Resolution)

Department of Management & Budget
3600 W. Sovereign Path – Suite 266, Lecanto, FL 34461
(352) 527-5207 – FAX (352) 527-5219

MEMORANDUM

TO: Members of the Board of County Commissioners

FROM: Colleen Scott, Director
Department of Management and Budget

DATE: October 26, 2021 - NY

SUBJECT: Budget Amendment

The attached budget amendment appropriates funding necessary for the following:

1. Amend State Housing Initiative Partnership (SHIP) grant budget recording income and interest funds to be appropriated into the proper accounts to coincide with actual grant expenditures.

Attachment: 10-26-21NYres (18497 : Budget Resolution)

Exhibit A

133Y SHIP

Amendment #		Account Number	Account Description	Amount
1	*Revenues*	133Y-337550	SHIP RECYCLED/PROG INCOME	$168,000
1		133Y-361200	MONEY MKT & LGIP INTEREST	$84
			Total Revenues	$168,084
1	*Expenditures*	133Y-5304Y-51200	REGULAR SALARIES & WAGES	$3,530
		133Y-5304Y-52100	FICA TAXES	$1,950
		133Y-5304Y-52200	RETIREMENT CONTRIBUTIONS	$1,125
		133Y-5304Y-52300	LIFE & HEALTH INSURANCE	$995
		133Y-5304Y-52400	WORKERS' COMPENSATION	$804
		133Y-5304Y-53400	OTHER CONTRACTUAL SERV	$159,680
			Total Expenditures	$168,084

Attachment: 10-26-21NYres (18497 : Budget Resolution)

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Eric D. Abel, Esquire, on behalf of Hampton Hills, LLC, has requested approval to transfer transportation impact fee credits from Regions Bank (aka AmSouth Bank) to Hampton Hills, LLC in the amount of $162,286.25. The Hampton Hills development lies in Impact Fee Districts B and D, while the Regions Bank/AmSouth Bank site lies in District A (across CR-491 from District B). Section 54-6(a)(3) of the Citrus County Code requires BCC approval for a credit transfer out-of-district, and the applicant has provided a statement regarding applicability of this transfer.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

N/A – existing impact fee credits

RECOMMENDED ACTION:

a. Consider request for transfer of transportation impact fee credits from District A to Districts B and D, transferring credits from Regions Bank/AmSouth Bank to Hampton Hills, LLC.

b. If approved, direct the Clerk to accept the Assignment of Transportation Impact Fee Credits for $162,286.25

AGENT AUTHORIZATION

Regions Bank, an Alabama state banking corporation, as successor by merger to AmSouth Bank, an Alabama state banking corporation (collectively, "Regions"), does hereby authorize Stephen Hallet of Hampton Hills, LLC, a Delaware limited liability company ("Hampton Hills"), to act as its agent for the limited purpose of obtaining approval from Citrus County, Florida, for the out of district transfer of certain unused transportation impact fee credits in the amount of $162,286.25 from Regions to Hampton Hills.

Regions Bank, an Alabama state banking corporation, as successor by merger to AmSouth Bank, an Alabama state banking corporation

By: _____
Print Name: Keith B. Pressley
Its: Senior Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

The foregoing instrument as acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of September, 2021, by Keith B Pressley as Senior Vice President of Regions Bank, an Alabama state banking corporation, as successor by merger to AmSouth Bank, an Alabama state banking corporation, on behalf of said company. They are [✓] personally known or [ ] produced _____ as identification.

_____
Signature of Notary

RANDI L. DICUS
Notary Public
Alabama State at Large
My Comm. Exp. 10/31/2024

Attachment: Agent Authorization (18442 : Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district)

Attachment: Assignment of Impact Fee Credits (18442 : Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district)

ASSIGNMENT OF IMPACT FEE CREDITS

THIS ASSIGNMENT OF IMPACT FEE CREDITS (this "Assignment") is made as of the Effective Date by Regions Bank, an Alabama state banking corporation, as successor by merger to AmSouth Bank, an Alabama state banking corporation, (collectively, the "Assignor") and Hampton Hills, LLC, a Delaware limited liability company (the "Assignee").

WITNESSETH:

WHEREAS, the Department of Planning and Development of the Board of County Commissioners of Citrus County, Florida, has advised and confirmed that Assignor is the owner of certain unused transportation impact fee credits in Citrus County, Florida in the amount of $162,286.25 (the "Impact Fee Credits");

WHEREAS, Assignor has no independent knowledge or record of the number of Impact Fee Credits it owns, if any, or their value and is relying solely on information provided by others; and

WHEREAS, to the extent any such Impact Fee Credits exist, Assignor desires to sell and transfer and Assignee desires to purchase and assume the Impact Fee Credits pursuant to the terms and conditions of this Assignment.

NOW THEREFORE, for and in consideration of the foregoing premises and for $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee agree as follows:

1. Recitals. The foregoing recitals are true and correct and by this reference are made a part hereof.

2. Assignment and Assumption of Impact Fee Credits. Effective as of the Closing, Assignor does hereby grant, bargain, convey, transfer, assign and set over to Assignee, the interest it has in the Impact Fee Credits, if any, and Assignee hereby assumes the foregoing Impact Fee Credits and accepts the duties and responsibilities of the same.

3. Closing. Within five (5) business days of Assignee providing Assignor with copies of the Approvals and Assignor's written acceptance of such Approvals, which acceptance shall not be unreasonably withheld, conditioned or delayed, Assignee shall pay Assignor, the sum of [redacted] (collectively, the "Closing"), which shall be the purchase price for the Impact Fee Credits. Assignee's payment shall be in the form of a wire transfer of immediately available U.S. funds to Assignor's attorney, Trenam Law, 200 Central Avenue, Suite 1600, St. Petersburg, FL 33701, Attn.: Mathew Poling. Upon the Closing, the parties shall have no further obligations hereunder, except for those which expressly survive such Closing.

4. Approvals. Upon the Effective Date, Assignee, at its sole cost and expense, but with the reasonable cooperation of Assignor, shall diligently pursue any required approvals of Citrus County,

Florida, or any other governmental authority or agency to effectuate and secure the assignment and transfer of the Impact Fee Credits set forth herein (collectively, the "Approvals"). In the event the Approvals are not obtained within 90 days of the Effective Date, either party may thereafter terminate this Assignment by written notice to the other and the parties shall have no further obligations hereunder, except for those which expressly survive such termination. In addition, Assignor shall have the right to terminate this Assignment at any time prior to Closing by written notice to Assignee, if Assignor should reasonably object to any requirement or condition imposed upon it in order to effectuate such transfer.

5. Impact Fee Credits Retained. All impact fee credits not specifically assigned hereunder, if any, are retained by Assignor and shall be assignable by Assignor at its sole and absolute discretion.

6. Binding Effect. This Assignment is for the benefit only of the parties hereto and shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and permitted assigns.

7. Effective Date. This Assignment shall not become effective and binding until executed by all parties hereto and shall be dated for purposes hereof as of the date of execution by the last party (the "Effective Date").

8. No Assignment. No assignment or transfer of any interest in this Assignment is permitted by Assignee without the prior written consent of Assignor, which consent may be withheld in Assignor's sole and absolute direction.

9. Default. In the event of a default under this Assignment by either party and such party fails to cure such default within five (5) days after written notice of such default by the non-defaulting party (provided that, in the case of a default in Assignee's obligation to consummate Closing as required hereunder, no such notice and cure period shall be available to Assignee), the non-defaulting party shall have the right to terminate this Assignment, which shall be the non-defaulting party's sole and exclusive remedy for such default.

10. Brokers. Assignor and Assignee each represent to the other that it has had no dealings, negotiations, or consultations with any broker, representative, employee, agent or other intermediary in connection with the sale of the Impact Fee Credits. Assignor agrees to hold Assignee harmless and indemnify Assignee from and against any and all claims, losses, damages, costs, liabilities, or expenses (including without limitation reasonable attorneys' fees and costs) suffered or incurred by Assignee as a result of any claims by any party claiming a brokerage commission, finder's fee or similar compensation, arising out of Assignor's actions in connection with the sale of the Impact Fee Credits pursuant to this Assignment. Assignee agrees to hold Assignor harmless and indemnify Assignor from and against any and all claims, losses, damages, costs, liabilities, or expenses (including without limitation reasonable attorneys' fees and costs) suffered or incurred by Assignor as a result of any claims by any party claiming a brokerage commission, finder's fee or similar compensation, arising out of Assignee's actions in connection with the sale of the Impact Fee Credits pursuant to this Assignment. This section shall survive the Closing or earlier termination of this Assignment.

11. Counterparts. This Assignment may be executed in any number of counterparts for the convenience of the parties, all of which, when taken together and after execution by all parties hereto, shall

Attachment: Assignment of Impact Fee Credits (18442 : Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district)

constitute one and the same Assignment. Emailed or facsimile copies of this Assignment and any signatures thereon shall be construed for all purposes as originals.

12. Waiver. The failure of a party to enforce any provisions of this Assignment shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Assignment. No waiver by a party shall be effective unless the same is made in a written instrument signed by that party, and no waiver shall cause an amendment of this Assignment.

13. Attorney's Fees. In the event of a dispute arising under this Assignment, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including, without limitation, in connection with default notices, pre-trial, trial, post-trial, appellate, or any administrative level, litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs incurred with such dispute. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, copying costs, electronic discovery costs, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. This section shall survive the Closing or earlier termination of this Assignment.

14. Merger. This Assignment contains the entire Assignment between the parties hereto pertaining to the subject matter hereof, and supersedes all prior Assignments, understandings, negotiations, and discussions, whether written or oral, of the parties hereto pertaining to the subject matter hereof.

15. Amendment. This Assignment may not be modified or amended, unless done so in writing and signed by all of the parties hereto.

16. Notices. Any notice required or permitted to be given hereunder must be in writing and shall be deemed to be given when received or refused by the other party having been sent by a nationally recognized overnight carrier for over-night or second-day delivery requiring a signature and sent to the following addresses:

If to Assignor:

Regions Bank
250 Riverchase Parkway East, Suite 300
Hoover, Alabama 35244
Attn.: Corporate Real Estate
With copy by email to: mary.autry@regions.com and jeffrey.ammon@regions.com

With a further copy to:

Trenam Law
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701
Attn.: Mathew Poling

Attachment: Assignment of Impact Fee Credits (18442 : Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district)

Email: mpoling@trenam.com

If to Assignee:

Hampton Hills, LLC
2476 N. Essex Ave.
Citrus Hills, Florida 34442
Attn.: Stephen Hallet
Email: hallet@citrushills.com

or in each case to such other address as either party may from time to time designate by giving notice in writing pursuant to this section to the other party.

17. Time. Time is of the essence to this Assignment. The calculation of the number of days that have passed during any time period referenced herein shall be based on calendar days, unless otherwise specified, and any such period shall commence on the day immediately following the action or event giving rise to the commencement of the period and shall expire at 5:00 p.m. Eastern Time, on the last day of the time period. Furthermore, any time period provided for herein which shall end on Saturday, Sunday or a legal holiday in the State of Florida shall extend to 5:00 p.m. Eastern Time, of the next full business day.

18. Governing Law and Jurisdiction. This Assignment shall be construed under the laws of the State of Florida. Each party irrevocably submits to the personal jurisdiction of the state or federal courts in Citrus County, Florida, irrevocably waives any objection to the venue of such courts, and the same shall be the sole and exclusive venue with respect to any litigation arising hereunder.

19. No Presumptions. The parties hereto acknowledge that they have thoroughly read this Assignment, including any exhibits or attachments hereto, and have sought and received such competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein. The parties expressly agree that there shall be no presumption created as a result of either party having prepared in whole or in part any provision of this Assignment.

20. OFAC. Each party hereby certifies, represents and warrants to the other that: (i) it is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by any Executive Order or the United States Treasury Department as a terrorist, Specially Designated National and Blocked Person, or other banned or blocked person, entity, nation, or transaction pursuant to any law, order, rule, or regulation that is enforced or administered by the Office of Foreign Assets Control; and (ii) it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation.

21. Severability. If any term, covenant, condition or provision of this Assignment shall be held to any extent to be invalid or unenforceable under applicable law, the remaining terms shall not be affected thereby, but shall remain in full force and effect. The parties agree that in the event two different interpretations may be given to any provision hereunder, one of which will render the provision unenforceable, and one of which will render the provision enforceable, the interpretation rendering the provision enforceable shall be adopted.

Attachment: Assignment of Impact Fee Credits (18442 : Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district)

22. No Partnership. Nothing contained in this Assignment shall constitute or be construed to be or create a partnership, joint venture or any other relationship between Assignor and Assignee other than the relationship of Assignee and Assignor of property as set forth in this Assignment.

23. Waiver of Jury Trial. EACH OF ASSIGNOR AND ASSIGNEE HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY RIGHT THAT IT OR ITS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS OR ASSIGNS MAY HAVE TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS ASSIGNMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT TO BOTH PARTIES' ACCEPTANCE OF THIS ASSIGNMENT AND SHALL SURVIVE THE CLOSING OR EARLIER TERMINATION OF THIS ASSIGNMENT.

24. Headings and Construction. The captions and headings used in this Assignment are for convenience only and do not in any way limit, amplify, or otherwise modify the provisions of this Assignment. Words of any gender used in this Assignment shall be held and construed to include any other gender and words in the singular shall be held to include the plural, and vice versa, unless the context requires otherwise. The words "herein", "hereof", "hereunder" and other similar compounds of the word "here" when used in this Assignment shall refer to the entire Assignment, and not to any particular provision or section.

25. No Personal Liability. No officer, director, partner, shareholder, member, manager, advisor, agent or employee of Assignor or Assignee shall be personally liable, directly or indirectly, for any obligations of Assignor or Assignee under this Assignment or any Assignment or instrument made or entered into under or pursuant to the provisions of this Assignment, or any amendment or amendments to any of the foregoing made at any time or times, heretofore or hereafter, and no such party shall be named as a party in any suit alleging a default or breach of any of the foregoing. This section shall survive the Closing or earlier expiration or termination of this Assignment.

[signatures on next page]

Attachment: Assignment of Impact Fee Credits (18442 : Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district)

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed by their duly authorized signatories as of the Effective Date.

Signed, sealed and delivered
in the presence of:

Abigail Jackson
Print Name: ABIGAIL JACKSON

Leigh A Honeycutt
Print Name: Leigh A Honeycutt

ASSIGNOR:
Regions Bank, an Alabama state banking corporation, as successor by merger to AmSouth Bank, an Alabama state banking corporation

By: _____
Print Name: Keith B Priester
Its: Senior Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

The foregoing instrument as acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of September, 2021, by Keith B Priester as Senior Vice President of Regions Bank, an Alabama state banking corporation, as successor by merger to AmSouth Bank, an Alabama state banking corporation, on behalf of said company. They are [✓] personally known or [ ] produced _____ as identification.

Randi L Dicus
Signature of Notary

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

RANDI L. DICUS
Notary Public
Alabama State at Large
My Commission Expires 10/12/2021

Attachment: Assignment of Impact Fee Credits (18442 : Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district)

Signed, sealed and delivered
in the presence of:

Print Name: Sandra R. Whitesell

Print Name: KAREN S. PETERS

ASSIGNEE:
Hampton Hills, LLC, a Delaware limited liability company

By: _____
Print Name: ERIC D. ABEL
Its: V.P.

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument as acknowledged before me by means of [X] physical presence or [ ] online notarization this 17th day of September, 2021, by Eric Abel, as Vice President of Hampton Hills, LLC, a Delaware limited liability company, on behalf of said company. They are [X] personally known or [ ] produced _____ as identification.

(SEAL)

STEPHEN T. HALLET
MY COMMISSION # GG986162
EXPIRES: May 10, 2024

Signature of Notary

Attachment: Assignment of Impact Fee Credits (18442 : Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district)

Joanna L. Coutu

From: Eric Abel <eabel@citrushills.com>
Sent: Tuesday, September 21, 2021 11:25 AM
To: Joanna L. Coutu
Cc: Stephen Hallet
Subject: RE: [EXTERNAL]Assignment of Transportation Impact Fees

Joanna:

Thank you for handling this request for assignment and transferability. Hampton Hills, LLC is requesting the transferability of the credits from Regions Bank. The transportation impact fee credits were created in a district which is immediately adjacent to Districts B and D. Hampton Hills expects to use the credits within Districts B and C. The districts have common impacts on the County, and the transferability of these credits will facilitate additional sales and construction for the mutual benefit of the County and the new residents. The County seeks to target growth in the Central Ridge area, and this out-of-district transfer promotes that end as well. (see attached - B & D district)

Thank you,

--Eric

Eric D. Abel
V.P., General Counsel
Citrus Hills Holdings, LLC
2476 N. Essex Ave.
Hernando, Florida 34442
ph: (352) 746-6060
fx: (352) 746-6801
email: eabel@citrushills.com

This electronic communication, including any authorized attachments, contains information from a legal office and is legally privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient, any

Attachment: Justification from applicant (18442 : Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district)

Joanna L. Coutu

From: Eric Abel <eabel@citrushills.com>
Sent: Tuesday, September 21, 2021 4:26 PM
To: Joanna L. Coutu
Cc: Stephen Hallet
Subject: Re: [EXTERNAL]Assignment of Transportation Impact Fees

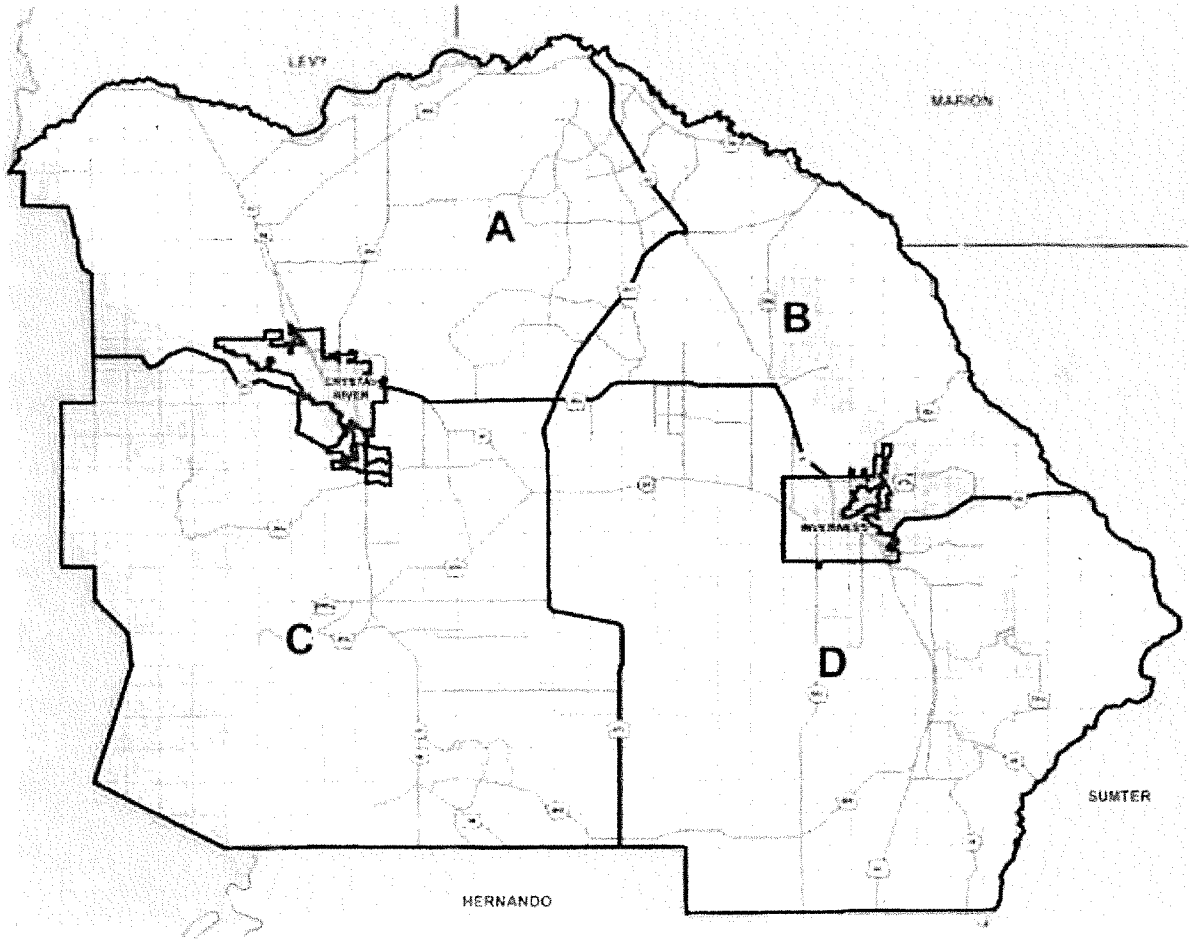
You are correct (again)! B and D.

Sent from my mobile phone.
This email contains legally privileged and confidential information from an attorney, and is exempt from disclosure under law.

> On Sep 21, 2021, at 3:01 PM, Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com> wrote:
>
> Did you mean districts B and D? I've attached the district map.
>
> -----Original Message-----
> From: Eric Abel <eabel@citrushills.com>
> Sent: Tuesday, September 21, 2021 11:25 AM
> To: Joanna L. Coutu <JOANNA.COUTU@citrusbocc.com>
> Cc: Stephen Hallet <hallet@citrushills.com>
> Subject: RE: [EXTERNAL]Assignment of Transportation Impact Fees
>
> Joanna:
>
> Thank you for handling this request for assignment and transferability. Hampton Hills, LLC is requesting the transferability of the credits from Regions Bank. The transportation impact fee credits were created in a district which is immediately adjacent to Districts B and C. Hampton Hills expects to use the credits within Districts B and C. The districts have common impacts on the County, and the transferability of these credits will facilitate additional sales and construction for the mutual benefit of the County and the new residents. The County seeks to target growth in the Central Ridge area, and this out-of-district transfer promotes that end as well.

Attachment: Justification from applicant (18442 : Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district)

Exhibit "B"
CAPITAL TRANSPORTATION FACILITIES BENEFIT DISTRICT



Attachment: Transportation District Map (18442 : Hampton Hills - Request for Transfer of Transp. Impact Fee Credits out of district)

E4

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Please Print

Date: 10/

Name: Stephen Hallet

Address: 2476 N. Essex Ave
Hernando, FL 34442

Telephone #: (352) 746-6066

Item to be Addressed: _____

Attachment: Public Speaker Forms for item E4 (18442 :

AGENDA MEMORANDUM

FROM:	Colleen Scott, Management & Budget Director
SUBJECT:	Citrus County Health Department Contract
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Pursuant to Chapter 154, F.S., the intent of the legislature is to "promote, protect, maintain, and improve the health and safety of all citizens and visitors of this state through a system of coordinated county health department services."

Citrus County Health Department is one of the County Health Departments created throughout Florida. It is necessary for the parties hereto to enter into this agreement in order to assure coordination between the State and County in the operation of the Citrus County Health Department.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	FY22 Budget	YTD Expenditures	Encumbrances	Available Balance
2114-53000	Operating Exp	$1,093,954	$0	$0	$1,093,954

Health Department Ad Valorem Taxes $722,089

RECOMMENDED ACTION:

Approve and authorize the Chairman to execute a contract with the State of Florida Department of Health for operation of the Citrus County Health Department contract year October 1, 2021, through September 30, 2022.

CONTRACT BETWEEN
CITRUS COUNTY, FLORIDA
AND
STATE OF FLORIDA DEPARTMENT OF HEALTH
FOR OPERATION OF THE
CITRUS COUNTY HEALTH DEPARTMENT
CONTRACT YEAR 2021-2022

This contract is made and entered into between the State of Florida, Department of Health ("State") and the Citrus County, Florida ("County"), through their undersigned authorities, effective October 1, 2021.

RECITALS

A. Pursuant to Chapter 154, Florida Statutes, the intent of the legislature is to "promote, protect, maintain, and improve the health and safety of all citizens and visitors of this state through a system of coordinated county health department services."

B. County Health Departments were created throughout Florida to satisfy this legislative intent through "promotion of the public's health, the control and eradication of preventable diseases, and the provision of primary health care for special populations."

C. Citrus County Health Department ("CHD") is one of the created County Health Departments.

D. It is necessary for the parties hereto to enter into this contract in order to ensure coordination between the State and the County in the operation of the CHD.

NOW THEREFORE, in consideration of the mutual promises set forth herein, the sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. RECITALS. The parties mutually agree that the foregoing recitals are true and correct and incorporated herein by reference.

2. TERM. The parties mutually agree that this contract shall be effective from October 1, 2021, through September 30, 2022, or until a written contract replacing this contract is entered into between the parties, whichever is later, unless this contract is otherwise terminated pursuant to the termination provisions set forth in paragraph 8. below.

3. SERVICES MAINTAINED BY THE CHD. The parties mutually agree that the CHD shall provide those services as set forth on Part III of Attachment II hereof, in order to maintain the following three levels of service pursuant to section 154.01(2), Florida Statutes, as defined below:

a. "Environmental health services" are those services which are organized and operated to protect the health of the general public by monitoring and regulating activities in the environment which may contribute to the occurrence or transmission of disease. Environmental health services shall be supported by available federal, state and local funds and shall include those services mandated on a state or federal level. Examples of

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

environmental health services include, but are not limited to, food hygiene, safe drinking water supply, sewage and solid waste disposal, swimming pools, group care facilities, migrant labor camps, toxic material control, radiological health, and occupational health.

b. "Communicable disease control services" are those services which protect the health of the general public through the detection, control, and eradication of diseases which are transmitted primarily by human beings. Communicable disease services shall be supported by available federal, state, and local funds and shall include those services mandated on a state or federal level. Such services include, but are not limited to, epidemiology, sexually transmissible disease detection and control, HIV/AIDS, immunization, tuberculosis control and maintenance of vital statistics.

c. "Primary care services" are acute care and preventive services that are made available to well and sick persons who are unable to obtain such services due to lack of income or other barriers beyond their control. These services are provided to benefit individuals, improve the collective health of the public, and prevent and control the spread of disease. Primary health care services are provided at home, in group settings, or in clinics. These services shall be supported by available federal, state, and local funds and shall include services mandated on a state or federal level. Examples of primary health care services include, but are not limited to: first contact acute care services; chronic disease detection and treatment; maternal and child health services; family planning; nutrition; school health; supplemental food assistance for women, infants, and children; home health; and dental services.

4. FUNDING. The parties further agree that funding for the CHD will be handled as follows:

a. The funding to be provided by the parties and any other sources is set forth in Part II of Attachment II hereof. This funding will be used as shown in Part I of Attachment II.

i. The State's appropriated responsibility *(direct contribution excluding any state fees, Medicaid contributions or any other funds not listed on the Schedule C)* as provided in Attachment II, Part II is an amount not to exceed $ 3,318,789 _____ *(State General Revenue, State Funds, Other State Funds and Federal Funds listed on the Schedule C)*. The State's obligation to pay under this contract is contingent upon an annual appropriation by the Legislature.

ii. The County's appropriated responsibility *(direct contribution excluding any fees, other cash or local contributions)* as provided in Attachment II, Part II is an amount not to exceed $722,089 _____ *(amount listed under the "Board of County Commissioners Annual Appropriations section of the revenue attachment)*.

b. Overall expenditures will not exceed available funding or budget authority, whichever is less, (either current year or from surplus trust funds) in any service category. Unless requested otherwise, any surplus at the end of the term of this contract in the County Health Department Trust Fund that is attributed to the CHD shall be carried forward to the next contract period.

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

c. Either party may establish service fees as allowed by law to fund activities of the CHD. Where applicable, such fees shall be automatically adjusted to at least the Medicaid fee schedule.

d. Either party may increase or decrease funding of this contract during the term hereof by notifying the other party in writing of the amount and purpose for the change in funding. If the State initiates the increase/decrease, the CHD will revise the Attachment II and send a copy of the revised pages to the County and the Department of Health, Office of Budget and Revenue Management. If the County initiates the increase/decrease, the County shall notify the CHD. The CHD will then revise the Attachment II and send a copy of the revised pages to the Department of Health, Office of Budget and Revenue Management.

e. The name and address of the official payee to whom payments shall be made is:

County Health Department Trust Fund
Citrus County
3700 Sovereign Path Way
Lecanto, FL 34461

5. CHD DIRECTOR/ADMINISTRATOR. Both parties agree the director/administrator of the CHD shall be a State employee or under contract with the State and will be under the day-to-day direction of the Deputy Secretary for County Health Systems. The director/administrator shall be selected by the State with the concurrence of the County. The director/administrator of the CHD shall ensure that non-categorical sources of funding are used to fulfill public health priorities in the community and the Long Range Program Plan.

6. ADMINISTRATIVE POLICIES AND PROCEDURES. The parties hereto agree that the following standards should apply in the operation of the CHD:

a. The CHD and its personnel shall follow all State policies and procedures, except to the extent permitted for the use of County purchasing procedures as set forth in subparagraph b., below. All CHD employees shall be State or State-contract personnel subject to State personnel rules and procedures. Employees will report time in the Health Management System compatible format by program component as specified by the State.

b. The CHD shall comply with all applicable provisions of federal and state laws and regulations relating to its operation with the exception that the use of County purchasing procedures shall be allowed when it will result in a better price or service and no statewide Department of Health purchasing contract has been implemented for those goods or services. In such cases, the CHD director/administrator must sign a justification therefore, and all County purchasing procedures must be followed in their entirety, and such compliance shall be documented. Such justification and compliance documentation shall be maintained by the CHD in accordance with the terms of this contract. State procedures must be followed for all leases on facilities not enumerated in Attachment IV.

c. The CHD shall maintain books, records and documents in accordance with the Generally Accepted Accounting Principles (GAAP), as promulgated by the Governmental Accounting Standards Board (GASB), and the requirements of federal or state law. These

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

records shall be maintained as required by the Department of Health Policies and Procedures for Records Management and shall be open for inspection at any time by the parties and the public, except for those records that are not otherwise subject to disclosure as provided by law which are subject to the confidentiality provisions of paragraphs 6.i. and 6.k., below. Books, records and documents must be adequate to allow the CHD to comply with the following reporting requirements:

i. The revenue and expenditure requirements in the Florida Accounting Information Resource (FLAIR) System;

ii. The client registration and services reporting requirements of the minimum data set as specified in the most current version of the Client Information System/Health Management Component Pamphlet;

iii. Financial procedures specified in the Department of Health's Accounting Procedures Manuals, Accounting memoranda, and Comptroller's memoranda;

iv. The CHD is responsible for assuring that all contracts with service providers include provisions that all subcontracted services be reported to the CHD in a manner consistent with the client registration and service reporting requirements of the minimum data set as specified in the Client Information System/Health Management Component Pamphlet.

d. All funds for the CHD shall be deposited in the County Health Department Trust Fund maintained by the state treasurer. These funds shall be accounted for separately from funds deposited for other CHDs and shall be used only for public health purposes in Citrus County.

e. That any surplus/deficit funds, including fees or accrued interest, remaining in the County Health Department Trust Fund account at the end of the contract year shall be credited/debited to the State or County, as appropriate, based on the funds contributed by each and the expenditures incurred by each. Expenditures will be charged to the program accounts by State and County based on the ratio of planned expenditures in this contract and funding from all sources is credited to the program accounts by State and County. The equity share of any surplus/deficit funds accruing to the State and County is determined each month and at contract year-end. Surplus funds may be applied toward the funding requirements of each participating governmental entity in the following year. However, in each such case, all surplus funds, including fees and accrued interest, shall remain in the trust fund until accounted for in a manner which clearly illustrates the amount which has been credited to each participating governmental entity. The planned use of surplus funds shall be reflected in Attachment II, Part I of this contract, with special capital projects explained in Attachment V.

f. There shall be no transfer of funds between the three levels of services without a contract amendment unless the CHD director/administrator determines that an emergency exists wherein a time delay would endanger the public's health and the Deputy Secretary for County Health Systems has approved the transfer. The Deputy Secretary for County Health Systems shall forward written evidence of this approval to the CHD within 30 days after an emergency transfer.

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

g. The CHD may execute subcontracts for services necessary to enable the CHD to carry out the programs specified in this contract. Any such subcontract shall include all aforementioned audit and record keeping requirements.

h. At the request of either party, an audit may be conducted by an independent CPA on the financial records of the CHD and the results made available to the parties within 180 days after the close of the CHD fiscal year. This audit will follow requirements contained in OMB Circular A-133 and may be in conjunction with audits performed by County government. If audit exceptions are found, then the director/administrator of the CHD will prepare a corrective action plan and a copy of that plan and monthly status reports will be furnished to the contract managers for the parties.

i. The CHD shall not use or disclose any information concerning a recipient of services except as allowed by federal or state law or policy.

j. The CHD shall retain all client records, financial records, supporting documents, statistical records, and any other documents (including electronic storage media) pertinent to this contract for a period of five (5) years after termination of this contract. If an audit has been initiated and audit findings have not been resolved at the end of five (5) years, the records shall be retained until resolution of the audit findings.

k. The CHD shall maintain confidentiality of all data, files, and records that are confidential under the law or are otherwise exempted from disclosure as a public record under Florida law. The CHD shall implement procedures to ensure the protection and confidentiality of all such records and shall comply with sections 384.29, 381.004, 392.65 and 456.057, Florida Statutes, and all other state and federal laws regarding confidentiality. All confidentiality procedures implemented by the CHD shall be consistent with the Department of Health Information Security Policies, Protocols, and Procedures. The CHD shall further adhere to any amendments to the State's security requirements and shall comply with any applicable professional standards of practice with respect to client confidentiality.

l. The CHD shall abide by all State policies and procedures, which by this reference are incorporated herein as standards to be followed by the CHD, except as otherwise permitted for some purchases using County procedures pursuant to paragraph 6.b.

m. The CHD shall establish a system through which applicants for services and current clients may present grievances over denial, modification or termination of services. The CHD will advise applicants of the right to appeal a denial or exclusion from services, of failure to take account of a client's choice of service, and of his/her right to a fair hearing to the final governing authority of the agency. Specific references to existing laws, rules or program manuals are included in Attachment I of this contract.

n. The CHD shall comply with the provisions contained in the Civil Rights Certificate, hereby incorporated into this contract as Attachment III.

o. The CHD shall submit quarterly reports to the County that shall include at least the following:

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

i. The DE385L1 Contract Management Variance Report and the DE580L1 Analysis of Fund Equities Report;

ii. A written explanation to the County of service variances reflected in the year end DE385L1 report if the variance exceeds or falls below 25 percent of the planned expenditure amount for the contract year. However, if the amount of the service specific variance between actual and planned expenditures does not exceed three percent of the total planned expenditures for the level of service in which the type of service is included, a variance explanation is not required. A copy of the written explanation shall be sent to the Department of Health, Office of Budget and Revenue Management.

p. The dates for the submission of quarterly reports to the County shall be as follows unless the generation and distribution of reports is delayed due to circumstances beyond the CHD's control:

i. March 1, 2022 for the report period October 1, 2021 through December 31, 2021;

ii. June 1, 2022 for the report period October 1, 2021 through March 31, 2022;

iii. September 1, 2022 for the report period October 1, 2021 through June 30, 2022; and

iv. December 1, 2022 for the report period October 1, 2021 through September 30, 2022.

7. FACILITIES AND EQUIPMENT. The parties mutually agree that:

a. CHD facilities shall be provided as specified in Attachment IV to this contract and the County shall own the facilities used by the CHD unless otherwise provided in Attachment IV.

b. The County shall ensure adequate fire and casualty insurance coverage for County-owned CHD offices and buildings and for all furnishings and equipment in CHD offices through either a self-insurance program or insurance purchased by the County.

c. All vehicles will be transferred to the ownership of the County and registered as County vehicles. The County shall ensure insurance coverage for these vehicles is available through either a self-insurance program or insurance purchased by the County. All vehicles will be used solely for CHD operations. Vehicles purchased through the County Health Department Trust Fund shall be sold at fair market value when they are no longer needed by the CHD and the proceeds returned to the County Health Department Trust Fund.

8. TERMINATION.

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

a. Termination at Will. This contract may be terminated by either party without cause upon no less than one-hundred eighty (180) calendar days notice in writing to the other party unless a lesser time is mutually agreed upon in writing by both parties. Said notice shall be delivered by certified mail, return receipt requested, or in person to the other party's contract manager with proof of delivery.

b. Termination Because of Lack of Funds. In the event funds to finance this contract become unavailable, either party may terminate this contract upon no less than twenty-four (24) hours notice. Said notice shall be delivered by certified mail, return receipt requested, or in person to the other party's contract manager with proof of delivery.

c. Termination for Breach. This contract may be terminated by one party, upon no less than thirty (30) days notice, because of the other party's failure to perform an obligation hereunder. Said notice shall be delivered by certified mail, return receipt requested, or in person to the other party's contract manager with proof of delivery. Waiver of breach of any provisions of this contract shall not be deemed to be a waiver of any other breach and shall not be construed to be a modification of the terms of this contract.

9. MISCELLANEOUS. The parties further agree:

a. Availability of Funds. If this contract, any renewal hereof, or any term, performance or payment hereunder, extends beyond the fiscal year beginning July 1, 2022, it is agreed that the performance and payment under this contract are contingent upon an annual appropriation by the Legislature, in accordance with section 287.0582, Florida Statutes.

b. Contract Managers. The name and address of the contract managers for the parties under this contract are as follows:

For the State:	For the County:
Joshua Ramirez Name	Randy Oliver Name
Administrative Services Director Title	County Administrator Title
3700 W Sovereign Path	3600 W Sovereign Path, Ste. 267
Lecanto, FL 34461 Address	Lecanto, FL 34461 Address
(352)513-6044 Telephone	(352)527-5210 Telephone

If different contract managers are designated after execution of this contract, the name, address and telephone number of the new representative shall be furnished in writing to the other parties and attached to originals of this contract.

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

c. Captions. The captions and headings contained in this contract are for the convenience of the parties only and do not in any way modify, amplify, or give additional notice of the provisions hereof.

In WITNESS THEREOF, the parties hereto have caused this eight page contract, with its attachments as referenced, including Attachment I (two pages), Attachment II (six pages), Attachment III (one page), Attachment IV (one page), and Attachment V (one page), to be executed by their undersigned officials as duly authorized effective the 1st day of October, 2021.

CITRUS COUNTY, FLORIDA	STATE OF FLORIDA DEPARTMENT OF HEALTH
SIGNED BY: _____	SIGNED BY: _____
NAME: Scott Carnahan	NAME: Tallent, Michele
TITLE: Chairman	TITLE: Deputy Sectretary for Operations
DATE: October 26, 2021	DATE: _____
ATTESTED TO:	
SIGNED BY: _____	SIGNED BY: _____
NAME: _____	NAME: Ernesto G Rubio, MPH
TITLE: Deputy Clerk - Board Recorder	TITLE: CHD Director/Administrator
DATE: October 26, 2021	DATE: _____

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

ATTACHMENT I

CITRUS COUNTY HEALTH DEPARTMENT

PROGRAM SPECIFIC REPORTING REQUIREMENTS AND PROGRAMS REQUIRING COMPLIANCE WITH THE PROVISIONS OF SPECIFIC MANUALS

Some health services must comply with specific program and reporting requirements in addition to the Personal Health Coding Pamphlet (DHP 50-20), Environmental Health Coding Pamphlet (DHP 50-21) and FLAIR requirements because of federal or state law, regulation or rule. If a county health department is funded to provide one of these services, it must comply with the special reporting requirements for that service. The services and the reporting requirements are listed below:

	Service	Requirement
1.	Sexually Transmitted Disease Program	Requirements as specified in F.A.C. 64D-3, F.S. 381 and F.S. 384.
2.	Dental Health	Periodic financial and programmatic reports as specified by the program office.
3.	Special Supplemental Nutrition Program for Women, Infants and Children (including the WIC Breastfeeding Peer Counseling Program)	Service documentation and monthly financial reports as specified in DHM 150-24* and all federal, state and county requirements detailed in program manuals and published procedures.
4.	Healthy Start/ Improved Pregnancy Outcome	Requirements as specified in the 2007 Healthy Start Standards and Guidelines and as specified by the Healthy Start Coalitions in contract with each county health department.
5.	Family Planning	Requirements as specified in Public Law 91-572, 42 U.S.C. 300, et seq., 42 CFR part 59, subpart A, 45 CFR parts 74 & 92, 2 CFR 215 (OMB Circular A-110) OMB Circular A-102, F.S. 381.0051, F.A.C. 64F-7, F.A.C. 64F-16, and F.A.C. 64F-19. Requirements and Guidance as specified in the Program Requirements for Title X Funded Family Planning Projects (Title X Requirements)(2014) and the Providing Quality Family Planning Services (QFP): Recommendations of CDC and the U.S. Office of Population Affairs published on the Office of Population Affairs website. Programmatic annual reports as specified by the program office as specified in the annual programmatic Scope of Work for Family Planning and Maternal Child Health Services, including the Family Planning Annual Report (FPAR), and other minimum guidelines as specified by the Policy Web Technical Assistance Guidelines.
6.	Immunization	Periodic reports as specified by the department pertaining to immunization levels in kindergarten and/or seventh grade pursuant to instructions contained in the Immunization Guidelines-Florida Schools, Childcare Facilities and Family Daycare Homes (DH Form 150-615) and Rule 64D-3.046, F.A.C. In addition, periodic reports as specified by the department pertaining to the surveillance/investigation of reportable vaccine-preventable diseases, adverse events, vaccine accountability, and assessment of immunization

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

ATTACHMENT I (Continued)

		levels as documented in Florida SHOTS and supported by CHD Guidebook policies and technical assistance guidance.
7.	Environmental Health	Requirements as specified in Environmental Health Programs Manual 150-4* and DHP 50-21*
8.	HIV/AIDS Program	Requirements as specified in F.S. 384.25 and F.A.C. 64D-3.030 and 64D-3.031. Case reporting should be on Adult HIV/AIDS Confidential Case Report CDC Form DH2139 and Pediatric HIV/AIDS Confidential Case Report CDC Form DH2140.
		Requirements as specified in F.A.C. 64D-2 and 64D-3, F.S. 381 and F.S. 384. Socio-demographic and risk data on persons tested for HIV in CHD clinics should be reported on Lab Request DH Form 1628 in accordance with the Forms Instruction Guide. Requirements for the HIV/AIDS Patient Care programs are found in the Patient Care Contract Administrative Guidelines.
9.	School Health Services	Requirements as specified in the Florida School Health Administrative Guidelines (May 2012). Requirements as specified in F.S. 381.0056, F.S. 381.0057, F.S. 402.3026 and F.A.C. 64F-6.
10.	Tuberculosis	Tuberculosis Program Requirements as specified in F.A.C. 64D-3 and F.S. 392.
11.	General Communicable Disease Control	Carry out surveillance for reportable communicable and other acute diseases, detect outbreaks, respond to individual cases of reportable diseases, investigate outbreaks, and carry out communication and quality assurance functions, as specified in F.A.C. 64D-3, F.S. 381, F.S. 384 and the CHD Epidemiology Guide to Surveillance and Investigations.
12.	Refugee Health Program	Programmatic and financial requirements as specified by the program office.

*or the subsequent replacement if adopted during the contract period.

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

ATTACHMENT II

CITRUS COUNTY HEALTH DEPARTMENT

PART I. PLANNED USE OF COUNTY HEALTH DEPARTMENT TRUST FUND BALANCES

		Estimated State Share of CHD Trust Fund Balance	Estimated County Share of CHD Trust Fund Balance	Total
1.	CHD Trust Fund Ending Balance 09/30/21	654548	540359	1194907
2.	Drawdown for Contract Year October 1, 2021 to September 30, 2022	-654548	697948	43400
3.	Special Capital Project use for Contract Year October 1, 2021 to September 30, 2022	0	0	0
4.	Balance Reserved for Contingency Fund October 1, 2021 to September 30, 2022	0	1238307	1238307

Special Capital Projects are new construction or renovation projects and new furniture or equipment associated with these projects, and mobile health vans.

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

ATTACHMENT II

CITRUS COUNTY HEALTH DEPARTMENT

Part II, Sources of Contributions to County Health Department

October 1, 2021 to September 30, 2022

	State CHD Trust Fund (cash)	County CHD Trust Fund	Total CHD Trust Fund (cash)	Other Contribution	Total
1. GENERAL REVENUE - STATE					
015040 AIDS PATIENT CARE	50,000	0	50,000	0	50,000
015040 CHD - TB COMMUNITY PROGRAM	42,142	0	42,142	0	42,142
015040 DENTAL SPECIAL INITIATIVE PROJECTS	6,798	0	6,798	0	6,798
015040 FAMILY PLANNING GENERAL REVENUE	58,747	0	58,747	0	58,747
015040 FLORIDA SPRINGS AND AQUIFER PROTECTION ACT	145,879	0	145,879	0	145,879
015040 PRIMARY CARE PROGRAM	242,721	0	242,721	0	242,721
015040 RACIAL & ETHNIC DISPARITIES - CHD EXPENSES	55,000	0	55,000	0	55,000
015040 SCHOOL HEALTH SERVICES - GENERAL REVENUE	140,278	0	140,278	0	140,278
015050 CHD GENERAL REVENUE NON-CATEGORICAL	1,348,913	0	1,348,913	0	1,348,913
GENERAL REVENUE TOTAL	2,090,478	0	2,090,478	0	2,090,478
2. NON GENERAL REVENUE - STATE					
015010 ENVIRONMENTAL BIOMEDICAL WASTE PROGRAM	3,300	0	3,300	0	3,300
015010 TOBACCO STATE & COMMUNITY HEALTHY BABY	12,519	0	12,519	0	12,519
NON GENERAL REVENUE TOTAL	15,819	0	15,819	0	15,819
3. FEDERAL FUNDS - STATE					
007000 AIDS DRUG ASSISTANCE PROGRAM ADMIN HQ	23,299	0	23,299	0	23,299
007000 WIC BREASTFEEDING PEER COUNSELING PROG	65,645	0	65,645	0	65,645
007000 COMPREHENSIVE COMMUNITY CARDIO - PHBG	35,000	0	35,000	0	35,000
007000 DIABETES - PREVENT & MGT	1,500	0	1,500	0	1,500
007000 FAMILY PLANNING TITLE X - GRANT	93,795	0	93,795	0	93,795
007000 HEART - PREVENT & MGT	1,223	0	1,223	0	1,223
007000 IMMUNIZATION ACTION PLAN	9,800	0	9,800	0	9,800
007000 MCH BLOCK GRANT FLORIDA'S HEALTHY BABIES	41,452	0	41,452	0	41,452
007000 OVERDOSE DATE TO ACTION	122,858	0	122,858	0	122,858
007000 BASE COMMUNITY PREPAREDNESS CAPABILITY	86,681	0	86,681	0	86,681
007000 BASE ENVIROMENTAL HEALTH	32,644	0	32,644	0	32,644
007000 WIC PROGRAM ADMINISTRATION	609,454	0	609,454	0	609,454
015075 SUPPLEMENTAL SCHOOL HEALTH	21,981	0	21,981	0	21,981
015075 SNAP ED - NUTRITION	105,500	0	105,500	0	105,500
015075 SNAP ED - OBESITY	105,500	0	105,500	0	105,500
015075 REFUGEE HEALTH SCREENING REIMBURSEMENT ADMIN	990	0	990	0	990
015075 REFUGEE HEALTH SCREENING REIMBURSEMENT SERVICES	3,000	0	3,000	0	3,000
FEDERAL FUNDS TOTAL	1,360,322	0	1,360,322	0	1,360,322
4. FEES ASSESSED BY STATE OR FEDERAL RULES - STATE					
001020 CHD STATEWIDE ENVIRONMENTAL FEES	100,220	0	100,220	0	100,220
001092 ON SITE SEWAGE DISPOSAL PERMIT FEES	490,000	0	490,000	0	490,000
001092 CHD STATEWIDE ENVIRONMENTAL FEES	790	0	790	0	790
001206 ON SITE SEWAGE DISPOSAL PERMIT FEES	32,682	0	32,682	0	32,682
001206 SANITATION CERTIFICATES (FOOD INSPECTION)	2,500	0	2,500	0	2,500
001206 SEPTIC TANK RESEARCH SURCHARGE	5,000	0	5,000		

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

ATTACHMENT II

CITRUS COUNTY HEALTH DEPARTMENT

Part II, Sources of Contributions to County Health Department

October 1, 2021 to September 30, 2022

	State CHD Trust Fund (cash)	County CHD Trust Fund	Total CHD Trust Fund (cash)	Other Contribution	Total
001206 SEPTIC TANK VARIANCE FEES 50%	150	0	150	0	150
001206 PUBLIC SWIMMING POOL PERMIT FEES-10% HQ TRANSFER	2,200	0	2,200	0	2,200
001206 DRINKING WATER PROGRAM OPERATIONS	1,200	0	1,200	0	1,200
001206 REGULATION OF BODY PIERCING SALONS	50	0	50	0	50
001206 TANNING FACILITIES	250	0	250	0	250
001206 ONSITE SEWAGE TRAINING CENTER	3,600	0	3,600	0	3,600
001206 TATTO PROGRAM ENVIRONMENTAL HEALTH	1,000	0	1,000	0	1,000
001206 MOBILE HOME & RV PARK FEES	2,500	0	2,500	0	2,500
FEES ASSESSED BY STATE OR FEDERAL RULES TOTAL	642,142	0	642,142	0	642,142
5. OTHER CASH CONTRIBUTIONS - STATE:					
090001 DRAW DOWN FROM PUBLIC HEALTH UNIT	0	0	0	0	0
OTHER CASH CONTRIBUTION TOTAL	654,548	0	654,548	0	654,548
6. MEDICAID - STATE/COUNTY:	654,548	0	654,548	0	654,548
001057 CHD CLINIC FEES	0	74,002	74,002	0	74,002
001148 CHD CLINIC FEES	0	372,005	372,005	0	372,005
001148 GENERAL CLINIC RABIES SERVICES & DRUG PURCHASES	0	2,275	2,275	0	2,275
MEDICAID TOTAL	0	448,282	448,282	0	448,282
7. ALLOCABLE REVENUE - STATE:					
001004 CHD STATEWIDE ENVIRONMENTAL FEES	3,246	0	3,246	0	3,246
031005 GENERAL CLINIC RABIES SERVICES & DRUG PURCHASES	16,019	0	16,019	0	16,019
ALLOCABLE REVENUE TOTAL	19,265	0	19,265	0	19,265
8. OTHER STATE CONTRIBUTIONS NOT IN CHD TRUST FUND - STATE					
ADAP	0	0	0	38,601	38,601
PHARMACY DRUG PROGRAM	0	0	0	4,815	4,815
WIC PROGRAM	0	0	0	1,892,156	1,892,156
BUREAU OF PUBLIC HEALTH LABORATORIES	0	0	0	16,843	16,843
IMMUNIZATIONS	0	0	0	178,179	178,179
OTHER STATE CONTRIBUTIONS TOTAL	0	0	0	2,130,594	2,130,594
9. DIRECT LOCAL CONTRIBUTIONS - BCC/TAX DISTRICT					
008005 CHD LOCAL REVENUE & EXPENDITURES	0	1,200	1,200	0	1,200
008020 CHD LOCAL REVENUE & EXPENDITURES	0	720,889	720,889	0	720,889
DIRECT COUNTY CONTRIBUTIONS TOTAL	0	722,089	722,089	0	722,089
10. FEES AUTHORIZED BY COUNTY ORDINANCE OR RESOLUTION - COUNTY					
001077 CHD CLINIC FEES	0	34,685	34,685	0	34,685
001077 GENERAL CLINIC RABIES SERVICES & DRUG PURCHASES	0	1,451	1,451	0	1,451
001094 CHD LOCAL ENVIRONMENTAL FEES	0	50,000	50,000	0	50,000
001110 VITAL STATISTICS CERTIFIED RECORDS	0	260,000	260,000	0	260,000
FEES AUTHORIZED BY COUNTY TOTAL	0	346,136	346,136	0	346,136

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

ATTACHMENT II

CITRUS COUNTY HEALTH DEPARTMENT

Part II, Sources of Contributions to County Health Department

October 1, 2021 to September 30, 2022

	State CHD Trust Fund (cash)	County CHD Trust Fund	Total CHD Trust Fund (cash)	Other Contribution	Total
11. OTHER CASH AND LOCAL CONTRIBUTIONS - COUNTY					
001029 CHD CLINIC FEES	0	52,804	52,804	0	52,804
001029 GENERAL CLINIC RABIES SERVICES & DRUG PURCHASES	0	17,443	17,443	0	17,443
001090 CHD CLINIC FEES	0	3,380	3,380	0	3,380
001090 GENERAL CLINIC RABIES SERVICES & DRUG PURCHASES	0	6,790	6,790	0	6,790
010300 STATE UNDERGROUND PETROLEUM RESPONSE ACT	0	20,000	20,000	0	20,000
010300 PETROLEUM STORAGE TANK DEP COMPLIANCE CONTRACT	0	11,025	11,025	0	11,025
010300 PETROLEUM STORAGE TANK DEP COMPLIANCE CONTRACT	0	120,000	120,000	0	120,000
011000 RYAN WHITE TITLE II CONSORTIA SERVICES	0	69,000	69,000	0	69,000
011000 RYAN WHITE TITLE II CONSORTIA SERVICES	0	18,500	18,500	0	18,500
011001 CHD HEALTHY START COALITION CONTRACT	0	450,939	450,939	0	450,939
011001 CHD FEDERAL & LOCAL INDIRECT EARNINGS	0	46,059	46,059	0	46,059
090002 DRAW DOWN FROM PUBLIC HEALTH UNIT	0	-697,948	-697,948	0	-697,948
OTHER CASH AND LOCAL CONTRIBUTIONS TOTAL	0	117,992	117,992	0	117,992
12. ALLOCABLE REVENUE - COUNTY					
001004 CHD STATEWIDE ENVIRONMENTAL FEES	0	3,246	3,246	0	3,246
031005 GENERAL CLINIC RABIES SERVICES & DRUG PURCHASES	0	16,021	16,021	0	16,021
COUNTY ALLOCABLE REVENUE TOTAL	0	19,267	19,267	0	19,267
13. BUILDINGS - COUNTY					
ANNUAL RENTAL EQUIVALENT VALUE	0	0	0	482,942	482,942
OTHER (Specify)	0	0	0	0	0
UTILITIES	0	0	0	0	0
BUILDING MAINTENANCE	0	0	0	0	0
GROUNDS MAINTENANCE	0	0	0	0	0
INSURANCE	0	0	0	0	0
OTHER (Specify)	0	0	0	0	0
OTHER (Specify)	0	0	0	0	0
BUILDINGS TOTAL	0	0	0	482,942	482,942
14. OTHER COUNTY CONTRIBUTIONS NOT IN CHD TRUST FUND - COUNTY					
EQUIPMENT / VEHICLE PURCHASES	0	0	0	0	0
VEHICLE INSURANCE	0	0	0	0	0
VEHICLE MAINTENANCE	0	0	0	0	0
OTHER COUNTY CONTRIBUTION (SPECIFY)	0	0	0	0	0
OTHER COUNTY CONTRIBUTION (SPECIFY)	0	0	0	0	0
OTHER COUNTY CONTRIBUTIONS TOTAL	0	0	0	0	0
GRAND TOTAL CHD PROGRAM	4,782,574	1,653,766	6,436,340	2,613,536	9,049,876

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

ATTACHMENT II

CITRUS COUNTY HEALTH DEPARTMENT

Part III, Planned Staffing. Clients, Services and Expenditures By Program Service Area Within Each Level of Service

October 1, 2021 to September 30, 2022

	FTE's (0.00)	Clients Units	Services/ Visits	Quarterly Expenditure Plan 1st (Whole dollars only)	2nd	3rd	4th	State	County	Grand Total
A. COMMUNICABLE DISEASE CONTROL:										
IMMUNIZATION (101)	3.30	4,402	6,120	107,800	92,422	107,800	92,422	320,477	79,967	400,444
SEXUALLY TRANS. DIS. (102)	2.40	1,052	1,325	54,124	46,404	54,124	46,404	176,953	24,103	201,056
HIV/AIDS PREVENTION (03A1)	0.00	0	0	36	31	36	32	135	0	135
HIV/AIDS SURVEILLANCE (03A2)	0.00	0	0	0	0	0	0	0	0	0
HIV/AIDS PATIENT CARE (03A3)	2.01	178	392	71,465	61,270	71,465	61,270	163,724	101,746	265,470
ADAP (03A4)	1.31	43	47	24,783	21,247	24,783	21,247	92,060	0	92,060
TUBERCULOSIS (104)	1.13	31	284	28,030	24,032	28,030	24,033	104,125	0	104,125
COMM. DIS. SURV. (106)	2.01	0	1,014	43,466	37,266	43,466	37,267	161,465	0	161,465
HEPATITIS (109)	0.00	0	0	0	0	0	0	0	0	0
PREPAREDNESS AND RESPONSE (116)	2.14	0	190	43,596	37,378	43,596	37,378	161,948	0	161,948
REFUGEE HEALTH (118)	0.00	0	0	1,110	951	1,110	951	4,122	0	4,122
VITAL RECORDS (180)	1.15	6,544	24,208	20,252	17,364	20,252	17,364	0	75,232	75,232
COMMUNICABLE DISEASE SUBTOTAL	15.45	12,250	33,580	394,662	338,365	394,662	338,368	1,185,009	281,048	1,466,057
B. PRIMARY CARE:										
CHRONIC DISEASE PREVENTION PRO (210)	3.70	48	465	138,344	118,610	138,344	118,610	513,908	0	513,908
WIC (21W1)	10.26	4,392	25,474	219,930	188,558	219,930	188,557	815,775	1,200	816,975
TOBACCO USE INTERVENTION (212)	0.13	0	0	4,776	4,094	4,776	4,094	17,740	0	17,740
WIC BREASTFEEDING PEER COUNSELING (21W2)	2.84	0	3,151	33,134	28,408	33,134	28,407	123,083	0	123,083
FAMILY PLANNING (223)	7.00	1,515	2,313	170,784	146,423	170,784	146,422	531,907	102,506	634,413
IMPROVED PREGNANCY OUTCOME (225)	7.15	275	1,943	171,129	146,718	171,129	146,719	295,733	339,962	635,695
HEALTHY START PRENATAL (227)	2.68	283	2,992	59,947	51,396	59,947	51,396	0	222,686	222,686
COMPREHENSIVE CHILD HEALTH (229)	0.06	0	0	1,119	959	1,119	959	4,093	63	4,156
HEALTHY START CHILD (231)	3.99	388	5,159	88,008	75,454	88,008	75,454	0	326,924	326,924
SCHOOL HEALTH (234)	0.69	0	351,621	52,293	44,834	52,293	44,835	194,255	0	194,255
COMPREHENSIVE ADULT HEALTH (237)	0.62	503	600	14,895	12,770	14,895	12,771	6,035	49,296	55,331
COMMUNITY HEALTH DEVELOPMENT (238)	1.96	0	93	66,529	57,039	66,529	57,040	247,137	0	247,137
DENTAL HEALTH (240)	1.02	476	480	22,436	19,235	22,436	19,235	6,798	76,544	83,342
PRIMARY CARE SUBTOTAL	42.10	7,880	394,291	1,043,324	894,498	1,043,324	894,499	2,756,464	1,119,181	3,875,645
C. ENVIRONMENTAL HEALTH:										
Water and Onsite Sewage Programs										
COSTAL BEACH MONITORING (347)	0.14	70	70	3,105	2,663	3,105	2,663	11,502	34	11,536
LIMITED USE PUBLIC WATER SYSTEMS (357)	0.73	499	787	13,891	11,910	13,891	11,909	51,428	173	51,601
PUBLIC WATER SYSTEM (358)	0.00	0	0	40	35	40	35	150	0	150
PRIVATE WATER SYSTEM (359)	0.00	0	0	26	22	26	23	97	0	97
ONSITE SEWAGE TREATMENT & DISPOSAL (361)	6.71	2,499	5,517	138,405	118,662	138,405	118,663	475,638	38,497	514,135
Group Total	7.58	3,068	6,374	155,467	133,292	155,467	133,293	538,815	38,704	577,519
Facility Programs										
TATTOO FACILITY SERVICES (344)	0.07	115	63	1,462	1,254	1,462	1,254	5,418	14	5,432

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

ATTACHMENT II

CITRUS COUNTY HEALTH DEPARTMENT

Part III, Planned Staffing. Clients, Services and Expenditures By Program Service Area Within Each Level of Service

October 1, 2021 to September 30, 2022

	FTE's (0.00)	Clients Units	Services/ Visits	Quarterly Expenditure Plan 1st	2nd	3rd	4th (Whole dollars only)	State	County	Grand Total
FOOD HYGIENE (348)	0.61	142	483	12,420	10,648	12,420	10,648	45,991	145	46,136
BODY PIERCING FACILITIES SERVICES (349)	0.04	0	0	622	534	622	534	2,304	8	2,312
GROUP CARE FACILITY (351)	0.76	387	449	14,699	12,603	14,699	12,603	54,426	178	54,604
MIGRANT LABOR CAMP (352)	0.07	8	76	1,502	1,288	1,502	1,288	5,562	18	5,580
HOUSING & PUB. BLDG. (353)	0.00	0	0	12	10	12	9	43	0	43
MOBILE HOME AND PARK (354)	0.35	162	284	7,520	6,447	7,520	6,447	27,851	83	27,934
POOLS/BATHING PLACES (360)	0.55	119	549	10,658	9,138	10,658	9,138	39,462	130	39,592
BIOMEDICAL WASTE SERVICES (364)	0.34	666	490	6,615	5,672	6,615	5,672	24,494	80	24,574
TANNING FACILITY SERVICES (369)	0.06	24	60	1,324	1,136	1,324	1,136	4,904	16	4,920
Group Total	2.85	1,623	2,454	56,834	48,730	56,834	48,729	210,455	672	211,127
Groundwater Contamination										
STORAGE TANK COMPLIANCE SERVICES (355)	2.17	252	996	48,539	41,615	48,539	41,616	517	179,792	180,309
SUPER ACT SERVICES (356)	0.54	0	430	9,254	7,934	9,254	7,933	127	34,248	34,375
Group Total	2.71	252	1,426	57,793	49,549	57,793	49,549	644	214,040	214,684
Community Hygiene										
COMMUNITY ENVIR. HEALTH (345)	0.09	0	0	2,268	1,944	2,268	1,944	8,403	21	8,424
INJURY PREVENTION (346)	0.00	0	0	0	0	0	0	0	0	0
LEAD MONITORING SERVICES (350)	0.00	0	0	15	12	15	12	54	0	54
PUBLIC SEWAGE (362)	0.00	0	0	15	12	15	12	54	0	54
SOLID WASTE DISPOSAL SERVICE (363)	0.00	0	0	0	0	0	0	0	0	0
SANITARY NUISANCE (365)	0.30	297	783	5,610	4,809	5,610	4,809	20,765	73	20,838
RABIES SURVEILLANCE (366)	0.08	316	26	2,060	1,766	2,060	1,765	7,632	19	7,651
ARBORVIRUS SURVEIL. (367)	0.01	0	0	307	263	307	264	1,137	4	1,141
RODENT/ARTHROPOD CONTROL (368)	0.00	0	0	4	3	4	4	15	0	15
WATER POLLUTION (370)	0.00	0	0	52	44	52	44	192	0	192
INDOOR AIR (371)	0.02	0	0	446	382	446	381	1,651	4	1,655
RADIOLOGICAL HEALTH (372)	0.00	0	0	0	0	0	0	0	0	0
TOXIC SUBSTANCES (373)	0.00	0	0	41	35	41	35	152	0	152
Group Total	0.50	613	809	10,818	9,270	10,818	9,270	40,055	121	40,176
ENVIRONMENTAL HEALTH SUBTOTAL	13.64	5,556	11,063	280,912	240,841	280,912	240,841	789,969	253,537	1,043,506
D. NON-OPERATIONAL COSTS:										
NON-OPERATIONAL COSTS (599)	0.00	0	0	0	0	0	0	0	0	0
ENVIRONMENTAL HEALTH SURCHARGE (399)	0.00	0	0	13,765	11,801	13,765	11,801	51,132	0	51,132
MEDICAID BUYBACK (611)	0.00	0	0	0	0	0	0	0	0	0
NON-OPERATIONAL COSTS SUBTOTAL	0.00	0	0	13,765	11,801	13,765	11,801	51,132	0	51,132
TOTAL CONTRACT	71.19	25,686	438,934	1,732,663	1,485,505	1,732,663	1,485,509	4,782,574	1,653,766	6,436,340

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

ATTACHMENT III

CITRUS COUNTY HEALTH DEPARTMENT

CIVIL RIGHTS CERTIFICATE

The applicant provides this assurance in consideration of and for the purpose of obtaining federal grants, loans, contracts (except contracts of insurance or guaranty), property, discounts, or other federal financial assistance to programs or activities receiving or benefiting from federal financial assistance. The provider agrees to complete the Civil Rights Compliance Questionnaire, DH Forms 946 A and B (or the subsequent replacement if adopted during the contract period), if so requested by the department.

The applicant assures that it will comply with:

1. Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C., 2000 Et seq., which prohibits discrimination on the basis of race, color or national origin in programs and activities receiving or benefiting from federal financial assistance.

2. Section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, which prohibits discrimination on the basis of handicap in programs and activities receiving or benefiting from federal financial assistance.

3. Title IX of the Education Amendments of 1972, as amended, 20 U.S.C. 1681 et seq., which prohibits discrimination on the basis of sex in education programs and activities receiving or benefiting from federal financial assistance.

4. The Age Discrimination Act of 1975, as amended, 42 U.S.C. 6101 et seq., which prohibits discrimination on the basis of age in programs or activities receiving or benefiting from federal financial assistance.

5. The Omnibus Budget Reconciliation Act of 1981, P.L. 97-35, which prohibits discrimination on the basis of sex and religion in programs and activities receiving or benefiting from federal financial assistance.

6. All regulations, guidelines and standards lawfully adopted under the above statutes. The applicant agrees that compliance with this assurance constitutes a condition of continued receipt of or benefit from federal financial assistance, and that it is binding upon the applicant, its successors, transferees, and assignees for the period during which such assistance is provided. The applicant further assures that all contracts, subcontractors, subgrantees or others with whom it arranges to provide services or benefits to participants or employees in connection with any of its programs and activities are not discriminating against those participants or employees in violation of the above statutes, regulations, guidelines, and standards. In the event of failure to comply, the applicant understands that the grantor may, at its discretion, seek a court order requiring compliance with the terms of this assurance or seek other appropriate judicial or administrative relief, to include assistance being terminated and further assistance being denied.

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

Attachment IV

Fiscal Year - 2021 - 2022

Citrus County Health Department

Facilities Utilized by the County Health Department

Complete Location (Street Address, City, Zip)	Facility Description And Offical Building Name (if applicable) (Admin, Clinic, Envn Hlth, etc.)	Lease/ Agreement Number	Type of Agreement (Private Lease thru State or County, other - please define)	Complete Legal Name of Owner	SQ Feet	Employee Count (FTE/OPS/ Contract)
3600 W. Sovereign Path Lecanto, FL 34461	Environmental Health	0099004	County Space	Citrus County, Florida		11
3650 W. Sovereign Path Lecanto, FL 34461	Healthy Start, Tobacco & Community Health	0099005	County Space	Citrus County, Florida		10
3700 W. Sovereign Path Lecanto, FL 34461	Main Clinic, WIC & Administration	0099001	County Space	Citrus County, Florida		55
130 W. Montgomery Ave Inverness FL 34450	WIC	0099002	County Space	Citrus County, Florida		7

Facility *- a fixed site managed by DOH/CHD personnel for the purpose of providing or supporting public health services. Includes county-owned, state-owned, and leased facilites. Includes DOH/CHD warehouse and administrative sites. Includes facilities managed by DOH/CHD that may be shared with other organizations. Does not include schools, jails or other facilities where DOH/CHD staff are out-posted or sites where services are provided on an episodic basis.*

ATTACHMENT V
CITRUS COUNTY HEALTH DEPARTMENT
SPECIAL PROJECTS SAVINGS PLAN

CASH RESERVED OR ANTICIPATED TO BE RESERVED FOR PROJECTS

CONTRACT YEAR	STATE	COUNTY	TOTAL
2020-2021*	$ 0	$ 41225	$ 41225
2021-2022**	$ 0	$ 0	$ 0
2022-2023***	$ 0	$ 0	$ 0
2023-2024***	$ 0	$ 0	$ 0
PROJECT TOTAL	$ 0	$ 41225	$ 41225

SPECIAL PROJECTS CONSTRUCTION/RENOVATION PLAN

PROJECT NUMBER: 61709100

PROJECT NAME: Inverness/Lecanto site renovation

LOCATION/ADDRESS: Location 1: 3700 W Sovereign Path, Lecanto

PROJECT TYPE:

NEW BUILDING		ROOFING	
RENOVATION	x	PLANNING STUDY	
NEW ADDITION		OTHER	

SQUARE FOOTAGE: 10000

PROJECT SUMMARY:

Describe scope of work in reasonable detail.
Use 41225 to complete improvement of exterior pad and electrical work in 3700 Sovereign Path way.

START DATE *(Initial expenditure of funds)* : 2017

COMPLETION DATE: 2021

DESIGN FEES: $ 0

CONSTRUCTION COSTS: $ 0

FURNITURE/EQUIPMENT: $ 0

TOTAL PROJECT COST: $ 41225

COST PER SQ FOOT: $ 4

Special Capital Projects are new construction or renovation projects and new furniture or equipment associated with these projects and mobile health vans.

* Cash balance as of 9/30/21

** Cash to be transferred to FCO account.

*** Cash anticipated for future contract years.

Attachment: Health Dept Contract (18449 : Citrus County Health Department Contract)

AGENDA MEMORANDUM

FROM:	Randall Olney, Public Works Director
SUBJECT:	Veteran's Village of Citrus County – Seventh Modification to Memorandum of Understanding
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

On November 3, 2015, a Memorandum of Understanding (MOU) between Citrus County Florida, a political subdivision of the State of Florida (County) and Veteran's Village of Citrus County Inc., a Florida not-for-profit corporation (Village) was entered into for providing veterans an assisted living facility with convenient access to healthcare. The assisted living facility is proposed to be located on a portion of the County owned site known as the Resource Center, in which the Lecanto VA Clinic is located. The MOU was modified:

- On October 11, 2016, to accommodate the Village's request for an extension of time to obtain financing for the project;
- On December 20, 2016, due to the size of the proposed assisted living facility site being reduced from approximately 8 acres to 5.52 acres due to the exclusion of existing drainage retention areas;
- On June 26, 2017, due to the Village requiring additional time to obtain financing for the project because of changes requested by the Federal Government;
- On February 27, 2018, due to the Village requiring additional time to obtain financing for the project because of changes requested by the Federal Government and the County's desire to modify the first right of refusal clause;
- On October 25, 2018, due to the Village requiring additional time to obtain financing for the project because of changes requested by the Federal Government and the County's desire to modify the first right of refusal clause;
- On March 26, 2020, due to the Village requiring additional time to obtain financing for the project after having completed the requested changes by the Federal Government and
- Now requires a seventh modification due to the Village requiring additional time to obtain financing for the project after having completed the requested changes by the Federal Government.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
N/A	N/A	N/A	N/A	N/A	N/A

RECOMMENDED ACTION:

a. Approve and authorize the Chairman to execute the Seventh Modification to Memorandum of Understanding with the Veteran's Village of Citrus County Inc., a Florida not-for-profit corporation (Village) to allow the Village additional time to obtain financing for the project.

b. Authorize the Clerk of Courts to record the same in the Public Records of Citrus County, Florida.

This instrument prepared under the direction of:
Denise A. Dymond Lyn, Citrus County Attorney
110 N. Apopka Avenue
Inverness, Florida 34450

By & Return to:
Susan M. Boelk, Land Section Manager
Citrus County Engineering Division
3600 West Sovereign Path, Suite 205
Lecanto, Florida 34461

SEVENTH MODIFICATION TO MEMORANDUM OF UNDERSTANDING

(Memorandum of Understanding recorded at OR Book 2722, Page 818 and re-recorded at OR Book 2883 Page 1873, Modification to Memorandum of Understanding recorded at OR Book 2787, Page 1480 and re-recorded at OR Book 2883 Page 1873, Second Modification to Memorandum of Understanding Recorded at OR Book 2801, Page 807 and re-recorded at OR Book 2883 Page 1873, Third Modification to Memorandum of Understanding recorded at OR Book 2837, Page 1579 and re-recorded at OR Book 2883 Page 1873, Fourth Modification to Memorandum of Understanding recorded at OR Book 2883 Page 1873, Fifth Modification to Memorandum of Understanding recorded at OR Book 2935 Page 1392 and Sixth Memorandum of Understanding recorded at OR Book 3049 Page 2380)

CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida, ("COUNTY") and **VETERANS VILLAGE OF CITRUS COUNTY, INC**., a not-for-profit corporation organized and existing under the Laws of the State of Florida ("VILLAGE"), collectively referred to as ("PARTIES"), have entered into a Memorandum of Understanding, dated November 3, 2015, recorded in the Official Records of Citrus County, Florida, OR Book 2722 Page 818 and re-recorded at OR Book 2883 Page 1873, a Modification to Memorandum of Understanding, dated October 11, 2016, recorded at OR Book 2787 Page 1480 and re-recorded at OR Book 2883 Page 1873, a Second Modification to Memorandum of Understanding, dated December 21, 2016, recorded at OR Book 2801, Page 807 and re-recorded at OR Book 2883 Page 1873, a Third Modification to Memorandum of Understanding, dated June 26, 2017, recorded at OR Book 2837, Page 1579 and re-recorded at OR Book 2883 Page 1873, and a Fourth Modification to Memorandum of Understanding dated February 28, 2018, recorded at OR Book 2883, Page 1873, and a Fifth Modification to Memorandum of Understanding dated October 25, 2018, recorded at OR Book 2935, Page 1392 and a Sixth Modification to Memorandum of Understanding dated March 26, 2020, recorded at OR Book 3049, Page 2380 wherein the VILLAGE presented the Veterans Village concept to the COUNTY for the purpose of providing veterans a 100 to 150 bed assisted living facility with convenient access to healthcare for veterans of the United States military or qualified U.S. citizens; and

Attachment: 1c Supporting Docs 7th Mod Vet Village (18459 : Veteran's Village of Citrus County – Seventh Modification to Memorandum of

WHEREAS, the Parties desire to modify Section 1. TERMS AND CANCELLATION, subsection (a) of the Memorandum of Understanding due to the VILLAGE requiring additional time to obtain financing for the project; and

NOW THEREFORE, the PARTIES agree to modify Section 1(a) of the Memorandum of Understanding to provide as follows:

> The VILLAGE, by June 30, 2022, shall provide COUNTY with a written financial commitment identifying all funding for the project in the bank and/or written loan commitment. The total equity needed for the project is approximately ten million dollars ($10,000,000). VILLAGE anticipates that financing for the project will be provided by approximately $8,000,000 from U.S. Housing and Urban Development Agency (HUD) or other lending institution, and $2,000,000 from various Federal programs, State of Florida agencies, and /or private equity financing. Within ten (10) days of VILLAGE'S submittal to the COUNTY, the COUNTY will determine, in its sole and absolute discretion whether VILLAGE has not provided a sound, finalized financial commitment. If COUNTY determines such is unacceptable, COUNTY shall notify the VILLAGE in writing setting forth particular provisions of the commitment found unacceptable, COUNTY shall provide 30 days for VILLAGE to provide acceptable financial information. If the response is found unacceptable, this MOU shall terminate immediately and the COUNTY can pursue other options for the property.

1. All other terms and conditions of the Memorandum of Understanding not modified herein, remain in full force and effect.

2. This Seventh Modification to Memorandum of Understanding shall be effective beginning with the date of the last signature hereon.

Attachment: 1c Supporting Docs 7th Mod Vet Village (18459 : Veteran's Village of Citrus County – Seventh Modification to Memorandum of

"VILLAGE"

WITNESSES:

Candice Miller
Signature

Candice Miller
Print name

Sharon Beaudry
Signature

Sharon Beaudry
Print name

VETERANS VILLAGE OF CITRUS COUNTY, INC., a Florida not-for-profit corporation

By: _____
Paresh Desai, President

Dated: 9/27/2021

STATE OF FLORIDA

COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 27th day of September, 2021, by Paresh Desai, as President of Veterans Village of Citrus County, Inc., a Florida not-for-profit corporation, who is personally known to me or who produced _____ as identification.

Notary Public State of Florida
Shannon Bryant
My Commission GG 925883
Expires 10/25/2023

Shannon Bryant
NOTARY PUBLIC-State of Florida
Printed Name: Shannon Bryant
Commission No.: GG 925883
Expiration Date: 10/25/2023

Attachment: 1c Supporting Docs 7th Mod Vet Village (18459 : Veteran's Village of Citrus County – Seventh Modification to Memorandum of

"COUNTY"

WITNESSES:

CITRUS COUNTY, FLORIDA, a political Subdivision of the State of Florida

_____
Signature

_____
Print name

_____
Signature

_____
Print name

By: _____
Scott Carnahan, Chairman
Citrus County Board of County Commissioners

Dated: _____

STATE OF FLORIDA

COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Scott Carnahan, as Chairman of the Citrus County Board of County Commissioners on behalf of Citrus County, Florida, who is personally known to me or who produced _____ as identification.

_____
NOTARY PUBLIC-State of Florida
Printed Name: _____
Commission No.:_____
Expiration Date: _____

Attachment: 1c Supporting Docs 7th Mod Vet Village (18459 : Veteran's Village of Citrus County – Seventh Modification to Memorandum of

AGENDA MEMORANDUM

FROM:	Mariselle Rodriguez, Community Services Director
SUBJECT:	NCBA - SCSEP Host Agency Agreement
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Citrus County is currently a Host Agency with The National Caucus And Center on Black Aging, Inc. (NCBA) for the purpose of the Senior Community Service Employment Program (SCSEP). There is a need to add the Floral City Library and the Coastal Region Library as additional locations.

This program is for displaced senior citizens who will receive training in community service assignments while actively pursuing employment and acquiring new skills for the future.

The NCBA participants can be utilized in multiple Divisions, including Animal Services, Court Alternatives, Extension Services, Historical Resources, Housing Services, Library Services, Nature Coast Volunteers, Parks & Recreation, Support Services, Transit Services, and Veterans Services. The County's provided space will be considered as in kind.

A background screening will be completed by Risk Management for each NCBA volunteer.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

No Budget Impact.

RECOMMENDED ACTION:

a. Approve and Authorize the Chairman to execute The National Caucus And Center on Black Aging, Inc., Senior Community Service Employment Program, Host Agency Application and Worker Request form, Letter of Commitments, and Memo.

b. Approve the Designation of Signature authority form for the required reporting forms.

THE NATIONAL CAUCUS AND CENTER ON BLACK AGING, INC.
SENIOR COMMUNITY SERVICE EMPLOYMENT PROGRAM (SCSEP)
HOST AGENCY APPLICATION AND WORKER REQUEST

Inverness / FL — 6/22/2021
(CITY) (STATE) APPLICATION DATE

A.
Citrus County, Florida — 352-527-5900
Name of Applicant (Agency) Telephone Number

2804 W Marc Knighton Ct, Key #6 — 352-527-5908
Address Fax Number

Lecanto | Citrus | Florida | 34461
City | County | State | Zip Code

B.
Scott Carnahan — Chairman
Print Name of Authorized Representative Title

C. Indicate if applicant is: (Check One)

1. City Government ( ) 2. County Government (X) 3. State Government Agency ( )
4. Non Profit ( ) 5. Other (Specify) ( )

D. Insert your IRS Tax Number under 501(C) (3) County Government 59-6000548

E. Applicant (Agency) Job Codes (please select **three** codes from below)

Job code 1: 3 Job code 2: 6 Job code 3: 13

1. Art, Design, Entertainment, Sport and Media
2. Business and Financial
3. Community and Social Services
4. Computer and Mathematical
5. Construction, Installation, and Repair
6. Education, Training, and Library
7. Farming, Fishing, and Forestry
8. Food Preparation and Service
9. Healthcare
10. Legal
11. Maintenance and Custodial
12. Management
13. Office and Administrative Support
14. Personal Care and Service
15. Production, Assembly, Light Industrial
16. Protective Service
17. Retail, Sales, and Related
18 Self-Employment
19. Transportation and Material Moving

F. Indicate the address of the actual worksite if different from the address of the proposed host agency listed above.
(If your agency has more than one site you can add them in the next page)

Multiple - see attached list for items — Phone Number
Address

City | County | State | Zip Code — Fax Number

G. Name of Supervisor at Worksite: Multiple - see attached list

H Please specify, by the weekday the number of hours **per day** the participant(s) will train.
(**Reminder: the training week is 20 hours per Participant**)

SUN ____ MON 4 TUE 4 WED 4 THUR 4 FRI 4 SAT ____

I. Indicate how long you anticipate the project will last: 1 year

J. Indicate how good the chances are that your agency will be able to hire the participant(s).

Excellent ( ) Good (X) Poor ( )

K. Signature of Authorized Representative: _____

L. E-Mail Addresses: mariselle.rodriguez@citrusbocc.com / Multiple - see attached
Authorized Representative e-mail On-Site Supervisor e-mail

Revised 5.1.

Attachment: Application Packet 21-22(Site Additions) (18489 : NCBA - SCSEP Host Agency Agreement)

The National Caucus and Center on Black Aging, Inc
SENIOR COMMUNITY SERVICE EMPLOYMENT PROGRAM
LETTER OF COMMITMENT

Inverness / FL — 6/22/2021
City / State — Date

We, the undersigned, Citrus County, Florida, this date agrees to accept NCBA
(Name of Host Agency)

participants for training from 7/1/2021 to 6/30/2022 of the NCBA/SCSEP grant period.

This activity will not displace or replace any other paid employee, nor will we discriminate with regard to race, color, national origin, religion or creed. In addition, Host Agency agrees to observe and implement the provisions embodied in the **NCBA/SCSEP Host Agency Handbook**, and as requested by **NCBA/SCSEP** Staff.

Citrus County, Florida agrees to observe and/or furnish **NCBA/SCSEP** with the following:
(Name of Host Agency)

1. Daily training schedule which will reflect the current task the participant is performing in his/her day-to-day assignment.
2. A quarterly In-Kind Report. Indicating dollar value of non-federal in-kind contributions (Supervision, office or other space, supplies, etc.) All in-kind contributions must be verifiable through Host Agency's records, and adhere to all the stipulations cited in paragraph 89.76c. Matching Share attached to In-Kind form.
3. Timesheets for each Participant.
4. Periodic activity reports and Participant Evaluations, as requested.
5. On-the-job training and adequate supervision for Participants.
6. Allow the Participant to make up lost time for a holiday as long as it is within the same pay period.
7. Provided vacancies announcement of Host Agency job openings as they occur, and assist in placing NCBA participant(s) into unsubsidized employment whenever and wherever an appropriate job vacancy may occur.
8. Adhere to safety practices.
9. Adhere to NCBA Affirmative Action Policy Appendix on Host Agency Handbook.
10. I acknowledge that **NCBA/SCSEP** staffs have provided adequate orientation for our agency regarding Title V program operations and goals.
11. Proof of General Liability Insurance coverage for all Participants assigned to this Host Agency.

NCBA/SCSEP recognizes Host Agency's right to refuse a Participant(s) training if it does not fit in with the Host Agency's day-to-day operation. However, if this should occur, kindly notify the Program Coordinator, Job Developer or Area Leader of your concern and a reassignment will be made.

Scott Carnahan, Chairman — Multiple - see attached
(Type or Print Authorized Person's Name) — (Type or Print On-Site Supervisor's Name)

(Authorized Person's Signature) Date

Attachment: Application Packet 21-22(Site Additions) (18489 : NCBA - SCSEP Host Agency Agreement)

THE NATIONAL CAUCUS AND CENTER ON BLACK AGING, INC.
SENIOR COMMUNITY SERVICE EMPLOYMENT PROGRAM (SCSEP)
HOST AGENCY APPLICATION AND WORKER REQUEST

SATELLITE OFFICE INFORMATION

If your agency has more than one site where participants will be placed at; please attach this form to your application. (All information must be provided).

Please print or type

Worksite Name: Central Citrus Community Center

Street Address: 2804 W Marc Knighton Ct. | Phone Number: 352-527-5942

City: Lecanto | State: FL | Zip Code: 34461 | Fax Number:

Worksite Supervisor's Name: KrissHomaday | E-Mail: kriss.homaday@citrusbocc.com

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Worksite Name: Citrus County Department of Community Services - Extension

Street Address: 3650 W Soverigh Path | Phone Number: 352-527-5700

City: Lecanto | State: FL | Zip Code: 34461 | Fax Number:

Worksite Supervisor's Name: BJ Jarvis | E-Mail: bjjarvis@ufl.edu

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Worksite Name: Citrus County Building - Grounds Maintenance

Street Address: 1300 S Lecanto Hwy | Phone Number: 352-527-5760

City: Lecanto | State: FL | Zip Code: 34461 | Fax Number:

Worksite Supervisor's Name: Bob Glancy | E-Mail: bob.glancy@citrusbocc.com

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Worksite Name: Lake Region Library

Street Address: 1511 Druid Rd | Phone Number: 352-726-2357

City: Inverness | State: FL | Zip Code: 34452 | Fax Number:

Worksite Supervisor's Name: Dori Boelkens | E-Mail: dori.boelkens@citruslibraries.org

Revised 11.18

Attachment: Application Packet 21-22(Site Additions) (18489 : NCBA - SCSEP Host Agency Agreement)

THE NATIONAL CAUCUS AND CENTER ON BLACK AGING, INC.
SENIOR COMMUNITY SERVICE EMPLOYMENT PROGRAM (SCSEP)
HOST AGENCY APPLICATION AND WORKER REQUEST

SATELLITE OFFICE INFORMATION

If your agency has more than one site where participants will be placed at; please attach this form to your application. (All information must be provided).

Please print or type

Worksite Name: Central Ridge Library

Street Address: 425 W Roosevelt Blvd — 352-352-746-6622 (Phone Number)

Beverly Hill (City) FL (State) 34465 (Zip Code) — (Fax Number)

Worksite Supervisor's Name: Maria Rucinski — E-Mail: maria.rucinski@citruslibraries.org

****

Worksite Name: East Citrus Community Center

Street Address: 9907 E. Gulf to Lake Hwy — 352-344-9666 (Phone Number)

Inverness (City) FL (State) 34452 (Zip Code) — (Fax Number)

Worksite Supervisor's Name: Carolyn Adanti — E-Mail: carolyn.adanti@citrusbocc.com

****

Worksite Name: West Citrus Community Center

Street Address: 8940 W Veteran Dr — 352-795-3831 (Phone Number)

Homosassa (City) FL (State) 34448 (Zip Code) — (Fax Number)

Worksite Supervisor's Name: John Viggiano — E-Mail: john.viggiano@citrusbocc.com

****

Worksite Name: Homosassa Library

Street Address: 4100 S Grandmarch Ave — 352-628-5626 (Phone Number)

Homosassa, (City) FL (State) 34446 (Zip Code) — (Fax Number)

Worksite Supervisor's Name: Renee Thompson — E-Mail: renee.thompson@citruslibraries.org

Revised 5.1.18

Attachment: Application Packet 21-22(Site Additions) (18489 : NCBA - SCSEP Host Agency Agreement)

THE NATIONAL CAUCUS AND CENTER ON BLACK AGING, INC.
SENIOR COMMUNITY SERVICE EMPLOYMENT PROGRAM (SCSEP)
HOST AGENCY APPLICATION AND WORKER REQUEST

SATELLITE OFFICE INFORMATION

If your agency has more than one site where participants will be placed at; please attach this form to your application. (**All information must be provided**).

Please print or type

Worksite Name: Historic Hernando School

Street Address: 2415 N Florida Ave — Phone Number: 352-566-2328

City: Hernando — State: FL — Zip Code: 34442 — Fax Number:

Worksite Supervisor's Name: Laura Touchton — E-Mail: laura.touchton@citrusbocc.com

****

Worksite Name: Citrus County Animal Services

Street Address: 4300 S Airport Rd — Phone Number: 352-746-8400

City: Inverness — State: FL — Zip Code: 34450 — Fax Number:

Worksite Supervisor's Name: Colleen Yarbrough — E-Mail: colleen.yarbrough@citrusbocc.com

****

Worksite Name: Veterans Services

Street Address: 2804 W Marc Knighton Ct — Phone Number: 352-527-5915

City: Lecanto — State: FL — Zip Code: 34461 — Fax Number:

Worksite Supervisor's Name: Philip Watson — E-Mail: philip.watson@citrusbocc.com

****

Worksite Name: Floral City Public Library

Street Address: 8360 E Orange Ave — Phone Number: 352-726-3671

City: Floral City — State: FL — Zip Code: 34436 — Fax Number:

Worksite Supervisor's Name: Debbie Reilly — E-Mail: debbie.reilly@citruslibraries.org

Revised 5.1.1

Attachment: Application Packet 21-22(Site Additions) (18489 : NCBA - SCSEP Host Agency Agreement)

THE NATIONAL CAUCUS AND CENTER ON BLACK AGING, INC.
SENIOR COMMUNITY SERVICE EMPLOYMENT PROGRAM (SCSEP)
HOST AGENCY APPLICATION AND WORKER REQUEST

SATELLITE OFFICE INFORMATION

If your agency has more than one site where participants will be placed at; please attach this form to your application. (**All information must be provided**).

Please print or type

Worksite Name: Coastal Region Library

Street Address: 8619 W Crystal Street — 352-795-3716 (Phone Number)

Crystal River (City) FL (State) 34428 (Zip Code) — (Fax Number)

Worksite Supervisor's Name: Jacky Moore E-Mail: jacky.moore@citruslibraries.org

****

Worksite Name: _____

Street Address: _____ Phone Number: _____

City: _____ State: _____ Zip Code: _____ Fax Number: _____

Worksite Supervisor's Name: _____ E-Mail: _____

****

Worksite Name: _____

Street Address: _____ Phone Number: _____

City: _____ State: _____ Zip Code: _____ Fax Number: _____

Worksite Supervisor's Name: _____ E-Mail: _____

****

Worksite Name: _____

Street Address: _____ Phone Number: _____

City: _____ State: _____ Zip Code: _____ Fax Number: _____

Worksite Supervisor's Name: _____ E-Mail: _____

Revised 5.1.1

Attachment: Application Packet 21-22(Site Additions) (18489 : NCBA - SCSEP Host Agency Agreement)

Memo

To: ALL HOST AGENCY DIRECTORS

From: THE NCBA-SCSEP OFFICE

Cc: HOST AGENCY FILE

Date: 10/23/2014

Re: MAINTENANCE OF EFFORT

This memo is being written to remind you that as stated in your NCBA-SCSEP Host Agency manual, we must follow the federal regulations from the Department of Labor which states that we cannot partner with any agency that practices maintenance of effort. As written in the Federal Register for the Senior Community Service Employment Program 20 CRF part 641 it states:

641.844

a) Employment of a participant funded under Title V of the OAA is permissible only in addition to employment that would otherwise be funded by the recipient, cub recipient, and host agency without assistance under the OAA. (OAA Sec. 502(b)(1)(F).

b) Each participant funded under Title V:

1) Must result in an increase in employment opportunities in addition to those that would otherwise be available;
2) Must not result in the displacement of currently employed workers including partial displacement such as a reduction in hours of non-overtime work, wages, or employment benefits;
3) Must not impair existing contracts for services or result in the substation of Federal Funds for other funds in connection with work that would otherwise be performed;
4) Must not substitute SCSEP funded positions for existing federally assisted jobs; and
5) Must not employ or continue to employ any participant to perform work that is the same or substantially the same as that performed by any other person who is on layoff. (OAA Sec. 502(b)(1)(G).

Thank you very much for your understanding of the above and if you should have any questions, please do not hesitate to contact your local NCA-SCSEP office.

As always, we are most fortunate to have a partnership with your organization and look forward to our continued success in our mission to serve the older worker.

Signature Date

Scott Carnahan, Chairman
Citrus County, Florida

Attachment: Application Packet 21-22(Site Additions) (18489 : NCBA - SCSEP Host Agency Agreement)

" SITE SUPERVISOR FORMS"

Host Agency Orientation Checklist

Host Agency and Participant Monitoring Form

Contribution Verification Worksheet (In-Kind)

Safety Report

Attachment: Site Supervisor Forms (18489 : NCBA - SCSEP Host Agency Agreement)

HOST AGENCY ORIENTATION CHECKLIST

This acknowledges that the following responsibilities of a SCSEP Host Agency have been thoroughly explained to me:

- Maintenance of Effort Violations
- Supervision and training responsibilities
- Participation in assessments and IEP's
- Participant Evaluations
- Time Sheet Schedule
- Attendance at Host Agency Meetings
- In-Kind Report
- Process for reporting accidents
- Reporting supervisory changes

_____	_____
Signature/Host Agency Supervisor	Date
_____	_____
NCBA SCSEP Program Manager	Date

Revised 10.23.14

Attachment: Site Supervisor Forms (18489 : NCBA - SCSEP Host Agency Agreement)

HOST AGENCY AND PARTICIPANT MONITORING

Host Agency:_____

Date: _____ Monitor: _____

Participant(s) Monitored

Community Service Assignment Title(s)

Changes in Assignment Duties/Hours:

Training Received/Desired:

Problems/Achievements:

Host Agency Supervisor(s) Interviewed:

Name(s):

Participant(s) Problems/Achievements:

Unsubsidized Placement Possibilities:

Other Issues:

Revised 5.1.18

Attachment: Site Supervisor Forms (18489 : NCBA - SCSEP Host Agency Agreement)

NCBA–SCSEP NON-FEDERAL CONTRIBUTION VERIFICATION WORKSHEET (In-Kind)

Host Agency Federal Id #: _____ (Rev. 10.23.14) Period of Report: July 1, 2021 (From: month/day/year) June, 30 2022 (To: month/day/year)

HOST AGENCY NAME: _____

ADDRESS: _____
(STREET) (CITY, STATE, ZIP CODE) (COUNTY) (TELEPHONE #)

"ALL COST INDICATED BELOW MUST BE VERIFIABLE THROUGH AGENCY RECORDS"

1. **SUPERVISION COST:**

SUPERVISOR #1 NAME:	**SUPERVISOR #2 NAME:**	**SUPERVISOR #3 NAME:**	**SUPERVISOR #4 NAME:**
SUPERVISOR HOURLY RATE: $_____ (NON-FEDERAL FUNDS ONLY)	SUPERVISOR HOURLY RATE: $_____ (NON-FEDERAL FUNDS ONLY)	SUPERVISOR HOURLY RATE: $_____ (NON-FEDERAL FUNDS ONLY)	SUPERVISOR HOURLY RATE: $_____ (NON-FEDERAL FUNDS ONLY)
HOURS PER DAY: X	HOURS PER DAY: X	HOURS PER DAY: X	HOURS PER DAY: X
DAYS PER WEEK: X	DAYS PER WEEK: X	DAYS PER WEEK: X	DAYS PER WEEK: X
WEEKS IN QUARTER: X	WEEKS IN QUARTER: X	WEEKS IN QUARTER: X	WEEKS IN QUARTER: X
SUPERVISION COST: =$	SUPERVISION COST: =$	SUPERVISION COST: =$	SUPERVISION COST: =$
TOTAL SUPERVISION COST (COMBINED TOTALS FROM SUPERVISOR #1, #2, #3, AND #4) $_____			

2. **FRINGE BENEFITS:** This includes the actual cost or estimated fair market value of all additional benefits provided to the participants by the Host Agency or others. Such benefits would include: Support services provided, counseling, health assistance, etc $_____

3. TRANSPORTATION: Include the total cost of transportation provided by the host agency to participants or reimbursements made to participants for travel in the performance of the job or to and from home to the worksite $_____

4. **EQUIPMENT**: Includes the cost of any equipment purchased specifically for the use of participants on the project or the fair local rental value of any equipment used by participants times the number of hours the equipment is actually used by the participants. The rental value reported for the duration of the project cannot exceed the cost of purchasing the equipment. $_____

5. **SUPPLIES**: Include the actual cost of materials, tools, office supplies and other expendable items used directly by the participants in carrying out their assignments $_____

6. **OTHER DIRECT COSTS**: Include the cost of telephone service and postage only if the costs are incurred directly as a result of the work the participants are doing. $_____

7. **CONTRACTUAL COSTS**: Include the cost of space rental and utilities but only if such costs are incurred directly as a result of the participants being employed at your agency. $_____

8. **TOTAL: Total the costs listed above in items 1 through 7 for the period being reported** $_____

CERTIFICATION: As the official representative of the Host Agency for the NCBA/SCSEP participant(s), I hereby certify that the costs detailed above represent the fair and accurate total of the non-federal support provided by my agency on behalf of the NCBA Senior Community Service Employment Program. I also certify that all costs listed above are verifiable by supporting documents, and I fully understand the restrictions cited in the Supplemental In-kind Instruction Sheets, paragraph 89.76, Matching Share.

Print Name and Title of Agency Authorized Rep: _____

Signature of Agency Authorized Rep: _____ Date: _____

NOTE: The non-federal contributions made by your agency on behalf of the NCBA Senior Community Service Employment Program participants are to be reported to the local NCBA office listed below at the end of every calendar quarter. If you have any questions about the report, contact the local NCBA office at: **Your state address goes here**

_____, Program Coordinator NCBA Program Coordinator Signature _____ Date _____

Attachment: Site Supervisor Forms (18489 : NCBA - SCSEP Host Agency Agreement)

SAFETY REPORT CHECKLIST
NCBA-SCSEP

DATE:

HOST AGENCY NAME:
COUNTY:
SUPERVISOR:

PRINT SAFETY INSPECTORS NAME:

HOUSEKEEPING:	YES	NO
1. Are there any trip hazards in any walkways (carpet, rugs, electrical cords, etc.)	□	□
List Potential Hazards:		
2. Are the work areas kept neat and without clutter?	□	□
List Potential Hazards:		
3. Is lighting adequate?	□	□
List Potential Hazards:		

ELECTRICAL:	YES	NO
4. Are electrical cords in good condition and not worn.	□	□
5. Are electrical outlets in good condition (No loose connections)	□	□
6. Are electrical cords routed under carpeting or under rugs/ mats?	□	□

Attachment: Site Supervisor Forms (18489 : NCBA - SCSEP Host Agency Agreement)

7. Are electrical devices, tools & equipment properly grounded (Ask site supervisor.) ☐ ☐
List Potential Hazards:

CHEMICAL: Ask Site Supervisor	YES	NO
8. Are SDS sheets maintained and do participants know where they are?	☐	☐
9. Are strong chemical smells present (If so ask site supervisor).	☐	☐

List Potential Hazards

FIRE:	YES	NO
10.Is a Fire Evacuation Plan posted and do participants know where it is.	☐	☐
11. Are fire extinguishers available? Are they charged?	☐	☐

List Potential Hazards:

LIFTING:

12. What is the maximum amount that a participant lifts (ask site supervisor) lbs.

	YES	NO
13. Are participants instructed to use good lifting techniques (ex: Bend knees etc.)	☐	☐

List Potential Hazards:

OTHERS:	YES	NO
14. Are emergency exits clearly marked and free from obstruction?	☐	☐
15. Does the host agency have safety meetings?	☐	☐

16. List any other concerns that you have:

INSPECTOR'S SIGNATURE:

SITE SUPERVISOR SIGNATURE:

Attachment: Site Supervisor Forms (18489 : NCBA - SCSEP Host Agency Agreement)

Board of County Commissioners
Executive Office

110 N. Apopka Ave., New Courthouse, Inverness, Florida 34450
(352) 341-6560 • Toll Free From Citrus Springs/Dunnellon • (352) 489-2120
Fax (352) 341-6584 • Website: www.citrusbocc.com

Our Vision
"We are a user-friendly and common sense organization dedicated to responsive citizen services."

DESIGNATION OF SIGNATURE AUTHORITY
FOR THE
National Caucus and Center on Black Aging, INC
Senior Community Service Employment Program (SCSEP)

The Citrus County Board of County Commissioners hereby designate the Director of Community Services the authority to execute the SCSEP program reporting forms required by the National Caucus and Center on Black Aging, INC. on a regular basis.

Scott Carnahan, Chairman
Board of County Commissioners

Date

Attachment: NCBA - Designation of Signature Authority (18489 : NCBA - SCSEP Host Agency Agreement)

Scott Carnahan, Chairman, Commissioner, District 4; Ronald E. Kitchen Jr., 1st Vice Chairman, Commissioner, District 2; Ruthie Davis Schlabach, 2nd Vice Chairwoman, Commissioner, District 3; Jeff Kinnard, D.C., Commissioner, District 1; Holly L. Davis, Commissioner, District 5

AGENDA MEMORANDUM

FROM:	Randall Olney, Public Works Director
SUBJECT:	Takeover Agreement for ITB 21-002 - 2021 Residential Resurfacing
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

As D.A.B. Constructors, Inc. has defaulted and are financially unable to perform or complete the performance of the work contained in the subject project, their Bonding Company, Western Surety is obligated to take over the project.

Attached is a Takeover Agreement outlining the provisions of Western Surety's obligation to complete the work contemplated in ITB 21-002.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and authorize the Chairman to execute the Takeover Agreement for ITB 21-002 - 2021 Residential Resurfacing.

TAKEOVER AGREEMENT

THIS TAKEOVER AGREEMENT is made and entered into this _____ day of October, 2021, by and between Citrus County, Florida ("Owner") and Western Surety Company ("Surety") (collectively the "Parties").

WITNESSETH:

WHEREAS, D.A.B. Constructors, Inc. ("D.A.B.") contracted with the Owner (the "Contract") for the ITB 21-002 Residential Road Resurfacing Project FY 2020/2021 in Citrus County, Florida (the "Project"), the terms of which are incorporated herein; and

WHEREAS, Western Surety furnished Performance Bond No. 30112347 (the "Performance Bond") with a penal sum of $3,418,888.88, with D.A.B. as principal and Owner as obligee for the Project; and

WHEREAS, on July 28, 2021, D.A.B. sent to the Owner a Letter Invoking Surety Performance and Directions Regarding Future Payments ("Default Notice") stating that it is financially unable to perform or complete the performance of the work, authorizing Surety to take over and complete the Project, and directing any and all payments due or to become due of any kind or nature on account of the Project be made payable to Western Surety;

WHEREAS, Owner acknowledges receipt of such Default Notice and agrees to act consistent with it;

WHEREAS, the remaining Contract Balance as of the date of the Default Notice is $2,766,122.38, including withheld retainage, and Owner continues to withhold those sums for the completion of the Contract; and

WHEREAS, on August 27, 2021, Surety received a proposal to complete the Project (the "Proposal") from Pave-Rite, Inc. ("Completion Contractor"); and

WHEREAS, Surety and Completion Contractor intend to enter into a Completion Agreement to complete the remaining work on the Project (the "Completion Agreement").

NOW, THEREFORE, in consideration of the mutual covenants, agreements, and undertakings hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Incorporation. Each of the above recitals are true and correct and are incorporated into this Agreement as if fully set forth herein. The Performance Bond and Contract, including all plans, specifications and other Contract Documents, are incorporated by reference and are made a part of this Agreement.

2. Performance of the Work. The Surety agrees to arrange for the performance and completion of the Contract, including any and all agreed written amendments and/or change orders

Attachment: 2021-10-07 Citrus County Takeover Agreement (Western Surety Executed) (18347 : Takeover Agreement for ITB 21-002 - 2021

thereto, in accordance with the terms and conditions of this Agreement and the Contract. Owner acknowledges that Surety is acting in its capacity as the Surety for D.A.B. in arranging for the performance and completion of the Contract, and not as a Completing Contractor, and that the Surety is not assuming any obligations or liabilities beyond those set forth in the Performance Bond. As to the performance and completion of the Contract, except as otherwise specifically provided to the contrary in this Agreement, the Surety is entitled to all rights, title and interest of D.A.B. in and to the Contract.

3. Completion Contractor. Owner acknowledges that Surety will arrange for the completion of the Contract pursuant to a completion contract and that Surety intends to select Pave-Rite, Inc. as Completion Contractor. Owner hereby consents to Surety's selection of Pave-Rite, Inc. as Completion Contractor. Surety reserves the right, in its sole discretion, to terminate or alter its agreement with Completion Contractor, or to engage a new or supplemental completion contractor to perform or complete the Contract. Completion Contractor shall be subject to the terms and conditions of the Contract as if it had originally executed it, except to the extent otherwise provided in this Agreement. Insurance obligations under the Contract will be deemed met upon Surety or Completion Contractor providing satisfactory evidence of the required insurance coverage under the Contract, with Surety and Owner being named as additional insureds under the policy or policies.

4. Contract Balance. The Owner and Surety agree that as of the date of this Agreement:

(a) The total authorized amount of the Contract, including all additions and deductions, is $3,418,888.88.

(b) D.A.B. has been paid the sum of $652,766.50.

(c) The "Contract Balance" shall be hereinafter defined as the sum of $2,766,122.38 (subsection (a) minus subsection (b)). The Contract Balance shall be adjusted as a result of any change order executed by the Parties after this Agreement.

(d) Owner is currently holding the sum of $34,356.13 in retainage pursuant to the Contract, which sum is included in the Contract Balance. Owner will continue to withhold retainage in accordance with the Contract. Owner agrees to pay the Retainage to in accordance with the Contract.

(e) Owner represents that to the best of its knowledge and ability based upon the records available to it, the Contract Balance defined herein is accurate. Surety reserves the right to confirm the accuracy of this balance. The Surety's sole remedy against Owner for breach of this representation is payment by Owner to Surety of any additional amount due.

5. Payment of Contract Balance and Cost to Complete. Owner agrees that the Contract Balance is solely dedicated to and shall be paid to Surety for completion of the Contract

Attachment: 2021-10-07 Citrus County Takeover Agreement (Western Surety Executed) (18347 : Takeover Agreement for ITB 21-002 - 2021

in accordance with the Contract and this Agreement. Owner shall pay Surety the Contract Balance as work is completed subject to the terms and conditions of the Contract, except as provided herein.

Upon submission of proper payment requests, the Owner shall timely pay Surety in accordance with the Contract. Owner recognizes that Surety is subrogated to D.A.B.'s rights under the Contract, including the right to receive progress and final payments, and the right to seek additional compensation where appropriate under the Contract and arising after the date of this Agreement.

6. Penal Sum. The Owner agrees that Surety's obligation on the Performance Bond shall not exceed, and said obligation is hereby expressly limited to $3,418,888.88, the penal sum of the Performance Bond. To the extent the Surety is required to expend its own funds for the performance and completion of the Contract by the Completion Contractor, any such payments by the Surety, less amounts Surety receives from Owner pursuant to this Agreement, shall be credited against the penal sum of the Performance Bond. Nothing in this Agreement constitutes a waiver of the penal sum or an increase in the liability of Surety under the Performance Bond.

7. Payment Bond. The Payment Bond furnished by Surety for the Project shall remain in full force and effect in accordance with its terms and provisions. Nothing in this Agreement constitutes an increase in the liability of Surety under the Payment Bond.

8. Use of Equipment and Materials. Owner agrees that Surety and Completion Contractor shall have the right to use, without charge, any of the equipment, materials or appurtenances furnished or supplied and/or fabricated for the Project, wherever located.

9. Completion. The Contract **shall be substantially completed within seventy-five (75) days** from the Owner's issuance of the Notice to Proceed to the Surety and/or Completion Contractor. **Final completion shall be reached in one hundred and five (105)** days from the date of issuance of the Notice to Proceed to the Surety and/or Completion Contractor. Owner waives any and all liquidated damages allowed for in the Contract or this Agreement, other than liquidated damages for delays in the Work which may accrue after the expiration of the completion times set forth above. Completion times shall be computed as set forth in the Contract. Surety and Completion Contractor shall be entitled, upon request, to any extensions of time permitted by the Contract. If the Work is not completed within the time set forth herein, Owner may assess liquidated damages at the Contract rates unless such completion times are extended by the Owner.

10. Surety's Authorized Representative and Payment Procedures. Surety shall be represented in the performance of the Work by Nicholson Professional Consulting, Inc. ("Authorized Representative"). Owner will work directly with Completion Contractor in the performance and completion of the work. The Surety's Authorized Representative shall represent the Surety in dealing with the Owner on construction problems and/or issues which may arise during construction. Surety hereby designates the Authorized Representative to prepare and process applications for payment under the Contract, however, Surety will sign all applications for payment. Payment for the Work shall be made to the Surety in accord with the time constraints in the Contract. Payments shall be remitted to:

Attachment: 2021-10-07 Citrus County Takeover Agreement (Western Surety Executed) (18347 : Takeover Agreement for ITB 21-002 - 2021

Attachment: 2021-10-07 Citrus County Takeover Agreement (Western Surety Executed) (18347 : Takeover Agreement for ITB 21-002 - 2021

Western Surety Company
Attention: Michael J. Keating, Senior Claims Counsel
Surety Claims – 17th Floor
151 N. Franklin Street
Chicago, IL 60606

11. Changes. All further changes to the Contract and this Agreement must be executed by both the Owner and Surety. The Completion Contractor shall not have the authority to negotiate change orders for extra work, deductive change orders, credits, back charges, changes to work scope contemplated in the Contract or net deductions of any nature without Surety's prior written consent. Any agreements with respect to the warranty work of D.A.B. or corrective work, whether latent or patent, in the work performed by D.A.B. shall require the prior written approval of the Surety. Owner agrees that it shall not add any additional roads to the Contract or the scope of work as was permitted by Section 7.0 of the Contract.

12. Notices: Notices required by the Contract or this Agreement must be sent by electronic mail and regular mail to the following:

To Owner:

Mr. Brian Kauffman, P.E. (Brian.Kauffman@citrusbocc.com)
Director and County Engineer
3600 W. Sovereign Path, Suite 241
Lecanto, Florida 34461

To Surety:

Mr. Michael J. Keating (Michael.Keating@cnasurety.com)
CNA Surety
Surety Claims – 17th Floor
151 N. Franklin Street
Chicago, IL 60606

With Copy to:

Mr. Benjamin C. Patton (bpatton@mcraemetcalf.com)
McRae & Metcalf, P.A.
2612 Centennial Place
Tallahassee, FL 32308

13. Reservation of Rights. Except as otherwise set forth herein, Surety, for itself and for D.A.B., and Owner reserve all of their respective rights, claims and defenses under the Contract, the Performance Bond, at law or equity. Neither this Agreement nor any provision hereof

shall be deemed or construed to be an admission or concession of liability of any kind or nature by D.A.B., Surety, or Owner.

14. No Third-Party Rights. This Agreement is solely for the benefit of Surety and Owner. Surety and Owner do not intend by any provision of this Agreement to create any rights in or increase the rights of any third-party, not to confer any benefit upon or enforceable rights under this Agreement or otherwise upon anyone other than Surety and Owner.

15. Entire Agreement. Save and except for the Performance Bond, this Agreement comprises the entire integrated agreement between the Parties and supersedes all prior negotiations, representations or agreements, whether oral or written, and may only be modified or amended in writing signed by the Parties. The terms of this Agreement shall not be construed for or against any party based on draftsmanship.

16. Disputes. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any dispute between the Parties shall exclusively lie in the Circuit Court in and for Citrus County, Florida.

17. Severability. The provisions of this Agreement shall be applied and interpreted in a manner consistent with each other so as to carry out the purpose and intent of the parties, but if for any reason any provision is deemed unenforceable or invalid, such provision shall be deemed severed from this Agreement and the remaining provisions shall be carried out with the same force and effect as if the severed provision had not been a part of this Agreement.

18. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Facsimile or electronic signatures shall be treated as original signatures for all purposes.

IN WITNESS WHEREOF, this Agreement has been executed on the day and year first above written.

Western Surety Company

By: _____
Print Name: James Miles
Title: Authorized Representative

Citrus County, Florida

By: _____
Print Name: _____
Title: _____

Attachment: 2021-10-07 Citrus County Takeover Agreement (Western Surety Executed) (18347 : Takeover Agreement for ITB 21-002 - 2021

AGENDA MEMORANDUM

FROM:	Randall Olney, Public Works Director
SUBJECT:	Cayla's Coats, Inc., Lease Agreement – Hernando Beach
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Attached to the subject agenda item is a Lease Agreement between Citrus County, Florida, a political subdivision of the State of Florida and Cayla's Coats, Inc., a Florida Not For Profit Corporation, to lease a portion of the county-owned Hernando Beach located at 3699 East Orange Dr., Hernando Florida 34442. This lease is for the purpose of making free Coast Guard certified life jackets available to the public for increased safety and is for a period of one (1) calendar year, beginning November 1, 2021, through October 31, 2022, at a rate of $1.00 per year.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
001-362500	Rents Non Profit	N/A	N/A	N/A	N/A

Reserve $1.00

RECOMMENDED ACTION:

a. Discussion and consideration of a request from Cayla's Coats, Inc., a Florida Not for Profit Corporation, to lease of a portion of the county-owned, Hernando Beach, Hernando Florida, for the purpose of making free Coast Guard certified life jackets available to the public for increased safety.

b. Approve and authorize the Chairman to execute the Lease Agreement for a period of one (1) calendar year, beginning November 1, 2021, through October 31, 2022, at a rate of a $1.00 per year.

LEASE AGREEMENT
CAYLA'S COATS, INC.,
a Florida Not For Profit Corporation

THIS LEASE AGREEMENT, made and entered into on the _____ day of _____, 2021, by and between **CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida,** (hereinafter referred to as "LESSOR"), and **CAYLA'S COATS, INC., a Florida Not For Profit Corporation** (hereinafter referred to as "LESSEE"), (collectively referred to as "Parties") is for the purpose of establishing each Party's rights and obligations concerning the use of a portion of the County-owned Hernando Beach located at 3699 East Orange Dr., Hernando, Florida 34442.

RECITALS:

WHEREAS, LESSOR is the owner of the real property known as Hernando Beach located at 3699 East Orange Dr., Hernando, Florida 34442 (hereinafter referred to as the "PREMISES")

WHEREAS, LESSEE is a Florida Not For Profit Corporation and provides services to the community that are considered by the Citrus County Board of County Commissioners to be in the nature of public services; and

WHEREAS, by Resolution of the Citrus County Board of County Commissioners dated October 24, 2019, LESSOR and LESSEE entered into a lease for a one-year term beginning on November 1, 2021, renewable for two one -year periods; and

WHEREAS, LESSOR and LESSEE wish to renew the lease for the final one-year renewal period; and

NOW THEREFORE, in exchange for the consideration of the mutual promises, covenants, and conditions contained herein below, the adequacy and sufficiency of which consideration is hereby acknowledged, the parties agree to be legally bound as follows:

I. **Recitals**. The above recitals are true and correct and are incorporated herein by reference as though fully set forth herein.

II. **Understanding.** LESSOR shall lease to LESSEE of portion of Hernando Beach property for a life jacket loaner station containing Coast Guard Certified life jackets.

III. **Term of Lease.** The effective period of this Lease Agreement shall be for the period of one (1) calendar year, beginning on the 1st day of November, 2021, and ending on the 31st day of October, 2022.

IV. **Possessory Interest**. LESSEE shall have the right of possession, occupation,

Attachment: 1c Supporting Document - Lease (18456 : Cayla's Coats, Inc., Lease Agreement – Hernando Beach)

and control of a portion of the PREMISES described as follows: a designated area located near the boat ramp at Hernando Beach. LESSEE shall not commit waste upon the PREMISES.

V. **Rent.** The LESSEE shall pay LESSOR annual rental in the amount of $1.00, due and payable on the date of execution of this Lease Agreement.

VI. **Assignment, Let & Sublet.** LESSEE shall not assign this lease nor use the PREMISES, or any part thereof, nor permit the use of same, or any part thereof, for any other purpose than as herein stated.

VII. **Risk of Loss**. LESSOR shall assume the risk of loss of the PREMISES, unless caused by negligence of LESSEE. LESSEE shall assume all risk of loss of all fixtures and personal property located at the above-referenced PREMISES at the time of loss. LESSOR shall not be liable for any damage to movable fixtures or any personal property of LESSEE, occupant, or other third party from any catastrophic loss, act of negligence of LESSEE, any co-tenant, occupants, other third party upon the PREMISES, or of any other person or cause whomsoever or whatsoever.

VIII. **Compliance with Laws and Regulations**. LESSEE shall promptly execute and comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and County government and of any and all government departments and bureaus applicable to said PREMISES, including but not limited to the prevention and abatement of nuisances upon or connected with use of the PREMISES.

IX. **Abandonment, Re-entry, and Acceleration of Rents**. If LESSEE shall abandon or vacate said PREMISES before the end of the term of this Lease Agreement, LESSOR may, at its option, forthwith cancel this Lease Agreement and may re-enter and take lawful possession and control of said PREMISES, by force or otherwise, without being liable in any way therefore. In the event the PREMISES are not used or cease to be used for the purpose stated herein the lease term shall immediately cease and LESSOR shall have the right to take possession of the premises.

X. **Inspections**. LESSOR, or any of its officers, employees or agents, shall have the right but not the responsibility to enter said PREMISES during all reasonable hours, and upon notice to LESSEE, to examine the PREMISES for the purpose of determining upkeep, damage, waste, removal of illegal or unauthorized materials and enforcement of any statute, ordinance, regulation, or rule over which LESSOR has enforcement powers. LESSOR, or any of its officers,

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employees or agents, shall have the right to enter said PREMISES at any time for the purpose of preventing damage to the PREMISES or the commission of waste thereupon. LESSOR, or any of its officers, employees or agents, shall have the right but not the obligation to enter such PREMISES.

XI. **Acceptance and Waiver of Condition of PREMISES**. LESSEE has inspected PREMISES and hereby accepts the leased area in the condition it is in at the beginning of this Lease Agreement. LESSEE agrees to maintain the PREMISES in a physical condition that renders it sufficient for occupation. LESSOR makes no representations regarding the condition of the PREMISES in any respect whatsoever.

XII. **Liability for Damage or Injury**. It is expressly agreed upon and understood by and between the parties to this Agreement, that LESSOR shall not be liable for any damage or injury which may be sustained by LESSEE or other person, or for any other damage or injury resulting from the carelessness, negligence, or improper conduct on the part of LESSEE, its officers, employees, or agents, or any other occupants or third parties.

XIII. **Records.** LESSEE will keep and maintain public records required by LESSOR. Upon request from LESSOR'S custodian of public records, LESSEE will provide LESSOR with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statues, or as otherwise provided by law. LESSEE will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if LESSEE does not transfer the records to LESSOR. Upon completion of the Agreement, LESSEE will transfer, at no cost, to LESSOR all public records in possession of LESSEE or keep and maintain public records required by LESSOR to perform the service. If LESSEE transfers all public records to LESSOR upon completion of the Agreement, LESSEE shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If LESSEE keeps and maintains public records upon completion of the Agreement, LESSEE shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to LESSOR, upon request from LESSOR'S custodian of public records, in a format that is compatible with the information technology system of LESSOR. If LESSEE does not comply with LESSOR'S

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request for public records, LESSOR shall enforce the contract provisions in accordance with the contract.

IF LESSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LESSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT NANCY COLOGNA, CUSTODIAN OF PUBLIC RECORDS, AT 3600 W. SOVEREIGN PATH, LECANTO, FL 34461; PHONE: 352-527-5235; EMAIL: NANCY.COLOGNA@CITRUSBOCC.COM

XIV. **Indemnification**. LESSEE shall indemnify, save and hold harmless LESSOR and all its officers, agents or employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any nature whatsoever, including defense costs and fees, caused by intentional or negligent act of, or omission of, LESSEE, its subcontractors, agents or employees or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. Neither LESSEE nor any of its agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of LESSOR or any of its officers, agents or employees. In the event any lawsuit or other proceeding is brought against LESSOR by reason of any such claim, cause of action or demand, LESSEE shall, upon written notice from LESSOR, resist and defend such lawsuit or proceeding by counsel satisfactory to LESSOR or, at LESSOR'S option, pay for an attorney selected by LESSOR to defend LESSOR. This indemnification includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The Parties agree that this clause shall not waive the benefits or provisions of section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by LESSOR, any sums due LESSEE under this Lease Agreement may be retained by LESSOR until all of LESSOR'S claims for indemnification pursuant to this Lease Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by LESSOR.

XV. **Bankruptcy**. If LESSEE shall become insolvent or if bankruptcy proceedings shall be initiated by or against LESSEE before the term of this Agreement expires, LESSOR may, at its sole option, elect to accept such satisfaction from LESSEE, its receiver, trustee, or other judicial officer and cancel this Agreement,

Attachment: 1c Supporting Document - Lease (18456 : Cayla's Coats, Inc., Lease Agreement – Hernando Beach)

or LESSOR may pursue its legal and equitable rights against LESSEE. In no instance shall LESSEE or its receiver, trustee, or other judicial officer ever have any right, title, or interest in or to the above described PREMISES by virtue of this Lease Agreement.

XVI. **Parties**. This Lease Agreement shall be binding upon LESSOR and LESSEE and their officers, directors, agent, legal representatives, heirs, successors in interest and assignees, except as stated above.

XVII. **Notice**. It is understood and agreed between the Parties hereto that written notice mailed by First Class U.S. Mail or hand delivered by Cayla's Coats, Inc., a Florida Not For Profit Corporation, located at 1475 W. Skyline Drive, Dunnellon, FL 34434, to the County Administrator at 3600 West Sovereign Path, Suite 267, Lecanto, Florida 34461 and Mariselle Rodriguez, Community Services Director, 2804 W. Marc Knighton Court, Lecanto, FL 34461, shall constitute sufficient notice to LESSOR under this Agreement, and written notice mailed by First Class U.S. Mail or hand delivered by LESSOR to Jessica Barnes and Heather Zapf, Cayla's Coats, Inc., a Florida Not For Profit Corporation, shall constitute sufficient notice to LESSEE under this agreement.

XVIII. **Cumulative Rights**. The rights of LESSOR under the foregoing shall be cumulative, and failure on the part of LESSOR to exercise promptly any rights given hereunder shall not operate to forfeit any of the said rights.

XIX. **Insurance**. Insurance requirements will be as specified in Exhibit "A" attached hereto and made a part hereof. Current Certificates of Insurance will be provided to the LESSOR annually, and non-compliance shall be a basis for termination of this Agreement.

XX. **Identity of Interest**. The execution of this Lease Agreement or the performance of any of the terms hereof shall not be deemed or construed in any way to have the effect of creating, between LESSOR and LESSEE, the relationship of principal and agent or of a partnership, joint venture, or other relationship between the parties hereto other than solely that of LESSOR and LESSEE. This Lease Agreement shall not be construed to create in LESSEE any right of ownership, possession, or control of the PREMISES other than as expressly set forth herein. Further, this Lease Agreement shall not be construed to be a waiver of sovereign immunity. This Lease Agreement shall also not be construed to create any right bestowed upon any third parties.

Attachment: 1c Supporting Document - Lease (18456 : Cayla's Coats, Inc., Lease Agreement – Hernando Beach)

XXI. **Non-Discrimination**. Both Parties to this Lease Agreement agree not to discriminate against any person on the basis of race, religion, national origin, age, sex, creed, handicap or marital status, sexual orientation, gender identity or expression or veteran's status in the use of the PREMISES pursuant to this Lease Agreement.

XXII. **Termination**. This Lease Agreement may be terminated by either Party hereto with or without cause upon thirty (30) days written notice tendered to the other Party of the intent to terminate this Agreement.

XXIII. **Amendments**. No amendment or modification of this Lease Agreement, or any part hereof, shall be valid or effective unless in writing and signed by all Parties hereto. No waiver of any term, condition, provision, or breach of this Lease Agreement shall be effective unless in writing, signed by the Party to be charged.

XXIV. **Severability.** If any part of this Lease Agreement shall be determined to be invalid or unenforceable by a court of competent jurisdiction or by any other legally constituted body having jurisdiction to make such determination, the remainder of this Lease Agreement shall remain in full force and effect provided that the part of this Lease Agreement thus invalidated or declared unenforceable is not material to the intended operation of this Lease Agreement.

XXV. **Integration**. This Lease Agreement constitutes the entire agreement between the Parties hereto. All prior written or oral agreements, representations, or understandings between the Parties on the same subject matter are of no force or effect whatsoever.

XXVI. **Governing Law & Venue**. This Lease Agreement and the rights and responsibilities of the Parties hereunder shall be governed by and construed in accordance with the laws of the State of Florida. The venue of any litigation arising under any provision of this Lease Agreement shall be the appropriate State Court in Citrus County, Florida, and any Appellate Court having jurisdiction thereover.

Attachment: 1c Supporting Document - Lease (18456 : Cayla's Coats, Inc., Lease Agreement – Hernando Beach)

IN WITNESS WHEREOF, the Parties hereto have herewith executed this instrument for the purpose herein expressed, the day and year above written:

LESSEE:

CAYLA'S COATS, INC., a FLORIDA NOT FOR PROFIT CORPORATION

BY: _____
Jessica Barnes, President

_____
Signature of Witness (1)

Amber L Tillie
Printed Name of Witness (1)

_____
Signature of Witness (2)

Manuel Coimbre
Printed Name of Witness (2)

STATE OF FLORIDA

COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 3rd day of September, 2021, by Jessica Barnes, who is personally known to me or who produced Fl Drivers License as identification.

_____
NOTARY PUBLIC-State of Florida
Printed Name: Preceida A. Richardson
Commission No.: GG147542
Expiration Date: 10/01/2021

Notary Public State of Florida
Preceida A Richardson
My Commission GG 147542
Expires 10/01/2021

Attachment: 1c Supporting Document - Lease (18456 : Cayla's Coats, Inc., Lease Agreement – Hernando Beach)

LESSOR:

CITRUS COUNTY, FLORIDA

ATTEST:

_____
Angela Vick, Clerk

BY: _____
Scott Carnahan, Chairman

DATE: _____

Approved as to Form for the
Reliance of Citrus County Only:

_____
Denise A. Dymond Lyn, County Attorney

Attachment: 1c Supporting Document - Lease (18456 : Cayla's Coats, Inc., Lease Agreement – Hernando Beach)

Exhibit "A"

MINIMUM INSURANCE REQUIREMENTS

Lessee shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Lessee, his agents, representatives, employees or sub-Lessees. The coverages, limits or endorsements required herein protect the primary interests of the County, and these coverages, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect the Lessee against any loss exposures, whether as a result of the project or otherwise. The requirements contained herein, as well as the County's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Lessee under this contract.

A. COMMERCIAL GENERAL LIABILITY

1.) Lessee must obtain a general liability policy with minimum limits of $1,000,000 per occurrence and a $2,000,000 general aggregate.

B. AUTOMOBILE LIABILITY

1) Lessee must obtain coverage for all vehicles for Bodily Injury and Property Damage of not less than $1,000,000 combined single limit each accident. In the event the Lessee does not own vehicles, the Lessee shall maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

C. WORKERS COMPENSATION AND EMPLOYER'S LIABILITY

1) Lessee must obtain Workers Compensation insurance with limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the US Longshoremen & Harbor Workers Act. Employer's Liability limits for not less than $100,000 each accident $500,000 disease policy limit and $100,000 disease each employee must be included.

2) For any officer of a Lessee that has exempt status as an individual, the County requires proof of workers' compensation insurance coverage for that Lessee/employer/owner's employees. If the Lessee/employer/owner or individual has applied for a workers' compensation exemption, the County does not recognize this exemption to extend to the employees of the Lessee/employer/owner.

3) The purpose of this section is to ensure that all Lessees, sub-contractors, sole proprietors, or business entities of any kind who contract with the County for provision of goods or services, provide workers' compensation coverage for all employees, and principles of sub-contractors, sole proprietors, or other business entities. All provisions of this Section shall be construed in accord with this intent.

D. OTHER INSURANCE PROVISIONS

1) The Lessee shall provide a Certificate of Insurance to the County with a thirty (30) day notice of cancellation, ten (10) day notice if cancellation is for nonpayment of premium. The certificate shall indicate if coverage is provided under a "claims-made"

Attachment: 1c Supporting Document - Lease (18456 : Cayla's Coats, Inc., Lease Agreement – Hernando Beach)

coverage is provided under a claims-made form, the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

2) The project's proposal number should be noted on the certificate.

3) The Lessee has sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. For deductible or self-insured amounts that exceed $10,000, the Lessee shall maintain a Commercial Surety Bond or Letter of Credit in an amount equal to said deductible or self-insured retention.

4) All required insurance policies must be maintained until the lease term expires; in addition, a minimum 30-day notification clause is required if any changes in policy language occur, or in the event the policy is canceled.

5) Citrus County, Florida, a political subdivision of the State of Florida, its officials, employees and volunteers are to be **covered as an Additional Insured on all policies** except Workers Compensation. The coverage shall contain no special limitation on the scope of protection afforded to the County, its officials, employees or volunteers.

6) The Lessee's insurance coverage shall be primary insurance as respects the County, its officials, employees and volunteers. Any insurance or self-insurance maintained by the County, its officials, employees or volunteers shall be excess of Lessee's insurance and shall be noncontributory.

7) **For all policies of insurance:** The Lessee, and its insurance carrier, **waive all subrogation rights** against the County for all losses or damages that occur during the contract and for any events occurring during the contract period, whether the suit is brought during the contract period or not. The County requires General Liability policies to be endorsed with CG 24 04 Waiver of Transfer of Rights of Recovery Against Others to Us or similar endorsement, and a WC 00 0313 Waiver of our Right to Recover from Others for Workers Compensation coverage.

8) **The Certificate Holder should read as follows:** *Citrus County, Florida, a political subdivision of the State of Florida, 3600 W. Sovereign Path, Lecanto, FL 34461.*

9) It is the Lessee's responsibility to insure that all sub-contractors comply with these insurance requirements. Lessees shall include all sub-contractors as insured under its policies or shall furnish separate certificates and endorsements for each sub-contractors. All coverages for sub-Lessee shall be subject to all of the requirements stated herein.

10) With the exception workers compensation policies all required insurance policies must be written by a carrier having a minimum rating of A- by A.M. Best or similar rating company. All workers compensation policies must be written by carriers admitted in the State of

11) **All** Certificates must show that the Lessee's policies have been endorsed per the requirements.

Attachment: 1c Supporting Document - Lease (18456 : Cayla's Coats, Inc., Lease Agreement – Hernando Beach)

12)Once ALL paperwork is completed and received by the County, an email will be sent to Lessee requesting online registration with myCOI. It is critical that the County is provided with an accurate email address. The cost to register is $19.95 and a credit/debit card will be needed. Part of the registration process includes providing contact information for Lessee's insurance agent(s), which will be needed at the time of registration. Once registered, an email will be sent to the insurance agent(s) requesting them to upload a current Certificate of Insurance (C01) directly into the myCOI website. Certificates of Insurance cannot be mailed, emailed or faxed to the County. Lessee will not be allowed to occupy premises until registration is completed and a compliant Certificate of Insurance is received from Lessee's agent(s).

Attachment: 1c Supporting Document - Lease (18456 : Cayla's Coats, Inc., Lease Agreement – Hernando Beach)

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/01/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Nicole Trotter
Sheldon Palmes Insurance of Hernando 2424 N Heritage Oaks Path Hernando, FL 34442	PHONE (A/C, No, Ext): (352) 341-4661 FAX (A/C, No): (352) 341-4667 E-MAIL ADDRESS: ntrotter@spbins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : MMount Vernon Fire Unsurance	26522
INSURER B : AUTO OWNERS	09702
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED: Cayla's Coats, 1475 W Skyline Dr, Dunnelon, FL 33434

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR Garage Liability GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:	Y	Y	NBP3663292D	02/16/2021	02/16/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [X] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			5234510400	06/14/2021	06/14/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ 100,000 $ 300,000 $ 100,000
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
					)21			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CHARITY THAT GIVES AWAT COATS AS WELL AS PAYS FOR KIDS TO HAVE SURVIVAL SWIM LESSON. CHARITY ALSO HAS LIFE JACKET STATIONS
CERTIFICATE HOLDER IS ADDITIONALLY INSURED

CERTIFICATE HOLDER

Citrus County, FL
A Political Subdivision of The State of Florida
3800 W Sovereign Path Suite 180
Lecanto, FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserve

Attachment: 1c Supporting Document - Lease (18456 : Cayla's Coats, Inc., Lease Agreement – Hernando Beach)

AGENDA MEMORANDUM

FROM:	Randall Olney, Public Works Director
SUBJECT:	Cayla's Coats, Inc., Lease Agreement – Fort Island Trail
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Attached to the subject agenda item is a Lease Agreement between Citrus County, Florida, a political subdivision of the State of Florida and Cayla's Coats, Inc., a Florida Not For Profit Corporation, to lease a portion of the county-owned Fort Island Gulf Beach located at 16000 W. Fort Island Trail, Crystal River, Florida 34429. This lease is for the purpose of making free Coast Guard certified life jackets available to the public for increased safety and is for a period of one (1) calendar year, beginning November 1, 2021 through October 31, 2022 at a rate of $1.00 per year.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
001-362500	Rents Non Profit	N/A	N/A	N/A	N/A

Reserve $1.00

RECOMMENDED ACTION:

a. Discussion and consideration of a request from Cayla's Coats, Inc., a Florida Not for Profit Corporation, to lease of a portion of the county-owned, Fort Island Gulf Beach, Crystal River Florida, for the purpose of making free Coast Guard certified life jackets available to the public for increased safety.

b. Approve and authorize the Chairman to execute the Lease Agreement for a period of one (1) calendar year, beginning November 1, 2021, through October 31, 2022, at a rate of a $1.00 per year.

RESOLUTION NO. 2021 – _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ACKNOWLEDGING A REQUEST FROM CAYLA'S COATS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, TO LEASE OF A PORTION OF COUNTY-OWNED FORT ISLAND GULF BEACH LOCATED AT 16000 W. FORT ISLAND TRAIL, CRYSTAL RIVER, FL 34429.

WHEREAS, Section 125.38, Florida Statutes, provides for the general provisions with regard to how the County acquires, leases and disposes of real property, and

WHEREAS, Citrus County, Florida owns the property known as the Fort Island Gulf Beach located at 16000 W. Fort Island Trail, Crystal River, FL 34429, and

WHEREAS, Cayla's Coats, Inc., a Florida Not for Profit Corporation, is an entity organized for the purpose of promoting the community interest and welfare and desires to lease a portion of the property described in Exhibit "A" for the purpose of making free Coast Guard certified life jackets available to the public for increased safety, and

WHEREAS, The Board of County Commissioners finds that said purpose promotes the welfare of the community

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Citrus County, Florida, in regular session this 26 day of October, 2021, as follows:

1. The above "whereas clauses" are true and correct and incorporated herein by reference.

2. The Chairman, or 1st Vice Chairman, respectively, is authorized to execute the Lease Agreement with Cayla's Coats, Inc., a copy of which is attached hereto as Exhibit "A".

Attachment: 1c Supporting Documents - Resolution & Blank Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

Resolution 2021- _____

Board of County Commissioners of
Citrus County, Florida

ATTEST:

_____ BY: _____
ANGELA VICK, CLERK SCOTT CARNAHAN., CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:

_____
DENISE A. DYMOND LYN
COUNTY ATTORNEY

Attachment: 1c Supporting Documents - Resolution & Blank Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

Resolution 2021- _____

Attachment: 1c Supporting Documents - Resolution & Blank Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

EXHIBIT "A"

LEASE AGREEMENT

LEASE AGREEMENT
CAYLA'S COATS, INC.,
a Florida Not For Profit Corporation

THIS LEASE AGREEMENT, made and entered into on the _____ day of _____, 2021, by and between **CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida** (hereinafter referred to as "COUNTY" or "LESSOR"), and **CAYLA'S COATS, INC., a Florida Not For Profit Corporation** (hereinafter referred to as "LESSEE"), (collectively referred to as "Parties") is for the purpose of establishing each Party's rights and obligations concerning the use of a portion of the County-owned Fort Island Gulf Beach located at 16000 W. Fort Island Trail, Crystal River, FL 34429.

RECITALS:

WHEREAS, LESSOR is the owner of the real property known as Fort Island Gulf Beach located at 16000 W. Fort Island Trail, Crystal River, FL 34429 (hereinafter referred to as the "PREMISES") and

WHEREAS, LESSEE is a Florida Not For Profit Corporation and provides services to the community that are considered by the Citrus County Board of County Commissioners to be in the nature of public services; and

WHEREAS, LESSEE desires to lease a portion of the property for a life jacket loaner station for a one-year period beginning November 1, 2021 and to pay rent in the amount of $1.00, on the date of execution of this Lease Agreement.

NOW THEREFORE, in exchange for the consideration of the mutual promises, covenants, and conditions contained herein below, the adequacy and sufficiency of which consideration is hereby acknowledged, the parties agree to be legally bound as follows:

I. **Recitals**. The above recitals are true and correct and are incorporated herein by reference as though fully set forth herein.

II. **Understanding.** LESSOR shall lease to LESSEE of portion of Fort Island Gulf Beach property for a life jacket loaner station containing Coast Guard Certified life jackets.

III. **Term of Lease.** The effective period of this Lease Agreement shall be for the period of one (1) calendar year, beginning on the 1st day of November 2021, and ending on the 31st day of October 2022.

IV. **Possessory Interest**. LESSEE shall have the right of possession, occupation, and control of a portion of the PREMISES described as follows: a designated

Attachment: 1c Supporting Documents - Resolution & Blank Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

area located near the boat ramp at Fort Island Gulf Beach. LESSEE shall not commit waste upon the PREMISES.

V. Rent. The LESSOR shall pay LESSEE rentl in the amount of $1.00, due and payable on the date of execution of this Lease Agreement.

VI. Assignment, Let & Sublet. LESSEE shall not assign this lease nor use the PREMISES, or any part thereof, nor permit the use of same, or any part thereof, for any other purpose than as herein stated.

VII. Risk of Loss. LESSOR shall assume the risk of loss of the PREMISES, unless caused by negligence of LESSEE. LESSEE shall assume all risk of loss of all fixtures and personal property located at the above-referenced PREMISES at the time of loss. LESSOR shall not be liable for any damage to movable fixtures or any personal property of LESSEE, occupant, or other third party from any catastrophic loss, act of negligence of LESSEE, any co-tenant, occupants, other third party upon the PREMISES, or of any other person or cause whomsoever or whatsoever.

VIII. Compliance with Laws and Regulations. LESSEE shall promptly execute and comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and County government and of any and all government departments and bureaus applicable to said PREMISES, including but not limited to the prevention and abatement of nuisances upon or connected with use of the PREMISES.

IX. Abandonment, Re-entry, and Acceleration of Rents. If LESSEE shall abandon or vacate said PREMISES before the end of the term of this Lease Agreement, LESSOR may, at its option, forthwith cancel this Lease Agreement and may re-enter and take lawful possession and control of said PREMISES, by force or otherwise, without being liable in any way therefore. In the event the PREMISES are not used or cease to be used for the purpose stated herein the lease term shall immediately cease and LESSOR shall have the right to take possession of the premises.

X. Inspections. LESSOR, or any of its officers, employees or agents, shall have the right but not the responsibility to enter said PREMISES during all reasonable hours, and upon notice to LESSEE, to examine the PREMISES for the purpose of determining upkeep, damage, waste, removal of illegal or unauthorized materials and enforcement of any statute, ordinance, regulation, or rule over which LESSOR has enforcement powers. LESSOR, or any of its officers, employees or agents, shall have the right to enter said PREMISES at any time

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for the purpose of preventing damage to the PREMISES or the commission of waste thereupon. LESSOR, or any of its officers, employees or agents, shall have the right but not the obligation to enter such PREMISES.

XI. **Acceptance and Waiver of Condition of PREMISES**. LESSEE has inspected PREMISES and hereby accepts the leased area in the condition it is in at the beginning of this Lease Agreement. LESSEE agrees to maintain the PREMISES in a physical condition that renders it sufficient for occupation. LESSOR makes no representations regarding the condition of the PREMISES in any respect whatsoever.

XII. **Liability for Damage or Injury**. It is expressly agreed upon and understood by and between the parties to this Agreement, that LESSOR shall not be liable for any damage or injury which may be sustained by LESSEE or other person, or for any other damage or injury resulting from the carelessness, negligence, or improper conduct on the part of LESSEE, its officers, employees, or agents, or any other occupants or third parties.

XIII. **Records.** LESSEE will keep and maintain public records required by LESSOR. Upon request from LESSOR'S custodian of public records, LESSEE will provide LESSOR with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statues, or as otherwise provided by law. LESSEE will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if LESSEE does not transfer the records to LESSOR. Upon completion of the Agreement, LESSEE will transfer, at no cost, to LESSOR all public records in possession of LESSEE or keep and maintain public records required by LESSOR to perform the service. If LESSEE transfers all public records to LESSOR upon completion of the Agreement, LESSEE shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If LESSEE keeps and maintains public records upon completion of the Agreement, LESSEE shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to LESSOR, upon request from LESSOR'S custodian of public records, in a format that is compatible with the information technology system of LESSOR. If LESSEE does not comply with LESSOR'S request for public records, LESSOR shall enforce the contract provisions in accordance with the contract.

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IF LESSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LESSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT NANCY COLOGNA, CUSTODIAN OF PUBLIC RECORDS, AT 3600 W. SOVEREIGN PATH, LECANTO, FL 34461; PHONE: 352-527-5235; EMAIL: NANCY.COLOGNA@CITRUSBOCC.COM

XIV. **Indemnification**. LESSEE shall indemnify, save and hold harmless LESSOR and all its officers, agents or employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any nature whatsoever, including defense costs and fees, caused by intentional or negligent act of, or omission of, LESSEE, its subcontractors, agents or employees or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. Neither LESSEE nor any of its agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of LESSOR or any of its officers, agents or employees. In the event any lawsuit or other proceeding is brought against LESSOR by reason of any such claim, cause of action or demand, LESSEE shall, upon written notice from LESSOR, resist and defend such lawsuit or proceeding by counsel satisfactory to LESSOR or, at LESSOR'S option, pay for an attorney selected by LESSOR to defend LESSOR. This indemnification includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The Parties agree that this clause shall not waive the benefits or provisions of section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by LESSOR, any sums due LESSEE under this Lease Agreement may be retained by LESSOR until all of LESSOR'S claims for indemnification pursuant to this Lease Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by LESSOR.

XV. **Bankruptcy**. If LESSEE shall become insolvent or if bankruptcy proceedings shall be initiated by or against LESSEE before the term of this Agreement expires, LESSOR may, at its sole option, elect to accept such satisfaction from LESSEE, its receiver, trustee, or other judicial officer and cancel this Agreement, or LESSOR may pursue its legal and equitable rights against LESSEE. In no instance shall LESSEE or its receiver, trustee, or other judicial officer ever have

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any right, title, or interest in or to the above described PREMISES by virtue of this Lease Agreement.

XVI. **Parties**. This Lease Agreement shall be binding upon LESSOR and LESSEE and their officers, directors, agent, legal representatives, heirs, successors in interest and assignees, except as stated above.

XVII. **Notice**. It is understood and agreed between the Parties hereto that written notice mailed by First Class U.S. Mail or hand delivered by Cayla's Coats, Inc., a Florida Not For Profit Corporation, located at 1475 W. Skyline Drive, Dunnellon, FL 34434, to the County Administrator at 3600 West Sovereign Path, Suite 267, Lecanto, Florida 34461 and Mariselle Rodriguez, Community Services Director, 2804 W. Marc Knighton Court, Lecanto, FL 34461, shall constitute sufficient notice to LESSOR under this Agreement, and written notice mailed by First Class U.S. Mail or hand delivered by LESSOR to Jessica Barnes and Heather Zapf, Cayla's Coats, Inc., a Florida Not For Profit Corporation, shall constitute sufficient notice to LESSEE under this agreement.

XVIII. **Cumulative Rights**. The rights of LESSOR under the foregoing shall be cumulative, and failure on the part of LESSOR to exercise promptly any rights given hereunder shall not operate to forfeit any of the said rights.

XIX. **Insurance**. Insurance requirements will be as specified in Exhibit "A" attached hereto and made a part hereof. Current Certificates of Insurance will be provided to the LESSOR annually, and non-compliance shall be a basis for termination of this Agreement.

XX. **Identity of Interest**. The execution of this Lease Agreement or the performance of any of the terms hereof shall not be deemed or construed in any way to have the effect of creating, between LESSOR and LESSEE, the relationship of principal and agent or of a partnership, joint venture, or other relationship between the parties hereto other than solely that of LESSOR and LESSEE. This Lease Agreement shall not be construed to create in LESSEE any right of ownership, possession, or control of the PREMISES other than as expressly set forth herein. Further, this Lease Agreement shall not be construed to be a waiver of sovereign immunity. This Lease Agreement shall also not be construed to create any right bestowed upon any third parties.

XXI. **Non-Discrimination**. Both Parties to this Lease Agreement agree not to discriminate against any person on the basis of race, religion, national origin, age, sex, creed, handicap or marital status, sexual orientation, gender identity or

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expression or veteran's status in the use of the PREMISES pursuant to this Lease Agreement.

XXII. **Termination**. This Lease Agreement may be terminated by either Party hereto with or without cause upon thirty (30) days written notice tendered to the other Party of the intent to terminate this Agreement.

XXIII. **Amendments**. No amendment or modification of this Lease Agreement, or any part hereof, shall be valid or effective unless in writing and signed by all Parties hereto. No waiver of any term, condition, provision, or breach of this Lease Agreement shall be effective unless in writing, signed by the Party to be charged.

XXIV. **Severability.** If any part of this Lease Agreement shall be determined to be invalid or unenforceable by a court of competent jurisdiction or by any other legally constituted body having jurisdiction to make such determination, the remainder of this Lease Agreement shall remain in full force and effect provided that the part of this Lease Agreement thus invalidated or declared unenforceable is not material to the intended operation of this Lease Agreement.

XXV. **Integration**. This Lease Agreement constitutes the entire agreement between the Parties hereto. All prior written or oral agreements, representations, or understandings between the Parties on the same subject matter are of no force or effect whatsoever.

XXVI. **Governing Law & Venue**. This Lease Agreement and the rights and responsibilities of the Parties hereunder shall be governed by and construed in accordance with the laws of the State of Florida. The venue of any litigation arising under any provision of this Lease Agreement shall be the appropriate State Court in Citrus County, Florida, and any Appellate Court having jurisdiction thereover.

IN WITNESS WHEREOF, the Parties hereto have herewith executed this instrument for the purpose herein expressed, the day and year above written:

LESSEE:

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Cayla's Coats, Inc., a Florida Not For Profit Corporation

BY: _____
Jessica Barnes, President

_____
Signature of Witness (1)

_____
Printed Name of Witness (1)

_____
Signature of Witness (2)

_____
Printed Name of Witness (2)

STATE OF FLORIDA

COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by _____, who is personally known to me or who produced _____ as identification.

_____
NOTARY PUBLIC-State of Florida
Printed Name: _____
Commission No.:_____
Expiration Date: _____

LESSOR:

Citrus County, Florida,

ATTEST:

Attachment: 1c Supporting Documents - Resolution & Blank Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

_____ BY: _____
Angela Vick, Clerk Scott Carnahan, Chairman

DATE: _____

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:

_____
Denise A. Dymond Lyn
County Attorney

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Exhibit "A"

MINIMUM INSURANCE REQUIREMENTS

Lessee shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Lessee, his agents, representatives, employees or sub-Lessees. The coverages, limits or endorsements required herein protect the primary interests of the County, and these coverages, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect the Lessee against any loss exposures, whether as a result of the project or otherwise. The requirements contained herein, as well as the County's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Lessee under this contract.

A. COMMERCIAL GENERAL LIABILITY

1.) Lessee must obtain a general liability policy with minimum limits of $1,000,000 per occurrence and a $2,000,000 general aggregate.

B. AUTOMOBILE LIABILITY

1) Lessee must obtain coverage for all vehicles for Bodily Injury and Property Damage of not less than $1,000,000 combined single limit each accident. In the event the Lessee does not own vehicles, the Lessee shall maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

C. WORKERS COMPENSATION AND EMPLOYER'S LIABILITY

1) Lessee must obtain Workers Compensation insurance with limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the US Longshoremen & Harbor Workers Act. Employer's Liability limits for not less than $100,000 each accident $500,000 disease policy limit and $100,000 disease each employee must be included.

2) For any officer of a Lessee that has exempt status as an individual, the County requires proof of workers' compensation insurance coverage for that Lessee/employer/owner's employees. If the Lessee/employer/owner or individual has applied for a workers' compensation exemption, the County does not recognize this exemption to extend to the employees of the Lessee/employer/owner.

3) The purpose of this section is to ensure that all Lessees, sub-contractors, sole proprietors, or business entities of any kind who contract with the County for provision of goods or services, provide workers' compensation coverage for all employees, and principles of sub-contractors, sole proprietors, or other business entities. All provisions of this Section shall be construed in accord with this intent.

D. OTHER INSURANCE PROVISIONS

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coverage is provided under a claims-made form, the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

2) The project's proposal number should be noted on the certificate.

3) The Lessee has sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. For deductible or self-insured amounts that exceed $10,000, the Lessee shall maintain a Commercial Surety Bond or Letter of Credit in an amount equal to said deductible or self-insured retention.

4) All required insurance policies must be maintained until the lease term expires; in addition, a minimum 30-day notification clause is required if any changes in policy language occur, or in the event the policy is canceled.

5) Citrus County, Florida, a political subdivision of the State of Florida, its officials, employees and volunteers are to be **covered as an Additional Insured on all policies** except Workers Compensation. The coverage shall contain no special limitation on the scope of protection afforded to the County, its officials, employees or volunteers.

6) The Lessee's insurance coverage shall be primary insurance as respects the County, its officials, employees and volunteers. Any insurance or self-insurance maintained by the County, its officials, employees or volunteers shall be excess of Lessee's insurance and shall be non-contributory.

7) **For all policies of insurance:** The Lessee, and its insurance carrier, **waive all subrogation rights** against the County for all losses or damages that occur during the contract and for any events occurring during the contract period, whether the suit is brought during the contract period or not. The County requires General Liability policies to be endorsed with CG 24 04 Waiver of Transfer of Rights of Recovery Against Others to Us or similar endorsement, and a WC 00 0313 Waiver of our Right to Recover from Others for Workers Compensation coverage.

8) **The Certificate Holder should read as follows:** *Citrus County, Florida, a political subdivision of the State of Florida, 3600 W. Sovereign Path, Lecanto, FL 34461.*

9) It is the Lessee's responsibility to insure that all sub-contractors comply with these insurance requirements. Lessees shall include all sub-contractors as insured under its policies or shall furnish separate certificates and endorsements for each sub-contractors. All coverages for sub-Lessee shall be subject to all of the requirements stated herein.

10) With the exception workers compensation policies all required insurance policies must be written by a carrier having a minimum rating of A- by A.M. Best or similar rating company. All workers compensation policies must be written by carriers admitted in the State of Florida, and who participate in the Florida Insurance Guarantee Fund.

11) **All** Certificates must show that the Lessee's policies have been endorsed per the requirements.

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12) Once ALL paperwork is completed and received by the County, an email will be sent to Lessee requesting online registration with myCOI. It is critical that the County is provided with an accurate email address. The cost to register is $19.95 and a credit/debit card will be needed. Part of the registration process includes providing contact information for Lessee's insurance agent(s), which will be needed at the time of registration. Once registered, an email will be sent to the insurance agent(s) requesting them to upload a current Certificate of Insurance (C01) directly into the myCOI website. Certificates of Insurance cannot be mailed, emailed or faxed to the County. Lessee will not be allowed to occupy premises until registration is completed and a compliant Certificate of Insurance is received from Lessee's agent(s).

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LEASE AGREEMENT
CAYLA'S COATS, INC.,
a Florida Not For Profit Corporation

THIS LEASE AGREEMENT, made and entered into on the _____ day of _____, 2021, by and between **CITRUS COUNTY, FLORIDA, a political subdivision of the State of Florida** (hereinafter referred to as "COUNTY" or "LESSOR"), and **CAYLA'S COATS, INC., a Florida Not For Profit Corporation** (hereinafter referred to as "LESSEE"), (collectively referred to as "Parties") is for the purpose of establishing each Party's rights and obligations concerning the use of a portion of the County-owned Fort Island Gulf Beach located at 16000 W. Fort Island Trail, Crystal River, FL 34429.

RECITALS:

WHEREAS, LESSOR is the owner of the real property known as Fort Island Gulf Beach located at 16000 W. Fort Island Trail, Crystal River, FL 34429 (hereinafter referred to as the "PREMISES") and

WHEREAS, LESSEE is a Florida Not For Profit Corporation and provides services to the community that are considered by the Citrus County Board of County Commissioners to be in the nature of public services; and

WHEREAS, LESSEE desires to lease a portion of the property for a life jacket loaner station for a one-year period beginning November 1, 2021 and to pay rent in the amount of $1.00, on the date of execution of this Lease Agreement.

NOW THEREFORE, in exchange for the consideration of the mutual promises, covenants, and conditions contained herein below, the adequacy and sufficiency of which consideration is hereby acknowledged, the parties agree to be legally bound as follows:

I. **Recitals**. The above recitals are true and correct and are incorporated herein by reference as though fully set forth herein.

II. **Understanding.** LESSOR shall lease to LESSEE of portion of Fort Island Gulf Beach property for a life jacket loaner station containing Coast Guard Certified life jackets.

III. **Term of Lease.** The effective period of this Lease Agreement shall be for the period of one (1) calendar year, beginning on the 1st day of November 2021, and ending on the 31st day of October 2022.

IV. **Possessory Interest**. LESSEE shall have the right of possession, occupation, and control of a portion of the PREMISES described as follows: a designated

Attachment: 1d Supporting Documents - Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

area located near the boat ramp at Fort Island Gulf Beach. LESSEE shall not commit waste upon the PREMISES.

V. Rent. The LESSOR shall pay LESSEE rentl in the amount of $1.00, due and payable on the date of execution of this Lease Agreement.

VI. Assignment, Let & Sublet. LESSEE shall not assign this lease nor use the PREMISES, or any part thereof, nor permit the use of same, or any part thereof, for any other purpose than as herein stated.

VII. Risk of Loss. LESSOR shall assume the risk of loss of the PREMISES, unless caused by negligence of LESSEE. LESSEE shall assume all risk of loss of all fixtures and personal property located at the above-referenced PREMISES at the time of loss. LESSOR shall not be liable for any damage to movable fixtures or any personal property of LESSEE, occupant, or other third party from any catastrophic loss, act of negligence of LESSEE, any co-tenant, occupants, other third party upon the PREMISES, or of any other person or cause whomsoever or whatsoever.

VIII. Compliance with Laws and Regulations. LESSEE shall promptly execute and comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and County government and of any and all government departments and bureaus applicable to said PREMISES, including but not limited to the prevention and abatement of nuisances upon or connected with use of the PREMISES.

IX. Abandonment, Re-entry, and Acceleration of Rents. If LESSEE shall abandon or vacate said PREMISES before the end of the term of this Lease Agreement, LESSOR may, at its option, forthwith cancel this Lease Agreement and may re-enter and take lawful possession and control of said PREMISES, by force or otherwise, without being liable in any way therefore. In the event the PREMISES are not used or cease to be used for the purpose stated herein the lease term shall immediately cease and LESSOR shall have the right to take possession of the premises.

X. Inspections. LESSOR, or any of its officers, employees or agents, shall have the right but not the responsibility to enter said PREMISES during all reasonable hours, and upon notice to LESSEE, to examine the PREMISES for the purpose of determining upkeep, damage, waste, removal of illegal or unauthorized materials and enforcement of any statute, ordinance, regulation, or rule over which LESSOR has enforcement powers. LESSOR, or any of its officers, employees or agents, shall have the right to enter said PREMISES at any time

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for the purpose of preventing damage to the PREMISES or the commission of waste thereupon. LESSOR, or any of its officers, employees or agents, shall have the right but not the obligation to enter such PREMISES.

XI. **Acceptance and Waiver of Condition of PREMISES**. LESSEE has inspected PREMISES and hereby accepts the leased area in the condition it is in at the beginning of this Lease Agreement. LESSEE agrees to maintain the PREMISES in a physical condition that renders it sufficient for occupation. LESSOR makes no representations regarding the condition of the PREMISES in any respect whatsoever.

XII. **Liability for Damage or Injury**. It is expressly agreed upon and understood by and between the parties to this Agreement, that LESSOR shall not be liable for any damage or injury which may be sustained by LESSEE or other person, or for any other damage or injury resulting from the carelessness, negligence, or improper conduct on the part of LESSEE, its officers, employees, or agents, or any other occupants or third parties.

XIII. **Records.** LESSEE will keep and maintain public records required by LESSOR. Upon request from LESSOR'S custodian of public records, LESSEE will provide LESSOR with a copy of the requested records or allow the records to be inspected or copied within a reasonable time and at a cost that does not exceed the cost provided in Chapter 119, Florida Statues, or as otherwise provided by law. LESSEE will ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if LESSEE does not transfer the records to LESSOR. Upon completion of the Agreement, LESSEE will transfer, at no cost, to LESSOR all public records in possession of LESSEE or keep and maintain public records required by LESSOR to perform the service. If LESSEE transfers all public records to LESSOR upon completion of the Agreement, LESSEE shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If LESSEE keeps and maintains public records upon completion of the Agreement, LESSEE shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to LESSOR, upon request from LESSOR'S custodian of public records, in a format that is compatible with the information technology system of LESSOR. If LESSEE does not comply with LESSOR'S request for public records, LESSOR shall enforce the contract provisions in accordance with the contract.

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IF LESSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LESSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT NANCY COLOGNA, CUSTODIAN OF PUBLIC RECORDS, AT 3600 W. SOVEREIGN PATH, LECANTO, FL 34461; PHONE: 352-527-5235; EMAIL: NANCY.COLOGNA@CITRUSBOCC.COM

XIV. **Indemnification**. LESSEE shall indemnify, save and hold harmless LESSOR and all its officers, agents or employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any nature whatsoever, including defense costs and fees, caused by intentional or negligent act of, or omission of, LESSEE, its subcontractors, agents or employees or accruing, resulting from, or related to the subject matter of this Agreement including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. Neither LESSEE nor any of its agents will be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of LESSOR or any of its officers, agents or employees. In the event any lawsuit or other proceeding is brought against LESSOR by reason of any such claim, cause of action or demand, LESSEE shall, upon written notice from LESSOR, resist and defend such lawsuit or proceeding by counsel satisfactory to LESSOR or, at LESSOR'S option, pay for an attorney selected by LESSOR to defend LESSOR. This indemnification includes attorney's fees and all costs of litigation including appellate attorney's fees and costs as well as any judgments. The Parties agree that this clause shall not waive the benefits or provisions of section 768.28, Florida Statutes, or any similar provision of law. The provisions and obligations of this section shall survive the expiration or earlier termination of this Agreement. To the extent considered necessary by LESSOR, any sums due LESSEE under this Lease Agreement may be retained by LESSOR until all of LESSOR'S claims for indemnification pursuant to this Lease Agreement have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by LESSOR.

XV. **Bankruptcy**. If LESSEE shall become insolvent or if bankruptcy proceedings shall be initiated by or against LESSEE before the term of this Agreement expires, LESSOR may, at its sole option, elect to accept such satisfaction from LESSEE, its receiver, trustee, or other judicial officer and cancel this Agreement, or LESSOR may pursue its legal and equitable rights against LESSEE. In no instance shall LESSEE or its receiver, trustee, or other judicial officer ever have

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XVII. **Notice**. It is understood and agreed between the Parties hereto that written notice mailed by First Class U.S. Mail or hand delivered by Cayla's Coats, Inc., a Florida Not For Profit Corporation, located at 1475 W. Skyline Drive, Dunnellon, FL 34434, to the County Administrator at 3600 West Sovereign Path, Suite 267, Lecanto, Florida 34461 and Mariselle Rodriguez, Community Services Director, 2804 W. Marc Knighton Court, Lecanto, FL 34461, shall constitute sufficient notice to LESSOR under this Agreement, and written notice mailed by First Class U.S. Mail or hand delivered by LESSOR to Jessica Barnes and Heather Zapf, Cayla's Coats, Inc., a Florida Not For Profit Corporation, shall constitute sufficient notice to LESSEE under this agreement.

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expression or veteran's status in the use of the PREMISES pursuant to this Lease Agreement.

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XXIII. **Amendments**. No amendment or modification of this Lease Agreement, or any part hereof, shall be valid or effective unless in writing and signed by all Parties hereto. No waiver of any term, condition, provision, or breach of this Lease Agreement shall be effective unless in writing, signed by the Party to be charged.

XXIV. **Severability.** If any part of this Lease Agreement shall be determined to be invalid or unenforceable by a court of competent jurisdiction or by any other legally constituted body having jurisdiction to make such determination, the remainder of this Lease Agreement shall remain in full force and effect provided that the part of this Lease Agreement thus invalidated or declared unenforceable is not material to the intended operation of this Lease Agreement.

XXV. **Integration**. This Lease Agreement constitutes the entire agreement between the Parties hereto. All prior written or oral agreements, representations, or understandings between the Parties on the same subject matter are of no force or effect whatsoever.

XXVI. **Governing Law & Venue**. This Lease Agreement and the rights and responsibilities of the Parties hereunder shall be governed by and construed in accordance with the laws of the State of Florida. The venue of any litigation arising under any provision of this Lease Agreement shall be the appropriate State Court in Citrus County, Florida, and any Appellate Court having jurisdiction thereover.

IN WITNESS WHEREOF, the Parties hereto have herewith executed this instrument for the purpose herein expressed, the day and year above written:

LESSEE:

Attachment: 1d Supporting Documents - Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

Cayla's Coats, Inc., a Florida Not For Profit Corporation

Amber Tillie
Signature of Witness (1)

Amber Tillie
Printed Name of Witness (1)

Signature of Witness (2)

Manuel Coimbre
Printed Name of Witness (2)

BY: _____
Jessica Barnes, President

STATE OF FLORIDA

COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 3rd day of September, 2021, by Jessica Barnes, who is personally known to me or who produced FL Drivers License as identification.

Notary Public State of Florida
Preceida A Richardson
My Commission GG 147542
Expires 10/01/2021

NOTARY PUBLIC-State of Florida
Printed Name: Preceida A. Richardson
Commission No.: GG147542
Expiration Date: 10/01/2021

LESSOR:

Citrus County, Florida,

ATTEST:

Attachment: 1d Supporting Documents - Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

_____
Angela Vick, Clerk

BY: _____
Scott Carnahan, Chairman

DATE: _____

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:

_____
Denise A. Dymond Lyn
County Attorney

Attachment: 1d Supporting Documents - Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

Exhibit "A"

MINIMUM INSURANCE REQUIREMENTS

Lessee shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Lessee, his agents, representatives, employees or sub-Lessees. The coverages, limits or endorsements required herein protect the primary interests of the County, and these coverages, limits or endorsements shall in no way be required to be relied upon when assessing the extent or determining appropriate types and limits of coverage to protect the Lessee against any loss exposures, whether as a result of the project or otherwise. The requirements contained herein, as well as the County's review or acknowledgement, is not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Lessee under this contract.

A. COMMERCIAL GENERAL LIABILITY

1.) Lessee must obtain a general liability policy with minimum limits of $1,000,000 per occurrence and a $2,000,000 general aggregate.

B. AUTOMOBILE LIABILITY

1) Lessee must obtain coverage for all vehicles for Bodily Injury and Property Damage of not less than $1,000,000 combined single limit each accident. In the event the Lessee does not own vehicles, the Lessee shall maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Commercial General Liability policy or separate Business Auto Liability policy.

C. WORKERS COMPENSATION AND EMPLOYER'S LIABILITY

1) Lessee must obtain Workers Compensation insurance with limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the US Longshoremen & Harbor Workers Act. Employer's Liability limits for not less than $100,000 each accident $500,000 disease policy limit and $100,000 disease each employee must be included.

2) For any officer of a Lessee that has exempt status as an individual, the County requires proof of workers' compensation insurance coverage for that Lessee/employer/owner's employees. If the Lessee/employer/owner or individual has applied for a workers' compensation exemption, the County does not recognize this exemption to extend to the employees of the Lessee/employer/owner.

3) The purpose of this section is to ensure that all Lessees, sub-contractors, sole proprietors, or business entities of any kind who contract with the County for provision of goods or services, provide workers' compensation coverage for all employees, and principles of sub-contractors, sole proprietors, or other business entities. All provisions of this Section shall be construed in accord with this intent.

D. OTHER INSURANCE PROVISIONS

Attachment: 1d Supporting Documents - Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

coverage is provided under a claims-made form, the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

2) The project's proposal number should be noted on the certificate.

3) The Lessee has sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. For deductible or self-insured amounts that exceed $10,000, the Lessee shall maintain a Commercial Surety Bond or Letter of Credit in an amount equal to said deductible or self-insured retention.

4) All required insurance policies must be maintained until the lease term expires; in addition, a minimum 30-day notification clause is required if any changes in policy language occur, or in the event the policy is canceled.

5) Citrus County, Florida, a political subdivision of the State of Florida, its officials, employees and volunteers are to be **covered as an Additional Insured on all policies** except Workers Compensation. The coverage shall contain no special limitation on the scope of protection afforded to the County, its officials, employees or volunteers.

6) The Lessee's insurance coverage shall be primary insurance as respects the County, its officials, employees and volunteers. Any insurance or self-insurance maintained by the County, its officials, employees or volunteers shall be excess of Lessee's insurance and shall be non-contributory.

7) **For all policies of insurance:** The Lessee, and its insurance carrier, **waive all subrogation rights** against the County for all losses or damages that occur during the contract and for any events occurring during the contract period, whether the suit is brought during the contract period or not. The County requires General Liability policies to be endorsed with CG 24 04 Waiver of Transfer of Rights of Recovery Against Others to Us or similar endorsement, and a WC 00 0313 Waiver of our Right to Recover from Others for Workers Compensation coverage.

8) **The Certificate Holder should read as follows:** *Citrus County, Florida, a political subdivision of the State of Florida, 3600 W. Sovereign Path, Lecanto, FL 34461.*

9) It is the Lessee's responsibility to insure that all sub-contractors comply with these insurance requirements. Lessees shall include all sub-contractors as insured under its policies or shall furnish separate certificates and endorsements for each sub-contractors. All coverages for sub-Lessee shall be subject to all of the requirements stated herein.

10) With the exception workers compensation policies all required insurance policies must be written by a carrier having a minimum rating of A- by A.M. Best or similar rating company. All workers compensation policies must be written by carriers admitted in the State of Florida, and who participate in the Florida Insurance Guarantee Fund.

11) **All** Certificates must show that the Lessee's policies have been endorsed per the requirements.

Attachment: 1d Supporting Documents - Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

12) Once ALL paperwork is completed and received by the County, an email will be sent to Lessee requesting online registration with myCOI. It is critical that the County is provided with an accurate email address. The cost to register is $19.95 and a credit/debit card will be needed. Part of the registration process includes providing contact information for Lessee's insurance agent(s), which will be needed at the time of registration. Once registered, an email will be sent to the insurance agent(s) requesting them to upload a current Certificate of Insurance (C01) directly into the myCOI website. Certificates of Insurance cannot be mailed, emailed or faxed to the County. Lessee will not be allowed to occupy premises until registration is completed and a compliant Certificate of Insurance is received from Lessee's agent(s).

Attachment: 1d Supporting Documents - Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/01/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Nicole Trotter
Sheldon Palmes Insurance of Hernando 2424 N Heritage Oaks Path Hernando, FL 34442	PHONE (A/C, No, Ext): (352) 341-4661 FAX (A/C, No): (352) 341-4667 E-MAIL ADDRESS: ntrotter@spbins.com
	INSURER(S) AFFORDING COVERAGE / NAIC #
	INSURER A : MMount Vernon Fire Unsurance 26522
INSURED Cayla's Coats 1475 W Skyline Dr Dunnelon, FL 33434	INSURER B : AUTO OWNERS 09702
	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR Garage Liability GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:	Y	Y	NBP3663292D	02/16/2021	02/16/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [X] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			5234510400	06/14/2021	06/14/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ 100,000 $ 300,000 $ 100,000
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
					)21			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CHARITY THAT GIVES AWAT COATS AS WELL AS PAYS FOR KIDS TO HAVE SURVIVAL SWIM LESSON. CHARITY ALSO HAS LIFE JACKET STATIONS
CERTIFICATE HOLDER IS ADDITIONALLY INSURED

CERTIFICATE HOLDER

Citrus County, FL
A Political Subdivision of The State of Florida
3800 W Sovereign Path Suite 180
Lecanto, FL 34461

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserve

Attachment: 1d Supporting Documents - Lease (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

ADDITIONAL INFORMATION
ITEM E.10. DATE 10-26-21

AGENDA MEMORANDUM

FROM:	Randall Olney, P.E., Public Works Director
SUBJECT:	Cayla's Coats, Inc., Lease Agreement – Fort Island Trail
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Attached to the subject agenda item is a Lease Agreement between Citrus County, Florida, a political subdivision of the State of Florida and Cayla's Coats, Inc., a Florida Not For Profit Corporation, to lease a portion of the county-owned Fort Island Gulf Beach located at 16000 W. Fort Island Trail, Crystal River, Florida 34429. This lease is for the purpose of making free Coast Guard certified life jackets available to the public for increased safety and is for a period of one (1) calendar year, beginning November 1, 2021, through October 31, 2022, at a rate of $1.00 per year.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
001-362500	Rents Non Profit	N/A	N/A	N/A	N/A

Reserve $1.00

RECOMMENDED ACTION:

A. Discussion and consideration of a request from Cayla's Coats, Inc., a Florida Not for Profit Corporation, to lease of a portion of the county-owned, Fort Island Gulf Beach, Crystal River Florida, for the purpose of making free Coast Guard certified life jackets available to the public for increased safety.

B. Adopt and authorize the Chairman to execute a Resolution of the Board acknowledging the request from Cayla's Coats, Inc., to lease property owned by the County.

C. Approve and authorize the Chairman to execute the Lease Agreement for a period of one (1) calendar year, beginning November 1, 2021, through October 31, 2022, at a rate of a $1.00 per year.

Attachment: Additional Information for item E10 (18457 : Cayla's Coats, Inc., Lease Agreement – Fort Island Trail)

AGENDA MEMORANDUM

FROM:	Ken Cheek, Director, Water Resources Department
SUBJECT:	Wastewater Treatment Feasibility Analysis
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

The Wastewater Treatment Feasibility Analysis is complete and ready for approval and adoption by the Board of County Commissioners. The analysis was funded by the Florida Department of Environmental Protection and identifies the areas where septic to sewer projects are feasible to implement. The analysis will be the basis for future septic to sewer projects and grant funding efforts to satisfy the State's Basin Management Action Plan requirements. Staff recommends approval.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and adopt the Wastewater Treatment Feasibility Analysis.



Wastewater Treatment Facility Feasibility Analysis

WRIGHT-PIERCE
Engineering a Better Environment

Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

FDEP WASTEWATER TREATMENT FEASIBILITY ANALYSIS

- Study funded by FDEP for 9 counties with Class I Outstanding Florida Springs (OFS)
- Develops roadmap to meet requirements of FDEP established TMDL and BMAP
- FDEP funding of $500k

01	02	03	04
Inventory existing septic systems	Document wastewater system needed to meet BMAP requirements	Identify septic systems within PFA that require remediation	Develop cost model

05	06	07	08
Develop a recommended alternative	Identify the environmental benefit	Develop a public education and communication plan	Develop final report

Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

PAST SEPTIC TO SEWER PROJECTS

- County started the septic to sewer remediation effort in the late 1990's
- Efforts have been focused on areas directly adjacent to impaired surface waters
- Completed projects:
    - Riverhaven Interconnection - 1999
    - Old Homosassa Sewer Forcemain
    - US 19 Sewer Expansion (Proline Boats, Futronix)
    - Halls River Road Septic to Sewer
    - Chassahowitzka Septic to Sewer - 2007
    - Anchorage WWTP Interconnection (Fort Island Trail) - 2014
    - Garcia Road Septic to Sewer - 2019
    - Islands Condos Interconnection
    - Numerous Package Plant Interconnections
- This program has garnered a significant amount of grant funding support from the State of Florida through FDEP grants, Direct Appropriations and SWFWMD Cooperative Funding.

Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

EXPANDED EFFORT IS THE RESULT ON BMAP IMPLEMENTATION

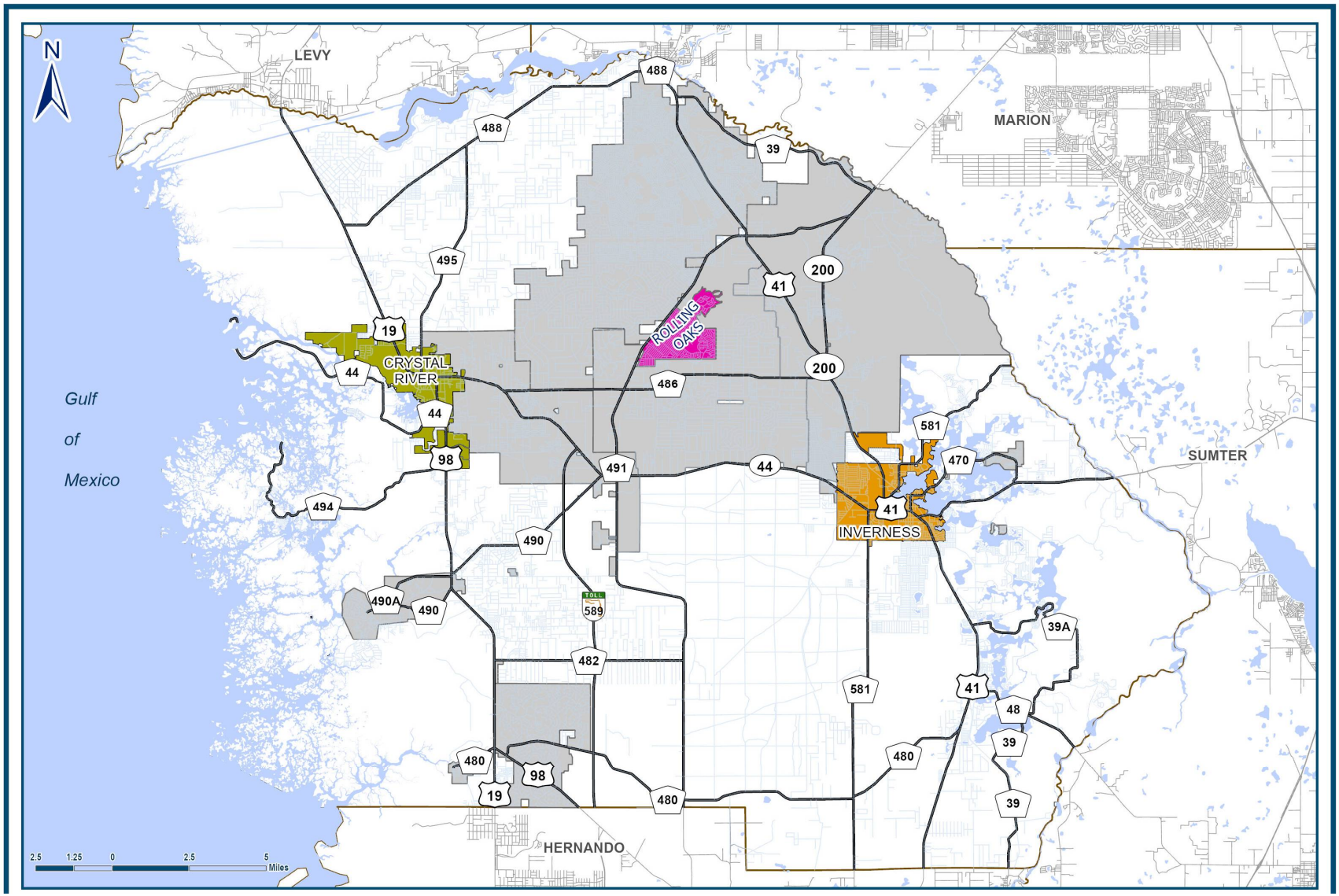
- Total Maximum Daily Loads (TMDLs) for Kings Bay, Homosassa and Chassahowitzka were completed in 20
- TMDLs identified nutrient impairments in all spring groups (nitrogen)
- Basin Management Action Plans (BMAPs) were developed by FDEP to determine nutrient sources and remediation strategies – enacted in 2019
- BMAPs determined that septic tanks were a significant source of nutrient pollution affecting the springs and that the effects were not limited to areas in close proximity to the surface waters
- BMAPs require that the County implement a 20-year plan to reduce nutrient pollution
- FDEP provided 100% funding for preparation of the plan

Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

ONGOING SEPTIC TO SEWER PROJECTS

- Old Homosassa West
- Old Homosassa East
- Old Homosassa Phase 5 – Blue Water Forest / Spring Cove Road
- Cambridge Greens
- Old Homosassa North

Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility



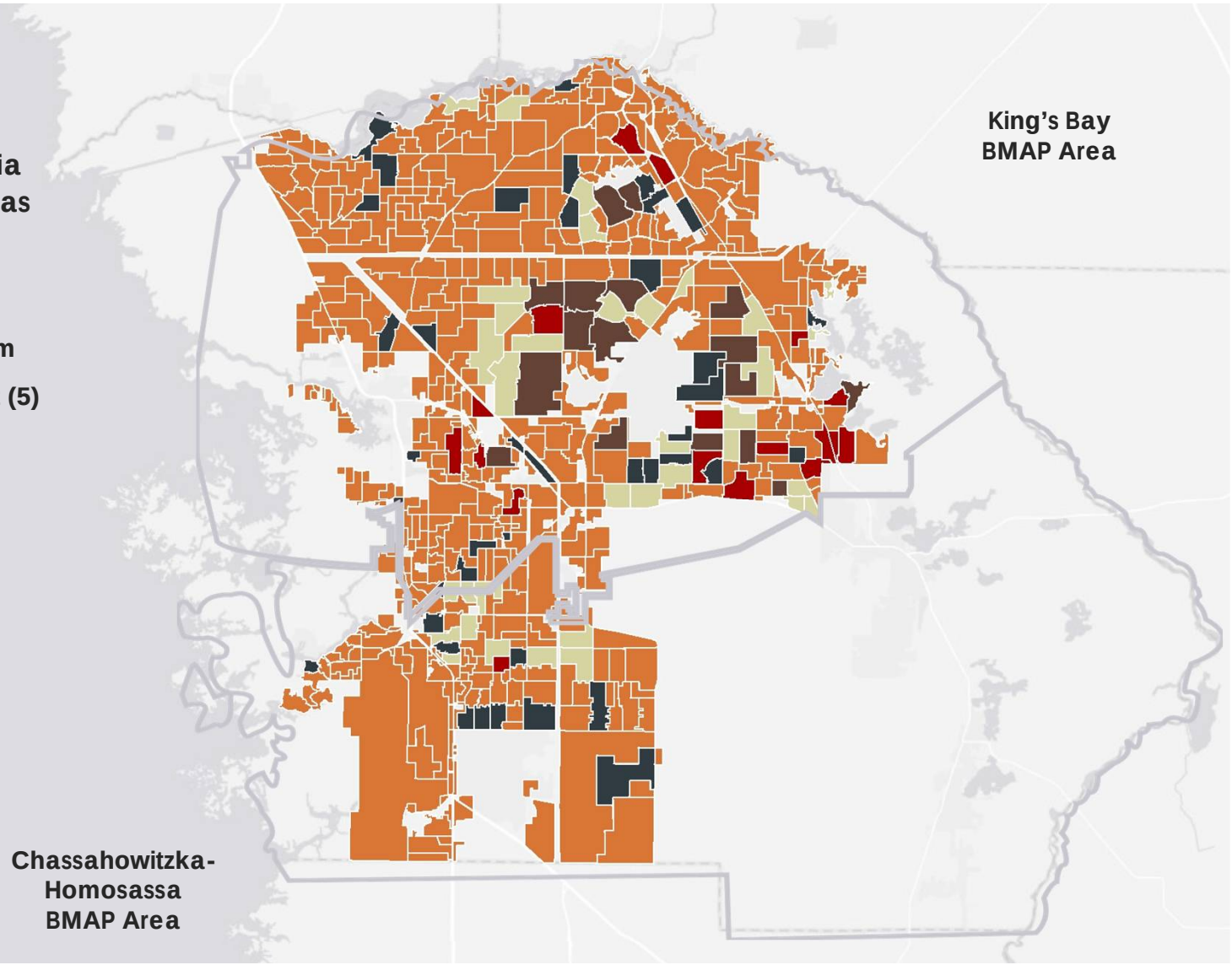
Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

PROJECT AREAS

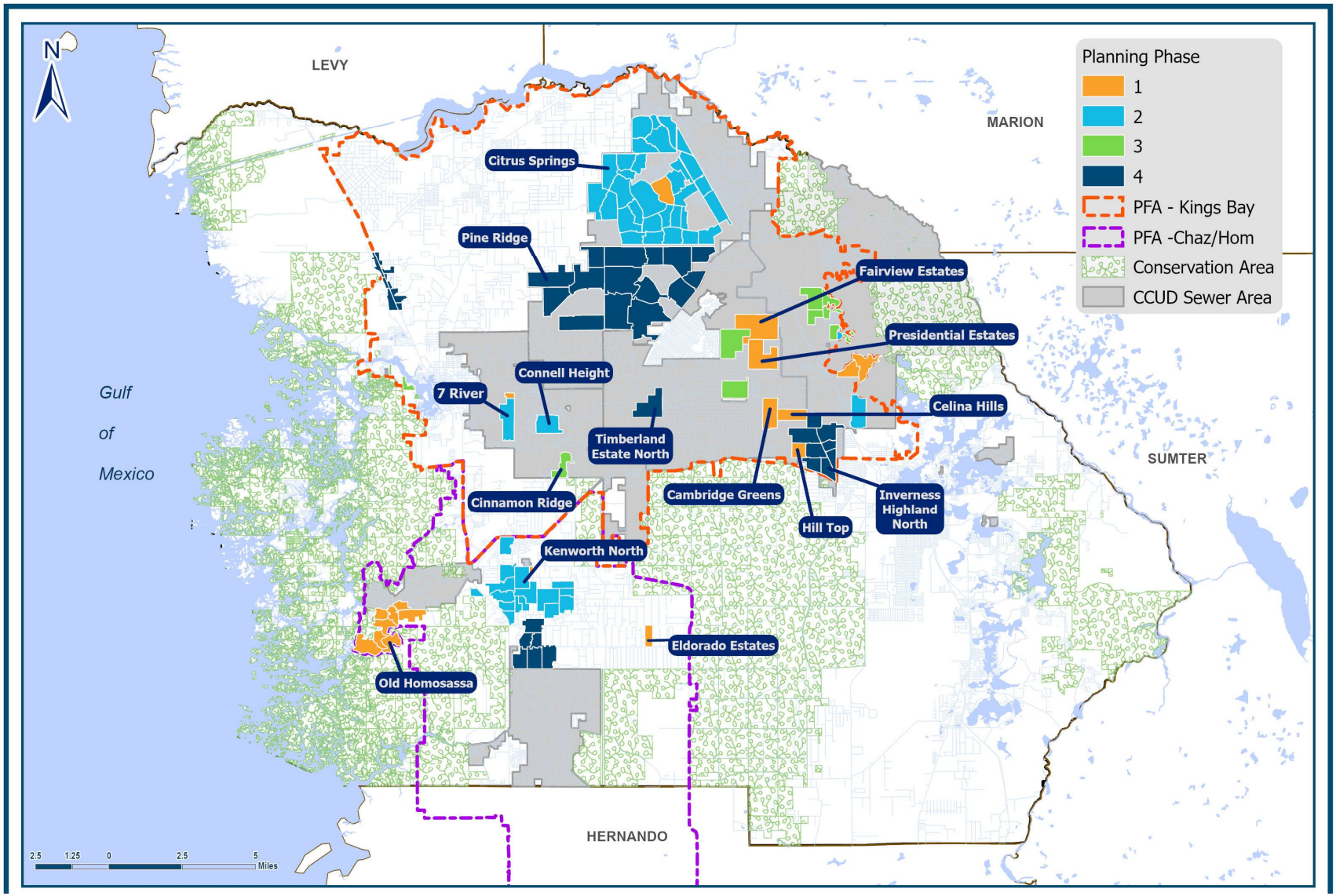
Environmental scoring criteria used to develop project areas

- Within the PFAs
- Nitrogen load per acre
- Average age of septic system
- Scored from least (1) to most (5) critical

1	(488)
2	(40)
3	(35)
4	(18)
5	(17)

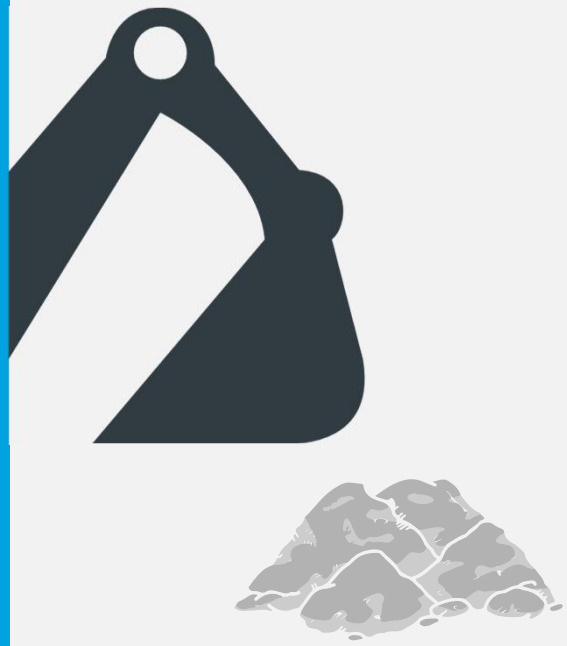


Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility



Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

PHASE 1 PROJECTS

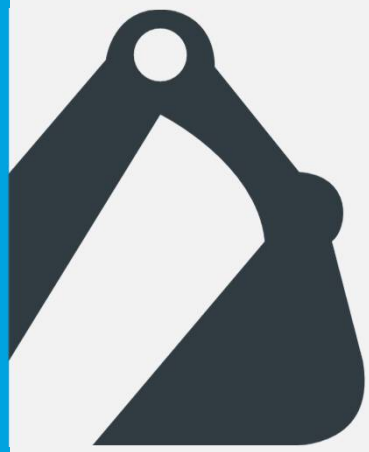


Project Area	Septic Tanks Eliminated	Nitrogen Credits	Construction Cost
Fairview Estates	360	2,825	$13,606,000
Cambridge Greens	303	2,445	$7,800,000
Hill Top	253	2,266	$12,111,000
Citrus Springs	287	2,156	$5,931,000
Presidential Estates	246	1,878	$7,454,000
Parsons Point	238	1,830	$8,767,000
Parsons Point	198	1,628	$4,926,000
Celina Hills	185	1,549	$6,924,000
Eldorado Estates	79	659	$3,407,000
Sugarmill Woods East	44	409	$2,790,000
Kenwood North	48	370	$1,076,000
Old Homosassa (Garcia Point)	152	1,090	$2,905,000
Old Homosassa (Downtown East)	181	797	$9,756,000
Old Homosassa (Mason Creek)	122	723	$5,287,000
Old Homosassa (Downtown West)	89	559	$4,893,000
Old Homosassa (Garcia South)	86	517	$4,067,000
Old Homosassa (Northeast)	65	474	$3,385,000
Old Homosassa (Hancock)	61	387	$2,980,000
Old Homosassa (Westview)	61	363	$2,903,000
Old Homosassa Subtotal	817	4,910	$36,176,000
Total	3,058	22,888	$110,968,000

Note: Not in order of execution

Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

COSTS PER PHASE



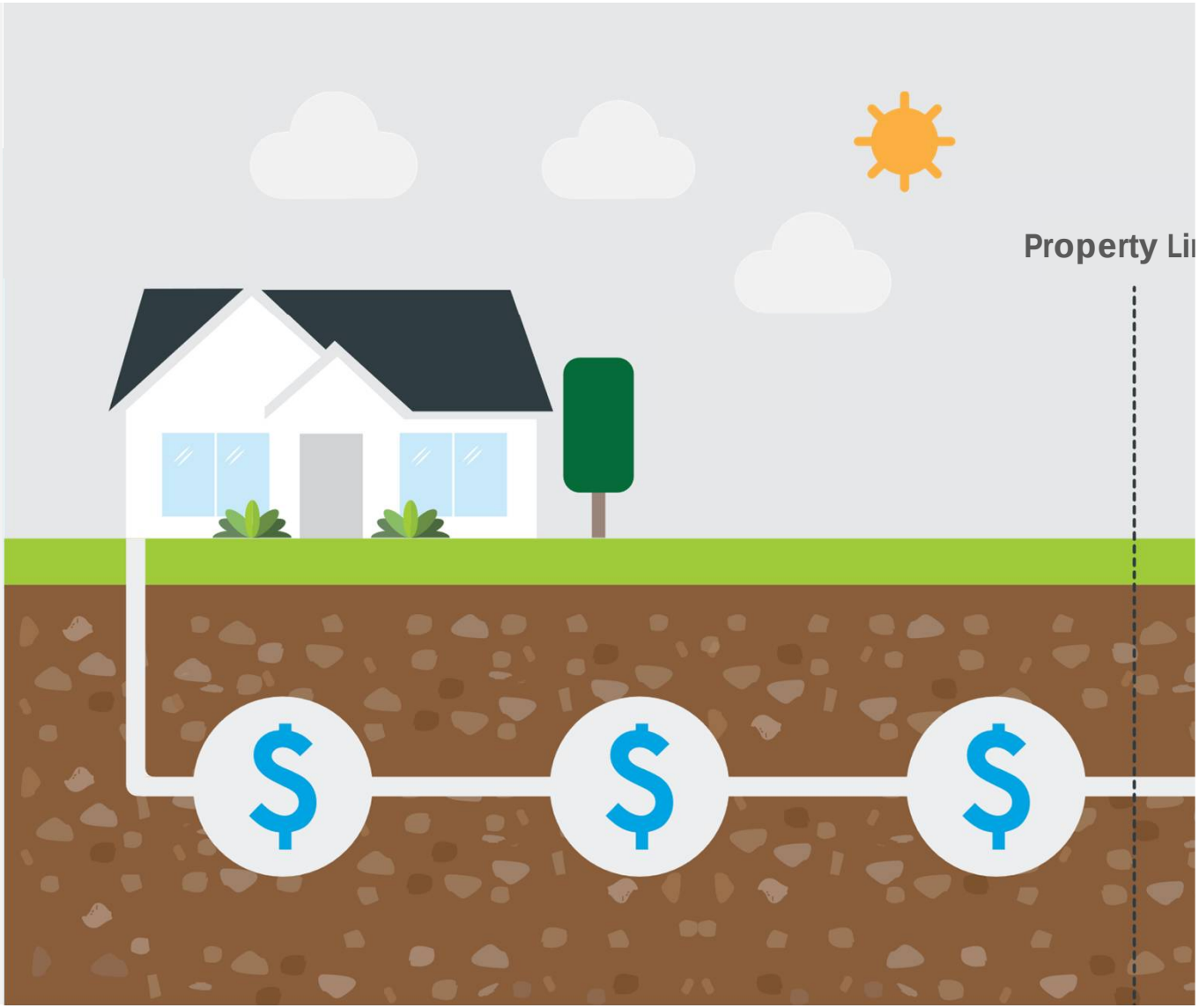


Phase Number	Parcels	Septic Tanks Eliminated	Nitrogen Credits	Construction Costs (excluding on lot costs)
Phase 1	5,125	3,058	22,888	$110,968,000
Phase 2	21,462	6,369	55,110	$422,253,000
Phase 3	2,755	1,743	12,957	$64,768,000
Phase 4	15,384	5,647	48,734	$381,527,000
Total	44,726	16,817	139,689	$979,516,000

Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

OVERALL PROJECT COSTS

- Average cost per parcel in Phase 1 = $21,652
- Average cost per septic tank removed in Phase 1 = $36,265
- Overall project costs and the cost to each resident can be reduced through the use of grant funding
- Grants can range in value from several $100,000 to millions of dollars



Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

GRANT FUNDING OPPORTUNITIES

Florida Department of Environmental Protection (FDEP)

- Springs Initiative
- Water Quality

Southwest Florida Water Management District

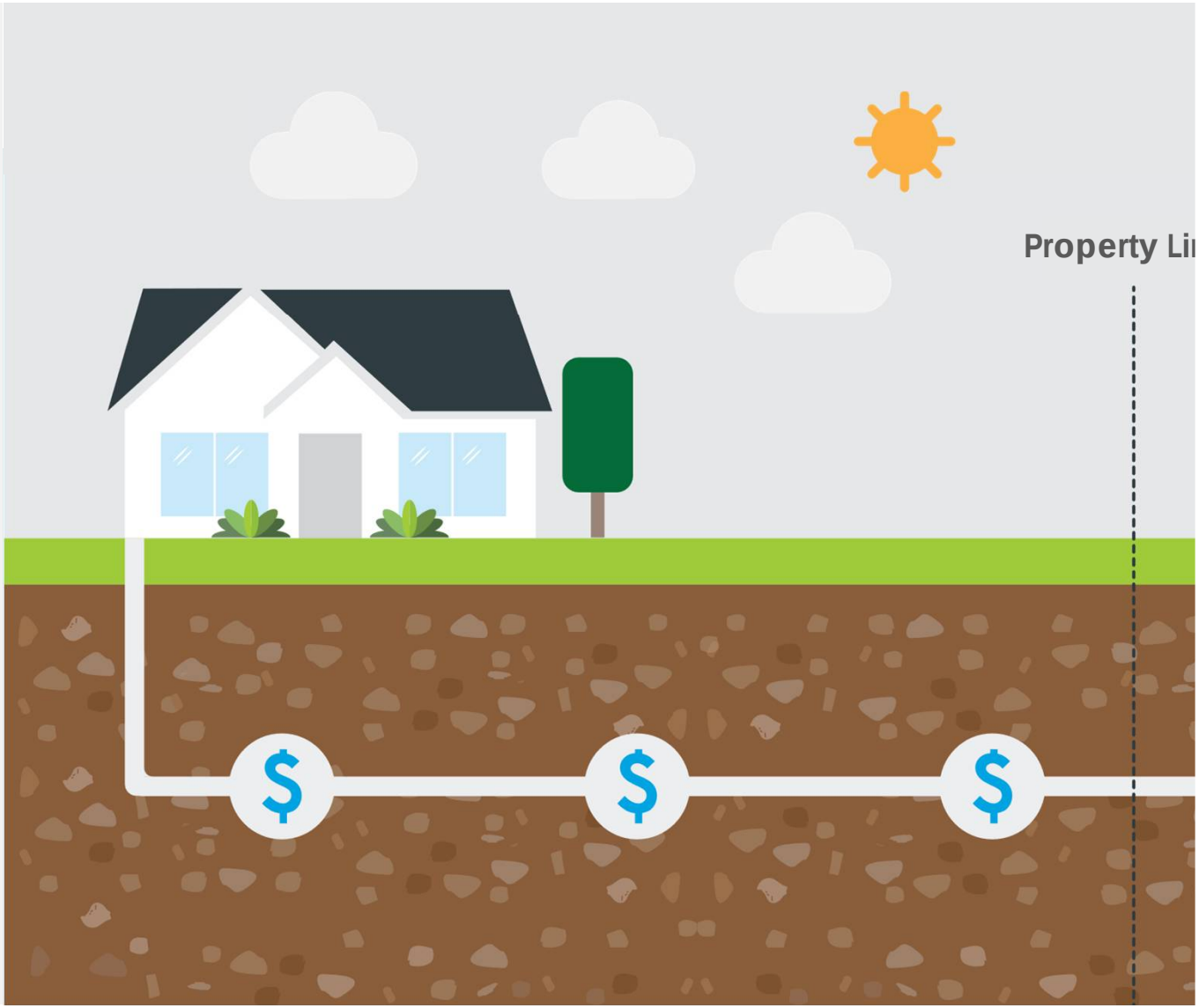
- Cooperative Funding Initiative

State Legislature

- Legislative Budget Request

Florida Department of Economic Opportunity (DEO)

- Community Development Block Grant

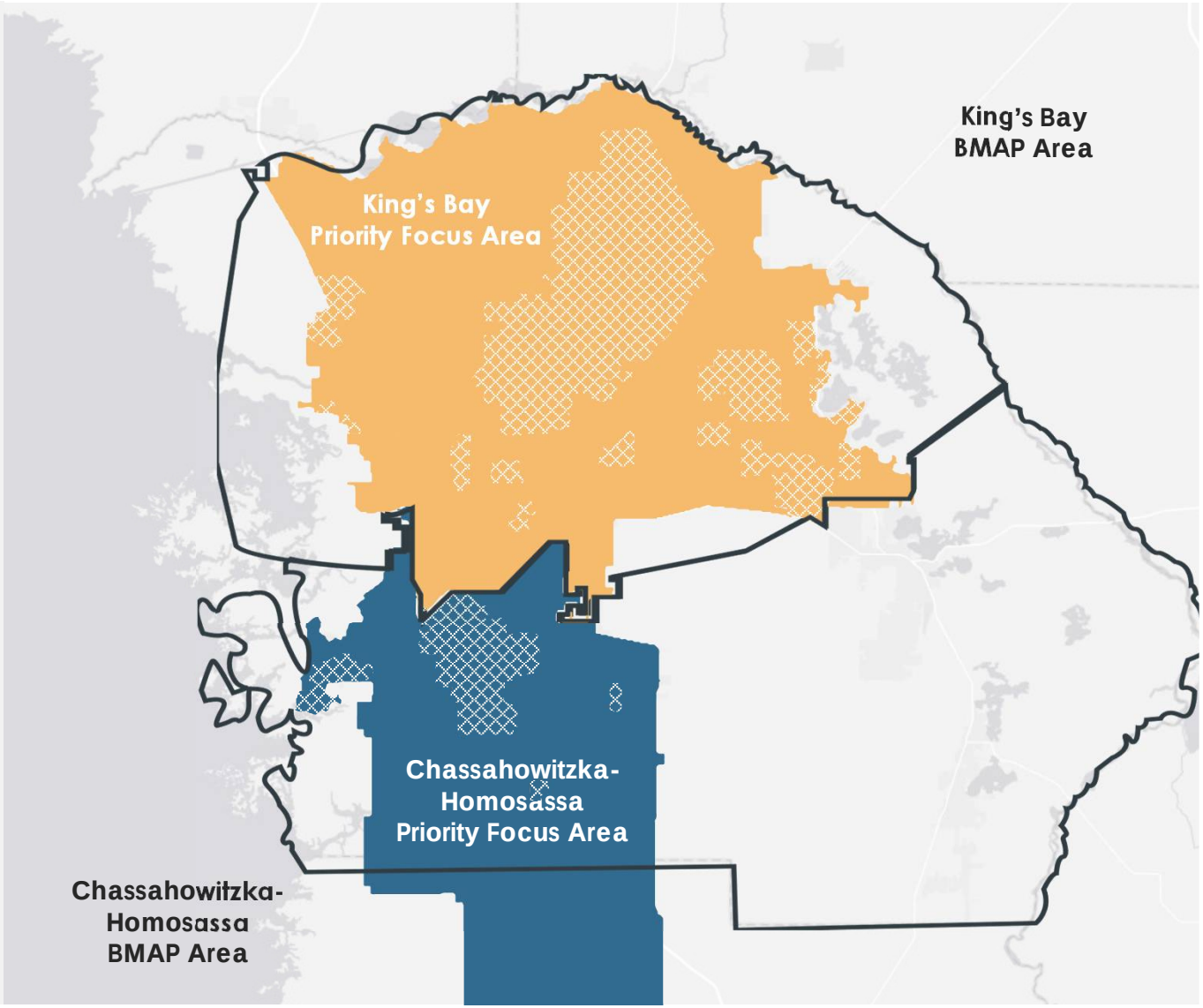


Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

NEW SEPTIC SYSTEM REQUIREMENTS

Required per the BMAP (Basin Management Action Plan)

- Within the Priority Focus Area (PFA)
- No new traditional septic systems allowed on lots equal to or smaller than 1 acre – immediately
- When septic system repaired or replaced, advanced system required – begins in 2024



Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

KEY TAKEAWAYS ABOUT THE PLAN

The County will update the tentative schedule on a rolling 5-year basis. The schedule will present the proposed projects envisioned to be initiated over the next 5 years based on availability of grant funds.

To comply with the intent of the adopted BMAPs, the study presents proposed septic-to-sewer projects grouped into four five-year-long phases.

Homeowners may apply for grants to help cover costs associated with conversion to enhanced septic systems.



The septic-to-sewer projects are a series of projects that will allow the County to meet BMAP goals, and the implementation timeline will depend on the availability of grant funds.

Up to 75% grant funding may be required for some septic-to-sewer projects to be implemented.

The total cost of each project varies between neighborhoods based on several factors (e.g., property frontage length, presence of buried rock, depth to groundwater).

Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

QUESTIONS?

http://citruscountywastewatertfa.com/

Attachment: 2021.08.10-BOCC_Second_Presentation-Final (18419 : Wastewater Treatment Feasibility

AGENDA MEMORANDUM

FROM:	Veronica Kampschroer,
SUBJECT:	Approve Position Title Change
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Request to approve position title change from Web Administrator to Communications Specialist II in order to better reflect the updated responsibilities of the position.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve position title change from Web Administrator to Communications Specialist II.

AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	BOCC Goal Setting Retreat
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

If an organization is to meet the challenges of a changing world, it must be prepared to change everything about itself except (its basic) belief as it moves through corporate life. The only sacred cow in any organization should be its basic philosophy of doing business". Thomas J. Watson, Jr.

Since January 2015 the Board and staff have addressed many outstanding and lingering issues. We believe that the time has come for the Board to start the development of a strategic vision for Citrus County over the next 3 to 5 years. This will permit the Board and staff to work in concert to meet the needs of the citizens we serve and insure that we are moving in the same direction to achieve those goals. The outcome is to develop Specific, Measurable, Achievable, Realistic and Time scaled (SMART) objectives that can be implemented.

Please note that the Board can hold one or more Planning Retreats after the Strategic Plan is completed during the Spring of next year.

The Board also needs to discuss and approve the use of a purchasing card to purchase food for the December 7, 2021, Board of County Commissioners Goal Setting Retreat not to exceed $250.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
2101-55221	Meals	$500.00	0	0	$500.00

RECOMMENDED ACTION:

a. Discuss and schedule the BOCC Goal Setting Retreat to be held on December 7, 2021
at the Citrus County Lecanto Government Building, 3600 W. Sovereign Path, Room #166 Lecanto, FL 34461, 9:00 a.m. - 3:00 p.m.

b. Discuss use of Purchasing Card for food for December 7, 2021 BOCC Goal Setting Retreat not to exceed $250.

AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	Acknowledege the Appraisals for Pirates Cove
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

We have received the appraisals for the Pirates Cove Property. The two appraised values were $700,000 and $616,000. Copies of the appraisals are attached.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Acknowledge Receipt of Appraisals on Pirates Cove Property.

Appraisal of

George H. Decker Estate Property
360 N. Mullet Point (Pirates Cove)
Crystal River, Citrus County, Florida

Appraisal Report
P.O. #82915

Prepared For

Susan Boelk, Land Section Mgr.
Citrus County BOCC, Engineering Division
3600 W. Sovereign Path, Suite 205
Lecanto, Florida 34461

By

Hugh E. Tolle, SRA
Cert Gen RZ 1679
Tolle Appraisal Service, Inc.
835 NE Highway 19
Crystal River, FL 34429

Effective Date of Valuation: Sept. 16, 2021

Report Date: Oct. 7, 2021

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Transmittal Information

Oct. 7, 2021

Susan Boelk, Land Section Mgr.
Citrus County BOCC, Engineering Division
3600 W. Sovereign Path, Suite 205
Lecanto, Florida 34461

Re: **Appraisal Report File #21-887; P.O. #82915**
George H. Decker Estate Property (Pirates Cove parcel/Ozello)
360 N. Mullet Point, Crystal River, Citrus County, Florida

Dear Ms. Boelk:

I have prepared a summary **Appraisal Report** of the subject property located in Citrus County, Fla., identified as the George H. Decker Estate Property (old Pirates Cove parcel) which was completed by this office on Oct. 7, 2021.

The subject is a 3.60 acre Ozello Salt Water Bay waterfront property (8 tax parcels) improved with an old Pirates Cove bath house building and various other minor site improvements located at 360 N. Mullet Point, Crystal River, Fla.

The purpose of this report is to estimate the As-Is Market Value of the fee simple interest in the above referenced property as of the report's valuation effective date, being Sept. 16, 2021, which was the most recent subject property inspection date.

Market Value is defined as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, with buyer and seller each acting prudently, knowledgeably and assuming price is not affected by undue stimulus." Implicit in this definition is consummation of sale as of specified date and passing of title from seller to buyer under conditions whereby:

A. Buyer and seller are typically motivated;
B. Both parties are well informed or well advised and each acting in what they consider their own best interests;
C. A reasonable time is allowed for exposure in the open market;
D. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
E. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Ms. Susan Boelk
Oct. 7, 2021

This report conforms with reporting guidelines which are required by the Appraisal Institute, USPAP, and Citrus County appraisal standards. Your attention is directed to the Contingent and Limiting Conditions, and Certificate of Appraisal which is included within the text of this report.

It is assumed as an **Extraordinary Assumption** that tax parcel 34/18S/16E-2B0A0-0130 purchased by Stacy Armstrong and Kim Duemler (George Decker family members) is to be assembled with the balance of the subject property.

I have developed a **Market Value** estimate after determining that the ideal Highest and Best Use of the subject property is for vacant waterfront residential purposes as economic conditions warrant.

Based upon my investigations, as set out in this report, it is my opinion that the subject, as of Sept. 16, 2021, has an estimated **Market Value** of:

ESTIMATE OF MARKET VALUE, as of Sept. 16, 2021 **$ 700,000**
As-Is

I certify that I have no present or future interest in the property, and my fee is not contingent upon the value findings.

Respectfully submitted,

Tolle Appraisal Service, Inc.



Hugh E. Tolle, SRA
Cert Gen RZ 1679

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

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Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Statement of Assumptions and Limiting Conditions

The value estimates which result from the analyses, opinions, and conclusions of this appraisal report are subject to the following assumptions and limiting conditions:

1. The contents of this appraisal report are **confidential** and no one other than the client and intended users shall use or rely upon this report or a copy thereof, in whole or in part, including conclusions as to the property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which I am connected, for any purposes. Exceptions to this include a third party as specified in writing by the client. The expressed written consent of the appraiser must be obtained by all other parties before the representations of the appraisal report, expressed or implied, shall inure to the benefit of the third party.

2. Information, opinions, and estimates provided by sources other than myself which are included within this report are believed to be reliable and accurate. However, I assume no responsibility or liability for inaccurate representations made by others.

3. The content of this appraisal report is to be utilized in total with no portions or fractions thereof being used separately or taken out of context. Redistribution of this report in any other form than in total could be misleading to the reader and misrepresent the conclusions of value presented within the report. I assume no liability for such actions by others.

4. The value conclusions presented within this report are contingent upon competent management of the subject property and business. Knowledgeable management of the property is critical to the success of the operation; it is therefore assumed to be an extension of the highest and best use of the property.

5. I have made a diligent effort to verify each comparable sale presented within the report. However, because some parties to the transaction may reside outside of the region or were unavailable for interviewing, certain sales may have been verified through public records only.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

6. No opinion within this report is intended to be expressed for legal matters or that which would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. Such matters may be discussed in the report.

7. I have rendered no opinion of title. Data on ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those discussed within the report.

8. The value findings of this appraisal are contingent upon the conclusions of a qualified survey of the subject property in terms of size, dimensions of the land and/or improvements, and the location of any improvements on-site. Significant differences between the survey and the representations made by the client and reported herein may result in the need for re-evaluation of the appraisal process as it relates to the subject. Any sketches of the subject (land and/or improvements) presented within the report are for visualization purposes only.

9. Although the flood hazard status for the subject has been stated within the report, it is recommended that more in-depth information be obtained (ie, via current boundary survey).

10. I assume no responsibility for hidden or unapparent conditions of the property, soil structure, or improvements, which would impact the value of the subject. It is incumbent upon the client or owner of the subject to employ experts for appropriate testing (soil borings, hydrology, seismographic) if such conditions exist. No opinion is expressed as to the value of subsurface oil, gas, or mineral rights and the property is not subject to surface entry for the exploration or removal of such materials except as it is expressly stated.

11. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did I become aware of such during the property inspection. I have no knowledge of the existence of such materials on or in the property unless otherwise stated. I am, however, not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde, foam insulation, radon gas, or other hazardous substances or environmental conditions, may affect the value of the property, the value

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

estimated is predicted on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in field of environmental impacts upon real estate if so desired.

12. The conclusions presented within this report are warranted as accurate representations of value, subject to the Certification of Value and Statement of Assumptions and Limiting Conditions specified herein, as of the effective date of valuation. I assume no responsibility for economic or physical factors occurring at some later date which may affect the opinions of value herein stated.

13. The conclusions of value presented within the report are opinions and estimates of the appraiser. There is no guarantee, written or implied, that the subject property will sell for the precise estimate(s) of value contained herein.

14. Any forecasted projections presented within this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

15. The distribution of value between land and improvements as noted within the Cost Approach, if utilized, is applicable only within the confines of the conclusion of highest and best use. Any separate value conclusions for land and improvements cannot be used in conjunction with any other appraisal and are invalid if so used. If value conclusions are made herein which represent different programs of utilization for the same property, these value conclusions are made separately from each other and cannot be combined as there would be a "doubling" effect upon the final value conclusion.

16. If the value conclusions presented herein are subject to proposed construction, repairs and/or remodeling, timely completion in a workmanlike manner according to the plans and specifications is a contingency of this report. Unforseen adverse conditions that may influence such timely completion, including (but not limited to) weather, labor, materials availability and the like are considered to be non-existent for valuation purposes.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

17. Any plans and specifications furnished by the client for any proposed construction, and upon which value conclusions of this report have been predicated, are assumed to show the intent of the builder. I assume no responsibility for their accuracy or for undisclosed modifications. A copy of the plans and specifications are retained in the file memorandum when possible.

18. The market value estimate(s) concluded herein for proposed properties assume full, complete, and timely development in accordance with plans, specifications, and representations made to the appraiser and described within the report. I assume no responsibility when this does not occur or when there are significant variances from the norm in terms of timely completion in accordance with plans and specifications provided to the appraiser. As well, I assume no liability for loss in value of the subject property, or its proposed development, when the developer's practices vary from the representations made to the appraiser and described within the report.

19. If this appraisal is to be used for mortgage loan purposes, the applicable lending procedures must be consistent with acceptable lending practices as promulgated by the Office of Thrift Supervision (formerly the Federal Home Loan Bank Board), The Office of the Comptroller of the Currency (OCC), the Federal Deposit Insurance Corporation, and the Savings Association Insurance Fund (formerly the Federal Savings and Loan Insurance Corporation). I assume no liability for a loss in value applicable to the subject, or any proposed development, which occurs as a result of lending practices which vary from generally accepted mortgage underwriting guidelines as established by institutions such as the OTM, OCC, FDIC and the SAIF, or when the loan proceeds are diverted to other parties, uses or properties.

20. Expert witness testimony or attendance in court or at any other hearing by Hugh E. Tolle, SRA, is not required by reason of rendering this appraisal unless such arrangements are made at a reasonable time in advance.

21. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

noncompliance with the requirements of ADA in estimating the value of the property.

22. Disclosure of the contents of the appraisal report is governed by the bylaws and regulations of the Appraisal Institute.

23. COVID 19 STATEMENT

The Covid 19 health scare is having a current impact on society and the workplace. The appraiser can not make a current analysis on exactly how this is impacting local real estate market values. The sales and/or rentals utilized in our appraisal reports are historic, and may have been prior to any significant market impact from Covid 19 on real estate values within the United States. It is important to note that the current impact on values can not be practically measured for the short term without specific historical market data.

24. This appraisal report, including the format style, any spreadsheet data and addenda, is the property of the appraisal firm of **Tolle Appraisal Service, Inc., and Citrus County BOCC**, and no portion of the report is to be reproduced without the expressed written permission of **Tolle Appraisal Service, Inc., and Citrus County BOCC.**

25. It is assumed as an **Extraordinary Assumption** that tax parcel 34/18S/16E-2B0A0-0130 purchased by Stacy Armstrong and Kim Duemler (George Decker family members) is to be assembled with the balance of the subject property.

26. The value conclusions of this report are subject to these assumptions and limiting conditions as well as others stated or implied within the report.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Certification of Value

I certify, to the best of my knowledge and belief, that:

- The statements of fact contained within this appraisal report are believed to be true and correct and I have not knowingly withheld any information concerning the subject property.
- The analyses, opinions, and conclusions of this appraisal are limited only by the reported Statement of Assumptions and Limiting Conditions noted within this report, and are my personal unbiased professional opinions, and conclusions.
- I have no specified present or prospective interest in the property that is the subject of this appraisal, and I furthermore, have no specified personal interest or bias with respect to the parties involved; the value findings of this report are not based in whole or in part upon the race, color or national origin of the parties involved or on the present owners or occupants of the properties in the vicinity of the subject property.
- Employment of and compensation for appraising the subject property is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or occurrence of a subsequent event.
- The reported analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have personally inspected the subject property on Sept. 16, 2021. The owner's representative, Steve Varnadoe, Re/Max Realty One, Crystal River, Fla., was invited to attend but elected not to do so.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

- No one other than myself provided significant professional assistance in the assemblage of data, formulation of analyses, opinions, and conclusions, and preparation of the appraisal report. No change of any item in the appraisal report shall be made by anyone other than myself, and I shall not be responsible for any such unauthorized changes.

- As of the date of this report, Hugh E. Tolle has completed the continuing education program for Designated Members of the Appraisal Institute.

- This appraisal assignment was not made, nor was it rendered on basis of requested minimum valuation, specific valuation, or the amount which would result in a loan approval.

- Hugh E. Tolle, SRA, has extensive experience in the appraisal of vacant and improved waterfront properties in the Northwest Central Florida area.

- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

- As a result of my investigation and after careful consideration of facts contained within the report, it is my unbiased opinion that the estimate of Market Value for the subject property, is:

ESTIMATE OF MARKET VALUE, as of Sept. 16, 2021 **$ 700,000**
As-Is

Report Date: Oct. 7, 2021

Hugh E. Tolle, SRA
Cert Gen RZ 1679

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Executive Summary of Salient Facts

PROJECT ID:	George H. Decker Estate Property; old Pirates Cove 3.60 Acre parcel (Ozello)
PARCEL ID:	George H. Decker Est. (8 Tax Parcels) 1. 34/18S/16E-2B0A0-0050 (Decker) 2. 34/18S/16E-2B0A0-0101 (Decker) 3. 34/18S/16E-2B0A0-0111 (Decker) 4. 34/18S/16E-2B0A0-0112 (Decker) 5. 34/18S/16E-2B0A0-0113 (Decker) 6. 34/18S/16E-2B0A0-0120 (Decker) 7. 34/18S/16E-2B0A0-0121 (Decker) 8. 34/18S/16E-2B0A0-0130 (Armstrong*)
APPRAISER:	Hugh E. Tolle, SRA, Cert Gen RZ 1679; Tolle Appraisal Svc., Inc.
DATES:	Date of Value: Sept. 16, 2021 Date of Report: Oct. 7, 2021
INTEREST APPRAISED:	Fee Simple
PARCEL SIZE:	Upland Acreage: 3.60 AC JD Wetland Acreage: 0.00 AC Gross Acreage: 3.60 AC
OWNERSHIP HISTORY:	George H. Decker, 1705 Wedgefield Dr., Rock Hill, South Carolina, 29732, has owned for over 5 years (*except Parcel #8). Current asking price is $825,000, Re/Max Realty One, Crystal River, Fla.
PRIMARY PARCEL ADDRESS:	360 N. Mullet Point; Crystal River, Citrus County, Fla.
LAND USE/ZONING:	CLR (Coastal Lakes Res.) 3.25 AC +/- CLC (Coastal Lakes Comm.) .35 AC +/-
2020 ASSESSED VALUE:	$218,730 Overall** Assessed Value **CCPA 2020 Assessed Value includes Land @ $215,020 & Improvements @ $3,710. Proposed 2021 Assessed Value is $474,580.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

UTILITIES:	Ozello Water Association central water, individual septic systems, and Withlacoochee River Electric Coop.
FLOOD ZONE INFORMATION:	Zone AE (possible CAZ/Velocity), FIRM 12017C-0285E, dtd 1/15/21; a current survey is required to confirm.
MINERAL RIGHTS:	None Apparent
EASEMENTS:	Access/Utilities Easements (OR BK 1299/249; 1043/1956; 1773/638; & 1791/715).
OTHER ENCUMBRANCES:	Quit Claim Deed filed 5/28/21 (OR BK 3178/1159) on .20 Acre "Elbow" area by assumed family members Stacy Armstrong and Kim Duemler.
HIGHEST AND BEST USE:	As Vacant - Residential Waterfront As Improved - Residential Waterfront
PRESENT USE:	Vacant Land (with old Bldg & Misc Imp)
OPINION OF VALUE:	$ 700,000 Market Value, as if vacant
APPROACHES TO VALUE:	Sales Comparison Approach $ 700,000* *As if Vacant Land (after demolition & removal cost of $20,000).
SPECIAL ASSUMPTIONS OR LIMITING CONDITIONS UNDER WHICH VALUE IS BASED:	It is assumed as an **Extraordinary Assumption** that tax parcel 34/18S/16E-2B0A0-0130 purchased by Stacy Armstrong and Kim Duemler (George Decker family members) is to be assembled with the balance of the subject property.
UNIT VALUES:	*<u>Overall Subject Parcel</u> As If Vacant Land - $200,000/Acre (Less: $20,000 Demolition/Removal)
SALES DATA:	*<u>$/AC Range (Prior/After Adjustments)</u> $27,619/AC to $224,913/AC (As if Vacant Land) *via Sales Comparison Approach

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

SUBJECT PROPERTY AERIAL PHOTO/TAX MAP

(Not to Scale.....Visual Purposes Only)



Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

PREMISE OF THE APPRAISAL

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Scope of Appraisal

The primary subject property valuation element is considered to be the subject parcel as vacant land. The scope of this assignment includes physical inspection of the subject, and the surrounding influences of the subject neighborhood; analyze all site characteristics of the subject; research the Northwest Central Florida market area for comparable sales, and inspection of each; analyze all data as it relates to the subject; conclude an estimate of market value from the range of value indicators utilizing the Sales Comparison Approach; and finally, prepare an Appraisal Report which fully explains and documents the analyses and conclusions of the appraiser. The data utilized throughout the entire analysis was confirmed by the appraiser. The intended use of the appraisal is to estimate Market Value of the subject for Citrus County BOCC internal valuation analysis. The client and intended user is the Citrus County BOCC, and Susan Boelk, Land Section Manager.

Purpose and Use of Appraisal

The purpose and intended use of this appraisal is to estimate the current market value of the fee simple interest in the subject parcel as of Sept. 16, 2021, for the client and the intended users.

Identification of Market Analysis & Criteria

The market identified for analysis purposes and ultimate conclusion of value includes the current and competitive open market, using sales similarly influenced as the subject. The Sales Comparison Approach to value will be included in this report for valuation of the **Fee Simple Interest**. The Income Capitalization Approach will not be applicable due to the lack of comparable market rental data. The Cost Approach was not deemed applicable for use due to the older actual physical ages and estimated effective ages of any subject improvements. The subject is not considered a business enterprise and the valuation analysis does not include a value in use.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Appraiser Statement of Competency

Hugh E. Tolle, SRA, Cert Gen RZ 1679, has been active in the valuation of various types of real estate in Northwest Central Florida since 1988. The types of real estate appraised include a variety of vacant land, residential, commercial, industrial, easements, and partial interests. Clients include many regional financial institutions, individuals, mortgage companies, attorneys, accountants, and various governmental agencies. The appraiser is competent with a broad range of experience valuing various types of properties similar to the subject property.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Definitions

Definitions compiled from The Appraisal of Real Estate, 14th Ed., 2013, and The Dictionary of Real Estate Appraisal, 5th Ed., 2010, Uniform Standards of Professional Practice, 2020-2021 Ed.

Assessed Value

Assessed value applies in ad valorem taxation and refers to the value of a property according to the property assessment rolls. The assessed value schedule may not conform to market value, but it usually is calculated based on market value.

Market Value

Market Value is defined as: "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

1) buyer and seller are typically motivated;

2) both parties are well informed or well advised, and acting in what they consider their best interests;

3) a reasonable time is allowed for exposure in the open market;

4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

5) the price represents normal consideration for the property sold unaffected by special creative financing or sales concessions granted by anyone associated with the sale.

Condition number 3 of the preceding definition of Market Value assumes that "a reasonable time is allowed for exposure in the open market". Therefore, it is important to also define Exposure Time.

Exposure Time is defined as: "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions."

Extraordinary Assumption

An assignment-specific assumption, as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Sourced from USPAP (2020-2021 Ed).

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Effective Date of Value Opinion

The effective valuation date of this appraisal is Sept. 16, 2021. The report date is Oct. 7, 2021.

Property Rights Appraised

The property rights of the subject are those rights considered as Fee Simple, with all normal rights intact. Fee Simple is defined as "an absolute fee, a fee without limitation to any particular class of heirs, or restriction, but subject to limitations of eminent domain, escheat, police powers and taxation."

Marketing Time & Exposure Time

Based on sales data, and discussions with market participants, the marketing time is, and the exposure time has been up to 12 months for vacant waterfront parcels similar to subject located in northwest central Florida if competitively priced.

Hazardous Waste Conditions

The appraiser is not expert in determining the presence of hazardous substances defined as all hazardous or toxic wastes, pollutants, or contaminants either used in construction or stored on the property. The appraiser has not been provided with any certification that no hazardous substances are present which would adversely affect market value. Physical inspection and aerial photography maps did not reveal any apparent above ground hazardous waste conditions. The subject does include an old building and various minor old site improvements. It is assumed that no hazardous waste conditions exist that would negatively effect the value estimate. If the client desires complete assurance of no hazardous waste conditions, then a Phase 1 Environmental Site Assessment is recommended.

Extraordinary Assumption

It is assumed as an **Extraordinary Assumption** that tax parcel 34/18S/ 16E-2B0A0-0130 purchased by Stacy Armstrong and Kim Duemler (George Decker family members) is to be assembled with the balance of the subject property.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

PRESENTATION OF DATA

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Regional and Area Analyses

Florida is a peninsula state ranking fourth in population with 21,597,128 MOL inhabitants (April 2020) and has boasted one of the nation's fastest growing SMSA's, Fort Myers-Cape Coral (according to the US Census). The Census Bureau projects that Florida will become the nation's third largest state by 2025. Population projections since the 2010 Census had been slower than previous years due primarily to current economic conditions (University of Florida, Bureau of Economic and Business Research, "Florida Estimates of Population," April 2020).

In 1990, there were 240 Floridians per square mile. Density had increased to 267 persons per square mile in 2008. The median age of Florida's population was 36.4 years in 1990 and 37.3 years in 2008. The median age for the U.S. as a whole was 34.3 years in 2008. The continued upward growth pattern is consistent with the national trend of population shifts to the "Sunbelt" states. The Tampa-St. Petersburg-Clearwater SMSA is located on the Central West Coast of Florida and includes the counties of Hillsborough, Pinellas, Pasco and Hernando. Florida's economy has been primarily noted for tourism and agriculture; nonetheless, in recent years the economy has expanded and diversified as "high tech" industries and service businesses have prospered. The state is recognized as having one of the leading business climates due to mild year round temperatures, nonunionized labor and lower energy costs. New businesses and industries have attracted some displaced employees from the North. Naturally, the past high growth rate had brought its share of problems. Water quality, municipal services, planning development and adequate transportation arteries are all of major concern. Governmental leaders as well as members of the private sector continue to be working together to solve these problems.

CITRUS COUNTY ANALYSIS

Citrus County is located on the west coast of Florida bordered by Levy and Marion Counties to the north, Sumter County to the east, Hernando County to the South and Gulf of Mexico to the west. Citrus County contains 584 square miles. The Withlacoochee River meanders 45 miles along Citrus County's north and east borders. Located to the west of the river, along east Citrus County, is Lake Tsala-Apopka chain of lakes. This recreational area is 22 miles long and covers 24,000 acres. Three large fresh water rivers flow through the county: Chassahowitzka, Homosassa, and Crystal River. Citrus County had an April 2020 population estimate of 149,383.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Citrus County experienced an impressive 70.9% increase between 1980 and 1990, growing by 38,800 residents. The April 2010 US Census Citrus County population was 142,202, a 20.42% increase over the 2000 Census population of 118,085. Citrus County is predominantly composed of elderly residents with the two major age categories being the 45-64 year olds, and the 65 and over classification.

Principal industries in the Citrus County area are commerce, agriculture, construction trade, and some mining. The leading employer in the area, with the exception of the county government and school board, is the Duke Energy Power Generating Plant. Other industries in the area are tourist attractions, boat tours, and marinas. The county government is directed by five elected county commissioners serving four-year terms. The county government is managed by an appointed county administrator. The City of Inverness and City of Crystal River is directed by five elected council members, a mayor and an appointed city manager. These governmental agencies are reasonably efficient, and provide adequate levels of both fire and police protection.

Citrus County is traversed in a north/south direction by US Hwy 19 and US Hwy 41. Other major arterial routes include SR 44, CR 480, CR 488 and CR 486, which are all east/west arteries. CR 491 and CR 495 traverse the county in a north/south direction. I-75 and the Florida Turnpike are located 12 miles east of Inverness. The Suncoast Parkway connects Tampa to the southern boundary of Citrus County at US Hwy 98, and is presently under construction being extended north to SR 44. Two county owned airports, located in Inverness and Crystal River, provide access for light aircraft. The Citrus County school system includes three high schools, four middle schools, several special education centers, and ten primary schools with a fall 2020/2021 enrollment of over 14,000 students. Higher education is available at the College of Central Florida Lecanto campus. Citrus County is served by two hospitals, Citrus Memorial Hospital and Seven Rivers Community Hospital, and many medical offices.

Summary -

Citrus County continues to experience increased popularity and growth, with stabilized to increasing property values being experienced. The main problem for Citrus County has been a lack of varied industry, and employment as a result of increased retiree population. Trends appear to indicate a positive expectation for future growth with continued popularity due to the variety of amenities offered within Citrus County. The subject should be favorably impacted by these factors of predicted future growth as the economy continues to strengthen.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Neighborhood Analysis

A neighborhood is defined as an area having similar or complementary land uses. The general neighborhood which has the greatest impact upon the highest and best use of the subject property is best described as the commercial, residential, conservation, recrea-tional, and agricultural land uses of western Citrus County being west of US Highway 19. This area is significantly affected by its proximity to the Gulf of Mexico, Homosassa River, Halls River, Chassahowitzka River, St Martins River, Crystal River, Withlacoochee River, and the old Cross Florida Barge Canal. The influence of these waterways, various creeks, and marsh land areas is significant as evidenced by the variety of uses dependent upon recreational trade. The economic neighborhood of the subject is expanded beyond the above mentioned general physical boundaries as it is impacted by the same land use types in northwest central Florida. Much of the property lying near the subject is the Gulf of Mexico, and conservation lands, owned by the State of Florida.

The economic uses that impact the subject includes a mixture of limited commercial and residential development that abound primarily due to the waterway systems located in the general area. Commercial uses within the general area include fishing and hunting camps, RV/mobile home parks, restaurants/bars, motels, bait/tackle shops, marinas, commercial fishing operations, and various other retail establishments that cater to the sportsman, tourist, and recreational enthusiast. There appears to be no great demand for additional intense commercial support facilities in this immediate neighborhood near the subject. Major supportive services for the neighborhood are located in Homosassa Springs and Crystal River.

Homosassa is one of the oldest residential communities to be found along Florida's Gulf Coast being originally settled in the early 19th century. Before the Civil War, Homosassa supported a major sugar growing and refining industry. After the War, the community became a major timbering center and the Homosassa River made a natural port for steam ships. Today, Homosassa has become a waterfront residential, fishing and tourism area with many restaurants, motels, and campgrounds. The Homosassa River is primarily spring-fed and is considered a significant ecotourism destination in the State of Florida due to it's natural beauty and being a winter home of the endangered West Indian Manatee. The subject property is located north of Homosassa Springs and south of Crystal River within the community of Ozello at the end of N. Ozello Trail (CR 494) on a small island.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Just south of the Homosassa-Homosassa Springs area and west of US Hwy 19 is the vast Chassahowitzka National Wildlife Refuge. The refuge includes approximately 31,000 acres of estuarine refuge and is accessible mostly by boat. The tract is home to a number of endangered species, including the Florida Black Bear. This refuge is connected to the Crystal River Wildlife Refuge to the north and State refuges along the Weeki Wachee River to the south. Most of this area is protected wetland wilderness.

The general area offers a typical mixture of uses. Major commercial uses are found along US Hwy 19 which include offices, restaurants, retail strip centers, gas stations, banks, auto service repair, churches, motels and medical facilities. The majority of commercial improvements in the neighborhood are free standing owner occupied units. The existing commercial improvements vary widely in age, size and function.

The road system within the general neighborhood is good with the primary north/south traffic corridor being US Hwy 19 connecting southwest Citrus County to Inglis (Levy County). The primary east/west traffic corridors being SR 44 connecting Crystal River to Inverness, US Hwy 98 connecting SW Citrus County to Brooksville (Hernando County), CR 490 and W. Grover Cleveland Blvd connecting SW Citrus County to Lecanto. The neighborhood near the waterway systems is moderately built-up with residential and limited commercial structures. The majority of the remaining vacant land area is environmentally sensitive and requires extensive permitting by various governmental agencies for development.

For the purposes of this appraisal, the immediate subject neighborhood boundary will be defined as the waterfront areas lying along or near the Homosassa and Halls Rivers, St Martins River, Crystal River, Chazzahowitzka River, and the Withlacoochee River in western Citrus County. Within this area, various refuges, parks, and associated state owned lands forms a transitional north-south boundary separating the more intense western US Hwy 19 highway commercial land uses from the waterfront commercial and residential land uses.

The past growth pattern for the immediate subject neighborhood residentially, has been predominantly within the waterfront recorded and unrecorded subdivisions of western Citrus County. The location of the subject property is so that this trend should positively affect its marketability. The subject's immediate neighborhood has the greatest impact upon the highest and best use of the subject. It is from this immediate neighborhood boundary area that the subject is primarily impacted in terms of access, visibility and economic support.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

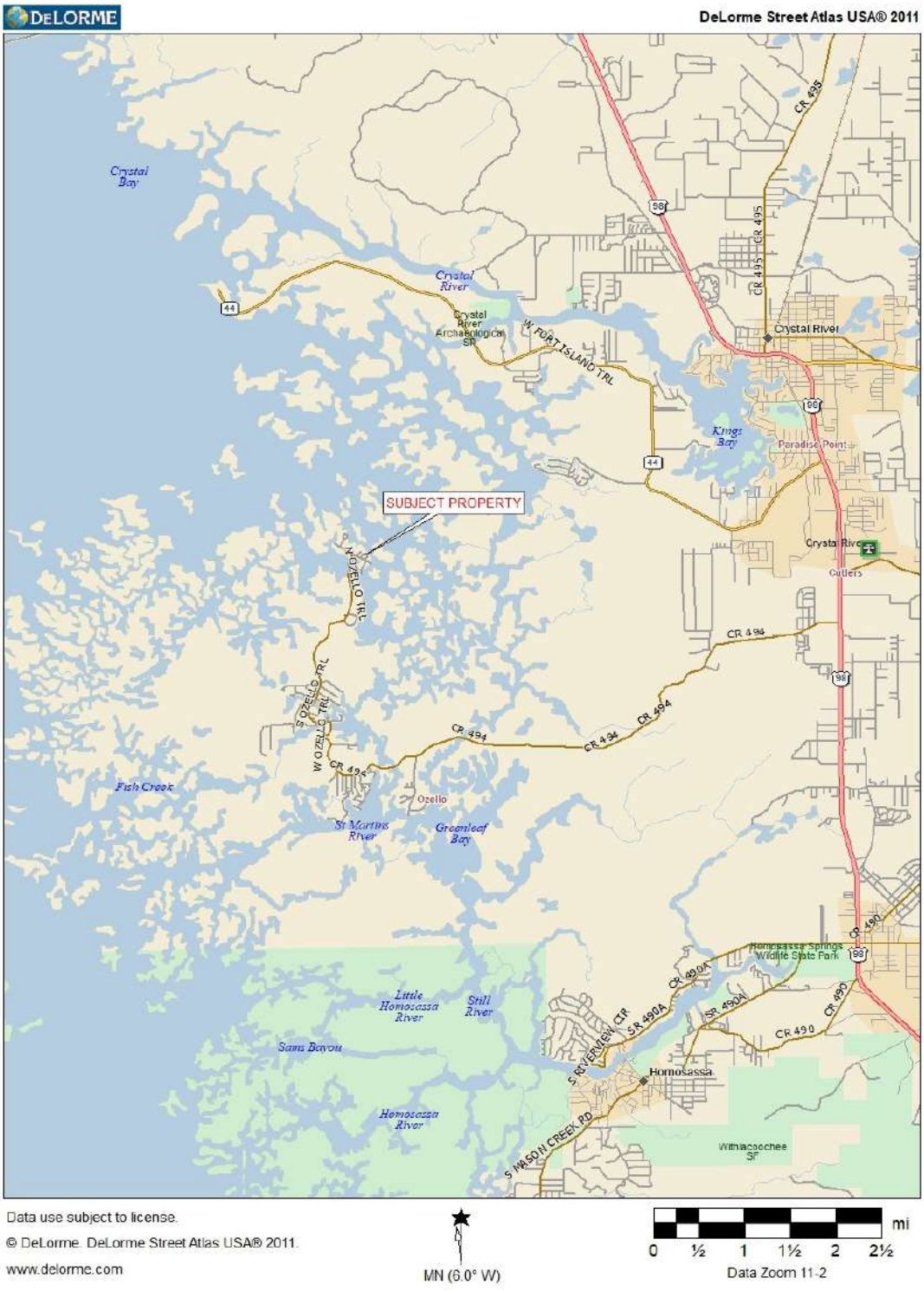
Conclusion -

The immediate subject neighborhood is in transition from older residences to newer waterfront homes, and some limited waterfront commercial uses. The subject property is located in an area where this waterfront access and growth reflects positively on its potential future development. Waterfront property values, both vacant and improved, have been increasing due primarily to the access to the riverine systems and the Gulf of Mexico.

The subject property is located in an area where the potential for growth should reflect somewhat positively on its future development as economic conditions continue to strengthen.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

GENERAL NEIGHBORHOOD MAP



Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Site Data Analysis

Subject Identification

The subject is identified as the George H. Decker Estate property. According to Citrus County Property Appraiser (CCPA) tax records, the subject property includes eight (8) adjacent tax parcels totaling 3.97 Acres. A boundary and jurisdictional wetland survey, prepared by Citrus Engineering and Surveying, Inc., of Inverness, Fla., reflects the subject parcel as being 3.60 Acres (Job 11-8165; 11/9/2011). Seven of the parcels (#1-#7) are owned by George H. Decker, and parcel #8 is apparently owned by family members, *Stacy Armstrong and Kim Duemler. The old boundary survey site size of 3.60 Acres will be assumed as correct. The subject includes the following eight (8) CCPA tax parcels:

ID	Tax Parcel #	CCPA Size	Land Use	Waterfront	Road Front
1.	34/18S/16E-2B0A0-0050	2.94 AC	CLR/CLC	700 LF +/-	407 FF +/-
2.	34/18S/16E-2B0A0-0101	.08 AC	CLR	N/A	N/A
3.	34/18S/16E-2B0A0-0111	.11 AC	CLR	N/A	N/A
4.	34/18S/16E-2B0A0-0112	.03 AC	CLR	N/A	N/A
5.	34/18S/16E-2B0A0-0113	.05 AC	CLR	N/A	N/A
6.	34/18S/16E-2B0A0-0120	.51 AC	CLR	N/A	159 FF +/-
7.	34/18S/16E-2B0A0-0121	.05 AC	CLR	N/A	N/A
8.*	34/18S/16E-2B0A0-0130	.20 AC	CLR	N/A	N/A
	Totals	3.97 AC		700 LF +/-	566 FF +/-

Location

The subject is located in the community of Ozello within the SW 1/4 of Sec 35/Twn 18S/Rge 16E being approximately 5 miles west of US Hwy 19 in western Citrus County (northern terminus of N. Ozello Trail/CR 494) at 360 N. Mullet Point, Crystal River, Fla.

Legal Description

A complete legal description is included after this section below.

Total Size

3.60 AC/156,816 SF; estimate of size taken from a boundary and jurisdictional wetland survey prepared by Citrus Engineering and Surveying, Inc., of Inverness, Fla., Job 11-8165; 11/9/2011. The land size is assumed as correct, but not warranted by the appraiser.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Road Frontage & Water Frontage

Legal & physical access to the eastern Right-of-Way of N. Pirate Pt (284 FF +/-), a two-laned asphalt paved public street, and the northern Right-of-Way of W. Sanddollar Lane (282 FF +/-), a two-laned limerock street (private portion), and a portion of N. Mullet Point, a single-laned limerock private street. The subject includes 700 LF (+/-) of canal and Salt Water Bay waterfrontage. The subject lies on a primarily residential island adjacent to the south and east of the Citrus County Ozello Community Park which includes a public boat ramp, parking area, picnic tables, etc.

Shape/Dimensions

Overall Irregular (see maps after this section below)

Topography/Vegetation/Soils

The subject is assumed to include predominantly upland topography, is moderately wooded, grassy/gravel areas, mounded areas, and includes oak, cedar, palm, and a variety of other tree types. Drainage appears to naturally flow towards the east.

Flood Zone

Zone AE (possible CAZ/Velocity), FIRM 12017C-0285E, dtd 1/15/21; Elevation 13'. A current boundary survey is required to confirm.

Easements, Encroachments, and Encumbrances

We were not provided a current title report, current boundary survey, and/or current jurisdictional wetland survey to review. The subject property includes several access and utility easements (OR BK's 1299/249, 1043/1956, 1773/638, & 1791/715). These easements could limit potential use of the land area within said easements. We are not aware of any other encroachments or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from encroachments or restrictions, and further assumes that the subject has clear and marketable title being under ownership control of the George H. Decker Estate.

Adjacent Land Uses

North: Salt Water Bay/Ozello Community Park (CLR & CON)
South: Waterfront Residential (CLR)
East: Waterfront Residential (CLR)
West: Waterfront Residential (CL/MH)

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Improvements

The subject includes a boarded up CBlk Bathhouse building (1,100 SF GBA +/-; Blt 1962, updated later), several concrete slabs, fencing, electrical panel box, old septic tanks/lift station, portions of old seawall, etc. According to Citrus County Planning and Development, the building structure has no vesting rights. Overall, these improvements are in poor condition, have reached the end of their economic life, and do not add any significant contributory value.

Land Use/Zoning Designation (see Land Use/Zoning Section below)

CLC - Coastal Lakes Commercial (.35 Acres +/-): Primarily limited waterfront commercial type uses allowed (or residential at maximum of 1 DU/40 Acres).

CLR - Coastal Lakes Residential(3.25 Acres +/-): Primarily low-density residential type uses allowed in the coastal, lakes, and river regions of the County.

Utilities

The subject is serviced with: **Electrical -** WREC; **Water -** Central (Ozello Water); **Sewer -** Septic systems; and **Telephone -** Embarq.

Hazardous Conditions

It is assumed that no known hazardous waste conditions exist that would negatively affect the market value estimate.

Other Influences/Features

According to Citrus County Planning and Development, the subject was at one time developed as the Pirates Cove which included a restaurant/tavern, 10 unit one-story motel, and recreational vehicle/cabin sites. The property was significantly storm damaged in 1993 and 1996. The restaurant/tavern, motel, and cabins were demolished in 2010/11. The property includes approximately 14 lots (remnant lots of an unrecorded subdivision) within 8 tax parcels. The current ownership had applied in 2013/14 (CPA-AA-PUD-13-01) for small scale Comprehensive Plan and Atlas Amendment, and PUD request (in 2017) to change the overall land use to CLC (Coastal Lakes Commercial) to allow for a potential restaurant/bar and condominium resort development. Due to various Comprehensive Plan, Land Development Code, and flood zone issues, the development plans were denied by County staff and by the Planning Development Commission.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Oil/Gas or Mineral Deposits

There is assumed that there is no significant oil/gas or mineral deposits on the subject property.

Extraordinary Assumption

It is assumed as an **Extraordinary Assumption** that tax parcel 34/18S/16E-2B0A0-0130 purchased by Stacy Armstrong and Kim Duemler (George Decker family members) is to be assembled with the balance of the subject property.

Conclusion

The subject site is assumed to include a total of 3.60 acres which is located in the Ozello waterfront area of western Citrus County with adequate public road frontage and access. The overall site is irregular in shape with assumed predominant upland characteristics, has an eight (8) tax parcel site configuration (assumed 14 remnant lots from unrecorded subdivision), approximately 700' of water-frontage, and located adjacent to waterfront residential and a County park/boat ramp. The old building and site improvements offer no significant contributory value due to their poor condition and they have reached the end of their economic life.

The waterfront location of the site with a mixed CLR (3.25 AC +/-) and CLC (.35 AC +/-) land use designation, multi-parcel site config-uration, and primarily upland topography makes the subject site potentially suited for some type of waterfront development. No current boundary survey and/or wetland jurisdictional survey was presented to the appraiser for review.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

SUBJECT PARCEL LEGAL DESCRIPTION

(From old Boundary Survey...Assumed as Correct)

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID TOWNSHIP A DISTANCE OF 10560.00 FEET; THENCE NORTH A DISTANCE OF 1788.05 FEET; THENCE N51°16'51"W A DISTANCE OF 14.98 FEET; THENCE N30°21'30"E A DISTANCE OF 139.30 FEET; THENCE S59°38'30"E A DISTANCE OF 200.00 FEET; THENCE N30°21'30"E A DISTANCE OF 150.00 FEET; THENCE N59°38'30"W A DISTANCE OF 148.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH PIRATE POINT; THENCE S59°38'33"E A DISTANCE OF 8.33 FEET; THENCE N30°21'30"E A DISTANCE OF 158.82 FEET TO THE PC OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 26°06'18" AND A RADIUS OF 340.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 154.91 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S88°35'20"E 153.75 FEET) THENCE N78°32'56"E A DISTANCE OF 156.97 FEET TO THE MEAN HIGH WATER LINE OF SALT WATER BAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1623, PAGE 1125-1127 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: S15°47'08"E 50.74 FEET; N89°56'00"E 12.48 FEET; N67°34'09"E 35.77 FEET; N84°07'29"E 18.45 FEET; S67°16'15"E 39.54 FEET; S80°29'10"E 29.80 FEET; N87°50'07"E 29.42 FEET; N74°19'48"E 39.87 FEET; S53°41'11"E 13.44 FEET; S22°01'26"W 11.64 FEET; S52°33'43"E 10.64 FEET; S86°39'32"W 22.50 FEET; S39°52'48"W 17.93 FEET; S15°11'27"E 15.34 FEET; S35°05'13"E 26.37 FEET; S06°05'31"E 31.55 FEET; S22°53'04"E 24.01 FEET; S33°36'50"W 24.91 FEET; S15°00'43"W 23.19 FEET; S49°35'33"W 20.99 FEET; S75°59'40"W 59.55 FEET; S77°51'53"W 50.52 FEET; S81°24'19"W 36.74 FEET; N52°48'44"W 24.29 FEET; S81°56'05"W 35.53 FEET; S22°45'05"W 24.87 FEET; S02°08'17"W 22.59 FEET; S30°46'55"E 14.79 FEET, TO A POINT ON THE EASTERLY BOUNDARY LINE OF LANDS IN OFFICIAL RECORD BOOK 109, PAGE 532 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; SAID POINT BEING ON THE ARC OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 28°38'05" AND A RADIUS OF 50.00 FEET THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID BOUNDRY LINE A DISTANCE OF 24.99 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S16°29'13"E 24.73 FEET); THENCE S58°45'17"W ALONG SAID BOUNDARY LINE A DISTANCE OF 46.89 FEET TO THE AFOREMENTIONED MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: N51°19'09"W 19.61 FEET; N58°31'30"W 19.35 FEET; N61°48'45"W 20.95 FEET; N70°22'29"W 13.41 FEET; S89°32'03"W 20.13 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE AND ALONG THE SOUTHEASTERLY BOUNDARY OF AFOREMENTIONED LANDS IN OFFICIAL RECORD BOOK 1623, PAGES 1125-1127; N59°38'30"W A DISTANCE OF 7.61 FEET; THENCE CONTINUE ALONG SAID BOUNDARY S30°23'25"W 125.03 FEET; THENCE N59°37'06"W 281.50 FEET; TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH PIRATE POINT; THENCE N30°28'38"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 124.92 FEET TO THE POINT OF BEGINNING. CONTAINING 3.60 ACRES MORE OR LESS. SUBJECT TO PRESCRIPTIVE RIGHT-OF-WAY OF WEST SANDDOLLAR LANE AND NORTH MULLET POINT.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

SUBJECT PARCEL PHOTOGRAPHS



View of southwest corner of Subject Property



View of N. Pirate Point looking North (Subject on the right).

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

SUBJECT PARCEL PHOTOGRAPHS



View of W. Sanddollar Lane looking West (Subject on the right).



View of N. Mullet Point looking North (Subject on the left).

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

SUBJECT PARCEL PHOTOGRAPHS



View of Subject Bathhouse Bldg from the South.



Typical Interior View of Subject mounded areas.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

SUBJECT PARCEL PHOTOGRAPHS



View of Subject waterfront area from South (note Salt Water Bay, Canal, & subject shoreline).



Typical Interior View of Subject from the North.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

SUBJECT PARCEL PHOTOGRAPHS



View of old Electrical Panel near Subject Bldg.



View of Ozello Community Park picnic table area.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

SUBJECT PARCEL PHOTOGRAPHS



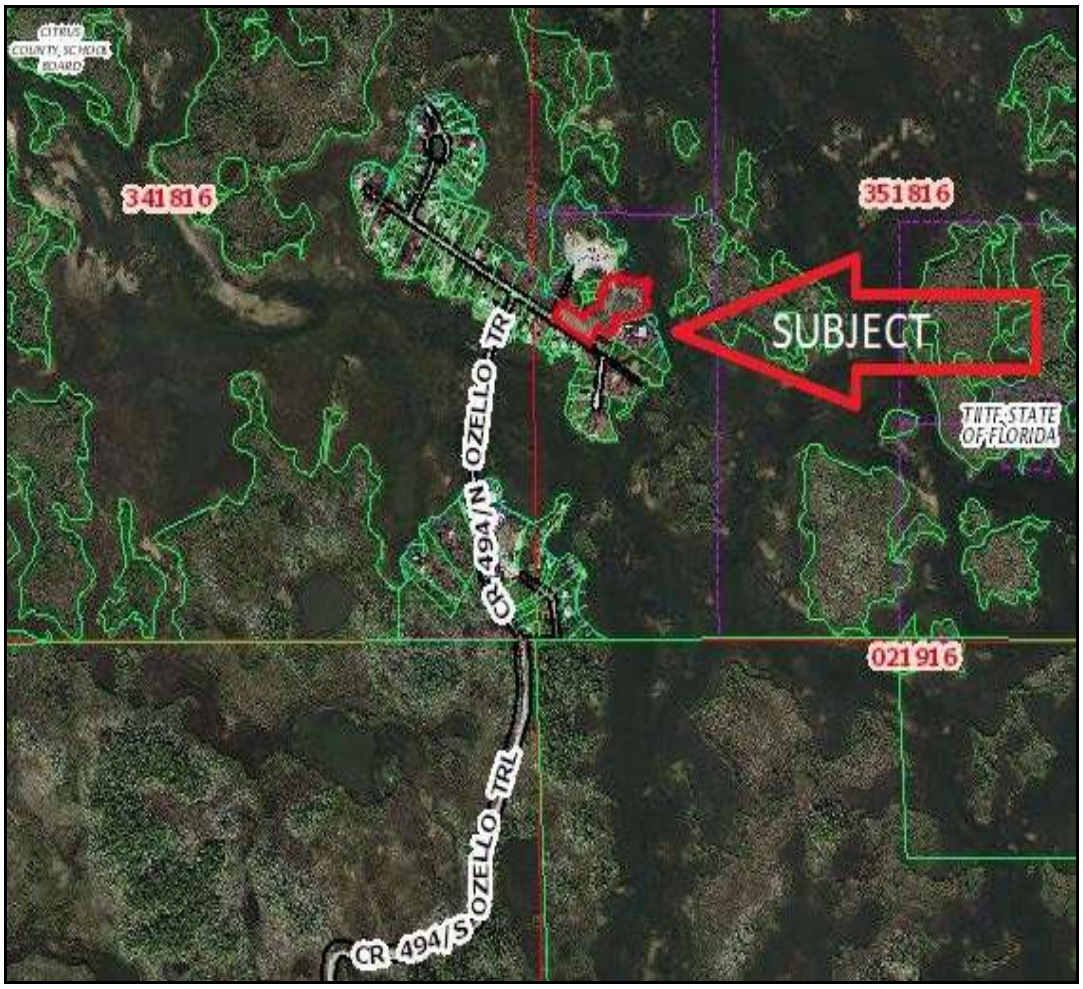
View of Salt Water Bay from Ozello Community Park public boat ramp loading area.



View of N. Ozello Trail access looking South.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

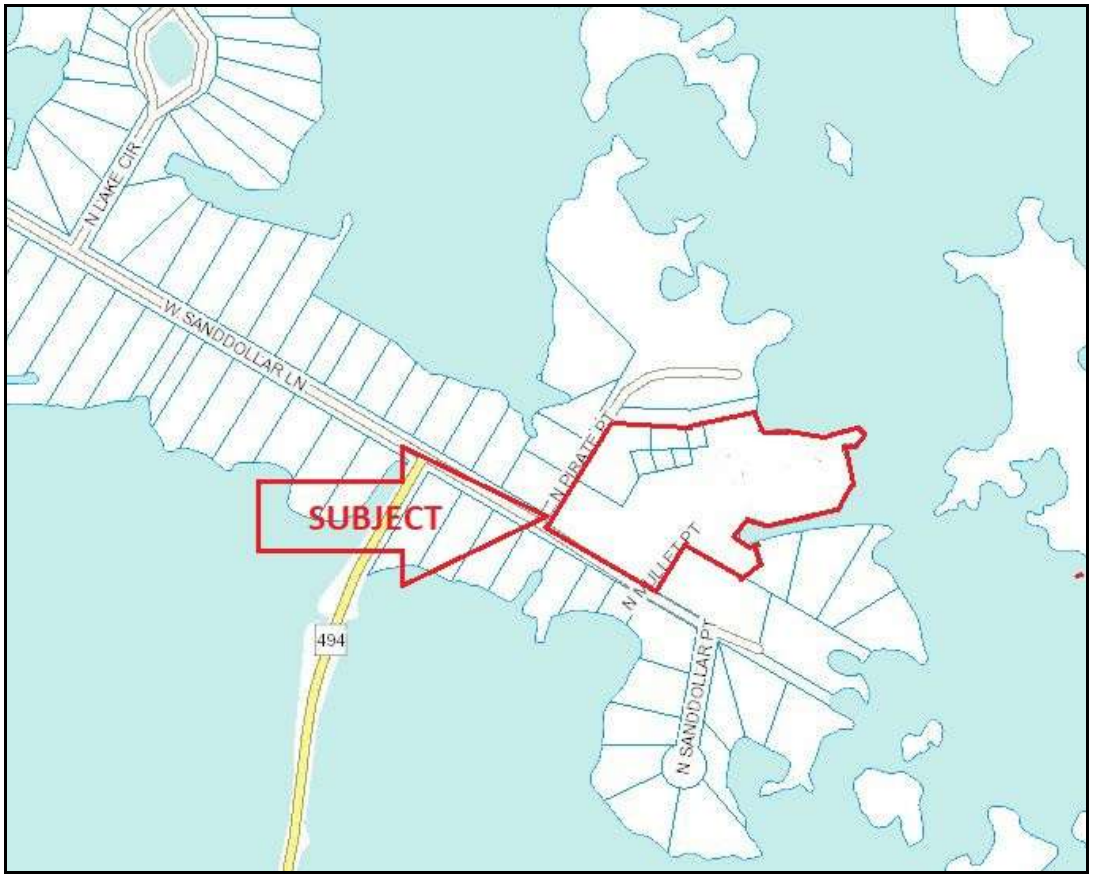
SUBJECT GENERAL LOCATION MAP



Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

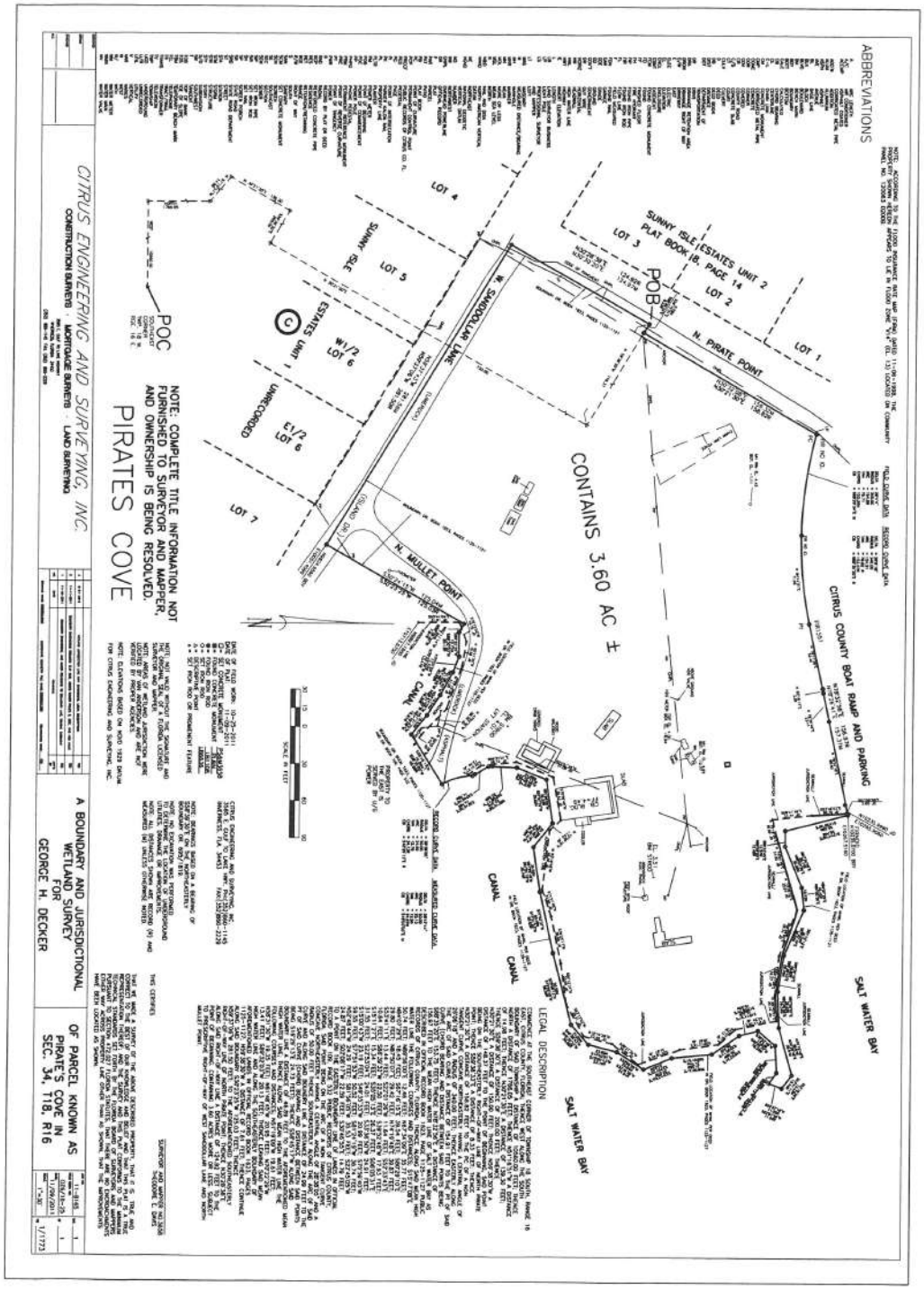
SUBJECT PARCEL GIS MAP

(Not to Scale...Visual Purposes Only)



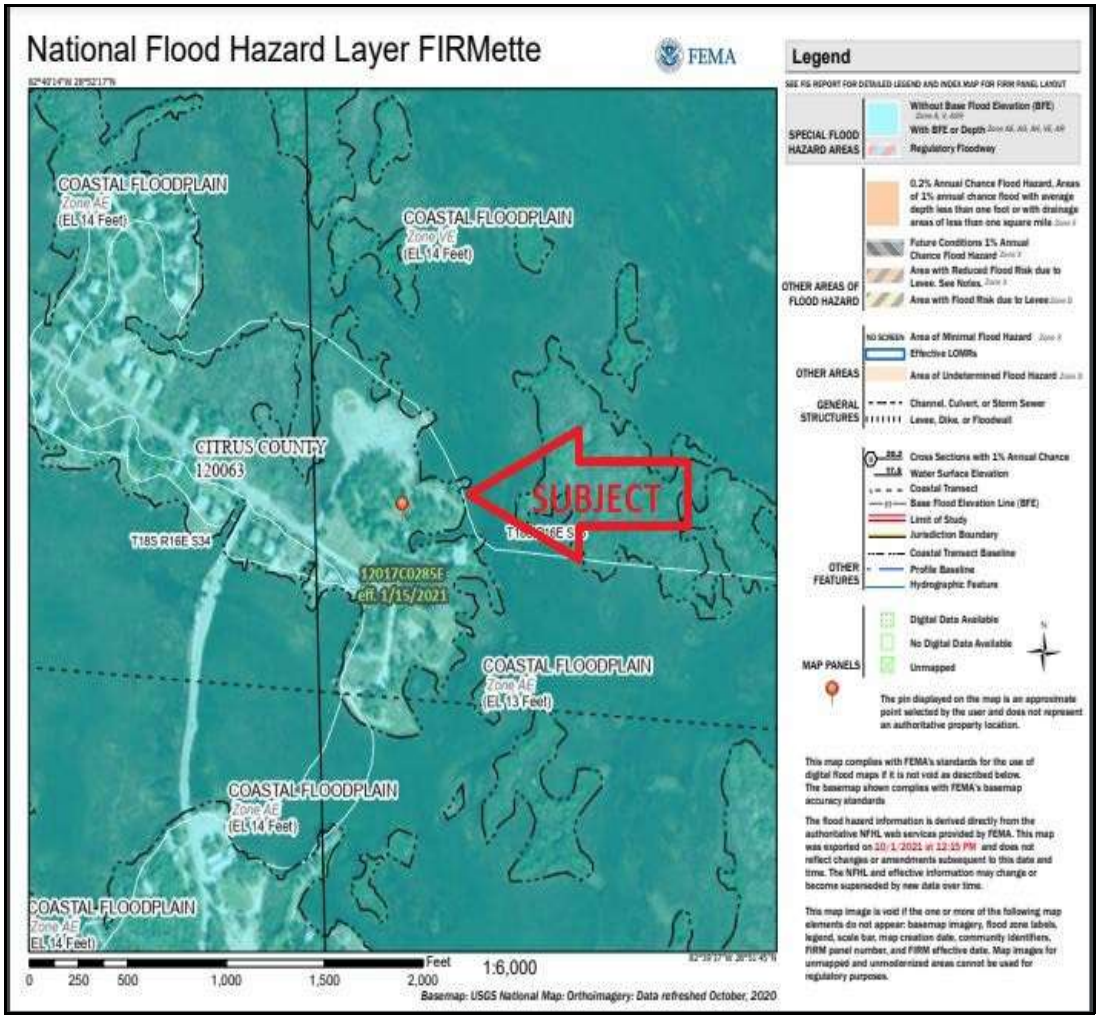
Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

SUBJECT PARCEL OLD BOUNDARY SURVEY



Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

SUBJECT PARCEL FLOOD ZONE MAP



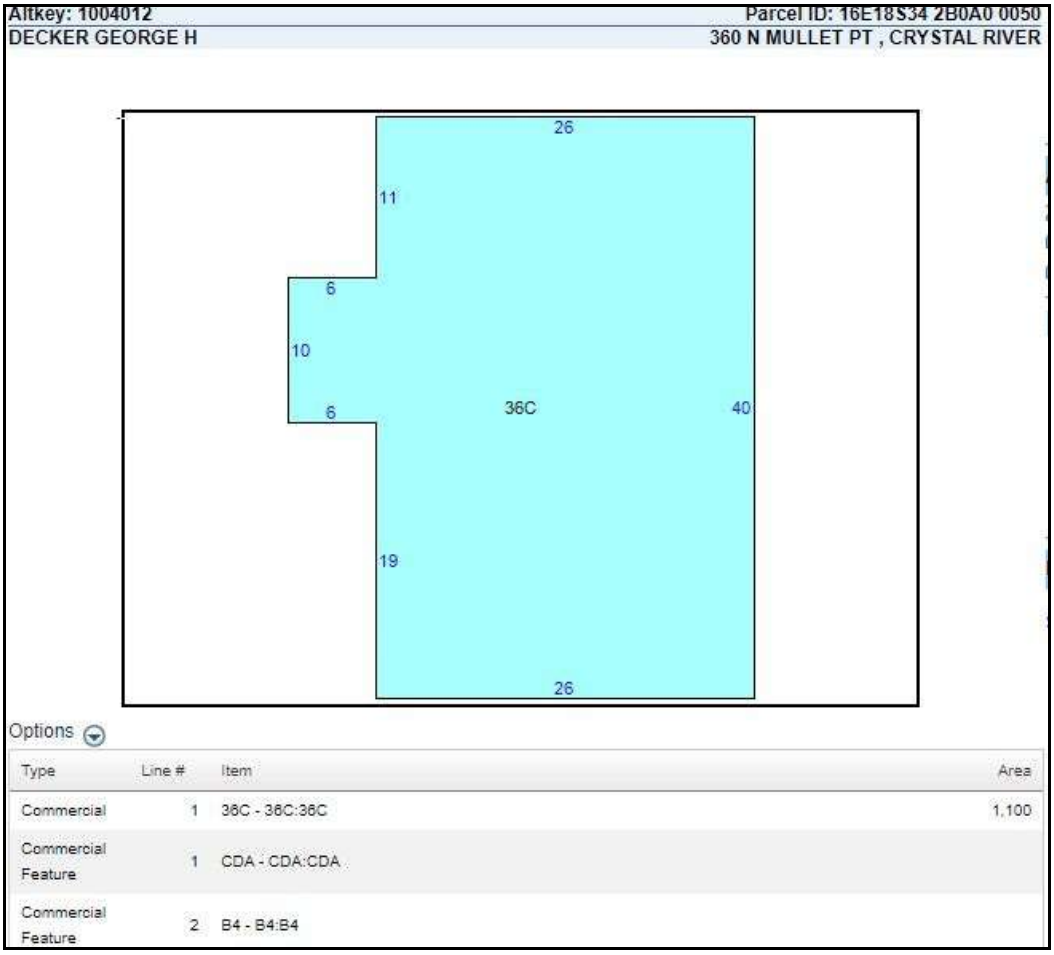
Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

SUBJECT PARCEL LAND USE/ZONING MAP



Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

SUBJECT BUILDING SKETCH
(From CCPA Tax Records)



Type	Line #	Item	Area
Commercial	1	36C - 36C:36C	1,100
Commercial Feature	1	CDA - CDA:CDA	
Commercial Feature	2	B4 - B4:B4	

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Citrus County Land Use & Zoning

2410. COASTAL AND LAKES COMMERCIAL DISTRICT (CLC)

This category designates those areas suitable for commercial development within the coastal, lakes, and river regions. The commercial uses allowed in this category are water related, water dependent, or necessary for the support of the immediate population. The designation is intended for a single commercial use or business on a single parcel of property. Commercial centers are not allowed, but multiple activities operated by a sole entity are allowed. This requirement is not intended to limit the number of structures as long as the development meets all requirements of this LDC.

Single family residential development shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner. In addition to commercial uses, the category allows for a single family residence as an accessory use to the primary commercial use of a lot or parcel. The intent is to allow a business owner or employee to live on-site with his/her family. Such single family dwelling units are allowed on the second floor of a building, or as an attached ground floor unit, or as a detached dwelling unit, preferably to the rear of the property.

Furthermore, CLC designated lands shall not be subdivided for the purpose of increasing residential density beyond the density allowed within the Low Intensity Coastal and Lakes District, that is, one dwelling unit per 20 acres outside of the V-zone and one unit per 40 acres within the V-zone. Existing lots of record smaller than the above standards shall be recognized as valid non-conforming lots.

2403. COASTAL AND LAKES RESIDENTIAL DISTRICT (CLR)

This category recognizes lawful unrecorded and recorded subdivisions within the coastal, lakes, and river regions of the County. Density shall be limited to the maximum provided by the final development order approved for the underlying subdivision plat. Replatting to accomplish clustering and/or development consistent with current standards will be permitted provided gross density is not increased.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Summary -

The subject property includes approximately .35 acres +/- of CLC land use area which lies within the northern waterfront portion of Subject Parcel #1 (34/18S/16E-2B0A0-0050). The CLC land use allows primarily a variety of limited commercial improvements and a single-family residential utility. The exact CLC site area boundary has apparently not been determined, but it lies adjacent to the south of the Ozello Community Park. It was apparently the previous site area for the old Pirates Cove restaurant/tavern and motel.

The CLR portion includes approximately 3.25 acres +/- and is the balance land area of the subject property. It is somewhat of a restrictive land use designation (low intensity coastal and lakes residential district) and primarily allows for low-density residential improvements.

It is highly unlikely that a more intense residential and/or commercial land use or zoning change could be approved due to the Citrus County Land Development Code standards for the waterfront and conservation characteristics of the immediate area. The subject property is assumed to include 14 lots (remnant lots of an unrecorded subdivision) within 8 tax parcels. These lot boundary lines could potentially be reconfigured and/or several lots combined via the Citrus County Lot Reconfiguration process.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

2020 Subject Property Tax Information

ID	TAX AK#	LAND VALUE		IMPROVEMENTS		EXEMPTION		JUST VALUE	2020 TAXES
1	1004012	$190,400	+	$ 3,450	-	$ 0	=	$193,850	$2,894.31
2	1004021	$ 2,980	+	$ 0	-	$ 0	=	$ 2,980	$ 47.37
3	1004039	$ 5,950	+	$ 0	-	$ 0	=	$ 5,950	$ 76.89
4	1004047	$ 2,980	+	$ 0	-	$ 0	=	$ 2,980	$ 47.37
5	1004055	$ 2,980	+	$ 0	-	$ 0	=	$ 2,980	$ 47.37
6	1004063	$ 7,650	+	$ 260	-	$ 0	=	$ 7,910	$ 119.02
7	1004071	$ 2,080	+	$ 0	-	$ 0	=	$ 2,080	$ 34.31
8*	3525143	$ 0	+	$ 0	-	$ 0	=	$ 0	$ 0.00
		$215,020	+	$ 3,710	-	$ 0	=	$218,730	$3,266.64

The subject's total 2020 just value was $218,730. The subject's Coastal Rivers Basin district millage rate had shown a slight decrease from 2019 to 2020. The subject's 2020 Land Value is estimated at $54,161/AC ($215,020/3.97 Acres, per tax records) or $1.24/SF ($215,020/172,973 SF, per tax records) being less than market value. According to Citrus County Tax Collector records, the subject's 2020 real estate taxes have been paid current in the amount of $3,135.99 on 11/12/20 (discounted for early payment). According to the Citrus County Property Appraiser's proposed TRIM notice for 2021, the subject is to be assessed at $474,580.

Subject Property Ownership

Parcel's 1 thru 7	Parcel 8*
George H. Decker Estate	Stacy Armstrong and Kim Duemler
1705 Wedgefield Dr.	522 County Hwy 126
Rock Hill, S.C. 29732	Amsterdam, N.Y. 12010

Subject 5 Year Ownership History

The Subject Parcel's 1 thru 7 have been owned by the current basic ownership for more than five years. According to OR BK 3178/1159, Subject Parcel 8* was transferred on 5/28/21 via Quit-Claim Deed to Stacy N. Armstrong and Kim M. Duemler (Grantee's) from Anthony Ardolino (Grantor) for a consideration of $4,000. The prior chain of title is unknown. It is assumed that the Grantee's are family members of George H. Decker. According to Realtors Association of Citrus County MLS, the subject is currently broker listed for sale at $825,000 with Steve Varnadoe, Re/Max Realty One, Crystal River, Fla., and includes approximately 260 days on the market (DOM).

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ANALYSIS OF DATA AND CONCLUSIONS

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Highest and Best Use Analysis

The basis of an appropriate conclusion of market value is the identification of the most profitable and competitive use to which a property can be placed. This is accomplished through an analysis of the property's highest and best use. The highest and best use of a property is shaped by the competitive market forces within its physical and economic neighborhood. Therefore, the study and conclusion of highest and best use is an economic analysis of market interaction which impacts the subject property. This conclusion is the foundation of the market value estimate.

The Appraisal of Real Estate, Fourteenth Edition, Appraisal Institute, defines highest and best use as, "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." The highest and best use conclusion must meet four tests or criteria:

- **Physically Possible**
- **Legally Permissible**
- **Financially Feasible**
- **Maximally Productive**

The criteria of highest and best use are considered sequentially as they build upon each other in the analysis process. Also, the use must fulfill all the tests unless there is a reasonable probability that one of the unacceptable conditions can be changed.

This analysis relates the conclusion of highest and best use for the subject property as vacant based upon market perception and trends within the economic influence of the subject neighborhood. This analysis also serves as the beginning point for the selection of comparable land sales for the conclusion of the land value estimate as well as providing support for any proposed use of the subject.

Physically Possible

The irregular shape of the subject site somewhat limits potential uses, although the 566 FF +/- road frontage on N. Pirate Point and W. Sanddollar Lane, and 700 LF +/- of waterfrontage along the shoreline of Salt Water Bay and canal would allow for a multitude of uses which can benefit from these features. Because the site is adjacent to Salt Water Bay and Ozello Community Park, perhaps a use which will align with waterfront residential and/or a waterfront commercial use for the subject property would be most appropriate. The subject is assumed to include 14 irregular shaped adjacent lots

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within eight (8) Citrus County tax parcels. The overall 3.60 acre site size and specific waterfront location of the site would allow either a single use or multiple related uses for the entire parcel incorporated as an integral part of this waterfront area. A recreational use might fall into this category.

There is ample land area for access, existing old bathhouse building, and other minor site improvements, etc. The subject 1,100 SF GBA building is located within the southeast portion of the subject parcel near the western end of a canal. This building and various site improvements appear to be in poor condition and have reached the end of their economic life reflecting that possible demolition and removal is necessary.

Legally Permissible

The subject includes a mixed CLR (Coastal Lakes Residential - 3.25 Acres +/-) and CLC (Coastal Lakes Commercial - .35 Acres +/-) land use designation. The CLC portion of the subject would potentially allow water related commercial uses defined within the Citrus County land development code for this classification (Maximum FAR of 30%). This eliminates any form of industrial use. Allowable uses under the CLC land use would include single-family residential (1 DU/40 Acres), hotel or motel (conditional), retail, fishing docks/piers, marina (conditional), office, restaurant, etc. The CLR portion of the subject would potentially allow several primarily low-density residential type uses defined within the Citrus County land development code for this low intensity coastal & lakes classification. A PUD (planned unit development) and/or Lot Reconfiguration would possibly be allowed if in alignment with the existing Citrus County land development code. Since the subject site is assumed to include 14 lots (remnants of an unrecorded subdivision) within 8 tax parcels, these lot boundary lines could possibly be reconfigured to allow for waterfront exposure for several residential lots.

As previously mentioned, the subject ownership previously has attempted to change the land use of the overall site to CLC with Citrus County via small scale Comprehensive Plan Amendment and/or via the PUD process to accomodate a proposed resort condominium and restaurant/bar project. These plan amendments and/or the PUD application were either denied by Citrus County, or withdrawn by the ownership prior to consideration by the Citrus County BOCC. It is considered highly unlikely that an overall site land use change from CLC/CLR to CLC would be approved by Citrus County. Therefore, only some type of mixed limited waterfront commercial and/or single-family residential utility would be considered legally acceptable within the confines of the Citrus County land development code. The existing building is not considered a legal vested use of the site.

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Financially Feasible

The financial feasibility of some form of waterfront limited commercial and/or single-family residential development upon the subject site lies in the current prices for such lands as well as market acceptance for this type of use within the neighborhood. Market acceptance of some limited waterfront commercial and/or low-density residential within the immediate Ozello neighborhood is evidenced by various improved residential waterfront lots and Peck's Old Port Cove restaurant/bar located near the subject. Because of the site's specific location on an island of mostly vacant and improved waterfront residential sites adjacent to the Salt Water Bay and the Ozello Community Park with good waterfront access, there should be no significant adverse influence to surrounding properties attributable to at least a low-density residential use upon the overall subject parcel.

A survey of residential development reflects increasing occupancy levels within the waterfront areas of western Citrus County. The waterfront residential base of this area is increasing despite the limited number of vacant developable residential sites. Also, older waterfront residences along the waterfront are being demolished to make way for new home construction. Tourists and residents alike are utilizing the limited waterfront commercial businesses in increasing numbers, even during the current economic conditions.

Access to the site is good from W. Sanddollar Lane and N. Pirate Point, via N. Ozello Trail, while the frontage on Salt Water Bay with easy boat access to the Gulf of Mexico provides above average exposure, accessibility, and visibility from the water. The existing 1,100 SF GBA building improvement would require significant upgrading costs to be useable with Citrus County being unlikely to issue permits for this remodeling, and this would not be considered financially feasible. Overall, the location and lack of significant developable competition on the waterfront with the amenities that the subject property (if vacant) could offer would provide an increased level of financial feasibility for development upon the subject site. At least an overall waterfront low density residential utility should potentially provide the highest financial return to the subject site, if vacant.

Maximally Productive

Development of the subject site to a waterfront commercial and/or residential use could utilize the site in a very productive manner. For instance, there is sufficient upland area for construction of several residential units, and/or limited waterfront commercial utility, with required site improvements, and support facilities.

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Based on current Citrus County land development code regulations, wetland/waterfront, stormwater, FEMA flood plain, sanitary sewer, and other environmental development requirements, development of at least a low-density residential waterfront utility should provide the most likely maximum use of the overall site, if vacant.

Conclusion -

The 3.60 acre subject site has an irregular shape (assumed predominantly upland) which conforms to the waterfrontage, adjacent parcels, and street boundaries, and development of at least a low-density residential waterfront use with associated site improvements appears physically possible. The physical characteristics lend well for this use with mostly flat elevations and good roadway/waterfront access. As well, the current mixed CLC/CLR land use designation is most appropriate for some form of limited waterfront commercial and/or a low-density single family residential use.

The financial feasibility of developing a waterfront low-density residential utility on the subject site would tend to be the most reasonable. The existing 1,100 SF GBA building and minor site improvements (except seawall) would require demolition and removal from the site. The subject's mixed CLC/CLR land use and assumed 14 lots (remnants of an unrecorded subdivision) within 8 tax parcels would be considered positive entitlement features of the overall parcel. The subject property will be valued assuming a highly likely Citrus County approval for a potential Lot Reconfiguration. Finally, a waterfront low-density residential use would most likely utilize the overall site in the most maximally productive manner.

Therefore, I have concluded that a **waterfront low-density residential** utility is representative of the "ideal" highest and best use of the subject site as economic conditions warrant, as if vacant. The most likely buyer of the subject property would be an owner-user.

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The Appraisal Valuation Process

This section of the report entails the actual method of estimating the subject's market value. The preceding portions of the report set the premise to the problem at hand and supply the reader of the report with insight into the subject property and the surrounding area.

There are three approaches which may be used to value property: The cost approach, the income or capitalization approach, and the sales comparison approach. Although each approach is considered for every appraisal assignment, the approaches selected will depend on the purpose of the appraisal, the type property being appraised, and the availability of the market data.

Market data is used in all three approaches, but it is used directly only in the sales comparison approach, where the subject prices of property deemed comparable to the subject are used as an indication of value.

In the cost and income approaches, market data does not directly reflect value. The market information is used in the analytical process, which eventually produces a value indication. Thus, market data is indirectly used in the cost approach and in the income capitalization approach to provide the value indication.

The cost approach is based on the logical belief that no person will pay more for an existing structure and property than it would cost him to construct a similar structure on land in a similar area. In other words, a person would probably not buy an existing structure for more than it would cost him to build it, providing he is under no abnormal pressure. For this reason, the cost approach usually, but not always, sets the upper limit of value. In cases where there is a lack of available property which is similar to the subject, it is very possible that the market data would reflect a higher value than replacement cost.

Costs are generally calculated using manuals, computerized estimating services, or information obtained from reliable local builders. The cost calculated from these sources represents the new cost of the improvements. Due to the older actual age and estimated effective age of the subject property improvements, the cost approach was not considered appropriate for use.

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The income or capitalization approach is based on the assumption that commercial properties particularly are purchased for their income producing potential, and that the value of the property is therefore directly related to the income it can generate. The income approach is often given the greatest consideration when valuing income producing properties. The subject property is not an income producing property, and the income capitalization approach is not considered appropriate for utilization.

The sales comparison approach is the only direct measure of market activity. In this approach, the subject is analyzed by means of comparing sales prices of similar market properties. Since the market data approach is the only direct measure of market activity, it may often carry the most weight in the final value analysis. The sales comparison approach will be utilized in this report to value the subject property, as vacant land. An estimate of demolition and removal costs for the existing improvements (except seawall) will be applied as a penalty to the land value.

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Sales Comparison Approach

The basic foundation for estimating the value of any type property for ownership is the principle of substitution. The basis for estimating the value of a vacant or improved parcel is to analyze recent sales of comparable parcels in the same market area. The core of this comparative analysis might include a survey of existing, under construction, or planned competitive projects on sites similar to the subject. The results of the field investigation are collated and used as a reference point against which adjustments for similarities and dissimilarities to the subject are made. Once the properties are analyzed, results are then applied to the subject property to give an indication of value.

The estimate of market value for the subject property is based upon a valuation of the fee simple interest in the subject. The market value estimate of the subject is premised upon the conclusion of Highest and Best Use, and resulting market studies of sales similarly influenced as the subject within the subject neighborhood.

Valuation of the subject property uses a process in which sales of vacant and improved parcels located within the subject neighborhood or similarly influenced areas are compared to the subject resulting in an appropriate conclusion of value for the subject, as if vacant. The first step in this process is applying adjustments to the sales for differences between the sales and subject.

Adjustments

Because the value of the subject property is unknown and the sale prices of the sales are known, adjustments are applied to the sales for variances in transactional and property characteristics. The transactional adjustment accounts for differences in financing, conditions of sale, and time (market conditions). Adjustments applied to the sales for property characteristics account for differences in location and utility (size, zoning, topography, etc).

Financing - If the sale property includes atypical financing (that is, mortgage rates and/or terms above or below those typically offered at the sale date), a financing, or cash equivalency adjustment may be required. Such financing may have provided an advantage to the buyer or seller, and in accordance with the definition of market value, an adjustment must be made. Rates and terms considered typical of the market at sale date form the basis of this adjustment.

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Conditions of Sale - The conditions of sale adjustment may account for such market occurrences as a non-arms length transaction due to foreclosure, debt between the parties, related buyer and seller, internal corporate sale, trade, etc. Also, a list to sale price ratio adjustment may be considered on pending sales or listings. The costs of removal of structures on a site which no longer contribute value may be included as a total cost of the land, etc.

Time - The time adjustment accounts for increases and/or decreases in value as a result of changing market conditions. Factors such as supply and demand, local, state and national economic conditions, market location, and governmental restrictions are seen as externalities which may affect the sale prices. The appraiser reviewed a variety of readily available and relevant arms-length and non-governmental vacant land sales. As a result of the increasing real estate market in waterfront areas of northwest central Florida, a time adjustment may be appropriate for inclusion herein.

Location/Utility - The sales presented herein are considered comparable to the subject with respect to general location and waterfront utility. In lieu of specific adjustments, the bracketing process will be employed utilizing qualitative adjustments within a sales adjustment grid. This process "brackets" the subject between the sales with superior and inferior characteristics with the indication of value for the subject emphasizing those sales with most similar characteristics.

Since market data was insufficient to provide exacting support for specific adjustments, nominal qualitative adjustments will be applied to recognize differences between the sales and subject. The comparable's listed in the sales summary chart within the following sections provides a good representative sampling of sales in the general neighborhood for the subject property type (vacant waterfront). They are considered the best sales available to reflect value for the subject within the general neighborhood.

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LAND VALUE ESTIMATE (Overall Subject Parcel)

The subject will be valued as one parcel being 3.60 Acres in size, as if vacant. Waterfront comparable land sales (non-governmental) have been researched with a parcel size ranging from 1 to 6 acres. that reflect similar characteristics when compared to subject. The subject will be valued on a per Acre (AC) of land area unit basis.

SUBJECT OVERALL LAND VALUATION -

Vacant Waterfront Land Sales
Subject: 3.60 Acres/156,816 SF/700 LF Waterfront

Land Sale	Parcel ID	Sale Date	Zoning Type	Size AC	% +/- Wetland	Road Frnt	Water Frnt	Ind Sale Prc/AC
1	Dickemann	6/20	RW	2.89 AC	0%	50 FF	1100 LF	$224,913
2	Wiles	12/20	CL	5.25 AC	60%	905 FF	225 LF	$ 27,619
3	Blocher	3/21	CLR	1.24 AC	50%	25 FF	1000 LF	$161,290
4	Kofmehl	5/21	CLR	1.49 AC	0%	800 FF	120 LF	$ 70,470
5	Parrish	7/21	CLR	3.84 AC	56%	350 FF	280 LF	$ 54,688

Land Sale 1 is a 2.89 acre sale located about 4.5 miles northeast of the subject on the southern shore of the Crystal River (Kings Bay) near the Plantation Resort in the city limits of Crystal River with roadway access from N. Midiron Point. The property includes one parcel with an RW (Residential Waterfront) zoning, primarily upland topography, access to central water/sewer, seawall/boat slip/dock, has 1,100 LF +/- useable Crystal River & canal waterfrontage, and has non-corner minor paved frontage on N. Midiron Pt (50 FF). This property could have been developed for up to 7 residential lots, but was purchased to build a single-family residence. The purchase included an old house and boathouse which were later demolished (part of the purchase price negotiation). The upland topography and parcel size were somewhat similar to the subject. The superior Crystal River city limits location, central water/sewer access, site improvements, and waterfrontage site/view require downward adjust-ments. The inferior one parcel site configuration and RW zoning (no limited commercial) requires upwards adjustments.

Land Sale 2 is a 5.25 acre sale located about 2.75 miles south of the subject on S. Diecidue Drive on a shallow canal just off of St. Martins River in Ozello. The property includes one tax parcel with a CL (Coastal Lakes) land use, about 60% +/- low-lying wetland area, central water access, no site improvements, has 225 LF +/- on a shallow canal, paved road frontage on S. Decidue Dr (245 FF), paved road frontage on S. Ferndell Pt (210 FF), and limerock/dirt private road frontage on W. Hibyrd Ct (450 FF). This property could be

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developed with a single waterfront residential use (within the upland area). The location and central water access are somewhat similar to the subject. Even though roadway frontage is somewhat similar, the inferior waterfrontage site/view requires an upward adjustment. The inferior wetland topography, single parcel site configuration, and CL land use (no limited commercial) requires upwards adjustments. The larger overall parcel size (economies of scale) requires an upward adjustment.

Land Sale 3 is a 1.24 acre sale located about 2.5 miles south of the subject on S. Seaport Point along the west shore of the St Martins River/Bay in Ozello. The property includes one tax parcel with a CLR (Coastal Lakes Res) land use, about 50% +/- low-lying wetland area, central water access, no site improvements, has 1,000 LF +/- on the St Martins River/Bay and canal, and minor paved road frontage on S. Seaport Pt (25 FF). This property could be developed with a single waterfront residential use (within the upland area). The location and central water access are somewhat similar to the subject. The inferior roadway frontage and waterfrontage site/view requires an upward adjustment. The inferior wetland topography, single parcel site configuration, and CLR land use (no limited commercial) requires upwards adjustments. The smaller overall parcel size (economies of scale) requires a downward adjustment.

Land Sale 4 is a 1.49 acre sale located about 2.5 miles south of the subject on S. Ozello Trail with canal frontage that leads to the St Martins River/Bay in Ozello. The property includes one tax parcel with a CLR (Coastal Lakes Res) land use, predominantly upland topography, central water access, minimal site improvements (minor rip-rap seawall/no cap & old dock), and has about 120 LF +/- at end of a canal. The parcel has public paved road frontage on S. Ozello Trail (95 FF), S. Gulfwater Pt (300 FF) and S. Hunt Point (405 FF). This property could be developed with a single waterfront residential use. The location, upland topography, and central water access are somewhat similar to subject. Even though roadway frontage is somewhat similar to subject, the inferior end of canal waterfrontage site/view requires an upward adjustment. The inferior single parcel site configuration and CLR land use (no limited commercial) requires upwards adjustments. The minor site improvements offer no significant contributory value. The smaller parcel size (economies of scale) requires a downward adjustment.

Land Sale 5 is a 3.84 acre sale located about 11.5 miles northeast of the subject in north Crystal River on Lake Rousseau with paved private roadway frontage on N. River Ranch Path. The property includes two waterfront lots with a CLR (Coastal Lakes Res) land use, about 1.38 acres of wetland topography, no access to central utilities, 280 LF +/- waterfrontage on Lake Rousseau (access to

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Withlacoochee River), and has paved road frontage on N. River Ranch Path (350 FF +/-). This deed restricted property could be developed with two single-family residences. The overall parcel size would be somewhat similar to subject. The inferior north Crystal River location, 56% wetland topography, no central utilities access, two parcel site configuration, inferior roadway and lake frontage site/view, and CLR land use (no limited commercial) require upwards adjustments.

MARKET SALES ADJUSTMENT GRID:

SALE	#1	#2	#3	#4	#5
ID	DICKEMANN	WILES	BLOCHER	KOFMEHL	PARRISH
SALE DATE	6/20	12/20	3/21	5/21	7/21
IND SL PRC	$ 650,000	$ 145,000	$ 200,000	$ 105,000	$ 210,000
PROP RGTS	Fee Sim	Fee Sim	Fee Sim	Fee Sim	Fee Sim
FINANCING	None	None	None	None	None
SALE CNDTNS	None	None	None	None	None
TIME/MKT CN	None	None	None	None	None
ADJ SL PRC	$ 650,000	$ 145,000	$ 200,000	$ 105,000	$ 210,000
ACREAGE SIZE	2.89	5.25	1.24	1.49	3.84
ADJ PR/ACRE	$224,913	$27,619	$161,290	$70,470	$54,688

QUALITATIVE ANALYSIS

LOCATION	Superior	Similar	Similar	Similar	Inferior
SITE/VIEW	Superior	Inferior	Inferior	Inferior	Inferior
SIZE/ECO SCLE	Similar	Inferior	Superior	Superior	Similar
CONFIGURATION	Inferior	Inferior	Inferior	Inferior	Inferior
TOPOGRAPHY	Similar	Inferior	Inferior	Similar	Inferior
LAND USE/ENTI	Inferior	Inferior	Inferior	Inferior	Inferior
UTILITIES	Superior	Similar	Similar	Similar	Inferior
SITE IMPRVMTS	Superior	Similar	Similar	Similar	Similar
OVERALL	Superior	Inferior	Inferior	Inferior	Inferior
PRICE/ACRE	$224,913	$27,619	$161,290	$70,470	$54,688

Land Market Value Conclusion -

Range: $ 27,619/AC to $224,913/AC
Mean: $107,796/AC

The five comparable's have produced a somewhat wide range of $27,619/AC (Land Sale 2) to $224,914/AC (Land Sale 1). This is due to the Land Sale 2 as setting the extreme lower limit of the range. After adjustments, Land Sale 1 would be considered overall most similar to the subject as the inferior/superior units of comparison would be closest to most likely offset each other.

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Based on the data derived from this analysis, a land value for the subject bracketed above $161,290/AC (highest unit value of Land Sale's 2 thru 5) and below $224,913/AC (Land Sale 1) would be appropriate. The most relevant elements of comparison would be for waterfrontage and roadway site/view, site size, site configuration, and land use/zoning (entitlements).

Most weight will be applied to well above the mean of all five closed land sales ($107,796/AC) giving primary value emphasis towards Land Sale 1.

Therefore, I have concluded a land market value estimate at **$200,000/Acre, as if vacant**, or:

Subject Land Value Estimate **3.60 Acres @ $200,000/Acre**	**$ 720,000**
Estimate of Land Market Value **Via Sales Comparison Approach (rnd)** **Market Value, As if Vacant**	**$ 720,000**

DEDUCTION FOR DEMOLITION & DISPOSAL COST -

As determined in the Highest and Best Use analysis section of this report, demolition and disposal of the subject's improvements (except seawall) is deemed most appropriate. This is due primarily to the subject improvements being in overall poor condition and due to the older improvements effective age with no remaining economic life. A deduction will be required to be applied to the land market value estimate of the subject property, as if vacant. This demolition and disposal cost estimate (no salvage value) is considered a penalty to the land value as if vacant.

It is recommended that the bathhouse building, small concrete slabs, fencing, etc., be demolished (septic systems collapsed/filled), the debris hauled to a C&D landfill, and then for the disturbed areas of the site to be filled with clean fill dirt. A cost estimate for this demolition work was derived from discussions with excavating contractor Sean M. Gerrits, SMG, Inc., Crystal River, Fla., and from reviewing Marshall Valuation Service (Sec 66, Pg's 10-11). A total demolition and disposal cost was estimated at $20,000 (*not inclusive of any potential hazardous material survey or specialized disposal abatement). It has been assumed that there are no hazardous conditions that would negatively affect the market value estimate.

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SUMMARY OF LAND VALUATION -

The 3.60 acre subject property has been valued at $200,000/Acre, or $720,000 (rnd), as if vacant. To this must be deducted the cost of demolition and disposal of the subject improvements estimated at $20,000.

Subject Property, As if Vacant 3.60 Acres @ $200,000/AC, Rnd	$ 720,000
Less: Penalty to Land Value Demolition & Disposal Cost	- 20,000*
Indication of Market Value, Rnd As-Is	$ 700,000

ESTIMATE OF MARKET VALUE
VIA SALES COMPARISON APPROACH **$ 700,000**
As-Is

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Subject Parcel/Vacant Land
Sales Location Map



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REFERENCE NO: **LAND SALE 1**

LOCATION: 1150 N. Midiron Pt, Crystal River, Fla.

LEGAL DESC: Lengthy metes & bounds in Sec 28/T18S/R17E

OR BOOK/PAGE: 3095/2490

GRANTOR: Timberland General Partnership

GRANTEE: Dickemann Group, LLC

LAND SIZE: 2.89 Acres (125,888 SF) per old survey

ACCESS: N. Midiron Point (paved public)

LAND USE/ZONING: RW (Residential Waterfront)

PROPERTY DATA: 2.89 AC parcel; minimal paved roadway access on N. Midiron Pt (50 FF); 100% Upland; central water/sewer access; 1,100 FF +/- on Crystal River; dock/seawall; irregular waterfront. This property included old house & boat house (no contributory value) to be demolished.

SALE PRICE: $650,000 ($224,913/AC) SALE DATE: 6/26/2020

PROPERTY RIGHTS: Fee Simple (no oil/gas/mineral interest noted)

TERMS: Cash at Closing

VERIFICATION: Public Records & Grantor (Lynn Lyons); by Hugh E. Tolle, SRA, 6/20

SALE CONDITIONS: Arms length transaction

PRESENT USE: Waterfront Vacant Land (old house/boat house)

HIGHEST & BEST USE: Residential Waterfront

INTENDED USE: Single-Family Res & several additional lots

COMMENTS: Good Crystal River waterfront adjacent to Plantation Resort with minor road access. Irregular shape, can be subdivided for up to 7 potential SFR lots. No transfers within prior 3 years.

TAX PARCEL NO: 28/18S/17E-23410

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REFERENCE NO: **LAND SALE 2**

LOCATION: 2360 S. Diecidue Dr., Crystal River, Fla.

LEGAL DESC: Lengthy metes & bounds in Sec 15/T19S/R16E

OR BOOK/PAGE: 3118/878

GRANTOR: Ernest and Ellen Croft

GRANTEE: Benjamin and Kathryn Wiles

LAND SIZE: 5.25 Acres (228,830 SF) per CCPA tax records

ACCESS: S. Ferndell Pt & S. Diecidue Dr (paved public)

LAND USE/ZONING: CL/MH (Coastal Lakes/Mobiles Allowed)

PROPERTY DATA: 5.25 AC parcel; good paved roadway access on S. Diecidue Dr (245 FF), S. Ferndell Pt (210 FF) & limerock/dirt W. Hibyrd Ct (450 FF); 60% +/- Wetland; central water; 225 LF +/- shallow canal leads to St Martins River; irregular waterfront.

SALE PRICE: $145,000 ($27,619/AC) SALE DATE: 12/11/2020

PROPERTY RIGHTS: Fee Simple (no oil/gas/mineral interest noted)

TERMS: Cash at Closing

VERIFICATION: Public Records/CCPA & MLS (#789882); by Hugh E. Tolle, SRA, 3/21

SALE CONDITIONS: Arms length transaction

PRESENT USE: Waterfront Vacant Land

HIGHEST & BEST USE: Residential Waterfront

INTENDED USE: Single-Family Residential

COMMENTS: Avg Ozello waterfront/canal parcel with access from three roads. Can not be subdivided. No transfers within prior 3 years.

TAX PARCEL NO: 15/19S/16E-12440

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

REFERENCE NO: **LAND SALE 3**

LOCATION: 2175 S. Seaport Pt., Crystal River, Fla.

LEGAL DESC: Lengthy metes & bounds in Sec 14/T19S/R16E

OR BOOK/PAGE: 3146/1626

GRANTOR: John and Clara Barnes

GRANTEE: Eric Blocher

LAND SIZE: 1.24 Acres (54,192 SF) per CCPA tax records

ACCESS: S. Seaport Pt (paved public)

LAND USE/ZONING: CLR/MH (Coastal Lakes Res./Mobiles Allowed)

PROPERTY DATA: 1.24 AC parcel; minor paved/gravel roadway access on S. Seaport Pt (25 FF); 50% +/- Wetland; central water; 1,000 LF +/- waterfront on St Martins River/Bay; irregular waterfront.

SALE PRICE: $200,000 ($161,290/AC) SALE DATE: 3/17/2021

PROPERTY RIGHTS: Fee Simple (no oil/gas/mineral interest noted)

TERMS: Cash at Closing

VERIFICATION: Public Records/CCPA;
by Hugh E. Tolle, SRA, 9/21

SALE CONDITIONS: Arms length transaction

PRESENT USE: Waterfront Vacant Land

HIGHEST & BEST USE: Residential Waterfront

INTENDED USE: Single-Family Residential

COMMENTS: Avg Ozello waterfront parcel with access from one road. Waterfront is irregular and includes an interior lagoon. Can not be subdivided. No transfers within prior 3 years.

TAX PARCEL NO: 14/19S/16E-4C000-118B

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

REFERENCE NO: **LAND SALE 4**

LOCATION: 2155 S. Gulfwater Point, Crystal River, Fla.

LEGAL DESC: Lengthy metes & bounds in Sec 15/T19S/R16E

OR BOOK/PAGE: 3168/851

GRANTOR: Eric Schmidt

GRANTEE: James and Candy Kofmehl

LAND SIZE: 1.49 Acres (65,013 SF) per CCPA tax records

ACCESS: S. Ozello Trail & S. Gulfwater Pt (paved public)

LAND USE/ZONING: CLR/MH (Coastal Lakes Res./Mobiles Allowed)

PROPERTY DATA: 1.49 AC parcel; good paved roadway access on S. Ozello Trail (95 FF), S Gulfwater Pt (300 FF) & W. Hunt Pt (405 FF); 100% Upland; central water; 120 LF +/- shallow canal leads to St Martins River; minor waterfront.

SALE PRICE: $105,000 ($70,470/AC) SALE DATE: 5/17/2021

PROPERTY RIGHTS: Fee Simple (no oil/gas/mineral interest noted)

TERMS: Cash at Closing

VERIFICATION: Public Records/CCPA & MLS (#799105); by Hugh E. Tolle, SRA, 9/21

SALE CONDITIONS: Arms length transaction

PRESENT USE: Waterfront Vacant Land (Minor rip-rap seawall with no cap & old dock)

HIGHEST & BEST USE: Residential Waterfront

INTENDED USE: Single-Family Residential

COMMENTS: Avg Ozello waterfront/canal parcel with access from three roads. Can not be subdivided. No transfers within prior 3 years.

TAX PARCEL NO: 15/19S/16E-1A000-3010

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

REFERENCE NO: **LAND SALE 5**

LOCATION: 11020 N. River Ranch Path, Crystal River, Fla.

LEGAL DESC: River Ranch Unrec Sub, Blk A, Lot's 31 & 32; CC

OR BOOK/PAGE: 3192/1775

GRANTOR: David and Suzanne Torgersen

GRANTEE: Richard Parrish and Maria Rivero

LAND SIZE: 3.84 Acres (167,469 SF) per CCPA tax records

ACCESS: N. River Ranch Path (paved private)

LAND USE/ZONING: CLR/MH (Coastal Lakes Res./Mobiles Allowed)

PROPERTY DATA: 3.84 AC parcel; good paved roadway access on N. River Ranch Path (350 FF); 56% +/- Wetland; No central utilities; 280 LF +/- Lake Rousseau frontage/leads to Withlacoochee River; two adjacent waterfront lots.

SALE PRICE: $210,000 ($54,688/AC) SALE DATE: 7/16/2021

PROPERTY RIGHTS: Fee Simple (no oil/gas/mineral interest noted)

TERMS: Cash at Closing

VERIFICATION: Public Records/CCPA & MLS (#756340); by Hugh E. Tolle, SRA, 9/21

SALE CONDITIONS: Arms length transaction

PRESENT USE: Waterfront Vacant Land

HIGHEST & BEST USE: Residential Waterfront

INTENDED USE: Single-Family Residential

COMMENTS: Avg waterfront on Lake Rousseau within deed restricted subdivision with access from a private road. No transfers within prior 3 years.

TAX PARCEL NO: 9/17S/17E-33000-0310

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Final Reconciliation

The approaches to value presented herein have produced the following indications of Market Value for the subject property.

COST APPROACH:	**N/A**
SALES COMPARISON APPROACH:	**$ 700,000**
INCOME CAPITALIZATION APPROACH:	**N/A**

The Cost Approach can be used to estimate the value of the subject property by adding the reproduction cost of improvements, less any depreciation, plus contributory value of the site improvements to the market value of the land. The cost approach when properly used, generally results in a reasonably reliable estimate of value. Care must be utilized when emphasizing this approach due to the degree of subjectivity involved in estimating depreciation. Due to the subject improvements older actual age, poor condition, and estimated to be at the end of their economic life, the Cost Approach was not considered appropriate for utilization.

The Sales Comparison Approach presented five comparable sale's of somewhat similar vacant waterfront land properties for comparison to the subject. Each comparable included individual components of similarity with the subject which provided enough comparability to make this study a strong approach to value. The inherent strength of the Sales Comparison Approach is that it mirrors, to a large extent, the actions of buyers and sellers in the marketplace. The Sales Comparison Approach provides a reliable indication of value.

For the Income Capitalization Approach, the market would be procedurally inspected for income revenue from comparable market rentals, expense allocations, and overall rates for utilization in the direct capitalization procedure. Generally, the strength of the Income Capitalization Approach lies in the data which is extracted directly from the market and applied to the subject. For this appraisal, the comparability of rental data for vacant land properties similar to the subject within the market area was not readily available. The Income Capitalization Approach was not considered appropriate for utilization for this vacant land valuation analysis.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Due to the subject property being most likely to be purchased by an owner-user, the overall market value estimate will be properly weighted towards the indication of value via Sales Comparison Approach. The overall Market Value estimate was concluded to be $700,000 after deducting $20,000 of demolition and removal cost estimated for the existing building and various minor site improvements.

Therefore, based on the investigations and studies as presented within this appraisal report, it is my opinion that the market value estimate of the fee simple interest of the subject is:

ESTIMATE OF MARKET VALUE, as of Sept. 16, 2021 **$ 700,000**
As-Is

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

ADDENDA

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

CITRUS COUNTY "CLC" LAND USE DETAIL

2410. COASTAL AND LAKES COMMERCIAL DISTRICT (CLC)

This category designates those areas suitable for commercial development within the coastal, lakes, and river regions. The commercial uses allowed in this category are water related, water dependent, or necessary for the support of the immediate population. The designation is intended for a single commercial use or business on a single parcel of property. Commercial centers are not allowed, but multiple activities operated by a sole entity are allowed. This requirement is not intended to limit the number of structures as long as the development meets all requirements of this LDC.

Single family residential development shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner. In addition to commercial uses, the category allows for a single family residence as an accessory use to the primary commercial use of a lot or parcel. The intent is to allow a business owner or employee to live on-site with his/her family. Such single family dwelling units are allowed on the second floor of a building, or as an attached ground floor unit, or as a detached dwelling unit, preferably to the rear of the property.

Furthermore, CLC designated lands shall not be subdivided for the purpose of increasing residential density beyond the density allowed within the Low Intensity Coastal and Lakes District, that is, one dwelling unit per 20 acres outside of the V-zone and one unit per 40 acres within the V-zone. Existing lots of record smaller than the above standards shall be recognized as valid non-conforming lots.

CLC District		*Key – Level of Review* P = Permitted C = Conditional Use	
Uses			
Residential			
Single Family (as outlined above)	P	Group Home[1]	P
Single Family (associated with commercial use)	P	Boarding House	P
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes[1]	P
Day Care Centers	P	Cemeteries (without funeral home/crematory)	C
Houses of Worship	P	Assisted Living Facilities[1]	C
Recreation			
Playgrounds	P	Summer Camps/Retreats	P
Fishing Docks/Piers	P	Hunting/Fishing Preserves	P

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

CLC District		Key – Level of Review P = Permitted C = Conditional Use	
Uses			
Recreation (cont'd)			
Boat Ramps (Excluding marina facilities)	P	Marina Facilities (subject to standards in Comprehensive Plan – Manatee protection Element)	C
Agricultural			
Aquaculture	P		
Public Service/Utility			
Emergency Service Facilities	P	Parking Facilities	P
Communication/Transmission Towers (limitations apply)	P	Wellfields (Greater than 100,000 gpd)[2]	C*
Utility Facilities[2]	P	Wellfields (Less than or equal to 100,000 gpd)[2]	P
Office			
Professional Business Office	P	Government Facility	P
Medical/Dental Office	P	Personal Service Businesses	P
Clinic	P	Photography Studios	P
Financial Institution (without drive-up facilities)	P	Barbershop/Beauty Parlor	P
Model Home Center	P	Dispatch/Communication Office (excludes warehousing/distribution of goods)	P
Model Home (with sales office)	P		
Neighborhood Commercial			
Health Club/Spa	C	Light Mechanical Repair Shop	P
Community Center	P	Restaurants (No drive-up facilities)	P
Fraternal Organization/Lodge	P	Open Air Café	P
Dance/Martial Arts/Instructional Studio	P	Bed & Breakfast	P
Grocery/Discount Retail Store (Less than 7,000 sq. ft.)	P	Pharmacy/Drugstore (Less than 7,000 sq. ft.)	P
Small Retail Shops	P	Art Gallery/Museum	P
Strip Center – multi-use	C	Library	P
Funeral Home/Mortuaries (no crematorium)	C	Tackle/Bait Shop	P
Specialty Food Store	P	Veterinary Office/Animal Hosp./Pet Groom (No outside kennels)	P
Service Businesses	C	Convenience Store (without gas pumps)	P
Laundries/Dry Cleaners	P	Medical Marijuana Treatment Center (less than 7,000 square feet)	P

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

CLC District		Key – Level of Review P = Permitted C = Conditional Use	
Uses			
General Commercial			
Sales, Rental, Service, Repair – motorized vehicles	C	Car Wash Facilities	C
Gasoline Sales & Service	C	Golf Driving Range/Miniature Golf	C
Mini Warehouses	C	Retail Plant Nurseries	P
Tavern, Bar, Lounge, Night Club, Dance Hall	C	Hotel/Motel	C
Veterinary Office/Animal Hosp./Pet Groom (with outside kennels)	C	Mobile Home Sales and Service	C
Financial Institution (with drive-up facilities)	C	Restaurants with drive-up facilities	C
Building/Trades Contractors (with outside storage)	C	Lawn Care Operations	C
Sales, Rental, Service, Repair – non-motorized watercraft	P		

[1] Use limited within Coastal High Hazard Area to sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.
[2] Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.
*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:
Maximum Lot Coverage –50%
Floor Area Ratio (non-residential uses only) – 0.3

2411. NEIGHBORHOOD COMMERCIAL DISTRICT (NEC)

The NEC District is intended to serve the needs of nearby residents, visitors, and businesses (within two to three miles). Uses in the NEC District are limited to neighborhood commercial uses and must be located on either a collector or arterial roadway. Single family residential development, up to 6 dwelling units per acre, shall be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

CITRUS COUNTY "CLR" LAND USE DETAIL

RUR District		Key – Level of Review P = Permitted C = Conditional Use	
Uses			
Public Service/Utility (cont'd)			
Communications/Transmission Towers (limitations apply)	C	Wellfields (Greater than 100,000 gpd)[2]	C*
Railroad rights of way (storage facilities, or related structures)	C	Wellfields (Less than or equal to 100,000 gpd)[2]	P
Government Facility	C		

[1] Use limited within Coastal High Hazard Area to those sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.
[2] Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.
*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:
Maximum Lot Coverage – 20%, except for lots of record that are less than one acre shall not exceed 30%
Floor Area Ratio (non-residential uses only) – 0.2

2403. COASTAL AND LAKES RESIDENTIAL DISTRICT (CLR)

This category recognizes lawful unrecorded and recorded subdivisions within the coastal, lakes, and river regions of the County. Density shall be limited to the maximum provided by the final development order approved for the underlying subdivision plat. Replatting to accomplish clustering and/or development consistent with current standards will be permitted provided gross density is not increased.

CLR District		Key – Level of Review P = Permitted C = Conditional Use	
Uses			
Residential			
Single Family	P	Group Home[1]	C
Attached Housing (Density limited to underlying subdivision plat.)	P	Home Occupation	P
Multifamily[1X] (Density limited to underlying subdivision plat.)	P	Accessory Structure	P
Model Homes (no sales office)	C		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes[1]	C
Day Care Centers	C	Halfway Houses[1]	C
Houses of Worship	C	Assisted Living Facilities[1]	C

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

CLR District		Key – Level of Review P = Permitted C = Conditional Use	
Uses			
Recreational			
Passive Recreation	P	Fishing Docks/Piers	P
Golf Course	P	Playgrounds	P
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities[2]	P
Communications/Transmission Towers (limitations apply)	C	Wellfields (Greater than 100,000 gpd)[2]	C*
Government Facility	C	Wellfields (Less than or equal to 100,000 gpd)[2]	P

[1x]Use limited within the Coastal High Hazard Area as a PUD. See LDC Atlas for CHHA delineation.
[1] Use limited within Coastal High Hazard Area to those sites with direct access to a principal arterial roadway. See LDC Atlas for CHHA delineation.
[2] Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation
*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 40%, except for lots of record that are less than 10,000 square feet in these areas shall not exceed 50%. For lots greater than 10,000 square feet but less than one (1) acre in size, an extra 10% of ISR may be added provided same is a non-vertical improvement (i.e., walkways, decks, driveways, pool decks, and like or similar improvements).

Floor Area Ratio (non-residential uses only) – 0.2

2404. CENTRAL RIDGE RESIDENTIAL DISTRICT (CRR)

This category is designed to protect the rural character of existing large lot subdivisions by prohibiting any increase in residential density beyond the approved final plat or accepted unrecorded subdivision plan.

This district consists of lawful unrecorded and recorded subdivisions located within the Planned Service Area (PSA). Density shall be limited to the maximum provided by the final development order under the approved subdivision plat and any subsequent lot divisions up to the effective date of the established CRR District on the GFLUM. Lot reconfiguration is permitted. Replatting to accomplish clustering and/or development consistent with the current standards is permitted provided the gross density is not increased.

This category, permitted only within the PSA, allows for single family residential development at a density no greater than the density of the existing subdivision. This category may be assigned to only a portion of a subdivision and shall not apply to undivided land.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Appraiser Qualifications

QUALIFICATIONS - HUGH E. TOLLE, SRA, REAL ESTATE APPRAISER

United States Air Force, 1974-78
Bachelor of Science Degree, Florida Southern College, 1980
AVP, Operations, Citizens 1st Nat'l Bank Citrus County, 1982-84
MBA Post-Baccalaureate Studies, Florida Southern College, 1987
Appraiser, Tolle Appraisal Service, Inc., 1987 To Present

PROFESSIONAL DESIGNATIONS AND ORGANIZATIONS

Florida State Certified General Appraiser, License #RZ0001679
SRA Member, Appraisal Institute, Mbr #50901
Candidate for Designation, Appraisal Institute (MAI)
FHA Appraiser, License #FLRZ1679
VA Appraiser, #5000533
Florida Real Estate Broker, License #BK452046
Realtors Association of Citrus County
Citrus County Chamber of Commerce

REAL ESTATE EDUCATION AND EXPERIENCE

Florida Licensed Real Estate Broker, 1987 To Present
Special Master, Citrus County Value Adjustment Board, 2003
City of Crystal River Planning Commissioner, 2005 to 2008

APPRAISAL COURSES AND EDUCATION

National Association of Master Appraisers:

Principles of Real Estate Appraisal, Course 627, 7/89
Practice of Real Estate Appraisal, Course 636, 7/89
Writing the Narrative Appraisal, Course 660, 7/89

Society of Real Estate Appraisers:

Introduction to Appraising Real Property, Course 101, 12/87
Applied Residential Property Valuation, Course 102, 10/88
Introduction to Income Capitalization, 12/87
Appraisal Regulations of the Federal Banking Agencies, 11/90

Appraisal Institute:

Accrued Depreciation, 1/87
Report Writing & Valuation Analysis, 2-2, 11/91
Market Extraction - Income Properties, 8/93
Basic Income Capitalization, Course 310, 9/93
Residential Demonstration Appraisal Report Writing, 12/93
Business Enterprise Valuation, 6/99
Private Mortgage Insurance, 6/99
FHA and the Appraisal Process, 11/99
Partial Interest Valuation - Divided, 9/2000

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Like Kind Exchange, 2/2001
Highest & Best Use, Course 520, 4/2001
Advanced Sales Comparison & Cost Approach, Course 530, 9/2001
Advanced Applications, Course 550, 10/2003
Professionals Guide to URAR, 10/2005
Subdivision Valuation, 2/2006
Advanced Residential App. & Case Studies, Pt. 1, 10/07
Advanced Residential Report Writing, Pt. 2, 10/07
Residential Market Conditions, 3/09
Condemnation Appraising, 5/09
Appraiser as Expert Witness, 6/09
Litigation Specialized Topics, 4/10
Discounted Cash Flow Model, 2/11
Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets, 3/12
Marketability Studies, 6 Step Process, 3/13
Spreadsheet Programs in RE Appraisals, 9/14
Appraising Airports & Airplane Hangars, 12/14
Income Capitalization, Part A, 3/16
General Demonstration Report Writing, 12/17
Business Practice & Ethics, 2/18
Advanced Income Capitalization, 5/18
Advanced Concepts & Case Studies, 5/19

Florida Dept. Of Transportation:
Uniform Standards of Professional Appraisal Practice, 5/16
Florida Appraisal Law & Rules, 5/16

McKissock Data Systems:
Regression Analysis (Automated Valuation Models), 8/98
Multi-Family (2-4) Properties, 8/98
Real Estate Fraud & the Appraiser's Role, 5/02
Understanding the Uniform Appraisal Dataset, 7/11
Reviewers Checklist, 7/14
Applications of Appraisal Analysis, 7/14
Appraising FHA Today, 3/15
Florida Appraisal Law Update, 10/18
Uniform Standards of Professional Appraisal Practice, 10/18

Partial Listing of Clients (others at request) -
Regions Bank
Bank of America
Brannen Bank
Capital City Bank
CenterState Bank of Florida, N.A.
IberiaBank
Florida Dept. Of Environmental Protection

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

HUGH TOLLE LICENSE



Ron DeSantis, Governor

Halsey Beshears, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

TOLLE, HUGH EUBANKS
835 NE HWY 19
CRYSTAL RIVER FL 32629

LICENSE NUMBER: RZ1679
EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

ENGAGEMENT LETTER

TOLLE APPRAISAL SERVICE, INC.

Real Estate Appraisers & Consultants

Hugh E. Tolle, SRA
State-Certified General Real Estate Appraiser RZ1679

www.TolleAppraisalService.com
HughTolle@TolleAppraisalService.com

APPRAISAL ENGAGEMENT

Sept. 3, 2021

Susan Boelk, Land Section Mgr.
Citrus County BOCC
3600 W. Sovereign Path, Suite 205
Lecanto, Fla. 34461

Re: **Appraisal Report Engagement** (P.O. #82915; dtd 9/2/21)
Appraisal of Pirates Cove/Decker Property (3.60 AC +/-)
360 N. Mullet Point, Crystal River, Fla.

Dear Ms. Boelk,

This engagement letter is confirming your request on behalf of the Citrus County BOCC, as client and intended user, for a summary narrative Appraisal Report to be performed on the real estate referenced above to determine Market Value, As-Is, with a current effective valuation date (date of inspection).

The fee for the above mentioned assignment will be $ 2,900.00 and the fee will be due at time of report completion. The Appraisal Report will be completed within approximately three weeks of the engagement date. The report will be prepared in accordance with USPAP guidelines, and Citrus County reporting requirements.

It is our understanding, you desire the report to be certified to Citrus County BOCC with a valuation effective date as of current inspection.

If this meets with your approval, please return a copy of this engagement letter after signing/dated to Tolle Appraisal Service, Inc.

Thank you for allowing us to service your appraisal needs and please contact me at (352) 563-0222 if you have any questions.

Sincerely,

Hugh E. Tolle, SRA
Cert Gen RZ 1679

Acceptance Date: 9-3-2021

Accepted By:

836 NE Hwy 19, P.O. Box 485 • Crystal River, Florida 34429 • 352-563-0222 • Fax 352-795-0722

Attachment: Tolle GEORGE DECKER PROPERTY Report (18537 : Acknowledege the Appraisals for Pirates Cove)

Appraisal of:
360 N. Mullet Point
Crystal River, Citrus County, Florida. 34429



APPRAISAL REPORT

Prepared for:
Citrus County Board of County Commissioners,
Department of Public Works,
Division of Engineering
3600 W. Sovereign Path, Ste. 241
Lecanto, Florida. 34461

Regarding:
George H. Decker
1705 Wedgefield Drive
Rock Hill, SC. 29732

Prepared by:
Rex A. Rusaw
State Certified General RE Appraiser, #RZ1472
Appraisal Services Rex A. Rusaw, Inc.
Post Office Box 66 Lecanto, Florida. 34460

File #21-198
Date of Most Recent Inspection:
October 12, 2021
Date of Report:
September 21, 2021
PO #82914

Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

Citrus County Board of County Commissioners,
Department of Public Works, Division of Engineering, Land Section
3600 W. Sovereign Path, Ste. 241
Lecanto, Florida. 34461

Re: The Appraisal of:
360 N. Mullet Pt, Crystal River, Florida. 34429
Appraisal File #21-198 / PO #82914

Dear Ms. Boelk,

In accordance with your request for a market value estimate of the above referenced property, I have personally inspected the site on September 21, 2021, and subsequent dates and have completed said analysis. For the purpose of this letter of transmittal the subjects address as stated above is adequate for identification. A more complete Legal Description as furnished to us by you and as used by the Citrus County government appears within the report.

As requested, this appraisal is being submitted in a narrative format with the understanding that said report should meet the minimum requirements as set forth in the Standard of Practice of the Uniform Standards of Professional Appraisal Practice.

The scope of the appraisal was to estimate the market value of the subject property, as of September 21, 2021, using the Direct Sales Comparison Approach and reviewing the Cost and Income Approach's to Value for their usefulness. I was advised that the intended use and the purpose of the appraisal and report is for legal purposes involving asset acquisition and assume that the appraisal in determining just compensation to the property owner and need the appraisal to meet certain requirements for that purpose. The Scope of Work is completely described within the body of this report.

In valuing property such as this vacant residential parcel there are possibly two approaches available to the appraiser: the Sales Comparison and Income Approaches. In this report, I have exhausted every means available to ascertain a *Final Correlation of Value* based on the Direct Sales Comparison Approach, which is considered the most appropriate approach because it reflects the direct interaction between buyers and sellers within the market. The Income Approach, due to a lack of data, was not developed. The cost approach would involve a subdivision development analysis and is not applicable.

The subject property was inspected on *September 21, 2021,* and subsequent dates. The value date of September 21, 2021, *(*at which time we observed the comparable properties) serves as the effective date of this appraisal. The last inspection took place on October 13, 2021. The inspections were conducted to study the physical characteristics of the property and neighborhood, with careful consideration given to all factors which would tend to influence and/or affect the value of the subject property, especially economic factors within the subject's neighborhood.

Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

This report includes only the valuation estimate of the *Real* property. Non-realty items such as inventory, furnishings or any other equipment, if any, special licenses or other going concern value are not included in the valuation.

As requested, a "Market Value" estimation was required. The definition of market value can be found in the introduction section of the report. This definition is referenced from the Uniform Standards of Professional Appraisal Practice and as defined by the Board of Governors of the Federal Reserve System, in accordance with Title VI of FIRREA (1989).

Know that I, the undersigned, do hereby certify to the best of my knowledge and belief that the statements of fact contained in this report upon which the analysis, opinion and conclusions expressed herein are based, are true and correct.

Also, this report sets forth all of the limiting conditions affecting the analyses, opinions and conclusions contained in this report, and has been made to the best of my ability, in conformity with the Uniform Standards of Professional Appraisal Practice, and is also subject to the requirements of the Code of Ethics and Standard of Professional Conduct of the National, State and Local Associations of Realtors, and the State of Florida Department of Business and Professional Regulation, the Florida Real Estate Commission and Appraisal Board.

No one other than I undersigned, prepared the analysis's, opinions and conclusions concerning real estate set forth in this appraisal report.

I further certify that I have no present or contemplated future interest in the subject property appraised and that I have no personal interest or bias with respect to the subject matter or the parties involved in this appraisal and that my fee is in no way contingent upon the value findings of this appraisal report.

This appraisal includes the following assumptions and/or limiting conditions specifically peculiar to the subject property, which, if eliminated or ignored, could materially affect the appraisal report.

1. The purpose of this appraisal is to estimate a market value as of September 21, 2021 and the appraisal report will be used to assist our client as an aid in determining just compensation based upon current market value.

2. This appraisal specifically excludes the value of any "going concern" business and any accompanying special equipment. The indicated estimated value is not contingent upon the viability or success of any business, which may now or in the future occupy the property.

3. This report has been prepared in a narrative format. Details of the building descriptions (if any), and other items have been summarized. This does not detract from the quality or quantity of data researched, analyzed or reported

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4. The Statement of Limiting Conditions and the Certification of Value as set forth on the following pages binds and limits the liability of the appraiser, based on each condition.

5. The current uses, as *Vacant* is ***Legally Conforming***.

   Parcel AK#3525143 as listed on the clients list of properties to included within this report has been mis-matched during a recent official record recording. According to OR BK 3178, Page 1159 the parcel transferred was parcel #16E-18S-34-11000. Not part of the subject property. This mis-match may course a cloud on the subjects title if not corrected by public records.

The following is a summary of the market conditions that I used in the analysis of the property.

All data is retained in my files for review. If you wish, you may review all data and documents that were used to create this report. If we can be of further assistance, please feel free to contact this office.

It is my opinion that based on the governmental and market conditions found, at the effective date of the appraisal the subject property had a market value as of September 21, 2021, of:

****** SIX HUNDRED, SIXTEEN THOUSAND DOLLARS ******
$616,000.00

Sincerely,
Appraisal Services Rex A. Rusaw, Inc.
Rex A. Rusaw

Rex A. Rusaw, **Signature Date: October 13, 2021**
Realtor/MNAA/Appraiser and Consultant
State Certified General RE Appraiser, RZ1472
State Certified Residential Contractor, CRC058451
State Licensed RE Broker, BK76106

RAR/tar/ldr

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Certification of Value:

I certify, to the best of my knowledge and belief, that:

The Statements of fact contained within this appraisal report are believed to be true and correct and I have not knowingly withheld any information concerning the subject property.

The analysis, opinions, and conclusions of this appraisal are limited only by the reported Assumptions and Limiting Conditions as noted within this report, and are my personal, unbiased professional analysis, opinions and conclusions.

I have no specified present or prospective interest in the property that is the subject of this appraisal, and I furthermore, have no specified personal interest or bias with respect to the parties involved; the value findings of this report are not based in whole or in part upon the race, color, national origin of the parties involved or of the present owners or occupants of the properties in the vicinity of the subject property.

Employment of and compensation for appraising the subject property is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

This appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or the value amount which would result in approval of loans or otherwise unjustly favor the client or any other party including the appraiser.

The analyses, opinions and conclusions of this appraisal report have been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have personally inspected the subject property and have made a visual inspection of all comparable sales, which are presented within the report. Contact was not made with the owner, and/or representatives of the subject property. Access to the property whereby I could fully view the subject property was gained by public street access. Measurements of the subject property (site) were not taken by the appraiser at the time of inspection. Dimensions were taken from public records, which includes County Property Appraisers records, Clerk of Courts, Tax Collector, and ariel photos. A boundary and jurisdictional wetland survey was provided, dated 11/09/2011 conducted by Citrus Engineering and Surveying, Inc.

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No one other than I provided significant professional assistance in the assemblage of data, formulation of analyses, opinions and conclusions, and preparations of the appraisal report. No change of any item in the appraisal report shall by made by anyone other than I, and I shall have no responsibility for any such unauthorized change (s).

As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Foundation and its Appraisal Board, and the Florida Real Estate Commission, Florida Appraisal Board, and certified by the Department of Business and Professional Regulation which is the licensing authority for the State of Florida, as a State Certified General Real Estate Appraiser.

I, Rex A. Rusaw, have extensive experience in the appraisal of residential and non-residential real property including improved (and vacant), agriculturally zoned, residential, waterfront, non waterfront located along West Central Florida's Gulf Coast, Rivers and Lakes, properties which are located within established districts or districts that are undergoing or have undergone transitions. The subject of this appraisal assignment is within the scope of my experience.
.

DATE: September 13, 2021

Rex A. Rusaw
State Certified General Appraiser
License No. RZ1472

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STATEMENT OF LIMITING CONDITIONS

The value estimates, which result from the analyses, opinions and conclusions of this appraisal report, are subject to the following assumptions and limiting conditions.

1. The contents of this appraisal report are generally **confidential** and no one other than the client shall use or rely upon this report or a copy thereof, in whole or in part, including conclusions as to the property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which I am connected, for any purposes. Exceptions to this include a third party as specified in writing by the client to whom they may deem appropriate per the terms and requirements this of assignment. The expressed written consent of the appraiser must be obtained by all other parties before the representations of the appraisal report, expressed or implied, shall inure to the benefit of the third party.

2. Information, opinions, and estimates provided by sources other than myself, which are included within this report, are believed to be reliable and accurate. However, I assume no responsibility or liability for inaccurate representations made by others.

3. The Bylaws and Regulations of the Appraisal Foundation requires the control, use and distribution of each appraisal. Therefore, except as hereinafter provided, the party for whom the appraisal was prepared may distribute copies of this appraisal, in its entirety, to such third parties as maybe selected by the party for whom this appraisal and report was prepared; however, selected portions of this appraisal shall not be given to third parties without the prior written consent of the signatories of this appraisal. And further, the contents of this appraisal report is to be utilized in total with no portions or fractions thereof being used separately taken out of context. Redistribution of this report in any other form than in total could be misleading to the reader and misrepresent the conclusions of value presented within this report. I assume no liability for such actions by others. Neither all nor any part of this appraisal shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communications without the prior written consent of the signatories of this report.

4. The value conclusions presented within this report are contingent upon competent management of the subject property but not necessarily any business that occupies the property. Knowledgeable management of the property, as an investment, is critical to the success of owning real property; it is therefore assumed to be an extension of the highest and best use of the property when applicable.

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5. I have made a diligent effort to verify each comparable sale presented within the report. However, because some parties to the transaction may reside outside of the region or were unavailable for interviewing, certain sales may have been verified through public records only.

6. No opinions within the report are intended to be expressed for legal matters or that which would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers; although, such matters may be discussed within the report. Unless otherwise noted; we have not viewed or considered a title report (even if one was provided).

7. I have rendered no opinion of title; data regarding ownership and the legal descriptions were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed within this report. And those easements; restrictions or any other enforceable code or regulations are intended to be complimentary to value. It is strongly recommended that the title report be reviewed by a qualified third party before any loan or other business decisions are made based upon the value conclusions rendered herein.

8. The value findings of this appraisal are contingent upon the conclusions of a qualified survey of the subject property in terms of size, dimensions of the land and/or improvements, and the location of those improvements on-site. Significant differences between the survey and the representations made by the client Realtors and/or other parties reported herein may result in the need for re-evaluation of the appraisal process as it relates to the subject. Any sketches of the subject (land and/or improvements) presented within this report are for visualization purposes only. Dimensions and/or sizes of the subject site were taken from public records and a survey dated 11/09/2011.

9. Although the flood hazard status for the subject has been researched for the report, it is recommended that more in-depth information be obtained prior to any additional development upon the site.

10. No soil report was provided. This appraisal assumes stable soil conditions, that the subject is free of any seismic conditions and that there are no active faults on the subject property of within close proximity to the subject property. The appraiser has inspected the subject property with the due diligence expected of a professional real estate appraiser. Specific to this assignment, the site inspection was conducted by an on-site drive over and walk upon the site. The appraiser is not qualified as a soil engineer nor qualified to review a soil report. I assume no responsibility for hidden or unapparent conditions of the property, soil structure, or improvements, which would impact the value of the subject. It is incumbent upon the owner or interested parties of the subject to employ experts for appropriate testing (soil borings, hydrology, seismographic), if such conditions exist. No opinion is

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expressed as to the value of subsurface oil, gas, or mineral rights and the property is not subject to surface entry for the exploration or removal of such materials except as it is expressly stated.

11. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl's, petroleum leakage, or agricultural chemicals which may or may not be present on the property, or other environmental conditions, including the possible habitation of endangered species, were not called to the attention of nor did I become aware of such during the property inspection. I have no knowledge of the existence of such material or habitations on or in the property unless otherwise stated. I am, however, not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde, foam insulation's, radon gas, or other hazardous substances or environmental conditions, exists, each presence may affect the value of the property, the value estimated is predicted on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field of environmental impacts upon real estate if any of these conditions are suspect.

12. The conclusions presented within this report are warranted as accurate representations of value, subject to the Certification of Value and Statement of Assumptions and Limiting Conditions specified herein, as of the effective date of valuation. I assume no responsibility for economic or physical factors occurring at some later date, which may affect the opinions of value herein stated.

13. The conclusions of value presented within the report are opinions and estimates of the appraiser. There is no guarantee, written or implied, that the subject property will sell for the precise estimate (s), of value contained herein. The value opinions reported herein apply to the entire property and any proration or division of the total into fractional interests will invalidate the value opinions, unless such proration or divisions of interests are set forth in this report.

14. If forecasted projections are presented within this report, they are utilized to assist in the valuation process and are based on current market conditions, anticipated short-term supply and demand factors, and continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

15. If the sale of or refinance of the subject, or its proposed development, is to be funded via mortgage loan financing; if this appraisal is to be used for mortgage loan purposes the applicable lending procedures must be consistent

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with acceptable lending practices as promulgated by the Office of Thrift Supervision (formerly the Federal Savings and Loan Insurance Corporation), The Office of the Comptroller of the Currency (OCC), The Federal Deposit Insurance Corporation, and the Savings Association Insurance Fund (formerly the Federal Savings and Loan Insurance Corporation). I assume no liability for a loss in value applicable to the subject, or its proposed (or future), development, which occurs as a result of lending practices which vary from generally accepted mortgage underwriting guidelines as established by institutes such as the OTM, OCC, FDIC and SAIF or when the loan proceeds are diverted to other parties, uses or properties.

16. Expert witness testimony or attendance in court or at any other hearing by Rex A. Rusaw is not required by reason of rendering this appraisal unless such arrangements are made within a reasonable time in advance.

17. I assume liability for this appraisal assignment to the extent of fees paid. This does not preclude the Certification of Value represented earlier in this report. If the review process determines that the appraisal is below the standards set by the Appraisal Foundation, liability will be accepted by the appraiser to the extend that the appraiser will re-address any issues presented by the client for re-consideration and the appraiser will submit to the client any additional data or conclusions within a reasonable amount of time from the time the client poses such issues, unless any such issues are beyond the original scope and/or intended use of the appraisal assignment . The appraiser reserves the right to address the review report and any concerns outlined within the review report for rebuttal, corrections or clarification.

18. The Appraisal report, including the format style, spreadsheet data and addenda, is the property of the appraisal firm of Appraisal Services Rex A. Rusaw, Inc. and no portion of the report is to be reproduced without the expressed written permissions of Appraisal Services Rex A. Rusaw, Inc. The value conclusions of this report are subject to these assumptions and limiting conditions as well as others stated or implied within the report.

19. As agreed upon with the client prior to the preparation of this appraisal, this is an Appraisal Report as described within the scope of work as required by the Uniform Standards of Professional Appraisal Practice.

20. As a complete appraisal report, as much information pertinent to the specific valuation method has been considered and addressed. The full valuation process has been applied, limited only by the availability of data. Specifically, the Income Approach to Value, Cost Approach and The Direct Sales Comparison Approach were fully addressed.

21. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various

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detailed requirements of the ADA. It is unlikely that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that this property is not in compliance with the requirements of the act. If, however, these conditions exist, this fact could have a negative effect upon the value of the property. Since this is private vacant property not open to the public and I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

22. The appraisal assumes responsible ownership and competent and aggressive management and that the property is available for the appraised use.

23. The presence of any structural, mechanical or engineering problem may affect the value of the subject property. The appraisers' value opinion is predicated on the assumption that there are no such problems in or on the property that would cause a loss in value. The appraisers' descriptions and resulting comments and conclusions are the result of the routine observations made during the appraisal process, whereby no responsibility is assumed for such problems or for any expertise or engineering knowledge required to discover them. I have inspected the subject property, etc. with the due diligence expected of a professional real estate appraiser.

24. It is assumed that all water and sewer facilities (existing and proposed) are or will be in good working order and are or will be of sufficient size to adequately serve any existing or proposed buildings.

25. To the appraiser's knowledge, at the date of this appraisal there are Community Facility Districts (CFD) and Community Service Districts (CSD) relative to the subject property. The subject property is currently assessed for non-Ad Valorem Assessments for Fire Services provided by the county. This encumbrance is assessed on each property (other than tax exempt) within Citrus County. Therefore, this special assessment is not unique.

26. ACCEPTANCE OF, AND/OR USE OF, THIS APPRAISAL REPORT CONSTITUES ACCEPTANCE OF THE ABOVE CONDITIONS.

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SUMMARY OF SALIENT DATA

Identification of Subject

Located at: 360 N. Mullet Point, Crystal River, Citrus County, Florida. 34429

Copies of the Citrus County Tax Collectors Ad-Valorem Notice, County Property Appraisers Records are located within the appraisal file. Taxes are estimated based upon 2020 Assessed Values and 2020 Mileage Rates as reported by the County Tax Collector.

Property Rights Appraised
Fee Simple Interest

Use of Appraisal
Market Value Estimate for Possible Land Acquisition

Date of Property Inspection
September 21, 2021

Effective Date of Appraisal Report
September 21, 2021

Site Data

Size: 3.60 acres (156,816 sf +/-)

Zoning/Land Use: CLR & CLC

Flood Map: Panel #12017C-0285E, Dated: 1/15/2021
Zone: VE. Area along coast subject to inundation by the 1% annual flood event.

Census Tract: 4505.00

Annual Taxes: $3,266.64

Characteristics: Vacant Waterfront Residential Site

Improvement Data

Type: Vacant Site

Highest and Best Use

Assumed to be any allowable use under CLR & CLC Land Use Regulations

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Market Value Indicators

Cost Approach	
RCN of Improvements only (Insurable Value)	$ 0
Land Value Estimate	$616,000
Entrepreneurial Profit	$ 0
Total Cost Approach Estimate	$616,000
Sales Comparison Approach	$616,000
Income Capitalization Approach	$ N/A
Estimate of Market Value	$616,000
Effective Date of the Appraisal	**September 21, 2021**
Date of Appraisal Report	**September 21, 2021**

The date of property inspection is **September 21, 2021**; the Effective Date of Appraisal is **September 21, 2021**. Date of the Report (Signature Date) is October 12, 2021.

INTRODUCTION

Object and Use of Appraisal

The objective of this appraisal is to estimate the market value of the subject property identified herein, as of the effective date of the appraisal in its ***"As Is"*** condition. According to our client, the intended use of the appraisal is to arrive at an estimated fair market value of the subject site to insure just compensation to the owner for the taking of the specific site which is proposed to be used by the Citrus County Government as a neighborhood utility site. The purpose of the appraisal is to estimate market value as defined by the USPAP and Board of the Federal Reserve System, in accordance with Title XI or FIRREA (1989). ***Citrus County Board of County Commissioners, Division of Engineering, Land Section,*** will utilize the appraisal as an aid in the proposed acquisition of the site. The appraisal report is to be certified to ***Citrus County Board of County Commissioners, Division of Engineering, Land Section***, who is considered the client and the employer in this matter.

Scope of Appraisal

The appraisal and report is also intended to conform to the requirements of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA): the Interagency Appraisal and Evaluation Guidelines and the Uniform Standards of Professional Appraisal Practice (USPAP). This appraisal and report may be used for finance purposes.

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Susan M. Boelk, Land Section Manager, Engineering Division of and for Citrus County Board of County Commissioners, Department of Public Works, Division of Engineering, Land Section has directed Rex A. Rusaw of Appraisal Services Rex A. Rusaw, Inc, to appraise the subject properties identified herein.

"In developing a real estate appraisal an appraiser must identify the problem to be solved, determine the scope of work necessary to solve the problem and correctly complete research and analysis necessary to produce a credible appraisal" (USPAP). For each appraisal the scope of work is an essential step in all assignments performed under USPAP.

Accordingly, Standards Rule 1-2 (a) through (h) sets forth eight identified steps. In this report each step is addressed, identified and reported.

The scope of this appraisal assignment includes physical inspection of the subject property and the surrounding influences of the neighborhood; research the market for comparable sales for comparison to the subject utilizing Data Services, Multiple Listing Services, Public Records, Realtors and Developers, when possible, familiar with the subject neighborhood and appraisers files. From this, analyze data as it relates to the subject; conclude an estimate of market value from the range of value indicators; and finally prepare a summary appraisal report, which documents and explains the analyses and conclusions of the appraiser.

According to previous agreement with the client, this appraisal and report must meet certain criteria. For this purpose, the Income Capitalization Approach, and the Cost Approach due to a lack of data, were considered not pertinent and/or applicable to the valuation process. The Highest and Best Use is concluded to be *"As Is",* and any allowable use under current zoning.

The Direct Sales Comparison Approach to Value was fully addressed and considered. According to market data this approach is the most appropriate and best value indication. **Extent and type of information available to the appraiser-**At the onset of the assignment the appraiser contacted the client/and or property owner to request the physical, legal and economic information required to complete the appraisal.

Information was obtained from the client and the owner (or Realtors), neither accompanied the appraiser on the physical inspection of the subject site. Photos of the site were taken at that time.

The appraiser researched the public records (deed history, assessment, taxes, zoning, flood plain, etc.), by, 1) visiting the courthouse or other public records, 2) phone calls and/or consulting online services. Unless otherwise noted, we have not considered a title report but we have made a detailed compliance check as to the subject's zoning and permitting. We have assumed that the property can be used in the manner implicit in the value calculations.

Extent of property inspection-The appraiser performed an on-site inspection of the subject property (as indicated by the certificate). This involved the entire site.

The photographs provided in the appraisal are an indication of the extent of our inspection.

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Type and extent of data research-In general, the appraiser has considered three types of comparable data: land sales, improved sales, and rental/lease statements. Our search of land sales first commenced within the neighborhood boundaries described later. The initial search began with a sales data search through public records and then the Realtors Multiple Listings Service (MLS). During our site visit we performed a "windshield" survey of the neighborhood looking for comparable land sale suspects. These suspects were then researched in the public record for the last date of transfer. If a transfer has occurred in the last three years (generally), and after considering other factors of comparability, we then attempt to confirm the terms of a sale via the public record or contacts with market participants (buyers, seller, lender, broker, appraiser, etc.). At the appraisers' discretion, some data will be used without personal verification, if in the appraiser's opinion, the data appears to be correct. Comparable land sales are also obtained from our proprietary database, as well as commercial sources providing confirmed/closed transactions and/or listings.

For all data types, search parameters such as dates of sales, locations, sizes, types of properties and distances from the subject will start with relatively narrow constraints and, if necessary, be expanded until the appraiser has either retrieved data sufficient (in the appraisers' opinion), to estimate value, or until the appraiser believes we have reasonably exhausted the data pool.

Type and extent of analysis-The appraisal complies with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), and also with the Uniform Standards of Professional Appraisal Practice (USPAP). All three approaches to value, Cost, Direct Sales Comparison and Income Approaches, were employed in this appraisal. Additional information regarding the methodology utilized can be found in the valuation sections of this report as well as in the appraisal process discussion that follows.

In accordance with the prior agreement between the appraiser and client, this appraisal is communicated in a narrative report. This appraisal report is intended to comply with the requirements set forth under Standards Rule 2-2 of USPAP. As such, presents at a minimum, the eleven requirements and a report of appraisers' data, reasoning and analyses.

Further discussion and explanation regarding the scope of this specific assignment is found within the body of the report.

Property Rights Appraised

The value conclusions presented herein acknowledge the Fee Simple Interest of the subject property, subject to zoning (land use restrictions), easements and restrictions of record as identified within this report.

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DEFINITIONS OF INTEREST OR OWNERSHIP

Fee Simple Interest

Fee Simple Interest is defined as absolute ownership unencumbered by any other interest or estate. A person, who owns all of the property rights are said to have *Fee Simple Title, subject only to the limitations of Eminent Domain, Escheat, Police power and Taxation.* According to public records, the fee simple interest of the subject properties does not appear to be presently encumbered by existing mortgages.

When properties are financed, it is found to be a typical encumbrance upon properties in the Citrus County market and is not felt to adversely impact the market value estimate, notwithstanding the effect still being felt by the so-called Real Estate *"bubble"* collapse. This issue will be further discussed later in the report.

It should be kept in mind the complexity of real property ownership in the United States today suggests that a true fee simple interest seldom exists because nearly all properties are encumbered to some degree by easements, right of ways, reservations and/or private restrictions. Although most appraisers define the interest being appraised as a "fee simple interest," such an interest can seldom, if ever, be appraised.

Condominium Ownership

"A form of fee ownership of separate units or portions of multiunit buildings that provides for formal filing and recording of a divided interests in Real Property." (The Dictionary of Real Estate Appraisal – 4th Edition.)

Leased Fee Interest

The leased fee interest is an ownership interest held by a lessor (landlord) with right of use and occupancy conveyed by lease to others. Typically, the rights of the lessor (leased fee) are specified by contract terms contained within the lease agreement. The subject property is currently vacant-unimproved. No lease information was made available to the appraiser.

Leasehold Interest

The leasehold interest is an ownership interest by a lessee (which is conveyed by a lease) including the right of use and occupancy for a stated term and under certain conditions. There appears to be no leases in place and consequently leasehold interest has not been conveyed.

Identification of Market Analysis and Conclusions

The market identified for analysis purposes and ultimate conclusions of value herein includes the current and competitive open market using comparable sales similarly influenced as the subject. The Direct Sales Comparison and to value will be included within this report. And further, the valuation process excludes goodwill of the business, intangible and/or going

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concern value. The conclusion of value is limited strictly to Real Estate; that is, land and improvements, which are identified within this report.

DEFINITIONS OF VALUE

The following definitions of value were compiled from ***The Appraisal of Real Estate, Twelve Edition, 2001,*** and ***The Dictionary of Real Estate Appraisal, Fourth Edition, 2002.*** Each of these definitions is also referenced from the Uniform Standard of Professional Appraisal Practice (USPAP).

Assessed Value

Accessed value as applied in ad valorem taxation refers to the value of a property according to the property assessment rolls. The assessed value schedule may not conform to market value, but usually is calculated in relation to a market value base. In the specific case of the subject's neighborhood, property values have fluctuated over the past 10 years. The subject property, in particular, is not exempt from taxation.

Market Value; as used by agencies that regulate federally insured financial institutions in the United States:

Market value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

- Buyer and Seller are typically motived,
- Both parties are well informed or well advised, and acting in what they consider their best interests,
- A reasonable time is allowed for exposure in the open market,
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and,
- Price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Market Value, *"As Is":* Value of the Subject as Vacant Residential

Fair Value

In compliance with the Department of the Treasury, Office of the Comptroller of the Currency document 12CFR-CHI-SS7.3025 (d), Fair Value of the property must be provided. As stated in the previously mentioned documents, "Fair Value" is the cash price that might reasonably be anticipated in a current sale under all condition's requisite to a fair sale.
A fair sale means that buyer and seller are each acting prudently, knowledgeably, and under no necessity to buy and sell – i.e., the considering the property type and local market conditions.

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When a current sale is unlikely – i.e., when it is unlikely that the sale can be completed within 12 months - the appraiser must discount all cash flows generated by the property to obtain the estimate of fair value. These cash flows include but are not limited to those arising from ownership, development, operation, and sale of the property. The discount applied shall reflect the appraiser's judgement of what a prudent, knowledgeable purchaser under no necessity to buy would be willing to pay to purchase the property in a current sale".

Short Sale

When proceeds of a sale are not sufficient to cover the property owners mortgage obligations and other closing costs, which could include real estate sales commission, property taxes and transfer fees, the Lender may agree to accept less than what is owned on the mortgage (s). Qualifications for a short sale include:

1) Property value have defined since origination of the loan,
2) Mortgage lien is in default.
3) Property owner is experiencing financial hardship and,
4) Property owner has no assets.

Reasonable Exposure Time/Marketing Time Estimates

Reasonable exposure time is defined within Statement of Appraisal Standards No. 6 and within the definition section of the Uniform Standards of Professional Appraisal Practice as "the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market."

In contrast, reasonable marketing time is defined within Advisory Opinion 7 (AO7) of the Uniform Standards of Professional Appraisal Practice as "an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal."

Marketing time differs from exposure time in the marketing time occurs after the effective date of the market value estimate, while exposure time is always presumed to precede the effective date of an appraisal.

In other words, exposure time occurs ***before*** effective date of the appraisal, whereas marketing time occurs ***after*** the effective date.

Upon review of information and data obtained from the Realtors Association of Citrus County Multiple Listing Services including sales used within this report, and county public records, exposure time is reported to have range from 1 to 1894 days with an average of 279 days for the 131 countywide waterfront sales over the past 12 months. The seven comparable sales used within this report range from 152 to 870 having an average (mean) of 259 days. See Page 44 for a list of sales with DOM's reported when available.

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Regional and Neighborhood Factual Data

Regional Data

The subject property is located within west-central Florida referred to as the "Nature Coast" and is within the district of the Tampa Bay Regional Planning Council (TBRPC), an association of local governments and gubernatorial representatives.

TBRPC stands for Tampa Bay Regional Planning Council, an association of local governments and gubernatorial representatives.

Florida's Regional Planning Councils (RPCs) are public organizations that serve as bridges between state and local governments representing an area in which resources, characteristics, and issues co-exist. RPCs provide comprehensive planning and intergovernmental coordination for managed, responsible growth.

Florida Statutes 186.502(4)(1) recognize RPCs as Florida's only multipurpose regional entities in a position to plan for and coordinate intergovernmental solutions to growth-related problems on greater-than-local issues, provide technical assistance to local governments, and meet other needs of the communities in each region.

The region's six counties, Citrus, Hernando, Hillsborough, Manatee, Pasco and Pinellas are required by law to exercise regional cooperation through membership on the Council. Other municipal members are Bradenton, Clearwater, Dade City, Dunedin, Gulfport, Largo, Madeira Beach, New Port Richey, Oldsmar, Palmetto, Pinellas Park, Plant City, Safety Harbor, Seminole, South Pasadena, St. Pete Beach, St. Petersburg, Tampa, Tarpon Springs, Temple Terrace, and Treasure Island.

These governments are represented on the Council by elected officials appointed by their local boards. They comprise two-thirds of the Council's membership. The Governor appoints additional members, making up the remaining third of the Council. There are also four ex-officio members representing the Southwest Florida Water Management District, the Florida Department of Transportation, the Florida Department of Environmental Protection, and Enterprise Florida.

Citrus County Analysis

Citrus County is in West central Florida on the Gulf Coast about 65 miles North of Tampa-St. Petersburg metropolitan bay area and is bordered by Levy and Marion County to the North, Sumter to the East, Hernando to the South, and the Gulf of Mexico to the West. The city of Inverness is the county seat.

Since 1970, Citrus County has experienced a substantial increase in population. The U.S. Census Bureau reported approximately 19,200 residents in 1970. By 1980, this figure had grown to about 54,703, and the 1990 census reported 93,513 for an average annual increase of 3,881 between 1980 and 1990.

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It is estimated that the county currently (2013) has approximately 143,190, residents. By the end of the decade, Citrus County is anticipated to have about 162,400 residents, based on University of Florida projections.

Population Estimates and Projections, 1980-2020, Citrus County, Florida.

1980 Actual	1990 Actual	2000 Actual	2004 Actual	2006 Estimated	2010 Actual	2020 Census
54,703	93,513	118,085	130,465	134,291	141,236	153,843

Sources: University of Florida, Bureau of Economic & Business Research, eflorida Enterprise Florida, FDOT, My Florida, US Census Bureau and Citrus County Governmental Departments.

Another significant item is that approximately 94.5% of the total housing stock of single family homes in the county have been constructed since 1970. This is an overwhelming number of new homes constructed and indicative of an insufficient number of housing stock which was available to meet the demands by the increasing population base.

A principal industry of the county during the period of 1970 to 2005 has proven to be new construction with an employment share of about 10.6%.
However, the principal employment sector is government. It appears, by statistics, that about 50% of the county employed work for some branch, department or agency including education and public administration. Of the county's overall income, a large portion is generated from governmental and retirees. This suggests stability in terms of the overall economic environment.

The largest area of growth is within the central ridge area of the county, which extends from west of Sugarmill Woods at CR 98, a 10,000-site residential community northward to the town of Dunnellon. This portion of the county experienced over 100% population growth since 1980. The primary reason for the county's continuing population growth is the high number of immigrants. New residents have arrived from other Florida areas such as Fort Lauderdale, Miami, Tampa and St. Petersburg to work for *Duke Energy,* the construction industry and other employment sectors and from the north and north east U.S.A. to retire from employment.

According to 2000 census, the 18-64 age group in the county totaled 59,745 persons (50.6%), according to the US Census, reporting a 69.94 percent increase.

By the year 2030, this figure is projected to grow to over 135,000. Statistically speaking, Citrus County is a prime area for commercial growth and that includes communications.

Citrus County is readily accessible via State and Federal Highways including Interstate 75 traversing just 7 miles east of the county. U.S. Highway 19/98 and U.S. Highway 41 are the major north-south thoroughfares passing through the county. There are numerous state roads providing connection links to other cities in the state. The recently developed Suncoast Highway gives a direct link to the Tampa Airport.

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As noted earlier and heavily supported by statistics, the economy of the county is based predominately on government employment, services/hospitality and new construction along with local services, fishing, phosphate mining, agriculture, light industry, and retirement. The major private sector employers are Duke Energy, Citrus Memorial Hospital, with Citrus County School Board each having approximately 2,300 employees including teachers, support staff and administration, providing services to over 15,000 students. *Regional, Neighborhood and other Demographic Data*, reports and statistic used for this report are included within appraiser's file.

Neighborhood Analysis

The general neighborhood consists of the western central portion of Citrus County. This area was chosen because it appears to be the major sector from which the residential district within close proximity to the subject property considers it as the community.

The residential area which is considered to be most competitive to the subject property extend southerly along N. Ozello Trail from West Sanddollar Lane to about the Salt River extending westward to the Gulf of Mexico.

For the purpose of this analysis, the neighborhood will be considered as that formerly described. In this influence will be found the economic and social influences that tend to affect the value end potential of the subject property directly, enhancing it, damaging it, or continuing the status quo.

It is a fact that social, economic, governmental, and environmental forces influence property values in the vicinity of a subject property which, in turn, directly affect the value of the subject property itself. Therefore, it is necessary to delineate the boundaries of the area of influence to conduct a thorough analysis. Determining the area within which the forces affect all surrounding properties in the same way they affect the property being appraised identifies these boundaries.

Although physical boundaries may be drawn, the significant boundaries are those that fix the limits of influences on property values. By coincidence, these limits may be physically observable.

The overall area of influence is commonly called a neighborhood. A neighborhood is a group of complementary land uses. A neighborhood may contain a mixture of uses which support and cohabit with each other; i.e., residential, commercial, industrial, government, social, etc. A clear distinction can be drawn between a neighborhood and a district. A district is a type of neighborhood that is characterized by homogeneous land use.

Districts are commonly composed of specific uses; residences, apartments, agricultural, governmental, industrial properties or in the specific case of the subject commercial.

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To identify neighborhood or district boundaries, an appraiser examines the subject property's surroundings. The investigation begins with the subject property and proceeds outward, identifying all relevant actual and potential influences on the property's value that can be attributed to its location.

The appraiser extends the geographic search far enough to encompass all influences that the market perceives as affecting the value of the subject property. At the physical point where no factors influencing the value of the subject and surrounding properties are found, the boundaries for analysis are set.

The appraiser's conclusions regarding the impact of the neighborhood or district on the subject property's value are significant only when area boundaries are property delineated.

Neighborhood Description

The subject neighborhood is located within the western central portion of Citrus County, about 19 miles West of Inverness, the County Seat. Located within the delimited urban compact area of Ozello,10 miles West of the Lecanto hub of SR 44 and CR 491, within 5 miles SW of the delimited urban compact area of Crystal River and 6 miles NW of Homosassa Springs. Area's peripheral to N. Ozello Trail are primary residential districts with a few commercial sites along the areas major/minor collector road N. Ozello Trail.

The immediate boundaries extend along N. Ozello Trail from W. Sanddollar Lane Southwest to the Salt River.

The major roadways servicing this area of the county are U.S. Highway 19, West Grover Cleveland Boulevard, W. Homosassa Trail, W. Cardinal Street and Ponce De Leon Road (SR 98). Highway 19 is a 4 to 8 Lane State Highway running north-south through Citrus County connecting the cities along the Gulf Coast from St. Petersburg/Clearwater at Tampa Bay northward to Tallahassee, the State Capital. West Homosassa Trail is a two lane highway maintained by the County traversing east/west through the Citrus County connecting US Highway 19 to SR 44 in Lecanto. State Road 98 is two to four lane State Road traversing east/west through the counties connecting Homosassa/Chassahowitzka to Brooksville. W. Ozello Trail is a County Road connecting the Isles and Keys of Ozello to U.S. Highway 19.

Marketability Study:

A market study is a macroeconomic analysis that examines the general market conditions of supply, demand, and pricing or the demographics of demand for a specific area or property type. A market study may also include analysis of construction and absorption trends.

Economic feasibility analysis is defined as an analysis undertaken to investigate whether a project will fulfill the objectives of the investors. The profitability of a specific real estate project is the analysis in terms of the criteria of a specific market or investor.

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Alternatively, the term may be defined as an investment ability to produce sufficient revenue to pay all expenses and charges and to provide a reasonable return on and recapture of the money invested. Economic feasibility is indicated when the market value or gross sellout of a project upon achievement of a stabilized condition equals or exceeds all costs of production.

Feasibility analysis and highest and best use are interrelated, but feasibility analysis may involve data and considerations that are not directly related to highest and best use determinations. Such analysis may be more detailed than highest and best use analysis, have a different focus, or require additional research.

The following is a brief analysis of the subject's market potential. Although not a formal "feasibility study", it does reflect current market conditions and information regarding the marketability of similar industrial properties within the defined neighborhood.

The subject property is a vacant (un-improved) residential site with two areas designated as CLC: Coastal Lake Commercial areas. Though there remain a CB structure, it appears to have no intrinsic value. Typically, site size ranges from .20 to 1.0 acres. There is area peripheral that are subdivisions with these smaller sites and non-recorded sites which range from one to ten acres. Smaller sites were developed primarily due to pricing.

Typically, buildings range from 600 SF to 2,200 SF, with most homes ranging about 1,200 SF. The subject's specific street (N. Mullet Point) is developed primarily on the site. Housing stock ranges from older (1970-1985) mobile and manufactured homes ranging from 678 SF to 1,200 SF. It is most likely that these properties will be absorbed into New Construction as flooding and storms continue to render these properties unhabitable. With a large inventory of single family homesites within residential districts, it would be likely that these sites would be re-developed with stilt homes which is becoming the major of housing.

Throughout the neighborhood, buildings within the subject's land use vary from manufactured single family, fair quality structure to good and average CBS. Due to the flood zone of VE13 new construction will be stilt construction.

According to FFIEC Census Report, the 2010 population estimate of the neighborhood (Tracts 4506.01), was 4,023 with 3,316 total housing units of 1,436 as owner occupied and having 599 renter occupied. The total estimated population of this county is 153,843 up from the 2000 total of 118,085 persons. This equates that approximately 2.62% of county's population is located around the subject.

This growth of more than 30.28% is reflected in the housing market by a dramatic increase in volume and prices, and expansion of new home construction, continuing through the so called "bubble" of the past decade or so. After a "burst," values dipped for about 8 years before a recovery. The volume of sales and new construction starts have increased and the overall market appears to continue upward. As the following analysis illustrates, Citrus County Economy appears to be expanding in growth.

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This area of Citrus County is primarily residential, waterfront uses which include, but are not limited to, Stilt homes, older bungalows, a few mobile homes and older conventional site built homes. For the most this area is developed with stilt construction. A popular sea food restaurant, Pecks Old Port Cove is located about a quarter of a mile south. Most large parcels have a single family residence with most of the site below grade.

Legal Description

According to our client, there are eight parcels each having a legal description which was provided by the client and used by the Citrus County Property Appraisers Office for identification. The lengthy Legal Description as recorded with the deed is included within the Addendum. The following is a list of the eight sites by Address, Parcel and Alt Key numbers.

1	*360 N. Mullet Pt*	*16E-18S-34-2B0A0-0050*	*1004012*
2	*398 N. Pirate Pt*	*16E-18S-34-2B0A0-0100*	*1004021*
3	*383 N. Pirate Pt*	*16E-18S-34-2B0A0-0111*	*1004039*
4	*381 N. Mullet Pt*	*16E-18S-34-2B0A0-0112*	*1004047*
5	*378 N. Mullet Pt*	*16E-18S-34-2B0A0-0113*	*1004055*
6	*371 N. Pirate Pt*	*16E-18S-34-2B0A0-0120*	*1004063*
7	*13965 W. Sanddollar Ln*	*16E-18S-34-2B0A0-0121*	*1004071*
8	*0 N. Pirate Pt*	*16E-18S-34-2B0A0-0130*	*3525143*

Note: Parcel #8 – AK#3525143 is an illegitimate parcel. There is evidence that this parcel was mis-matched during recording. Recorded in OR BK 3178/1159 is parcel #16E-18S-34-2B0A0-0130. This parcel is part of parcel #16E-18S-34-2B0A0-0050. Therefore, we will address seven parcel as this parcel is included with parcel #16E-18E-34-2B0A0-0050.

Site Dimensions and Size

According to subject property record card-Legal Description, recorded deed and survey provided the site dimensions are extensive maneuvering around wetland jurisdictional boundaries. Rounded off, the effective size is about 300’ x 522.72’; irregular in shape.

Ownership and History

As of the effective date of the appraisal, Fee Simple Ownership is reported to be;

George H. Decker
1705 Wedgefield Dr.
Rock Hill, SC 29732

A search was conducted in the county official records. The preliminary search revealed the actual recorded deeds for the current owner could be found in Public Records. OR BK 1623, Page 1125.

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PARCELS	DATE	OR BK/PAGE	SALES PRICE
16E-18S-34-2B0A0-0050	05/05/2003	1623/1125	$300,000
16E-18S-34-2B0A0-0101	06/23/2004	1791/715	$ 30,000
16E-18S-34-2B0A0-0113	06/23/2004	1791/715	$ 30,000
16E-18S-34-2B0A0-0112	06/23/2004	1791/715	$ 30,000
16E-18S-34-2B0A0-0111	10/06/2004	1773/638	$ 40,000
16E-18S-34-2B0A0-0120	11/14/2011	2459/491	$ 100
16E-18S-34-2B0A0-0121	11/14/2011	2459/491	$ 100

Note: Parcel #16E-18S-34-2B0A0-0130 is part and included within legal description of parcel #16E-18S-34-2B0A0-0050.

A copy of the deed and the Citrus County Record Card with current assessed value, brief history and other data are located within the Appraisers document file. As mentioned, there is no reported sale or purchases within the past 3 years.

Property Assessment

The subject properties are included in the 2020 Citrus County Property Assessment Roll. The Total Combined Assessed Value of the seven sites with improvements is $217,144. Total tax burden of $3,266.04 which includes a non-Ad Valorem Assessment for Fire Services is $101.42.

Zoning/Land Use Classification

According to the Citrus County's Land Use Map, the subject property includes the following Classifications:

CLR: Coastal and Lakes Residential District

2403. COASTAL AND LAKES RESIDENTIAL DISTRICT (CLR)

This category recognizes lawful unrecorded and recorded subdivisions within the coastal, lakes, and river regions of the County. Density shall be limited to the maximum provided by the final development order approved for the underlying subdivision plat. Replatting to accomplish clustering and/or development consistent with current standards will be permitted provided gross density is not increased.

2410. COASTAL AND LAKES COMMERCIAL DISTRICT (CLC)

This category designates those areas suitable for commercial development within the coastal, lakes, and river regions. The commercial uses allowed in this category are water related, water dependent, or necessary for the support of the immediate population. The designation is intended for a single commercial use or business on a single parcel of property. Commercial centers are not allowed, but multiple activities operated by a sole entity are allowed. This requirement is not intended to limit the number of structures as long as the development meets all requirements of this LDC. Single family residential development shall

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be allowed only if the structure has access to a local residential roadway and is in a residentially committed area, or is associated with a business owned and operated by the homeowner. In addition to commercial uses, the category allows for a single family residence as an accessory use to the primary commercial use of a lot or parcel. The intent is to allow a business owner or employee to live on-site with his/her family. Such single family dwelling units are allowed on the second floor of a building, or as an attached ground floor unit, or as a detached dwelling unit, preferably to the rear of the property. Furthermore, CLC designated lands shall not be subdivided for the purpose of increasing residential density beyond the density allowed within the Low Intensity Coastal and Lakes District, that is, one dwelling unit per 20 acres outside of the V-zone and one unit per 40 acres within the V-zone.

Existing lots of record smaller than the above standards shall be recognized as valid non-conforming lots.

Utilities

The subject property is located within an unincorporated, area of Citrus County, Florida. The general area has limited commercial sites along N. Ozello Trail and on the waterways. By in large land use is residential, located west, and south of the subject, with the north and east being the Gulf of Mexico Coastal Area Waterway.

This area of Ozello has limited commercial uses and supporting facilities. Most facilities are located within a six miles radius. However, due to the precarious county road accessing Ozello it is at least an eleven mile drive to get to U.S. Highway 19.

Ozello area has a compliment of services. These include commercial electricity, police and fire protection, garbage collection, and commercial telephone service. It also appears to have cable TV lines and high speed Internet, water supply and sewer within this neighborhood is facilitated by private septic tank systems and public water for single family residential uses and the commercial districts.

Subject Structure:

The subject is vacant residential property with two commercial areas and though has some improvements is appraised as if vacant and unimproved with no structures.

FEMA Flood Zone

According to FEMA map #12017C-0285E the subject is located within a zone VE13: Areas along coasts subject to inundation by the 1% annual chance flood event with addition hazards due to storm-induced velocity wave action. BFE’s (Base Flood Elevation) derived from detailed hydraulic coastal analyses are shown within these zones (Zone VE is used on new and revised maps in places zones V1-V30).

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HIGHEST AND BEST USE

The basis of an appropriate conclusion of market value is the identification of the most profitable and competitive use to which a property can be put. This is accomplished through an analysis of the property's highest and best use. The competitive market forces within its physical and economic neighborhood shape the highest and best use of a property. Therefore, the study and conclusion of highest and best use is an economic analysis of market interaction that impacts the subject property. This conclusion is the foundation of the market value estimate.

The Appraisal of Real Estate, Twelfth Edition, Appraisal Institute, defines highest and best use as, "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value".

Highest and Best Use analysis considers the subject property as though vacant and as it is improved. The highest and best use conclusion must meet four tests or criteria. They are:

Physically Possible
Legally Permissible
Financially Feasible
Maximally Productive

AS VACANT

In any discussion of the highest and best use of a particular property, the first consideration must be given to the land, as if vacant and available for development to that use.

The analysis relates the conclusion of highest and best use for the subject property as vacant based upon market perception and trends within the economic influence of the subject neighborhood. This analysis also serves as the beginning point for the selection of comparable land sales for the conclusion of the land value estimate as well as providing support for the proposed use of the subject property.

Physically Possible

The physical characteristics of the site provide sufficient components for the development of its legal uses. The site can be described, in a general way, as polygon (irregular) in shape, having a high degree of irregularity. Deed records and reports size as 3.60 Ac.

The shape does not appear to hinder nor detract from the site's optimum development capabilities. The shape, in itself, gives the subject adequate roadway (access) exposure compared to competing sites with approximately 300 feet along W. Sanddollar Lane,

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439.99 feet along N. Pirate Pt and includes approximately 209.02 feet of N. Mullet Pt which is located within the South-Eastern boundaries of the site, please see map section for survey. It also have about 642 feet of open water and canal frontage.

The site appears to be at or slightly above street grade. According to FIRM Panel the site is located within a flood prone hazard area. Other than flooding, it would appear that there are no other physical restrictions that would prohibit any of the legally permissible uses within the Land Development Code.

Legally Permissible

The current zoning of the subject sites will allow construction of single family detached residential structures of one unit. The specific zoning has required side and rear setbacks, and minimum width or tract size. Total coverage cannot exceed 50% of the site and floor area ratio can exceed 40%. There are some exceptions and allowance.

Tract coverage by buildings must have site plan approval prior to development. There is no development proposed for this appraisal. And, any proposal would be subject to the State and County Regulations.

Financially Feasible

The financial feasible of the development of the subject site refers to these uses which are physical possible and have a sufficient demand to produce a positive return to the land as if vacant. As discussed in the neighborhood analysis, and as clearly demonstrated within the Sales Comparison Analysis the abundance of available properties and number of sales found within the land sales analysis, there appears to be insufficient demand. Though values may be increasing when compared to the past year, and there have been signs of demand over the past 12 months, for site value under one acre and new start construction is up, the volume of vacant sales over one acre appear to be slowing. This may be due to a lack of inventory or prices over one acre are beginning to get out of reach for the typical buyer.

While improving the site for personal use, may be an option, there is no evidence that improving the site with a typical single family residence would increase the combined value above its cost to realize a profit.

Maximally Productive

Development of the subject site will not likely utilize the site in the most productive manner. That is to say, by developing or improving the land would add additional value to the land component. There is sufficient land area for construction of buildings and improvements. Based on the current zoning regulations, construction of single family homes, etc., though allowable, would not provide amble productivity of the site other then personal use. There is evidence that with the subject’s specific locations that supporting additional space for the commercial uses would likewise seem less logical. The current use as vacant is allowable under the current land uses.

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Conclusions

The subject site has a usable shape, and construction of allowable buildings and associated site improvements is obviously possible. The physical characteristics lend well for some form of development and the current zoning is appropriate for single family and other uses, and compatible with the surrounding uses. Though utilizing the site for its area to add a commercial facility may be a conditional use, it appears to be the least logical. The financial feasibility is not likely ensured as a result of the local economic atmosphere.

Finally, I have concluded that remaining vacant for future development as allowed by zoning is representative of the highest the best use of the subject site, as vacant. The subject parcel is made up of seven or eight individual parcels. Dividing to the site into smaller components, as allowed by zoning would bring prices to a range more obtainable for the typical buying market.

AS IMPROVED (*Proposed*)

The following analysis of highest and best use, as improved, or proposed, will determine if the improvements are aligned with the criteria and therefore, contribute to the highest and best use of the land. If not, reconstruction or conversion to a higher use may be appropriate, or any existing improvements may represent a suitable interim use, acknowledging temporary use until re-development, which fulfills the criteria, occurs. As noted above, this study will also identify the market for comparable sales to be utilized in the Sales Comparison Approach.

Physically Possible

To my knowledge there is no current development proposal. While no proposed site plan of the subject site was supplied to the appraiser, relying upon the data supplied the indicate construction of typical site improvements are physically possible upon the site. Based on my inspection of the site, development of the subject property is physically possible.

Legally Permissible

The development of the subject to a complete planned use is a permissible use within current zoning regulations. It is assumed that any proposed site plans for the structures will be placed on site to meet all setbacks, size, coverage ratio, and height requirements within the Zoning classification.

Financially Feasible

The financial feasibility or lack thereof for improving the subject properties has been established with an estimate of construction cost. The appraiser referred to his most recent appraisals of improved properties completed within this neighborhood, district,

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or market area. Analyzing the Sales Comparison Approach for existing homes and then estimating the cost of new construction illustrate a loss in value of about 35%. This loss is a direct result of an increase in available properties, which is an external economic condition. While values are increasing for waterfront homes, in general, the price required to support the development project. It appears that less loss will be realized if left vacant.

Over the past 12 months 539 waterfront homes have been sold within Citrus County which represents 10.99% of the 4906 total home sales. Prices were reported as follows:

$50k - $350k – 323
$35k - $550k – 143
$550k - $1,000k – 67
$1,000k - $3,000k – 6

Developing the site as residential would most probably place the project in the 3rd category - $550,000 to $1,000,000 range. These homes, by in large, are river or lake front. Of the 67 sales, one was within Ozello: 14340 W. Seaside Court; built in 1987, 3 story stilt, 2,290 SF on .73 Ac with St. Martin River and estuary view. There are no current offerings nor pending sales in this category. One current active offering: 14507 Black Creek Dr., built in 1960, 2 story stilt, 1,002 SF on .32 acres, canal, wooded view with an Asking Price of $275,000.

Maximally Productive

Development of the subject property with a single family home appears to be over developing the site at present time. With the inventory for homes and vacant properties decreasing, the most logical strategy is to leave the sites unimproved until demand catches up with inventory. At that juncture of equilibrium, site values should begin to increase. An alternative may be to divide the site into smaller allowable site to reduce the overall package prices to a range of higher demand.

Conclusions

The subject has no proposal for development. However, if proposed for residential use or even with a commercial use related to waterway, two criteria for highest and best use is met. The use is physically possible upon the site and will comply with existing zoning regulations, which would allow for building single family units. The financial feasibility was measured by traditional estimates comparing the Cost and Direct Sales Comparison Approach. The result of that study illustrated a significant loss in investment for single family development. However, if the site, as a whole, was redeveloped into smaller sites, these may be a viable alternative and it would most probably help increase the surrounding property values.

Current use as vacant, unimproved residential appears to utilize the site to its most productive manner. The advantage is that with vacant land, as the community grows, demand will increase, and the sites can be improved at a future time.

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The Highest and Best Use Analysis basically concluded that the site would remain vacant until demand increases. As previously discussed, the criteria of highest and best use are considered sequentially as they build upon each other in the analysis process. Also, the use must fulfill all the tests unless there is a reasonable probability that one of the unacceptable conditions can be changed. The subject conforms well to surrounding uses throughout the neighborhood.

Based on information available at the appraisal date, the current use as vacant is representative of the highest and best use of the property.

COST APPROACH TO VALUE

The Cost Approach is defined as a set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current costs to reproduce or replaced the existing structure, deducting for all accrued depreciation of the property and adding the estimating land value.

This approach is not applicable.

DIRECT SALES COMPARISON APPROACH TO VALUE

I have reviewed the sales activity for the past forty-eight months and have found seven properties, which have sold within the past 12-month's worthy of use. While none exactly replicate the subject, each resemble the subject in general utility, and all are worthy of use. The price range for the sales was unusually wide but within an acceptable range and gives a very good indication of value or at least gives a creditable value range.

The Market or Sales Comparison Approach is a method of direct sales comparison in the appraisal process. In this approach, sales of similar types of properties, which have occurred in the open market, and which are a reflection of buyer and seller interactions, are compared to the subject property. This approach is based upon the Principle of Substitution, which implies that a prudent purchaser will pay no more for a property than it will cost to buy a comparable substitute, either as vacant or as improved.

The Principle of Substitution further implies that buyers and sellers go through a process of comparing one property to another, in an effort to maximize their investment by obtaining the property with the best available balance between buyer preference and sales price. The appraiser "mirrors" this procedure by making appropriate adjustments to the comparable sales in comparison with the subject property.

The ultimate indications of value from each sale, after adjustments, will assist in estimating the most probable selling price of a subject. This approach is most reliable when there is sufficient market data available for a meaningful comparison. Furthermore, this approach is the best understood by those unfamiliar with the appraisal process. The process by which data is analyzed in this approach includes the procedures.

Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

1. Research the competitive market for information on sales transactions, listings, and offers to purchase or sales involving properties that are similar to the subject property in terms of characteristics such as property type, date of sale, size, physical condition, location, and land use constraints. The goal is to find a set of comparable sales as similar as possible to the subject property.

2. Verify the information by confirming that data obtained is factually accurate and that the transactions reflect arm's-length market considerations. Verification may also elicit additional information about the market.

3. Select relevant units of comparison (e.g., price per square foot, price per front foot) and develop a comparative analysis for each unit. The goal here is to define and identify a unit of comparison that explains market behavior.

4. Look for differences between the comparable sale properties and the subject property using the elements of comparison. Then adjust the price of each comparison sale property to reflect how it differs from the subject property or eliminate that property as a comparable. This step typically involves using the most comparable sale properties and then adjusting for any remaining differences.

5. Reconcile the various value indications produced from the analysis of comparables into a single value indication or a range of values.

This approach is most reliable when there is sufficient market data available for a meaningful comparison. Typically, as previously mentioned, this approach is best understood by those unfamiliar with the appraisal process.

A price per acre and square foot were selected as the unit of comparison since it is most commonly used in the sale of smaller properties and other similarly described facilities. Because utility relates directly to size, the market recognizes that larger properties are worth more. Also, specific location, water frontage, view and elevation have an impact on value.

Because of the specific location of the subject site being contiguous to the waterway, market data was limited. In order to gather enough data to opine a value estimate it was necessary to use improved sales along with those properties which were vacant. A method that is used to derive the vacant land value from the improved sales price is referred to as the extraction method.

Extraction Method

The extraction method of estimating land value is one in which an estimate of the depreciated cost of the improvements are deducted from the sales price to arrive at an estimated sales price for the land; this method is most effective when the improvements contribute little to the total sales price of the property.

Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

A careful search produced thirteen properties, which have sold within the previous twelve months, seven of which are included within this report, and two current offerings, which are considered comparable and of similar utility or at least, the only available. The seven sales included within the following Adjustment Spreadsheets are considered the best of those analyzed. Each of the comparable sales are similar properties varying in size. None of the properties exactly replicated the subject but were similar in utility and location.

Four-Year Sales History of Vacant Site Sales

Over the past decade and even beyond, central Florida has experienced unusual volatility within the real estate market. Because of this each and every appraisal should be viewed from a new and fresh perspective, not heavily relying upon data from former analysis. For this reason the following research was conducted specifically for this appraisal assignment and report on 10/11/2021.

According to the Citrus County Realtors Association's MLS volume has been somewhat erratic over the past four years, increasing overall for the subject's market segment. This can be contributed, in part to coastal flooding. As time passes, volume and values will increase until the next severe weather. Values have increased by about 125.10% over the past year when reviewing Mean Sales Price and increased by about 26.24% comparing the Mean Price Per SF which is in line with the regional averages of about 25%. The subjects specific market segment is sufficient to judge market trends. If time adjustments are necessary, a factor of positive (+) 26.24% per annum will be applied. Exposure Time for the subject's market segment is reported as ranging from3 to 523 days with a mean of 133 days. When considering (the universe of data) Active, Pending and Sold properties exposure time ranged from 1 to 1348 days with a mean of 169. There are currently twelve active listings for this market segment and five pending sales. The subject property has been on the market at least for 272 days as reported by MLS #797827. When comparing all waterfront site sales within the Citrus County values have slightly decreased by 1.27% which may be less than a accurate reading due to extreme value differences effected by view, water quality and other characteristics. Overall, this market segment represents a 11.90% market share when comparing overall sales.

Four-Year Sales History-Subjects Market Segment:

Date	# Sales	Mean Sales Price	Mean/SF	Mean/Acre	Price/Acre	DOM
10/20-10/21	20	$125,798	96,868	2.31	$173,663	133
10/19-10/20	13	$ 55,885	24,811	.57	$137,570	305
10/18-10/19	13	$ 78,469	491,509	11.67	$218,667	74
10/17-10/18	5	$ 58,300	549,134	12.68	$ 51,700	287
Active	12	$210,499	144,421	3.32	$170,179	132
Pending	5	$ 60,360	20,042	.46	$221,318	397
All Sales 0-12 Mn	168	$ 87,385	108,306	2.50	$189,971	218
All Current Active	74	$223,718	254,957	5.94	$250,250	289
All Current Pending	18	$ 78,453	158,670	3.77	$262,750	219
All Sales12-24 Mn	131	$ 88,505	281,702	6.07	$191,456	279

* All Sales of residential waterfront sites within the described market area.

Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

Comparable Sale #1

Address:	21 N. Ozello Trail	Homosassa, FL	
Proximity to Subject:	.41 miles SW	**Adjustments**	
Data Source:	MLS #762286/ OR BK 3113/22	**S/Per Ac**	
Sales Price:	$70,000	$12,111	
Sales Concessions:	Cash/None Noted		
Overall Price Acre:	$12,111		
Date of Sale:	11/02/2020		
Land Use/Zoning:	Vacant / CLRMH		
Ownership:	Fee Simple		
Site Size:	5.78 Total/1.48 Ac Hammock	+35,186	
Site Improvements:	None		
Structures:	None		
Additions:	None – Wetlands	+108,000	
Net Adjustments:		$ 143,186	
Time Adjustment:		+ 40,756	
Indicated Site Value:			
Indicated Site Value P/Ac		$196,053	
Indicated Value of Subject		$705,791	
Indicated Value of Taking:			
History:	10/04/1993 - $100 OR BK 1008/788		



Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

Comparable Sale #2

Address:	12170 Restview Court	Homosassa, 34448	
Proximity to Subject:	7.51 miles SE	**Adjustments**	
Data Source:	MLS – 783466, OR BK 3114/1492	$/Per Ac	
Sales Price:	$187,500	$94,221	
Sales Concessions:	None Noted		
Overall Price Per Ac:	$120,192		
Date of Sale:	11/23/2020		
Land Use/Zoning:	Vacant/CLRMH		
Ownership:			
Site Size:	1.99 Ac/1.565 Ac Hammock	+51,082	
Site Improvements:	None		
Structures:	None		
Additions:	None		
Net Adjustments:		$51,082	
Time Adjustment:		+44,949	
Indicated Site Value:			
Indicated Site Value P/Ac		$216,223	
Indicated Value of Subject		$778,403	
Indicated Value of Taking:			
History:	03/09/2009 - $100 OR BK 2278/1492		



Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

Comparable Sale #3

Address:	14495 W. Trachel Court	Crystal River, 34429	
Proximity to Subject:	2.05 miles SW	**Adjustments**	
Data Source:	MLS #794668, OR BK 3100/1367	**$/Per Ac**	
Sales Price:	$67,500	$96,154	
Sales Concessions:	Cash/None Noted		
Overall Price Per Ac:	$96,154		
Date of Sale:	10/16/2020		
Land Use/Zoning:	Vacant/CLRMH		
Ownership:	Fee Simple		
Site Size:	.65 Ac/.587 Ac	+18,837	
Site Improvements:	None		
Structures:	None		
Additions:	None		
Net Adjustments:		0	
Time Adjustment:		+32,693	
Indicated Site Value:			
Indicated Site Value P/Ac		$147,684	
Indicated Value of Subject		$531,662	
Indicated Value of Taking:			
History:	01/29/2015 - $100 OR BK 2670/842		



Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

Comparable Sale #4

Address:	1340 S. Estuary Drive	Crystal River, 34429	
Proximity to Subject:	1.85 miles SW	**Adjustments**	
Data Source:	MLS – 795764 OR BK	**$/Per Ac**	
Sales Price:	$32,500		
Sales Concessions:	Cash/None Noted		
Overall Price Per Ac:	$98,485		
Date of Sale:	06/07/2021		
Land Use/Zoning:	Vacant/CLRMH		
Ownership:	Fee Simple		
Site Size:	.33 Ac/.295 Ac	+11,684	
Improvements:	None		
Site Improvements:	None		
Structures:	None		
Additions:	None		
Net Adjustments:		+9,638	
Time Adjustment:			
Indicated Site Value:			
Indicated Site Value P/Ac		$119,807	
Indicated Value of Subject		$431,305	
Indicated Value of Taking:			
History:	12/31/2009 - $100 OR BK 2331/45		



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Comparable Sale #5

Address:	14503 W. Trachel Court	Crystal River, 34429	
Proximity to Subject:	2.07 miles SW	**Adjustments**	
Data Source:	MLS #794669, OR BK	**$/Per Ac**	
Sales Price:	$62,500	$115,741	
Sales Concessions:			
Overall Price Per Ac:	$115,741		
Date of Sale:	Sold 10/16/2020 – Cont. 09/14/2020		
Land Use/Zoning:	Vacant/CLRMH		
Ownership:	Fee Simple		
Site Size:	.54 Ac/.496 Ac	+10,267	
Improvements:	None		
Site Improvements:	None		
Structures:	None		
Additions:	None		
Net Adjustments:		$10,267	
Time Adjustment:		+11,023	
Indicated Site Value:			
Indicated Site Value P/Ac		$137,031	
Indicated Value of Subject		$493,312	
Indicated Value of Taking:			
History:	01/29/2015 - $100 OR BK 2670/840		



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Comparable Sale #6

Address:	525 Lake Circle	Crystal River, 34429	
Proximity to Subject:	.25 miles NW	**Adjustments**	
Data Source:	MLS – 780555 OR BK	**$/PerAc**	
Sales Price:	$69,500	$165,476	
Sales Concessions:	Cash/None Noted		
Overall Price Per Ac:	$165,476		
Date of Sale:	Sold 02/13/2020 Contract 01/20/2020		
Land Use/Zoning:	Vacant/CLR		
Ownership:	Fee Simple		
Site Size:	.42 Ac/.42 Ac		
Improvements:	Vacant		
Site Improvements:	None		
Structures:	None		
Additions:	None		
Net Adjustments:		0	
Time Adjustment:		+68,760	
Indicated Site Value:			
Indicated Site Value P/Ac		$234,236	
Indicated Value of Subject		$843,250	
Indicated Value of Taking:			
History:	01/27/2021 - $100 OR BK 3129/1732 – Same Family Deed		



Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

Comparable Sales #7

Address:	14360 W. Seashell Crt.	Crystal River, 34429	
Proximity to Subject:	1.66 miles SW	**Adjustments**	
Data Source:	MLS – 797474 OR BK	**$/Per Ac**	
Sales Price:	$98,000	$213,043	
Sales Concessions:	Cash/None Noted		
Overall Price Per Ac:	$213,043		
Date of Sale:	Sold 01/18/2021 Contract 12/28/2020		
Land Use/Zoning:	MH Residential/CLRMH		
Ownership:	Fee Simple		
Site Size:	.46 Ac/.46 Ac		
Improvements:	MH, Docks, Barns		
Structures:	1971, 660 SF MH		
Additions:	Utility Bldgs, Carport, Docks	-109,228	
Net Adjustments:		-109,228	
Time Adjustment:		+43,407	
Indicated Site Value:			
Indicated Site Value P/Ac		+147,222	
Indicated Value of Subject		$530,000	
Indicated Value of Taking:			
History:	05/29/1998 - $25,000 OR BK 1246/100		



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Comparable Offering #1

Address:	14097 W. Sandollar Lane	Crystal River, 34429	
Proximity to Subject:	.20 miles NW	**Adjustments**	
Data Source:	MLS – 804287 – Public Records	**$/Per Ac**	
Asking Price:	$135,000	$275,510	
Sales Concessions:	None Noted		
Overall Price Per Ac:	$275,510		
Date of Offering/DOM:	07/31/2021 / 72		
Land Use/Zoning:	Vacant/CLR		
Ownership:	Fee Simple		
Site Size:	.49 Ac/.49 Ac		
Site Improvements:	None		
Structures:	None		
Additions:	None		
Net Adjustments:		0	
Time Adjustment:		0	
Indicated Site Value:			
Indicated Site Value P/Ac		$275,510	
Indicated Value of Subject		$991,836	
Indicated Value of Taking:			
History:	06/08/2005 - $172,000 OR BK 1872/464		



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Comparable Offering #2

Address:	14374 W. Ebbtide Court	Crystal River, 34429	
Proximity to Subject:	1.73 miles SW	**Adjustments**	
Data Source:	MLS – 798861 – Public Records	**$/Per Ac**	
Asking Price:	$59,900	$239,600	
Sales Concessions:	None Noted		
Overall Price Per Ac:	$239,600		
Listing Date/DOM:	02/20/2021 – 205 days		
Land Use/Zoning:	Vacant/CLRMH		
Ownership:	Fee Simple		
Site Size:	.25 Ac/.25 Ac		
Site Improvements:	None		
Structures:	None		
Additions:	None		
Net Adjustments:		0	
Time Adjustment:		0	
Indicated Site Value:			
Indicated Site Value P/Ac		$239,600	
Indicated Value of Subject		$862,560	
Indicated Value of Taking:			
History:	06/18/2020 - $28,500 OR BK 3071/1185		



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The following is a grid analysis (spreadsheet), of the seven comparable sales and additional offerings placed in order by date of sale, illustrating the major and general characteristic of the seven comparable sales. This grid is not intended to explain the adjustment process; rather it outlines the comparable physical characteristics and illustrates the values of the gross price per acre.

No	Address/Legal	Date	DOM	Size/SF/Zoning		Sales Price	Adj Price/Ac	Est Adj Value
1	21 N. Ozello Trl	11/20	362	5.78	CLRMH	$70,000	$195,599	$705,791
2	12170 Restview Ct	11/20	523	1.99	CLRMH	$187,500	$216,223	$778,403
3	1449 W. Trachel Ct	10/20	5	.65	CLRMH	$62,500	$147,684	$531,662
4	1340 S. Estuary Dr	06/21	190	.33	CLRMH	$32,500	$119,807	$431,305
5	14503 W.Trachel Ct	10/20	5	.54	CLRMH	$62,500	$137,031	$493,312
6	525 Lake Circle	02/20	721	.42	CLRMH	$69,500	$234,236	$843,250
7	14360 W. Seashell	12/20	7	.46	CLRMH	$98,000	$147,222	$530,000
Off	1407 W. Sanddollar	List	72	.49	CLRMH	$135,000	$275,510	$991,836
Off	14374 W. Ebbtide	List	205	.25	CLRMH	$59,900	$239,600	$862,560

Upon the market search no property similar in size were located, several properties similar to the subject were reported to have sold within the past 12 months within the subject's market area and several are currently offered for sale. The data used represent the best available and gives a good indication of a market range. Each comparable is within reasonable proximity to the subject within the so-called keys of Ozello and are within areas of similar demographics.

There is sufficient evidence to indicate the differences in value starting with the undeveloped home sites ascending to the upper range which are developed mobile home sites. Comparable #7 is an improved property located along the same corridor as the subject.

The wide range of sales prices (per acre) and Estimated Adjusted Sales Price, illustrates that though the general market has been increasing in value over the past decade or so, it is not considered stable. Pricing/values per acre or SF or FF are not level or kept within a narrow range. After adjustments for size, time and other factors the indicated rice range of the subject is $431,305 to $843,250, with an average of $616,200 (Rnd) and a median of $531,700 (Rnd). The subjects open water view, above average water frontage and size should place its value at the upper range of value.

Note: The adjustment procedure in comparing sales to the subject may be completed by several methods. Through whichever method used, sales are compared and adjusted to the subject. When the sale is inferior to the subject for any characteristically difference, the sale is adjusted upward or enhanced by a positive adjustment. Conversely, when the sale is superior to the subject, the sale is reduced by a negative adjustment. The adjustments are typically made by plus or minus percentage adjustments to the sale price of the comparables.

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I have reconciled the overall value as indicated by weighting the seven comparables with the additional sales along the coast line as supports:

Indicated Value	$616,000
Improvement Value	-0-
Total Value	**$616,000**

According to the best available data, (which is limited) exposure time ranged from 5 to 721 days, but, 6 to 12 months for reasonably priced properties.

Based upon the market findings and considered the current zoning and land use restrictions, the market analysis indicate an estimated value as of September 21, 2021, of $616,000.

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INCOME CAPITALIZATION

The Income or Capitalization Approach is based on the Principle of Anticipation that states that a purchaser is buying in anticipation of acquiring future net benefits to the property.

The Income Capitalization Approach is defined as a set of procedures in which an appraiser derives a value indication for income producing property by converting anticipated benefits into property value. This conversion is accomplished either by 1) capitalizing a single year's income expectancy or an annual average of several year's income expectancies at a market derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investments; or 2) discounting the annual cash flows for the holding period and the reversion at a specified yield rate.

In order to arrive at the opinion of value used in the Income Approach, the Direct Capitalization techniques will be utilized. Direct Capitalization is used to convert an estimate of a single year's income expectancy into an indication of value in one direct step by dividing the income estimate by the overall rate. The overall rate may be extracted directly from market sales and/or a Band of Investment and is then applied to a stabilized net income for the property being appraised. This process includes no consideration of time limitations for the income projection and there is no attempt to analyze the overall rate in terms of its components. Direct Capitalization does not provide for an allocation for return of or return on capital because the investor's assumptions are not specified. However, it is implicit in the technique that the selected overall rate will satisfy the typical investor and that the prospects for monetary value benefits over and above the amount originally invested are sufficient. There was no overall capitalization rate that could be determined from the sales, as net income could not be verified on the comparable sales. Because there is a scarcity of improved comparable property sales with verified rates for a direct market extraction, a mortgage equity technique will be utilized to derive an overall rate. This procedure develops an overall rate by combining the influences of the market in terms of investment requirements. Development of the overall rate through this process includes all provisions for return involved in the investment. This return includes payment of debt service, return on the equity investment, return on equity build-up through principal reduction of the loan, recapture of equity build-up through principal reduction of the loan, recapture of equity investment and return on any forecast change in property value during the holding period.

Mortgage Portion	x Loan Constant	=	Mortgage Requirement
Equity Portion	x Equity Yield	= +	Equity Requirement
		=	Weighted Rate
Less Credit for Equity Build-up and Adjustment for change in property Value @ holding period		=	Capitalization Rate

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Said another way, the property's income streams and its resale value, or reversion, are capitalized into a present, lump sum value. Two basic formulas are used in this approach.

$$\frac{\text{Income}}{\text{Rate}} = \text{Value}$$

$$\text{Income} \times \text{Factor} = \text{Value}$$

Similar to the (sales) market comparison and cost approach, the income capitalization approach requires extensive market research. Research and data analysis for this approach is conducted against a background of supply and demand relationship, which provided information on trends and market anticipation.

Therefore, the value by the Income Approach is estimated through the capitalization of net income. The Income Approach is most meaningful when valuing income-producing properties. The subject in particular has no available rental history but could be considered an income property.

However, the Income Approach to Value would be based upon an agricultural lease which primary benefit to the owner is a reduction in real property taxes. Therefore, the Income Approach to Value is not applicable for the property type or assignment.

Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

FINAL INDICATION OF VALUE

Using the value procedures outlined in this report, I have developed the following indication of value.

COST APPROACH (Land Only)	**$616,000**
SALES COMPARISON APPROACH	**$616,000**
INCOME APPROACH	**$ N/A**

The Sales Comparison Approach in the market analysis reflects the most current direct interaction of the market at the effective date of the appraisal. Properties that offered similar utility were found that have sold. While no “exact” properties were located, sales that offered similar utility were used to create a bracket or range of value. The analysis used broke down the properties into estimated land values per square foot land use such as residential, wooded home sites and street access.

These units of comparison were then compared to the subject and adjustments made when appropriate. The comparable used offer good comparison data.

The basic appraisal steps used included appraisal the whole or larger parcel, deducting the proposal taking and then re-appraising the parcel in its smaller (remainder) size.

Most of the comparables were properties located within reasonable proximity of the subject and/or within districts similar in general demographics, close to the highway corridor, and considered similarly enough in general utility that reasonable adjustments could be applied.

Considering the general market conditions at the time, and the range for the value indicators by the Direct Sales Comparison this market has begun to stabilize when it comes to values and prices. As a result, I have weighted each comparable with the comparable offerings setting the upper limit of value.

The Cost Approach and the Income Approach were not applicable.

Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

This appraisal includes assumptions and limiting conditions specifically peculiar to the subject property, which could materially affect the appraisal report.

It is my opinion that, as of ***September 21, 2021*** fair market value for the subject property as described within this appraisal, subject to the limiting condition attached, is fairly represented at:

****** SIX HUNDRED, SIXTEEN THOUSAND DOLLARS ******
($616,000.00)

I have enjoyed working with you on this assignment and look forward to working with you in the future. If you have any questions regarding this appraisal or if we can be of further assistance, please feel free to call upon us. My file on this appraisal is open for your review.

Respectfully Submitted,
Appraisal Services Rex A. Rusaw, Inc.

Rex A. Rusaw

Rex A. Rusaw, **Signature Date: September 13, 2021**
REALTOR/MNAA/Appraiser/Contractor and Consultant
State Certified General RE Appraiser, RZ1472
State Certified Residential Contractor, CRC058451
State Licensed RE Broker, BK76106

RAR/tar/ldr

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Addendum

Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

Subject Property Photo Addendum

Front of Subject Property



Interior



Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

Subject Property Photo Addendum

CB Bldg



Interior



Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

Subject Property Photo Addendum

Front



N. Pirate Point



Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

Subject Property Photo Addendum

N. Pirate Point, Gulf Side



N. Mullet Point



Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

Subject Property Photo Addendum

Sanddollar Lane



Sanddollar Lane, Eastward



Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

Subject Property Photo Addendum

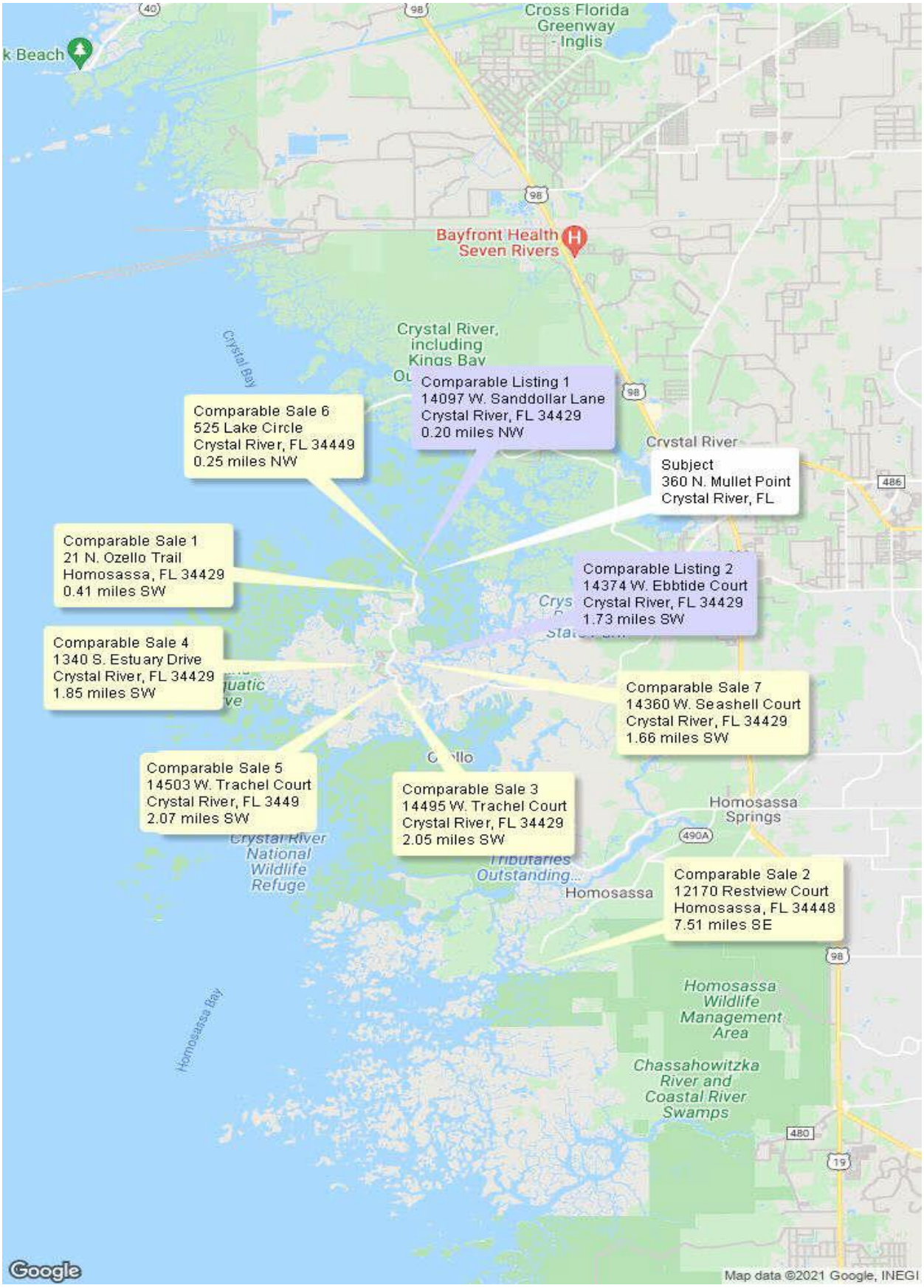
Ozello Public Park



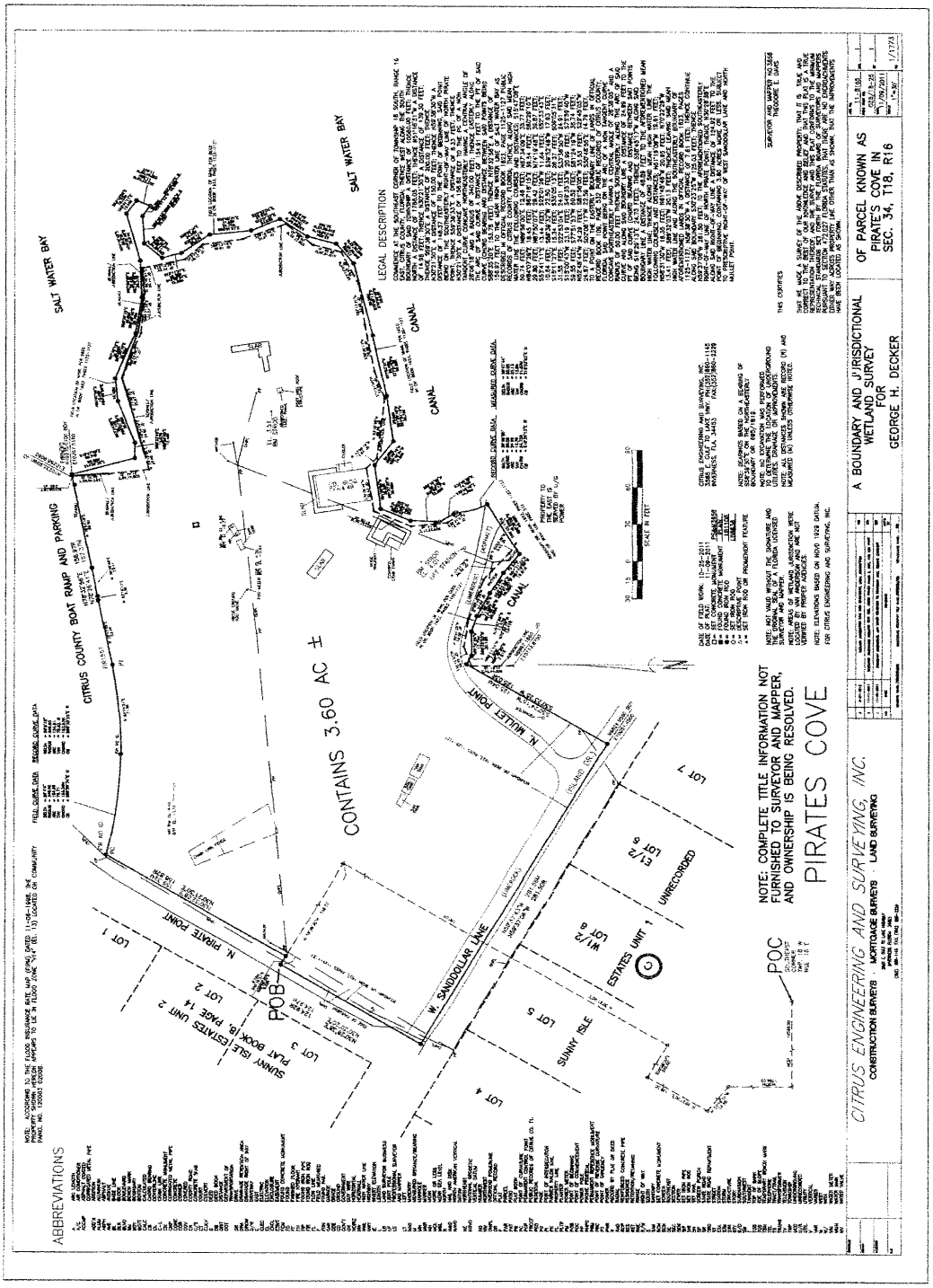
Open Water View



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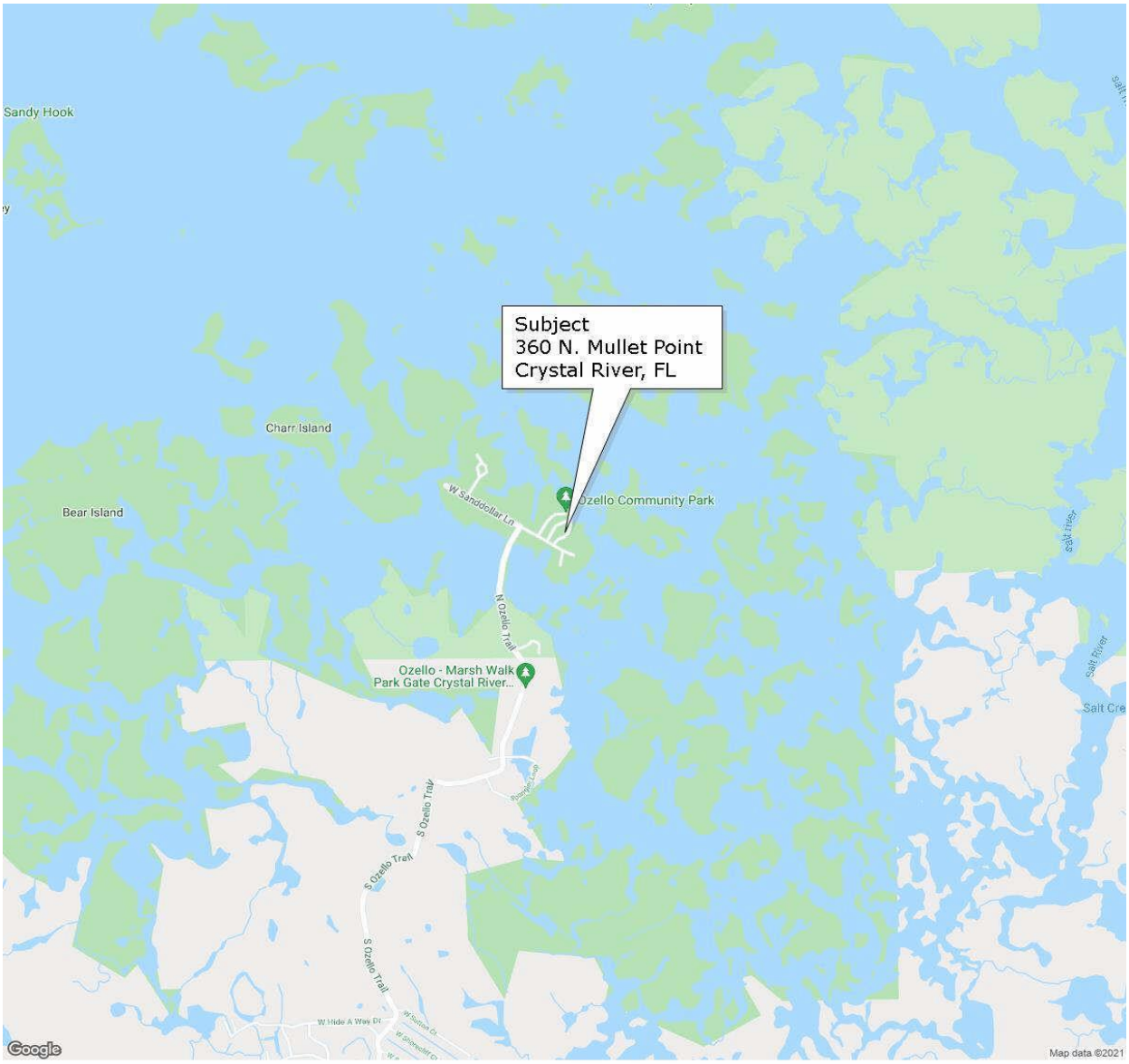
Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)



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Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)



FLOOD INFORMATION

Community: CITRUS COUNTY
Property is in a FEMA Special Flood Hazard Area - High Risk
Map Number: 12017C0285E
Panel: 12017C0285
Zone: AE
Map Date: 01-15-2021
FIPS: 12017
Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

Attachment: Rusaw 21-198 BOCC Vacant Pirates Cove (18537 : Acknowledege the Appraisals for Pirates Cove)

AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	MSL Engagement Letter for NCEMS audit of fiscal year 2021
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Per Florida Statute 218.39, an annual financial audit by independent Certified Public Accountants is required for Citrus County and its component units. The resulting audited financial document, the Annual Comprehensive Financial Report (ACFR) must be submitted to the State of Florida Auditor General and the Government Financial Officers Association by March 31st of each year.

Nature Coast Emergency Medical Foundation, Inc. (NCEMS) is considered a component unit to Citrus County, and as such requires an audit of its financial reports. Due to audit requirements, financial reporting deadlines, and audit costs, staff is requesting approval to contract with its current external auditor, MSL CPA's & Advisors to audit NCEMS for the period ending September 30, 2021.

Nature Coast EMS has declined to provide the audit unless the County pays for it. The cost of the audit is $20,000 assuming cooperation by NCEMS and their consultant which they have said they will provide.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Approve and authorize the Chairman to sign the agreement letter between Citrus County, Florida and MSL CPA's & Advisors for the audit of Nature Coast Emergency Medical Foundation, Inc. for the fiscal year ended September 30, 2021, not to exceed $20,000.

MSL
CPAs & ADVISORS

October 20, 2021

Citrus County, Florida
Board of County Commissioners

Dear Board of County Commissioners:

This letter is to confirm our understanding of the terms and objectives of our engagement, as well as the nature and limitations of the services we will provide for **Citrus County, Florida** (the County).

SCOPE OF SERVICE

We are pleased to assist you in your desire to have audited financial statements for the Nature Coast Emergency Medical Foundation, Inc. and Affiliate (Nature Coast) for the fiscal year ended September 30, 2021. Listed below are the procedures the County has asked us to complete:

1. We will audit the Combined Statement of Net Position of Nature Coast as of September 30, 2021, and the related combined statements of activities and cash flows for the year then ended in accordance with the agreement with Nature Coast (Attachment A).

In addition to these procedures, we will report any matters that we believe would be of interest to you. Our assistance at this point, unless otherwise directed by you, will consist solely of the procedures described above. If you request that we review additional information, we may need your assistance in arranging the cooperation of Nature Coast's personnel in providing additional information, and if the additional procedures require a significant amount of time, they may necessitate additional fees.

Because of the limitations on the scope of our engagement, there may be matters that would be of interest to you that may not be identified by us.

ENGAGEMENT ADMINISTRATION AND OTHER

William Blend is the engagement shareholder and is responsible for supervising the engagement and the related report to be provided to the County. We expect our services to begin on November 15, 2021 and we estimate sixty (60) days for reports to be issued.

FEES - Our fees are based on the value of the services, tasks required, time spent, and level of expertise of the staff used to perform this engagement. Based on our estimates, the fee will not exceed $20,000. This fee is based on full cooperation from Nature Coast.

Our fees will be invoiced on an interim basis during the progress of our engagement. Invoices are due within ten (10) days of the invoice date. Any remaining balance is due upon delivery of the final project work product.

Attachment: SKM_C75921102510340 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

In the event we are requested or authorized by the County or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagements for the County, you will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

A service charge of 1.5 percent per month will be assessed on any invoice not paid within thirty (30) days of the invoice date. We reserve the right to halt further services until payment on past due invoices is received. In the event that collection procedures are required, you agree to pay all expenses of collection, including collection efforts by our staff, which will be billed at our standard hourly rates, and all attorney's fees and costs actually incurred by our Firm in connection with such collection, whether or not suit is filed thereon. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed even if we have not completed our project work product. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

LAW - This agreement will be interpreted in accordance with Florida law and the terms and conditions as required by the Florida Board of Accountancy, where applicable.

The workpapers for this engagement are the property of MSL, P.A. (MSL) and constitute confidential information. However, we may be requested to make certain workpapers available to government officials or others pursuant to authority by law or regulation. If requested, access to such workpapers will be provided under the supervision of MSL personnel. We do not waive any rights or privileges granted under federal or state law, statutes, or regulation with regard to client/accountant privileges.

MEDIATION - Parties to this engagement agree that any dispute that may arise regarding the meaning, performance, or enforcement of this engagement will, prior to resorting to litigation, be submitted to mediation upon the written request of any party to the engagement. In the event that the parties cannot agree to a mediator, each will choose one and the two will choose a third, who will serve as sole mediator.

The results of this mediation shall be binding only upon agreement of each party to be bound. Costs of any mediation proceeding shall be shared equally by both parties.

TERM - This engagement is for a limited period of time and is further limited by scope. Any other services performed on your behalf shall be by separate agreement. Our engagement for the specific project ends on delivery of our project work product. Any follow-up services will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific engagement letter for that project. If at any time during the engagement, you fail to make prompt payments or cooperate with the staff performing this engagement, we reserve the right to suspend performance until such time as payment is made or cooperation resumes. Our engagement to serve as your advisors is contingent upon the results obtained from our client acceptance and continuance due diligence procedures. In the event circumstances arise that cause us to believe that we can no longer adequately meet our obligations, or if we believe that continued performance would require us to compromise our ethical standards, we reserve the right to immediately suspend or terminate this contract. You understand that if this contract is suspended or terminated, reports or documents may not be prepared timely and you agree to hold MSL and its employees harmless for any damages suffered. In no event will our Firm be liable for incidental or consequential damages, even if we have been advised of the possibility of such damages.

Attachment: SKM_C75921102510340 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

ENTIRE AGREEMENT - The terms and conditions set out in this engagement letter constitute the entire agreement between the parties and supersede any verbal or written agreements concerning the above-referenced services.

If the services and terms outlined above are in accordance with your understanding, please sign this letter and return it to us. Upon receipt of your signed engagement letter, we will schedule the work.

We very much appreciate this opportunity to be of service to you. If you have any questions, please do not hesitate to contact us.

Sincerely,

MSL, P.A.

cf
h:\c\cit35055\nature coast 2021\citrus county ncemf agreement.docx
Attachment

The above terms and conditions are accepted and affirmed.

By: _____
(Signature)

By: _____
(Printed Name and Title)

Date: _____

Attachment: SKM_C75921102510340 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

ATTACHMENT A

MSL

CPAs & ADVISORS

October 20, 2021

VIA EMAIL

Mr. Scott Baxter, EMS Chief
Nature Coast Emergency Medical Foundation, Inc. and Affiliate
Lecanto, FL

We are pleased to serve the Nature Coast Emergency Medical Foundation, Inc. and Affiliate (Nature Coast) as its independent certified public accountants. This letter confirms our understanding of the scope and the terms of our engagement.

We will audit the Combined Statement of Net Position of Nature Coast as of September 30, 2021, and the related combined statements of activities and cash flows for the year then ended. This engagement does not include preparation of Nature Coast's IRS form 990.

AUDIT OBJECTIVE

The objective of our audit is the expression of an opinion about whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles (U.S. GAAP). Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS) and will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which, in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement.

AUDIT PROCEDURES

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and direct confirmation of certain assets by correspondence with selected financial institutions. We may also request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from management about the financial statements and related matters.

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to Nature Coast or to acts by management or employees acting on behalf of Nature Coast.

Attachment: SKM_C75921102510340 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our audit will include obtaining an understanding of Nature Coast and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under our professional standards.

MANAGEMENT RESPONSIBILITIES

Nature Coast and its management are responsible for establishing and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. GAAP. Nature Coast and its management are also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. Nature Coast and its management are responsible for providing us with (1) access to all information of which you/they are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within Nature Coast from whom we determine it necessary to obtain audit evidence.

Nature Coast's and management's responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

As part of our engagement, we may propose standard, adjusting, or correcting journal entries to your financial statements. Nature Coast and its management are responsible for reviewing the entries and understanding the nature of any proposed entries and the impact they have on the financial statements.

Nature Coast and its management are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or allegations of fraud affecting Nature Coast involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Nature Coast's and management's responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting Nature Coast received in communications from employees, former employees, regulators, or others. In addition, Nature Coast and its management are responsible for identifying and ensuring that Nature Coast complies with applicable laws and regulations.

Nature Coast and its management agree to prepare the financial statements.

Nature Coast and its management are also responsible to notify us in advance of your intent to print our report, in whole or in part, and to give us the opportunity to review such printed matter before its issuance.

Attachment: SKM_C75921102510340 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

With regard to electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

You acknowledge that as a condition of our agreement to perform an audit, you and Nature Coast's management agree to the best of your knowledge and belief to be truthful, accurate, and complete in the representations you make to us during the course of the audit and in the written representations provided to us at the completion of the audit.

Because of the importance of management's representations, contained in your representation letter to us, to the effective performance of our services, Nature Coast will release MSL, P.A. (MSL) and its personnel from any claims, liabilities, costs and expenses relating to our services under this letter attributable to any misrepresentations in the representation letter referred to above or made to us by any member of management. In addition, Nature Coast further agrees to indemnify and hold us harmless for any liability and all reasonable costs, including legal fees, that we may incur as a result of the services performed under this engagement in the event there are known misrepresentations made to us by any member of Nature Coast's management.

ENGAGEMENT ADMINISTRATION AND OTHER

We will also assist in preparing the financial statements of Nature Coast in conformity with U.S. GAAP based on information provided by you. Nature Coast and its management agree to assume all management responsibilities for these non-attest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skills, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

We understand that your employees will prepare all confirmations that we request and will locate any documents selected by us for testing

William Blend is the engagement shareholder and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

FEES - Our fee is based on the tasks required, time spent, and level of expertise of the staff used to perform this engagement. Based on our preliminary estimates, the fee for the year ended September 30, 2021 will not exceed $20,000. Citrus County, FL will be paying the fees on behalf of Nature Coast.

LAW - This agreement will be interpreted in accordance with Florida law and the terms and conditions as required by the Florida Board of Accountancy, where applicable.

You agree that our maximum liability to you for any negligent errors or omissions committed by us in the performance of the engagement will be limited to three times the amount of our fees for this engagement, except to the extent determined to result from our gross negligence or willful misconduct.

The workpapers for this engagement are the property of MSL and constitute confidential information. However, we may be requested to make certain workpapers available to government officials or others pursuant to authority by law or regulation. If requested, access to such workpapers will be provided under the supervision of MSL personnel. We do not waive any rights or privileges granted under federal or state law, statutes, or regulation with regard to client/accountant privileges.

The workpapers for this engagement are the property of MSL and constitute confidential information. However, we may be requested to make certain workpapers available to government officials or others pursuant to authority by law or regulation. If requested, access to such workpapers will be provided under the supervision of MSL personnel. We do not waive any rights or privileges granted under federal or state law, statutes, or regulation with regard to client/accountant privileges.

Attachment: SKM_C75921102510340 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

MEDIATION - Parties to this engagement agree that any dispute that may arise regarding the meaning, performance, or enforcement of this engagement will, prior to resorting to litigation, be submitted to mediation upon the written request of any party to the engagement. In the event that the parties cannot agree to a mediator, each will choose one and the two will choose a third, who will serve as sole mediator. The results of this mediation shall be binding only upon agreement of each party to be bound. Costs of any mediation proceeding shall be shared equally by both parties.

TERM - This engagement is for a limited period of time and is further limited by scope. Any other services performed on your behalf shall be by separate agreement. Our audit engagement ends on the delivery of our audit report. Any follow-up services will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific engagement letter for that service. You agree that any claim arising out of this engagement letter shall be commenced within one (1) year of the delivery of the work product to you, regardless of any longer period of time for commencing such claim as may be set by law. A claim is understood to be a demand for money or services, the service of a suit, or the institution of arbitration proceedings against MSL.

If at any time during the engagement, you fail to make prompt payments or cooperate with the staff performing this engagement, we reserve the right to suspend performance until such time as payment is made or cooperation resumes. Our engagement to serve as your independent auditor is contingent upon the results obtained from our client acceptance and continuance due diligence procedures. In the event circumstances arise that cause us to believe that we can no longer adequately meet our obligations, or if we believe that continued performance would require us to compromise our ethical standards, we reserve the right to immediately suspend or terminate this contract. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You understand that if this contract is suspended or terminated, reports or documents may not be prepared timely, and you agree to hold MSL and its employees harmless for any damages suffered. In no event will our Firm be liable for incidental or consequential damages, even if we have been advised of the possibility of such damages.

NON-SOLICITATION - Your management and MSL acknowledge the importance of retaining key personnel. Accordingly, both parties agree that during the period of this agreement and for one year after its expiration or termination, neither party will (a) solicit any shareholder/partner or employee of the other party for employment, or (b) employ any person who was a shareholder/partner or employee of the other party within four (4) months after the termination of their employment with the other party for any reason, without the advance written consent of the other party. In any case, if the individual becomes an employee of the other party within the non-solicitation period in violation of the foregoing, the other party agrees to pay the original employer a fee equal to 40 percent (40%) of the individual's annual compensation for the prior full twelve-month period of their prior employment. The fee is due thirty (30) days after the individual becomes an employee of the other party.

ENTIRE AGREEMENT - The terms and conditions set out in this engagement letter constitute the entire agreement between the parties and supersede any verbal or written agreements concerning the above-referenced services.

If the services and terms outlined above are in accordance with your understanding, please sign this letter and return it to us via email.

Attachment: SKM_C75921102510340 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

We very much appreciate this opportunity to be of service to you. If you have any questions, please do not hesitate to contact us.

Sincerely,

MSL, P.A.

cf
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The above terms and conditions are accepted and affirmed.

By: _____

Title: EMS Chief

Date: _____

By: _____

Title: Board Chair

Date: _____

Attachment: SKM_C75921102510340 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

ADDITIONAL ITEM
G4 10-26-21

AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	MSL Engagement Letter for NCEMS audit of fiscal year 2021
AGENDA DATE:	October 26, 2021

BRIEF OVERVIEW:

Per Florida Statute 218.39, an annual financial audit by independent Certified Public Accountants is required for Citrus County and its component units. The resulting audited financial document, the Annual Comprehensive Financial Report (ACFR) must be submitted to the State of Florida Auditor General and the Government Financial Officers Association by March 31st of each year.

Nature Coast Emergency Medical Foundation, Inc. (NCEMS) is considered a component unit to Citrus County, and as such requires an audit of its financial reports. Due to audit requirements, financial reporting deadlines, and audit costs, staff is requesting approval to contract with its current external auditor, MSL CPA's & Advisors to audit NCEMS for the period ending September 30, 2021.

Nature Coast EMS has declined to provide the audit unless the County pays for it. The cost of the audit is $20,000 assuming cooperation by NCEMS and their consultant which they have said they will provide.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance*
2100H-58200	Dist. of Funds to Other Org.	$50,000	0	0	$50,000

*Prior to award.

RECOMMENDED ACTION:

Approve and authorize the Chairman to sign the agreement letter between Citrus County, Florida and MSL CPA's & Advisors for the audit of Nature Coast Emergency Medical Foundation, Inc. for the fiscal year ended September 30, 2021, not to exceed $20,000.

Attachment: Additional Item G4 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

MSL
CPAs & ADVISORS

October 20, 2021

Citrus County, Florida
Board of County Commissioners

Dear Board of County Commissioners:

This letter is to confirm our understanding of the terms and objectives of our engagement, as well as the nature and limitations of the services we will provide for **Citrus County, Florida** (the County).

SCOPE OF SERVICE

We are pleased to assist you in your desire to have audited financial statements for the Nature Coast Emergency Medical Foundation, Inc. and Affiliate (Nature Coast) for the fiscal year ended September 30, 2021. Listed below are the procedures the County has asked us to complete:

1. We will audit the Combined Statement of Net Position of Nature Coast as of September 30, 2021, and the related combined statements of activities and cash flows for the year then ended in accordance with the agreement with Nature Coast (Attachment A).

In addition to these procedures, we will report any matters that we believe would be of interest to you. Our assistance at this point, unless otherwise directed by you, will consist solely of the procedures described above. If you request that we review additional information, we may need your assistance in arranging the cooperation of Nature Coast's personnel in providing additional information, and if the additional procedures require a significant amount of time, they may necessitate additional fees.

Because of the limitations on the scope of our engagement, there may be matters that would be of interest to you that may not be identified by us.

ENGAGEMENT ADMINISTRATION AND OTHER

William Blend is the engagement shareholder and is responsible for supervising the engagement and the related report to be provided to the County. We expect our services to begin on November 15, 2021 and we estimate sixty (60) days for reports to be issued.

FEES - Our fees are based on the value of the services, tasks required, time spent, and level of expertise of the staff used to perform this engagement. Based on our estimates, the fee will not exceed $20,000. This fee is based on full cooperation from Nature Coast.

Our fees will be invoiced on an interim basis during the progress of our engagement. Invoices are due within ten (10) days of the invoice date. Any remaining balance is due upon delivery of the final project work product.

Attachment: Additional Item G4 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

In the event we are requested or authorized by the County or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagements for the County, you will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

A service charge of 1.5 percent per month will be assessed on any invoice not paid within thirty (30) days of the invoice date. We reserve the right to halt further services until payment on past due invoices is received. In the event that collection procedures are required, you agree to pay all expenses of collection, including collection efforts by our staff, which will be billed at our standard hourly rates, and all attorney's fees and costs actually incurred by our Firm in connection with such collection, whether or not suit is filed thereon. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed even if we have not completed our project work product. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

LAW - This agreement will be interpreted in accordance with Florida law and the terms and conditions as required by the Florida Board of Accountancy, where applicable.

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MEDIATION - Parties to this engagement agree that any dispute that may arise regarding the meaning, performance, or enforcement of this engagement will, prior to resorting to litigation, be submitted to mediation upon the written request of any party to the engagement. In the event that the parties cannot agree to a mediator, each will choose one and the two will choose a third, who will serve as sole mediator.

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Attachment: Additional Item G4 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

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We very much appreciate this opportunity to be of service to you. If you have any questions, please do not hesitate to contact us.

Sincerely,

MSL, P.A.

cf
h:\c\cit35055\nature coast 2021\citrus county ncemf agreement.docx
Attachment

The above terms and conditions are accepted and affirmed.

By: _____
(Signature)

By: _____
(Printed Name and Title)

Date: _____

Attachment: Additional Item G4 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

ATTACHMENT A

MSL

CPAs & ADVISORS

October 20, 2021

VIA EMAIL

Mr. Scott Baxter, EMS Chief
Nature Coast Emergency Medical Foundation, Inc. and Affiliate
Lecanto, FL

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An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to Nature Coast or to acts by management or employees acting on behalf of Nature Coast.

Attachment: Additional Item G4 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our audit will include obtaining an understanding of Nature Coast and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under our professional standards.

MANAGEMENT RESPONSIBILITIES

Nature Coast and its management are responsible for establishing and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. GAAP. Nature Coast and its management are also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. Nature Coast and its management are responsible for providing us with (1) access to all information of which you/they are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within Nature Coast from whom we determine it necessary to obtain audit evidence.

Nature Coast's and management's responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

As part of our engagement, we may propose standard, adjusting, or correcting journal entries to your financial statements. Nature Coast and its management are responsible for reviewing the entries and understanding the nature of any proposed entries and the impact they have on the financial statements.

Nature Coast and its management are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or allegations of fraud affecting Nature Coast involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Nature Coast's and management's responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting Nature Coast received in communications from employees, former employees, regulators, or others. In addition, Nature Coast and its management are responsible for identifying and ensuring that Nature Coast complies with applicable laws and regulations.

Nature Coast and its management agree to prepare the financial statements.

Nature Coast and its management are also responsible to notify us in advance of your intent to print our report, in whole or in part, and to give us the opportunity to review such printed matter before its issuance.

Attachment: Additional Item G4 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

With regard to electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

You acknowledge that as a condition of our agreement to perform an audit, you and Nature Coast's management agree to the best of your knowledge and belief to be truthful, accurate, and complete in the representations you make to us during the course of the audit and in the written representations provided to us at the completion of the audit.

Because of the importance of management's representations, contained in your representation letter to us, to the effective performance of our services, Nature Coast will release MSL, P.A. (MSL) and its personnel from any claims, liabilities, costs and expenses relating to our services under this letter attributable to any misrepresentations in the representation letter referred to above or made to us by any member of management. In addition, Nature Coast further agrees to indemnify and hold us harmless for any liability and all reasonable costs, including legal fees, that we may incur as a result of the services performed under this engagement in the event there are known misrepresentations made to us by any member of Nature Coast's management.

ENGAGEMENT ADMINISTRATION AND OTHER

We will also assist in preparing the financial statements of Nature Coast in conformity with U.S. GAAP based on information provided by you. Nature Coast and its management agree to assume all management responsibilities for these non-attest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skills, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

We understand that your employees will prepare all confirmations that we request and will locate any documents selected by us for testing

William Blend is the engagement shareholder and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

FEES - Our fee is based on the tasks required, time spent, and level of expertise of the staff used to perform this engagement. Based on our preliminary estimates, the fee for the year ended September 30, 2021 will not exceed $20,000. Citrus County, FL will be paying the fees on behalf of Nature Coast.

LAW - This agreement will be interpreted in accordance with Florida law and the terms and conditions as required by the Florida Board of Accountancy, where applicable.

You agree that our maximum liability to you for any negligent errors or omissions committed by us in the performance of the engagement will be limited to three times the amount of our fees for this engagement, except to the extent determined to result from our gross negligence or willful misconduct.

The workpapers for this engagement are the property of MSL and constitute confidential information. However, we may be requested to make certain workpapers available to government officials or others pursuant to authority by law or regulation. If requested, access to such workpapers will be provided under the supervision of MSL personnel. We do not waive any rights or privileges granted under federal or state law, statutes, or regulation with regard to client/accountant privileges.

The workpapers for this engagement are the property of MSL and constitute confidential information. However, we may be requested to make certain workpapers available to government officials or others pursuant to authority by law or regulation. If requested, access to such workpapers will be provided under the supervision of MSL personnel. We do not waive any rights or privileges granted under federal or state law, statutes, or regulation with regard to client/accountant privileges.

Attachment: Additional Item G4 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

MEDIATION - Parties to this engagement agree that any dispute that may arise regarding the meaning, performance, or enforcement of this engagement will, prior to resorting to litigation, be submitted to mediation upon the written request of any party to the engagement. In the event that the parties cannot agree to a mediator, each will choose one and the two will choose a third, who will serve as sole mediator. The results of this mediation shall be binding only upon agreement of each party to be bound. Costs of any mediation proceeding shall be shared equally by both parties.

TERM - This engagement is for a limited period of time and is further limited by scope. Any other services performed on your behalf shall be by separate agreement. Our audit engagement ends on the delivery of our audit report. Any follow-up services will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific engagement letter for that service. You agree that any claim arising out of this engagement letter shall be commenced within one (1) year of the delivery of the work product to you, regardless of any longer period of time for commencing such claim as may be set by law. A claim is understood to be a demand for money or services, the service of a suit, or the institution of arbitration proceedings against MSL.

If at any time during the engagement, you fail to make prompt payments or cooperate with the staff performing this engagement, we reserve the right to suspend performance until such time as payment is made or cooperation resumes. Our engagement to serve as your independent auditor is contingent upon the results obtained from our client acceptance and continuance due diligence procedures. In the event circumstances arise that cause us to believe that we can no longer adequately meet our obligations, or if we believe that continued performance would require us to compromise our ethical standards, we reserve the right to immediately suspend or terminate this contract. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You understand that if this contract is suspended or terminated, reports or documents may not be prepared timely, and you agree to hold MSL and its employees harmless for any damages suffered. In no event will our Firm be liable for incidental or consequential damages, even if we have been advised of the possibility of such damages.

NON-SOLICITATION - Your management and MSL acknowledge the importance of retaining key personnel. Accordingly, both parties agree that during the period of this agreement and for one year after its expiration or termination, neither party will (a) solicit any shareholder/partner or employee of the other party for employment, or (b) employ any person who was a shareholder/partner or employee of the other party within four (4) months after the termination of their employment with the other party for any reason, without the advance written consent of the other party. In any case, if the individual becomes an employee of the other party within the non-solicitation period in violation of the foregoing, the other party agrees to pay the original employer a fee equal to 40 percent (40%) of the individual's annual compensation for the prior full twelve-month period of their prior employment. The fee is due thirty (30) days after the individual becomes an employee of the other party.

ENTIRE AGREEMENT - The terms and conditions set out in this engagement letter constitute the entire agreement between the parties and supersede any verbal or written agreements concerning the above-referenced services.

If the services and terms outlined above are in accordance with your understanding, please sign this letter and return it to us via email.

Attachment: Additional Item G4 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

We very much appreciate this opportunity to be of service to you. If you have any questions, please do not hesitate to contact us.

Sincerely,

MSL, P.A.

cf
h:\c\cit35055\nature coast 2021\ ncemf engagement letter.docx

The above terms and conditions are accepted and affirmed.

By: _____

Title: EMS Chief

Date: _____

By: _____

Title: Board Chair

Date: _____

Attachment: Additional Item G4 (18578 : MSL Engagement Letter for NCEMS audit of fiscal year 2021)

AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	Veterans Village Support Letter
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

The Developers of Veterans Village have requested an updated letter of support for the Board of County Commissioners. The Board has been supportive of the project.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Authorize Chairman to sign letter of support for Veterans Village.

Board of County Commissioners
Executive Office

110 N. Apopka Ave., New Courthouse, Inverness, Florida 34450
(352) 341-6560 • Toll Free From Citrus Springs/Dunnellon • (352) 489-2120
Fax (352) 341-6584 • Website: www.citrusbocc.com

Our Vision
"We are a user-friendly and common sense organization dedicated to responsive citizen services."

October 26, 2021

Re: Support Letter: Veterans Village of Citrus County

To Whom It May Concern:

The Citrus County Board of County Commissioners supports the efforts to develop Veterans Village of Citrus County. This first class assisted living facility is being designed to serve the needs of veterans who have served our country.

Citrus County, according to World Population Review, is home to over 21,000 veterans, 81% of whom are over the age of 55. Sadly, many of our veterans struggle to live in housing that does not accommodate their needs, particularly as they grow older and are less able to adapt to new challenges.

The Citrus County Board of County Commissioners, to incent this project, offered some property next to the Citrus County Resource Center which houses many services including the local VA Clinic, for $1 per year.

We believe that all veterans deserve to live in a safe environment that accommodates those special issues arising from war and combat experiences. Veterans Village, as such, will be built to deliver safe housing and provide assistance with daily living skills and medical needs at a monthly rent within the veteran's monthly VA benefits.

The developers of this site have committed to staff it with professionals who are trained to treat veterans who may suffer from PTSD, and traumatic physical and mental injuries related to war, with dignity and understanding. Veterans Village will also offer opportunities for social interactions among residents who have had similar life experiences, coupled with therapeutic care designed for their unique needs.

Veterans Village will have a positive economic impact on Citrus County through the jobs it will generate directly and indirectly, and the higher level of healthcare and understanding that it will bring to our community.

Sincerely,

Scott Carnahan
Chairman, Citrus County Board of County Commissions

Attachment: Veterans Village Support ltr Oct21 (18574 : Veterans Village Support Letter)

Scott E. Carnahan, Chairman, District 4; Ronald Kitchen Jr., 1st Vice Chairman, District 2; Ruthie Davis Schlabach, 2nd Vice Chair, District 3; Commissioner Jeff Kinnard, District 1; Commissioner Holly Davis, District 5

ADDITIONAL ITEM
G5 10-26-21

AGENDA MEMORANDUM

FROM:	Charles R. Oliver, County Administrator
SUBJECT:	Veterans Village Support Letter
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:
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BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:
Authorize Chairman to sign letter of support for Veterans Village.

Attachment: Additional Item G5 (18574 : Veterans Village Support Letter)

Board of County Commissioners
Executive Office

110 N. Apopka Ave., New Courthouse, Inverness, Florida 34450
(352) 341-6560 • Toll Free From Citrus Springs/Dunnellon • (352) 489-2120
Fax (352) 341-6584 • Website: www.citrusbocc.com

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Sincerely,

Scott Carnahan
Chairman, Citrus County Board of County Commissions

Scott E. Carnahan, Chairman, District 4; Ronald Kitchen Jr., 1st Vice Chairman, District 2; Ruthie Davis Schlabach, 2nd Vice Chair, District 3; Commissioner Jeff Kinnard, District 1; Commissioner Holly Davis, District 5

Attachment: Additional Item G5 (18574 : Veterans Village Support Letter)

AGENDA MEMORANDUM

FROM:	Denise A. Dymond Lyn, County Attorney
SUBJECT:	1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Conduct a public hearing for Plat Vacation application PV-21-04, Clark A. Stillwell, Esq. for Kevin and Angela Shaffer. The request is to vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 3, as recorded in Plat Book 8, Pages 112-134, public records of Citrus County, Florida.

The Planning and Development Commission discussed the request on September 2 2021, and recommended approval.

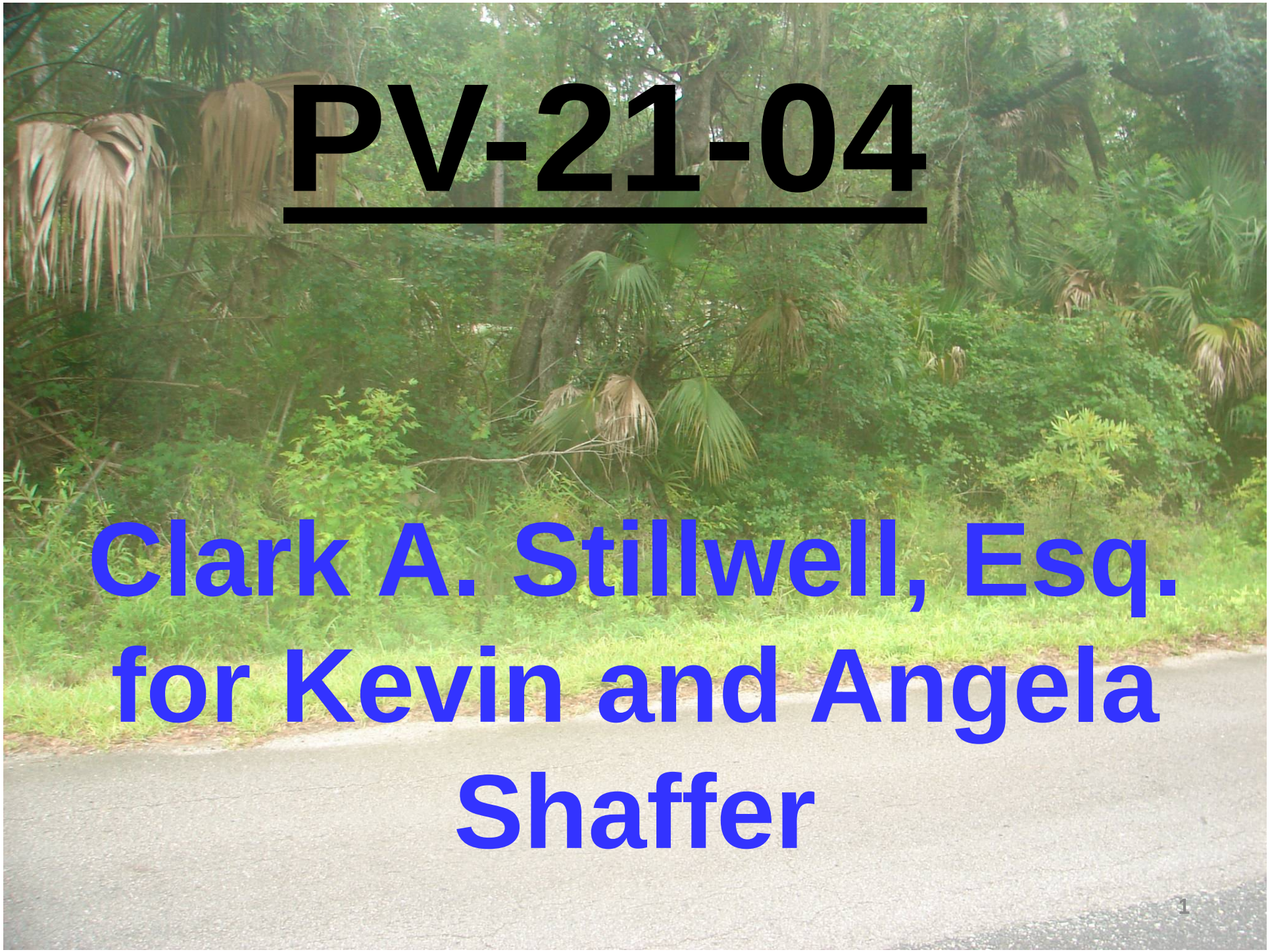
BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

a. Conduct a public hearing to consider application PV-21-04, Clark A. Stillwell, Esq. for Kevin and Angela Shaffer.

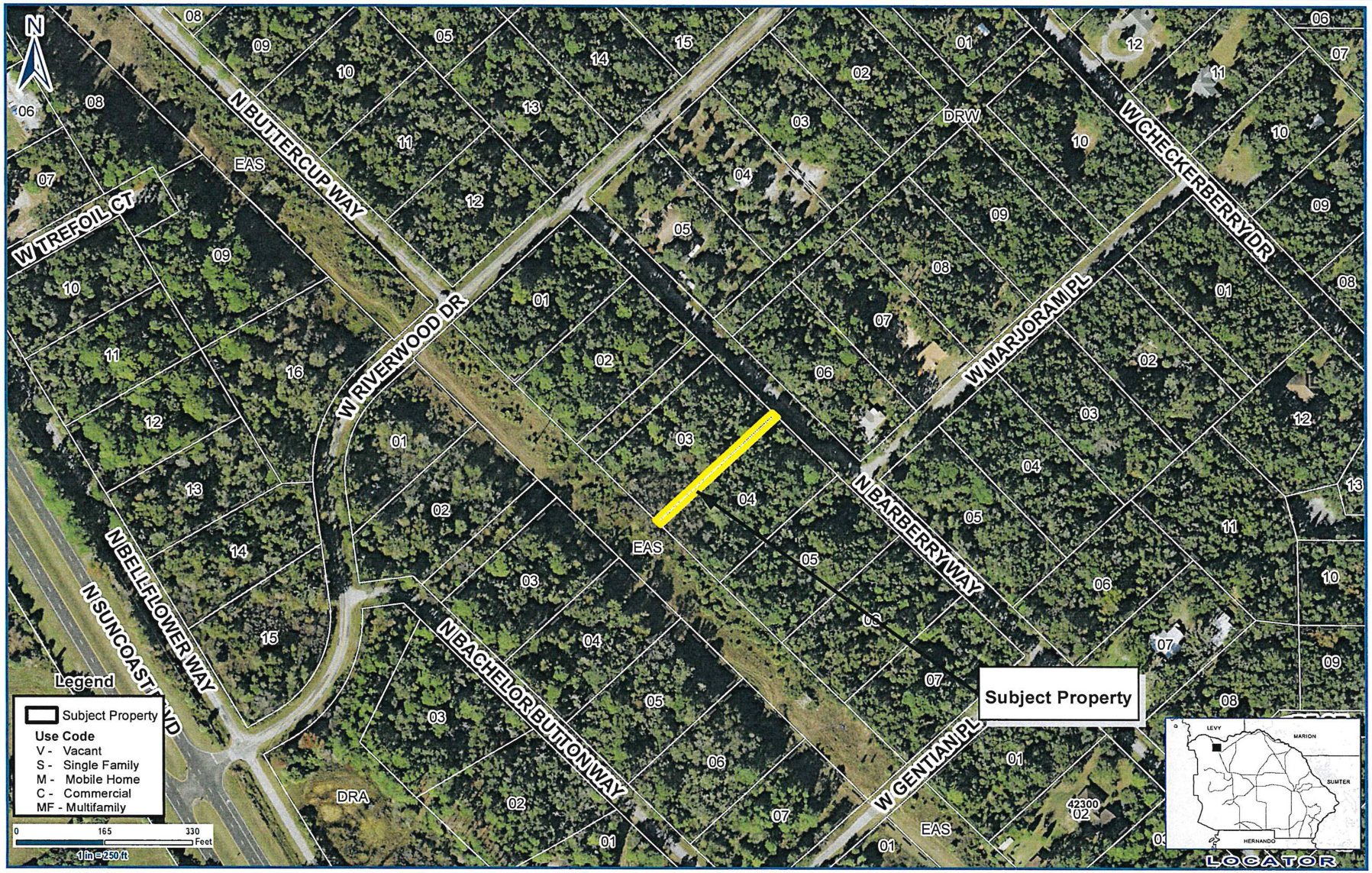
b. If approved, authorize the Chairman to execute the resolution approving PV 21-04 and direct the clerk to record the resolution.



PV-21-04

Clark A. Stillwell, Esq. for Kevin and Angela Shaffer

Attachment: BCC pp (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela



Application #: PV-21-04

Applicant: Clark A. Stillwell, Esq. for Kevin and Angela Shaffer

Proposal: To vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 3

Location: 8700 and 8688 N. Barberry Way, Crystal River

S-T-R - 24-16-17

Land Use Atlas: CLR, Coastal and Lakes Residential

Planner Initials: _____ **Date:** 7/23/21

Geographic Information Systems

Cynthia P. Skelhorn

Prepared By : William Braunsch

Date: July 14, 2021

Source: Enterprise Geodatabase

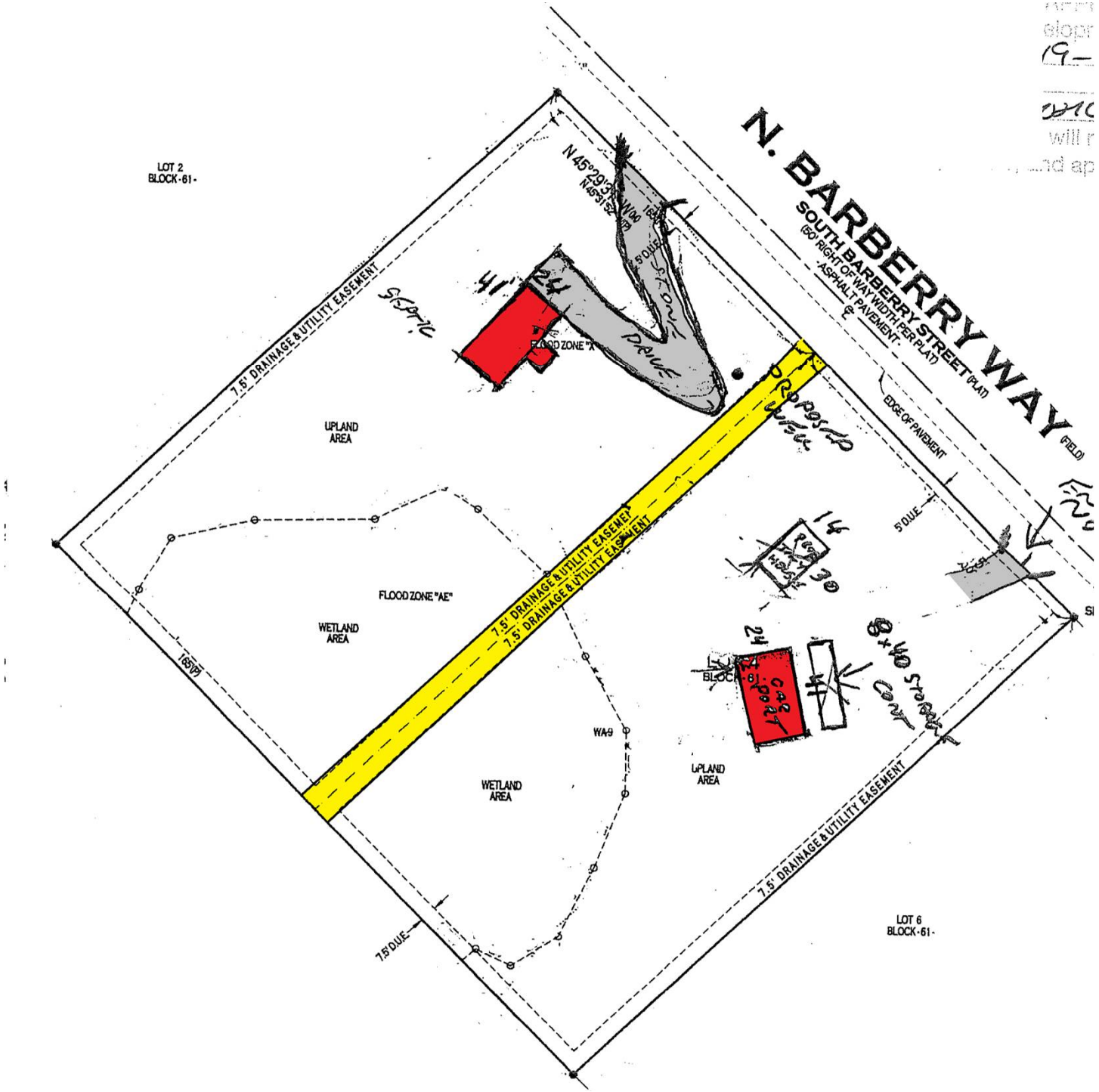
Map Number: WB0000615

The information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is printed. However, all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.

Attachment: BCC pp (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela


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CAMER



Attachment: BCC pp (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela

LAW OFFICE OF
CLARK A. STILLWELL, LLC
ATTORNEY AT LAW

BRANNEN BANK BUILDING
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34450

TELEPHONE: (352) 726-6767
FAX: (352) 726-8283
caslaw@tampabay.rr.com

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

June 7, 2021

Hand Delivery

Joanna Coutu
Land Development Division
3600 W. Sovereign Path
Lecanto, Florida 34461

RE: Kevin and Angela Shaffer – Utility and Drainage Easement Vacation
8700 N Barberry Way, Crystal River, Florida

Joanna:

On behalf of my clients Kevin and Angela Shaffer, I enclose the attached County plat/easement vacation application with supporting materials. The easements to be vacated are side lot utility and drainage easements between client's two (2) abutting lots. They have historically and currently serve no purpose. The survey (Exhibit "D") depicts the location of the easements and the need to vacate the unused easements to utilize the two (2) lots for one single family residence crossing over lot lines. Given proposed use across lot lines, this is a title issue. There are no utility issues per collected consents (attached as Exhibit "B"). Exhibit "E" the O&E Report will be provided when received; the title provider has had a recent health issue which has delayed such. I'll be glad to provide such (equivalent to a lawyer's title opinion).

Please review for completeness. A filing fee of $700.00 enclosed. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

CAS/cv
Enclosure
cc: Denise Lyn, Esquire w/o encl.
Client w/o encl.

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

STREET/PLAT VACATION APPLICATION

Application No.: PV-21-04 Date: 6/9/21

* Agent for Petitioner .

Applicant*
Name: Law Office of Clark A. Stillwell
Address: PO Box 250
City: Inverness
State: Florida Zip: 34451
Home No.: Cell No.:
Work No.: 726-6767 Fax No.: 726-8283
Email: caslaw@tampabay.rr.com

Petitioner(s)
Name: Kevin and Angela Shaffer
Address: 541 County Road 329
City: Double Springs
State: AL Zip: 35553
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 24 Township: 17 South Range: 16 East
Legal Description: See Exhibit "A"
Subdivision: 000528 Crystal Manor Unit 2 Lot(s): 3 & 4 Block/Parcel: 61
Alternate Key #: 1031575 Parcel ID:

Is this hearing being requested as a result of a Code Violation Notice? Yes No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request (purpose of vacation): Vacation of utility/drainage easements between two (2) lots so the lots can be built upon accross lot lines.

Directions to the Property from Lecanto: See Exhibit "A"

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: Clark A. Stillwell, Esq.

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Clark A. Stillwell, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 7th day of June 2021

Carla Venard
Printed Name

Notary Public - State of Florida

Seal

CARLA VENARD
MY COMMISSION EXPIRES
MAY 4, 2023
#GG 322987
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

For Staff Use Only
Date:
Time:
Initials:

Phone Company: Cable TV: Electric Service:
Water Provider: Sewer Provider: Mosquito Control:
Gas Provider: Ownership and Encumbrance Report:
Required for Plat Vacations: Proof of Publication: Proof of Paid Taxes:

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer)

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 1
Lecanto, FL 34461
Telephone: (352) 527-5239 Fax (352) 527-5417
Toll Free (352) 489-2120 TTY (352) 527-5315
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

__X__Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 24 Township 17 Range 16 Alternate Key # 1031575

Lot/Parcel 3 & 4 Block 61

Subdivision 000528 Crystal Manor Unit 2

I, Kevin H. Shaffer, owner of the above described property,
(Name of Owner)

authorize Clark A. Stillwell of Law Office of Clark A. Stillwell to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: _____
Kevin H. Shaffer (Signature of Owner)

STATE OF ~~FLORIDA~~ Maryland
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Kevin H. Shaffer, who is personally known to me or provided MD DL as identification and who did not take an oath.

WITNESS my hand and official seal this 20th day of April, 2021

_____
Printed Name Sarah L. Walker

Seal

Expires: 10/01/2023
Notary Public - State of ~~Florida~~ Maryland

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Board of County Commissioners
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Telephone: (352) 527-5239 Fax (352) 527-5424
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AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

__X__Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

____Atlas Amendment _____Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 24 Township 17 Range 16 Alternate Key # 1031575

Lot/Parcel 3 & 4 Block 61

Subdivision 000528 Crystal Manor Unit 2

I, Angela S Shaffer, owner of the above described property,
(Name of Owner)

authorize Clark A. Stillwell of Law Office of Clark A. Stillwell to
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: Angela S Shaffer
Angela S Shaffer (Signature of Owner)

STATE OF ~~FLORIDA~~ Maryland
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Angela S. Shaffer, who is personally known to me or provided MD DL as identification and who did not take an oath.

WITNESS my hand and official seal this 20th day of April, 2021

Printed Name Sarah L. Walker

Expires: 10/01/2023

Notary Public - State of ~~Florida~~ Maryland

Seal

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Exhibit List
Kevin and Angela Shaffer – Utility and Drainage Easement Vacation
8700 N Barberry Way, Crystal River, Florida

Exhibit "A" – PA data printout, Deed and Directions

Exhibit "B" – Utility Letters
- Charter/Spectrum
- Century Link
- Duke Energy – To be provided
- Central Florida Gas/Florida Public Utilities
- City of Crystal River – Public Works
- Citrus County Mosquito Control District
- Citrus County Utilities
- Citrus County Engineering

Exhibit "C-1" – Aerial
"C-2" – Citrus County General Parcel Map

Exhibit "D" –Survey

Exhibit "E" –O & E Report – To be provided upon availability

Exhibit "F" – Application Text

Exhibit "G" – Tax Receipt

Exhibit "H" – Petition

Exhibit "I" – Proof of Publication

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Exhibit "A"

Altkey: 1031575
SHAFFER KEVIN HORACE

Parcel ID: 17E17S200220 00610 0030
8700 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 3 & 4 BLK 61
Est. Parcel Sqft	100,598
Est. Parcel Acres	2.31
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	SHAFFER KEVIN HORACE
Mailing Address	541 COUNTY RD 329 DOUBLE SPRINGS AL 35553

All Owners

Name	Owner Type
SHAFFER KEVIN HORACE	LE - Life Estate
SHAFFER ANGELA S	LE - Life Estate
SHAFFER NOAH M	RW - Remainder Without Joinder
SHAFFER ABIGAIL E	RW - Remainder Without Joinder

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$14,400	$0	$14,400	$12,995	$0	$12,995	$0	$201.27	Link
2019	$12,400	$0	$12,400	$11,814	$0	$11,814	$0	$181.81	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

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Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/22/2020	$12,000	3075/0133	07-LIFE ESTATE	V
07/01/2004	$100	1743/1818	15-15	V
07/01/2003	$6,900	1618/2448	00-WARRANTY DEED	V
02/01/2003	$1,000	1576/1362	01-CORRECTIVE/QC/TD/COT	V
09/01/1978	$10,000	0518/0098	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	305				CLR
2	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	305				CLR

Total Misc Value

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

2020036133 BK: 3075 PG: 133 7/15/2020 7:47 AM 1 Receipt: 2020031469
RECORDING $10.00 INDEX $2.00 D DOCTAX PD $84.00

Rec10.00
DS 84.00

After Recording Return to:

RETURN TO GRANTEE

This Instrument Prepared by:
Name: Brenda L. Bute
A-1 Title of the Nature Coast, Inc.
7655 W. Gulf to Lake Hwy., Ste 4
Crystal River, FL 34429
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 20 17S 17E 0220 00610 0030
File No.: 2015411

WARRANTY DEED

This Warranty Deed, Made the 22 day of June, 2020, by

Oren Homer Roberts and Lynda Kaye Roberts, husband and wife whose post office address is: 541 County Rd 329, Double Springs, AL 35553 hereinafter called the Grantor(s), to

Kevin Horace Shaffer and Angela S. Shaffer, Grantees/Life Tenants, a Life Estate whose post office address is: P.O. Box 1319, Berlin, MD 21811, **without any liability for waste, and with full power and authority in them, or the survivor of them, to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remainderman and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenants, the remainder, is any, to Noah M. Shaffer and Abigail E. Shaffer, as Joint Tenants with Rights of Survivorship, not as Tenants in Common** whose post office address is: p.O Box 1319, Berlin, MD 21811, **Grantee/Remainderman.**

WITNESSETH: That the Grantors, for in consideration of the sum of **Twelve Thousand Dollars ($12,000.00)** and and other valuable considerations, receipt whereof is hereby acnowledged, hereby grants , bargains, sells, aliens, remise, releases, conveys and confirms unto the Grantee all that certain land situate in County of ***CITRUS***, State of ***FLORIDA***, more particularly described as follows:

Lots 3 and 4, in Block 61 of CRYSTAL MANOR UNIT 2, according to the map or plat thereof as recorded in Plat Book 8, Pages 112 through 134, inclusive, Public Records of Citrus County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to , reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

X Cindy M Reed
Witness Signature David Clark
Printed Name: X Cindy M Reed

X
Witness Signature David Clark
Printed Name: X

X Oren Homer Roberts
Oren Homer Roberts

X Lynda Kaye Roberts
Lynda Kaye Roberts

State of Alabama
County of Winston

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2020, by **Oren Homer Roberts and Lynda Kaye Roberts, husband and wife.** He/She/(they) is/are ☐ Personally Known OR ☒ Produced valid driver license as identification.

X Jasmine Moore
Notary Public Signature (SEAL)
Printed Name: X Jasmine Moore

My Commission Expires: MY COMMISSION EXPIRES 8/24/2022

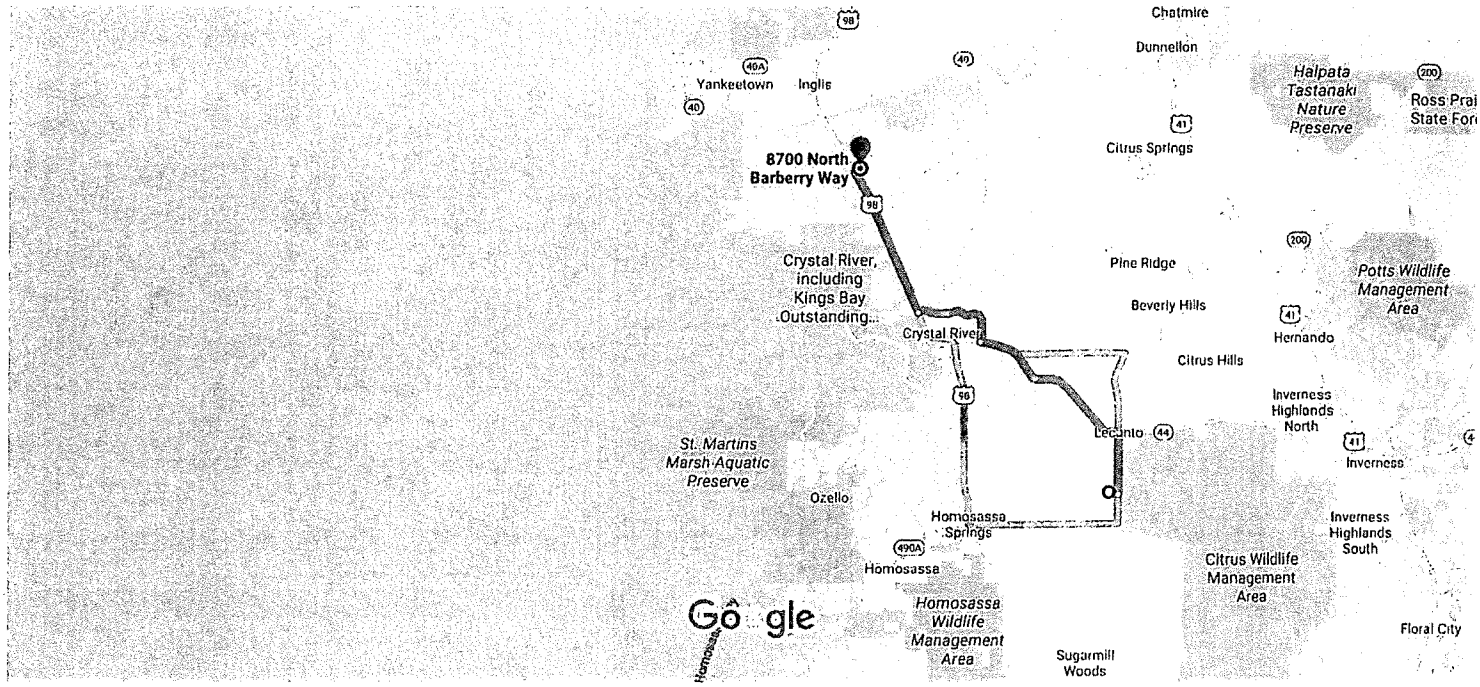
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

JASMINE MOORE ★ NOTARY PUBLIC ★ ALABAMA STATE AT LARGE

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Google Maps 3600 West Sovereign Path, Lecanto, FL to 8700 N Barberry Way Drive 18.1 miles, 28 min



3600 W Sovereign Path

Lecanto, FL 34461

Take Co Rd 491 to FL-44 W

5 min (2.6 mi)

1. Head southeast

364 ft

2. Turn right toward W Educational Path

0.1 mi

3. Turn left onto W Educational Path

0.3 mi

4. Turn left at the 1st cross street onto Co Rd 491

2.2 mi

5. Use the left 2 lanes to turn left onto FL-44 W

10 min (6.3 mi)

6. Turn right onto N Turkey Oak Dr

6 min (3.3 mi)

7. Turn right onto US-19 N/US-98 N/N Suncoast Blvd

6 min (5.5 mi)

Continue on W Riverwood Dr. Drive to N Barberry Way

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1 min (0.4 mi)

8. Turn right onto W Riverwood Dr

0.3 mi

9. Turn right onto N Barberry Way

Destination will be on the right

0.1 mi

8700 N Barberry Way

Crystal River, FL 34428

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Exhibit "B"

Charter

April 6th, 2021

Clark A. Stillwell
Law Office of Clark A. Stillwell, LLC
Post Office Box 250
Inverness, Florida 34451-0250
(352) 726-6767
(352) 726-8283-Facsimile
caslaw@tampabay.rr.com

Re: Utility Easement Vacate- Kevin and Angela Shaffer, 8700 N. Barberry Way, Crystal River FL

Please be advised that Spectrum does not have conflict with vacating the location on your request, as we do not have facilities within the area. Please let me know if I can be of further assistance.

Sincerely,

John Smith
Construction Coordinator I, Spectrum West Florida
2850 S Lecanto Hwy
Lecanto FL, 34446
Cell# (352) 302-6615
Office# (407) 374-0550

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Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Partial Plat and Street Vacation
Lots 3-4, Block 61
Crystal Manor Unit 2, Crystal River, Florida
Section 24, Township 17S, Range 16E

COMMENTS

✓ We agree to the stated plat and street vacation.

____ We object to the plat and street vacation. If so, please state why.

____ We agree to the plat and street vacation but require an alternate easement or access, either (1) concurrently with vacation resolution or (2) an easement at the time of permitting.

Charter Spectrum

Comment:

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Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Partial Plat and Street Vacation
Lots 3-4, Block 61
Crystal Manor Unit 2, Crystal River, Florida
Section 24, Township 17S, Range 16E

COMMENTS

__xx__ We agree to the stated plat and street vacation.

_____ We object to the plat and street vacation. If so, please state why.

_____ We agree to the plat and street vacation but require an alternate easement or access, either (1) concurrently with vacation resolution or (2) an easement at the time of permitting.

Kurt Judd
Century Link

Comment:

_____
_____
_____
_____
_____
_____
_____

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Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

DUKE ENERGY®

March 3, 2021

Mr. Kevin H. Schaffer
8700 N. Barberry Way
Crystal River, FL 34429

RE: Platted Easement Vacate Request for:
8700 N. Barberry Way, Crystal River, FL 34429

Dear Mr. Schaffer:

Please be advised that the Duke Energy Distribution and Transmission Departments **DO NOT OBJECT** to the vacation and abandonment of the 7.50-foot platted side-lot utility easements for the parcels more particularly described as:

Lots 3 and 4, in Block 61 of CRYSTAL MANOR UNIT 2, according to the map or plat thereof as recorded in Plat Book 8, Pages 112 through 134, Inclusive, Public Records of Citrus County, Florida.

More particular as shown on the Sketch of Description attached hereto as Exhibit "A" and incorporated herein by reference.

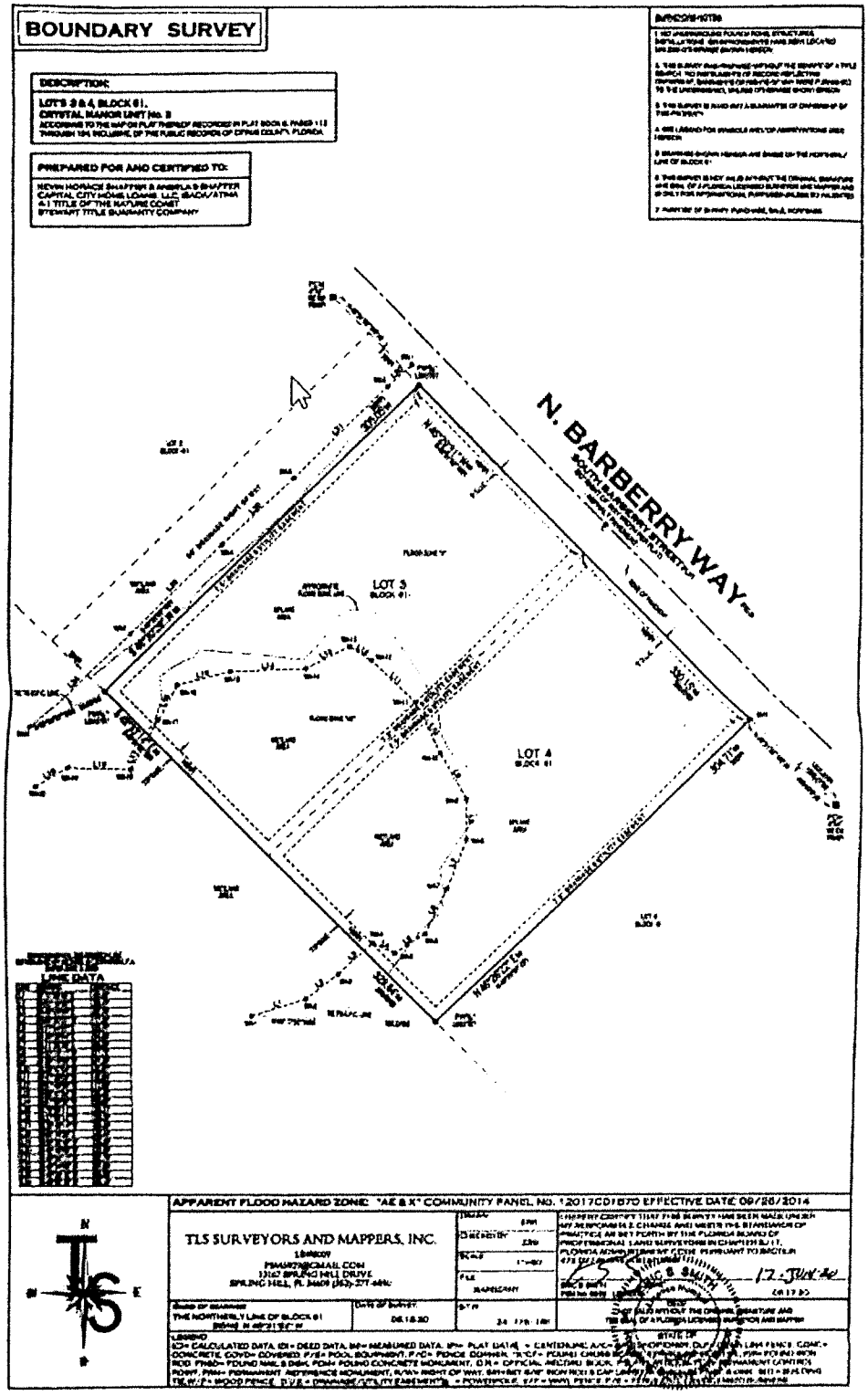
If I can be of further assistance, please do not hesitate to contact me.

--
Natalie Haney
Real Estate Research Specialist
Land Services - 3300 Exchange Place
Lake Mary, FL 32746 | Mail Code: NP4A

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EXHIBIT "A"



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Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Partial Plat and Street Vacation
Lots 3-4, Block 61
Crystal Manor Unit 2, Crystal River, Florida
Section 24, Township 17S, Range 16E

COMMENTS

X We agree to the stated plat and street vacation.

____ We object to the plat and street vacation. If so, please state why.

____ We agree to the plat and street vacation but require an alternate easement or access, either (1) concurrently with vacation resolution or (2) an easement at the time of permitting.

Central Florida Gas/Florida Public Utilities

Comment:

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Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Partial Plat and Street Vacation
Lots 3-4, Block 61
Crystal Manor Unit 2, Crystal River, Florida
Section 24, Township 17S, Range 16E

COMMENTS

X We agree to the stated plat and street vacation.

____ We object to the plat and street vacation. If so, please state why.

____ We agree to the plat and street vacation but require an alternate easement or access, either (1) concurrently with vacation resolution or (2) an easement at the time of permitting.

Crystal River Utilities
BEAU KEENE
DPW DIRECTOR

Comment:

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Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

CITRUS COUNTY MOSQUITO CONTROL DISTRICT

Commissioners:
Stephanie Adams
AJ Green
Joe Adams

Director:
George Deskins

May 13, 2021

Ms. Angela Shaffer
PO Box 1319
Berlin, MD. 21811

RE: Easement vacation: 8700 N Bayberry Way, Crystal River, FL. 34428, Lots 3 & 4, Block 61, Crystal Manor, Unit No. 2

Dear Ms. Shaffer,

The Citrus County Mosquito Control District has no easements, utilities, or structures which will be impacted by this request for vacation.
We have no objection with the request as stated.

Sincerely,

George Deskins
Director

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PV-21-04
Land Development Division

968 N. LECANTO HWY. • LECANTO, FL 34461
PHONE: (352) 527-7478 • FAX: (352) 527-9567
WWW.CITRUSMOSQUITO.ORG

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
UTILITY PLANNING AND ENGINEERING DIVISION
3600 W. Sovereign Path, Suite 291
Lecanto, Florida 34461-7788
Telephone: (352) 527-7650 Fax: (352) 527-7644
TTY Telephone: (352) 527-5312
www.bocc.citrus.fl.us
E-mail Address: WaterResources@bocc.citrus.fl.us

04/28/2021

Mr. Clark A. Stillwell, Esquire
Law Office of Clark A. Stillwell, LLC
P.O. Box 250
Inverness, FL 34451
caslaw@tampabay.rr.com

RE: Kevin and Angela Shaffer - Partial Plat and Street Vacation
8700 N Barberry Way, Crystal River, Florida
Section 24, Township 17, Range 16
Lots 3-4, Block 61, Crystal Manor Unit 2 - Plat Book 8, Page 112

Dear Mr. Stillwell:

This letter will confirm that the Citrus County Water Resources Department has no objection to the property owner's request to vacate the dedicated utility and drainage easement (7.5 feet per lot) abutting and lying between the two lots described in your April 27, 2021 letter.

Please let us know if this information is not responsive to your request.

CITRUS COUNTY DEPT. OF WATER RESOURCES

Layne C. Cady, P.E.
Senior Engineer

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Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Partial Plat and Street Vacation
Lots 3-4, Block 61
Crystal Manor Unit 2, Crystal River, Florida
Section 24, Township 17S, Range 16E

COMMENTS

√ We agree to the stated plat and street vacation.

___ We object to the plat and street vacation. If so, please state why.

___ We agree to the plat and street vacation but require an alternate easement or access, either (1) concurrently with vacation resolution or (2) an easement at the time of permitting.

Cynthia L Jones
Citrus County Engineering Division
5-27-2021

Comment:

An inspection was conducted on 5-27-2021. No drainage features were present within the vacate area.

CLJ

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Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)



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Kevin and Angela Shaffer

Geographic Information Systems

Prepared By : Web User
Date: 5/6/2021
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

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Exhibit "C-1"



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PV-21-04
Land Development Division

Kevin and Angela Shaffer

Geographic Information Systems

Prepared By : Web User
Date: 4/22/2021
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

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Exhibit "C-2"

Exhibit "D"

BOUNDARY SURVEY

DESCRIPTION:

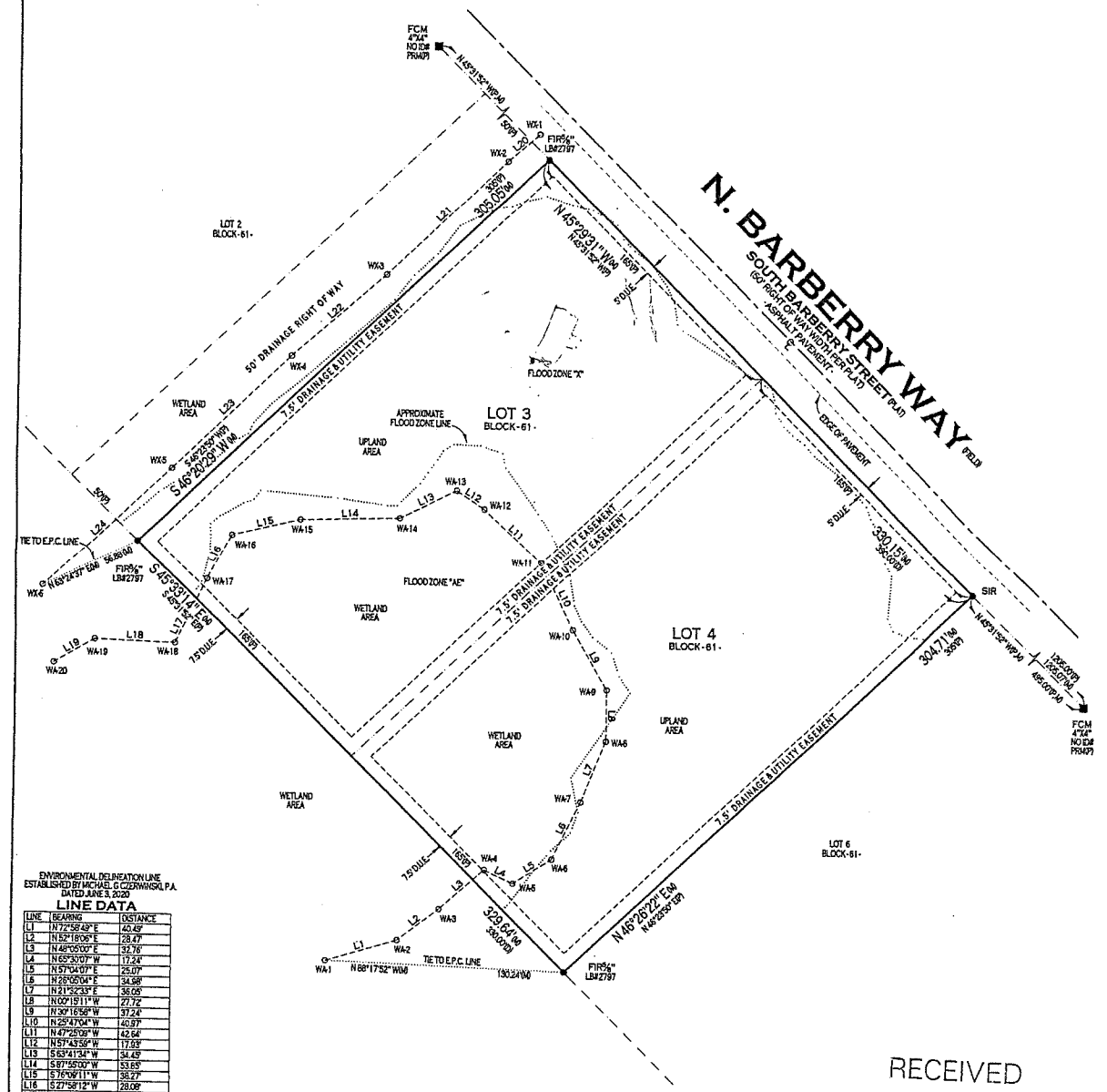
LOT'S 3 & 4, BLOCK 61,
CRYSTAL MANOR UNIT No. 2
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 112 THROUGH 134, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PREPARED FOR AND CERTIFIED TO:

KEVIN HORACE SHAFFER & ANGELA S SHAFFER
CAPITAL CITY HOME LOANS, LLC, ISAOA/ATIMA
A-1 TITLE OF THE NATURE COAST
STEWART TITLE GUARANTY COMPANY

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOW HEREON.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF BLOCK 61
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.



ENVIRONMENTAL DELINEATION LINE ESTABLISHED BY MICHAEL G CZERWINSKI, P.A. DATED JUNE 3, 2020

LINE DATA

LINE	BEARING	DISTANCE
L1	N 72°58'43" E	40.48'
L2	N 52°18'06" E	28.47'
L3	N 48°05'00" E	32.76'
L4	N 65°30'07" W	17.24'
L5	N 57°04'07" E	25.07'
L6	N 26°05'54" E	34.98'
L7	N 21°52'35" E	36.05'
L8	N 00°15'11" W	27.72'
L9	N 30°16'58" W	37.24'
L10	N 25°47'04" W	40.97'
L11	N 47°25'09" W	42.64'
L12	N 57°43'56" W	17.08'
L13	S 63°41'34" W	34.49'
L14	S 87°55'00" W	53.85'
L15	S 76°09'11" W	38.27'
L16	S 27°58'12" W	28.06'
L17	S 25°43'14" W	39.43'
L18	S 88°16'39" E	43.44'
L19	S 59°32'45" W	25.43'
L20	S 48°45'53" W	22.69'
L21	S 46°04'11" W	90.76'
L22	S 48°24'06" W	67.88'
L23	S 46°06'19" W	66.58'
L24	S 46°42'15" W	95.10'

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APPARENT FLOOD HAZARD ZONE: "AE & X" COMMUNITY PANEL No. 12017C0157D EFFECTIVE DATE: 09/26/2014

TLS SURVEYORS AND MAPPERS, INC.
LB#8009
PSM6929@GMAIL.COM
13167 SPRING HILL DRIVE
SPRING HILL, FL 34609 (352)-277-6550

DRAWN: ESS
CHECKED BY: ESS
SCALE: 1"=60'
FILE: BARBERRY

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ERIC C. SMITH, PSM No. 6929, LB#8009 — DATE: 06.17.20 — License Number 6929

BASIS OF BEARINGS: THE NORTHERLY LINE OF BLOCK 61 BEING N 45°31'52" W
DATE OF SURVEY: 06.15.20
S-T-R: 24 - 17S - 16E

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND:
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, ℄ = CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, FCM= FOUND CONCRETE MONUMENT, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, P.C.P.= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR=SET 5/8" IRON ROD & CAP LB#8009, SN&D= SET NAIL & DISK, (BT) = BUILDING TIE, W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENTS, ⊗ = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB= LICENSED BUSINESS

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Exhibit "E"

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Land Development Division

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Exh E

LAW OFFICE OF
CLARK A. STILLWELL, LLC
ATTORNEY AT LAW

BRANNEN BANK BUILDING
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34450

TELEPHONE: (352) 726-6767
FAX: (352) 726-8283
caslaw@tampabay.rr.com

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

June 23, 2021

Email and US Mail

Ms. Joanna Coutu, Director
Citrus County Planning & Development
3600 W Sovereign Path
Lecanto, Florida 34461

RE: Ownership and Encumbrance Report on Kevin and Angela Shaffer, husband and wife Alternate Key #1031575
8700 N Barberry Way, Crystal River, Florida

Ms. Coutu:

Please be advised that we have made a search of the public records of Citrus County, Florida on the aforementioned property through June 22, 2021 at 3:00 p.m. and have found the following to be of record:

Legal Description
Lots 3 and 4, in Block 61 of CRYSTAL MANOR UNIT 2, according to the map or plat thereof as recorded in Plat Book 8, Page 112 through 134, inclusive, Public Records of Citrus County, Florida

TITLE VESTED IN: Kevin Horace Shaffer and Angela S. Shaffer, husband and wife, jointly as life tenants with the remainder interest to Noah M. Shaffer and Abigail E. Shaffer as joint tenants with rights of survivorship, not as tenants in common.

Quitclaim deed filed in Official Records Book 1743, Page1818-1819, Public Records of Citrus County, Florida (attached).

And

Warranty Deed filed in Official Records Book 3075, Page 133, Public Records of Citrus County, Florida (attached).

ENCUMBERANCES:

Encumbrances, adverse claims, or other matters, if any created, which may affect title.

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Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Irrevocable Unity of Title Affidavit filed in Official Records Book 3152, Page 119, Public Records of Citrus County, Florida.

Notice of Commencement filed in Official Records Book 3143, Page 1156, Public Records of Citrus County, Florida.

Notice of Commencement filed in Official Records Book 3152, Page 1602, Public Records of Citrus County, Florida.

TAXES: The 2020 taxes HAVE been paid. Alternate Key 1031575.

The abutter's list has been provided previously; please advise if this suffices. Thank you.

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

- Select the Document Category
- Select the Town Name
- Select / Enter the Begin Date
- Select / Enter the End Date OR
- Search the last 7, 30 or 90 days from the dropdown
- Show first 100, 500, 1000 or 2000 records from the dropdown
- Click Submit

My List

Results

Show Online Section | Hide Features | Clear Results | Print | Export

Returned 4 records of 4

Your Name Search for Name "Shaffer Kevin", Document Types "", Begin Date "1/1/1980", and End Date "6/22/2021" returned the following results:

Displaying 25 records per page

First Previous 1 Next

	Status	Name	Grantor	Grantee	Record D	Doc Type	Book T	Book	Page	Instrument N	Legal
1	V	[illegible]	ROBERTS LYNDA KAYE ROBERTS OREN HOMER	SHAFFER ABIGAIL E SHAFFER ANGELA S SHAFFER KEVIN HOLTICE SHAFFER NOAH M	07/15/2020	DEED	OR	3078	0153	2020M81103	L 3 Blk 61 SUB CRYSTAL MANOR UNIT 2 L 4 Blk 61 Sub CRYSTAL MANOR UNIT 2

#			Status	Search Name	Grantor	Grantee	Record Date	Doc Type	Book Type	Book	Page	Instrument #	Legal
2			V	SHAFFER KEVIN H	SHAFFER KEVIN H	SHAFFER KEVIN H	03/12/2021	NOT COMM	OR	3143	1156	2021015791	
3			V	SHAFFER KEVIN	SHAFFER ANGELA SHAFFER KEVIN	TO WHOM IT MAY CONCERN	04/08/2021	AFFIDAVIT	OR	3152	0119	2021022650	
4			V	SHAFFER KEVIN	SHAFFER KEVIN	SHAFFER KEVIN	04/09/2021	NOT COMM	OR	3152	1602	2021023064	

First Previous 1 Next

»

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

- Select the Document Category
- Select the Town Name
- Select / Enter the Begin Date
- Select / Enter the End Date OR
- Search the last 7, 30 or 90 days from the dropdown
- Show first 100, 500, 1000 or 2000 records from the dropdown
- Click Submit

My List

Results

Hide Results | Clear Results | Print | Export

Returned 2 records

Your Name Search for Name "Shaffer angela", Document Types "", Begin Date "1/1/1980", and End Date "6/22/2021" returned the following results:

Displaying 25 records per page

First Previous 1 Next

	Status	Name	Grantor	Grantee	Record D	Doc Type	Book T	Book	Page	Instrument N	Legal

#			Status	Search Name	Grantor	Grantee	Record Date	Doc Type	Book Type	Book	Page	Instrument #	Legal
1			V	SHAFFER ANGELA S	ROBERTS LYNDA KAYE ROBERTS OREN HOMER	SHAFFER ABIGAIL E SHAFFER ANGELA S SHAFFER KEVIN HORACE SHAFFER NOAH M	07/15/2020	DEED	OR	3075	0133	2020036133	L: 3 Blk: 61 Sub: CRYSTAL MANOR U: 2 L: 4 Blk: 61 Sub: CRYSTAL MANOR U: 2
2			V	SHAFFER ANGELA	SHAFFER ANGELA SHAFFER KEVIN	TO WHOM IT MAY CONCERN	04/08/2021	AFFIDAVIT	OR	3152	0119	2021022650	

First Previous 1 Next

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $0.70
2004050250 BK:1743 PG:1818-1819
07/19/2004 09:13 AM 2 PGS
KCCR,DC Receipt #031923

2004050250 2 PGS

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 19 day of July, 2004, by first party, Grantor, Kathy Lynn Beebe whose post office address is 8950 N Evenstock Way Crystal River, FL to second party, Grantee, Lynda Faye Roberts & Glen Homer Roberts whose post office address is 11610 N Kayak Pt. Inglis, FL 34449

WITNESSETH, That the said first party, for good consideration and for the sum of ten Dollars ($10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Citrus, State of Florida to wit:

Lot 3 and 4, in Block 61 of Crystal Manor, Unit 2, according to the map or plat thereof as recorded in plat book 8 Page 112 though 134, Records of Citrus County, FL

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: Amanda Tyra

Print name of Witness: Amanda Tyra

Signature of Witness: Kelly L. Carpenter

Print name of Witness: Kelly L. Carpenter

Signature of First Party: Kathy Lynn Beebe

Print name of First Party: Kathy Lynn Beebe

Signature of Second Party: _____

Print name of Second Party: _____

Signature of Preparer _____

Print Name of Preparer Kathy Lynn Beebe

Address of Preparer 8950 N. Evenstack Way
Crystal River, FL 34428

State of Florida }
County of Citrus }

On July 19, 2004 before me, Kathy Lynn Beebe,
appeared Kathy Lynn Beebe
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Kelly L. Carpenter
Signature of Notary

KELLY L. CARPENTER
MY COMMISSION # DD 003367
EXPIRES: April 1, 2005
Bonded Thru Notary Public Underwriters

KELLY L. CARPENTER NOTARY PUBLIC STATE OF FLORIDA

Affiant ___ Known ✓ Produced ID
Type of ID Florida DL
B100519416820 (Seal)

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

www.socrates.com

© 200
LF298 • Rev. 04/04

:020036133 BK: 3075 PG: 133 7/15/2020 7:47 AM 1 Receipt: 2020031469
ECORDING $10.00 INDEX $2.00 D DOCTAX PD $84.00

Rec 10.00
DS 84.00

After Recording Return to:

RETURN TO GRANTEE

This Instrument Prepared by:
Name: Brenda L. Buta
A-1 Title of the Nature Coast, Inc.
7655 W. Gulf to Lake Hwy., Ste 4
Crystal River, FL 34429
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 20 17S 17E 0220 00610 0030
File No.: 2015411

WARRANTY DEED

This Warranty Deed, Made the 22 day of June, 2020, by

Oren Homer Roberts and Lynda Kaye Roberts, husband and wife whose post office address is: 541 County Rd 329, Double Springs, AL 35553 hereinafter called the Grantor(s), to

Kevin Horace Shaffer and Angela S. Shaffer, Grantees/Life Tenants, a Life Estate whose post office address is: P.O. Box 1319, Berlin, MD 21811, **without any liability for waste, and with full power and authority in them, or the survivor of them, to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remainderman and to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenants, the remainder, is any, to Noah M. Shaffer and Abigail E. Shaffer, as Joint Tenants with Rights of Survivorship, not as Tenants in Common** whose post office address is: p.O Box 1319, Berlin, MD 21811,
Grantee/Remainderman.

WITNESSETH: That the Grantors, for in consideration of the sum of **Twelve Thousand Dollars ($12,000.00)** and and other valuable considerations, receipt whereof is hereby acnowledged, hereby grants , bargains, sells, aliens, remise, releases, conveys and confirms unto the Grantee all that certain land situate in County of ***CITRUS***, State of ***FLORIDA***, more particularly described as follows:

Lots 3 and 4, in Block 61 of CRYSTAL MANOR UNIT 2, according to the map or plat thereof as recorded in Plat Book 8, Pages 112 through 134, inclusive, Public Records of Citrus County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to , reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

X Cindy M Reed — David Clark
Witness Signature
Printed Name: X

X Cindy M Reed — David Clark
Witness Signature
Printed Name: X

X Oren Homer Roberts
Oren Homer Roberts

X Lynda Kaye Roberts
Lynda Kaye Roberts

State of Alabama
County of Winston

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of June, 2020, by **Oren Homer Roberts and Lynda Kaye Roberts, husband and wife.** He/She/(They) is/are ☐ Personally Known OR ☒ Produced valid driver license as identification.

X Jasmine Moore
Notary Public Signature
Printed Name: X Jasmine Moore

My Commission Expires: MY COMMISSION EXPIRES 8/24/2022
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

JASMINE MOORE NOTARY PUBLIC ALABAMA STATE AT LARGE

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021022650 BK: 3152 PG: 119 4/8/2021 3:53 PM 1 Receipt: 2021019349
RECORDING $27.00

This instrument was prepared by and return to:
KEVIN SHAFFER
PO BOX 1319
BRELL MO 21811
Alt Key #(s) _____

IRREVOCABLE UNITY OF TITLE AFFIDAVIT

BEFORE ME, this day personally appeared KEVIN & ANGELA SHAFFER ["Owners(s)"], who being first duly sworn, deposes and says:

Owner is the owner of the property legally described in Exhibit "A," attached hereto and made a part hereof, (collectively, the "Property"). Owner intends to combine the use of the lots described in Exhibit "A" in conjunction with each other, for the purpose of adding an accessory use, as if they consisted of one overall parcel of land under the Citrus County Land Development Code and applicable regulations, as if the same were a single combined parcel, rather than separate lots or parts thereof. The Owner does hereby make the following declarations of conditions, limitations, and restrictions on said property:

1. That the aforesaid plot or combinations of separate lots, plots, parcels, acreage, or portions thereof shall be regarded as and is hereby established and declared to be unified under one title as an individual building site.

2. That the said property shall henceforth be considered as one plot of or parcel of land and that no portion thereof shall be sold, assigned, transferred, conveyed, or devised separately except in its entirety as one plot or parcel of land.

3. This Unity of Title shall constitute a covenant running with the land as provided by law and shall be binding upon the undersigned, its successors and assigns and all parties claiming thereunder.

4. The undersigned understands and acknowledges that by its execution of this Unity of Title Affidavit, to be recorded in the public records of Citrus County, prior to issuance of any building permits, the Owner's ability to utilize the property or parts thereof as separate independently developable lots will be precluded.

5. This declaration is irrevocable. Further affiant sayeth not.

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021022650 BK: 3152 PG: 120 4/8/2021 3:53 PM 2 Receipt: 2021019349
RECORDING $27.00

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

First Witness:
By: Kris Skiles
Print Name: KRIS SKILES

Second Witness:
By: Tracy R Webb
Print Name: Tracy R Webb

Owner:
By: [signature]
Print Name: Kevin Shaffer

Address: PO Box 1319
Berlin MD 21811

First Witness:
By: Kris Skiles
Print Name: KRIS SKILES

Second Witness:
By: Tracy R Webb
Print Name: Tracy R Webb

Owner:
By: Angela Shaffer
Print Name: Angela Shaffer

Address: PO Box 1319
Berlin MD 21811

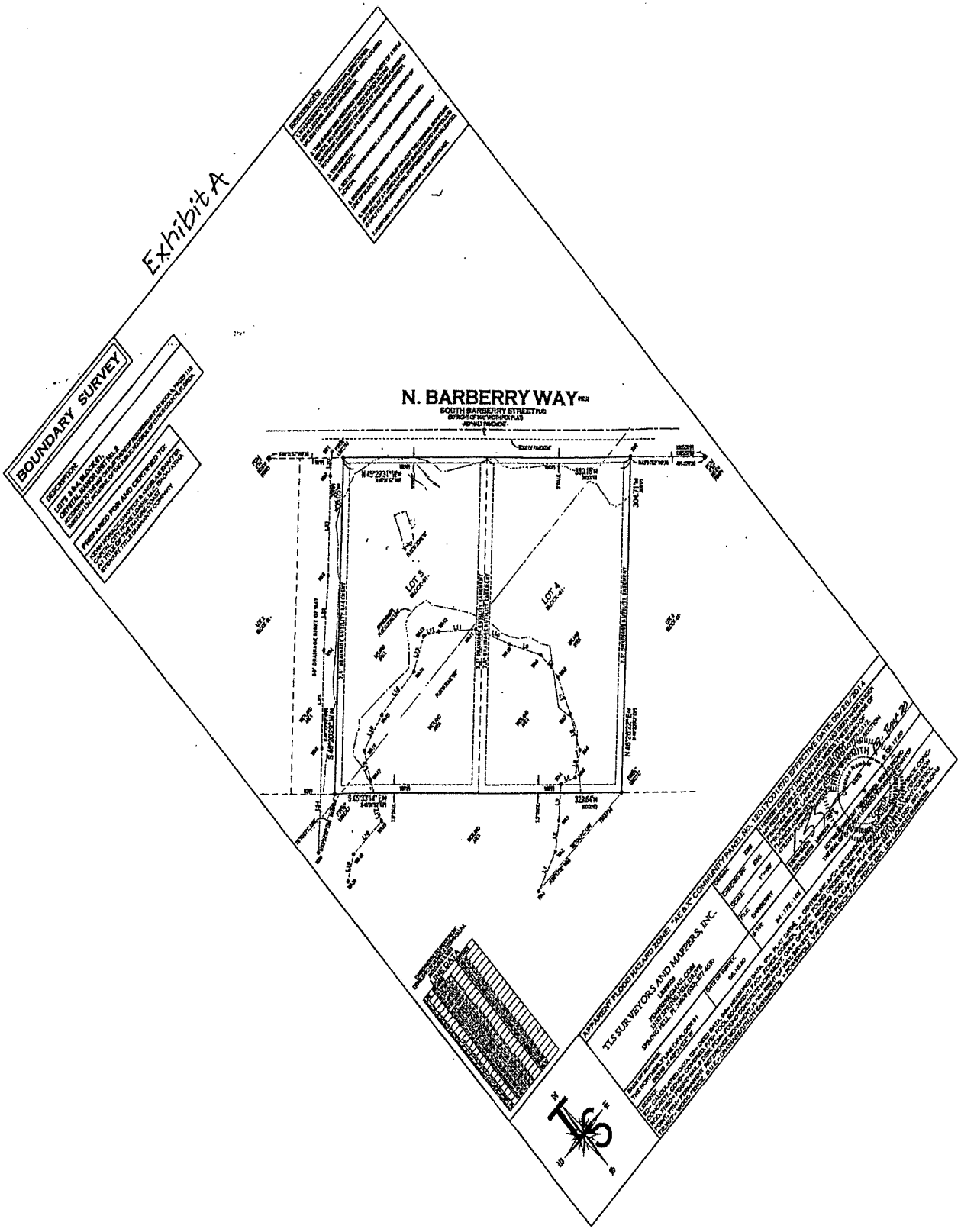
STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 8th day of April, 2021 by Kevin Horace Shaffer & Angela Sue Shaffer [name of Owner(s)], who is/are personally known to me or who has/have produced MD Dr Licenses as identification. Physically Appeared

TRACY RAE WEBB
Notary Public - State of Florida
Commission # GG 273747
My Comm. Expires Nov 23, 2022
Bonded through National Notary Assn.

Tracy Rae Webb
Signature of Notary Public
Notary Stamp

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021022650 BK: 3152 PG: 121 4/8/2021 3:53 PM 3 Receipt: 2021019349
RECORDING $27.00



Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021015791 BK: 3143 PG: 1156 3/12/2021 8:04 AM 1 Receipt: 2021013462
RECORDING $10.00

THIS SPACE FOR CLERK'S RECORDING:

Permit No. 2026026654

Tax Folio/Parcel ID: _____

NOTICE OF COMMENCEMENT

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Description of property: (legal description of property, and street address if available) 8700 N BARBERRY WAY
2. General description of improvement: NEW HOME
3. Owner information:
   a. Name and address: KEVIN H SHAFFER PO BOX 1319 BERLIN MD 21811
   b. Phone number: 443 859 4981
   c. Name and address of fee simple titleholder (if other than owner): _____
4. Contractor:
   a. Name and address: OWNER
   b. Phone number: _____
5. Surety:
   a. Name and address: _____
   b. Amount of bond $ _____ c. Phone number: _____
6. Lender:
   a. Name and address: _____
   b. Phone number: 443 859 4981
7. Persons with the State of Florida designated by Owner upon whom notices or other documents may be served as provided in Section 713.13(1)(a)7, Florida Statutes:
   a. Name and address: _____
   b. Phone number: _____
8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
   a. Name and address: _____
   b. Phone number: _____
9. The expiration date of the notice of commencement is one (1) year from the date of recording unless a different date is specified: _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

_____ KEVIN H SHAFFER _____

Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager — Printed Name — Title/Office

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 26 day of Feb, 20 21 by Kevin Shaffer _____ (name of person) as _____ (type of authority: e.g., officer, trustee, attorney-in-fact) for _____ (name of party on behalf of whom instrument was executed), who is personally known to me or who has produced MD DL _____ as identification.

Notary Stamp: Notary: FERDINAND, Commission # HH 040524, Expires January 5, 2025, Bonded Thru Troy Fain Insurance 800-385-7019

Signature of Notary Public

Verification Pursuant to Section 92.525, Florida Statutes

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

_____
Signature of Natural Person Signing Above

F:\Shared\DDS\BUILDING\Building forms\NOC.docx

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021023064 BK: 3152 PG: 1602 4/9/2021 4:43 PM 1 Receipt: 2021019694
RECORDING $10.00

THIS SPACE FOR CLERK'S RECORDING:

Permit No. 20210492

Tax Folio/Parcel ID: _____

NOTICE OF COMMENCEMENT

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Description of property: (legal description of property, and street address if available) 8700 NORTH BARBARET WAY CRYSTAL RIVER FL 34429
2. General description of improvement: CONSTRUCT 24x41 OPEN CARPORT SET 8x40 STORAGE CONTAINER
3. Owner information:
   a. Name and address: KEVIN SHAFFER PO BOX 1319 BRECKENRIDGE MO 27811
   b. Phone number: 443 859 4981
   c. Name and address of fee simple titleholder (if other than owner): _____
4. Contractor:
   a. Name and address: OWNER
   b. Phone number: _____
5. Surety:
   a. Name and address: _____
   b. Amount of bond $ _____ c. Phone number: _____
6. Lender:
   a. Name and address: _____
   b. Phone number: _____
7. Persons with the State of Florida designated by Owner upon whom notices or other documents may be served as provided in Section 713.13(1)(a)7, Florida Statutes:
   a. Name and address: _____
   b. Phone number: _____
8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
   a. Name and address: _____
   b. Phone number: _____
9. The expiration date of the notice of commencement is one (1) year from the date of recording unless a different date is specified: _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager | Printed Name | Title/Office

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 9 day of Apr. 21, 2021 by Kevin Shaffer.
_____ (name of person) as _____ (type of authority: e.g., officer, trustee, attorney-in-fact) for _____
_____ (name of party on behalf of whom instrument was executed), who is personally known to me or who has produced _____
FLDL as identification.

Signature of Notary Public

[Notary Stamp]
DONNA L. HARRIS
Commission # GG 353230
Expires August 24, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Verification Pursuant to Section 92.525, Florida Statutes

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Natural Person Signing Above

F:\Shared\DDS\BUILDING\Building forms\NOC.docx

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2020 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1031575		000X	

SHAFFER KEVIN HORACE
SHAFFER ANGELA S
et al.
541 COUNTY RD 329
DOUBLE SPRINGS, AL 35553

8700 N BARBERRY WAY

CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 3 & 4 BLK 61

Exemptions:

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	12,995	0	12,995	6.2176	80.80
Transportation Trust	12,995	0	12,995	0.5988	7.78
Health Department	12,995	0	12,995	0.0651	0.85
Library	12,995	0	12,995	0.3217	4.18
Fire District	12,995	0	12,995	0.0000	0.00
Stormwater	12,995	0	12,995	0.0974	1.27
Fire Rescue EMS	12,995	0	12,995	0.5881	7.64
Schools Local Req'd Effort	14,400	0	14,400	3.6820	53.02
Schools Capital Outlay	14,400	0	14,400	1.5000	21.60
Schools Discretionary	14,400	0	14,400	0.7480	10.77
SWFWMD General	12,995	0	12,995	0.2669	3.47
Mosquito Control	12,995	0	12,995	0.4478	5.82
			TOTAL	14.5334	$197.20

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
131 Fire Services		4.07
	NON-AD VALOREM ASSESSMENTS	$4.07

COMBINED TAXES AND ASSESSMENTS	$201.27	See reverse side for important information.

If Received By	Apr 30, 2021				
Please Pay	$0.00				

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS, PLEASE BRING FOR RECEIPT.

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

JANICE A. WARREN, C.F.C.
CITRUS COUNTY TAX COLLECTOR

2020 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1031575		000X	

SHAFFER KEVIN HORACE
SHAFFER ANGELA S
et al.
541 COUNTY RD 329
DOUBLE SPRINGS, AL 35553

8700 N BARBERRY WAY

CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 3 & 4 BLK 61

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Received By	Apr 30, 2021				
Please Pay	$0.00				

RETURN WITH PAYMENT.

DO NOT WRITE ON BOTTOM PORTION

Exhibit "F" - Application Text
Kevin and Angela Shaffer – Utility and Drainage Easement Vacation
8700 N Barberry Way, Crystal River, Florida

I. Site: Two (2) abutting platted residential lots each 50,299 square feet in size. Plat Book 8, Page 112. Per plat stormwater/utility easements on all lot sides. Applicant desires to build one single family (SF) residence across lot lines.

Total parcel size is 100,598 square feet (2.31 acres). Flood plain is A and X. Soils are Boca Fine Sand. The parcel is treed but no known specimen trees exist. Lots have access from dedicated public roads which also provide for existing utilities.

II. Vacation Standards: No access to other lots is impacted, either directly or indirectly, no objection from utility providers, no objection from County Engineering as to drainage/stormwater. The Lot(s) post vacation will still have adequate utility access from streets and remaining lot easements. Adequate space exists to meet LDC drainage standards for single family use.

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Exhibit "G"

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2020 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1031575		000X	

SHAFFER KEVIN HORACE
SHAFFER ANGELA S
et al.
541 COUNTY RD 329
DOUBLE SPRINGS, AL 35553

8700 N BARBERRY WAY

CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 3 & 4 BLK 61

Exemptions:

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	12,995	0	12,995	6.2176	80.80
Transportation Trust	12,995	0	12,995	0.5988	7.78
Health Department	12,995	0	12,995	0.0651	0.85
Library	12,995	0	12,995	0.3217	4.18
Fire District	12,995	0	12,995	0.0000	0.00
Stormwater	12,995	0	12,995	0.0974	1.27
Fire Rescue EMS	12,995	0	12,995	0.5881	7.64
Schools Local Req'd Effort	14,400	0	14,400	3.6820	53.02
Schools Capital Outlay	14,400	0	14,400	1.5000	21.60
Schools Discretionary	14,400	0	14,400	0.7480	10.77
SWFWMD General	12,995	0	12,995	0.2669	3.47
Mosquito Control	12,995	0	12,995	0.4478	5.82
			TOTAL	14.5334	$197.20

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
131 Fire Services		4.07
	NON-AD VALOREM ASSESSMENTS	$4.07

COMBINED TAXES AND ASSESSMENTS	$201.27	See reverse side for important information.

If Received By	Apr 30, 2021				
Please Pay	$0.00				

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS, PLEASE BRING FOR RECEIPT.

JANICE A. WARREN, C.F.C.
CITRUS COUNTY TAX COLLECTOR

2020 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
1031575		000X	

RETURN WITH PAYMENT.

SHAFFER KEVIN HORACE
SHAFFER ANGELA S
et al.
541 COUNTY RD 329
DOUBLE SPRINGS, AL 35553

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

8700 N BARBERRY WAY

CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 3 & 4 BLK 61

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Received By	Apr 30, 2021				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Paid 04/27/2021 Receipt # 000-20-00024062 $226.06

Exhibit "H"
Petition
Kevin and Angela Shaffer
8700 N Barberry Way, Crystal River, Florida

The undersigned, hereby petitions this Board to close, vacate, abandon, and discontinue those utility and drainage easements delineated on the recorded plat of Crystal Manor, Unit 2, recorded in Plat Book 8, Page 112, public records of Citrus County Florida, described below as Exhibit "A" to include which is hereby made a part hereof by reference; that petitioner would not inconvenience anyone for the same to be closed, that Petitioner recognizes, acknowledges and accepts the reservation by said County, the right to create any easements upon said vacated lands as may be necessary to further and/or preserve the public health, safety, and welfare, and that Petitioner will pay the expense of public notice of the hearing to determine the advisability of closing the same.

WHEREFORE, the undersigned petitions this Board to call a public hearing at Petitioner's expense to determine the viability of closing said street(s), road(s) alleyway(s) and that, upon such a hearing, this Board will determine that the same should be closed and adopt an appropriate Resolution closing, vacating, abandoning and discontinuing the same, and renouncing and disclaiming any right of Citrus County and the public in and to any land delineated on the recorded plat of said, except for the reservation of the right to any easements as may be found necessary, by the Board of County Commissioners, to further and/or preserve the public health, safety, and welfare.

_____
Clark A. Stillwell, Attorney for Petitioners
Kevin and Angela Shaffer

Exhibit "A"

Legal Description
That 7.5 foot utility/drainage easement located on the (1) south side of Lot 3 and (2) north side of Lot 4, Plat of Crystal Manor, Unit 2, Plat Book 8, Page 112, public records of Citrus County, Florida.

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Exhibit "I"

Proof of Publication

from the

CITRUS COUNTY CHRONICLE

Crystal River, Citrus County, Florida

PUBLISHED DAILY

STATE OF FLORIDA
COUNTY OF CITRUS

Before the undersigned authority personally appeared

Theresa Holland and/or Mary Ann Naczi and/or Tonya Knight and/or Jeanne Ethridge

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the Court,

1445-0509 SUCRN NOTICE OF PETITION TO PARTIALLY VACATE PLATTED EASEMENTS The Petitioner, Clark A. Stillwell, Esq., on behalf of Kevin and Angela Shaffer, owners, of the below noted parcels, pursuant to F.S. 177.101(4) hereby give notice of their int

was published in said newspaper in the issues of

May 2nd, 2021, May 9th, 2021,

Affiant further says that the Citrus County Chronicle is a Newspaper published at Crystal River in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Marion County and Levy County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jeanne Ethridge

The forgoing instrument was acknowledged before me.

This 10th day of May, 2021

By: Theresa Holland and/or Mary Ann Naczi and/or Tonya Knight and/or Jeanne Ethridge
who appeared by (X) means of physical presence or ( ) via online notarization.

Notary Public

1445-0509 SUCRN

NOTICE OF PETITION TO PARTIALLY VACATE PLATTED EASEMENTS

The Petitioner, **Clark A. Stillwell, Esq.**, on behalf of **Kevin and Angela Shaffer**, owners, of the below noted parcels, pursuant to F.S. 177.101(4) hereby give notice of their intention to petition the Citrus County Board of County Commissioners to vacate certain easements as described below of the plat of Crystal Manor, Unit Two, Plat Book 8, Page 112 to wit:

That 7.5 foot utility/drainage easement located on the (1) south side of Lot 3 and (2) north side of Lot 4, Plat of Crystal Manor, Unit 2, Plat Book 8, Page 112, public records of Citrus County, Florida.

BY: Clark A. Stillwell, Esq.
For Kevin and Angela Shaffer
PETITIONER/OWNER

Published May 2 & 9, 2021

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JUN 09 2021

PV-21-04

Land Development Division

NOTARY PUBLIC STATE OF FLORIDA

MARIA A. PARKS
Commission # HH 099773
Expires April 20, 2025
Bonded Thru Budget Notary Services

Attachment: Applicant Submittal part 1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

AFFIDAVIT OF CLARK A. STILLWELL

Shaffer Easement Vacation/Ownership & Encumbrance Search
Lots 3 & 4, Block 61 Crystal Manor Unit 2, Crystal River, Florida

State of Florida
County of Citrus

BEFORE ME, the undersigned authority, personally appeared Clark A. Stillwell, a member in good standing of the Florida Bar who states as follows:

1. The undersigned has filed a utility and drainage easement vacation on the noted lots.
2. To meet Citrus County filing requirements for said vacation, an Ownership and Encumbrance Report is required, the undersigned has personally conducted a search of Citrus County's Property Appraiser's records for all property owners within 500 feet of the noted vacation lots. See attached map – Exhibit "A".
3. A list of names and addresses of said property owners are attached – Exhibit "B".
4. Attached as Exhibit "C" for each listed lots/property owners is a copy of the Property Appraisers records/data printout as of June 8, 2021 along with the current deed for each parcel.

CLARK A. STILLWELL

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 8th day of June, 2021, by CLARK A. STILLWELL, who is personally known to me (or has produced _____ as identification) and who did take an oath.

Signature of Notary

Carla Venard

Print, Stamp or Type Name of Notary

CARLA VENARD
MY COMMISSION EXPIRES
MAY 4, 2023
#GG 322987
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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JUN 09 2021
PV-21-04
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PV-21-04

Land Development Division

Shaffer 500 ft abutter map

Geographic Information Systems

Prepared By : Web User

Date: 6/8/2021

Source: Enterprise Geodatabase

Copyright © 2014 Citrus County B.O.C.C.

Cynthia Skelhorn
Director

This information is for use for general purposes only. The Citrus County Geographic Information System (GIS) is designed, operated, and maintained for the use of the GIS Department. Some data may be acquired from sources believed to be reliable and are believed to be correct, but the accuracy and reliability of the information provided must be independently verified prior to use.

Citrus County makes no warranties, representations or guarantees as to the suitability of the GIS for any purpose, including any use for which the user may engage in litigation, and the user agrees that Citrus County, its employees, officers, boards and commissions shall not be liable for any claim, loss or damage arising out of or connected with the user's use of the GIS. The user agrees to hold harmless Citrus County, its employees, officers, boards and commissions, from any and all claims, actions, losses, suits, judgments, fines, liabilities, costs and expenses attributable directly or indirectly to the user's use of the GIS, including but not limited to attorney's fees and court costs, which may be entered or incurred as a result of the user's misuse of the GIS or reliance on any GIS information to the fullest extent permitted by law.

Exhibit "A"

List of Property Owners – Exhibit "B"

1. Stephen Holzman and Peter Colangelo et al.
   12498 W Riverwood Drive, Crystal River, FL

2. Lamonta Aiken
   8643 N Bachelor Button Way, Crystal River, FL

3. James & Valerie Marquez
   8601 N Bachelor Button Way, Crystal River, FL

4. Joan Wells et al
   8577 N Bachelor Button Way, Crystal River, FL

5. David Oztolaza and Kimaura Tanon
   8555 N Bachelor Button Way, Crystal River, FL

6. Wallys Land, LLC
   8533 N Bachelor Button Way, Crystal River, FL

7. Robert Nelson Page & Kathy Lorainne Page
   8624 N Barberry Way, Crystal River, FL

8. Brian & Dawn Lawlor
   8632 N Barberry Way, Crystal River, FL

9. Donald R McAvoy & Trudy L McAvoy
   8656 N Barberry Way, Crystal River, FL

10. Land a Deal, Inc.
    8722 N Barberry Way, Crystal River, FL

11. Martina L Gonzalez
    8144 N Barberry Way, Crystal River, FL

12. William Dean Watts, Nancy McCafferty Watts and Watts Family Revocable Living Trust
    8739 N Barberry Way, Crystal River, FL

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13. Terry Charles Brothers, Beverly Frances Brothers and Brothers Revocable Living Trust
12297 W Marjoram Place, Crystal River, FL

14. Gerald C Wardrip
12298 W Marjoram Place, Crystal River, FL

15. Emanuel Aguilera and Stephanie Damewood
12278 W Marjoram Place, Crystal River, FL

16. Tiffany MacDonald
12277 W Marjoram Place, Crystal River, FL

17. William Dean Watts, Nancy McCafferty Watts and Watts Family Revocable Living Trust
12376 W Riverwood Drive, Crystal River, FL

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Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Exhibit "C"

Altkey: 2098902 **Parcel ID: 17E17S200220 00570 0010**
HOLZMAN STEPHEN & **12498 W RIVERWOOD DR , CRYSTAL RIVER**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LT 1 BLK 57
Est. Parcel Sqft	41,751
Est. Parcel Acres	.96
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	HOLZMAN STEPHEN &PETER COLANGELO ET AL
Mailing Address	365 S COUNTRY CLUB DR ATLANTIS FL 33462

All Owners

Name		Owner Type
HOLZMAN STEPHEN &	PETER COLANGELO ET AL	TC - Tenants In Common

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$5,397	$0	$5,397	$0	$93.21	Link
2019	$6,200	$0	$6,200	$4,906	$0	$4,906	$0	$84.33	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/01/2009	$100	2280/2344	10-DEEDS CONVEYING PARTIAL INTEREST	V

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05/01/2005	$34,900 1861/1351	00-WARRANTY DEED	V
03/01/1984	$7,500 0639/1098	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	166.0	378				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Return to:
Peninsula Title Services, LLC
4888 Babcock Street NE
Palm Bay, FL 32905

2009016304 1 PG

This Instrument Prepared By:
Stephen Holzman
17592 Lake Estate Drive
Boca Raton, Florida 33496

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $0.70
2009016304 BK:2280 PG:2344
04/14/2009 12:24 PM 1 PG
JCARROLL,DC Receipt #012230

Quit Claim Deed

Made this 27th day of March, 2009, A.D.by RICHARD MCMILLIAN, as to a 1/3rd tenant in common interest, * hereinafter called the grantor, to STEPHEN HOLZMAN, a married man, whose post office address is: 17592 Lake Estate Drive, Boca Raton, Florida 33496, hereinafter called the grantee:
*3065 Wedgewood Boulevard, Delray Beach, Florida33445
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of $ TEN AND NO/100 DOLLARS ($10.00)- and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Citrus County, Florida, viz:

Lot 1, Block 57, CRYSTAL MANOR, UNIT NO. 2, a subdivision according to the plat thereof, recorded in Plat Book 8, Pages 112 through 134, inclusive, Public Records of Citrus County, Florida.

GRANTOR covenants that this is not his homestead property nor contiguous to his residence or homestead.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

FIRST WITNESS
Witness Printed Name: MARLENE L. SHIELDS

RICHARD MCMILLIAN (Seal)
Address: 3065 Wedgewood Boulevard
Delray Beach, Florida 33445

X
SECOND WITNESS
Witness Printed Name: Sean Kushner

State of FLORIDA
County of Palm Beach

The foregoing instrument was acknowledged before me this ____ day of March, 2009, by RICHARD MCMILLIAN, ( ) who is personally known to me or (X) who has produced FL/DL M254-752-72-461-0 (12-21-11) as identification.

Notary Public
Print Name:
My Commission Expires:

MARLENE L. SHIELDS
Notary Public, State of Florida
Commission# DD639630
My comm. expires Feb. 15, 2011

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Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 2098929
AIKEN LAMONTA D

Parcel ID: 17E17S200220 00570 0020
8643 N BACHELOR BUTTON WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LT 2 BLK 57
Est. Parcel Sqft	53,853
Est. Parcel Acres	1.24
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	AIKEN LAMONTA D
Mailing Address	10720 PICTORIAL PARK DR TAMPA FL 33647

All Owners

Name	Owner Type
AIKEN LAMONTA D	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,820	$0	$6,820	$0	$105.42	Link
2019	$6,200	$0	$6,200	$6,200	$0	$6,200	$0	$95.48	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

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Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/01/2010	$5,700	2375/1304	04-TO OR FROM BANKS/LOAN CO.	V

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

10/01/2009	$100 2316/1584	04-TO OR FROM BANKS/LOAN CO.	V
07/01/2005	$44,000 1884/0616	00-WARRANTY DEED	V
02/01/2005	$22,000 1833/1095	00-WARRANTY DEED	V
07/01/2004	$9,000 1744/2384	13-FROM DEVELOPERS	V
02/01/2000	$100 1350/1937	18-REVERTED BACK TO SELLER	V
11/01/1999	$15,000 1342/2331	13-FROM DEVELOPERS	V
12/01/1988	$100 0800/1857	02-MIN DOC STAMP ($100)	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	217.0	311				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $18.50
DOCUMENTARY TAX $39.90
2010040018 BK:2375 PG:1304
09/07/2010 04:06 PM 2 PGS
TSTEELFOX,DC Receipt #031999

2010040018 2 PGS

Prepared by and Return to:
Precision Title of the Suncoast, Inc.
Wendy Cortalano
7839 W. Homosassa Trail
Homosassa, Florida 34448
Our File Number: 2010-0083

$5,700.00 **For official use by Clerk's office only**

STATE OF MS)
COUNTY OF Forrest)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this August ____, 2010, between REGIONS BANK, a Alabama corporation, whose mailing address is: 215 Forest Street, Hattiesburg, MS 39404-8001, party of the first part, and LAMONTA D. AIKEN, whose mailing address is: 3330 Shadey Creek Court, Jefferson, GA 30549, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 2, Block 57, CRYSTAL MANOR UNIT NO. 2 , a subdivision according to the plat thereof recorded at Plat Book 8, Page 112-134, in the Public Records of Citrus County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representations or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, Made by Grantor, but on their own judgement.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on August 18, 2010.

Signed, sealed and delivered
in the presence of:

Witness signature

Steven Purser
Print witness name

Witness signature

Brenda J. Lee
Print witness name

REGIONS BANK

By:
Print Name: Joe Terrill
Title: VP

(Corporate Seal)

State of MS
County of Forrest

THE FOREGOING INSTRUMENT was acknowledged before me this 18th day of August, 2010 by Joe Terrill, VP of REGIONS BANK who is personally known to me or who has produced Driver's License as identification.

Notary Public

Jeffery M Kelsaver
Print Notary Name

My Commission Expires: 2/4/13

Notary Seal

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Land Development Division

DEED - Special Warranty Deed - Corporate
Closers' Choice

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Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

CERTIFICATE

I, Pamela R. Welch, a duly authorized Assistant Secretary of Regions Bank, hereby certify as follows:

1. That Article III, Section 11 of the By-laws of Regions Bank provides:

"Section 11. Execution of Instruments and Documents. The Chief Executive Officer, or the President, or any Regional or Local President or any Vice President is authorized, in his or her discretion, to do and perform any and all corporate and official acts in carrying on the business of the Bank, including, but not limited to, the authority to make, execute, acknowledge, accept and deliver any and all deeds, mortgages, releases, bills of sale, assignments, transfers, leases (as lessor or lessee), powers of attorney or of substitution, servicing or sub-servicing agreements, vendor agreements, proxies to vote stock or any other instrument in writing that may be necessary in the purchase, sale, lease, assignment, transfer, discount, management or handling in any way of any property of any description held, controlled or used by Bank or to be held, controlled or used by Bank, either in its own or in its fiduciary capacity and including the authority from time to time to open bank accounts with the Bank or any other institution, to borrow money in such amounts for such lengths of time, at such rates of interest and upon such terms and conditions as any said officer may deem proper and to evidence the indebtedness thereby created by executing and delivering in the name of the Bank promissory notes or other appropriate evidences of indebtedness, and to guarantee the obligations of any subsidiary or affiliate of the Bank. The enumeration herein of particular powers shall not restrict in any way the general powers and authority of said officers.

By way of example and not limitation, such officers of the Bank are authorized to execute, accept, deliver and issue, on behalf of the Bank and as binding obligations of Bank, such agreements and instruments as may be within the officer's area of responsibility, including, as applicable, agreements and related documents (such as schedules, confirmations, transfers, assignments, acknowledgments, and other documents) relating to derivative transactions, loan or letter of credit transactions, syndications, participations, trades, purchase and sale or discount transactions, transfers and assignments, servicing and sub-servicing agreements, vendor agreements, securitizations, and transactions of whatever kind or description arising in the conduct of the Bank's business.

The authority to execute and deliver documents, instruments, and agreements may be limited by resolution of the Board of Directors, by a committee of the Board, by the Chief Executive Officer, or by the President, by reference to subject matter, category, amount, geographical location, or any other criteria, and may be made subject to such policies, procedures, and levels of approval as may be adopted or amended from time to time."

2. I further certify that the following individuals are qualified to act as an officer of Regions Bank, with officer title as specified:

Name	Title
Morgan McCarty	Executive Vice President
Karen Griffis	Senior Vice President
Marianne Garner Lee	Senior Vice President
Brenda Goff	Vice President
Joe Terrill	Vice President
Khristi Matheny	Assistant Vice President

IN WITNESS WHEREOF, I have set my hand and affixed the seal of Regions Bank, an Alabama banking corporation, on this the 19th day of May, 2008.

SEAL

Pamela R. Welch
Assistant Secretary

40-000062/184830.62.doc

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Land Development Division

Altkey: 2098945 **Parcel ID: 17E17S200220 00570 0030**
MARQUEZ JAMES & VALERIE **8601 N BACHELOR BUTTON WAY , CRYSTAL RIVER**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 3 & 4 BLK 57
Est. Parcel Sqft	98,716
Est. Parcel Acres	2.27
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	MARQUEZ JAMES & VALERIE
Mailing Address	13615 SW 74TH AVE MIAMI FL 33158

All Owners

Name	Owner Type
MARQUEZ JAMES & VALERIE	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$14,400	$0	$14,400	$12,705	$0	$12,705	$0	$198.77	Link
2019	$12,400	$0	$12,400	$11,550	$0	$11,550	$0	$179.54	Link

Buyer Beware!

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Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

12/01/2005	$39,900 1960/0629	15-15	V
12/01/2005	$39,900 1960/0628	15-15	V
05/01/2003	$100 1648/0442	02-MIN DOC STAMP ($100)	V
02/01/1981	$15,000 0572/0356	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	299				CLR
2	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	299				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

R CRSAT

THIS INSTRUMENT WAS PREPARED INCIDENTAL TO THE WRITING OF A TITLE INSURANCE POLICY BY AND RETURN TO:
Judy Haag
Advance Homestead Title, Inc.
4771 South Suncoast Boulevard
Homosassa, FL 34446

File Number: **056300-10**

2006002715 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $10 00
DOCUMENTARY TAX $279 30
2006002715 BK:1960 PG:629
01/11/2006 11:31 AM 1 PG
ATYRE,DC Receipt #001444

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 29 day of Dec, 2005, between **Dorothea Locco** whose post office address is **3215 Fleet Street, Baltimore, MD 21224**, grantor, and **James Marquez and Valerie Marquez, husband and wife** whose post office address is **13615 South West 74th Avenue, Miami, FL 33158**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida**, to-wit:

Lot 4, Block 57, of Crystal Manor, Unit No. 2, according to the plat thereof, as recorded in Plat Book 8, Pages 112 through 134, inclusive, of the Public Records of Citrus County, Florida.

Parcel Identification Number(s): (17E17S200-220000570-0030)

The property described in this instrument is not the homestead of the grantor(s) who maintain(s) their homestead at 3215 Fleet Street Baltimore, MD 21224, nor is the property contiguous thereto.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005, restrictions, reservations, covenants and easements of record.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Melvin J. Kodenski
Witness Name: MELVIN J. KODENSKI

Janet Zakroski
Witness Name: Janet Zakroski

Dorothea Locco
Dorothea Locco
3215 Fleet Street
Baltimore, MD 21224

STATE OF Maryland
~~COUNTY~~ CITY OF Baltimore

The foregoing instrument was acknowledged before me this 29th day of December, 200, by Dorothea Locco. Personally Known ✓ OR Produced Identification ____. Type of Identification Produced ____.

JANET ZAKROSKI NOTARY PUBLIC BALTIMORE CITY, MD. NOTARY SEAL

Janet Zakroski
Signature of Notary Public

Janet Zakroski
Printed Name of Notary Public

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PV-21-04
Land Development Divisi

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 2098996
WELLS JOAN ETAL

Parcel ID: 17E17S200220 00570 0050
8577 N BACHELOR BUTTON WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 LT 5 BLK 57 DESCR IN O R BK 613 PG 332
Est. Parcel Sqft	49,358
Est. Parcel Acres	1.13
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	WELLS JOAN ETAL
Mailing Address	3111 W 6TH EMPORIA KS 66801

All Owners

Name	Owner Type
WELLS JOAN ETAL	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,353	$0	$6,353	$0	$101.42	Link
2019	$6,200	$0	$6,200	$5,775	$0	$5,775	$0	$91.83	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

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PV-21-04
Land Development Division

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

01/01/2006	$100 1960/0283	11-11	V
03/01/1983	$7,500 0613/0332	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	299				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

BK: 1960 PG: 283
CFN: 2006002603
SEQ: 1
IS NOT VIEWABLE VIA WEB

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PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 2099003
OZTOLAZA DAVID

Parcel ID: 17E17S200220 00570 0060
8555 N BACHELOR BUTTON WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 LT 6 BLK 57 PB 8 PG 112
Est. Parcel Sqft	49,358
Est. Parcel Acres	1.13
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	OZTOLAZA DAVID
Mailing Address	23522 EDENS CANYON SAN ANTONIO TX 78255 4411

All Owners

Name	Owner Type
OZTOLAZA DAVID	JT - Joint Tenancy
TANON KIMAURA Z	JT - Joint Tenancy

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,353	$0	$6,353	$0	$101.42	Link
2019	$6,200	$0	$6,200	$5,775	$0	$5,775	$0	$91.83	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

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PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

02/01/2006	$25,500 1974/0815	00-WARRANTY DEED	V
08/01/1985	$7,500 0677/0800	13-FROM DEVELOPERS	V

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Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	299				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Rec 10.00
St 1750
Sur
Int
Tot 1850

Return to: Kacci Cridland
Name: Diversified Title, LLC
Address: 2717 Highway 44 West
Inverness, Florida 34455

This Instrument Prepared:
Kacci Cridland
Diversified Title, LLC
2717 Highway 44 West
Inverness, Florida 34455
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

2006012758 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $178.50
2006012758 BK:1974 PG:815
02/17/2006 01:27 PM 1 PG
BHINKOFER,DC Receipt #007564

Property Appraisers Parcel I.D. (Folio) Number(s):
2099003
Grantee(s) S.S.#(s):
File No:663000010

WARRANTY DEED

This Warranty Deed Made the 1st day of February, 2006, by **JOSEPHINE GANT,** hereinafter called the grantor, whose post office address is: **12358 S. Lowe Ave., Chicago, Illinois 60628**

to **DAVID OZTOLAZA and KIMAURA Z. TANON,** as joint tenants with full** whose post office address is: 10884 Conway Circle, Manassas., VA 20109, hereinafter called the grantee, **rights of survivorship and not as tenants in common

WITNESSETH: That said grantor, for and in consideration of the sum of $10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus** County, Florida, viz:

Lot 6, Block 57, CRYSTAL MANOR, UNIT NO. 2, according to the Plat thereof, recorded in Plat Book 8, Pages 112 through 134, Public Records of Citrus County, Florida.

BEING KNOWN AS PARCEL NO. 2099003

THIS IS VACANT PROPERTY AND IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR NAMED HEREIN.

The property **is not** the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2005,** reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Debra Cross
Printed Name: Debra Cross

Witness Signature: Susan Washburn
Printed Name: Susan Washburn

Witness Signature: _____
Printed Name:

Witness Signature: _____
Printed Name:

Josephine Gant
JOSEPHINE GANT

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 10TH day of **February, 2006,** by **JOSEPHINE GANT,** who is/are personally known to me or who has/have produced DL as identification.

My Commission Expires:

"OFFICIAL SEAL"
RENARDO GILBERT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 19, 2007

Renardo Gilbert
Printed Name: Renardo Gilbert
Notary Public
Serial Number

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PV-21-04
Development Division

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 1031486
WALLYS LAND LLC

Parcel ID: 17E17S200220 00570 0070
8533 N BACHELOR BUTTON WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 LOT 7 BLK 57 PB 8 PG 112 DESC IN OR BK 699 PG 1628
Est. Parcel Sqft	49,358
Est. Parcel Acres	1.13
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	WALLYS LAND LLC
Mailing Address	1883 W ROYAL HUNTE DR STE 200A CEDAR CITY UT 84720

All Owners

Name	Owner Type
WALLYS LAND LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,353	$0	$6,353	$0	$101.42	Link
2019	$6,200	$0	$6,200	$5,775	$0	$5,775	$0	$91.83	Link

Buyer Beware!

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RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

07/21/2020	$100 3078/1648	02-MIN DOC STAMP ($100)	V
10/01/2013	$7,500 2586/1899	00-WARRANTY DEED	V
08/01/2013	$3,200 2573/0342	01-CORRECTIVE/QC/TD/COT	V
12/01/2005	$2,300 2008/0011	10-DEEDS CONVEYING PARTIAL INTEREST	V
12/01/2005	$2,300 2008/0007	10-DEEDS CONVEYING PARTIAL INTEREST	V
12/01/2005	$2,300 2008/0003	10-DEEDS CONVEYING PARTIAL INTEREST	V
12/01/1985	$100 0699/1628	02-MIN DOC STAMP ($100)	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	299				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020038970 BK: 3078 PG: 1648 7/29/2020 9:15 AM 1 Receipt: 2020033946
RECORDING $27.00 D DOCTAX PD $0.70

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Prepared By:
Wally Jones
Wallys Land LLC
1883 W. Royal Hunte Drive, Suite# 200A
Cedar City, UT 84720

WHEN RECORDED RETURN TO:
Wallys Land LLC
1883 W. Royal Hunte Drive, Suite# 200A
Cedar City, UT 84720

WARRANTY DEED

THIS WARRANTY DEED dated July 11, 2020,

THE GRANTOR(S),
- Dan Hartshorn, a married person, 7310 Willow Ave , Lincoln, NE 68507

WITNESSETH: That the Grantor, for and in consideration of the sum of $10 and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed, and confirmed unto the Grantee,

- Wallys Land LLC, 1883 W. Royal Hunte Drive, Suite# 200A, Cedar City, UT, 84720

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020038970 BK: 3078 PG: 1649 7/29/2020 9:15 AM 2 Receipt: 2020033946
RECORDING $27.00 D DOCTAX PD $0.70

the following described land situated in County of CITRUS, State of Florida, to-wit:

Parcel ID: 17E17S200220 00570 0070

CRYSTAL MANOR UNIT 2 LOT 7 BLK 57 PB 8 PG 112 DESC IN OR BK 699 PG 1628

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

TO HAVE AND TO HOLD grantors interest in the aforementioned premises unto the grantee, his heirs and assigns forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, grantor has signed and sealed these presents the date and year first above written.

Signed, sealed and delivered in our presence:

Grantor Signature:

DAN HARTSHORN a married person
7310 Willow Ave , Lincoln, NE 68507

Witnesses:

Witness
Printed
Name: Ryane Weedles

Witness
Printed
Name: Dallas Ringland

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020038970 BK: 3078 PG: 1650 7/29/2020 9:15 AM 3 Receipt: 2020033946
RECORDING $27.00 D DOCTAX PD $0.70

Grantor Signature:

Witnesses:

Witness Printed Name: Ryane Needles

Witness Printed Name: Dallas Kingland

STATE OF NE

COUNTY OF Lancaster

I, a Notary Public, do hereby certify that Dan Hartshorn, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal

This the 21 day of July, 2020 (year).

(Official seal.)

Notary Public Signature

General Notary - State of Nebraska
RYANE NEEDLES
My Comm. Exp. Feb. 25, 2024.

Printed Name: Ryane Needles

My Commission Expires: 2/25/24

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 2099836
PAGE ROBERT NELSON

Parcel ID: 17E17S200220 00610 0070
8624 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOT 7 BLK 61
Est. Parcel Sqft	50,299
Est. Parcel Acres	1.15
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	PAGE ROBERT NELSON
Mailing Address	4896 CRAIG FRONTAGE RD CASCADE MT 59421

All Owners

Name	Owner Type
PAGE ROBERT NELSON	MC - Married Couple
PAGE KATHY LORAINNE	MC - Married Couple

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,474	$0	$6,474	$0	$102.47	Link
2019	$6,200	$0	$6,200	$5,885	$0	$5,885	$0	$92.75	Link

Buyer Beware!

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RECEIVED
JUN 09 2021
PV-21-04
Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

07/20/2017	$6,000 2843/1681	00-WARRANTY DEED	V
06/16/2017	$53,500 2839/1651	14-SALE / MORE THAN 1 PARCEL	V
08/02/2016	$100 2774/1969	01-CORRECTIVE/QC/TD/COT	V
03/01/2011	$100 2420/1791	02-MIN DOC STAMP ($100)	V
02/01/2011	$100 2403/1581	02-MIN DOC STAMP ($100)	V
03/01/2005	$32,000 1837/1085	00-WARRANTY DEED	V
12/01/2004	$100 1796/2082	11-11	V
10/01/1983	$7,500 0629/0954	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	305				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017035088 BK: 2843 PG: 1681 7/28/2017 1:17 PM 1 Receipt: 2017031001
RECORDING $18.50 D DOCTAX PD $42.00

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Prepared by and return to:
Aiste Bagdonaite
AAN Realty LLC
15500 Roosevelt Blvd # 201
Clearwater, FL 33760

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 20th day of July, **2017** between AAN Realty LLC, whose address is 15500 Roosevelt Blvd., #201, Clearwater, FL 33760, grantor, and Dr. Robert Nelson Page or Kathy Lorainne Page, a married couple, whose address is 26 River Dr., Cascade, MT 59421 grantee(s):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

Lot 7, Block 61, Crystal Manor, Unit No. 2, a Subdivision according to the Map or Plat thereof as recorded in Plat Book 8, Pages 112 through 134, inclusive, of the Public Records of Citrus County, Florida.

Parcel # 17E17S200220 00610 0070

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017035088 BK: 2843 PG: 1682 7/28/2017 1:17 PM 2 Receipt: 2017031001
RECORDING $18.50 D DOCTAX PD $42.00

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____

Print Name: Ryan Hartman

_____ (Seal)
AAN Realty LLC., Grantor
Brandon Cole, Agent

Witness Signature: _____

Print Name: AISTE BAGDONAITE

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me this 20th day of July, 2017 by, Brandon Cole, an authorized signor for AAN Realty, LLC, who [**X**] is/are personally known or [ ] has/have produced a driver's license as identification.

[Notary Seal]

AISTE BAGDONAITE
MY COMMISSION #FF183421
EXPIRES January 11, 2019
(407) 398-0153 FloridaNotaryService.com

_____
Notary Public

Printed Name: AISTE BAGDONAITE

My Commission Expires: 01/11/2019

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 2099810
LAWLOR BRIAN

Parcel ID: 17E17S200220 00610 0060
8632 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOT 6 BLK 61
Est. Parcel Sqft	50,299
Est. Parcel Acres	1.15
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	LAWLOR BRIAN
Mailing Address	19950 FLAMINGO RD SUGARLOAF KEY FL 33042

All Owners

Name	Owner Type
LAWLOR BRIAN	HW - Husband And Wife
LAWLOR DAWN	HW - Husband And Wife

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,474	$0	$6,474	$0	$102.47	Link
2019	$6,200	$0	$6,200	$5,885	$0	$5,885	$0	$92.75	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

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JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

06/01/2005	$5,800 1874/1058	11-11	V
05/01/2005	$100 1855/1522	01-CORRECTIVE/QC/TD/COT	V
10/01/2002	$100 1542/2306	02-MIN DOC STAMP ($100)	V
03/01/1996	$6,000 1124/1335	14-SALE / MORE THAN 1 PARCEL	V
01/01/1985	$14,000 0661/1542	14-SALE / MORE THAN 1 PARCEL	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	305				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Prepared by and return to:
JAY GLADWIN PROPERTIES
39533 WOODWARD, SUITE 222
BLOOMFIELD HILLS, MICHIGAN 48304

Folio No. 20 17S17E0220 00610 0060

2005056689 1 PG

WARRANTY DEED

THIS INDENTURE, made this 14th day of June, 2005, between

JAY GLADWIN Revocable Trust Under Agreement dated June 16, 1980, as amended, Grantor and BRIAN LAWLOR and DAWN LAWLOR, husband & wife, Grantee(s), whose mailing address is 19950 Flamingo Road, Sugarloaf Key, Florida 33042.

W I T N E S S E T H:

That said Grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s), the receipt of which is hereby acknowledged, have granted, bargained and sold to said Grantee(s), his/her/their heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

LOT 6, BLOCK 61, UNIT 2, CRYSTAL MANOR, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the Public Records of Citrus County, Florida, and as recorded on October 17, 2005, Book 1542, Page 2307.

THIS IS NOT HOMESTEAD PROPERTY.

Grantor(s) do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set his/her/their hands and seals and date and year first above written.

Signed, sealed, delivered
In the presence of:

Patti Vandekuyt
Print Name Patti Vandekuyt

Kay J. Redmond
Print Name Kay J. Redmond

Susan Scott Gladwin, Successor,
TTEE UAD 6-16-80, as amended
39533 Woodward, Suite 222
Bloomfield Hills, Michigan 48304

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $10 00
DOCUMENTARY TAX $40 60
2005056689 BK:1874 PG:1058
06/28/2005 08:16 AM 1 PG
JPARRISH,DC Receipt #033452

STATE OF MICHIGAN

COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me, this 14th day of June, 2005 by Susan Scott Gladwin, as successor trustee, UAD 6-16-80 as amended, who is personally known to me or who has produced personally known as identification and who did take an oath and state: he/she is the individual described in and who executed the foregoing for the purposes therein expressed.

K. J. REDMOND NOTARY PUBLIC WAYNE COUNTY, MI

Kay J. Redmond, Notary Public
State of Michigan, Wayne County, Michigan,
acting in Oakland County, Michigan

My Commission Expires: 09-07-07

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JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 2099798
MC AVOY DONALD R & TRUDY L

Parcel ID: 17E17S200220 00610 0050
8656 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LT 5 BLK 61
Est. Parcel Sqft	50,299
Est. Parcel Acres	1.15
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	MC AVOY DONALD R & TRUDY L
Mailing Address	353 PATTERSON RD NEW CUMBERLAND WV 26047

All Owners

Name	Owner Type
MC AVOY DONALD R & TRUDY L	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,474	$0	$6,474	$0	$102.47	Link
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RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
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Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
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Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

05/01/2004	$12,700 1730/1284	00-WARRANTY DEED	V
10/01/2002	$100 1542/2306	02-MIN DOC STAMP ($100)	V
03/01/1996	$6,000 1124/1335	14-SALE / MORE THAN 1 PARCEL	V
01/01/1985	$14,000 0661/1542	14-SALE / MORE THAN 1 PARCEL	V

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Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	305				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Prepared by
Toni Duvall, an employee of
First American Title Insurance Company d/b/a Crystal River Title
9030 West Fort Island Trail, Suite 4
Crystal River, Florida 34429
(352) 795-3535

Return to: Grantee

File No.: 1087-807715

2005042419 7 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE $61 00
DOCUMENTARY TAX $0 70
2005042419 BK:1855 PG:1522
05/16/2005 04:08 PM 7 PGS
KCCR,DC Receipt #025092

CORRECTIVE DEED

This indenture made on A.D., by

Susan Scott Gladwin as Successor-Trustee of the Jay Gladwin Revocable Trust Udner Agreement Dated June 16,1980

whose address is: **39533 Woodward Avenue, Bloomfield Hill, MI 48304**
hereinafter called the "grantor", to

Jay Gladwin Revocable Trust Under Agreement dated June16,1980

whose address is: ,
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus** County, **Florida**, to-wit:
See Attached Schedule "A" Legal Description

This Corrective deed is being re recorded to correct Deed recorded in Book 1542 Page 2306 because mentioned deed fails to name Trustee.

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Parcel Identification Number: **See Attached Schedule "A" Legal Description**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2005.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Susan Scott Gladwin, Successor-Trustee of the Jay Gladwin Revocable Trust Under Agreement Dated June 16, 1980, as amended

Susan Scott Gladwin, Successor Trustee

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: PATTI VANDEKUYT

Witness Signature

Print Name: KAY J. REDMOND

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

State of MICHIGAN

County of OAKLAND

The Foregoing Instrument Was Acknowledged before me on MAY 4, 2005, by **Susan Scott Gladwin as Successor-Trustee of the Jay Gladwin Revocable Trust Under Agreement dated June 16, 1980, as amended** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

KAY J. REDMOND
Notary Print Name
My Commission Expires: 9-7-07

Wayne County, Michigan, acting in
Oakland County, Michigan

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

EXHIBIT A

Legal Descriptions

Lot 5, Block 76, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida TAX PARCEL NO. 2105780 0.

Lot 7, Block 53 of Crystal Manor Unit No. 2 according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 2098724 0.

Lots 8 and 9, Block 93, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 00930 0090 and 20 17S17E0220 00930 0080.

Lot 14, Block 95, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 00950 0140

Lot 8, Block 102, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 01020 0080

Lots 5 and 6, Block 61, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the public records of Citrus County, Florida TAX PARCEL NO 20 17S17E0220 00610 0050 and 0060.

Lots 17 and 18, Block 83, Crystal Manor Unit 2, according to the map or plat thereof recorded in Plat Book 8, pages 112 to 134, inclusive, public records of Citrus County, Florida. TAX PARCEL NO 20 17S17E0220 00950 0170 and 0180 / CMU2

Lot 6, Block 100, Crystal Manor Unit No. 2, according to the plat thereof, recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 2116056 0.

Lot 7, Block 101, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 01010 0070.

Lot 6, Block 76, Crystal Manor Unit No. 2 according to the plat thereof, recorded in Plat Book 8, pages 112 through 134, Public Records of Citrus County, Florida. TAX PARCEL NO. 2105836 0.

Lot 8, Block 123, Crystal Manor Unit 2, according to the map or plat thereof recorded in Plat Book 8, pages 112 to 134, inclusive, public records of Citrus County, Florida. TAX PARCEL NO. 2131772

Lot 4, Block 130, Crystal Manor Unit No. 3 according to the map or plat thereof recorded in Plat Book 8, pages 136 to 152, inclusive, public records of Citrus County, Florida TAX PARCEL NO 1999740.

Lot 9, Block 31, Crystal Manor Unit No. 2 according to the plat thereof, recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida TAX PARCEL NO 2087501 0.

Lot 4, Block 124, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO 2132833 0.

Lot 4, Block 94, Crystal Manor Unit No. 2, according to the plat thereof, recorded in Plat Book 8, pages 112 through 134, Public Records of Citrus County, Florida. TAX PARCEL NO. 20 17S 17E 0220 00940 0040.

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PV-21-04
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Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Lot 12, Block 108, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 01080 0120.

Lots 9 and 10, Block 29 of Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida TAX PARCEL NO 1943965 0 and 1943965 0

Lot 7, Block 40 of Crystal Manor, Unit No 2 according to the plat thereof, as recorded in Plat Book 8, Pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO 1031303.

Lot 12, Block 92, Crystal Manor Unit No. 2, according to the plat thereof, recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 00920 0120.

Lot 10, Block 31, Crystal Manor Unit No. 2 according to the plat thereof as recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 1031214 0.

Lot 16, Block 115, Crystal Manor Unit No. 2 according to the plat thereof recorded in Plat Book 8, Pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 01150 0160.

Lot 10, Block 66, Crystal Manor Unit 2, according to the plat thereof recorded in Plat Book 8, Page 112 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 00660 0100.

Lot 19, Block 105, Crystal Manor Unit 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134, public records of Citrus County, Florida TAX PARCEL NO. 20 17S17E0220 01050 0190.

Lot 3, Block 32, Crystal Manor Unit No. 2 according to the plat thereof, recorded in Plat Book 8, pages 112 – 134, Public Records of Citrus County, Florida TAX PARCEL NO. 2091801 0.

Lot 5 in Block 89 of Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, pages 112 – 134, Public Records of Citrus County, Florida. TAX PARCEL NO. 1032148 0.

Lot 3, Block 23, Crystal Manor Unit No. 2 according to the plat thereof, recorded in Plat Book 8, Pages 112 through 134, Public Records of Citrus County, Florida. TAX PARCEL NO 1031087 0.

Lot 13 in Block 162 of Crystal Manor Unit No. 3 according to the plat thereof recorded in Plat Book 8, pages 136 through 152, inclusive, public records of Citrus County, Florida TAX PARCEL NO. 20 17 17 0230 01620 0120.

Lot 6, Block 117, Crystal Manor Unit No. 2 according to the plat thereof recorded in Plat Book 8, Pages 112 through 13 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 01170 0060.

Lot 13, Block 164, Crystal Manor Unit 3, according to the plat thereof recorded in Plat Book 8, Pages 136 through 152 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0230 01640 0130.

Lot 5, Block 130, Crystal Manor Unit 3, according to the plat thereof recorded in Plat Book 8, Pages 136 through 152 of the public records of Citrus County, Florida. TAX PARCEL NO. 2017S17E0230 01300 0050

Lot 15, Block 165, Crystal Manor Unit 3, according to the plat thereof recorded in Plat Book 8, Page 136 through 152 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S 17E 0230 01650 0150

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Lot 13, Block 168, Crystal Manor Unit 3 according to the plat thereof recorded in Plat Book 8, Pages 136 through 152 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0230 01680 0130

Lot 11, Block 133, Crystal Manor Unit 3, according to the plat thereof recorded in Plat Book 8, pages 136 through 152, public records of Citrus County, Florida. TAX PARCEL NO. 2005025 0.

Lot 15, Block 144 of Crystal Manor Unit No. 3, according to the plat thereof recorded in Plat Book 8, pages 136-152, Public Records of Citrus County, Florida. TAX PARCEL NO. 2011211 0.

Lot 12, Block 150, Crystal Manor Unit No. 3, according to the plat thereof recorded in Plat Book 8, Pages 136 through 152 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0230 01500 0120.

Lot 7, Block 152 of Crystal Manor Unit No. 3, according to the plat thereof recorded in Plat Book 8, Pages 136 through 152, of the public records of Citrus County, Florida. TAX PARCEL NO 20 17S 17E 0230 01520 0070 000.

Lot 11, Block 117, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, Page 112 through 134 of the public records of Citrus County, Florida. TAX PARCEL NO. 20 17S 17E 0220 01170 0110

Lot 15, Block 168 and Lot 4, Block 169, Crystal Manor Unit No. 3 according to the plat thereof recorded in Plat Book 8, pages 136 through 152, public records of Citrus County, Florida. TAX PARCELS 20 17S 17E 0230 01680 0150 and 0230 01690 0040.

Lot 6, Block 171, Crystal Manor Unit No. 3 according to the plat thereof, recorded in Plat Book 8, Pages 136 through 152, public records of Citrus County, Florida. TAX PARCEL NO. 2026839.

Lot 5, Block 171, a replat of a portion of Unit No. 2 and a portion of Unit No. 3, Crystal Manor, according to the plat thereof, recorded in Plat Book 11, Pages 74 through 76, public records of Citrus County, Florida. TAX PARCEL NO. 2017S17E 0230 01710 0050

Lot 5, Block 167 of Crystal Manor Unit No. 3, according to the plat thereof recorded in Plat Book 8, pages 136 through 152, public records of Citrus County, Florida. TAX PARCEL NO 2017S17E 0230 01670 0060.

Lot 2, Block 83, of Crystal Manor Unit No. 2 according to the plat thereof recorded in Plat Book 8, Pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 2017S17E 0220 00830 0020

Lot 17, Block 95, Crystal Manor Unit No 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134, inclusive, public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220 00950 0170.

Lot 4, Block 96, Crystal Manor Unit No. 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida TAX PARCEL NO. 2017S17E0220 00960 0040.

Lot 4, Block 103 of Crystal Manor Unit No 2, according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 21170100.

Lot 14, Block 168 of Crystal Manor Unit No 3 according to the plat thereof recorded in Plat Book 8, pages 136 through 152, public records of Citrus County, Florida. TAX PARCEL NO. 2017S17E0230 0168 0140.

Lot 1, Block 117 of Crystal Manor Unit 2 according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 20 17S17E0220011700010.

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Lot 5, Block 74 of Crystal Manor Unit 2 according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 1717200220 007400050.

Lot 8, Block 173 of Crystal Manor Unit 3 according to the map or plat thereof recorded in Plat Book 8, Pages 136 to 152, inclusive, public records of Citrus County, Florida. TAX PARCEL NO. 1717200230 017300080.

Lot 2, Block 166 of Crystal Manor Unit 3 according to the map or plat thereof recorded in Plat Book 8, Pages 136 to 152, inclusive, public records of Citrus County, Florida. TAX PARCEL NO. 1717200230 016600020.

Lot 3, Block 80 of Crystal Manor Unit 2 according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida. TAX PARCEL NO. 2107081 0.

Lot 6, Block 111 of Crystal Manor Unit 2 according to the plat thereof recorded in Plat Book 8, pages 112 through 134, public records of Citrus County, Florida TAX PARCEL NO. 1717200220 011100060.

BHLIB 400547 1\102421-00001

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 2099763
LAND A DEAL INC

Parcel ID: 17E17S200220 00610 0020
8722 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 113 LOT 2 BLK 61
Est. Parcel Sqft	50,299
Est. Parcel Acres	1.15
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	LAND A DEAL INC
Mailing Address	7901 4TH ST N SUITE 300 SAINT PETERSBURG FL 33702

All Owners

Name	Owner Type
LAND A DEAL INC	CO - Corporation

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$7,200	$0	$7,200	$0	$108.71	Link
2019	$6,200	$0	$6,200	$6,200	$0	$6,200	$0	$95.48	Link

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PV-21-04
Land Development Division

Special Assessment

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03/16/2020	$100 3049/1961	03-SAME FAMILY/DEED FOL	V
05/30/2019	$100 2979/2078	02-MIN DOC STAMP ($100)	V
11/20/2018	$2,800 2941/0504	00-WARRANTY DEED	V
04/01/2005	$34,900 1841/2437	00-WARRANTY DEED	V
06/01/1981	$7,500 0578/1640	13-FROM DEVELOPERS	V

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Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
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Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020040030 BK: 3080 PG: 185 8/4/2020 7:53 AM 1 Receipt: 2020034838
RECORDING $27.00 D DOCTAX PD $0.70

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Prepared By:

Land-a-Deal, Inc
Sven M. Storring
7901 4th St N, Suite 300
St. Petersburg, FL 33702

WHEN RECORDED RETURN TO:
Sven M. Storring
7643 Gate Parkway
Suite 104-572
Jacksonville, FL 32256

WARRANTY DEED

THIS WARRANTY DEED dated August 3rd 2020,

THE GRANTOR(S),
Sven M. Storring, 7643 Gate Parkway, Suite 104-572, Jacksonville, FL 32256

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN and no/100 Dollars ($10.00) and other valuable consideration, receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, revised, released, conveyed, and confirmed unto the Grantee,

Land-a-Deal, Inc, a Florida corporation with a mailing address of 7901 4th St N, Suite 300, Saint Petersburg, FL 33702

RECEIVED
JUN 09 2021
PV-21-04
Land Development

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020040030 BK: 3080 PG: 186 8/4/2020 7:53 AM 2 Receipt: 2020034838
RECORDING $27.00 D DOCTAX PD $0.70

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

the following described land situated in County of **Citrus**, State of **Florida**, to-wit:

Parcel ID: 17E-17S-20-0220-00610-0020

Lot 2, Block 61, of Crystal Manor, Unit No. 2, according to the plat thereof, as recorded in Plat Book 8, Pages 112 through 134, of the Public Records of Citrus County, Florida,

Subject To Covenants, Restrictions and Easements of record, if any, and Citrus County zoning ordinances,

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining,

TO HAVE AND HOLD grantors interest in the aforementioned premises unto the grantee, his heirs and assigns forever,

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, grantor has signed and sealed these presents the date and year first above written.

Signed, sealed and delivered in our ***presence:***

Grantor Signature:

Sven M. Storring

Witnesses:

1st Witness

Printed Name: Petra Mueller

2nd Witness

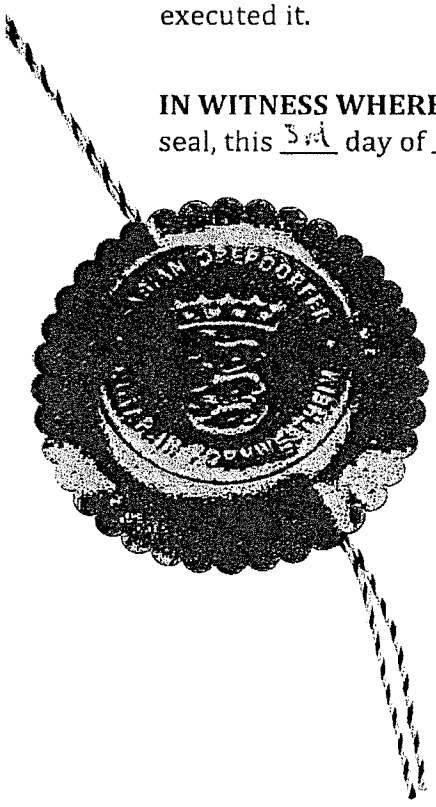
Printed Name: Sandra Stieglmeier

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020040030 BK: 3080 PG: 187 8/4/2020 7:53 AM 3 Receipt: 2020034838
RECORDING $27.00 D DOCTAX PD $0.70

City of Kornwestheim
Baden-Wuerttemberg
Federal Republic of Germany

BEFORE ME, a Civil-Law Notary authorized by law to take oaths and acknowledgements, personally appeared SVEN M. STORRING, who has produced German Passport No. CF647H57J as identification, and who executed the foregoing instrument and acknowledged before me that he executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 3rd day of August, 2020.



Civil-Law Notary

Printed Name: Fabian Oberdorfer

Oberdorfer
Notar

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 2099755
GONZALEZ MARTINA L

Parcel ID: 17E17S200220 00610 0010
8144 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 LT 1 BLK 61 DESCR IN O R BK 583 PG1766 & DC IN OR BK 659 PG 1683
Est. Parcel Sqft	50,299
Est. Parcel Acres	1.15
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	GONZALEZ MARTINA L
Mailing Address	15124 NW 87TH PL MIAMI FL 33016

All Owners

Name	Owner Type
GONZALEZ MARTINA L	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,474	$0	$6,474	$0	$102.47	Link
2019	$6,200	$0	$6,200	$5,885	$0	$5,885	$0	$92.75	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

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JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

08/01/1981	$7,500 0583/1766	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	305				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Warranty Deed

THIS INDENTURE, made this 17th day of August, 1981, between

FLORIDA GENERAL EQUITIES, INC.

a corporation existing under the laws of the State of Florida of the County of Dade State of Florida, hereinafter called grantor, and RODOLFO O. GONZALEZ and MARTINA L. GONZALEZ, his wife, as Joint Tenants With Rights of Survivorship*

hereinafter called grantee, whose post office address is c/o Elena G. Patterson
12 Chelton Way
Long Branch, New Jersey 07740

WITNESSETH, that the grantor for and in consideration of the sum of ten dollars and other good and valuable considerations paid to grantor by grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and to the heirs, successors and assigns of the grantee, in fee simple forever, the following described real property:

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE $33.75

Lot 1, Block 61, CRYSTAL MANOR,
UNIT NO. 2, according to the plat thereof,
as recorded in Plat Book 8, Pages 112-134,
Public Records of Citrus County, Florida.

FILED AND RECORDED IN OFFICIAL RECORDS OF CITRUS COUNTY, FLA. 1981 AUG 19 AM 9 05

FILE NO. 302207

SUBJECT ONLY TO THE FOLLOWING:

1. Conditions, restrictions, limitations and easements of record.
2. Taxes for 1981 and subsequent years.

and the grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantor has executed this instrument on the day and year first above written.

Signed, sealed and delivered in our presence:

FLORIDA GENERAL EQUITIES, INC.

By: _____ (Seal)
Gerald Robins, President

_____ (Seal)

_____ (Seal)

*Designation at Request of Grantee

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 17th day of August, 1981, by GERALD ROBINS, as PRESIDENT of FLORIDA GENERAL EQUITIES, INC., a Florida corporation, on behalf of the corporation.

WITNESS my hand and official seal in the said state this 17th day of August, 1981.

Notary Public, State of Florida
My commission expires: NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES JULY 8 1985 BONDED THRU GENERAL INS. UNDERWRITERS

This instrument prepared by:
Monica L. Abreu
Assistant Secretary
8101 Biscayne Boulevard
Miami, Florida 33138

BOOK 583 PAGE 1766

RECEIVED
JUL 2021

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 3109522
WATTS WILLIAM DEAN

Parcel ID: 17E17S200220 00620 0050
8739 N BARBERRY WAY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOT 5 BLK 62 DESC IN OR BK624 PG 571
Est. Parcel Sqft	53,489
Est. Parcel Acres	1.23
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	WATTS WILLIAM DEAN
Mailing Address	8739 N BARBERRY WAY CRYSTAL RIVER FL 34428 7303

All Owners

Name		Owner Type
WATTS WILLIAM DEAN		TR - Trustee
WATTS NANCY MCCAFFERTY		TR - Trustee
WATTS FAMILY REVOCABLE LIVING TRUST	DATED JANUARY 24 2007	RT - Revocable Trust

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$8,860	$195,467	$204,327	$138,189	$138,189	$0	$66,138	$25.00	Link
2019	$7,630	$193,820	$201,450	$135,082	$135,082	$0	$66,368	$25.00	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

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JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$27.00

Sales

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/15/2021	$100	3144/0736	03-SAME FAMILY/DEED FOL	I
05/04/2013	$100	2560/2368	03-SAME FAMILY/DEED FOL	I
05/01/2013	$100	2560/2347	03-SAME FAMILY/DEED FOL	I
01/01/2007	$100	2090/1132	07-LIFE ESTATE	I

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
04/08/2003	200301735	GLASS WINDOWS IN EX SCR LANAI	$5,350	
11/21/2001	200108311	SFD	$75,019	03/28/2002

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.23	167.0	330				CLR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	2002
Total FLA	2,155
Total Under Roof	3,170
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

1	MAIN BULDING	2002	2,155
1	ENCLOSED PORCH	2004	326
1	GARAGE FINISHED	2002	609
1	OPEN PORCH FIN	2002	80

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CHAIN LINK FENCE-[1-SF]	2004	3	200	1	600	

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021016450 BK: 3144 PG: 736 3/15/2021 4:30 PM 1 Receipt: 2021014062
RECORDING $10.00 D DOCTAX PD $0.70

This Instrument Prepared By,
and once recorded Return to:

NANCY MCCAFFERTY WATTS
8739 N. Barberry Way
Crystal River, FL 34428

PARCEL ID #: 17E17S200220 00620 0050

QUITCLAIM DEED

THIS QUIT-CLAIM DEED, executed this 15 day of March, 2021, between **NANCY MCCAFFERTY WATTS,** an unremarried widow, hereinafter called the Grantor, whose address is 8739 N. Barberry Way, Crystal River, FL 34428 to **NANCY MCCAFFERTY WATTS,** as Trustee of and subject to the terms of the Trust entitled the **"WATTS FAMILY REVOCABLE LIVING TRUST", dated January 24, 2007**, whose address is 8739 N. Barberry Way, Crystal River, FL 34428, hereinafter called the Grantee.

WITNESS, that said Grantor, for and in consideration of the sum of **TEN and NO/100 ($10.00) DOLLARS**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does remise, release to the said Grantee and Grantee's heirs, executors, administrators and assigns forever, all of the right, title and interest of Grantor in the following described land, situated, lying and being in Citrus County, Florida, to-wit:

Lots 4 and 5, Block 62, CRYSTAL MANOR UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 8, Pages 112-134, Public Records of Citrus County, Florida.

Grantor represents that this is Grantor's homestead property.
{This instrument was prepared by information provided to scrivener by grantor. Scrivener does not guarantee title or description.}

SUBJECT TO covenants, restrictions and easements of record.
"Grantor" and "Grantee" are used for singular or plural as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

sign: Alice Sibree
Witness print: Alice Sibree

sign: Lee Ann Ward
Witness print: Lee Ann Ward

Nancy McCafferty Watts
NANCY MCCAFFERTY WATTS, Grantor

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 15 day of March, 2021, by **NANCY MCCAFFERTY WATTS**, who has produced a FL DL as identification and who did take an oath.

LEE ANN WARD
Commission # GG 932388
Expires March 15, 2024
Bonded Thru Budget Notary Services

NOTARY PUBLIC
sign: Lee Ann Ward
State of Florida at Large
My Commission Expires

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 1031583
BROTHERS TERRY CHARLES

Parcel ID: 17E17S200220 00620 0060
12297 W MARJORAM PL , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOT 6 BLK 62
Est. Parcel Sqft	50,702
Est. Parcel Acres	1.16
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	BROTHERS TERRY CHARLES
Mailing Address	10336 N TWINFLOWER TER CRYSTAL RIVER FL 34428

All Owners

Name		Owner Type
BROTHERS TERRY CHARLES		TR - Trustee
BROTHERS BEVERLY FRANCES		TR - Trustee
BROTHERS REVOCABLE LIVING TRUST	DATED AUGUST 11 2009 AMENDED MARCH 30 20	RT - Revocable Trust

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$8,350	$106,867	$115,217	$115,217	$0	$115,217	$0	$1,778.49	Link
2019	$7,190	$108,730	$115,920	$115,920	$0	$115,920	$0	$1,812.84	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

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JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$27.00
0131	FIRE SERVICES ASSESSMENT	$79.00

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/29/2016	$7,000	2768/2451	04-TO OR FROM BANKS/LOAN CO.	V
04/01/2012	$100	2472/1878	01-CORRECTIVE/QC/TD/COT	V
07/01/2006	$55,000	2032/1554	00-WARRANTY DEED	V
02/01/2005	$27,900	1822/1084	00-WARRANTY DEED	V
07/01/2004	$8,500	1758/0335	00-WARRANTY DEED	V
09/01/1993	$9,400	1000/2082	00-WARRANTY DEED	V
10/01/1986	$2,900	0717/1801	17-17	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
09/26/2016	201608875	SFD W/ 10' X 10'8" REAR CONCRETE PATIO ***NOC FOR CONSTRUCTION OF SFD IN FILE***	$118,083	03/20/2017

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.16	143.0	340				CLR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	2017
Total FLA	971
Total Under Roof	1,460
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/2/
Addl Fixtures	2
FPL: Stacks/Openings	/

RCN
RCNLD

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	2017	971
1	GARAGE FINISHED	2017	357
1	OPEN PORCH FIN	2017	132

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	2017	10	12	1	120	

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2016031206 BK: 2768 PG: 2451 7/11/2016 10:00 AM 1 Receipt: 2016027101
RECORDING $10.00 D DOCTAX PD $49.00

Prepared by and Return to:
Amanda Rowthorn, an employee of
Wollinka-Wikle Title Insurance Agency, Inc.
7076 W. Gulf to Lake Hwy
Crystal River, Florida 34429
Consideration: $7,000.00
Our File Number: CR16-491

RETURN TO: GRANTEE

R-27.00
D-49.00

For official use by Clerk's office only

SPECIAL WARRANTY DEED

THIS INDENTURE, made this June 29, 2016, between **CAPITAL CITY BANK, a Florida corporation**, whose mailing address is: 1301 Metropolitan Blvd., Tallahassee, Florida 32308, party of the first part, and **TERRY CHARLES BROTHERS and BEVERLY FRANCES BROTHERS, as Trustees of The Brothers Revocable Living Trust dated August 11, 2009 and Amended March 30, 2010** whose mailing address is: 3640 VAN BUREN DR, Virginia Beach, Virginia 23452, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 6, Block 62, Crystal Manor Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 112 through 134, of the Public Records of Citrus County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 29, 2016.

Signed, sealed and delivered
in the presence of:

David Smith
Witness signature
David Smith
Print witness name
Elizabeth M. Doll
Witness signature
Elizabeth M. Doll
Print witness name

CAPITAL CITY BANK

By: _____
Print Name: Sterling A. Bryant, Jr.
Title: Assistant Vice President

(Corporate Seal)

State of Florida
County of Leon

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of June, 2016 by Sterling A. Bryant, Jr. Assistant Vice President of CAPITAL CITY BANK who is personally known to me or who has produced _____ as identification.

Elizabeth M. Doll
Notary Public
Elizabeth M. Doll
Print Notary Name

My Commission Expires: _____

Notary Seal

ELIZABETH M. DOLL
MY COMMISSION # FF 913609
EXPIRES: August 29, 2019
Bonded Thru Notary Public Underwriters

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 2100117
WARDRIP GERALD C

Parcel ID: 17E17S200220 00630 0050
12298 W MARJORAM PL , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOTS 5 & 6 BLK 63 DESC IN OR BK 892 PG 707
Est. Parcel Sqft	101,331
Est. Parcel Acres	2.33
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	WARDRIP GERALD C
Mailing Address	408 ADAMS CIR STERLING CO 80751

All Owners

Name	Owner Type
WARDRIP GERALD C	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$14,400	$0	$14,400	$13,104	$0	$13,104	$0	$202.22	Link
2019	$12,400	$0	$12,400	$11,913	$0	$11,913	$0	$182.67	Link

Buyer Beware!

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RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

04/01/1991	$15,000 0892/0707	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	151.0	350				CLR
2	0008-SFR NON-WATERFRONT	U-UNIT	1.00	165.0	305				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Warranty Deed

THIS INDENTURE, made this 9th day of April , 19 91 , between

FLORIDA GENERAL EQUITIES, INC.

a corporation existing under the laws of the State of Florida of the County of Dade State of Florida, hereinafter called grantor, and GERALD C. WARDRIP

hereinafter called grantee, whose post office address is 309 South Logan Avenue, Box 411
Fleming, Colorado 80728

WITNESSETH, that the grantor for and in consideration of the sum of ten dollars and other good and valuable considerations paid to grantor by grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and to the heirs, successors and assigns of the grantee, in fee simple forever, the following described real property:

Lots 5 and 6, Block 63, CRYSTAL MANOR, UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 8, pages 112-134, Public Records of Citrus County, Florida.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
'91 APR 22 PM 1 57
VERIFIED BY: D.C.

670045 BK0892PG0707

SUBJECT ONLY TO THE FOLLOWING:
1. Conditions, restrictions, easements and limitations of record.
2. Taxes for 1991 and subsequent years.

and the grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the grantor has executed this instrument on the day and year first above written.

Signed, sealed and delivered in our presence:

FLORIDA GENERAL EQUITIES, INC.
BY: (Seal)
Monica L. Abreu, Vice President
(Seal)
(Seal)

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 9th day of April , 1991 by Monica L. Abreu, Vice President of FLORIDA GENERAL EQUITIES, INC. , a Florida corporation, on behalf of the corporation.

WITNESS my hand and official seal in the said state this 9th day of April 1991

Notary Public, State of Florida
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN.25,1992
BONDED THRU GENERAL INS. UND.

This instrument prepared by:
Monica L. Abreu
3250 Mary Street, Suite 402
Miami, Florida 33133

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JUN 09 2021
L PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 2100087
AGUILERA EMANUEL

Parcel ID: 17E17S200220 00630 0040
12278 W MARJORAM PL , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOT 4 BLK 63
Est. Parcel Sqft	52,501
Est. Parcel Acres	1.21
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	AGUILERA EMANUEL
Mailing Address	3531 E OLIVE LN HERNANDO FL 34442

All Owners

Name	Owner Type
AGUILERA EMANUEL	JT - Joint Tenancy
DAMEWOOD STEPHANIE	JT - Joint Tenancy

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$0	$7,200	$6,820	$0	$6,820	$0	$105.42	Link
2019	$6,200	$0	$6,200	$6,200	$0	$6,200	$0	$95.48	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

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PV-21-04
Land Development Division

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

03/03/2020	$6,500 3044/1805	00-WARRANTY DEED	V
02/20/2020	$100 3041/1522	02-MIN DOC STAMP ($100)	V
02/07/2018	$7,300 2881/2405	00-WARRANTY DEED	V
10/01/2012	$100 2511/0487	02-MIN DOC STAMP ($100)	V
11/01/2005	$100 1968/1125	01-CORRECTIVE/QC/TD/COT	V
06/01/2004	$11,000 1750/0359	00-WARRANTY DEED	V
05/01/1983	$7,500 0617/0563	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	U-UNIT	1.00	150.0	350				CLR

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020012762 BK: 3044 PG: 1805 3/6/2020 10:56 AM 1 Receipt: 2020011582
RECORDING $18.50 INDEX $1.00 D DOCTAX PD $45.50

Prepared by:
Tracy Kjos, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461

RECORD & RETURN TO:
GRANTEE

Consideration: $6,500.00
File Number: 20-0135

General Warranty Deed

Made this March 3, 2020 A.D. By

Cynthia Gail Fleming, Individually and as Trustee of the Crabb Family Irrevocable Child Support Trust Dated 02/20/2020, 411 Walnut St #10854, Green Cove Springs, Florida 32043 hereinafter called the grantor, to

Emanuel Aguilera, a single man and Stephanie Damewood, a single woman, as Joint Tenants with Full Rights of Survivorship, whose post office address is: 3531 E. Olive Lane, Hernando, Florida 34442, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 4, Block 63, CRYSTAL MANOR UNIT NO. 2, according to the plat thereof recorded in Plat Book 8, Pages 112 through 134, of the Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **17E17S200220 00630 0040**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020012762 BK: 3044 PG: 1806 3/6/2020 10:56 AM 2 Receipt: 2020011582
RECORDING $18.50 INDEX $1.00 D DOCTAX PD $45.50

Prepared by:
Tracy Kjos, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461

RECORD & RETURN TO:
GRANTEE

Consideration: $6,500.00
File Number: 20-0135

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Sign: _____

Witness Printed Name Tracy Kjos

_____ (Seal)
Cynthia Gail Fleming, Individually and as Trustee of the Crabb Family Irrevocable Child Support Trust Dated 02/20/2020
Address: 411 Walnut St #10854, Green Cove Springs, Florida 32043

Witness #2 Sign: _____

Witness Printed Name Hanan Bichey

State of Florida
County of Citrus

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 3 day of March, 2020, by Cynthia Gail Fleming, Individually and as Trustee of the Crabb Family Irrevocable Child Support Trust Dated 02/20/2020 who is/are personally known to me or who produced DL as identification and who did take an oath.

AFFIX NOTARY SEAL:

_____
Notary Public
Print Name: _____

My Commission Expires: _____

TRACY KJOS
MY COMMISSION # GG 359052
EXPIRES: October 22, 2023
Bonded Thru Notary Public Underwriters

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Altkey: 2099968
MACDONALD TIFFANY

Parcel ID: 17E17S200220 00620 0070
12277 W MARJORAM PL , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LT 7 BLK 62
Est. Parcel Sqft	51,000
Est. Parcel Acres	1.17
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	MACDONALD TIFFANY
Mailing Address	12277 W MARJORAM PL CRYSTAL RIVER FL 34428

All Owners

Name	Owner Type
MACDONALD TIFFANY	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$7,200	$117,090	$124,290	$124,290	$0	$124,290	$0	$1,910.36	Link
2019	$6,200	$0	$6,200	$5,984	$0	$5,984	$0	$93.62	Link

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$27.00
0131	FIRE SERVICES ASSESSMENT	$79.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I

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PV-21-04
Land Development Division

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

09/23/2020	$166,900	3094/1153	00-WARRANTY DEED	I
06/21/2019	$10,000	2985/0992	00-WARRANTY DEED	V
02/26/2019	$1,500	2960/1093	00-WARRANTY DEED	V
08/01/2009	$100	2304/1774	01-CORRECTIVE/QC/TD/COT	V
06/01/2005	$35,000	1870/0606	00-WARRANTY DEED	V
06/01/2005	$100	1877/1797	03-SAME FAMILY/DEED FOL	V
09/01/1993	$2,240	1001/0472	00-WARRANTY DEED	V
11/01/1988	$5,990	1025/1488	00-WARRANTY DEED	V
10/01/1984	$7,500	0653/1788	13-FROM DEVELOPERS	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
10/08/2019	201910424	MODULAR HOME 30'.8" X 56' **NOC NEEDED & REQ'D***SITE APPROVED W/COND FOR A JA	$126,000	11/27/2019

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	U-UNIT	1.00	150.0	340				CLR

Residential

Bldg Number	1
Class	R8 - MANUFACTURED BUILDING/MODULAR
Year Built	2019
Total FLA	1,488
Total Under Roof	1,488
Exterior Wall	29 - VINYL SIDING
Foundation	1 - WD CONCR PIERS
HVAC	009 - HEAT PUMP
Stories	1
Floor System	02 - WOOD SUB-FLOOR
Roof Frame	01 - GABLE
Roof Cover	03 - ASPHALT SHINGLE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/

RCN
RCNLD

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	2019	1,488

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	DECKING WOOD-[1-SF]	2019	8	8	1	64	
1	2	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2020	10	18	1	180	

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020051188 BK: 3094 PG: 1153 9/24/2020 4:09 PM 1 Receipt: 2020044365
RECORDING $18.50 D DOCTAX PD $1,168.30

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **$166,900.00**
File Number: 20-08183

General Warranty Deed

Made this September 23, 2020 A.D. By **Gainey Modular and Manufactured Custom Homes, LLC, a Florida Limited Liability Company,** whose address is: 7165 S. Suncoast Boulevard, Homosassa, Florida 34446, hereinafter called the grantor, to **Tiffany MacDonald, a single woman,** whose post office address is:
12277 W Marjoram Place, Crystal River, FL 34428 , hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 7, Block 62, CRYSTAL MANOR UNIT NO. 2, according to the Plat thereof, as recorded in Plat Book 8, Pages 112 through 134, inclusive, public records of Citrus County, Florida.

Parcel ID Number: **2099968**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

RECEIVED
JUN 09 2021
PV-21-04
Land Development Division

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2020051188 BK: 3094 PG: 1154 9/24/2020 4:09 PM 2 Receipt: 2020044365
RECORDING $18.50 D DOCTAX PD $1,168.30

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **$166,900.00**
File Number: 20-08183

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Dyan Ballew

Witness Printed Name Jennifer C Duca

Matthew B Gainey, Managing Member (Seal)

(Seal)

State of Florida
County of Citrus

The foregoing instrument sworn to (or affirmed) and subscribed before me by means of X physical presence or ____online notarization this 23 day of September, 2020, by Matthew B Gainey, Managing Member of Gainey Modular and Manufactured Custom Homes, LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced N/A as identification.

Notary Public
Print Name: Josephine E Hickey

My Commission Expires:

JOSEPHINE E. HICKEY
MY COMMISSION # GG 917877
EXPIRES: December 1, 2023
Bonded Thru Notary Public Underwriters

Altkey: 3109519
WATTS WILLIAM DEAN

Parcel ID: 17E17S200220 00620 0040
12376 W RIVERWOOD DR , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	3541 - CRYSTAL MANOR UNIT 2 AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000528 - CRYSTAL MANOR UNIT 2
Short Legal	CRYSTAL MANOR UNIT 2 PB 8 PG 112 LOT 4 BLK 62
Est. Parcel Sqft	49,500
Est. Parcel Acres	1.14
Map SC-TW-RG	24-17S-16E

Mailing Address

Name	WATTS WILLIAM DEAN
Mailing Address	4105 N LITTLE HAWK PT CRYSTAL RIVER FL 34428

All Owners

Name		Owner Type
WATTS WILLIAM DEAN		TR - Trustee
WATTS NANCY MCCAFFERTY		TR - Trustee
WATTS FAMILY REVOCABLE LIVING TRUST	DATED JANUARY 24 2007	RT - Revocable Trust

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$8,210	$2,020	$10,230	$9,015	$0	$9,015	$0	$142.31	Link
2019	$7,070	$2,090	$9,160	$8,195	$0	$8,195	$0	$130.80	Link

Buyer Beware!

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Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

RECEIVED
JUN 09 2021
PV-21-04
Land Development

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/15/2021	$100	3144/0736	03-SAME FAMILY/DEED FOL	V
05/04/2013	$100	2560/2368	03-SAME FAMILY/DEED FOL	V
05/01/2013	$100	2560/2347	03-SAME FAMILY/DEED FOL	V
10/01/2010	$100	2379/2024	98-UNABLE TO PROCESS	V
01/01/2007	$100	2090/1132	07-LIFE ESTATE	V

Sales do not generally appear in database until approximately 4 to 6 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
12/19/2016	201612113	CHANGE OUT HVAC EQUIPMENT *** NOC REQUIRED ***	$7,737	
01/03/2011	201100021	12 x 16 STORAGE SHED W ELECT*NO SLAB**NOC IN FILE	$3,400	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0078-MISCL-RES-NON-WTR	U-UNIT	1.14	150.0	330				CLR

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	2011	16	12	1	192	

Total Misc Value

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2021016450 BK: 3144 PG: 736 3/15/2021 4:30 PM 1 Receipt: 2021014062
RECORDING $10.00 D DOCTAX PD $0.70

This Instrument Prepared By,
and once recorded Return to:

NANCY MCCAFFERTY WATTS
8739 N. Barberry Way
Crystal River, FL 34428

PARCEL ID #: 17E17S200220 00620 0050

QUITCLAIM DEED

THIS QUIT-CLAIM DEED, executed this 15 day of March, 2021, between **NANCY MCCAFFERTY WATTS,** an unremarried widow, hereinafter called the Grantor, whose address is 8739 N. Barberry Way, Crystal River, FL 34428 to **NANCY MCCAFFERTY WATTS,** as Trustee of and subject to the terms of the Trust entitled the **"WATTS FAMILY REVOCABLE LIVING TRUST", dated January 24, 2007**, whose address is 8739 N. Barberry Way, Crystal River, FL 34428, hereinafter called the Grantee.

WITNESS, that said Grantor, for and in consideration of the sum of **TEN and NO/100 ($10.00) DOLLARS**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does remise, release to the said Grantee and Grantee's heirs, executors, administrators and assigns forever, all of the right, title and interest of Grantor in the following described land, situated, lying and being in Citrus County, Florida, to-wit:

Lots 4 and 5, Block 62, CRYSTAL MANOR UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 8, Pages 112-134, Public Records of Citrus County, Florida.

Grantor represents that this is Grantor's homestead property.
{This instrument was prepared by information provided to scrivener by grantor. Scrivener does not guarantee title or description.}

SUBJECT TO covenants, restrictions and easements of record.
"Grantor" and "Grantee" are used for singular or plural as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

sign: Alice Sibree
Witness print: Alice Sibree

sign: Lee Ann Ward
Witness print: Lee Ann Ward

Nancy McCafferty Watts
NANCY MCCAFFERTY WATTS, Grantor

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of X physical presence or ☐ online notarization, this 15 day of March, 2021, by **NANCY MCCAFFERTY WATTS,** who has produced a FL DL as identification and who did take an oath.

LEE ANN WARD
Commission # GG 932388
Expires March 15, 2024
Bonded Thru Budget Notary Services

NOTARY PUBLIC
sign: Lee Ann Ward
State of Florida at Large
My Commission Expires

RECEIVED
JUN 09 2021

Attachment: Applicant Submittal part 2 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

PM2-21-102

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
BOARD OF COUNTY COMMISSIONERS

PLAT VACATION APPLICATION NO.: PV-21-04
Clark A. Stillwell, Esq. for Kevin and Angela Shaffer

DATE: September 2, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

REQUEST AND SUBJECT PROPERTY:	To vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 3, as recorded in Plat Book 8, Pages 112-134, public records of Citrus County, Florida (Section 24, Township 16 South, Range 17 East), which addresses are 8700 and 8688 N. Barberry Way, Crystal River, Florida.
SURROUNDING LAND USE	CLR, Coastal and Lakes Residential, on the Land Development Code (LDC) Atlas; and CL, Low Intensity Coastal and Lakes District, on the Future Land Use Map
SURROUNDING AREA	Single-family residential uses (vacant and improved lots)

ANALYSIS

The purpose of this application is to remove the drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4 in the Crystal Manor Unit No. 3 (Block 61) subdivision. The property owner is the listed owner of both lots and has received approval to construct a residence, carport and shed on both lots using the Unity of Title provision (Permits 2021-02654 and 2021-04950). The permits were recently issued, although a site visit prior to issuance indicating that tree removal and driveway culvert construction had already taken place, and a storage building was present on the site. Approval of this application would allow the applicant to utilize the central easement area for pavement and/or buildings (revised site plans will be required to be filed with the Building Division for the building permits if either of the structures are proposed in the easement area).

Comprehensive Plan Policy 10B.4.3 states:

> *The vacation of rights-of-way, alleys, roads, or access easements shall only be allowed when principal or secondary access to a parcel of land is not diminished, the location of an existing or future utility is not adversely affected, or the roadway does not serve a public purpose, nor has the potential of being integrated into the transportation system.*

Pursuant to Administrative Regulation No. 13.01-5, this item was routed to the Land Section, Fire Rescue, and Emergency Operation Center/911, which had no objections.

Attachment: BCC staff report, locator map and staff reviews (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela

The application has been reviewed by the Citrus County Utilities Division, Land Development Division, Engineering Division, GIS, Survey Section, and the Environmental Health Office (State of Florida). These offices recommend approval of the vacation application as proposed.

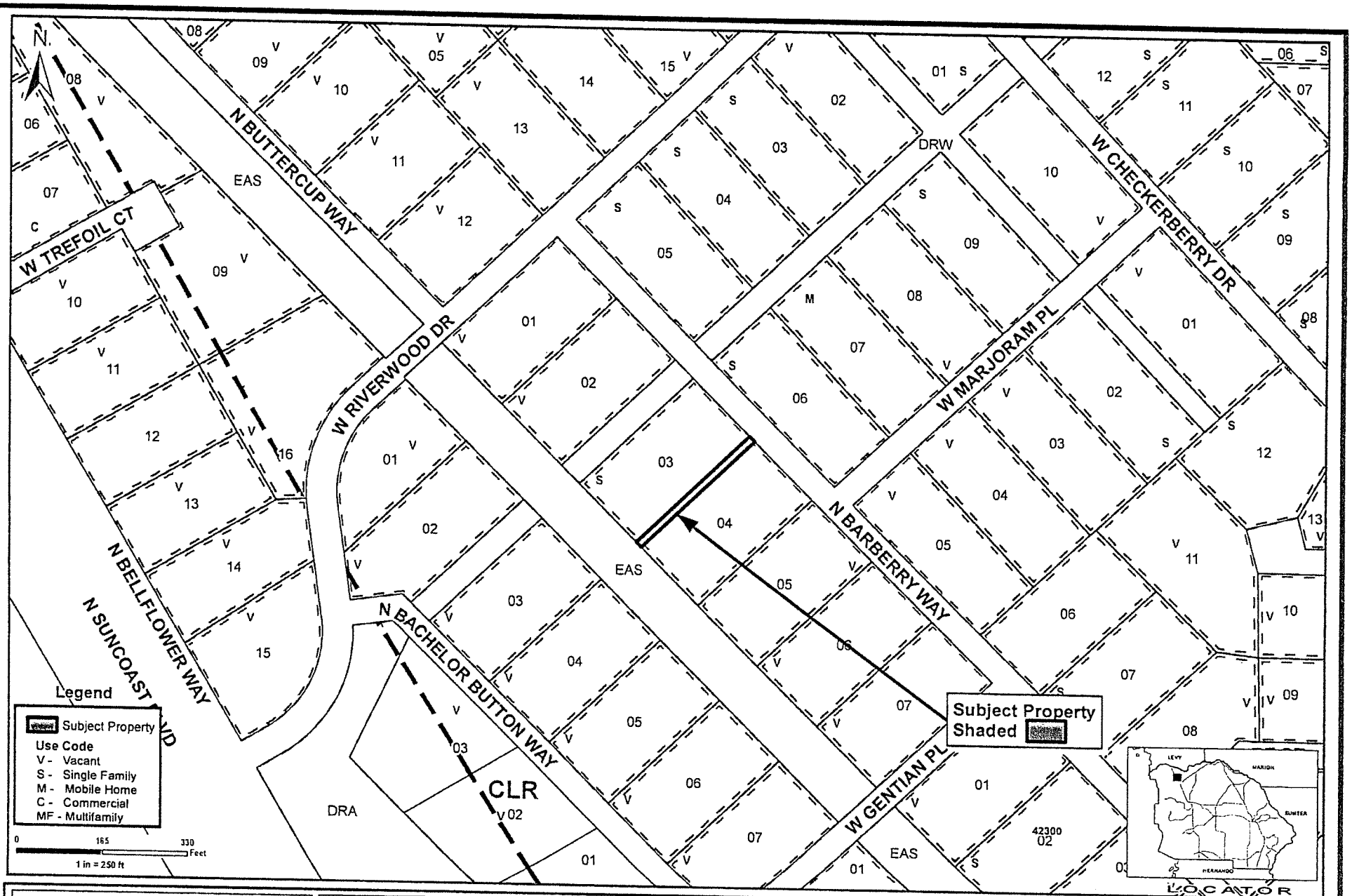
Utility companies that service the area had no concerns. The utility company comments are provided with this application.

Based on a review of the application and supporting documentation, it has been determined that this request for a plat vacation is consistent with the Comprehensive Plan and Land Development Code.

Planning and Development Commission Recommendation: The Planning and Development Commission discussed this application on September 2, 2021, and recommended approval.

JLC/cb
ko

Attachment: BCC staff report, locator map and staff reviews (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela



Application #: PV-21-04	Applicant: Clark A. Stillwell, Esq. for Kevin and Angela Shaffer
Proposal: To vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 3	Location: 8700 and 8688 N. Barberry Way, Crystal River
	S-T-R - 24-16-17
Land Use Atlas: CLR, Coastal and Lakes Residential	Planner Initials: Date: 7/19/21

Geographic Information Systems

Prepared By : William Braunsch
Date: July 14, 2021
Source: Enterprise Geodatabase
Map Number: WB0000613

Cynthia P. Skelhorn
Director

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
3600 W. Sovereign Path, Lecanto, FL 34461-8070
(352) 527-5226 Fax (352) 527-5317
Web Address: www.citrusbocc.com

In reply, refer to:
PL4-21-48

July 12, 2021

Clark A. Stillwell, Esq.
P.O. Box 250
Inverness, FL 33451

RE: PV-21-04- PLAT VACATE, CLARK A. STILLWELL, ESQ. FOR KEVIN AND ANGELA SHAFFER

Dear Mr. Stillwell:

The County Staff made the following recommendations on pending application **PV-21-04:**

Environmental Health has no objection to PV-21-04; however, this does not exempt the applicant from compliance with other Federal, State, or Local Permitting required for development of this property.

The Utilities Division has no objections to approval with the following comment:

1. If in the future, central water and/or sewer become available, lot would be required to connect within 365 days of notification.

The Land Section of the Division of Engineering has no objection to approval.

The Survey Section of the Division of Engineering, (Mark Thomas (352) 527-5544) has no objection to approval.

The Geographic Information Systems (GIS) Division has no objection to approval.

The Engineering Division has no objection to approval.

The Land Development Division has no objection to approval.

Attachment: BCC staff report, locator map and staff reviews (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela

Therefore, I have made the following recommendation on the Plat Vacation **application PV-21-04:**

(X) APPROVAL

If you have questions or wish to resubmit via email, please contact our office at (352) 527-5239 or email the Land Development Coordinator for this application, Kevin O'Brien, at kevin.obrien@citrusbocc.com.

Respectfully,

Joanna L. Coutu
Director
Land Development Division
Department of Growth Management

KO

cc: File – PV-21-04

Attachment: BCC staff report, locator map and staff reviews (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela

Mission:
To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.

HEALTH

Vision: To be the Healthiest State in the Nation

Ron DeSantis
Governor

Scott A. Rivkees, MD
State Surgeon General

MEMORANDUM

DATE: 06/25/2021

TO: Land Development Director

THROUGH: Planning Coordinator(s)

FROM: Environmental Health Director, Glenn "Will" Bryant

SUBJECT: No Objection to PV-21-04

Environmental Health has no objection to PV-21-04, however, this does not exempt the applicant from compliance with other Federal, State, or Local Permitting required for development of this property.

If further information is needed, please ask.

Sincerely,

G.W Bryant

Will Bryant
Environmental Health Director
Environmental Health
3600 West Sovereign Path Suite 194
Lecanto, FL 34461
Phone 352-513-6102 Fax 352-527-5316

Attachment: BCC staff report, locator map and staff reviews (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela

CITRUS COUNTY FIRE RESCUE

Administration Office

3600 W. Sovereign Path, Suite 141, Lecanto, FL 34461
Phone: 352-527-5406 | Fax: 352-527-5404
Email: FireInfo@CitrusCountyFire.com | Website: www.CitrusCountyFire.com

TO: Joanna Coutu, AICP, Director, Land Development Division

FROM: Craig Stevens, Fire Chief

DATE: June 29, 2021

SUBJECT: **Plat Vacation Application Number PV-21-04, Law Office of Clark A. Stillwell for Kevin and Angela Shaffer – vacate drainage and utility easements lying on north side of Lot 4 and south side of Lot 3, Block 61, Crystal Manor Unit No. 2 (Section 24, Township 17 South, Range 16 East)**

Please be advised that Citrus County Fire Rescue has no objection to the plat vacation as outlined above.

If I can be of further assistance, please do not hesitate to contact me.

PV-21-04

Attachment: BCC staff report, locator map and staff reviews (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela

Joanna L. Coutu

From: Thompson, Devyn <DThompson@sheriffcitrus.org>
Sent: Monday, July 12, 2021 2:51 PM
To: Joanna L. Coutu
Subject: [EXTERNAL]PV-21-04

WARNING: This email originated from an external Domain DO NOT CLICK unless you recognize the sender and know the content is safe.

The Citrus County Sheriff's Office has no objection to Street Vacation Application Number PV-21-04.

Devyn Thompson

9-1-1 Coordinator

Citrus County Sheriff's Office
3549 Saunders Way

Lecanto, FL 34461
+1 (352) 249-2702 Office

<http://www.sheriffcitrus.org/images/CCSO_S_Logo_250.png>
Follow us: Facebook <https://www.facebook.com/sheriffcitrus> / Twitter <https://www.twitter.com/sheriffcitrus> / Instagram <https://www.instagram.com/sheriffcitrus> / YouTube <https://www.youtube.com/user/sheriffs1043>

RECEIVED
JUL 12 2021
PV - 21-04
Land Development Division

Attachment: BCC staff report, locator map and staff reviews (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela

Attachment: PV-21-04 Shaffer Resolution--FINAL (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

At the meeting of the Board of County Commissioners of Citrus County, Florida, held in the County Commission Chambers located in the Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, at 1:30 P.M. on the 26th day of October, 2021, Commissioner _____ introduced and moved for the adoption of the following:

RESOLUTION NO. 2021 – _____

WHEREAS, Clark A. Stillwell, Esq. for Kevin and Angela Shaffer has submitted a Petition to the Board of County Commissioners of Citrus County, Florida, to vacate the 7.5-foot utility and drainage easement lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit 3, as recorded in Plat Book 8, Pages 112-134, Public Records of Citrus County, Florida; and

WHEREAS, the Petitioner requested this Board to remove, vacate, abandon and discontinue the 7.5-foot utility and drainage easement lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit 3, as recorded in Plat Book 8, Pages 112-134, Public Records of Citrus County, Florida, and renounce and disclaim any right and interest of the County and the public in and to the plat vacation and the lands in connection therewith, except as herein provided; and

WHEREAS, this Board adopted a Resolution calling for a public hearing to determine the advisability of vacating, abandoning and discontinuing the same to be held in the County Commission Chambers located in the Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, at 1:30 PM on the 26th day of October, 2021; and

WHEREAS, Notice of such hearing was published in accordance with the law and at the expense of the Petitioner; and

WHEREAS, a hearing has been held in accordance with such Resolution, Notice, and the law pertaining thereto; and

WHEREAS, this Board has determined that the 7.5-foot utility and drainage easement lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit 3, as recorded in Plat Book 8, Pages 112-134, Public Records of Citrus County, Florida; should be removed and vacated, discontinued and abandoned, and any right of Citrus County and the public in and to any lands delineated on the recorded plat, should be renounced and disclaimed.

IT IS, THEREFORE, RESOLVED by the Board of County Commissioners of Citrus County, Florida, as follows:

1. That the above-described portion of the 7.5-foot utility and drainage easement lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit 3, as recorded in Plat Book 8, Pages 112-134, Public Records of Citrus County, Florida; is hereby removed, vacated, abandoned and discontinued, and any right of Citrus County or the public in and to the same, or in and to the lands delineated on the recorded plat of the same, is hereby renounced and disclaimed.

2. That this Resolution shall be signed by the Chairman of this Board, attested by the Clerk of this Board, and the seal of this Board shall be affixed hereto.

3. That this Resolution shall become effective when a certified copy of such has been filed in the office of the Circuit Court Clerk and duly recorded in the public records of Citrus County, Florida.

4. That the Clerk of the Board is hereby directed to forward a certified copy of this Resolution to all abutting property owners.

Motion seconded by Commissioner _____ and carried for adoption by the Board on this 26th day of October, 2021.

ATTEST:

_____
ANGELA VICK, CLERK

BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA

BY: _____
SCOTT CARNAHAN, CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:

_____
DENISE A. DYMOND LYN, COUNTY ATTORNEY

Attachment: PV-21-04 Shaffer Resolution--FINAL (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Proof of Publication

from the

CITRUS COUNTY CHRONICLE

Crystal River, Citrus County, Florida

PUBLISHED DAILY

STATE OF FLORIDA
COUNTY OF CITRUS

Before the undersigned authority personally appeared

Theresa Holland and/or Mary Ann Naczi and/or Tonya Knight and/or Jeanne Ethridge

---

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the Court,

1645-1010 SUCRN PUBLIC NOTICE NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Citrus County, Florida, will hold a Public Hearing for Plat Vacation PV-21-04 in the County Commission Chambers, Citrus County Courthouse, 110 North Apo

was published in said newspaper in the issues of

October 10th, 2021,

Affiant further says that the Citrus County Chronicle is a Newspaper published at Crystal River in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Marion County and Levy County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jeanne Ethridge

The foregoing instrument was acknowledged before me.

This 11th day of Oct 2021

By: Theresa Holland and/or Mary Ann Naczi and/or Tonya Knight and/or Jeanne Ethridge
who appeared by (X) means of physical presence or ( ) via online notarization.

Deborah L McPherson

Notary Public

DEBORAH LYNN MCPHERSON
Notary Public - State of Florida
Commission # HH 035722
My Comm. Expires Oct 22, 2024
Bonded through National Notary Assn.

1645-1010 SUCRN

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Citrus County, Florida, will hold a Public Hearing for Plat Vacation PV-21-04 in the County Commission Chambers, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, at 1:30 PM, on October 26, 2021, to determine whether or not this Board shall vacate the 7.5-foot utility and drainage easement lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit 3, as recorded in Plat Book 8, Pages 112-134, Public Records of Citrus County, Florida, and disclaim any right of the County and the public in and to said plat vacation and the lands in connection therewith.

NOTICE TO THE PUBLIC

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he/she will need to ensure that a verbatim record of the proceeding is made, which record shall include the testimony and evidence upon which the appeal is to be based.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. 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.

SCOTT CARNAHAN, CHAIRMAN
Board of County Commissioners
Citrus County, Florida

Published October 10, 2021

OCT-14'21 9:54AM

Attachment: Proof of Publication_PV_21_04 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

1648-1010 SUCKIV

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Citrus County, Florida, will hold a Public Hearing for Plat Vacation PV-21-04 in the County Commission Chambers, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, at 1:30 PM, on October 26, 2021, to determine whether or not this Board shall vacate the 7.5-foot utility and drainage easement lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit 3, as recorded in Plat Book 8, Pages 112-134, Public Records of Citrus County, Florida, and disclaim any right of the County and the public in and to said plat vacation and the lands in connection therewith.

NOTICE TO THE PUBLIC

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he/she will need to ensure that a verbatim record of the proceeding is made, which record shall include the testimony and evidence upon which the appeal is to be based.

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SCOTT CARNAHAN, CHAIRMAN
Board of County Commissioners
Citrus County, Florida

NOTE TO CHRONICLE:

Please publish one (1) time on Sunday, October 10, 2021, in the *Citrus County Chronicle*. Please send Proof of Publication to the Commission Records Office, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450 and invoice to Clark A. Stillwell, Esq., P.O. Box 250, Inverness, FL 34451-0250; Phone Number: 352-726-6767.

OCT-14'21 9:54#

Attachment: Proof of Publication_PV_21_04 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

ıne Ethridge

om: Sally L. Parker <Sally.Parker@citrusbocc.com>
Sent: Thursday, October 07, 2021 8:39 AM
To: Legals - Citrus County Chronicle
Cc: CommissionRecordsEmail; Joanna L. Coutu
Subject: Two Ads for this Sunday, October 10th
Attachments: PV-21-04 Shaffer AD - Sets PH.doc; SV 21-02 Acme Storage AD - Sets PH.doc

Good morning,

Please see the attached Ads for this Sunday October 10th. Please also note at the bottom who the invoices should be sent to.

Thank you.

Sally Parker
Legal Assistant
County Attorney's Office
110 N. Apopka Ave.
Inverness, FL 34450
Phone: (352) 341-6579

Attachment: Proof of Publication_PV_21_04 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

ADDITIONAL INFORMATION
ITEM H1 DATE 10-26-21

AGENDA MEMORANDUM

FROM:	Denise A. Dymond Lyn, County Attorney
SUBJECT:	PV-21-04 Clark A. Stillwell for Kevin and Angela Shaffer
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Set a public hearing for Plat Vacation application PV-21-04, Clark A. Stillwell, Esq. for Kevin and Angela Shaffer. The request is to vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 2, as recorded in Plat Book 8, Pages 112-134, public records of Citrus County, Florida.

The Planning and Development Commission discussed the request on September 2 2021, and recommended approval.

This item was originally scheduled for a public hearing but the description of the property incorrectly stated Crystal Manor Unit No. 3 and it should be Crystal Manor Unit No. 2. The revised documents are attached reflecting the correct description. The public hearing will now be set for November 30, 2021 at 2:01 p.m.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

a. Set a public hearing on November 30, 2021 at 2:01 p.m. to consider application PV-21-04, Clark A. Stillwell, Esq. for Kevin and Angela Shaffer.

b. If approved, authorize the Chairman to execute the resolution setting the public hearing for PV 21-04.

Attachment: Additional Information for item H1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

PM2-21-102
(revised)

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
BOARD OF COUNTY COMMISSIONERS

PLAT VACATION APPLICATION NO.: PV-21-04
Clark A. Stillwell, Esq. for Kevin and Angela Shaffer

DATE: October 19, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

REQUEST AND SUBJECT PROPERTY:	To vacate the platted drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit No. 2, as recorded in Plat Book 8, Pages 112-134, public records of Citrus County, Florida (Section 24, Township 16 South, Range 17 East), which addresses are 8700 and 8688 N. Barberry Way, Crystal River, Florida.
SURROUNDING LAND USE	CLR, Coastal and Lakes Residential, on the Land Development Code (LDC) Atlas; and CL, Low Intensity Coastal and Lakes District, on the Future Land Use Map
SURROUNDING AREA	Single-family residential uses (vacant and improved lots)

ANALYSIS

The purpose of this application is to remove the drainage and utility easements lying on the east side of Lot 3 and the west side of Lot 4 in the Crystal Manor Unit No. 2 (Block 61) subdivision. The property owner is the listed owner of both lots and has received approval to construct a residence, carport and shed on both lots using the Unity of Title provision (Permits 2021-02654 and 2021-04950). The permits were recently issued, although a site visit prior to issuance indicating that tree removal and driveway culvert construction had already taken place, and a storage building was present on the site. Approval of this application would allow the applicant to utilize the central easement area for pavement and/or buildings (revised site plans will be required to be filed with the Building Division for the building permits if either of the structures are proposed in the easement area).

Comprehensive Plan Policy 10B.4.3 states:

> *The vacation of rights-of-way, alleys, roads, or access easements shall only be allowed when principal or secondary access to a parcel of land is not diminished, the location of an existing or future utility is not adversely affected, or the roadway does not serve a public purpose, nor has the potential of being integrated into the transportation system.*

Pursuant to Administrative Regulation No. 13.01-5, this item was routed to the Land Section, Fire Rescue, and Emergency Operation Center/911, which had no objections.

Attachment: Additional Information for item H1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

The application has been reviewed by the Citrus County Utilities Division, Land Development Division, Engineering Division, GIS, Survey Section, and the Environmental Health Office (State of Florida). These offices recommend approval of the vacation application as proposed.

Utility companies that service the area had no concerns. The utility company comments are provided with this application.

Based on a review of the application and supporting documentation, it has been determined that this request for a plat vacation is consistent with the Comprehensive Plan and Land Development Code.

Planning and Development Commission Recommendation: The Planning and Development Commission discussed this application on September 2, 2021, and recommended approval.

JLC/cb

Attachment: Additional Information for item H1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Attachment: Additional Information for item H1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

Attachment: Additional Information for item H1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

RESOLUTION NO. 2021 –

A RESOLUTION PROVIDING FOR A PUBLIC HEARING ON A PETITION FILED BY CLARK A. STILLWELL, ESQUIRE FOR KEVIN AND ANGELA SHAFFER FOR PV-21-04 TO VACATE THE 7.5-FOOT UTILITY AND DRAINAGE EASEMENT LYING ON THE EAST SIDE OF LOT 3 AND THE WEST SIDE OF LOT 4, BLOCK 61, CRYSTAL MANOR UNIT 2, AS RECORDED IN PLAT BOOK 8, PAGES 112-134, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

WHEREAS, Clark A. Stillwell, Esq. for Kevin and Angela Shaffer has submitted a Petition to the Board of County Commissioners of Citrus County, Florida, to vacate the 7.5-foot utility and drainage easement lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit 2, as recorded in Plat Book 8, Pages 112-134, Public Records of Citrus County, Florida; and

WHEREAS, the petitioner has requested that the Board adopt this Resolution setting a time and place for a public hearing to consider whether it will vacate the above-described property; and

WHEREAS, the petitioner acknowledges that any such vacation enacted pursuant to this section shall be subject to any plat vacations as may be delineated as necessary to further and/or preserve the public health, safety and welfare; and

WHEREAS, it appears that the petition is sufficient under Section 177.101, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Citrus County, Florida, in regular session this 26th day of October, 2021, as follows:

1. That a public hearing shall be held in the County Commission Chambers located in the Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida, at 2:01 PM on the 30th day of November, 2021, to determine whether or not this Board shall vacate the 7.5-foot utility and drainage easement lying on the east side of Lot 3 and the west side of Lot 4, Block 61, Crystal Manor Unit 2, as recorded in Plat Book 8, Pages 112-134, Public Records of Citrus County, Florida, and disclaim any right of the County and the public in and to the plat vacation and the lands in connection therewith.

2. That Notice of such hearing shall be published one time in a newspaper of general circulation in Citrus County, Florida, at least two weeks prior to the date of the

hearing.

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA

_____
ANGELA VICK, CLERK

BY:_____
SCOTT CARNAHAN, CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY:

_____
DENISE A. DYMOND LYN
COUNTY ATTORNEY

Attachment: Additional Information for item H1 (18483 : 1:30 PM Public Hearing - PV-21-04 Clark A . Stillwell for Kevin and Angela Shaffer)

AGENDA MEMORANDUM

FROM:	Denise A. Dymond Lyn, County Attorney
SUBJECT:	1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Conduct a public hearing for Street Vacation application SV-21-02, Gerald Zahringer/Acme Storage, LLC. The request is to vacate that portion of W. International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public record of Citrus County, Florida.

The Planning and Development Commission discussed the request on September 2 2021, and recommended approval.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

a. Conduct a public hearing to consider application SV-21-02, Gerald Zahringer/Acme Storage LLC.

b. If approved, authorize the Chairman to execute the resolution approving SV 21-02 and direct the clerk to record the resolution.

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

STREET/PLAT VACATION APPLICATION

Application No.: SV-21-02 Date: 4/23/21

* Agent for Petitioner .

Applicant*
Name: Gerald Zahringer
Address: 8438 S. Suncoast Blvd
City: Homosassa
State: FL Zip: 34446
Home No.: Cell No.: 352-382-0821
Work No.: 352-382-1671 Fax No.: 352-382-4514
Email: JZahringer@Acmehomesfla.com

Petitioner(s)
Name:
Address:
City:
State: Zip:
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 13 Township: 20S South Range: 17 East
Legal Description: US 19 No 3 ADDN PB 2 PG 123 Lots 5 Thru 13 BLK B LESS
Subdivision: 001888 - US 19 3rd Addition Lot(s): 5-13 Block/Parcel:
Alternate Key #: 2956267 Parcel ID: 17E20S240010000B00058

Is this hearing being requested as a result of a Code Violation Notice? Yes (No)
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request (purpose of vacation): We own Property on both sides - No other Owners nearby on West w/ No Access to their Property - they live on the East - We would like to Fence off to Traffic what go to our Property with out going in our driveway. This road could Easy Still work, to Left on Hwy 19 to Right on International Ct

Directions to the Property from Lecanto: Hwy 491 South to Right on Continental Ln

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature:

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Gerald Zahringer who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 18th day of March, 21.

Justin Adelstein
Printed Name

Notary Public - State of Florida

JUSTIN ADELSTEIN
MY COMMISSION EXPIRES FEBRUARY 11, 2024
#GG 957307
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

For Staff Use Only
Date:
Time:
Initials:

APR 23
SV-21-02

Phone Company: Cable TV: ✓ Electric Service: ✓
Water Provider: ✓ Sewer Provider: ✓ Mosquito Control: ✓
Provider: ✓ Ownership and Encumbrance Report:
d for Plat Vacations: Proof of Publication: Proof of Paid Taxes:

., 2017

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
3600 W. Sovereign Path, Lecanto, FL 34461-8070
(352) 527-5226 Fax (352) 527-5317
Web Address: www.citrusbocc.com

In reply, refer to:

PL4-21-42

June 21, 2021

Gerald Zahringer
8438 S. Suncoast Blvd.
Homosassa, FL 34446

RE: STREET VACATION APPLICATION SV-21-02 BY GERALD ZAHRINGER - TO VACATE A PORTION OF W. INTERNATIONAL CT. (SECTION 24, TOWNSHIP 20 SOUTH, RANGE 17 EAST)

Dear Mr. Zahringer:

County and State Staff made the following recommendations on pending application **SV-21-02:**

Environmental Health has no objection to SV-21-01, however, this letter does not exempt the applicant from compliance with other Federal, State, or Local Permitting required for development of this property.

The Utilities Division has no objection and recommends approval.

The Survey Section of the Division of Engineering Mark Thomas, (352) 527-5446, recommends approval.

The Geographic Information Systems (GIS) Division recommends approval.

The Engineering Division Cynthia Jones, (352) 527-5247, recommends approval.

The Land Development Division recommends approval.

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Therefore, I have made the following recommendation on the Street Vacation application **SV-21-02:**

(X) APPROVAL*

***This application is currently scheduled to be heard by the Planning and Development Commisison on September 2, 2021.**

If you have questions, please contact our office at (352) 527-5239.

Respectfully,

Joanna L. Coutu, AICP
Director
Land Development Division
Department of Growth Management

SW

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Mission:
To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.

FLORIDA HEALTH

Vision: To be the Healthiest State in the Nation

Ron DeSantis
Governor

Scott A. Rivkees, MD
State Surgeon General

MEMORANDUM

DATE: 05/28/2021

TO: Land Development Director

THROUGH: Planning Coordinator(s)

FROM: Environmental Health Director, Glenn "Will" Bryant

SUBJECT: No Objection to SV-21-02

Environmental Health has no objection to SV-21-02, however, this does not exempt the applicant from compliance with other Federal, State, or Local Permitting required for development of this property.

If further information is needed, please ask.

Sincerely,

G.W. Bryant

Will Bryant
Environmental Health Director
Environmental Health
3600 West Sovereign Path Suite 194
Lecanto, FL 34461
Phone 352-513-6102 Fax 352-527-5316

SV-21-02

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Joanna L. Coutu

From: Thompson, Devyn <DThompson@sheriffcitrus.org>
Sent: Thursday, July 8, 2021 9:42 AM
To: Joanna L. Coutu
Cc: Harvey, David
Subject: [EXTERNAL]Vacation of Utility Easement SV-21-02 - W International Court
Attachments: SV-21-02.pdf

WARNING: This email originated from an external Domain DO NOT CLICK unless you recognize the sender and know the content is safe.

Director Coutu,

The Citrus County Sheriff's Office has no object to Plot Vacation Application Number PV-21-02.

Devyn Thompson

9-1-1 Coordinator

Citrus County Sheriff's Office
3549 Saunders Way

Lecanto, FL 34461
+1 (352) 249-2702 Office

RECEIVED
JUL 12 2021
SV-21-02
Land Development Division

<http://www.sheriffcitrus.org/images/CCSO_S_Logo_250.png>

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

CITRUS COUNTY FIRE RESCUE

Administration Office

3600 W. Sovereign Path, Suite 141, Lecanto, FL 34461
Phone: 352-527-5406 | Fax: 352-527-5404
Email: FireInfo@CitrusCountyFire.com | Website: www.CitrusCountyFire.com

TO: Joanna Coutu, AICP, Director, Land Development Division

FROM: Craig Stevens, Fire Chief

DATE: July 9, 2021

SUBJECT: **Street Vacation Application Number SV-21-02, Gerald Zahringer – vacate a portion of W. International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County, Florida (Sections 13 and 24, Township 20 South, Range 17 East)**

Please be advised that Citrus County Fire Rescue has no objection to the street vacation as outlined above.

If I can be of further assistance, please do not hesitate to contact me.

RECEIVED
JUL 12 2021
SV-21-02
Land Developm

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

FLORIDA PUBLIC UTILITIES

12 Mar 2021

To Whom It May Concern;

Florida Public Utilities has no objection to the vacate of the easement along W International Ct. Florida Public Utilities has no buried facilities in that location and releases any future access to the location.

Thank you

Philip Zimmer
Gas Operations Supervisor
Florida Public Utilities
3050 N Florida Ave
Hernando FL 34442

SV-21-02

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

CITRUS COUNTY MOSQUITO CONTROL DISTRICT

Commissioners:
Stephanie Adams
AJ Green
Joe Adams

Director:
George Deskins

March 11, 2021

ACME Homes II, Inc.
Ryan Diefel
ryan@acmehomesfla.com

RE: Easement vacation at: W. International Ct, 8438 S. Suncoast Blvd, Homosassa, FL.

Dear Mr. Diefel:

The Citrus County Mosquito Control District has no easements, utilities, or structures which will be impacted by this request for vacation.
We have no objection with the request as stated.

Sincerely,

George Deskins
Director

SV-21-02

968 N. LECANTO HWY. • LECANTO, FL 34461
PHONE: (352) 527-7478 • FAX: (352) 527-9567
WWW.CITRUSMOSQUITO.ORG

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Charter

March 9, 2021,

Gerald Zahringer
Acme Homes II, INC
8438 S. Suncoast Blvd
Homosassa FL 34446

Re: Easement Vacate: W. International Ct. Homosassa FL 34448

Please be advised that Charter Communications has no objection to the vacation of easement proposed on your request. I have enclosed your original request for your reference. Please let me know if I can be of further assistance.

Sincerely,

Anthony Eichhorn
Construction Supervisor
Charter Spectrum

SV-21-02

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
3600 W. Sovereign Path, Suite 292
Lecanto, Florida 34461-7788
(352) 527-7650 FAX (352) 527-7644
www.citrusbocc.com

March 2, 2021

Acme Storage
8438 S. Suncoast Boulevard
Homosassa FL 34446

Subject: Vacate of Road Right-of-Way know as West International Court

This letter will confirm that the Citrus County Water Resources Department has no objection to the property owner's request to vacate the road right-of-way known as W. International Court.

Sincerely,

Ken Cheek – Director, Citrus County Department of Water Resources

cc: File

SV-21-02

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Partner

February 10, 2021

John E Zahringer & Darlene A Zahringer
9971 Thaxton St
Weeki Wachee Fl 34613

RE: Vacation of Utility Easement

Dear John E Zahringer & Darlene A Zahringer:

Withlacoochee River Electric Cooperative, Inc. does not have any electrical facilities in the proposed location and has no objections to your planned vacation of the utility easement on WEST INTERNATIONAL CT adjacent to parcel # 17E20S240010 000B0 0050 Altkey: 2956267

If you have any questions or need further information, please feel free to contact me at (352) 795-4382, ext. 4130.

Sincerely,

Steve Bowler
District Supervisor
Engineering Services

SB/rj

cc: file

SV-21-02

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

JANICE A. WARREN C.F.C.
CITRUS COUNTY TAX COLLECTOR

2021 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
2955571		0000	

ACME STORAGE LLC
8438 S SUNCOAST BLVD
HOMOSASSA, FL 34446

INSTALLMENT 1 (JUN) 2021
7280 W INTERNATIONAL CT

US 19 NO 3 ADDN PB 2 PG 123 LOTS 1, 2 & 3 BLK C

Exemptions:

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 · INVERNESS, FL 34450-4298 · (352) 341-6500

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	139,530	0	139,530	6.2176	867.54
Transportation Trust	139,530	0	139,530	0.5988	83.55
Health Department	139,530	0	139,530	0.0651	9.08
Library	139,530	0	139,530	0.3217	44.89
Fire District	139,530	0	139,530	0.0000	0.00
Stormwater	139,530	0	139,530	0.0974	13.59
Fire Rescue EMS	139,530	0	139,530	0.5881	82.06
Schools Local Req'd Effort	139,530	0	139,530	3.6820	513.75
Schools Capital Outlay	139,530	0	139,530	1.5000	209.30
Schools Discretionary	139,530	0	139,530	0.7480	104.37
SWFWMD General	139,530	0	139,530	0.2669	37.24
Mosquito Control	139,530	0	139,530	0.4478	62.48
			TOTAL	14.5334	$2,027.85

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
131 Fire Services		4.07
	NON-AD VALOREM ASSESSMENTS	$4.07

COMBINED TAXES AND ASSESSMENTS	$2,031.92	See reverse side for important information.

If Paid By	Jun 30, 2021				
Please Pay	$0.00				

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS, PLEASE BRING FOR RECEIPT.

JANICE A. WARREN, C.F.C.
CITRUS COUNTY TAX COLLECTOR

2021 Paid Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE	
2955571		0000	

ACME STORAGE LLC
8438 S SUNCOAST BLVD
HOMOSASSA, FL 34446

INSTALLMENT 1 (JUN) 2021
7280 W INTERNATIONAL CT

US 19 NO 3 ADDN PB 2 PG 123 LOTS 1, 2 & 3 BLK C

RETURN WITH PAYMENT.

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Paid By	Jun 30, 2021				
Please Pay	$0.00				

DO NOT WRITE ON BOTTOM PORTION

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 Fax (352) 527-5428
Toll Free (352) 489-2120 TTY (352) 527-5312
Web Address: www.citrusbocc.com

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

PETITION

TO: THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA:

The undersigned, hereby petitions this Board to close, vacate, abandon, and discontinue (that, those) certain street(s), road(s), alleyway(s) delineated on the recorded plat of U.S. Hwy No3 Addn, recorded in Plat Book 2, Page 123, public records of Citrus County, Florida, described on the attached Exhibit "A", which is hereby made a part hereof by reference; that petitioner would not inconvenience anyone for the same to be closed, that Petitioner recognizes, acknowledges and accepts the reservation by said County, the right to create any easements upon said vacated lands as may be necessary to further and/or preserve the public health, safety, and welfare, and that Petitioner will pay the expense of public notice of the hearing to determine the advisability of closing the same.

WHEREFORE, the undersigned petitions this Board to call a public hearing at Petitioner's expense to determine the viability of closing said street(s), road(s) alleyway(s) and that, upon such a hearing, this Board will determine that the same should be closed and adopt an appropriate Resolution closing, vacating, abandoning and discontinuing the same, and renouncing and disclaiming any right of Citrus County and the public in and to any land delineated on the recorded plat of said, except for the reservation of the right to any easements as may be found necessary, by the Board of County Commissioners, to further and/or preserve the public health, safety, and welfare.

Petitioner

SV-21-02

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
1410 N. Westshore Blvd. Ste. 800
Tampa, FL 33607
Phone: 813-228-0555
Fax: 866 596-8764

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

Agent File No.: Zahringer

File No: 21033998-Amendment 2

RECEIVED
JUN 2 1 2021
Land Development Division

PRECISION TITLE OF THE SUNCOAST
5975 S. Suncoast Blvd
HOMOSASSA, FL 34446
Phone: 352-382-3100

ATTN: Wendy

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

See Attached Legal Description

Last Record Title Holder:

Citrus County, a political subdivision of the state of Florida

Documents of Record (copies attached):

1. All matters contained on the Plat of U.S. 19 NO. 3 ADD'N, as recorded in Plat Book 2, 123.
2. All matters contained on the Plat of U.S. 19 NO. 3 ADD'N., as recorded in Plat Book 2, Page 91; as affected by Resolution No. 80-73 recorded in O.R. Book 563, Page 27.

Period Searched:

From May 1, 1979 to February 15, 2021 @ 8:00AM.

Tax Information:

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Tax ID Number: 2955571 and 2956267 and 1153441

2020 Taxes are Due
Back Taxes: None

1. Note: Taxes for the year 2021 became a lien on the land January 1st although they will not be due or payable until November 1st of said year. Taxes for the year 2020 in the amount of $2,031.92 are NOT PAID. Tax ID Number 2955571. Abuts along the South of West International Ct.

   Acme Storage, LLC
   7280 W. International CT.
   Homosassa, FL 34446

2. Note: Taxes for the year 2021 became a lien on the land January 1st although they will not be due or payable until November 1st of said year. Taxes for the year 2020 in the amount of $2,834.95 are NOT PAID. Tax ID Number 2956267. Abuts along the North of West International Ct.

   John E. Zahringer, as Trustee of the John E. Zahringer Intervivos Trust Agreement dated the 30th day of November. 2006 and Darlene A. Zahringer, as Trustee of the Darlene A. Zahringer Inter Vivos Trust Agreement dated the 30th day of November, 2006
   8424 S. Suncoast Blvd
   Homosassa, FL 34446

3. Note: Taxes for the year 2021 became a lien on the land January 1st although they will not be due or payable until November 1st of said year. Taxes for the year 2020 are EXEMPT. Tax ID Number 1153441. Abuts along the West of West International Ct.

   The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida is the current owner of Parcel 3
   8801 W. Burnt Bridge Rd.
   Homosassa, FL 34448

4. US 19 - S. Suncoast Blvd. abuts along the East of West International Ct. and appears to still be in use.

   US 19 - S Suncoast Blvd is in control of Citrus County on behalf of the public.

NOTE: THIS INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Date: May 25, 2021

Authorized Signatory Wendy J Rowthorn

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

EXHIBIT A

DESCRIPTION OF LAND TO BE VACATED:

That portion of U.S. 19 NO. 3 ADD'N, according to plat thereof as recorded in Plat Book 2, Page 91, as corrected in Plat Book 2, Page 123, of the Public Records of Citrus County, Florida; lying between Block B and C, thereof.

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Altkey: 2955571
ACME STORAGE LLC

Parcel ID: 17E20S240010 000C0 0010
7280 W INTERNATIONAL CT , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	1000 - VACANT COMM
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	0419 - HWY 19 W INDUSTRIAL LN SOUTH TO COUNTY L
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	001888 - U. S. 19 3RD ADDITION
Short Legal	US 19 NO 3 ADDN PB 2 PG 123 LOTS 1, 2 & 3 BLK C
Est. Parcel Sqft	87,888
Est. Parcel Acres	2.02
Map SC-TW-RG	24-20S-17E

Mailing Address

Name	ACME STORAGE LLC
Mailing Address	8438 S SUNCOAST BLVD HOMOSASSA FL 34446

All Owners

Name	Owner Type
ACME STORAGE LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$139,530	$0	$139,530	$139,530	$0	$139,530	$0	$2,031.92	Link
2019	$139,530	$0	$139,530	$139,530	$0	$139,530	$0	$2,060.98	Link

Special Assessment

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
08/05/2020	$100	3080/2191	02-MIN DOC STAMP ($100)	V
10/02/2019	$100	3008/1740	02-MIN DOC STAMP ($100)	V
11/01/2006	$100	2078/0186	03-SAME FAMILY/DEED FOL	V
01/01/2001	$75,000	1404/1996	00-WARRANTY DEED	V

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
07/08/2020	202003091	CONSTRUCT BUILDING COVERED STORAGE "B" WITH ELECTRIC - * NOC IN OR BK 3073 PG 50	$800,000	
07/08/2020	202003090	CONSTRUCT BUILDING COVERED STORAGE "A" WITH ELECTRIC - * NOC IN OR BK 3073 PG 49	$800	
07/08/2020	202003092	CONSTRUCT STEEL BUILDING COVERED STORAGE "C" WITH ELECTRIC - * NOC IN OR BK 3073	$800,000	
10/16/2019	201905724	SITE IMPROVEMENT PLAN FOR 3 OPEN COVERED RV AND BOAT STORAGE BUILDINGS -- (NO OF	$60,000	

SV-21-02

Additional Site Addresses

Seq	Adrno	Dir	Street	Suffix	Suffix 2	City	Unit #
2	8522	S	SUNCOAST	BLVD		HOMOSASSA	

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1019-COMM HWY 19	S-SQUARE FOOT	87,888.00	150.0	593				GNC

Total Misc Value

Legal Description

Legal Description
US 19 NO 3 ADDN PB 2 PG 123 LOTS 1, 2 & 3 BLK C

2955571

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Altkey: 2956267
ZAHRINGER JOHN E TRUSTEE &

Parcel ID: 17E20S240010 000B0 0050
8424 S SUNCOAST BLVD , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	1200 - STORE/OFF/RES
Bldg Counts	Res 0 / MH 5 / Comm 1
Nbhd	0419 - HWY 19 W INDUSTRIAL LN SOUTH TO COUNTY L
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	001888 - U. S. 19 3RD ADDITION
Short Legal	US 19 NO 3 ADDN PB 2 PG 123 LOTS 5 THRU 13 BLK B LESS R/W AND THE E 400 FT OF LOTS 11 THRU 13 BLK B US 19 NO 3 IN PB 2 PG 91 DESC IN OR BK 2078 PG 189
Est. Parcel Sqft	271,890
Est. Parcel Acres	6.24
Map SC-TW-RG	13-20S-17E

Mailing Address

Name	ZAHRINGER JOHN E TRUSTEE &DARLENE A ZAHRINGER TRUSTEE
Mailing Address	9971 THAXTON ST WEEKI WACHEE FL 34613

All Owners

Name		Owner Type
ZAHRINGER JOHN E TRUSTEE &	DARLENE A ZAHRINGER TRUSTEE	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$397,800	$332,410	$730,210	$730,210	$0	$730,210	$0	$11,373.04	Link
2019	$397,800	$324,350	$722,150	$722,150	$0	$722,150	$0	$11,406.26	Link

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$150.00
0131	FIRE SERVICES ASSESSMENT	$610.60

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
11/01/2006	$100	2078/0189	03-SAME FAMILY/DEED FOL	I

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
04/17/2019	201903429	ROOFOVER MH 2/12 PITCH 13 SQ (WOOD CONSTRUCTION ROOF & METAL OVER EXIST MH) * NO	$4,500	
07/11/2006	200514671	SITE PERMIT FOR REPLACEMENT OFFICE BUILDING—NOC	$0	12/07/2006
07/11/2006	200514672	BUILDING PERMIT FOR A MODULAR TO REPLACE EXISTING	$125,798	12/07/2006
05/04/2006	200514673	2 PORCHES/EXTERIOR STAIRS/REATTACH HANDICAP RAMP–	$0	
03/31/2006	200603224	REPL MOBILE HOME 14 X 76 1991 FLEETWOOD! * NOC N/A	$3,000	05/17/2006
04/01/2000	200003116	INSTALL NEW 200 AMP SERVI	$900	
12/01/1996	9505539	OFFICE ADDITION TO MH SAL	$435	
05/01/1992	9202979	92 MH 24X52 REPL	$10,000	05/01/1992
01/01/1986	63501	MH-SALES OFFICE (MODEL)	$22,068	06/01/1986
01/01/1980	23405	MH	$2,500	04/01/1980

SV-21-02

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Additional Site Addresses

Seq	Adrno	Dir	Street	Suffix	Suffix 2	City	Unit #
2	8436	S	SUNCOAST	BLVD		HOMOSASSA	
3	8448	S	SUNCOAST	BLVD		HOMOSASSA	
4	8456	S	SUNCOAST	BLVD		HOMOSASSA	
5	8468	S	SUNCOAST	BLVD		HOMOSASSA	
6	8473	S	TIMBER PINES	AVE		HOMOSASSA	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	1019-COMM HWY 19	A-ACREAGE	6.24	450.0	594				GNC

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1982
Total FLA	1,152
Total Under Roof	1,152
Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	08 - ROOFOVER
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL: Stacks/Openings	/
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1982	1,152

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	4	DECKING WOOD-[1-SF]	1982	8	6	1	48	
1	5	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	2017	8	6	1	48	
1	6	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	2017	8	6	1	48	
2	1	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1980	8	12	1	96	
4	1	DECKING WOOD-[1-SF]	1986	6	8	1	48	
6	1	OPEN PORCH FIN WOOD/ALUM W/O CONC SLAB-[1-SF]	2006	5	8	1	40	
6	2	PAVING ASPHALT-[1-SF]	2006			1	3,250	
6	3	PAVING CONCRETE-[1-SF]	2006			1	390	

Total Misc Value

Legal Description

Legal Description

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

US 19 NO 3 ADDN PB 2 PG 123 LOTS 5 THRU 13 BLK B LESS R/W
AND THE E 400 FT OF LOTS 11 THRU 13 BLK B US 19 NO 3 IN PB
2 PG 91 DESC IN OR BK 2078 PG 189

Commercial

Building Number	6
Improvement Name	RESIDENTIAL USE
Year Built	2006
Area	2,760
Units	0
Total Stories	2

Base RCN

Total RCNLD

Cost Value

Summary of Interior/Exterior Data

Building Number	Line Number	Section	From Floor	To Floor	Area	Use
6	1	01	01	01	1,560	12C-COMMERIAL & RESIDENT
6	2	01	02	02	1,200	12C-COMMERIAL & RESIDENT

Other Feature Details

Card	Line #	Code/Description	Measurement 1	Measurement 2	Identical Units
6	1	B2-BATHS TWO-FIX			3
6	1	BX-BATHS EX-FIX			1
6	2	OPF-OPEN PORCH FIN	160	1	1
6	2	OPF-OPEN PORCH FIN	160	1	1

2956267

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Altkey: 1153441
TIITF/FORESTRY

Parcel ID: 17E19S34 10000
8801 W BURNT BRIDGE RD , HOMOSASSA

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	8000 - DISTRICTS
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	2310 - HOMOSASSA
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	001894 - VILLA SITE ADDITION TO HOMOSAS
Short Legal	34-19-17 (10000): TRACT A PCL 4: NE1/4; SE1/4; S1/2 OF SW1/4; NW1/4 OF SW1/4; NE1/4 OF NW1/4 EXC 3 X 62.78 FT PCL & EXC 5 X 2 FT PCL & EXC PT OF US HWY 19 DESC IN OR BK 932
Est. Parcel Sqft	141,448,343
Est. Parcel Acres	3,247.21
Map SC-TW-RG	12-20S-17E

Mailing Address

Name	TIITF/FORESTRYHOMOSASSA RES FOREST
Mailing Address	C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE FL 32399

All Owners

Name		Owner Type
TIITF/FORESTRY	HOMOSASSA RES FOREST	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$3,833,230	$0	$3,833,230	$3,833,230	$3,833,230	$0	$0	$.00	Link
2019	$3,833,230	$0	$3,833,230	$3,833,230	$3,833,230	$0	$0	$.00	Link

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
04/01/1992	$172,500	0932/0467	14-SALE / MORE THAN 1 PARCEL	V
04/01/1992	$2,467,500	0932/0459	14-SALE / MORE THAN 1 PARCEL	V
04/01/1992	$4,860,000	0932/0412	14-SALE / MORE THAN 1 PARCEL	V

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	8700-STATE	A-ACREAGE	569.00	.0					CON
2	8700-STATE	A-ACREAGE	1,019.00	.0					CON
3	8700-STATE	A-ACREAGE	735.00	.0					CON
4	8700-STATE	A-ACREAGE	235.00	.0					CON
5	8700-STATE	A-ACREAGE	355.00	.0					CON
6	8700-STATE	A-ACREAGE	10.00	.0					CON
7	9600-WASTELAND	A-ACREAGE	260.00	.0					CON
8	8700-STATE	A-ACREAGE	40.00	.0					CON

Total Misc Value

SV-21-02

Legal Description

Legal Description
34-19-17 (10000): TRACT A PCL 4: NE1/4; SE1/4; S1/2 OF

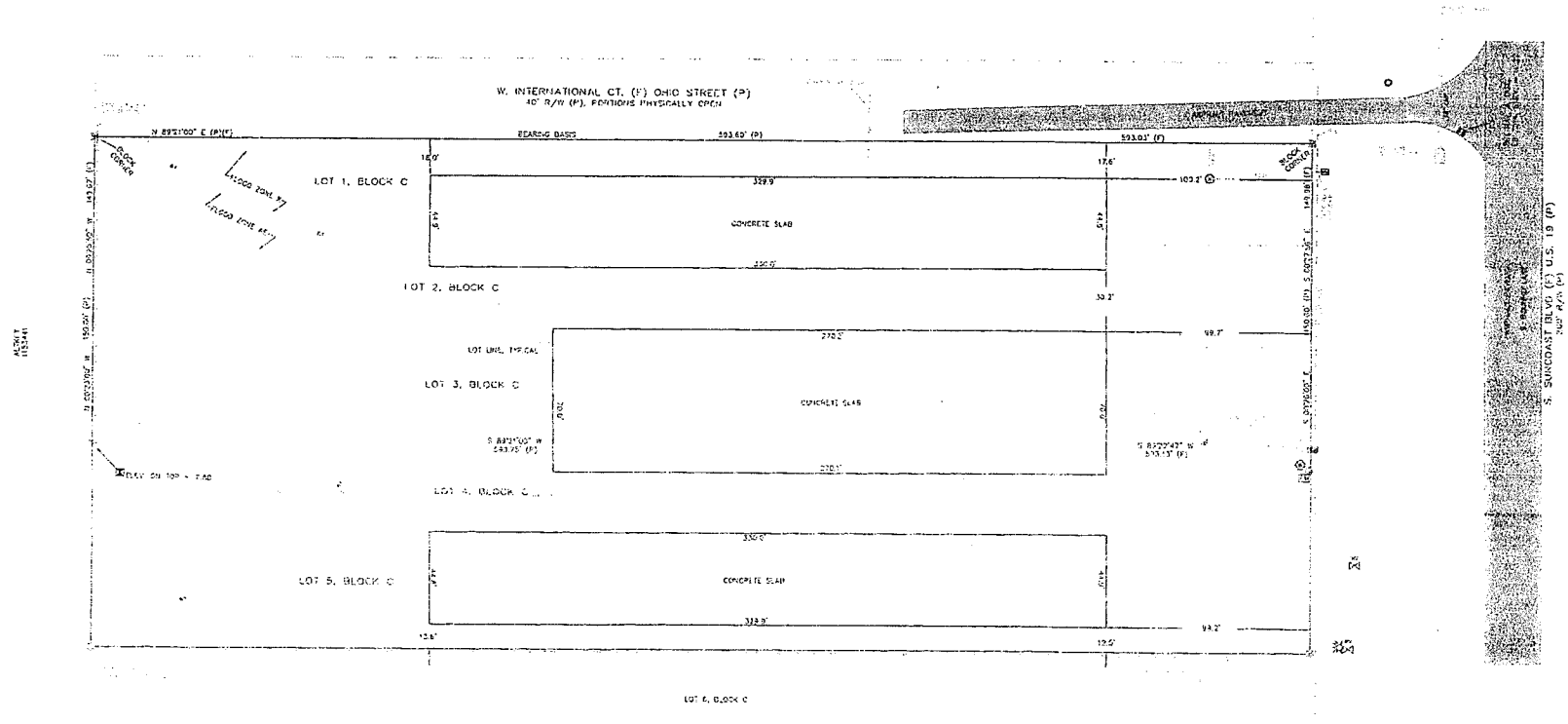
Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

SW1/4; NW1/4 OF SW1/4; NE1/4 OF NW1/4 EXC 3 X 62.78 FT PCL & EXC 5 X 2 FT PCL & EXC PT OF US HWY 19 DESC IN OR BK 932 PG 415 ---&--- 1-20-17 (11000): TRACT A PCL 5: ALL GL 1, 2, 3 & 4 W OF US HWY 19 EXC PT S & E OF RD DESC IN OR BK 683 PG 1037 (11000-1) EXC OR BK 661 PG 328(005C) EXC 660 PG 503(005B & 006B), OR BK 652 PG 639(005A), OR BK 654 PG 546(006C), OR BK 645 PG 1955(006A), OR BK 644 PG 2173(007D), OR BK 660 PG 255 002D & 007C) OR BK 654 PG 1147(007A), OR BK 636 PG 835(007B) ---&--- 2-20-17 (11000): TRACT A PCL 6: GL 1, 2 & S1/2 OF GL 3 ---&--- 11-20-17 (41000): TRACT A PCL 16: N1/2 OF NW1/4 N OF CTRLN OF RD IN OR BK 692 PG 717 ---&--- 11-20-17 (10000): TRACT A PCL 17: E1/2 EXC RD IN 513 PG 303 ---&--- 12-20-17 (30000 & 13000): TRACT A PCL 19 & TRACT B PCL 18: W1/2 OF E1/2 & SW1/4 & NW1/4 EXC RD R/W IN OR BK 513 PG 303 ---&--- 13-20-17 (13000): TRACT A PCL 20 & (24000): TRACT A PCL 22 & (40000): TRACT A PCLS 23A-C & (23000):TRACT B PCL 21 DESC AS: W1/2 OF E1/2 & E1/2 OF SW1/4 & NW1/4 ---&--- 14-20-17 (30000): TRACT A PCL 25 & 14-20-17 (13000): TRACT B PCL 24 DESC AS: W1/2 OF NE1/4; SW1/4; NW1/4 ---&--- 23-20-17 (14000): TRACT A PCL 31 & 23-20-17 (13000): TRACT B PCL 30 & 23-20-17 (23000): TRACT B PCL 32 DESC AS: W1/2 OF NE1/4; SE1/4; E1/2 OF NW1/4 & NW1/4 OF SW1/4 ---&--- 24-20-17 (10000): TRACT A PCL 33B & TRACT B PCL 33A DESC AS: W1/2 OF NE1/4; W1/2 OF SE1/4; SW1/4; SE1/4 OF NW1/4 --- ALL DESC IN OR BK 932 PGS 412 & 459

1153441

Attachment: Applicant Submittal and Staff Reviews (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

LEGAL DESCRIPTION:
Lots 1, 2, 3, 4 and 5, Block C, of U.S. 19 No. 3 ADDITION, as per plat thereof, recorded in Plat Book 2, page 123, of the Public Records of Citrus County, Florida.



SURVEYORS NOTES:
1. The bearings shown hereon are based on the Plat of U.S. 19 No. 3 ADDITION, as per plat thereof, recorded in Plat Book 2, page 123 with the N. line of block C being held to bear N 89°21'00" E as computed from data shown on said plat.
2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
3. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
4. The lands bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.
5. The elevations shown hereon are based on NAVD 88 and were obtained by G.P.S. (Group Positioning System) observation.
6. There are mobile homes being stored on this property which are not surveyed.

LEGEND:
- FOUND 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) UNLESS OTHERWISE NOTED
- BENCHMARK
- UTILITY POLE
- WATER METER
- 4" WELL
- R/W RIGHT-OF-WAY
- (P) PLAT
- (M) FIELD MEASURED
- (D) DEED DISTANCE
- (C) CALCULATED DISTANCE
- C.B.S. CONCRETE BLOCK AND STUCCO
- C.M. CORNER
- (UNLESS NOTED OTHERWISE)
- FOUND 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD (NO IDENTIFICATION) UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON PIPE (NO IDENTIFICATION) UNLESS OTHERWISE NOTED
- FOUND 4"X4" CONCRETE MONUMENT (PID #5232) UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD (PID #5232) UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON PIPE (PID #5232) UNLESS OTHERWISE NOTED
- PALM TREE (SIZE NOTED)
- PINE TREE (SIZE NOTED)
- OAK TREE (SIZE NOTED)
- SPOT ELEVATION
- CENTER ELEVATION
- FENCE
- NAVD 88 NATIONAL GEODETIC VERTICAL DATUM OF 1988
- ELEV. ELEVATION
- ELECTRIC METER
- GATE VALVE
- FIRE HYDRANT

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

CERTIFIED TO:
John Zahringer and Darlene Zahringer
Bronnen Banks
Precision Title of the Suncoast, Inc.
Old Republic National Title Insurance Company

7-30-2020
Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7312
Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

FLOOD STATEMENT:
The property shown hereon is located in Flood Zones X and AE, (Elevation 8.1) per Flood Insurance Rate Map number 12017C dated September 26, 2014.

GulfWest Surveying, Inc.
Professional Surveyors and Mappers
9469 W. Green Bay Lane
Crystal River, Florida 34428
Ph. 352.563.1252 Fax: 352.563.1253

BOUNDARY SURVEY FOR
John Zahringer and Darlene Zahringer
COUNTY, FLORIDA

DATE: REVISION

Field Book: See File
Field Date: 07-23-2020
Drawn By: CEB

Packet Pg. 764

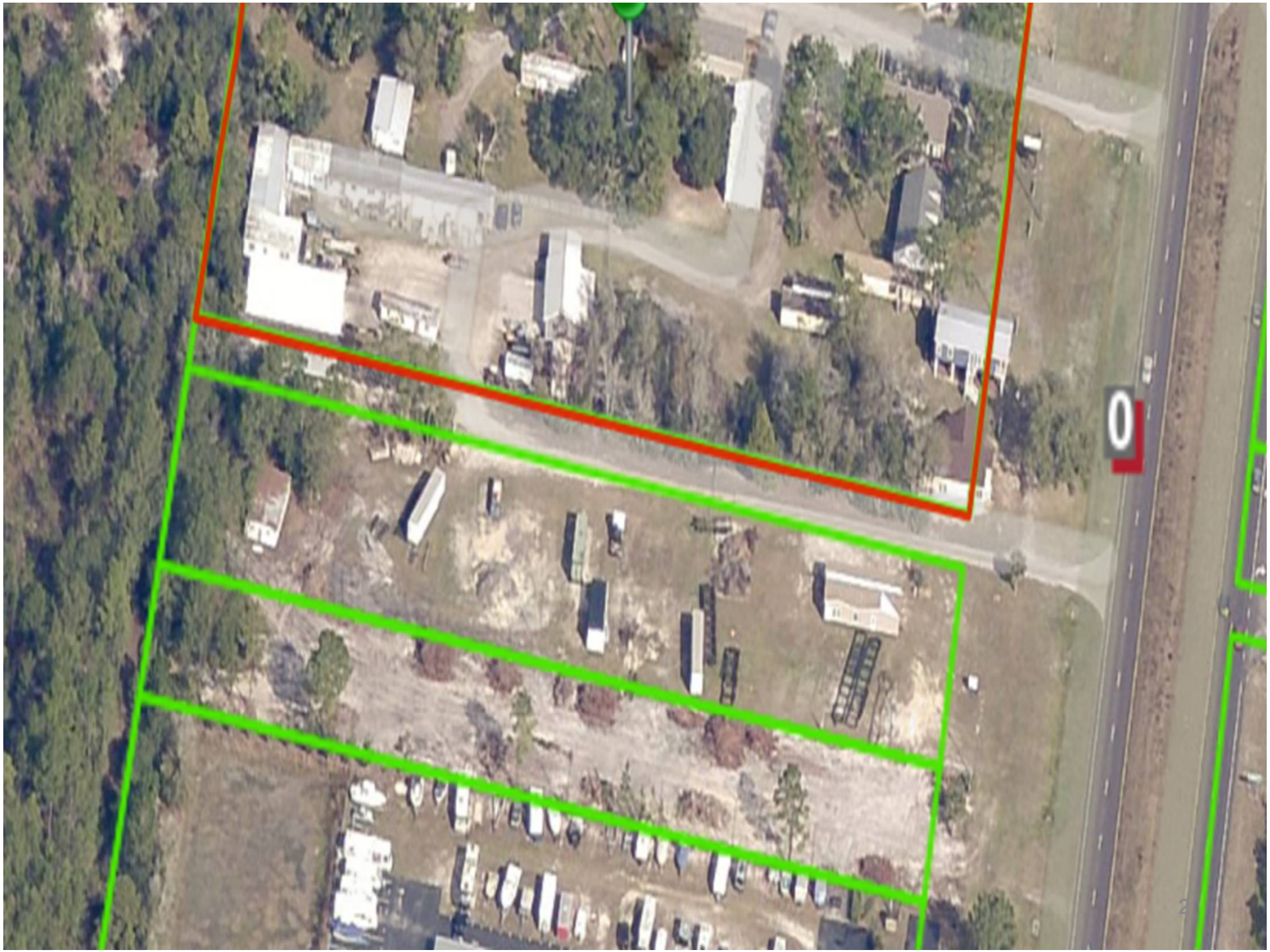
H.2.a

SV-21-02



Gerald Zahringer/Acme Storage LLC

Attachment: BCC pp (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)



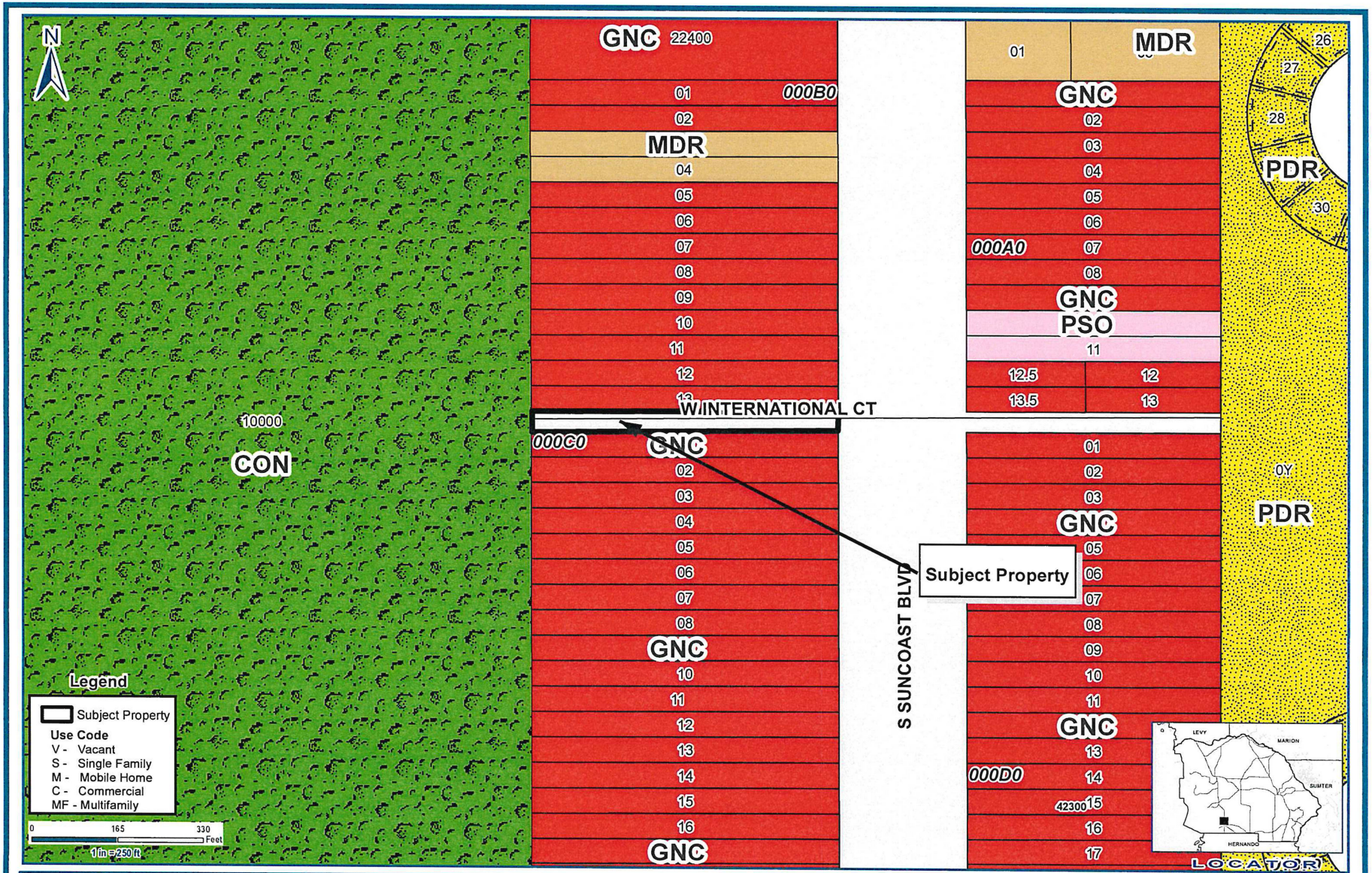
Attachment: BCC pp (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)



Attachment: BCC pp (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)



Attachment: BCC pp (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)



Application #: SV-21-02	Applicant: Gerald Zahringer
Proposal: Portion of W. International Court lying west of US-19, between Blocks B and C	Location: To vacate that portion of W. International Court lying west of US-19, between Blocks B and C
Land Use Atlas: GNC, General Commercial	S-T-R - 13&24-20-17

Planner Initials: JL Date: 7/19/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 14, 2021
Source: Enterprise Geodatabase
Map Number: WB0000611

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Attachment: BCC pp (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

PM2-21-101

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
BOARD OF COUNTY COMMISSIONERS

STREET VACATION APPLICATION NO. – SV-21-02
Gerald Zahringer/Acme Storage, LLC

DATE: September 2, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

REQUEST AND SUBJECT PROPERTY:	To vacate that portion of W. International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County, Florida (Sections 13 and 24, Township 20 South, Range 17 East), in Homosassa, FL.
SURROUNDING LAND USE	GNC, General Commercial, on the Land Development Code (LDC) Atlas; and the Future Land Use Map on both sides of the vacate area CON, Conservation on the LDC Atlas and the Future Land Use Map to the west
SURROUNDING AREA	RV and Boat Storage/Sales/Repair (on both sides of proposed vacate area); US-19

ANALYSIS

The purpose of this application is to remove a roadway that separates property owned and developed by the applicant. The platted right-of-way, only a portion of which is improved, leads west from US-19. On paper, the roadway continues to State conservation lands, but only a portion has been cleared. The applicant is currently using part of this roadway for the adjacent RV/boat storage/sales/repair areas, and approval of this application could allow permitted use of this area.

Comprehensive Plan Policy 10B.4.3 states:

> *The vacation of rights-of-way, alleys, roads, or access easements shall only be allowed when principal or secondary access to a parcel of land is not diminished, the location of an existing or future utility is not adversely affected, or the roadway does not serve a public purpose, nor has the potential of being integrated into the transportation system.*

Based on Policy 10B.4.3 and a review of the application, it has been determined that this request is consistent with the Comprehensive Plan.

Pursuant to Administrative Regulation No. 13.01-5, this item was routed to the Land Section, Fire Rescue, and Emergency Operation Center/911, which had no objections.

Attachment: BCC staff report and locator map (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Utility companies that service the area had no concerns. The utility company comments are provided with this application.

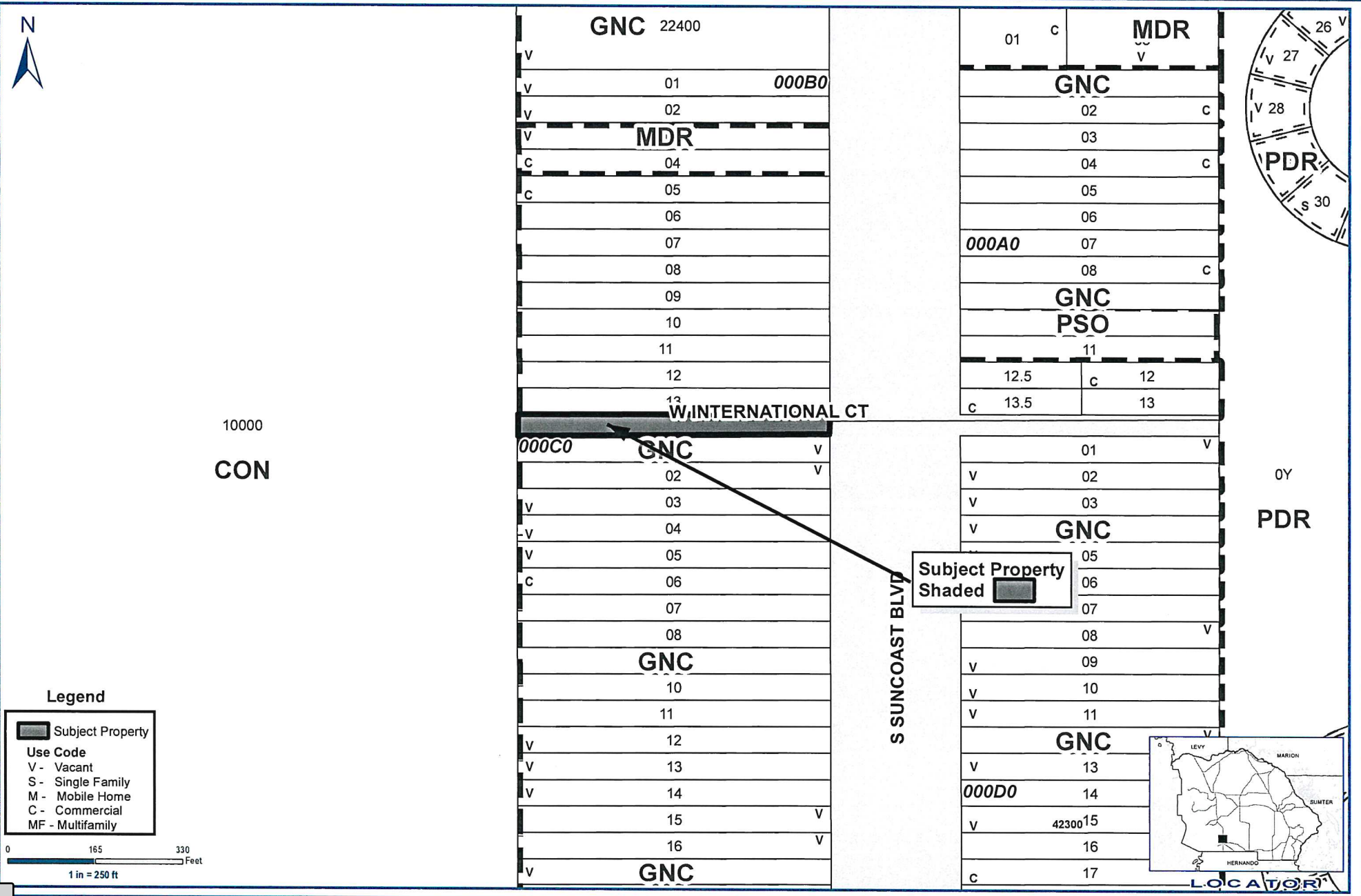
The application has been reviewed by the Citrus County Utilities Division, Land Development Division, Engineering Division, Survey Section, and the Environmental Health Office (State of Florida). These offices recommend approval of the vacation application.

Based on a review of the application and supporting documentation, it has been determined that this request for a street vacation is consistent with the Comprehensive Plan and Land Development Code.

Planning and Development Commission Recommendation: The Planning and Development Commission discussed this application on September 2, 2021, and recommended approval.

JLC/cb
ko

Attachment: BCC staff report and locator map (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)



Application #: SV-21-02

Applicant: Gerald Zahringer

Proposal: Portion of W. International Court lying west of US-19, between Blocks B and C

Location: To vacate that portion of W. International Court lying west of US-19, between Blocks B and C

Land Use Atlas: GNC, General Commercial

S-T-R - 13&24-20-17

Planner Initials: Date: 7/19/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 14, 2021
Source: Enterprise Geodatabase
Map Number: WB0000610

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Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.

Attachment: SV-21-02 Acme Storage Resolution--FINAL (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

At the meeting of the Board of County Commissioners of Citrus County, Florida, held in the County Commission Chambers, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, at 1:35 P.M. on the 26th day of October, 2021, Commissioner _____ introduced and moved for the adoption of the following:

RESOLUTION NO. 2021 – _____

WHEREAS, Gerald Zahringer for Acme Storage, LLC has submitted a Petition to the Board of County Commissioners of Citrus County, Florida, to vacate the portion of West International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County; and

WHEREAS, the petition requested the Board to vacate, abandon and discontinue the portion of West International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County; and

WHEREAS, the Board adopted a Resolution calling for a public hearing to determine the advisability of vacating the portion of West International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County, to be held in the County Commission Chambers, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, at 1:35 P.M. on the 26th day of October, 2021; and

WHEREAS, Notice of such hearing was published in accordance with the law at the expense of the Petitioner; and

WHEREAS, a hearing has been held in accordance with such Resolution, Notice, and the law pertaining thereto; and

WHEREAS, this Board has determined that the portion of West International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County, should be vacated and any right of Citrus County and the public in and to any lands delineated on the recorded plat, as the portion of the lands should be renounced and disclaimed.

IT IS, THEREFORE, RESOLVED by the Board of County Commissioners of Citrus County, Florida, as follows:

1. That the above-described portion of West International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County, be vacated, abandoned and discontinued, and any right of Citrus County or the public in and to the same, or in and to the lands delineated on the recorded plat of the same, is hereby renounced and disclaimed.

2. That this Resolution shall be spread upon the official Minutes of this Board meeting.

3. That this Resolution shall be signed by the Chair of this Board, attested by the Clerk of this Board, and the seal of this Board shall be affixed hereto.

4. That notice of the adoption of this Resolution shall be published in a weekly newspaper authorized by law to publish legal notices in Citrus County, Florida, within thirty (30) days from this date.

5. That the proof of publication of the notice of public hearing, the resolution as adopted, and the proof of publication of the notice of the adoption of such resolution shall be recorded in the public records of Citrus County.

6. That the Clerk of the Board is hereby directed to forward a certified copy of this Resolution to the petitioner(s) and all abutting property owners.

Motion seconded by Commissioner _____ and carried for adoption by the Board on the 26th day of October, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA

_____
ANGELA VICK, CLERK

BY: _____
SCOTT CARNAHAN
CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:

_____
DENISE A. DYMOND LYN
COUNTY ATTORNEY

Attachment: SV-21-02 Acme Storage Resolution--FINAL (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

Proof of Publication

from the

CITRUS COUNTY CHRONICLE

Crystal River, Citrus County, Florida

PUBLISHED DAILY

STATE OF FLORIDA
COUNTY OF CITRUS

Before the undersigned authority personally appeared

Theresa Holland and/or Mary Ann Naczi and/or Tonya Knight and/or Jeanne Ethridge

---

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the Court,

1644-1010 SUCRN PUBLIC NOTICE NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Citrus County, Florida, will hold a Public Hearing for Street Vacation SV-21-02 in the County Commission Chambers, Citrus County Courthouse, 110 North A

was published in said newspaper in the issues of

October 10th, 2021,

Affiant further says that the Citrus County Chronicle is a Newspaper published at Crystal River in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Marion County and Levy County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jeanne Ethridge

The forgoing instrument was acknowledged before me.

This 11th day of Oct 2021

By: Theresa Holland and/or Mary Ann Naczi and/or Tonya Knight and/or Jeanne Ethridge
who appeared by (X) means of physical presence or ( ) via online notarization.

Deborah L McPherson

Notary Public

DEBORAH LYNN MCPHERSON
Notary Public - State of Florida
Commission # HH 035722
My Comm. Expires Oct 22, 2024
Bonded through National Notary Assn

1644-1010 SUCRN

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Citrus County, Florida, will hold a Public Hearing for Street Vacation SV-21-02 in the County Commission Chambers, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, at 1:35 p.m., on October 26, 2021, to determine the advisability of vacating, abandoning, discontinuing and closing the existing street, alleyway, road, highway or other place used for travel, the portion of West International Court lying west of US-19, between Blocks B and C, US-19 No. 3 Addition, as recorded in Plat Book 2, Page 123, public records of Citrus County, Florida

NOTICE TO THE PUBLIC

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he/she will need to ensure that a verbatim record of the proceeding is made, which record shall include the testimony and evidence upon which the appeal is to be based.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. 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.

SCOTT CARNAHAN, CHAIRMAN
Board of County Commissioners
Citrus County, Florida

Published October 10, 2021

OCT-14'21 9:54#

Attachment: Proof of Publication_SV_21_02 (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

1644-1010 SUCRN

PUBLIC NOTICE

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SCOTT CARNAHAN, CHAIRMAN
Board of County Commissioners
Citrus County, Florida

NOTE TO CHRONICLE:

Please publish one (1) time on Sunday, October 10, 2021, in the *Citrus County Chronicle*. Please send Proof of Publication to the Commission Records Office, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450 and invoice to Gerald Zahringer, Acme Storage LLC, 8438 S. Suncoast Blvd., Homosassa, FL 34446, Phone: (352) 382-1076.

Attachment: Proof of Publication_SV_21_02 (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

OCT-14'21

...nne Ethridge

From: Sally L. Parker <Sally.Parker@citrusbocc.com>
Sent: Thursday, October 07, 2021 8:39 AM
To: Legals - Citrus County Chronicle
Cc: CommissionRecordsEmail; Joanna L. Coutu
Subject: Two Ads for this Sunday, October 10th
Attachments: PV-21-04 Shaffer AD - Sets PH.doc; SV 21-02 Acme Storage AD - Sets PH.doc

Good morning,

Please see the attached Ads for this Sunday October 10th. Please also note at the bottom who the invoices should be sent to.

Thank you.

Sally Parker
Legal Assistant
County Attorney's Office
110 N. Apopka Ave.
Inverness, FL 34450
Phone: (352) 341-6579

Attachment: Proof of Publication_SV_21_02 (18485 : 1:35 PM Public Hearing - SV-21-02 Gerald Zahringer/Acme Storage LLC)

AGENDA MEMORANDUM

FROM:	Mariselle Rodriguez, Community Services Director
SUBJECT:	1:40 PM Public Hearing - Boat Launch Ordinance
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

Conduct a Public Hearing pertaining to the revision of the Boat Launch Ordinance.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

No Budgetary Impact

RECOMMENDED ACTION:

a. Conduct a Public Hearing on an Ordinance of Citrus County, Florida, revising the Administrative and Enforcement provisions of the County's Boat Launch Ordinance; providing for Severability; 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.

b. If approved adopt and, authorize the Chairman to execute the Ordinance.

ORDINANCE NO. 2021-____

AN ORDINANCE OF CITRUS COUNTY, FLORIDA REVISING THE ADMINISTRATIVE AND ENFORCEMENT PROVISIONS OF THE COUNTY'S BOAT LAUNCH ORDINANCE; PROVIDING FOR SEVERABILITY; 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.

WHEREAS, in accordance with Florida Statutes, Chapter 125.01, the Board of County Commissioners has the power to carry on county government and adopt ordinances and resolutions necessary for the exercise of its powers, prescribe fines and penalties for the violation of ordinances in accordance with law; and

WHEREAS, it is the intent of the Board of County Commissioners to promote, protect and improve the health, safety, and welfare of the citizens of Citrus County, Florida; and

WHEREAS, the Board of County Commissioners of Citrus County, Florida, finds that it is in the best interest of the public health, safety and welfare to assess a fee for the launching of watercraft from County owned boat ramps; and

WHEREAS, the Board of County Commissioners of Citrus County, Florida, finds that it is in the best interest of the public to enforce the administration and collection of boat launch fees through the special master process rather than the citation process,

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA THAT THE CODE OF ORDINANCES IS HEREBY AMENDED AS FOLLOWS:

Section 1. Section 106-49 of Article III, Chapter 106 of the Citrus Code of Ordinances, is amended to provide for the administration and enforcement of watercraft launch fees as follows:

Sec. 106-49. Administration and Enforcement

1. Any person, firm or corporation who violates the provisions of this ordinance shall be issued a Notice of Violation which will be referred to the Citrus County Code Compliance Special Master for enforcement in accordance with Chapter 162, Florida Statutes, and Chapter 19 of the Citrus County Code.

2. The administrative fine for the first violation of this ordinance shall be fifty dollars ($50.00), plus administrative costs.

3. Increased administrative fines may be imposed for repeat violations of this ordinance committed within six months of a prior violation and for which the violator admits responsibility or is determined guilty.

Attachment: Ordinance Boat Launch Fees Revised Procedure Final (18498 : 1:40 PM Public Hearing - Boat Launch Ordinance)

4. The administrative fine for the first repeat violation shall be two-hundred fifty dollars ($250.00), plus administrative costs.

5. The administrative fine for a second or subsequent violation shall be five hundred dollars ($500.00), plus administrative costs.

6. Citrus County Code Enforcement Officers and any agents of Citrus County designated by the County Administrator are authorized to issue Notices of Violations under this ordinance. The Notice of Violation shall include the date and time of the hearing scheduled before the Code Compliance Special Master and shall be served as provided in Section 162.12, Florida Statutes, as amended from time to time.

Section 2. Severability. If any section, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining provisions of this Ordinance.

Section 3. Codification. The publisher of the County's Code of Ordinances, the Municipal Code Corporation, is directed to incorporate the revisions of Sec. 106-49, Chapter 106, Article III to the Citrus County Code of Ordinances where indicated.

Section 4. Modification. The provisions of this Ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed with the Clerk.

Section 5. Effective Date. This Ordinance shall take effect as provided by law.

PASSED AND DULY ADOPTED, in open session, with a quorum present and voting, this _____day of _____, 2021.

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA

ATTEST:

_____
ANGELA VICK, Clerk

_____
SCOTT CARNAHAN, Chairman

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:

_____
DENISE A. DYMOND LYN
County Attorney

Attachment: Ordinance Boat Launch Fees Revised Procedure Final (18498 : 1:40 PM Public Hearing - Boat Launch Ordinance)

ORDINANCE NO. 2021-____

AN ORDINANCE OF CITRUS COUNTY, FLORIDA REVISING THE ADMINISTRATIVE AND ENFORCEMENT PROVISIONS OF THE COUNTY'S BOAT LAUNCH ORDINANCE; PROVIDING FOR SEVERABILITY; 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.

WHEREAS, in accordance with Florida Statutes, Chapter 125.01, the Board of County Commissioners has the power to carry on county government and adopt ordinances and resolutions necessary for the exercise of its powers, prescribe fines and penalties for the violation of ordinances in accordance with law; and

WHEREAS, it is the intent of the Board of County Commissioners to promote, protect and improve the health, safety, and welfare of the citizens of Citrus County, Florida; and

WHEREAS, the Board of County Commissioners of Citrus County, Florida, finds that it is in the best interest of the public health, safety and welfare to assess a fee for the launching of watercraft from County owned boat ramps; and

WHEREAS, the Board of County Commissioners of Citrus County, Florida, finds that it is in the best interest of the public to enforce the administration and collection of boat launch fees through the special master process rather than the citation process,

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA THAT THE CODE OF ORDINANCES IS HEREBY AMENDED AS FOLLOWS:

Section 1. Section 106-49 of Article III, Chapter 106 of the Citrus Code of Ordinances, is amended to provide for the administration and enforcement of watercraft launch fees as follows:

Sec. 106-49. Administration and Enforcement

1. Any person, firm or corporation who violates the provisions of this ordinance shall be ~~guilty of a civil infraction~~issued a Notice of Violation which will be referred to the Citrus County Code Compliance Special Master for enforcement in accordance with Chapter 162, Florida Statutes, and Chapter 19 of the Citrus County Code.

2. The ~~civi~~l administrative fine for the first violation of this ordinance shall be fifty dollars ($50.00), plus administrative ~~and court~~ costs.

3. Increased ~~civil~~ administrative fines may be imposed for repeat~~ed~~ violations of this ordinance~~. A "repeat violation" is a second or subsequent violation of this ordinance~~ committed within six months of a prior violation and for which the violator~~person, firm or corporation~~ admits responsibility or is determined guilty.

Attachment: Ordinance Boat Launch Fees Revised Procedure red line (18498 : 1:40 PM Public Hearing - Boat Launch Ordinance)

4. The ~~civil~~administrative fine for the first repeat violation shall be two-hundred fifty dollars ($250.00), plus administrative ~~and court~~ costs.

5. The ~~civil~~administrative fine for a second or subsequent violation shall be five hundred dollars ($500.00), plus administrative ~~and court~~ costs.

6. ~~The Citrus County Sheriff's Department,~~ Citrus County Code Enforcement Officers and any agents ~~other employees~~ of Citrus County designated by the County Administrator are authorized to issue ~~civil citations~~ Notices of Violations under this ordinance. The Notice of Violation ~~citation~~ shall~~may~~ include the date and time of the hearing scheduled before the Code Compliance Special Master and shall be served as provided in Section 162.12, Florida Statutes, as amended from time to time.~~by personal delivery, by first class mail or by affixing the citation to the vehicle, water craft or trailer~~.

Section 2. Severability. If any section, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed so as to render invalid or unconstitutional the remaining provisions of this Ordinance.

Section 3. Codification. The publisher of the County's Code of Ordinances, the Municipal Code Corporation, is directed to incorporate the revisions of Sec. 106-49, Chapter 106, Article III to the Citrus County Code of Ordinances where indicated.

Section 4. Modification. The provisions of this Ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed with the Clerk.

Section 5. Effective Date. This Ordinance shall take effect as provided by law.

PASSED AND DULY ADOPTED, in open session, with a quorum present and voting, this _____day of _____, 2021.

BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA

ATTEST:

_____
ANGELA VICK, Clerk

_____
SCOTT CARNAHAN, Chairman

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:

_____
DENISE A. DYMOND LYN
County Attorney

Attachment: Ordinance Boat Launch Fees Revised Procedure red line (18498 : 1:40 PM Public Hearing - Boat Launch Ordinance)

H3

L2

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Please Print

Date: 10/26/21

Name: Terry K. Sullivan

Address: 2365 E Daybreak Ln
Floral City, FL 34436

Telephone #: (352) 637-4887

Item to be Addressed: Boat ramps

Attachment: Public Speaker Forms for item H3 (18498 : 1:40 PM

Proof of Publication

From the

CITRUS COUNTY CHRONICLE

Crystal River, Citrus County, Florida

PUBLISHED DAILY

STATE OF FLORIDA
COUNTY OF CITRUS

Before the undersigned authority personally appeared

Theresa Holland and/or Tonya Knight and/or Jeanne Ethridge

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the

ROP Ad# : 50014554
Description: 6605-1015 FCRN: Notice of Hearing on Ordinance October 26, 2021
Legal Advertisement: to run 1 time(s)

Court, was published in said newspaper in the issue of
Date(s) of publication: October 15, 2021

Affiant further says that the Citrus County Chronicle is a Newspaper published at Crystal River in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Marion County and Levy County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jeanne Ethridge

The foregoing instrument was acknowledged before me

This 18th day of October 2021

By: Theresa Holland and/or Tonya Knight and/or Jeanne Ethridge

Who appeared by (✓) means of physical presence or ( ) via online notarization.

Maria A Parks

Notary Public

MARIA A. PARKS
Commission # HH 099773
Expires April 20, 2025
Bonded Thru Budget Notary Services

MISCELLANEOUS

6605-1015 FCRN

NOTICE OF HEARING ON ORDINANCE

The public is hereby notified that the Board of County Commissioners of Citrus County, Florida, intends to conduct a public hearing to consider an ordinance entitled:

AN ORDINANCE OF CITRUS COUNTY, FLORIDA REVISING THE ADMINISTRATIVE AND ENFORCEMENT PROVISIONS OF THE COUNTY'S BOAT LAUNCH ORDINANCE; PROVIDING FOR SEVERABILITY; 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.

in the Board of County Commissioners' Meeting Room, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida on the Tuesday, 26 th day of October, 2021, at 1:40 p.m., at which time and place any and all persons interested may present any matter for or against the proposed ordinance for consideration of the County Commission. Copies of the proposed ordinance may be reviewed in the Lecanto Government Building, 3600 West Sovereign Path, Lecanto, FL or the Citrus County Courthouse, 110 North Apopka Avenue, Inverness, FL.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he will need to ensure that a verbatim record of the proceedings is made which record shall include the testimony and evidence upon which the appeal is to be based.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. 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.

SCOTT CARAHAN, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
OF CITRUS COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:
DENISE A. DYMOND LYN
COUNTY ATTORNEY

Published October 15, 2021

OCT-27'21 3:15

Attachment: H3_PROOF OF PUBLICATION (18498 : 1:40 PM Public Hearing - Boat Launch Ordinance)

AGENDA MEMORANDUM

FROM:	Jeff Kinnard D.C., Commissioner
SUBJECT:	Support Partners Legislative Requests
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

The City of Crystal River and Inverness are making the following legislative requests.

1. Funding request for Riverwalk - $2 Million

Tourism is a primary pillar of the economy in Citrus County, and completion of the Riverwalk in Crystal River will greatly enhance the tourism experience. There is broad-based investment in this project from the city, county, and private industry. While this is a project located wholly within the limits of the city of Crystal River, the county fully supports, and encourages funding of this long desired, economically beneficial project.

2. Funding for strategic upgrades to Turkey Oak Drive, to serve as an effective bypass around downtown Crystal River. - $20.7 Million

The city of Crystal River is soon to be in much need of relief from traffic entering and exiting the Suncoast Pkwy. Turkey Oak Drive is an existing, logical, bypass for traffic seeking to avoid downtown congestion. Citrus County supports, appreciates, and eagerly anticipates completion of the Suncoast Pkwy to SR 44, CR 486, and eventually US Hwy 19, it also values the small-town charm of our cities. The county wholly supports the city's request for funding of improvements along the Turkey Oak corridor to divert "bypass traffic" away from the historical walkable downtown district.

3. Citrus County has long awaited the widening of SR 41 and anticipates the economic driver this expanded capacity will be. The County fully supports inclusion of the addition of a stub out/curb cut for a future entrance to Whispering Pines Park at the Inverness Regional Plaza traffic signal/intersection as part of the fully funded first phase of the FDOT widening project.

I would ask the Board to support the requests of the two cities to include them as part of the County’s Legislative Agenda.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

No Financial Impact to the County.

RECOMMENDED ACTION:

Add these items from Crystal River and Inverness to the County's legislative requests.

AGENDA MEMORANDUM

FROM:	Jeff Kinnard D.C., Commissioner
SUBJECT:	Direct Staff to Negotiate Purchase of Pirates Cove Property
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

We have received the two appraisals for the Pirates Cove property. I would ask that the Board direct staff to negotiate the purchase for that property with the Realtor.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					$0

RECOMMENDED ACTION:

Direct Staff to Negotiate the Purchase Price for the Pirates Cove Property.

D
L2
Q

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Please Print

Date: 10/26/21

Name: CECELIA TREAT

Address: 21 N SPANGLER LOOP
CR, FL. 34429 OZELLO

Telephone #: 352-613-2756

Item to be Addressed: PIRATE'S COVE
BOAT LAUNCH FEES
BRAZILIAN PEPPERS

Attachment: Public Speaker Forms for item L2 (18538 : Direct

L2

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Please Print

Date: 10-26-2021

Name: Jane Vandenbergh

Address: 1803 S. Waterford Pt

Telephone #: 941 356 3630

Item to be Addressed: Pirates Cove Purchase

Attachment: Public Speaker Forms for item L2 (18538 :

#13

L2

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Please Print

Date: 10/26/21

Name: Terry K. Sullivan

Address: 2365 E Daybreak Ln
Floral City, FL 34436

Telephone #: (352) 637-4857

Item to be Addressed: Boat ramps

Attachment: Public Speaker Forms for item L2 (18538 : Direct

D
L2
Q

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Please Print

Date: 10/26/21

Name: CECELIA TREAT

Address: 21 N SPANGLER LOOP
CR, FL. 34429 OZELLO

Telephone #: 352-613-2756

Item to be Addressed: PIRATE'S COVE
BOAT LAUNCH FEES
BRAZILIAN PEPPERS

Communication: Public Speaker Form for item Q (Open to the

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

A request to modify the Beverly Hills Development of Regional Impact (DRI) Master Plan to 1) change the land use designation on approximately 14.2 acres from LCC (Life Care Center) to BCO5 (Business Commercial/Office); 2) change the land use designation on approximately 28.5 acres from LCC (Life Care Center) to MF4 (Muli-Family); and allow Life Care Center uses in the multi-family areas of MF1, MF2, MF3, and MF4. This request is made pursuant to Section 4300, Planned Unit Developments (PUD), of the Citrus County Land Development Code and Florida Statute 380.06, Developments of Regional Impact, and will amend Resolution 2008-060 and subsequent Resolutions.

This application was heard by the Planning and Development Commission on August 19, 2021 and was recommended for approval with conditions.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
	Advertising				

Applicant responsibility

RECOMMENDED ACTION:

a. Conduct a public hearing on October 26, 2021, at 5:01 p.m. to review and discuss PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC.

b. If approved, adopt and authorize the Chairman to execute the ordinance for PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC., and direct the Clerk to execute the ordinance.

ORDINANCE NO. 2021-

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY LAND DEVELOPMENT CODE ATLAS AND THE BEVERLY HILLS DEVELOPMENT OF REGIONAL IMPACT TO REDESIGNATE APPROXIMATELY 14.2 ACRES FROM LIFE CARE CENTER TO BUSINESS COMMERCIAL/ OFFICE; REDESIGNATE APPROXIMATELY 28.5 ACRES FROM LIFE CARE CENTER TO MULTI-FAMILY; AND TO ALLOW LIFE CARE CENTER USES IN CERTAIN MULTI-FAMILY AREAS; PROVIDING FOR APPLICABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CODIFICATION, AND SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 12, 2012, the Board of County Commissioners adopted the Citrus County Land Development Code as Ordinance No. 2012-06; and

WHEREAS, certain Atlas Amendments are necessary to maintain consistency with the Citrus County Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA AS FOLLOWS:

1. The Master Plan of Development for the Beverly Hills Development of Regional Impact is hereby amended as follows:

PUD-21-06 – Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC

A request to modify the Land Development Code Atlas and the Master Plan (Planned Unit Development–PUD) of the Beverly Hills Development of Regional Impact. This request is made pursuant to Section 4300, Planned Unit Developments (PUD) of the Citrus County Land Development Code, located in portions of Sections 1, 2, 11, 12, 13, 14, 15, and 22, Township 18 South, Range 18 East, and Sections 6 and 7, Township 18 South, Range 19 East; more specifically the Beverly Hills Development of Regional Impact (DRI), as further fully described in Exhibit "A" proposed land use designation changes; and Exhibit "B" conditions of approval, attached hereto and incorporated herein by reference.

2. The Atlas of the Land Development Code is hereby amended to reflect the changes described in Section 1 of this Ordinance.

Attachment: Ordinance Draft (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

3. All ordinances or parts of ordinances in conflict herewith are hereby repealed. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board pursuant to number 5.

4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

5. This ordinance shall become effective as provided by Florida law.

DONE AND ADOPTED in regular meeting of the Board of County Commissioners of Citrus County, Florida, a political subdivision of the State of Florida, this _____day of _____2021.

ATTEST:

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

_____
ANGELA VICK
CLERK OF COURT

_____
SCOTT CARNAHAN
CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:

_____
DENISE A. DYMOND LYN
COUNTY ATTORNEY

Attachment: Ordinance Draft (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

EXHIBIT A – PUD-21-06

FROM LCC (LIFE CARE CENTER) TO BCO (BUSINESS COMMERCIAL/OFFICE) DESIGNATION:

Approximately 14.2 acres of a portion of Alternate Key 3477742 along CR-491

FROM LCC (LIFE CARE CENTER) TO MF4 (MULTI-FAMILY) DESIGNATION:

Approximately 28.54 acres of a portion of Alternate Key 3477742 abutting the site above

Alternate Key 3477742 is described as follows:

PARCEL 1: BEG AT THE MOST N'LY CORN OF BEVERLY HILLS UNIT
3-A PB5/1 SD PT ALSO BEING ON THE SE'LY R/W LINE OF N
LECANTO HWY (AKA SR NO 491 & CO RD 491) TH N 38D 56M 04S E
AL SD R/W LINE A DIST OF 1733.39 FT TO THE MOST W'LY CORN
OF FOREST RIDGE BLVD AS RECORDED IN PB 14/29 TH SE'LY AL
THE BDRY OF SD PLAT THE FOL COURSES AND DIST: S 51D 00M 42S
E 14.36 FT TO THE PC OF A CURVE CONCAVE SW'LY HAVING A
CTRL ANG OF 8D 58M 50S AND RAD OF 1559.94 FT TH SE'LY AL
THE ARC OF SD CURVE A DIST OF 244.50 FT TO THE PT OF SD
CURVE (CH BEARING AND DIST BETWEEN SD POINTS BEING S 46D
31M 17S E 244.25 FT) TH S 42D 01M 52S E 214.87 FT TO THE
PC OF A CURVE CONCAVE NE'LY HAVING A CTRL ANG OF 41D 29M
20S AND RAD OF 1199.95 FT TH SE'LY AL THE ARC OF SD CURVE
A DIST OF 868.91 FT TO THE PT OF SD CURVE (CH BEARING AND
DIST BETWEEN SD POINTS BEING S 62D 46M 32S E 850.05 FT) TH
S 83D 31M 12S E 337.11 FT TO THE PC OF A CURVE CONCAVE
SW'LY HAVING A CTRL ANG OF 43D 04M 37S AND RAD OF 1234.94
FT TH SE'LY AL THE ARC OF SD CURVE A DIST OF 928.47 FT TO
THE MOST N'LY CORN OF TRACT "E" AS SHOWN ON PLAT OF OAKWOOD
VILLAGE OF BH PHASE ONE PB14/10 (CH BEARING AND DIST
BETWEEN SD POINTS BEING S 61D 58M 54S E 906.76 FT) TH S 45D
38M 41S W AL THE NW'LY BDRY OF SD SUBD A DIST OF 553.54 FT
TO A BEND IN SD BDRY SD BEND ALSO BEING THE MOST E'LY CORN
OF LANDS DESCR IN OR BK 710/849 TH N'LY, W'LY, & SE'LY AL
SD BDRY THE FOL COURSES AND DIST: N 11D 11M 39S W 237.37
FT, N 33D 02M24S W 317.92, N 78D 43M 37S W 313.75 FT, S 71D
58M 46S W 126.06 FT, N 66D 01M 36S W 336.96 FT, S 59D 59M
06S W 268.70 FT, S 23D 59M 49S W 244.92 FT, S 12D 07M 04S E
404.89 FT, S 13D 09M 45S W 155.25 FT, S 0D 00M 53S E 155.25

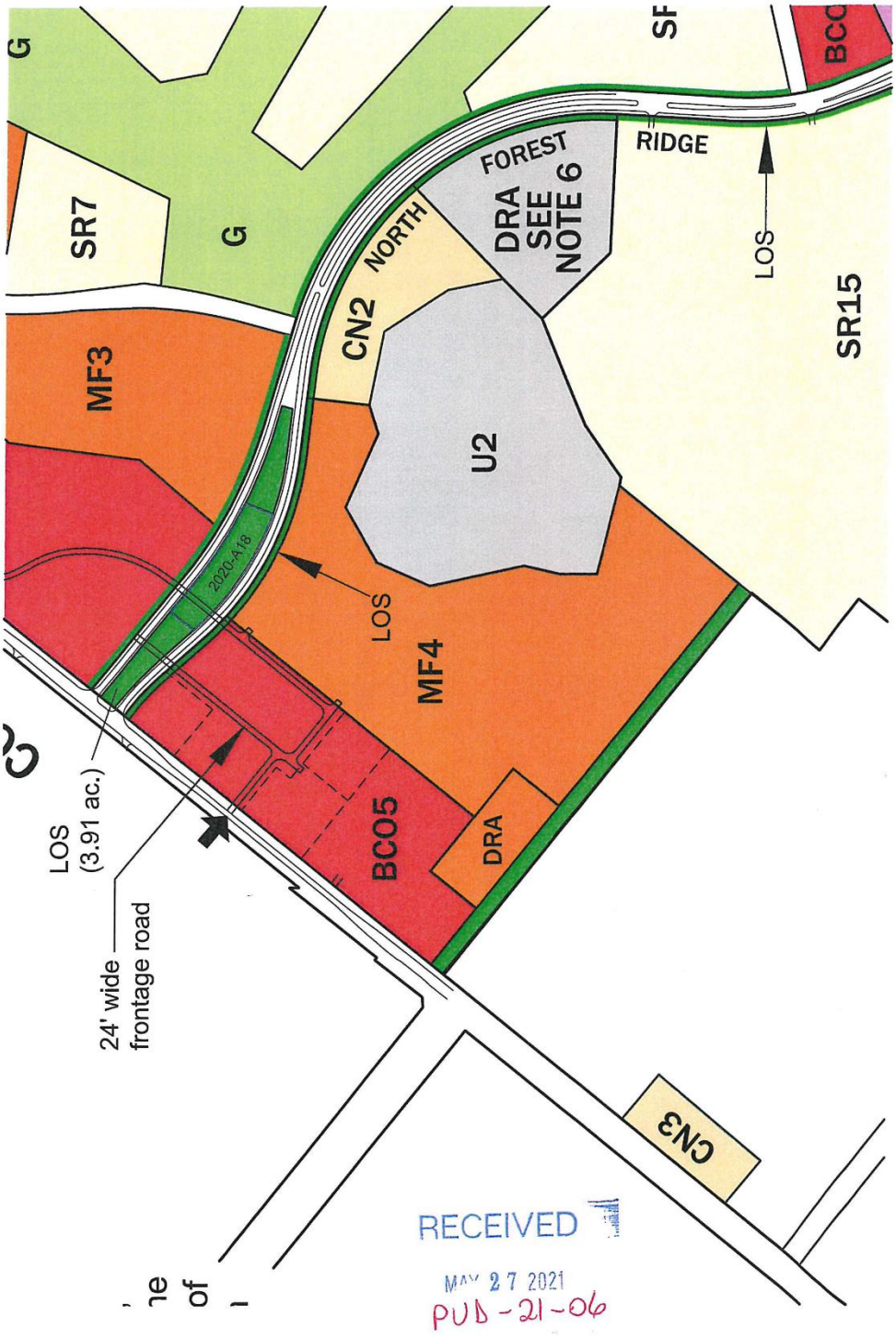
Attachment: Ordinance Draft (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

EXHIBIT A (CONTINUED)

FT, TH S 76D 00M 11S E 382.25 FT TO THE MOST W'LY CORN OF
LOT 1 BLK 204 AS SHOWN ON SD PLAT OF OAKWOOD VILLAGE OF BH
PHASE ONE, TH S 38D 57M 05S W AL THE NW'LY BDRY OF SD SUBD
A DIST OF 727.61 FT TO THE MOST E'LY CORN OF BEVERLY HILLS
UNIT 3-A PB5/1 TH N 51D 02M 13S W AL THE NE'LY BDRY OF SD
SUBD A DIST OF 2048.88 FT TO THE MOST N'LY CORN OF SD SUBD
AND THE POB (69AC MOL)
---LESS---
PARCEL 158 (DRA "H") IN OR BK 1830 PG 1616 TITLE IN OR BK
2388 PG 1941
---SUBJ---
TO FLA POWER EASE (PCL 4C PERM R/W) PER ORDER OF TAKING IN
OR BK 676 PG 1378
----(((NOTE: INCLUDED IN PCL 1: COM AT THE
MOST N'LY CORN OF BH UNIT 3-A PB5/1 SD PT ALSO BEING THE
SE'LY R/W LINE OF N LECANTO HWY (AKA SR NO 491 & CO RD 491)
TH N 38D 56M 04S E AL SD R/W LINE 1250.31 FT TO THE POB TH
CONT N 38D 56M 04S E AL SD R/W A DIST OF 483.08 FT TO THE
MOST W'LY CORN OF FOREST RIDGE BLVD PB14/29 TH AL THE BDRY
OF SD PLAT S 51D 00M 42S E 14.36 FT TO THE PC OF A CURVE
CONCAVE SW'LY HAVING A CTRL ANG OF 8D 58M 50S AND RAD OF
1559.94 FT TH SE'LY AL THE ARC OF SD CURVE 244.50 FT TO
THE PT OF SD CURVE (CH BEARING AND DIST BETWEEN SD POINTS
BEING S 46D 31M 17S E 244.25 FT) TH S 42D 01M 52S E 214.87
FT TH LEAVING SD PLAT BDRY AND PAR TO SD R/W S 38D 56M 05S
W 429.97 FT TH N 51D 03M 56S W PERP TO SD R/W A DIST OF
470.05 FT TO THE POB)))))

Attachment: Ordinance Draft (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

EXHIBIT A (CONTINUED)



Attachment: Ordinance Draft (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

EXHIBIT B – PUD-21-06
CONDITIONS OF APPROVAL

1. The area designated as LCC along CR-491 in the Beverly Hills DRI will be changed from LCC use to BCO5 (14.2 acres) and MF4 (28.5 acres) uses, as further outlined in this application. The overall approval units for all MF uses through the DRI remain unchanged, with a total of up to 1,415 dwelling units.

2. The conceptual placement of the 24' wide frontage road shall continue in the Beverly Hills DRI Master Plan in the BCO5 area and is not modified by this application.

3. The LCC use, as outlined in the DRI, is an authorized use within the MF-designated areas of the Beverly Hills DRI Master Plan, for a total of up to 400 units.

4. All other existing conditions of approval for the DRI are affirmed and remain in effect.

5. At time of permitting of Exhibit "A", owner or applicant shall file a survey and legal of subject permit's district.

   (NOTE: Condition 5 proffered by applicant after PDC hearing)

Attachment: Ordinance Draft (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

I. EX PARTE COMMUNICATIONS:

Ms. Lyn polled the PDC members on whether they had any ex parte communications concerning the applications to be heard. All PDC members stated they had no ex parte communications. Mr. Barmes advised of site visits on all of the applications.

J. APPLICATIONS

1. LAND USE APPLICATION

a. V-21-10 Clark A. Stillwell, Esq. for John and Tina Whitt (WITHDRAWN)

2. PLANNED UNIT DEVELOPMENT

a. PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II, LLC (Beverly Hills Development of Regional Impact)

REQUEST: This request is to modify the Beverly Hills Development of Regional Impact (DRI) Master Plan to 1) change the land use designation on approximately 14.2 acres from LCC (Life Care Center) to BCO5 (Business Commercial/Office); 2) change the land use designation on approximately 28.5 acres from LCC (Life Care Center) to MF4 (Multi-Family); and allow Life Care Center uses in the multi-family areas of MF1, MF2, MF3, and MF4. This request is made pursuant to Section 4300, Planned Unit Developments (PUD), of the Citrus County Land Development Code and Florida Statute 380.06, Developments of Regional Impact, and will amend Resolution 2008-060 and subsequent Resolutions.

LOCATION: Section 11, Township 18 South, Range 18 East; more specifically, a portion of Parcel 11000 (AK #3477742); and the remainder of the Beverly Hills DRI lying in Sections 1, 2, 11, 12, 13, 14, 15, and 22, Township 18 South, Range 18 East, and Sections 6 and 7, Township 18 South, Range 19 East.

STAFF CONTACT: Joanna Coutu, AICP, Director, Land Development Division

INTRODUCTION: Mr. O'Brien's overview included an aerial view of the Beverly Hills DRI, photos of the subject property, a colored map showing the area proposed to change from Life Care Center (LCC) to Business/Commercial (BC05) and Multi-Family (MF4) and the existing Master Plan.

APPLICANT: Mr. Stillwell represented the applicant. This application proposes changes to a limited area of the 1981 Beverly Hills DRI. The DRI is partially built out and the DRI has been extended from 2022 to 2044.

Mr. Stillwell showed the existing DRI map of the area for this application consisting of BCO5 which is approximately 5 acres, MF4 which is

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approximately 28 acres and the LCC area which is approximately 42 acres dedicated to 400 units of life care. The definition in the DRI for the LCC designation is specifically for assisted living and nursing home facilities. The purpose of the application is to allow the LCC area to be spread throughout the DRI as 400 units would not be needed in one area in Citrus County. The proposal is to expand BCO5 southwest into the LCC designation and to expand MF4 into LCC and authorize the LCC use into any multi-family district within the DRI. This would allow more flexibility in the BCO5 area and MF4 area.

COMMISSION QUESTIONS/COMMENTS: None.

STAFF: Ms. Coutu stated that the purpose of this application was to propose amendments to approximately 42 acres in the Beverly Hills DRI. One of the requests is to allow assisted living facilities in the multi-family use districts without an increase in allowable units within the DRI. There are not a lot of multi-family use areas in the DRI. She showed a map of the property along CR-491 that the applicant is proposing land use changes from LCC to BCO5. There is a large buffer between the residents on Murray Street and the proposed multi-family area and commercial area.

Her presentation included the Master Plan and she indicated the areas for the proposed changes. The requests were to revise the designation on approximately 14.2 acres from LCC to BCO5, revise the designation on approximately 28.5 acres from LCC to MF4 and authorize the LCC use in all multi-family districts within the DRI.

COMMISSION QUESTIONS/COMMENTS:

Mr. Bramblett requested clarification that buffering and fences would be required for commercial development adjacent to residential. Ms. Coutu advised that buffers would be required if multi-family areas were developed.

PROPONENT: None.

OPPONENT:

George Prescott stated his concerns regarding an increase in number of residents, increased traffic, increased consumption of water and impacts on older sewer system.

Constance Gerena commented that proposed construction in the area would have a negative impact on her residence by the increased traffic and possibly lowering the value of her property.

Jessica Vallance stated she is opposed to the application as it would disturb the wildlife in that area and she wishes to preserve the wildlife.

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Teresa Miller commented that the letter with the map that she received was very misleading due to the fact that her property is not within 500 feet of the property for the proposed changes.

REBUTTAL:

Mr. Stillwell stated that Ms. Vallance's property is approximately 2 to 2 ½ miles from the subject property. He stated that the residents within the DRI were required to be sent notices because of the proposed text amendment.

STAFF:

Ms. Coutu stated that there are four proposed conditions. Mr. Stillwell advised that he is agreeable with the proposed conditions.

COMMISSION COMMENTS/QUESTIONS:

Mr. Bramblett commented that the application is consistent with the Comprehensive Plan and Land Development Code and there is no increase in intensity for this change.

Mr. Facemyer stated that he planned to vote in favor of the application.

MOTION: The Planning and Development Commission finds application number ***PUD-21-06 CONSISTENT*** with the Citrus County Comprehensive Plan and Citrus County Land Development Code and that this Board recommends ***APPROVAL WITH CONDITIONS*** of the application to the Board of County Commissioners based upon the evidence and testimony presented, and the staff report and conclusions regarding this petition.

Conditions:

1. The area designated as LCC along CR-491 in the Beverly Hills DRI will be changed from LCC use to BCO5 (14.2 acres) and MF4 (28.5 acres) uses, as further outlined in this application. The overall approval units for all MF uses through the DRI remain unchanged , with a total of up to 1,415 dwelling units.
2. The conceptual placement of the 24' wide frontage road shall continue in the Beverly Hills DRI Master Plan in the4 BCO5 area and is not modified by this application.
3. The LCC use, as outlined in the DRI, is an authorized use within the MF-designated areas of the Beverly Hills DRI Master Plan, for a total of up to 400 units.
4. All other existing conditions of approval of the DRI are affirmed and remain in effect.

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MOTION:

1st Ms. Worthington 2nd Mr. Bass

VOTE: 7 - 0, Motion Carried

DRAFT

Attachment: August 19, 2021, PDC minutes (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

LAW OFFICE OF
CLARK A. STILLWELL, LLC
ATTORNEY AT LAW

BRANNEN BANK BUILDING
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34450

TELEPHONE: (352) 726-6767
FAX: (352) 726-8283
caslaw@tampabay.rr.com

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

May 26, 2021

Hand Delivery

Ms. Joanna Coutu
Citrus County Growth Management Department
Citrus County Board of County Commissioners
3600 W. Sovereign Path, Ste. 113
Lecanto, FL 34461

Re: 1981 Beverly Hills DRI PUD Amendment(s) (f/k/a NOPC)
- **a. Map – BCO 5 – add 14.17 Acres**
- **b. Map – MF 4 – add 28.54 Acres**
- **c. Map – LCC – delete 42.71 Acres (MOL)**
- **d. Text – 400 units of LCC are relocated into MF 1, MF 2, MF 3 and MF 4 as an authorized use**

Dear Ms. Coutu:

On behalf of our client, Beverly Hills Development Corporation, the developer of the 1981 Beverly Hills DRI, I enclose (via County PUD application form) the above noted DRI map and text amendments. Specifically, the developer requests:

1. Increase in acreage of BCO 5 from existing 6.09 acres to 20.26 acres. Note, no increase in total BCO developable square feet. Reverse frontage (conceptual in location) road with one (1) access point off County Road 491 remains consistent with existing DRI map;
2. An increase in the number of acres by 28.54 for MF 4 for a total of 39.17 acres. Note, total number of MF units in all MF districts in DRI remains the same;
3. Deletion of 40 acres (MOL) of LLC merged into BCO 5 and MF 4 as outlined in No. 1 and No. 2 above and attached DRI maps;
4. DRI text amendment (PUD ordinance) authorizing the existing 400 units of LCC as an authorized use in MF, MF 2, MF 3 and the expanded MF 4.

As noted, authorized total build out of BCO district and MF district (multi-family residential units) does not change. The noted MF districts do receive an alternative, additional use of the LCC units. These amendments provide for a necessary increase in BCO to service larger projects. (See Exhibit "H" conceptual site plan of BCO #5 buildout) Similarly more space for MF units (a demonstrated need in Citrus County) and

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greater flexibility in relocating the LCC units (all or part) into the DRI project to best serve the DRI, the Beverly Hills area and County's Central Ridge.

To assist, I've attached the 1981 BHDC DRI ADA land use district text for each of the above noted districts. Also attached is (1) existing DRI map and matrix (2) proposed DRI map and matrix (3) the text amendment as outlined in "draft" PUD ordinance.

To conclude, the build out intensity of the BHDC 1981 DRI is not modified from current approvals. All other terms and conditions of the existing DRI resolution remain in effect.

Please review for completeness and advise. The filing fee of $1,594.00 based upon PUD fee structure is enclosed. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure

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Land Development Division

Attachment: Applicant submittal and exhibits list (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Board of County Commissioners

DEPARTMENT OF GROWTH MANAGEMENT LAND
DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 771
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: PUD-21-06 Date: 5/27/21

* Written Authorization is required if Applicant is different than Owner.

Applicant*
Name: Law Office of Clark A. Stillwell
Address: PO Box 250
City: Inverness
State: Florida Zip: 34451
Phone: 726-6767
Email: caslaw@tampabay.rr.com

Property Owner
Name: Tuscany Ranch Partners II, LLC
Address: 670 W Colbert Ct
City: Beverly Hills
State: Florida Zip: 34465
Phone:
Email:

Property Description: Section: 12 Township: 18 South Range: 18 East
Legal Description: See Exhibit "A"
Subdivision: 003636 Lot(s): Block/Parcel:
Alternate Key #: 3477742 Parcel ID:
Acreage:

_____ New Planned Unit Development
X Amendment to a Previously Approved Planned Development (DRI) Previous Application No.: 81-147, as amended

Is this hearing being requested as a result of a Code Violation Notice? Yes _____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): DRI map amendments to BCO 5/MF 4 and LLC districts per existing map with text amendment authorizing LLC units in designated MF areas.

Directions to Property: See Exhibit "B"

The Applicant is: _____ Owner of Tract X Agent for Property Owner
_____ One-Owner Among Several _____ Other (specify)

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.
I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.
I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: Clark A. Stillwell

STATE OF FLORIDA
COUNTY OF CITRUS
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Clark A. Stillwell who is personally known to me or provided _____ as identification and who did not take an oath.
WITNESS my hand and official seal this 26th day of May 2021

Carla Venard
Signature
Carla Venard
Printed Name

Seal

CARLA VENARD
MY COMMISSION EXPIRES
MAY 4, 2023
#GG 322987
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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MAY 27 2021
For Staff Use Only

Date: _____ Time: _____

PUD-21-06
Land Development Division

Attachment: Applicant submittal and exhibits list (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

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FILING REQUIREMENTS

__x__ 1. Completed application (additional sheets may be added if more space is needed).

__x__ 2. Applicable filing fee as required by Resolution adopted by the Board of County Commissioners. The applicant will also be billed for advertising and postage fees, to be billed at a later date. In accordance with the requirements of the Citrus County Land Development Code (Ord. 2012-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review. These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation. Applicants shall be billed actual costs incurred for public notification. **No application shall be processed for final adoption until all fees are paid.**

__x__ 3. Proof of ownership and legal description of property (tax notice or deed may suffice). Exhibit "A"

__x__ 4. Site plan (**DRAWN TO SCALE**), which shall be no smaller than one inch equals 200 feet on a minimum of an 8 1/2 x 11 sheet. **If the site plans and/or booklets are larger than 8½ x 11, 30 copies will need to be submitted.** Include North arrow to indicate orientation. SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:

Proposed DRI map is attached as Exhibit "E"

_____ A. Lot area and percentage of lot covered (impervious surface ratio).
_____ B. Driveway access location and parking space arrangement included in the site plan.
_____ C. All rights-of-way and easements adjacent to and crossing subject property.
_____ D. All water courses, water bodies, jurisdictional wetlands, and floodplains. The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown when determining waterfront setbacks.
_____ E. Proposed or existing potable water/well and waste disposal system/septic
_____ F. Existing and proposed location of building/structures including heights and separation.
_____ G. All setbacks between building/structures and property lines/waterbodies/jurisdictional wetlands.
_____ H. Any walls or fences – give location, height, and material type.
_____ I. Existing and proposed stormwater management systems including proposed or existing swales and/or berms.
_____ J. Proposed stormwater management systems.
_____ K. Fire hydrant – give location (if provided).
_____ L. Signs – give location, size, and height (as applicable).
_____ M. Loading – give location and dimensions (as applicable).

__x__ 5. "Letter of Authorization", if applicant is other than owner (form provided).

__x__ 6. Written directions to the property from Department of Development Services office. Exhibit "B"

__x__ 7. Signed "Appeal Notice" (form provided).

~~n/a~~ 8. Flood Zone designation including base flood elevation. n/a

~~n/a~~ 9. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date. (NOT applicable for residential applications).

I HEREBY ACKNOWLEDGE THAT FAILURE TO SUBMIT THE ABOVE INFORMATION ALONG WITH THE RETURN OF THIS FORM, AND/OR THAT THE INFORMATION SUBMITTED IS INSUFFICIENT FOR REVIEW MAY DELAY PROCESSING CAUSING THE APPLICATION TO BE SCHEDULED TO A LATER HEARING DATE. APPLICATIONS FOUND INCOMPLETE WILL BE RETURNED TO THE APPLICANT.

Return this application to:

CITRUS COUNTY LAND DEVELOPMENT DIVISION
3600 W Sovereign Path, Suite 140
Lecanto, FL 34461

Signature: Clark A Stillwell

Date: 05/27/21

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Development

Board of County Commissioners
DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140
Lecanto, FL 34461
Telephone: (352) 527-5239 Fax (352) 527-5428
Toll Free (352) 489-2120 TTY (352) 527-5312
Web Address: www.citrusbocc.com

AUTHORIZATION

APPLICATION REQUEST: (check one)

_____Variance _____Conditional Use _____Minor Subdivision ____Lot Reconfiguration

_____Plat Vacation _____Street Vacation _____Comprehensive Plan Amendment

_____Atlas Amendment __X__Other (specify): Amendment to 1981 Beverly Hills DRI Master Plan Map

LEGAL DESCRIPTION OF PROPERTY:

Section 12 Township 18S Range 18E Alternate Key # 3477742

Lot/Parcel _____ Block _____

Subdivision 1981 Beverly Hills DRI

I, Tuscany Ranch Partners II, LLC, owner of the above described property,
(Name of Owner)

authorize Clark A. Stillwell (Name of Representative) of Law Office of Clark A. Stillwell (Name of Business) to

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: _____
John W. Patton, III (Signature of Owner)

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared John W. Patton, III, who is personally known to me or provided _____ as identification and who did not take an oath.

WITNESS my hand and official seal this 27th day of May 2021

Carla Venard
Printed Name

Notary Public - State of Florida

Seal

CARLA VENARD
MY COMMISSION EXPIRES
MAY 4, 2023
#GG 322987
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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Exhibit List

Exhibit "A" – Legal/Deed

Exhibit "B" – Directions

Exhibit "C" – Aerial

Exhibit "D" – DRI Map - Existing

Exhibit "E" – DRI Map - Proposed

Exhibit "F" – Draft Ordinance Text

Exhibit "G" – Application Text

Exhibit "H" – Preliminary Development Site Plan – BCO #5

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Development Division

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Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017010725 BK: 2814 PG: 2482 3/8/2017 2:58 PM 1 Receipt: 2017009881
RECORDING $61.00 D DOCTAX PD $7,000.00

Exhibit "A"

THIS INSTRUMENT PREPARED BY:
Barry E. Somerstein, Esq.
Greenspoon Marder P.A.
200 E. Broward Blvd, Suite 1800
Fort Lauderdale, FL 33301

and after recording returned to:
Clark A. Stillwell, Esq.
Clark A. Stillwell, LLC
Bank of Inverness Building
320 U.S. Highway 41 South
Inverness, Florida 34450

Folio Number: 3477742, 2462183, 2959304, 2647477, 2766204.

Return To Land Title 17-33298

FLOOD HAZARD WARNING

This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

This Special Warranty Deed made and executed the 2nd day of March, 2017, by **HEARTWOOD 91-2, LLC, a Florida limited liability company**, having an address of 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, FL 33301 ("Grantor") and **TUSCANY RANCH PARTNERS II, LLC, a Florida limited liability company,** having an address of 670 W. Colbert Court, Beverly Hills, Florida 34465 ("Grantee"):

Witnesseth: That Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain real property situate in Citrus County, Florida ("Real Property") being the property described on **Exhibit "A"** attached hereto and made a part hereof.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or appertaining. **SUBJECT TO the matters set forth on Exhibit "B" attached hereto and made a part hereof but this provision shall not operate to reimpose the same ("Permitted Exceptions").**

To Have and to Hold, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Real Property in fee simple, that it has good right and lawful authority to sell and convey said Real Property; that it hereby specially warrants the title to said land subject to the Permitted

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Attachment: Applicant's exhibit A (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017010725 BK: 2814 PG: 2483 3/8/2017 2:58 PM 2 Receipt: 2017009881
RECORDING $61.00 D DOCTAX PD $7,000.00

Exceptions and ,will defend the same against the lawful claims of all persons claiming by, through and under Grantor subject to the Permitted Exceptions, but against none other.

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

HEARTWOOD 91-2, LLC, a Florida limited liability company

Signature
Lisa C. Cathell
Print Name

By: _____
Name: Andrew Meran
Title: Vice President

Signature
Eric P Medos
Print Name

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Andrew Meran as **Vice President of HEARTWOOD 91-2, LLC, a Florida limited liability company**, freely and voluntarily under authority duly vested in him/her by said company. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of March 2017.

Notary Public, State of Florida at Large,
typed, printed or stamped name of Notary Public

My Commission Expires:

LISA C CATHELL
MY COMMISSION # GG031311
EXPIRES September 19, 2020

29664978v2
35739.0004

Attachment: Applicant's exhibit A (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017010725 BK: 2814 PG: 2484 3/8/2017 2:58 PM 3 Receipt: 2017009881
RECORDING $61.00 D DOCTAX PD $7,000.00

EXHIBIT "A"

PARCEL 1:

BEGIN AT THE MOST NORTHERLY CORNER OF BEVERLY HILLS UNIT 3-AAS RECORDED IN PLAT BOOK 5, PAGE 1, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH LECANTO HIGHWAY, (AKA SR NO. 491, & COUNTY ROAD NO. 491); THENCE N38° 56' 04"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1733.39 FEET TO THE MOST WESTERLY CORNER OF FOREST RIDGE BOULEVARD AS RECORDED IN PLAT BOOK 14, PAGES 29 THRU 31, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING COURSES AND DISTANCES: S51° 00' 42"E 14.36 FEET TO THE PC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 08° 58' 50" AND RADIUS OF 1559.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 244.50 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S46° 31' 17"E 244.25 FEET; THENCE S42° 01' 52"E 214.87 FEET TO THE PC OF A CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 41° 29' 20" AND A RADIUS OF 1199.95 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 868.91 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S62° 46' 32"E 850.05 FEET); THENCE S83° 31' 12"E 337.11 FT. TO THE PC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 43° 04' 37" AND A RADIUS OF 1234.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 928.47 FEET TO THE MOST NORTHERLY CORNER OF TRACT "E" AS SHOWN ON THE PLAT OF OAKWOOD VILLAGE OF BEVERLY HILLS, PHASE ONE; AS RECORDED IN PLAT BOOK 14, PAGES 10 THRU 14, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S61° 58' 54"E 906.76 FEET); THENCE S45° 38' 41"W ALONG THE NORTHWESTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 553.54 FEET TO A BEND IN SAID BOUNDARY, SAID BEND ALSO BEING THE MOST EASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 710, PAGE 849, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTHERLY, WESTERLY, AND SOUTHEASTERLY ALONG SAID BOUNDARY THE FOLLOWING COURSES AND DISTANCES: N11° 11' 39" W 237.37 FEET, N33° 02' 24"W 317.92 FEET, N78° 43' 37"W 313.75 FEET, S71° 58' 46"W 126.06 FEET, N66° 01' 36"W 336.96 FEET, S59° 59' 06"W 268.70 FEET, S23°59' 49"W 244.92 FEET, S12° 07' 04"E 404.89 FEET, S13° 09' 45"W 155.25 FEET, S00° 00' 53"E 155.25 FEET, THENCE S76° 00' 11"E 382.25 FEET TO THE MOST WESTERLY CORNER OF LOT 1, BLOCK 204, AS SHOWN ON SAID PLAT OF OAKWOOD VILLAGE OF BEVERLY HILLS PHASE ONE; THENCE S38° 57' 05"W ALONG THE NORTHWESTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 727.61 FEET TO THE MOST EASTERLY CORNER OF BEVERLY HILLS UNIT 3-AAS RECORDED IN PLAT BOOK 5, PAGE 1, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE N51° 02' 13W ALONG THE NORTHEASTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 2048.88 FEET TO THE MOST NORTHERLY CORNER OF SAID SUBDIVISION, AND THE POINT OF BEGINNING.

LESS AND EXCEPT:

PARCEL NO. 158 (DRAINAGE RETENTION AREA "H"). A PARCEL OF LAND LYING AND BEING PART OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, AND BEING MORE

Attachment: Applicant's exhibit A (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 39, BEVERLY HILLS UNIT 3-A, AS RECORDED IN PLAT BOOK 5, PAGE 1, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N38° 55' 53"E 70.00 FEET TO THE POINT OF BEGINNING; THENCE N51° 04' 07"W ALONG THE EASTERLY BOUNDARY OF PARCEL 4-C, AS DESCRIBED IN FINAL JUDGMENT IN OFFICIAL RECORD BOOK 766, PAGE 953, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, 550.00 FEET; THENCE N38° 55' 53"E 250.00 FEET; THENCE S51° 04' 07"E 550.00 FEET; THENCE S38° 55' 53"W 250.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGIN AT THE NE CORNER OF BEVERLY HILLS UNIT NO.7, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 101-105 INCL., PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ROOSEVELT BLVD AS SHOWN ON SAID PLAT; THENCE S78°31'08"E ALONG SAID RIGHT-OF-WAY LINE AS SHOWN ON THE PLAT OF BEVERLY HILLS UNIT NO. 8, PHASE NO. 1, A DISTANCE OF 256.38 FEET TO THE P.C. OF A CURVE CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 09°05'44" AND A RADIUS OF 850.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.94 FEET TO THE P.T. OF SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S73°58'16"E 134.79 FEET), SAID P.T. BEING THE P.C OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 83°39'32" AND A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 43.80 FEET TO THE P.T. OF SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N68°44'50"E 40.04 FEET), SAID P.T. BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FOREST RIDGE BOULEVARD AS SHOWN ON THE PLAT OF BEVERLY HILLS UNIT NO. 8, PHASE NO. 1, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 08°04'56" AND A RADIUS OF 1550.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 218.65 FEET TO THE P.T. OF SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N30°57'32"E 218.46 FEET); THENCE N35°00'00"E 576.00 FEET TO THE P.C. OF A CURVE CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 02°39'03" AND A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.78 FEET TO A POINT, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N33°40'29"E 34.70 FEET); THENCE LEAVING SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: N55°00'00"W 238.20 FEET, S35°00'00"W 541.22 FEET, N55°00'00"W 161.00 FEET, N88°06'18"W 241.58 FEET, S11°28'51"W 400.00 FEET TO A POINT ON THE AFOREMENTIONED RIGHT-OF-WAY OF WEST ROOSEVELT BOULEVARD; THENCE S78°31'08"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS DESCRIBED IN BOOK 890, PAGE 1762, PUBLIC RECORDS CITRUS COUNTY, FLORIDA.

CONTINUED

Attachment: Applicant's exhibit A (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017010725 BK: 2814 PG: 2486 3/8/2017 2:58 PM 5 Receipt: 2017009881
RECORDING $61.00 D DOCTAX PD $7,000.00

PARCEL 4:

LOT 2, OF A MINOR SUBDIVSION MSP-00-09, AS RECORDED IN OFFICIAL RECORDS BOOK 1382, PAGE 1698, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PARCEL 5:

TRACT "B", AS SHOWN ON THE PLAT OF BEVERLY HILLS UNIT 8, PHASE 1, AS RECORDED IN PLAT BOOK 12, PAGES 147-149 INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

END OF LEGAL DESCRIPTION

Attachment: Applicant's exhibit A (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017010725 BK: 2814 PG: 2487 3/8/2017 2:58 PM 6 Receipt: 2017009881
RECORDING $61.00 D DOCTAX PD $7,000.00

Attachment: Applicant's exhibits B through E (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

EXHIBIT "B"

1. Real estate taxes and assessments for the year 2017, and subsequent years, which are not yet due and payable;

2. Easements, restrictions, and other matters of record;

3. Any matters created by or through Grantee;

4. Grant and Assignment of Easement Interests from Beverly Hills Development Corporation to Rolling Oaks Utilities, Inc. recorded in Book 2381, Page 1042.

5. Resolution 81-147 in Book 868, Page 2069; Resolution 89-148 in Book 868, Page 2084; and Resolution 2000-062 in Book 1363, Page 2350; and Restatement of Development Order in Resolution No. 2008-060 in Book 2207, Page 1691.

6. Section Survey as set forth in instrument recorded in Book 2310, Page 374; and affidavit in Book 2310, Page 366.

7. Mineral Right and Royalty Transfer as set forth in instrument recorded in Deed Book 87, Page 375.

8. Conveyance of Oil, Gas and other interests as set forth in instrument recorded in Book 176, Page 150.

9. Conveyance of Oil, Gas and other interests as set forth in instrument recorded in Book 260, Page 406; and Book 260, Page 410.

10. Easement granted to Florida Power Corporation by instrument recorded in Book 638, Page 80.

11. Easement granted to Florida Power Corporation by instrument recorded in Book 676, Page 1368.

12. Terms and Conditions of Access and Maintenance Agreement as set forth in instrument recorded in Book 2452, Page 783.

13. Easement for Drainage as shown on the Plat of NORTH FOREST RIDGE BOULEVARD, recorded in Plat Book 14, Page 29.

14. Terms and Conditions, including but not limited to Restrictions, Covenants and Easements, shown on NOTICE OF FILING APPROVAL NO. MSP-00-09 MINOR SUBDIVISION CITRUS COUNTY, as set forth in instrument recorded in Book 1382, Page 1697.

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017010725 BK: 2814 PG: 2488 3/8/2017 2:58 PM 7 Receipt: 2017009881
RECORDING $61.00 D DOCTAX PD $7,000.00

15. Declaration of Covenants, Conditions and Restrictions recorded in Book 685, Page 51, as modified by instrument recorded in Book 696, Page 20.

16. Easement granted to Florida Power Corporation by instrument recorded in Book 460, Page 845.

17. Matters appearing on the plat recorded in Plat Book 12, Pages 147 through 149, inclusive, and Affidavit by surveyor in Book 748, Page 1990, including but not limited to, any building setback lines and/or easements lying within property described on **Exhibit "A"**.

18. Quit Claim Deed to Rolling Oaks Utilities, Inc. recorded in Book 710, Page 2104.

19. Facts that an accurate survey would show.

NOTE: All of the recording information contained herein refers to the Public Records of Citrus County, Florida unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Records Books of Citrus County, unless otherwise noted.

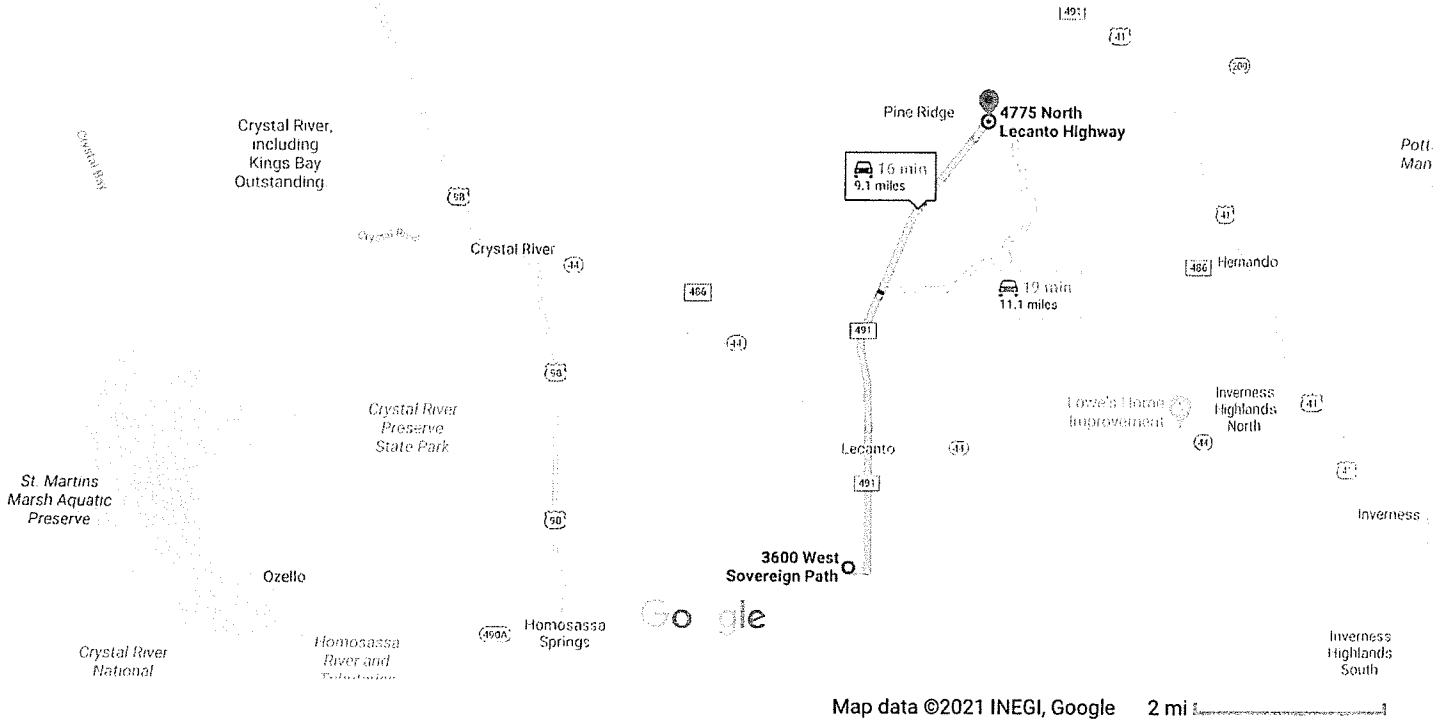
Attachment: Applicant's exhibits B through E (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

Exhibit "B"

Google Maps

3600 West Sovereign Path, Lecanto, FL to 4775 N Lecanto Hwy

Drive 9.1 miles, 16 min



3600 W Sovereign Path

Lecanto, FL 34461

1. Head southeast

364 ft

2. Turn right toward W Educational Path

0.1 mi

3. Turn left onto W Educational Path

0.3 mi

4. Turn left at the 1st cross street onto Co Rd 491

2.5 mi

5. Continue onto Co Rd 491

2.4 mi

6. Continue onto Co Rd 491/N Lecanto Hwy

3.3 mi

7. Continue straight onto Co Rd 491

Destination will be on the right

0.4 mi

4775 N Lecanto Hwy

Beverly Hills, FL 34465

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MAY 27 2021

PUD - 21 - 06

Land Development Division

Attachment: Applicant's exhibits B through E (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)



MAY 27 2021
PUD-21-06
Land Development Division

Tuscany Ranch Partners II, LLC

Geographic Information Systems

Prepared By : Web User
Date: 5/12/2021
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

Copyright © 2014 Citrus County B.O.C.C.

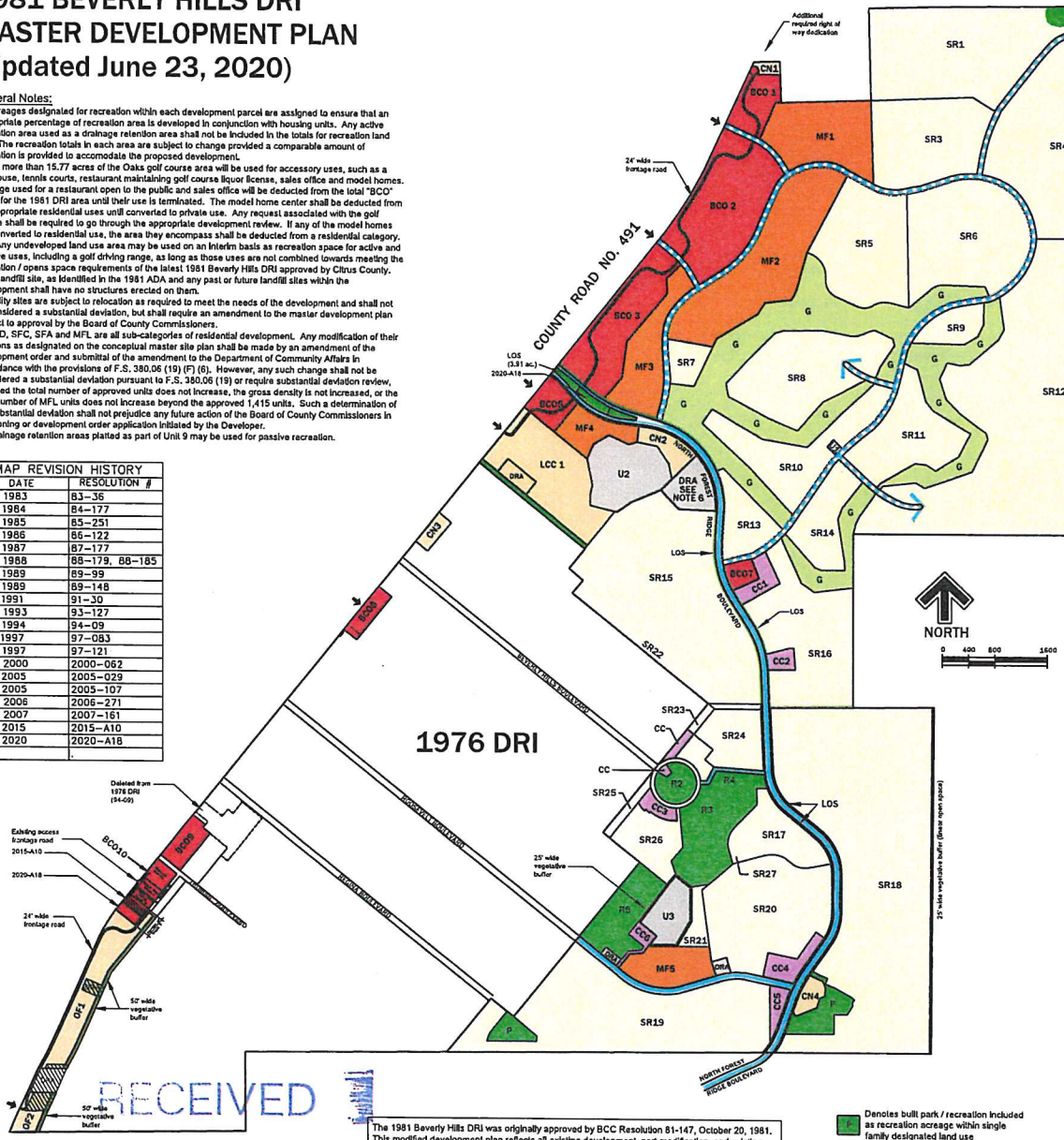
Exhibit "C"

1981 BEVERLY HILLS DRI
MASTER DEVELOPMENT PLAN
(Updated June 23, 2020)

General Notes:

1. Acreages designated for recreation within each development parcel are assigned to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accomodate the proposed development.
2. No more than 15.77 acres of the Oaks golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant maintaining golf course liquor license, sales office and model homes. Acreage used for a restaurant open to the public and sales office will be deducted from the total "BCO" areas for the 1981 DRI area until their use is terminated. The model home center shall be deducted from the appropriate residential uses until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.
3.a. Any undeveloped land use area may be used on an interim basis as recreation space for active and passive uses, including a golf driving range, as long as those uses are not combined towards meeting the recreation / opens space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
3.b. Landfill site, as identified in the 1981 ADA and any past or future landfill sites within the development shall have no structures erected on them.
4. Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendment to the master development plan subject to approval by the Board of County Commissioners.
5. SFD, SFC, SFA and MFL are all sub-categories of residential development. Any modification of their locations as designated on the conceptual master site plan shall be made by an amendment of the development order and submittal of the amendment to the Department of Community Affairs in accordance with the provisions of F.S. 380.06 (19) (F) (6). However, any such change shall not be considered a substantial deviation pursuant to F.S. 380.06 (19) or require substantial deviation review, provided the total number of approved units does not increase, the gross density is not increased, or the total number of MFL units does not increase beyond the approved 1,415 units. Such a determination of nonsubstantial deviation shall not prejudice any future action of the Board of County Commissioners in any zoning or development order application initiated by the Developer.
6. Drainage retention areas platted as part of Unit 9 may be used for passive recreation.

MAP REVISION HISTORY	
DATE	RESOLUTION #
MAY 1983	83-36
DEC 1984	84-177
DEC 1985	85-251
JUN 1986	86-122
OCT 1987	87-177
NOV 1988	88-179, 88-185
JUN 1989	89-99
SEP 1989	89-148
FEB 1991	91-30
AUG 1993	93-127
JAN 1994	94-09
JUL 1997	97-083
OCT 1997	97-121
APR 2000	2000-062
FEB 2005	2005-029
JUN 2005	2005-107
AUG 2006	2006-271
AUG 2007	2007-161
JUN 2015	2015-A10
JUN 2020	2020-A18
.	.



The 1981 Beverly Hills DRI was originally approved by BCC Resolution 81-147, October 20, 1981. This modified development plan reflects all existing development, part modification, and existing approved conceptual plans. Areas in color are inclusive of the 1981 Beverly Hills DRI Boundary.

LAND USE SCHEDULE						
DESIGNATION	LAND USE & NOTES	DESIGNATED USE ACREAGE	REC / OPEN SPACE ACREAGE	ROW	FRONTAGE ROAD	TOTAL ACREAGE
SR1	Single Family Cluster	80.48	5.09	—	—	85.57
SR2	Single Family Cluster	83.62	5.02	—	—	88.64
SR3	Single Family Attached	41.66	3.04	—	—	44.70
SR4	Single Family Cluster	90.55	5.52	—	—	96.07
SR5	Single Family Attached	45.62	3.28	—	—	48.90
SR6	Single Family Cluster	59.13	3.17	—	—	62.30
SR7	Single Family Detached	6.80	0.50	—	—	7.30
SR8	Single Family Detached	54.68	3.99	—	—	58.67
SR9	Single Family Cluster	9.08	0.66	—	—	9.74
SR10	Single Family Attached	35.34	2.58	—	—	37.92
SR11	Single Family Cluster	33.56	2.44	—	—	36.00
SR12	Single Family Cluster	206.46	11.48	—	—	217.94
SR13	Single Family Cluster	10.75	0.78	—	—	11.53
SR14	Single Family Detached	20.53	1.50	—	—	22.03
SR15	Single Family Detached	99.88	16.61	—	—	116.49
SR16	Single Family Detached	52.18	3.67	—	—	55.85
SR17	Single Family Attached	22.78	0.32	—	—	23.10
SR18	Single Family Detached	212.38	9.86	—	—	222.66
SR19	Single Family Detached	107.50	5.26	—	—	112.76
SR20	Single Family Detached	58.12	—	—	—	58.12
SR21	Single Family Attached	11.67	—	—	—	11.67
SR22	Single Family Detached	16.80	—	—	—	16.80
SR23	Single Family Detached	1.37	—	—	—	1.37
SR24	Single Family Attached	16.91	—	—	—	16.91
SR25	Single Family Detached	3.84	—	—	—	3.84
SR26	Single Family Attached	15.37	—	—	—	15.37
SR27	Single Family Attached	0.67	—	—	—	0.67
R1	Recreation	1.16	1.16	—	—	1.16
R2	Recreation	6.55	6.55	—	—	6.55
R3	Recreation (3.0 Acres Min. Size per Plat)	28.69	28.69	—	—	28.69
R4	Recreation	2.30	2.30	—	—	2.30
R5	Recreation	14.68	14.68	—	—	14.68
G	Golf	139.12	139.12	—	—	139.12
MF1	Multi-family Low Density	41.16	3.00	—	—	44.16
MF2	Multi-family Low Density	55.67	4.06	—	—	59.73
MF3	Multi-family Low Density	19.10	1.39	—	—	20.49
MF4	Multi-family Low Density	9.91	0.72	—	—	10.63
MF5	Multi-family Low Density	16.50	0.00	—	—	16.50
U1	Utilities	0.52	—	—	—	0.52
U2	Utilities	24.01	—	—	—	24.01
U3	Utilities	16.87	—	—	—	16.87
BCO 1	Business/Comm/Office	7.68	—	0.56	1.40	9.64
BCO 2	Business/Comm/Office	39.96	—	1.29	3.07	44.32
BCO 3	Business/Comm/Office (3.0 acres office use)	22.17	—	1.52	3.28	26.97
BCO 4	Business/Comm/Office (No restriction on use)	—	—	—	—	—
BCO 5	Business/Comm/Office (3.0 acres office use)	4.37	—	0.44	1.28	6.09
BCO 6	Business/Comm/Office (Added by the Beverly Oaks use 12,000 sf use)	0.00	—	—	—	0.00
BCO 7	Business/Comm/Office	2.00	—	—	—	2.00
BCO 8	Business/Comm/Office	4.92	—	—	—	4.92
BCO 9	Business/Comm/Office	6.43	—	—	—	6.43
BCO 10	Business/Comm/Office	8.44	—	—	—	8.44
CN1	Community & Neighborhood Services	0.96	—	0.21	0.77	1.94
CN2	Community & Neighborhood Services	6.28	—	—	—	6.28
CN3	Community & Neighborhood Services	1.80	—	—	—	1.80
CN4	Community & Neighborhood Services	4.97	—	—	—	4.97
LCC	Life Care Center	40.04	—	0.75	1.92	42.71
OF1	Office	19.56	—	—	3.47	23.03
OF2	Office	4.82	—	—	0.35	5.17
CC	Civic Center / Public Use	4.45	—	—	—	4.45
CC2	Civic Center / Public Use	2.00	—	—	—	2.00
CC3	Civic Center / Public Use	2.82	—	—	—	2.82
CC4	Civic Center / Public Use	7.99	—	—	—	7.99
CC5	Civic Center / Public Use	4.29	—	—	—	4.29
CC6	Civic Center / Public Use	1.96	—	—	—	1.96

TOTAL UNITS / SQUARE FOOTAGE / ACRES	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 7, 8, 14-18, 18-20, 22, 23, 25)	634.08	2,219	—	—
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	573.63	2,850	—	—
Single Family Attached (SR 3, 5, 10, 17, 21, 24, 26)	190.02	1,032	—	—
Multi Family Low Density (MF)	142.34	1,415	—	—
Recreation (R)	147.32	—	—	—
Golf Course (G)	139.12	—	—	—
Utilities (U)	41.40	—	—	—
Business / Commercial / Office (BCO)	95.97	450,000 sf	—	—
Community & Neighborhood Services (CN)	14.01	80,000 sf	—	—
Life Care Center (LCC)	40.04	400	—	—
Office (OF)	24.38	270,000 sf	—	—
Civic Center / Public Use (CC)	23.51	—	—	—
ROW / Frontage Roads	130.09	—	—	—
Linear Open Space (LOS)	37.42	—	—	—
TOTALS:	2,233.33 Acres	7,916 Units / 800,000 SF	—	—

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Land Development Division

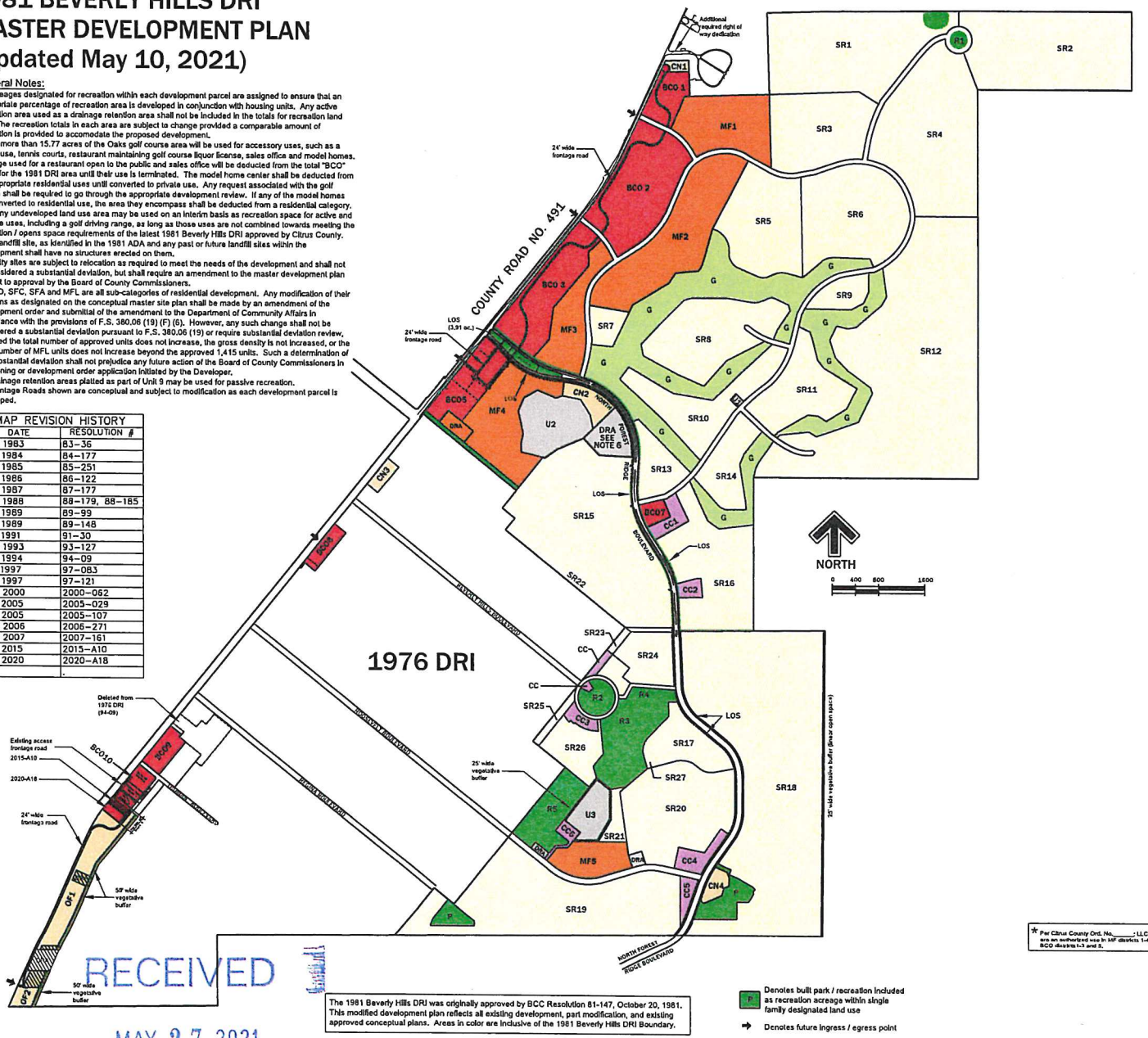
Exhibit "D"

1981 BEVERLY HILLS DRI
MASTER DEVELOPMENT PLAN
(Updated May 10, 2021)

General Notes:

1. Acreages designated for recreation within each development parcel are assigned to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accomodate the proposed development.
2. No more than 15.77 acres of the Oaks golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant maintaining golf course liquor license, sales office and model homes. Acreage used for a restaurant open to the public and sales office will be deducted from the total "BCO" areas for the 1981 DRI area until their use is terminated. The model home center shall be deducted from the appropriate residential uses until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.
3.a. Any undeveloped land use area may be used on an interim basis as recreation space for active and passive uses, including a golf driving range, as long as those uses are not combined towards meeting the recreation / opens space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
3.b. Landfill site, as identified in the 1981 ADA and any past or future landfill sites within the development shall have no structures erected on them.
4. Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendment to the master development plan subject to approval by the Board of County Commissioners.
5. SFD, SFC, SFA and MFL are all sub-categories of residential development. Any modification of their locations as designated on the conceptual master site plan shall be made by an amendment of the development order and submittal of the amendment to the Department of Community Affairs in accordance with the provisions of F.S. 380.06 (19) (F) (6). However, any such change shall not be considered a substantial deviation pursuant to F.S. 380.06 (19) or require substantial deviation review, provided the total number of approved units does not increase, the gross density is not increased, or the total number of MFL units does not increase beyond the approved 1,415 units. Such a determination of nonsubstantial deviation shall not prejudice any future action of the Board of County Commissioners in any zoning or development order application initiated by the Developer.
6. Drainage retention areas platted as part of Unit 9 may be used for passive recreation.
7. Frontage Roads shown are conceptual and subject to modification as each development parcel is developed.

MAP REVISION HISTORY	
DATE	RESOLUTION #
MAY 1983	83-36
DEC 1984	84-177
DEC 1985	85-251
JUN 1986	86-122
OCT 1987	87-177
NOV 1988	88-179, 88-185
JUN 1989	89-99
SEP 1989	89-148
FEB 1991	91-30
AUG 1993	93-127
JAN 1994	94-09
JUL 1997	97-083
OCT 1997	97-121
APR 2000	2000-062
FEB 2005	2005-029
JUN 2005	2005-107
AUG 2006	2006-271
AUG 2007	2007-161
JUN 2015	2015-A10
JUN 2020	2020-A18
-	-



The 1981 Beverly Hills DRI was originally approved by BCC Resolution 81-147, October 20, 1981. This modified development plan reflects all existing development, part modification, and existing approved conceptual plans. Areas in color are inclusive of the 1981 Beverly Hills DRI Boundary.

P Denotes built park / recreation included as recreation acreage within single family designated land use

➡ Denotes future ingress / egress point

LAND USE SCHEDULE						
DESIGNATION	LAND USE & NOTES	DESIGNATED USE ACREAGE	REC / OPEN SPACE ACREAGE	ROW	FRONTAGE ROAD	TOTAL ACREAGE
SR1	Single Family Cluster	80.48	5.09	—	—	85.57
SR2	Single Family Cluster	83.62	5.02	—	—	88.64
SR3	Single Family Attached	41.66	3.04	—	—	44.70
SR4	Single Family Cluster	90.55	5.52	—	—	96.07
SR5	Single Family Attached	45.62	3.28	—	—	48.90
SR6	Single Family Cluster	59.13	3.17	—	—	62.30
SR7	Single Family Detached	6.80	0.50	—	—	7.30
SR8	Single Family Detached	54.68	3.99	—	—	58.67
SR9	Single Family Cluster	9.08	0.66	—	—	9.74
SR10	Single Family Attached	35.34	2.58	—	—	37.92
SR11	Single Family Cluster	33.56	2.44	—	—	36.00
SR12	Single Family Cluster	200.46	11.48	—	—	217.94
SR13	Single Family Cluster	10.75	0.78	—	—	11.53
SR14	Single Family Detached	20.53	1.50	—	—	22.03
SR15	Single Family Detached	99.88	16.61	—	—	116.49
SR16	Single Family Detached	52.18	3.47	—	—	55.65
SR17	Single Family Attached	22.78	0.32	—	—	23.10
SR18	Single Family Detached	212.38	9.86	—	—	222.66
SR19	Single Family Detached	107.50	5.26	—	—	112.76
SR20	Single Family Detached	58.12	—	—	—	58.12
SR21	Single Family Attached	11.67	—	—	—	11.67
SR22	Single Family Detached	16.80	—	—	—	16.80
SR23	Single Family Detached	1.37	—	—	—	1.37
SR24	Single Family Attached	16.91	—	—	—	16.91
SR25	Single Family Detached	3.84	—	—	—	3.84
SR26	Single Family Attached	15.37	—	—	—	15.37
SR27	Single Family Attached	0.67	—	—	—	0.67
R1	Recreation	1.16	1.16	—	—	1.16
R2	Recreation	6.55	6.55	—	—	6.55
R3	Recreation	28.69	28.69	—	—	28.69
R4	Recreation	2.30	2.30	—	—	2.30
R5	Recreation	14.68	14.68	—	—	14.68
G	Golf	139.12	139.12	—	—	139.12
MF1	Multi-Family Low Density	41.16	3.00	—	—	44.16
MF2	Multi-Family Low Density	55.67	4.06	—	—	59.73
MF3	Multi-Family Low Density	19.10	1.39	—	—	20.49
MF4	Multi-Family Low Density	36.52	2.65	—	—	39.17
MF5	Multi-Family Low Density	16.50	0.00	—	—	16.50
U1	Utilities	0.52	—	—	—	0.52
U2	Utilities	24.01	—	—	—	24.01
U3	Utilities	16.87	—	—	—	16.87
BCO 1	Business/Comm/Office	7.68	—	0.56	1.40	9.64
BCO 2	Business/Comm/Office	39.96	—	1.29	3.07	44.32
BCO 3	Business/Comm/Office (U.S. army office area)	22.17	—	1.52	3.28	26.97
BCO 4	Business/Comm/Office (No dedication on area)	—	—	—	—	—
BCO 5	Business/Comm/Office	15.87	—	3.76	0.63	20.26
BCO 6	Business/Comm/Office	0.00	—	—	—	0.00
BCO 7	Business/Comm/Office	2.00	—	—	—	2.00
BCO 8	Business/Comm/Office	4.92	—	—	—	4.92
BCO 9	Business/Comm/Office	6.43	—	—	—	6.43
BCO 10	Business/Comm/Office	8.44	—	—	—	8.44
CN1	Community & Neighborhood Services	0.96	—	0.21	0.77	1.94
CN2	Community & Neighborhood Services	6.28	—	—	—	6.28
CN3	Community & Neighborhood Services	1.80	—	—	—	1.80
CN4	Community & Neighborhood Services	4.97	—	—	—	4.97
LCC	Life Care Center	0.00	—	0.00	0.00	0.00
OF1	Office	19.56	—	—	3.47	23.03
OF2	Office	4.82	—	—	0.35	5.17
CC	Civic Center / Public Use	4.45	—	—	—	4.45
CC2	Civic Center / Public Use	2.00	—	—	—	2.00
CC3	Civic Center / Public Use	2.82	—	—	—	2.82
CC4	Civic Center / Public Use	7.99	—	—	—	7.99
CC5	Civic Center / Public Use	4.29	—	—	—	4.29
CC6	Civic Center / Public Use	1.96	—	—	—	1.96

TOTAL UNITS / SQUARE FOOTAGE / ACRES	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 7, 8, 14-16, 18-20, 22, 23, 25)	634.08	2,219	—	—
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	573.63	2,850	—	—
Single Family Attached (SR 3, 5, 10, 17, 21, 24, 26)	190.02	1,032	—	—
Multi Family Low Density (MF)	168.95	1,415	—	—
Recreation (R)	149.25	—	—	—
Golf Course (G)	139.12	—	—	—
Utilities (U)	41.40	—	—	—
Business / Commercial / Office (BCO)	107.47	450,000 sf	—	—
Community & Neighborhood Services (CN)	14.01	80,000 sf	—	—
Life Care Center (LCC)	0.00	400*	—	—
Office (OF)	24.38	270,000 sf	—	—
Civic Center / Public Use (CC)	23.51	—	—	—
ROW / Frontage Roads	130.09	—	—	—
Linear Open Space (LOS)	37.42	—	—	—
TOTALS:	2,233.33 Acres	7,916 Units / 800,000 SF	—	—

* Per Citrus County Ord. No._____; LLC Units are an authorized use in MF districts 1-4 and BCO districts 1-3 and 5.

Exhibit "E"

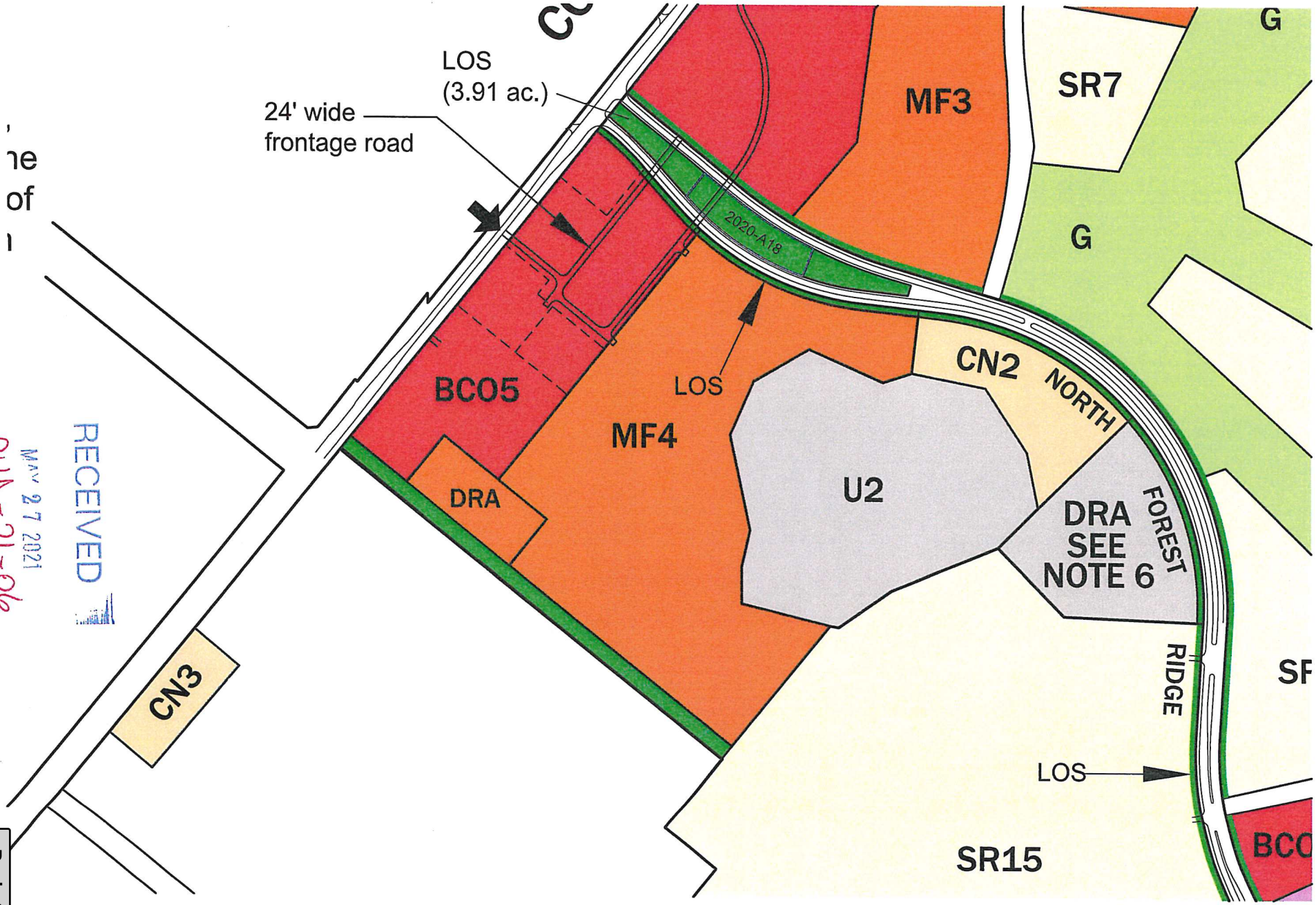
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LAND USE SCHEDULE

DESIGNATION	LAND USE & NOTES	DESIGNATED USE ACREAGE	REC / OPEN SPACE ACREAGE	ROW	FRONTAGE ROAD	TOTAL ACREAGE
SR1	Single Family Cluster	80.48	5.09	----	----	85.57
SR2	Single Family Cluster	83.62	5.02	----	----	88.64
SR3	Single Family Attached	41.66	3.04	----	----	44.70
SR4	Single Family Cluster	90.55	5.52	----	----	96.07
SR5	Single Family Attached	45.62	3.28	----	----	48.90
SR6	Single Family Cluster	59.13	3.17	----	----	62.30
SR7	Single Family Detached	6.80	0.50	----	----	7.30
SR8	Single Family Detached	54.68	3.99	----	----	58.67
SR9	Single Family Cluster	9.08	0.66	----	----	9.74
SR10	Single Family Attached	35.34	2.58	----	----	37.92
SR11	Single Family Cluster	33.56	2.44	----	----	36.00
SR12	Single Family Cluster	206.46	11.48	----	----	217.94
SR13	Single Family Cluster	10.75	0.78	----	----	11.53
SR14	Single Family Detached	20.53	1.50	----	----	22.03
SR15	Single Family Detached	99.88	16.61	----	----	116.49
SR16	Single Family Detached	52.18	3.67	----	----	55.85
SR17	Single Family Attached	22.78	0.32	----	----	23.10
SR18	Single Family Detached	212.38	9.86	----	----	222.66
SR19	Single Family Detached	107.50	5.26	----	----	112.76
SR20	Single Family Detached	58.12	----	----	----	58.12
SR21	Single Family Attached	11.67	----	----	----	11.67
SR22	Single Family Detached	16.80	----	----	----	16.80
SR23	Single Family Detached	1.37	----	----	----	1.37
SR24	Single Family Attached	16.91	----	----	----	16.91
SR25	Single Family Detached	3.84	----	----	----	3.84
SR26	Single Family Attached	15.37	----	----	----	15.37
SR27	Single Family Attached	0.67	----	----	----	0.67
R1	Recreation	1.16	1.16	----	----	1.16
R2	Recreation	6.55	6.55	----	----	6.55
R3	Recreation (7.43 Acres Arch. Site per File #8a159)	28.69	28.69	----	----	28.69
R4	Recreation	2.30	2.30	----	----	2.30
R5	Recreation	14.68	14.68	----	----	14.68
G	Golf	139.12	139.12	----	----	139.12
MF1	Multi-family Low Density	41.16	3.00	----	----	44.16
MF2	Multi-family Low Density	55.67	4.06	----	----	59.73
MF3	Multi-family Low Density	19.10	1.39	----	----	20.49
MF4	Multi-family Low Density	36.52	2.65	----	----	39.17
MF5	Multi-family Low Density	16.50	0.00	----	----	16.50
U1	Utilities	0.52	----	----	----	0.52
U2	Utilities	24.01	----	----	----	24.01
U3	Utilities	16.87	----	----	----	16.87
BCO 1	Business/Comm/Office	7.68	----	0.56	1.40	9.64
BCO 2	Business/Comm/Office	39.96	----	1.29	3.07	44.32
BCO 3	Business/Comm/Office (3.3 acres office use)	22.17	----	1.52	3.28	26.97
BCO 4	Business/Comm/Office (No designation on map)	----	----	----	----	----
BCO 5	Business/Comm/Office	15.87	----	3.76	0.63	20.26
BCO 6	Business/Comm/Office	0.00	----	----	----	0.00
BCO 7	Business/Comm/Office	2.00	----	----	----	2.00
BCO 8	Business/Comm/Office	4.92	----	----	----	4.92
BCO 9	Business/Comm/Office	6.43	----	----	----	6.43
BCO 10	Business/Comm/Office	8.44	----	----	----	8.44
CN1	Community & Neighborhood Services	0.96	----	0.21	0.77	1.94
CN2	Community & Neighborhood Services	6.28	----	----	---	6.28
CN3	Community & Neighborhood Services	1.80	----	----	---	1.80
CN4	Community & Neighborhood Services	4.97	----	----	---	4.97
LCC	Life Care Center	0.00	----	0.00	0.00	0.00
OF1	Office	19.56	----	----	3.47	23.03
OF2	Office	4.82	----	----	0.35	5.17
CC	Civic Center / Public Use	4.45	----	----	----	4.45
CC2	Civic Center / Public Use	2.00	----	----	----	2.00
CC3	Civic Center / Public Use	2.82	----	----	----	2.82
CC4	Civic Center / Public Use	7.99	----	----	----	7.99
CC5	Civic Center / Public Use	4.29	----	----	----	4.29
CC6	Civic Center / Public Use	1.96	----	----	----	1.96

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Attachment: Applicant's exhibits B through E (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)



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Exhibit "F"
ORDINANCE NO. 2021-A_____

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY LAND DEVELOPMENT CODE ATLAS AND THE 1981 BEVERLY HILLS DEVELOPMENT OF REGIONAL IMPACT MASTER PLAN FOR VARIOUS ITEMS INCLUDING A REVISION TO THE LAND USE DESIGNATION ON APPROXIMATELY 42.04 ACRES (MOL); ADDITION OF TEXT REGARDING LLC UNIT DEVELOPMENT INTO THE MF DISTRICTS NO's. 1-4 PROVIDING FOR APPLICABILITY; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 12, 2012, the Board of County Commissioners adopted the Citrus County Land Development Code as Ordinance No. 2012-06; and

WHEREAS, certain DRI map and text amendments are necessary to address current market forces in Beverly Hills, Florida area as outlined in developer, Beverly Hills Development application dated _____, 2021; and

WHEREAS, F.S. 380.06 provides the mechanisms for amendment of a Development of Regional Impact, and it has been determined that the proposal is regulated by F.S. 380.06(19)(e)2.k and (19)(e)1. and therefore does not require a determination of whether the amendment is a substantial deviation and does not require a Notice of Proposed Change (NOPC); and

WHEREAS, the proposed DRI amendments are consistent with Citrus County Land Use Plan, LDC and statutory test of compatibility (FS 163._____).

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AS FOLLOWS:

1. The Master Plan of Development for the Beverly Hills Development of Regional Impact is hereby amended as follows:

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Attachment: Applicant's exhibits F through H (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

PUD-21-____ Clark A. Stillwell, Esq. for Beverly Hills Development of Regional Impact to expand BCO District No. 5; expand MF District No. 4, eliminate the LLC district and incorporate 400 units of LLC into MF Districts No. 1-4. This request is made pursuant to Section 4300, Planned Unit Developments (PUD) of the Citrus County Land Development Code and Florida Statute 380.06, Developments of Regional Impact. Located in Sections 1, 2, 11-15 and 22, Township 18 South, Range 18 East; and Sections 6 and 7, Township 18 South, Range 19 East, more specifically the 1981 Beverly Hills Development of Regional Impact, as further described in Exhibit "A" (master plan designation changes), Exhibit "B" (legal description – DRI); Exhibit "C" (conditions of approval, attached hereto and incorporated herein by reference.

2. The Atlas of the Land Development Code is hereby amended to reflect the changes described in Section 1 of this Ordinance and attached exhibits.

3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

4. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of consideration that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board pursuant to number 7.

5. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

6. It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made part of the Citrus County Comprehensive Plan; and that the sections of this ordinance may be renumbered or re-lettered and that the word "Ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention. Regardless of whether such inclusion in the code is accomplished, sections of this ordinance may be renumbered or re-lettered and typographical errors which do not affect the intent may be authorized by the County Administrator's designee, without need of a public hearing, by filing a corrected or re-codified copy of same with the Clerk of the Circuit Court.

7. This ordinance shall become effective as provided by Florida law.

DONE AND ADOPTED at a duly called session of the Board of County Commissioners, Citrus County, Florida, this_____day of_____, 2021.

Attachment: Applicant's exhibits F through H (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

ATTEST

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

_____
BETTY STRIFLER, CLERK

BY: _____
_____, CHAIRMAN

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY

_____
DENISE A. DYMOND LYN, COUNTY ATTORNEY

Attachment: Applicant's exhibits F through H (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

EXHIBIT "___" CONDITIONS OF APPROVAL

1. The portion (14.17 acres) of Alternate key 3477742 along CR-491, as outlined in this application from LLC use to BCO use in the 1981 Beverly Hills DRI Master Plan. There will be no increase in total BCO square footage and build out per existing DRI orders.

2. A portion (28.54 acres) of Alternate Key 3477742 as outlined in this application will be changed from LLC use to MF use in the 1981 Beverly Hills DRI Master Plan. There will be no increase in the total number of MF units authorized in existing DRI.

3. Existing LLC district (42 acres MOL) will be deleted from DRI map and use allocated per condition N. 4 below.

4. The existing 400 LLC units are allowed to be constructed in the DRI Master Plan MF districts 1-4.

5. All other existing conditions of approval for the DRI are affirmed and remain in effect.

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TOTAL UNITS / SQUARE FOOTAGE / ACRES	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 7, 8, 14-16, 18-20, 22, 23, 25)	634.08	2,219	----	----
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	573.63	2,850	----	----
Single Family Attached (SR 3, 5, 10, 17, 21, 24, 26)	190.02	1,032	----	----
Multi Family Low Density (MF)	168.95	1,415	----	----
Recreation (R)	149.25	---	----	----
Golf Course (G)	139.12	---	----	----
Utilities (U)	41.40	---	----	----
Business / Commercial / Office (BCO)	107.47	450,000 sf	----	----
Community & Neighborhood Services (CN)	14.01	80,000 sf	----	----
Life Care Center (LCC)	0.00	400*	----	----
Office (OF)	24.38	270,000 sf	----	----
Civic Center / Public Use (CC)	23.51	---	----	----
ROW / Frontage Roads	130.09	---	----	----
Linear Open Space (LOS)	37.42	---	----	----
TOTALS:	2,233.33 Acres	7,916 Units / 800,000 SF	----	----

* Per Citrus County Ord. No._____; LLC Units are an authorized use in MF districts 1-4 and BCO districts1-3 and 5.

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Land Development Division

Exhibit "G" Application Text
Beverly Hills Development Corporation
NOPC – 1981 Beverly Hills DRI
Resolution No. 81-147, as amended and restated
Citrus County, Florida
Alternate Key #3479805 and 3494828

I. SITE CHARACTERISTICS: The 1981 Beverly Hills DRI has a separate land use map and districts created at time of DRI approval. Per County Plan, it is PDR on GFLUM and each area or LDC is designated accordingly. The DRI districts do not match the LDC districts per se but are similar. The subject parcels are part of 1981 Beverly Hills DRI. Total acreage is 42.04; located at the south east corner of County Road 491 and N. Forest Ridge Blvd. Per DRI resolution and map, existing uses are as follows:

a. BCO No. 5 – 6.09 acres.
b. MF No. 4 – 10.53 acres.
c. LLC – 42.71 Acres/400 units.

The sites are vacant. Site slopes from County Road 491 eastward. Soils are suitable for intended use. There are no environmental restraints. Subject parcels are served by regional water/sewer. Existing abutting land uses are as follows:

1. North – Vacant BCO/MF
2. South – SF/Commercial; Beverly Hills Unit No.1
3. West – County Road 491/commercial on County Road 491; Pine Ridge Subdivision
4. East – Beverly Hills DRI – residential (SF)/DRA

The BCO site No. 5 is currently under contract and in due diligence. The end user has indicated parcel size is problematic. On further review, MF No. 4 is undersized for GNC uses. See exhibit "H" preliminary conceptual site plan for BCO No. 5. Note, frontage roads are retained per existing DRI map and resolution. Access to MF parcel No. 4 is enhanced with two (2) potential entrances – (1) frontage road and (2) existing Forest Ridge Blvd.

II. CONCURRENCY:

a. No issues – project is vested for traffic; buildout remains the same.
b. The site will meet Plan/LDC stormwater standards on Parcel II; Parcel I will abrogate any future DRA use in median.
c. Solid waste impacts are the same as build out has not changed.

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III. CAPATIABILITY: Revised acreage puts MF use as transitional zone between abutting SF uses. Increased acreage allows for more open space and site plan flexibility. Abutting uses are generally the same. Meets statutory test (see F.S. 163.3164(9)).

IV. LDC DEVELOPMENT STANDARDS: Each parcel will meet such at time of permitting to include reverse frontage road per DRI map on BCO No. 5..

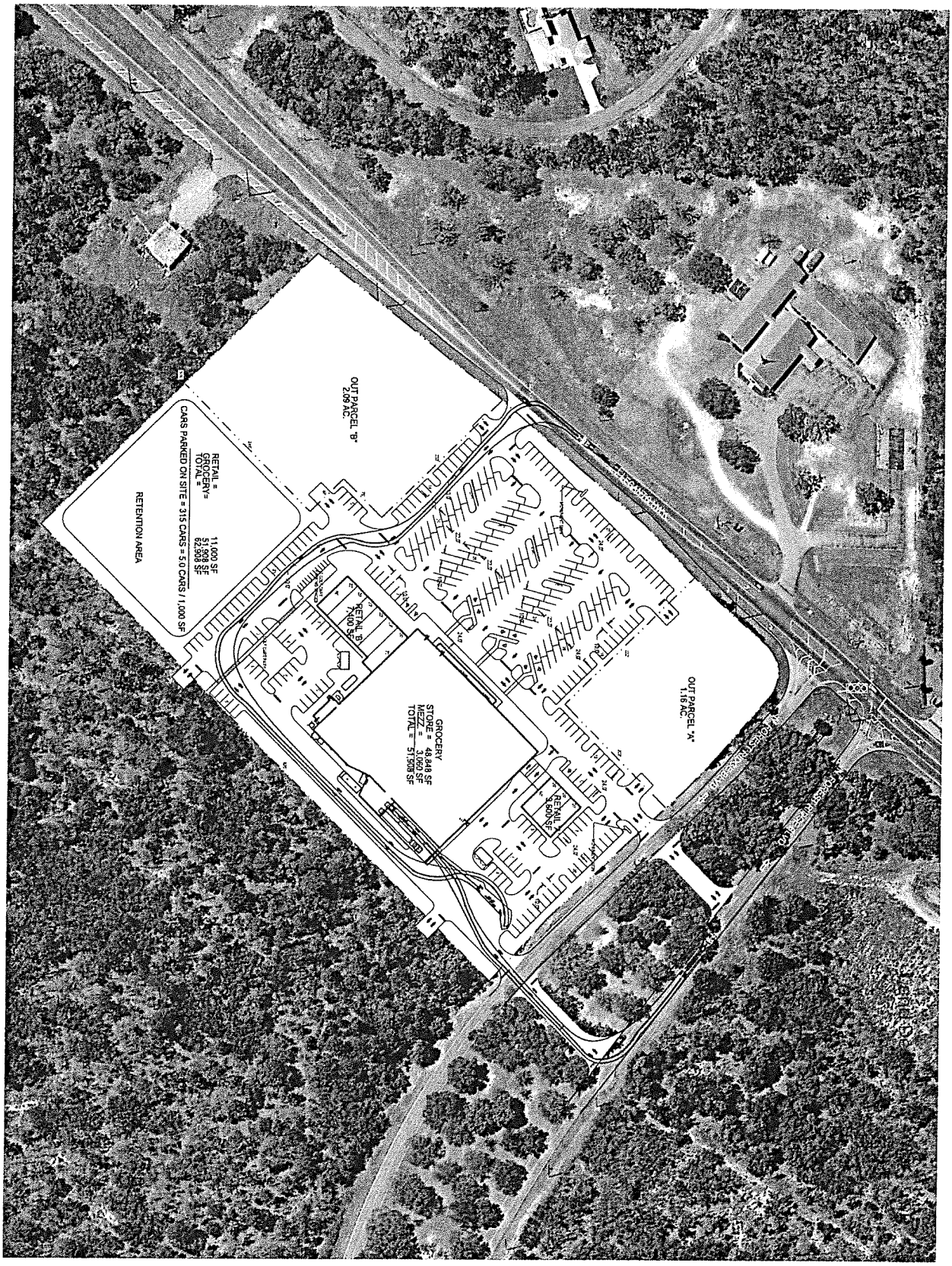
V. PLAN CONSISTENCY: Site is PSA with regional utilities. Subject area – i.e. Central Ridge is designated by Plan for high intensity type uses such as BCO/MF. Further new BCO area is consistent with FLUE pages 10-131-132 and FLUE Policy 17.6.4 and reflects land uses along County Road 491 in Beverly Hills area. The test of a modification to DRI order is defined by F.S. 380.06(7) – is such consistent with local Plan and development regulations. As there is no increase in buildout numbers i.e. intensity of use and uses are largely the same – the proposal meets statutory test.

VI. CONCLUSION: The amendment to DRI is consistent with Plan and LDC. Modifications provide for greater flexibility in County land uses and enhanced open space. Statutory text of compatibility is met.

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Exhibit "H"



MAY 27 2021

PUD-21-C

NOT FOR CONSTRUCTION

Issue Date: 02-10-21	A1.1	WILLIAM JOE FISHER ARCHITECT 0010879	REVISIONS:	RELEASED FOR: BID / PERMIT / CONSTR.	SITE PLAN **N. LECANTO HWY** N. LECANTO HWY & N. FOREST RIDGE BLVD. PORT ST LUCIE, FLORIDA	FISHER AND ASSOCIATES, LLC. ARCHITECTS PLANNERS INTERIOR DESIGNERS AA26007726 2315 BELLEAIR RD. CLEARWATER, FL. 33764 (727) 443-4436

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF FISHER AND ASSOCIATES, AND IS NOT TO BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF FISHER AND ASSOCIATES, LLC AND MUST BE RETURNED UPON REQUEST. NOT FOR GENERAL USE OR PURPOSES.

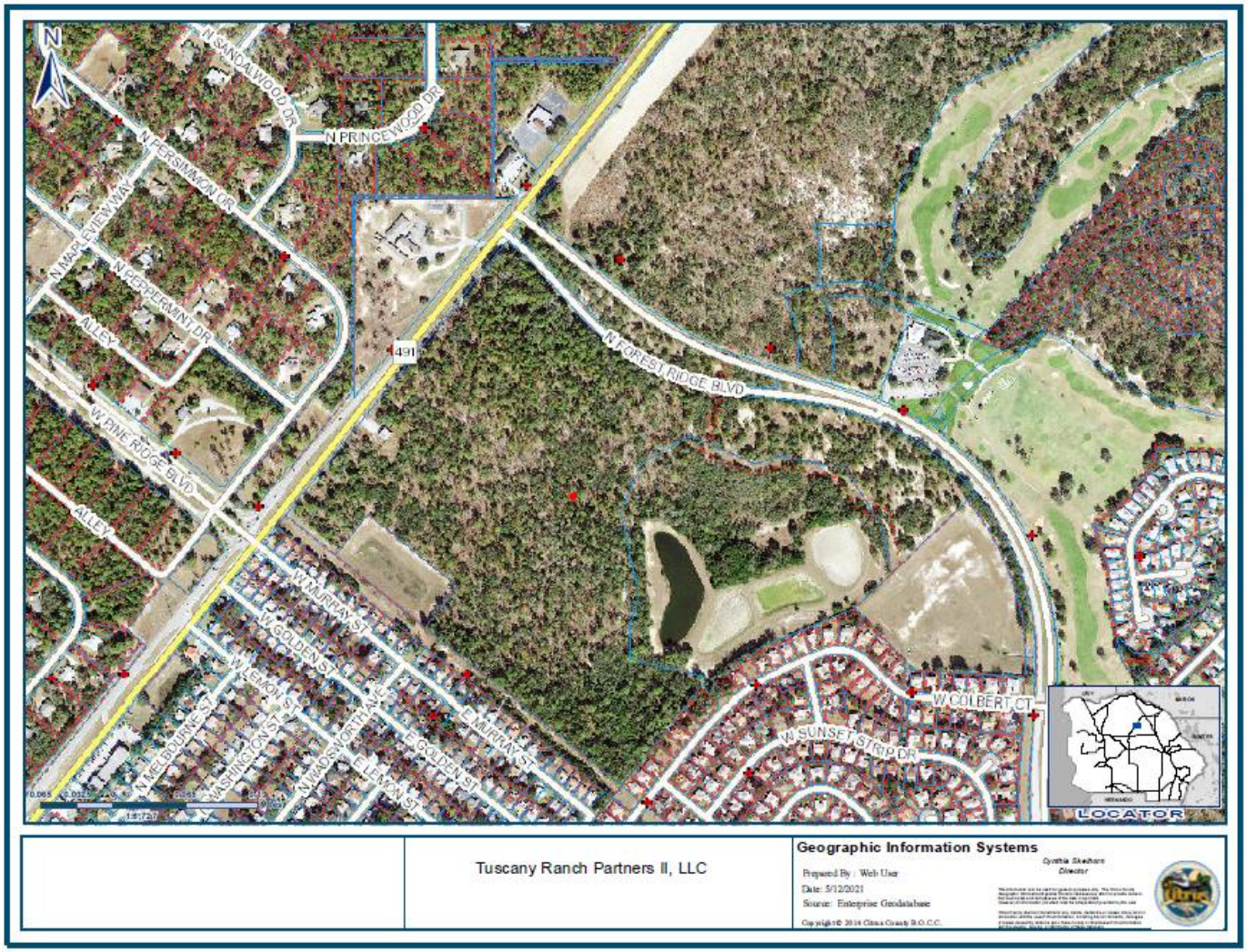
IT IS THE INTENT OF THE UNDERSIGNED THAT THE PLANS SHOWN HEREIN COMPLY WITH THE BUILDING CODES IN EFFECT IN

Attachment: Applicant's exhibits F through H (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

PUD-21-06

Clark A. Stillwell
Law Office of Clark A. Stillwell for
Tuscany Ranch Partners II, LLC
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com

Attachment: Applicant PowerPoint (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch



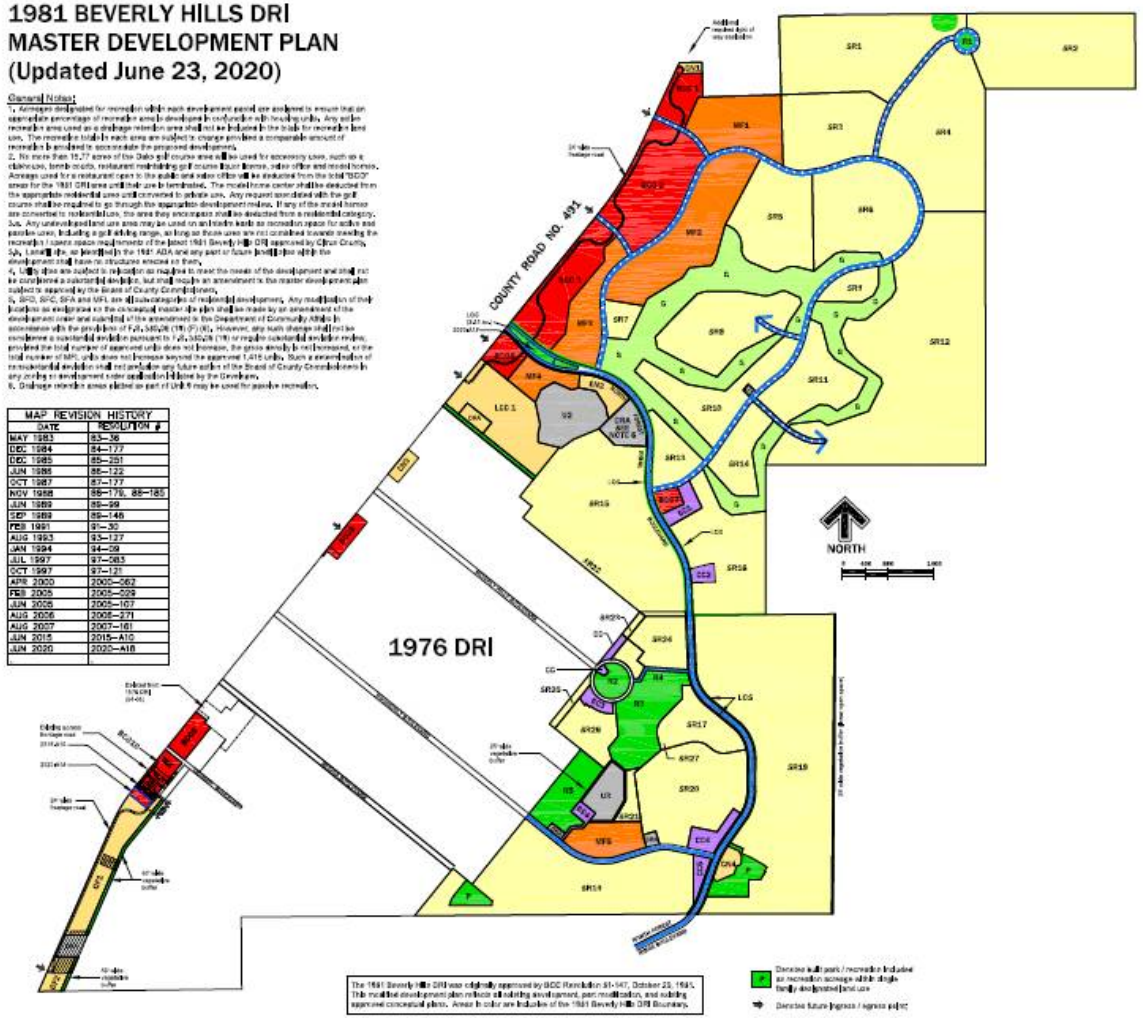
Attachment: Applicant PowerPoint (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch

1981 BEVERLY HILLS DRI
MASTER DEVELOPMENT PLAN
(Updated June 23, 2020)

General Notes:

1. Acreages designated for recreation within each development parcel are analyzed to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation total in each area are subject to change provided a comparable amount of recreation is provided to accommodate the proposed development.
2. No more than 18.77 acres of the Dako golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant restricting golf course liquor license, police office and model homes. Acreage used for a restaurant open to the public and police office will be deducted from the total "GCO" areas for the 1981 DRI area until that use is terminated. The model home center shall be deducted from the appropriate residential area until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.
3a. Any undeveloped land use area may be used on an interim basis as recreation space for active and passive uses, including a golf driving range, as long as those uses are not considered towards meeting the recreation / open space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
3b. Land use, as specified in the 1981 ADA and any part or future development within the development shall have no structures erected on them.
4. Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendment to the master development plan subject to approval by the Board of County Commissioners.
5. SFD, SFC, SFA and MFL are all subcategories of residential development. Any modification of their densities as exchanges on the conceptual master site plan shall be made by an amendment of the development order and submittal of the amendment to the Department of Community Affairs in accordance with the provisions of F.S. 380.06 (19) (F) (II). However, any such change shall not be considered a substantial deviation pursuant to F.S. 380.06 (19) or require substantial revision review, provided the total number of approved units does not increase, the gross density is not increased, or the total number of MFL units does not increase beyond the approved 1,415 units. Such a reconfiguration of nonresidential and/or retail and facilities any future action of the Board of County Commissioners in any zoning or development order application shall be done by the Developers.
6. Drainage retention areas platted as part of Unit 6 may be used for passive recreation.

MAP REVISION HISTORY	
DATE	RESOLUTION #
MAY 1983	83–36
DEC 1984	84–177
DEC 1985	85–281
JUN 1986	86–122
OCT 1987	87–177
NOV 1988	88–179, 88–185
JUN 1989	89–99
SEP 1989	89–146
FEB 1991	91–30
AUG 1993	93–127
JAN 1994	94–09
JUL 1997	97–083
OCT 1997	97–131
APR 2000	2000–062
FEB 2005	2005–029
JUN 2005	2005–107
AUG 2006	2006–271
AUG 2007	2007–161
JUN 2015	2015–A10
JUN 2020	2020–A18



The 1981 Beverly Hills DRI was originally approved by BCC Resolution 81-147, October 28, 1981. This modified development plan reflects all existing development, plan modification, and existing approved conceptual plans. Areas in color are inclusive of the 1981 Beverly Hills DRI Boundary.

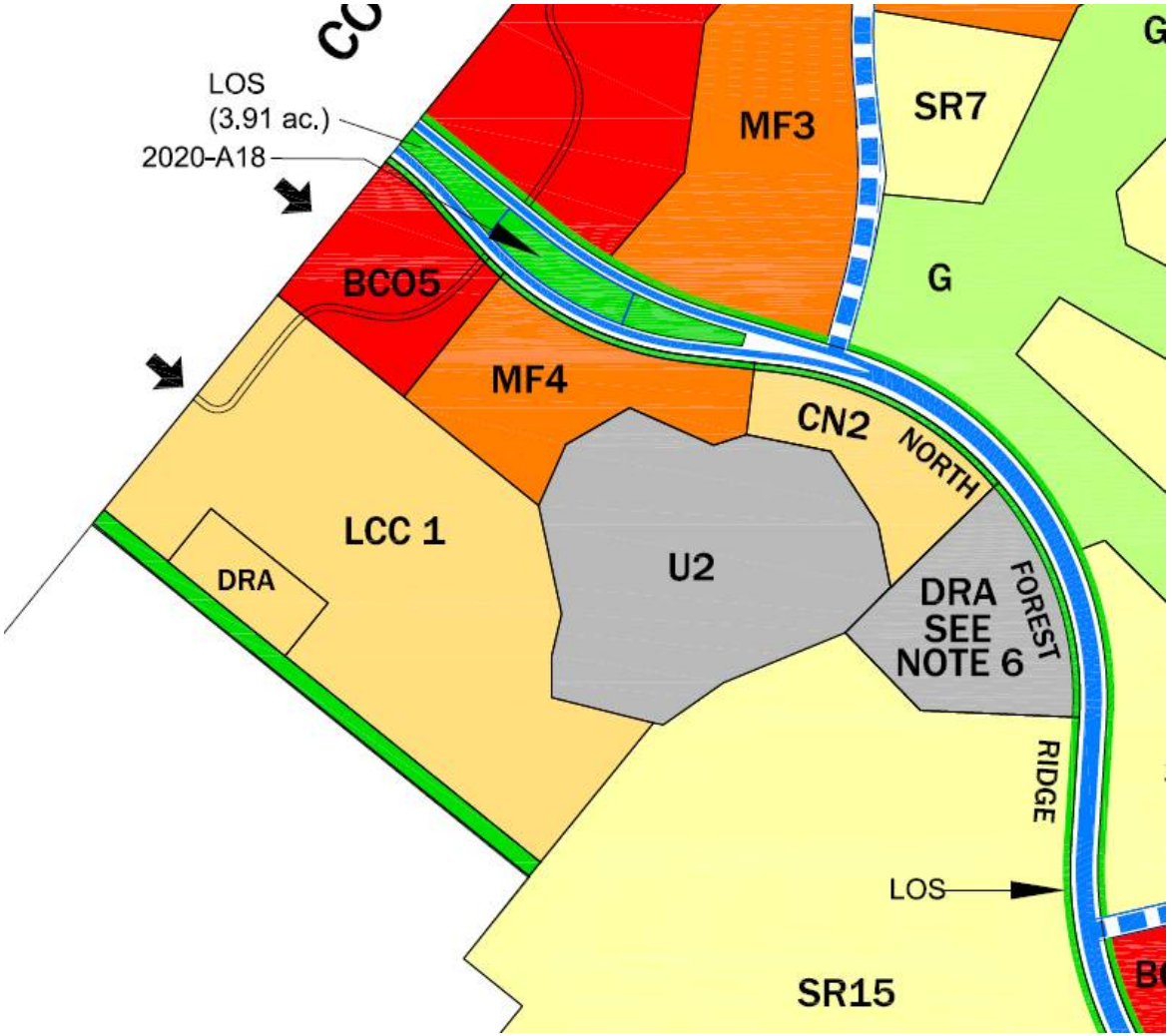
Denotes multi-park / recreation inclusive as recreation acreage within single family designated land use

Denotes future ingress / egress point

LAND USE SCHEDULE						
DESIGNATION	LAND USE & NOTES	DESIGNATED LAND ACREAGE	R&C / OPEN SPACE ACREAGE	ROW	FRONTAGE ROAD	TOTAL ACREAGE
SR1	Single Family Cluster	85.18	9.55	---	--	94.67
SR2	Single Family Cluster	83.67	5.37	---	--	89.04
SR3	Single Family Attached	41.86	4.34	---	--	46.16
SR4	Single Family Cluster	80.66	9.42	---	--	90.07
SR5	Single Family Attached	44.81	3.29	---	--	48.10
SR6	Single Family Cluster	58.73	3.77	---	--	62.50
SR7	Single Family Detached	6.83	0.40	---	--	7.23
SR8	Single Family Attached	93.68	3.95	---	--	97.63
SR9	Single Family Cluster	9.28	0.98	---	--	10.26
SR10	Single Family Cluster	34.34	3.18	---	--	37.52
SR11	Single Family Cluster	33.98	3.44	---	--	36.92
SR12	Single Family Cluster	206.46	11.48	---	--	217.94
SR13	Single Family Cluster	70.74	6.78	---	--	77.52
SR14	Single Family Detached	29.45	1.48	---	--	30.93
SR15	Single Family Detached	93.88	19.41	---	--	113.29
SR16	Single Family Detached	92.18	3.67	---	--	95.85
SR17	Single Family Attached	22.78	5.52	---	--	28.30
SR18	Single Family Detached	213.58	9.56	---	--	223.14
SR19	Single Family Detached	107.00	6.26	---	--	113.26
SR20	Single Family Detached	18.72	---	---	--	18.72
SR21	Single Family Detached	11.67	---	---	--	11.67
SR22	Single Family Detached	19.83	---	---	--	19.83
SR23	Single Family Detached	1.31	---	---	--	1.31
SR24	Single Family Detached	15.91	---	---	--	15.91
SR25	Single Family Detached	3.83	---	---	--	3.83
SR26	Single Family Attached	15.37	---	---	--	15.37
SR27	Single Family Attached	0.87	---	---	--	0.87
[illegible]	Recreation	1.18	1.18	---	--	1.18
[illegible]	Recreation	6.05	6.05	---	--	6.05
[illegible]	Recreation [illegible]	18.59	18.59	---	--	18.59
[illegible]	Recreation	3.97	3.97	---	--	3.97
[illegible]	Recreation	14.68	14.68	---	--	14.68
GU	Golf	138.12	138.12	---	--	138.12
MFL	Multi-Family Low Density	41.74	3.30	---	--	44.74
MFL	Multi-Family Low Density	69.67	4.06	---	--	73.73
MFL	Multi-Family Low Density	15.13	1.34	---	--	23.48
MFL	Multi-Family Low Density	9.91	0.72	---	--	10.63
MFL	Multi-Family Low Density	16.43	3.20	---	--	19.63
U1	Utilities	0.52	---	---	--	0.52
U2	Utilities	24.31	---	---	--	24.31
U3	Utilities	19.67	---	---	--	19.67
BCC-1	Business/Commerce/Office	7.48	---	0.56	1.40	9.44
BCC-2	Business/Commerce/Office	39.96	---	1.79	5.27	47.02
BCC-3	Business/Commerce/Office	22.17	---	1.10	3.28	26.55
BCC-4	[illegible]	---	---	---	---	---
BCC-5	[illegible]	4.27	---	0.44	1.28	6.09
BCC-6	[illegible]	0.00	---	---	---	0.00
BCC-7	Business/Commerce/Office	2.20	---	---	---	2.20
BCC-8	Business/Commerce/Office	4.82	---	---	---	4.82
BCC-9	Business/Commerce/Office	8.43	---	---	---	8.43
BCC-10	Business/Commerce/Office	8.44	---	---	---	8.44
CN1	Community & Neighborhood Services	0.00	---	0.21	0.27	1.88
CN2	Community & Neighborhood Services	6.28	---	---	--	6.28
CN3	Community & Neighborhood Services	1.80	---	---	--	1.80
CN4	Community & Neighborhood Services	4.97	---	---	--	4.97
LCC	Life Care Center	45.04	---	0.79	1.80	47.71
OP1	Office	19.48	---	---	3.47	22.95
OP2	Office	4.82	---	---	0.35	5.17
CC1	Civic Center / Public Use	4.49	---	---	---	4.49
CC2	Civic Center / Public Use	3.20	---	---	--	3.20
CC3	Civic Center / Public Use	3.82	---	---	---	3.82
CC4	Civic Center / Public Use	7.39	---	---	---	7.39
CC5	Civic Center / Public Use	4.28	---	---	--	4.28
CC6	Civic Center / Public Use	1.66	---	---	---	1.66

TOTAL UNITS / SQUARE FOOTAGE / ACRES	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 1, 4, 14-16, 18-20, 25, 29)	934.14	2,219	--	--
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	573.03	2,468	--	--
Single Family Attached (SR 3, 5, 15, 17, 21, 24, 26)	193.32	1,087	--	--
Multi Family Low Density (MF)	143.94	1,415	**	**
Recreation (R)	147.50	**	**	**
Golf Course (GU)	138.12	--	--	--
Utilities (U)	47.43	--	--	--
Business / Commerce / Office (BCC)	94.07	496,800 sf	**	**
Community & Neighborhood Services (CN)	14.51	83,000 sf	**	**
Life Care Center (LCC)	45.04	400	--	--
Office (OP)	24.30	270,000 sf	--	--
Civic / Public Use (CC)	23.41	--	--	--
ROW / Frontage Roads	125.09	**	**	**
Linear Open Space (LOS)	37.42	**	**	**
TOTALS:	2,233.50 Acres	7,970 Units / 853,800 SF	--	--

Attachment: Applicant PowerPoint (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch



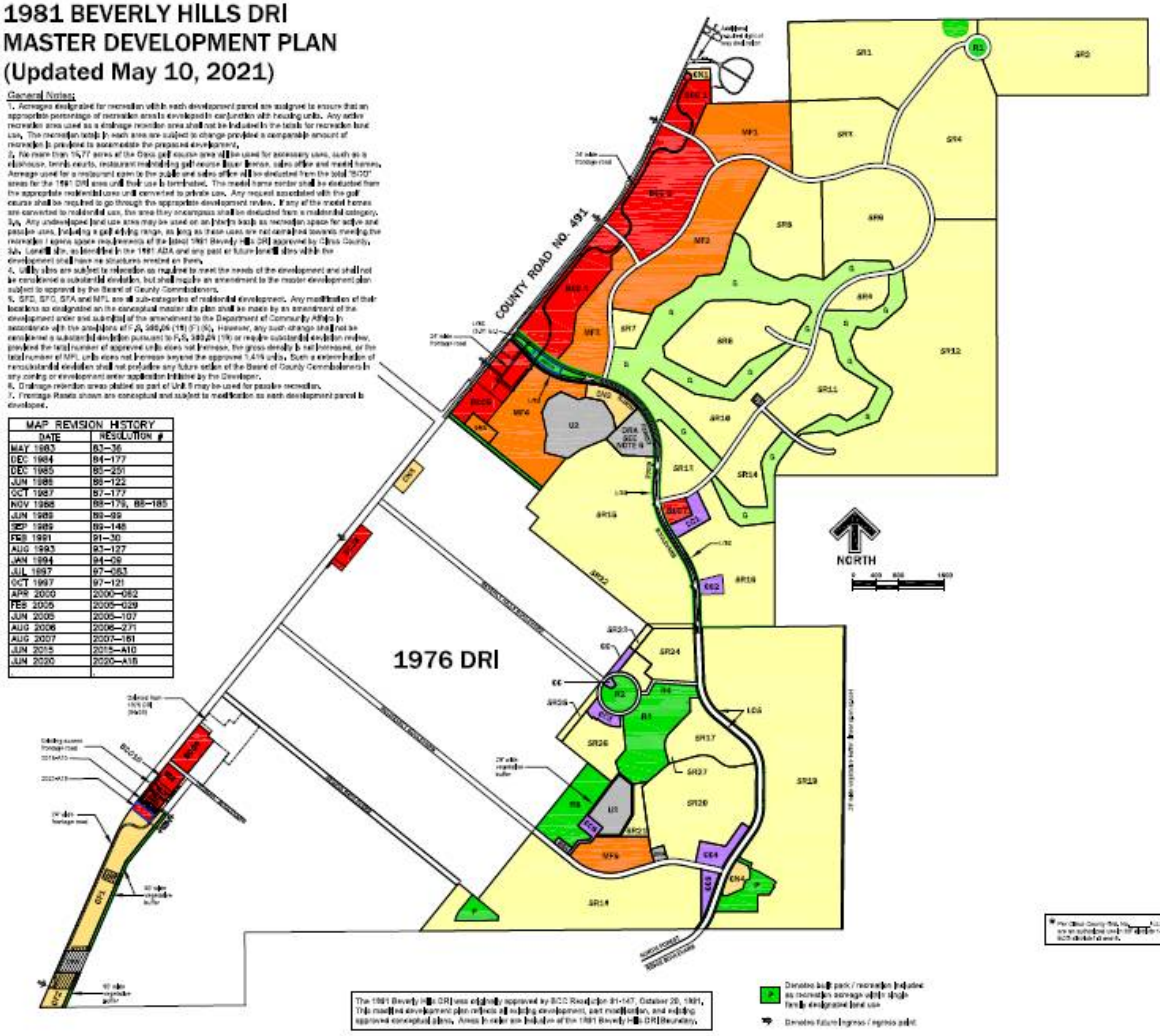
Attachment: Applicant PowerPoint (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch

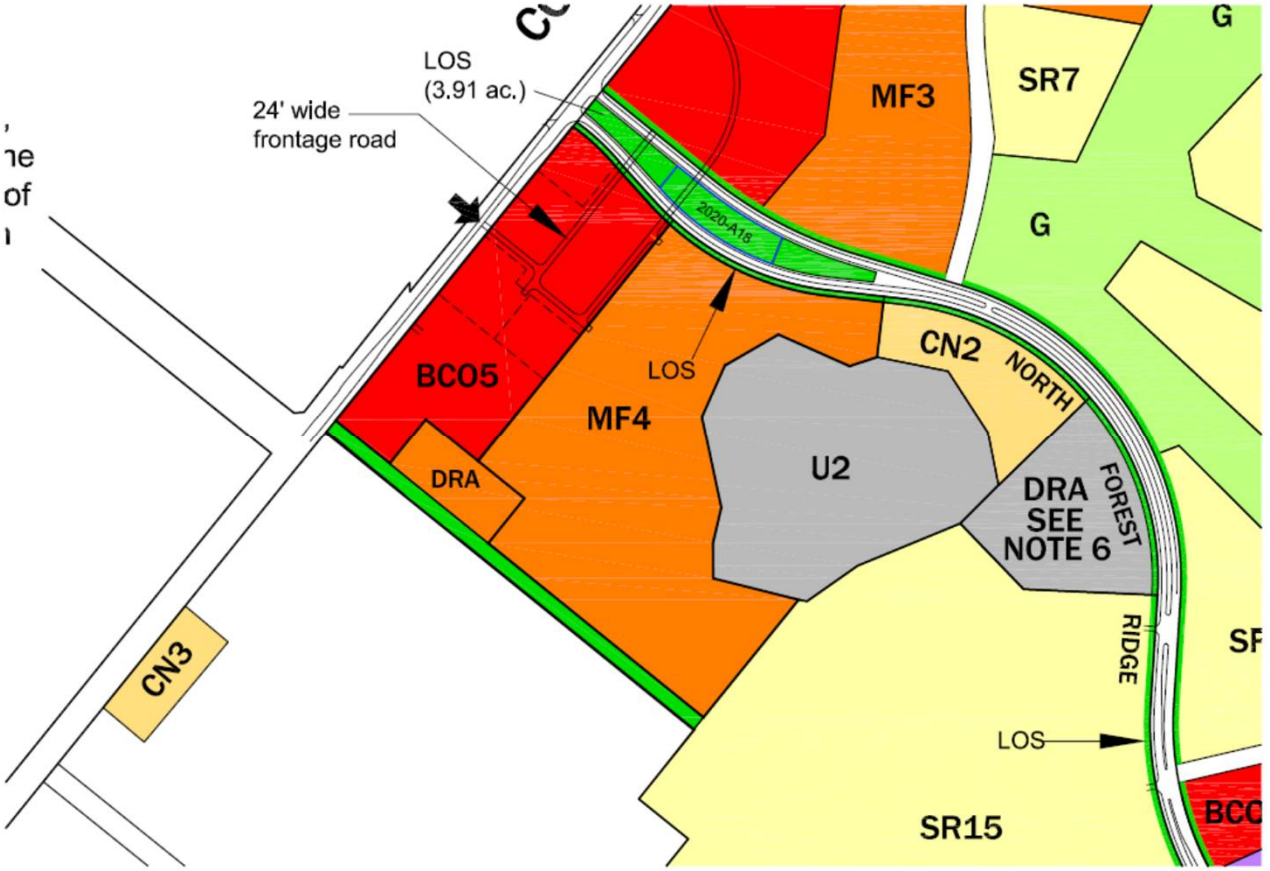
1981 BEVERLY HILLS DRI
MASTER DEVELOPMENT PLAN
(Updated May 10, 2021)

General Notes:

1. Acreages designated for recreation within each development parcel are assigned to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accommodate the proposed development.
2. No more than 14.77 acres of the Class golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant overlooking golf course (beer license, sales office and model homes). Acreage used for a restaurant open to the public and sales office will be deducted from the total 70.00 acres for the 1981 DRI area until that use is terminated. The model home center shall be deducted from the appropriate residential use until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.
3. Any undeveloped land use area may be used on an interim basis as recreation space for active and passive uses, including a golf driving range, as long as these uses are not carried out towards meeting the recreation / open space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
4. Landfill site, as identified in the 1981 ADA and any past or future landfill sites within the development shall have no structures erected on them.
5. Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendment to the master development plan subject to approval by the Board of County Commissioners.
6. SFD, SFD, SFA and MFL are all sub-categories of residential development. Any modification of their locations as designated on the conceptual master site plan shall be made by an amendment of the development order and submittal of the amendment to the Department of Community Affairs in accordance with the provisions of F.S. 380.06 (19) (f) (b). However, any such change shall not be considered a substantial deviation pursuant to F.S. 380.06 (19) or require substantial deviation review, provided the total number of approved units does not increase, the gross density is not increased, or the total number of MFL units does not increase beyond the approved 1,416 units. Such a determination of nonsubstantial deviation shall not prejudice any future action of the Board of County Commissioners in any zoning or development order application initiated by the Developer.
8. Drainage retention areas shown as part of Unit 8 may be used for passive recreation.
7. Frontage Roads shown are conceptual and subject to modification as each development parcel is developed.

MAP REVISION HISTORY	
DATE	RESOLUTION #
MAY 1983	83-36
DEC 1984	84-177
DEC 1985	85-251
JUN 1988	88-122
OCT 1987	87-177
NOV 1988	88-179, 88-185
JUN 1989	89-89
SEP 1989	89-148
FEB 1991	91-30
AUG 1993	93-127
JAN 1994	94-09
JUL 1997	97-083
OCT 1997	97-121
APR 2000	2000-062
FEB 2005	2005-029
JUN 2006	2006-107
AUG 2006	2006-271
AUG 2007	2007-181
JUN 2015	2015-A10
JUN 2020	2020-A15



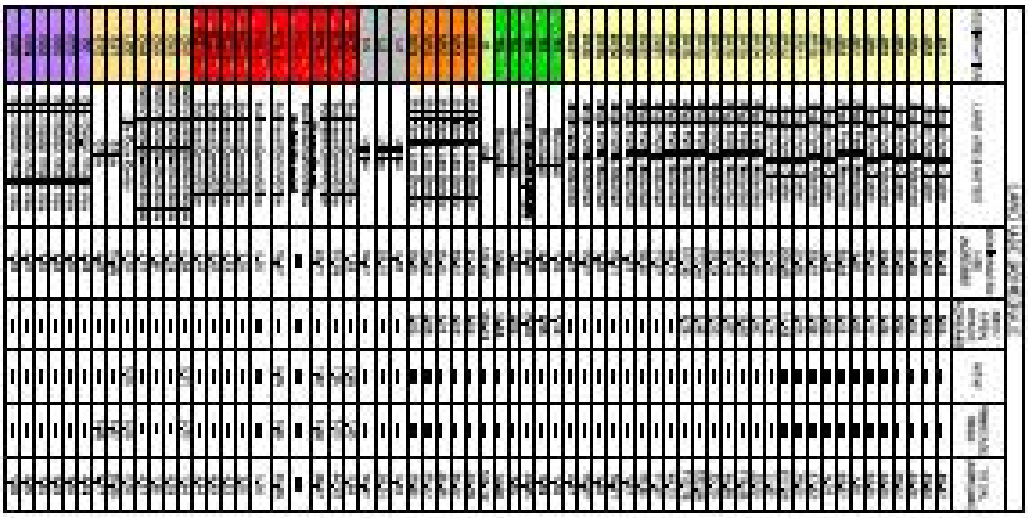


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TOTAL UNITS / SQUARE FOOTAGE / ACRES	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 7, 8, 14-16, 18-20, 22, 23, 25)	634.08	2,219	—	—
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	573.63	2,850	—	—
Single Family Attached (SR 3, 5, 10, 17, 21, 24, 26)	190.02	1,032	—	—
Multi Family Low Density (MF)	168.95	1,415	—	—
Recreation (R)	149.25	—	—	—
Golf Course (G)	139.12	—	—	—
Utilities (U)	41.40	—	—	—
Business / Commercial / Office (BCO)	107.47	450,000 sf	—	—
Community & Neighborhood Services (CN)	14.01	80,000 sf	—	—
Life Care Center (LCC)	0.00	400*	—	—
Office (OF)	24.38	270,000 sf	—	—
Civic Center / Public Use (CC)	23.51	—	—	—
ROW / Frontage Roads	130.09	—	—	—
Linear Open Space (LOS)	37.42	—	—	—
TOTALS:	2,233.33 Acres	7,916 Units / 800,000 SF	—	—

* Per Citrus County Ord. No._____; LLC Units are an authorized use in MF districts 1-4 and BCO districts1-3 and 5.

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PM2-21-93

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
STAFF FINDINGS REPORT
TO THE
BOARD OF COUNTY COMMISSIONERS

PLANNED UNIT DEVELOPMENT APPLICATION NO. PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC

DATE: August 23, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

REQUEST FOR AN AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT (DEVELOPMENT OF REGIONAL IMPACT):

REQUEST:	A request to modify the Beverly Hills Development of Regional Impact (DRI) Master Plan to 1) change the land use designation on approximately 14.2 acres from LCC (Life Care Center) to BCO5 (Business Commercial/Office); 2) change the land use designation on approximately 28.5 acres from LCC (Life Care Center) to MF4 (Muli-Family); and allow Life Care Center uses in the multi-family areas of MF1, MF2, MF3, and MF4. This request is made pursuant to Section 4300, Planned Unit Developments (PUD), of the Citrus County Land Development Code and Florida Statute 380.06, Developments of Regional Impact, and will amend Resolution 2008-060 and subsequent Resolutions.
SUBJECT PROPERTY	Area proposed for land use designation change: Section 11, Township 18 South, Range 18 East, more specifically, a portion of Parcel 11000 (AK #3477742); and the remainder of the Beverly Hills DRI lying in Sections 1, 2, 11, 12, 13, 14, 15, and 22, Township 18 South, Range 18 East, and Sections 6 and 7, Township 18 South, Range 19 East. A complete legal is on file with the Land Development Division.
ACREAGE	Approximately 2,233.33 acres (total DRI). Land use change areas: approximately 42.7 acres
FUTURE LAND USE DESIGNATION:	Residential Mixed Use District
LAND DEVELOPMENT CODE ATLAS DESIGNATION:	Request 1: PDR, Planned Residential Development (LCC – Life Care Center) Request 2: PDR, Planned Residential Development (LCC – Life Care Center) Remainder of Area: PDR designation with various uses outlined as per DRI Master Plan
SURROUNDING COMPREHENSIVE PLAN (GFLUM) DESIGNATIONS:	Outer boundaries of DRI abut multiple land uses

Attachment: BCC Staff Report (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	Request 1 North – PDR, Planned Residential District (Business Commercial) South – PDR District (Life Care Center and Linear Open Space) East – PDR District (Life Care Center) West – RUR/PDO District (Landscape/Buffer) Request 2 North – PDR, Planned Residential District (Business Commercial and Multi-Family) South – PDR District (Linear Open Space and Utilities) East - PDR District (Utilities and Single-family residential) West – PDR District (Life Care Center) Remainder of DRI – outer boundaries of DRI abut multiple land uses
SURROUNDING AREA	Request 1 North – Vacant commercial and multi-family lands; N. Lecanto Hwy (CR-491) South – Vacant commercial; linear open space East – Vacant commercial West – N. Lecanto Highway (CR-491); Landscape/Buffer Tract Request 2 North – Vacant commercial and multi-family lands South – Linear open space and drainage retention area East – Drainage retention area; single-family residences West – Vacant commercial land

CHARACTERISTICS OF THE SUBJECT PROPERTY

According to the *Soil Survey of Citrus County* (1988), throughout the DRI there are a variety of soil types with predominantly Candler-Urban land complex (0 to 8 percent slopes), Lake fine sand (0 to 5 percent slopes) and Candler fine sand (0 to 5 percent slopes). Limitations to building site development are slight. The majority of the DRI lies in Flood Zone X, as found on Flood Insurance Rate Map 12017C0211D.

BACKGROUND AND ANALYSIS

Amendment to Development of Regional Impact (DRI)

There are multiple changes proposed in this amendment:

- Request 1 - Revise the designation on approximately 14.2 acres from LCC (Life Care Center) to BCO5 (Business Commercial/Office).

This area is adjacent to an existing, but undeveloped, area of BCO5 that is currently 4.3 acres with a frontage road for a total of 6.1 acres. The total BCO5 acreage would then be 20.3 acres in this area along CR-491.

The DRI defines the Life Care Center area as follows:

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> *LCC area includes uses and facilities designed to meet the particular needs of the elderly. These facilities would include cafeteria, medical, housekeeping services along with residential, religious, [and] recreation program activities. LCC would complement the overall life-style at Beverly Hills by providing the facilities for older residents who prefer and require a more controlled environment, but who do not want to be isolated totally from the mainstream of community life. The Life Care Center will provide congregate living facilities designed to create a more home-like atmosphere. Forty-five (45) acres is being set aside for this facility. Impacts are projected on the basis of 300-400 residents. Structures will be low-rise, not to exceed three stories. Complete recreation and medical facilities will be designed within the Life Care Center.*

It is noted that at the time of creation of the DRI (1981) the LCC was located in an area near the Civic Center Circle and other public uses but was relocated along CR-491 in 1983. See Request 3 below for more information about relocation of this use.

There are currently multiple similar facilities, usually called Assisted Living Facilities, or Nursing Homes, in the general area but not within the boundaries of the DRI.

BCO, Business/Commercial/Office, is described in the DRI as follows:

> *BCO designation includes general business and commercial uses typical of community shopping areas, along with shopping plazas, free-standing commercial enterprises, office and medical uses. Each phase of BCO will be designed to be self-contained with circulation and parking integrated throughout. A parallel service road will be constructed along CR 491 with ingress and egress designed to facilitate traffic movement and vehicular safety. BCO area comprises 110 acres and is designed for 450,000 square feet of space split approximately 10% medical/professional, 50% general commercial, 20% entertainment, and 20% independent commercial/discount operations.*

Since that time the BCO use has been modified with various amendment requests, and now totals approximately 96.9 acres in size. With this amendment request, the total BCO in the DRI would be 107.5 acres.

The description notes a frontage road in these areas, which are also placed in some OF (Office) areas along CR-491. The applicant has not delineated the full frontage road in this new proposed area with only a stub-out while keeping a driveway connection to CR-491. This frontage roadway will need to be conceptually added to connect with the CR-491 apron as originally contemplated within the DRI and also to comply with cross-access connection requirements along this roadway. Placement of the actual frontage road is conceptual, so that it can be adjusted to accommodate proposed development accordingly.

- Request 2 – Revise the designation on approximately 28.5 acres from LCC (Life Care Center) to MF4 (Multi-Family).

This area is adjacent to a smaller multi-family area that currently consists of 10.6 acres (including the frontage road). This application, if approved, would increase this area to a total of 39.1 acres.

The Multi-Family Low Density (MF aka MFL) designation is described in the DRI as follows:

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MFL land use designation includes a variety of one-story, multi-family dwelling types at an average net density not to exceed 10 units/acre. Locations MFL (a) as illustrated on Figure 12A-3 would be primarily for short-term lease. Location MFL (b) are designed to orient to the golf course and are primarily fee simple ownership. Location MFL (c) is designed in support of the Life Care Center and includes rental and fee simple ownership. MFL areas comprise 125 acres for a total of 1,250 units.

It is noted that MFL (a) as referenced outlines an area along CR-491 that is now designated for BCO use. MFL (b) is an undeveloped area near the Twisted Oaks golf course. It appears that both MFL (a) and MFL (c) were relocated to an area along W. Roosevelt Blvd in 2005, in an area currently undeveloped near the park in that area.

Multi-family use acreage for all tracts currently 142.3 acres and would increase to approximately 169 acres with approval of this application. That equates to no more than 1,415 units (currently), with the same number of units proposed for the increased acreage (i.e., the applicant is proposing no increase in allowable units proposed).

- Request 3 – Authorize the LCC use in all MF districts, for a total of up to 400 units

The Multi-Family district in the DRI, which allows up to 10 dwelling units/acre, is most comparable to the HDR, High Density Residential, district in the LDC which allows up to 6 dwelling units/acre by right and up to 20 units/acre with a PUD. The HDR land use district does allow assisted living facilities, provided they are not located within the Coastal High Hazard Area (the Beverly Hills DRI is not in this area). As such, the request is consistent with the LDC in other areas of the County.

The applicant has also noted that no more than the 400 LCC units could be authorized in the MF areas, so that the use would not increase proposed density in the DRI.

Consistency with the Land Development Code (LDC)

The application as proposed would be consistent with the standards of the Land Development Code, and such criteria as façade, buffers, parking, etc. would continue to be reviewed at the time of permitting. The two use changes proposed are consistent with their surrounding area(s). The application could allow multi-family uses instead of life care center use adjacent to existing residences along W. Colbert Court in Beverly Hills. LCC uses currently require a 25' buffer with a 75% visibility screen adjacent to residential areas, while multi-family uses would generally require a Type "C" buffer. This would remain unchanged with this application if approved.

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Consistency with the Comprehensive Plan

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The application appears to be consistent with the following objective and policies of the Comprehensive Plan:

Policy 17.2.7 *The County shall guide future development to the most appropriate areas, as depicted on the GFLUM, specifically those with minimal environmental limitations and the availability of necessary services.*

Policy 17.5.5 *All major modifications to existing Planned Developments shall be approved by the BCC through the Atlas Amendment process. This requirement shall also apply to Planned Developments approved by the Planning and Development Review Board (PDRB) or its predecessor in function.*

[Staff note – the PUD amendment process is consistent with the Atlas Amendment process and allows overall review of the PUD amendment.]

Policy 17.11.3 *All new nonresidential development in the Corridor Planning Zone shall be served by a public central water and public central sewer system having adequate existing capacity prior to the issuance of a Certificate of Occupancy.*

[Staff note – The area of Request 1 lies within a Corridor Planning Zone since it is located directly on an arterial roadway. This requires central water and central sewer, which are both available for this site.

Concurrency – The area is generally served by Rolling Oaks Utilities for both water and sewer, including both request areas. Garbage pick-up is provided by a local licensed franchise hauler. Stormwater standards would be met as currently outlined in the LDC. The amendment for those two areas would not appear to increase the impacts for these areas. As such, the application has met concurrency requirements for water, sewer, stormwater, and solid waste.

Summary of Agency Comments: N/A – no comments have been received to date.

Summary of Public Comments: As of this writing, no public input has been received. Copies of any public input will be included with the packet of information provided for the hearings of this application.

PROPOSED FINDINGS OF FACT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD), of the LDC. The PDC may recommend, and the BCC may adopt, modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the amendment to the Planned Unit Development. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The redesignations proposed do not result in an increase in density or intensity within the DRI and are consistent with those previously approved within the Beverly Hills DRI and the*

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Comprehensive Plan. The remainder of the DRI Master Plan will remain as currently designated.

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The DRI provides the benefit of a Master Plan of Development that serves to safeguard against potential conflicts with existing adjacent land uses. The proposed changes are compatible with the surrounding areas.*

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *N/A - accessory uses are not proposed to be modified with this request.*

D. **Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *N/A at this time. The application does not propose any additional uses.*

E. **A PUD petition is subject to the following minimum acreage standards:**
   1. **A development consisting of a nonresidential development shall contain at least one acre;**
   2. **A residential development shall have a minimum of five acres; and**
   3. **A mixed-use development shall have a minimum of five acres.**

   The site is an existing DRI which meets these minimum standards.

F. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the county and the established objectives and policies of the adopted Comprehensive Plan.** *The land area proposed for the DRI would remain unchanged with this application request.*

G. **Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping* ™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff.**

   1. **Planted turf grass and landscaping on residential lots shall be limited to a maximum of 50% of the upland portion of the lot.**
   2. **Turf grasses and landscape vegetation shall be common to the area and drought tolerant.**

   N/A. This application is an amendment to an existing DRI which contains its own standards for landscaping and design, and these would remain unchanged with this application.

H. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *The applicant will be required to meet all lot and buffer standards outlined within the DRI and the Citrus County Land Development Code as the DRI continues to be developed.*

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I. **The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action.** *The applicant has not requested a deviation of height, setbacks or density as currently outlined in the DRI and/or the LDC.*

J. **Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant.** *The proposed text and map changes are included in this application.*

K. **A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the county. If one of these applications is not filed within the specified time frame, the PUD shall be null and void.** *N/A - this application is bound by the terms of the Beverly Hills DRI.*

SUMMARY OF FINDINGS

It has been determined that the reviewing body may approve the proposed DRI Amendment (PUD amendment) for the development. The application requests two land use designation changes that are compatible with the surrounding uses in each area, and do not result in an overall increase in either density or intensity within the DRI. The application also requests to allow an existing use of Life Care Center within Multi-Family areas while not proposing any increase in the allowable units already approved in the DRI. The amendment is consistent with the policies of the Comprehensive Plan as identified in this report. Granting this request will not adversely affect the public interest, and would be generally compatible with adjacent properties and other properties in the district provided the conditions as proposed by staff are adhered to.

PLANNING AND DEVELOPMENT COMMISSION (PDC) RECOMMENDATION: The Planning and Development Commission (PDC) discussed this application on August 19, 2021. The PDC recommended approval with conditions of the proposed request. The PDC found that the application is consistent with the requirements of the LDC and consistent with the Comprehensive Plan. Granting this request will not adversely affect the public interest and would be generally compatible with adjacent properties and other properties in the district.

1. The area designated as LCC along CR-491 in the Beverly Hills DRI will be changed from LCC use to BCO5 (14.2 acres) and MF4 (28.5 acres) uses, as further outlined in this application. The overall approval units for all MF uses through the DRI remain unchanged, with a total of up to 1,415 dwelling units.

2. The conceptual placement of the 24' wide frontage road shall continue in the Beverly Hills DRI Master Plan in the BCO5 area and is not modified by this application.

3. The LCC use, as outlined in the DRI, is an authorized use within the MF-designated areas of the Beverly Hills DRI Master Plan, for a total of up to 400 units.

4. All other existing conditions of approval for the DRI are affirmed and remain in effect.

JLC/cb
SW

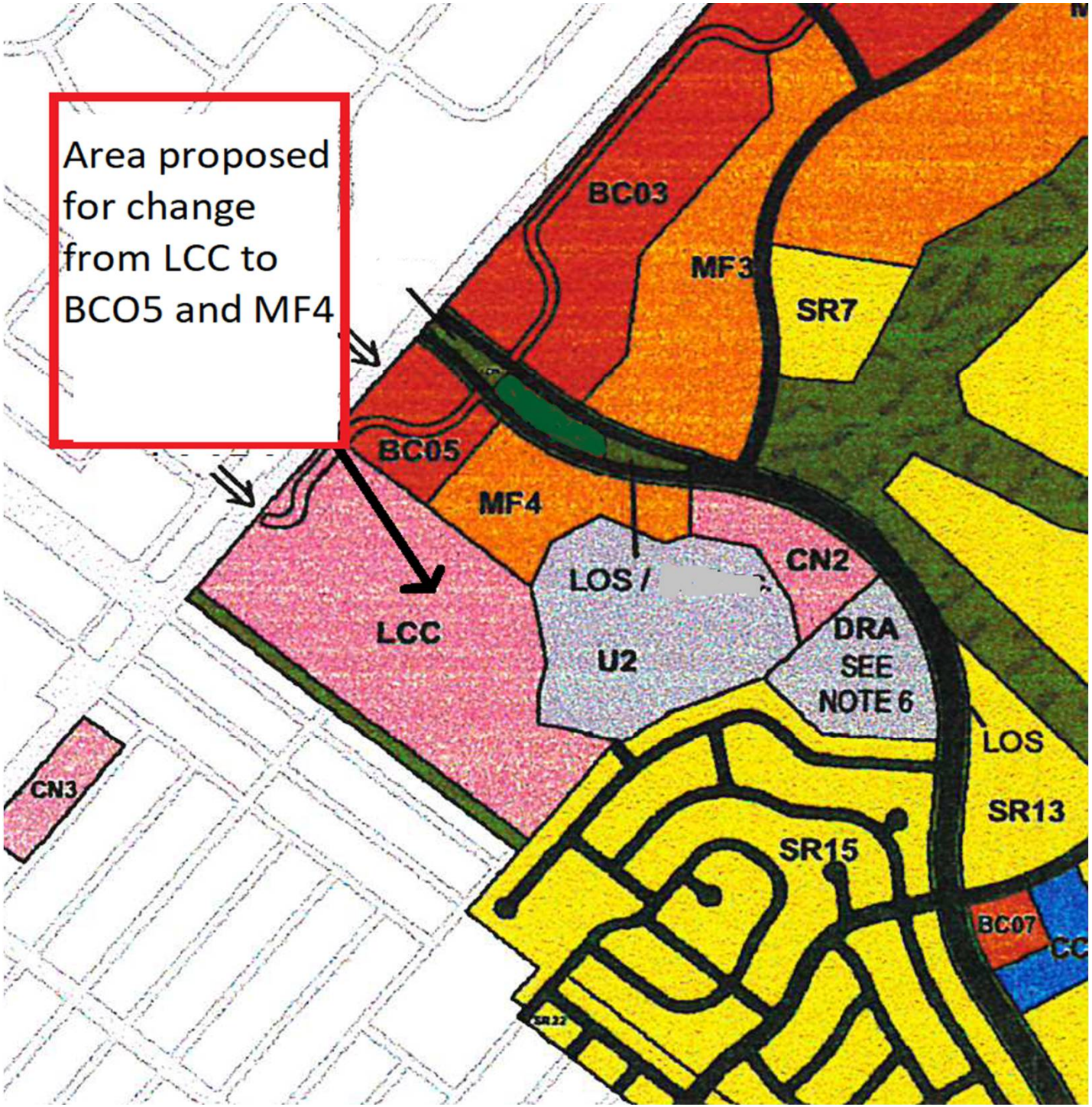
Attachment: BCC Staff Report (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)



PUD-21-06

Clark A. Stillwell, Esq for Tuscany Ranch Partners II, LLC

Attachment: BCC Planner PowerPoint (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany



Attachment: BCC Planner PowerPoint (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany



Attachment: BCC Planner PowerPoint (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany

1981 Beverly Hills DRI

Master Development Plan

General Notes:

1. Acreages designated for recreation within each development parcel are assigned to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accommodate the proposed development.

2. No more than 15.77 acres of the golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant maintaining golf course liquor license, sales office, and model homes. Acreage used for a restaurant open to the public and sales office will be deducted from the total "BCO" areas for the 1981 DRI area until their use is terminated. The model home center shall be deducted from the appropriate residential uses until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.

3. a. Any undeveloped land use area may be used on an interim basis as recreation space for active and passive uses, including a golf driving range, as long as those uses are not combined towards meeting the recreation/open space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
   b. Landfill site, as identified in the 1981 ADA and any past or future landfill sites within the development shall have no structures erected on them.

4. Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendment to the master development plan subject to approval by the Board of County Commissioners.

5. "SFD", "SFC", "SFA" and "MFL" are all sub-catgories of residential development. Any modification of their locations as designated on the conceptual master site plan shall be made by an amendment of the development order and submittal of the amendment to the Department of Community Affairs in accordance with the provisions of F.S., 380.06 (19) (F) (6). However, any such change shall not be considered a substantial deciation pursuant to F.S., 380.06 (19) or require substantial deviation review, provided the total number of approved units does not increase, the gross density is not increased, or the total number of "MFL" units does not increase beyond the approved 1,415 units. Such a determination of nonsubstantial deviation shall not prejudice any future action of the Board of County Commissioners in any zoning or development order application initiated by the Developer."

6. Drainage Retention Area platted as part of Unit 9 may be used for passive recreation.

MAP REVISION HISTORY	
DATE	RESOLUTION #
MAY 1983	83-36
DEC 1984	84-177
DEC 1985	85-251
JUNE 1986	86-122
OCT 1987	87-177
NOV 1988	88-179
JUNE 1989	89-99
NOV 1988	88-185
SEP 1989	89-148
FEB 1991	91-30
AUG 1993	93-127
JULY 1997	97-083
OCT 1997	97-121
APRIL 2000	2000-062
FEB 2005	2005-029
JUNE 2005	2005-107
AUG 2006	2006-271
AUG 2007	2007-161
JUNE 2015	2015-A10
JUNE 2020	

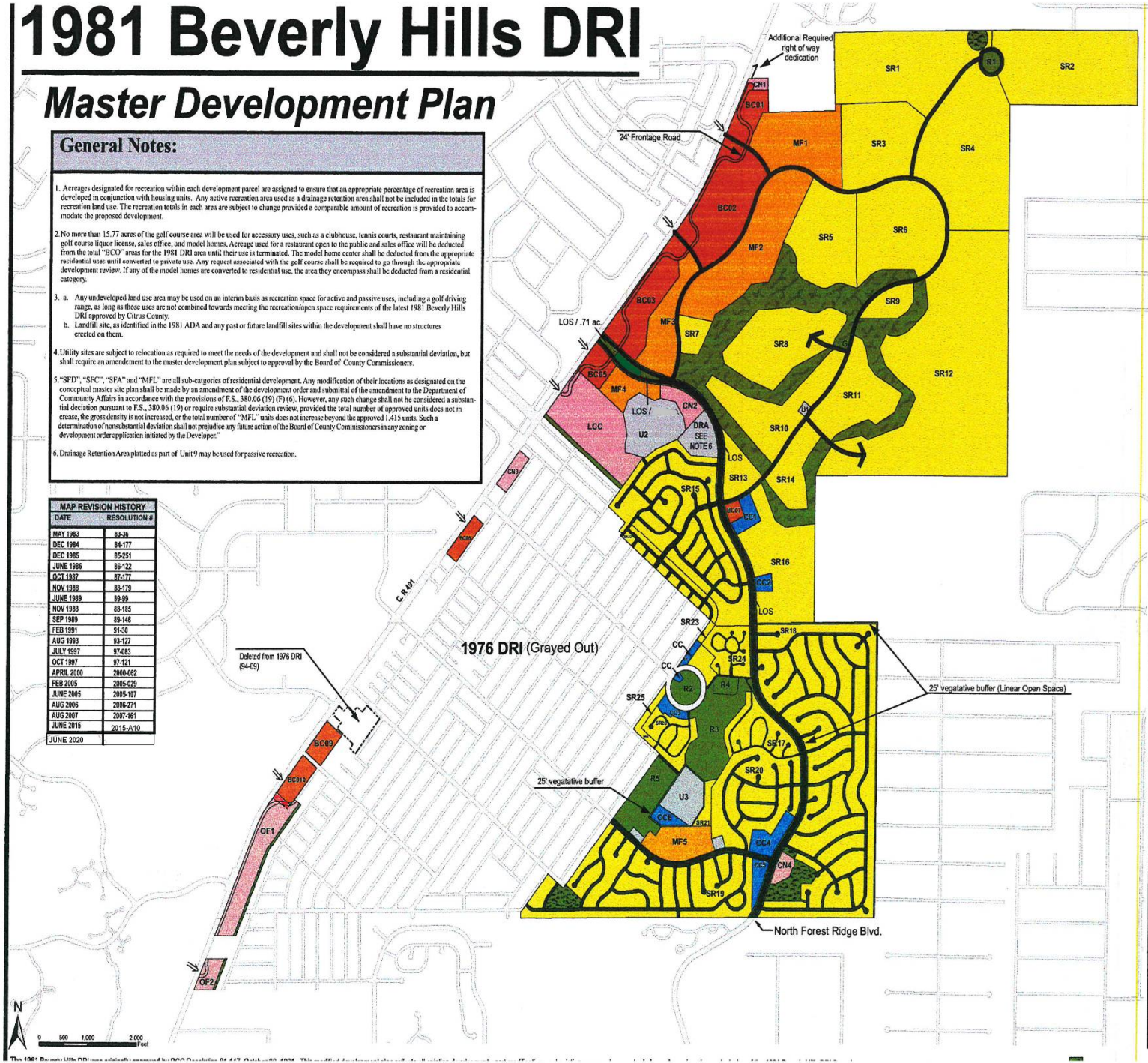


EXHIBIT A

DESIGNATION	LAND USE	DESIGNATED USE ACREAGE	RECREATION/ OPEN SPACE ACREAGE	ROW	FRONT RO
SR1	Single Family Cluster	80.48	5.09	-	-
SR2	Single Family Cluster	83.62	5.02	-	-
SR3	Single Family Attached	41.66	3.04	-	-
SR4	Single Family Cluster	90.55	5.52	-	-
SR5	Single Family Attached	45.62	3.28	-	-
SR6	Single Family Cluster	59.13	3.17	-	-
SR7	Single Family Detached	6.8	0.5	-	-
SR8	Single Family Detached	54.68	3.99	-	-
SR9	Single Family Cluster	9.08	0.66	-	-
SR10	Single Family Attached	35.34	2.58	-	-
SR11	Single Family Cluster	33.56	2.44	-	-
SR12	Single Family Cluster	206.46	11.48	-	-
SR13	Single Family Cluster	10.75	0.78	-	-
SR14	Single Family Detached	20.53	1.50	-	-
SR15	Single Family Detached	99.88	16.61	-	-
SR16	Single Family Detached	52.18	3.67	-	-
SR17	Single Family Attached	22.78	0.32	-	-
SR18	Single Family Detached	212.38	9.86	-	-
SR19	Single Family Detached	107.50	5.26	-	-
SR20	Single Family Detached	58.12	-	-	-
SR21	Single Family Attached	11.67	-	-	-
SR22	Single Family Detached	16.8	-	-	-
SR23	Single Family Detached	1.37	-	-	-
SR24	Single Family Attached	16.91	-	-	-
SR25	Single Family Detached	3.84	-	-	-
SR26	Single Family Attached	15.37	-	-	-
SR27	Single Family Attached	0.67	-	-	-
R1	Recreation	1.16	1.16	-	-
R2	Recreation	6.55	6.55	-	-
R3	Recreation	28.69	28.69	-	-
R4	Recreation	2.3	2.3	-	-
R5	Recreation	14.68	14.68	-	-
G	Golf Course	139.12	139.12	-	-
M F 1	Multi-family Low Density	41.16	3.0	-	-
M F 2	Multi-family Low Density	55.67	4.06	-	-
M F 3	Multi-family Low Density	19.1	1.39	-	-
M F 4	Multi-family Low Density	9.91	0.72	-	-
M F 5	Multi-family Low Density	16.5	0.00	-	-
U1	Utilities	0.52	-	-	-
U2	Utilities	24.01	-	-	-
U3	Utilities	16.87	-	-	-
BCO 1	Business Comm./ Office	7.68	-	0.56	1.40
BCO 2	Business Comm./ Office	39.96	-	1.29	3.07
BCO 3	Business Comm./ Office	22.17	-	1.52	3.28
BCO 4					
BCO 5	Business Comm./ Office	4.37	-	0.44	1.28
BCO 6 removed 2020					
BCO 7	Business Comm./ Office	2.0	-	-	-
BCO 8	Business Comm./ Office	4.92	-	-	-
BCO 9	Business Comm./ Office	6.43	-	-	-
BCO 10	Business Comm./ Office	8.34	-	-	-
CN 1	Community & Neighborhood Serv.	0.96	-	0.21	0.77
CN 2	Community & Neighborhood Serv.	6.28	-	-	-
CN 3	Community & Neighborhood Serv.	1.80	-	-	-
CN 4	Community & Neighborhood Serv.	4.97	-	-	-
LCC	Life Care Center	40.04	-	0.75	1.92
OF 1	Office	20.86	-	-	3.47
OF 2	Office	4.82	-	-	0.35
CC	Civic Center/Public Use	4.45	-	-	-
CC 2	Civic Center/Public Use	2.0	-	-	-
CC 3	Civic Center/Public Use	2.82	-	-	-
CC 4	Civic Center/Public Use	7.99	-	-	-
CC 5	Civic Center/Public Use	4.29	-	-	-
CC 6	Civic Center/Public Use	1.96	-	-	-

TOTAL UNITS/ SQUARE FOOTAGE/ACRES	ACREAGE	UNITS	ACREAGE BUILT
Single Family Detached (SR7-4, 14-16, 18-20, 22, 23, 25)	634.08	2219	
Single Family Cluster (SR1, 2, 4, 6, 9,11-13,)	573.63	2850	
Single Family Attached (SR3, 5, 10, 17, 21, 24, 26)	190.02	1032	
Multi Family Low Density (M F)	142.34	1415	
Recreation (R)	147.32	-	
Golf Course (G)	139.12	-	
Utilities (U)	41.40	-	
Business/Commercial/Office (BCO)	95.95	450,000 SF	
Community & Neighborhood Services (CN)	14.01	80,000 SF	
Life Care Center (LCC)	40.04	400	
Office (OF)	24.38	270,000 SF	
Civic Center/ Public Use (CC)	23.51	-	
ROW/ Frontage Roads	130.09	-	
Linear Open Space (LOS)	45.44	-	
TOTALS:	2233.33	7916	

Attachment: BCC Planner PowerPoint (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany

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From: citrushome@yahoo.com <mailto:citrushome@yahoo.com> <citrushome@yahoo.com <mailto:citrushome@yahoo.com> >
Sent: Thursday, September 30, 2021 10:32:36 AM
To: Ronald E. Kitchen <Ronald.Kitchen@citrusbocc.com <mailto:Ronald.Kitchen@citrusbocc.com> >; Jeff S. Kinnard <Jeff.Kinnard@citrusbocc.com <mailto:Jeff.Kinnard@citrusbocc.com> >; Holly L. Davis <Holly.Davis@citrusbocc.com <mailto:Holly.Davis@citrusbocc.com> >; Ruthie D. Schlabach <Ruthie.Schlabach@citrusbocc.com <mailto:Ruthie.Schlabach@citrusbocc.com> >; Scott E. Carnahan <Scott.Carnahan@citrusbocc.com <mailto:Scott.Carnahan@citrusbocc.com> >
Subject: [EXTERNAL]PUD-21-06

WARNING: This email originated from an external Domain DO NOT CLICK unless you recognize the sender and know the content is safe.

Hello Honorable Commissioners,

I am opposed to this change for these reasons:

1. Lecanto Hwy necks from 4 lanes to 2 at the interchange of Forest Ridge Blvd creating a bottleneck and disrupting traffic flow. Additional traffic will exacerbate congestion increasing risk of accidents.

Attachment: Public Input Oct 12 2021 (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

2. A neighborhood WILL create more traffic and head count. LCC has less drivers and cars. LCC is regulated to head count vs homes.

3. The new neighborhood will want access to our neighborhood creating through traffic on winding residential streets. Even if the neighborhoods are not joined, N Lincoln Ave is already being used as a "shortcut" and this will increase with more drivers.

4. The new neighborhood will want to use existing Stormwater Basin that was designed for our neighborhood and adjacent Forest Ridge Blvd right of way. This will increase flooding potential of homes near retention and new development.

Whether you approve or disapprove of PUD change. Please address these concerns:

1. Please, turn over N Colbert Ct and N Columbus St right of way's access, to Oakwood Village HOA so they may never be used as access.

2. Please, place Fire Department and Public Safety Approved, Physical Traffic Calming measures on N Lincoln Ave. Yes, devices exist.

Attachment: Public Input Oct 12 2021 (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

3. Please, place a buffer, approximately 50 feet between Oakwood Village and new development. A similar buffer exists around the majority of Oakwood Village Neighborhood.

4. Please, 4 Lane Lecanto Hwy well beyond Forest Ridge Blvd towards Holder before or at least during construction of neighborhood and shopping center.

5. Please, provide Stormwater requirement that won't include use of Basin designed for Oakwood Village Neighborhood.

Many Kind Regards,

George Prescott

806 W Sunset Strip Dr

Oakwood Village

Attachment: Public Input Oct 12 2021 (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany Ranch Partners II LLC)

T1

Oakwood Village Homeowners' Association, Inc.
P.O. Box 640605, Beverly Hills, FL. 34464-0605

Email: oakwoodvillageflorida@gmail.com
352-445-7469

Dear Commissioners:

George Prescott, a director on the Oakwood Village Homeowners' Association has the Board of Director's approval to speak on behalf of our community addressing our concerns.
Thank you,

Mary Ann Williams

Mary Ann Williams, President
Oakwood Village Homeowners' Assoc.

Attachment: Additional Information for item T1 - Submitted by George Prescott (18466 : 5:01 pm PUD-21-06 Clark A. Stillwell, Esq. for Tuscany

T1

T.1.I

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Oakwood Village HOA

Please Print

Date: Oct 26

Name: George Prescott

Address: 906 W Sunset Strip Dr
Beverly Hills FL 34465

Telephone #: 843-593-4077

Item to be Addressed: TUD 21-06

Attachment: Public Speaker Forms for item T1 (18466 : 5:01 pm

T1

T.1.I

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Please Print

Date: 10/26/2021

Name: Ann Marie Hoffine

Address: 26 West Murray St Beverly Hills FL 34465

Telephone #: 906-459-9031

Item to be Addressed: How is this Project going to impact my home as I am directly across the street from the proposed Mobile Home Development

Attachment: Public Speaker Forms for item T1 (18466 : 5:01

T1

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Please Print

Date: 10/26/2021

Name: Lori Godsoe & Kristy McKinnon

Address: 3297 N Tamarisk Ave
Beverly Hill 34465

Telephone #: 352 364-2952.

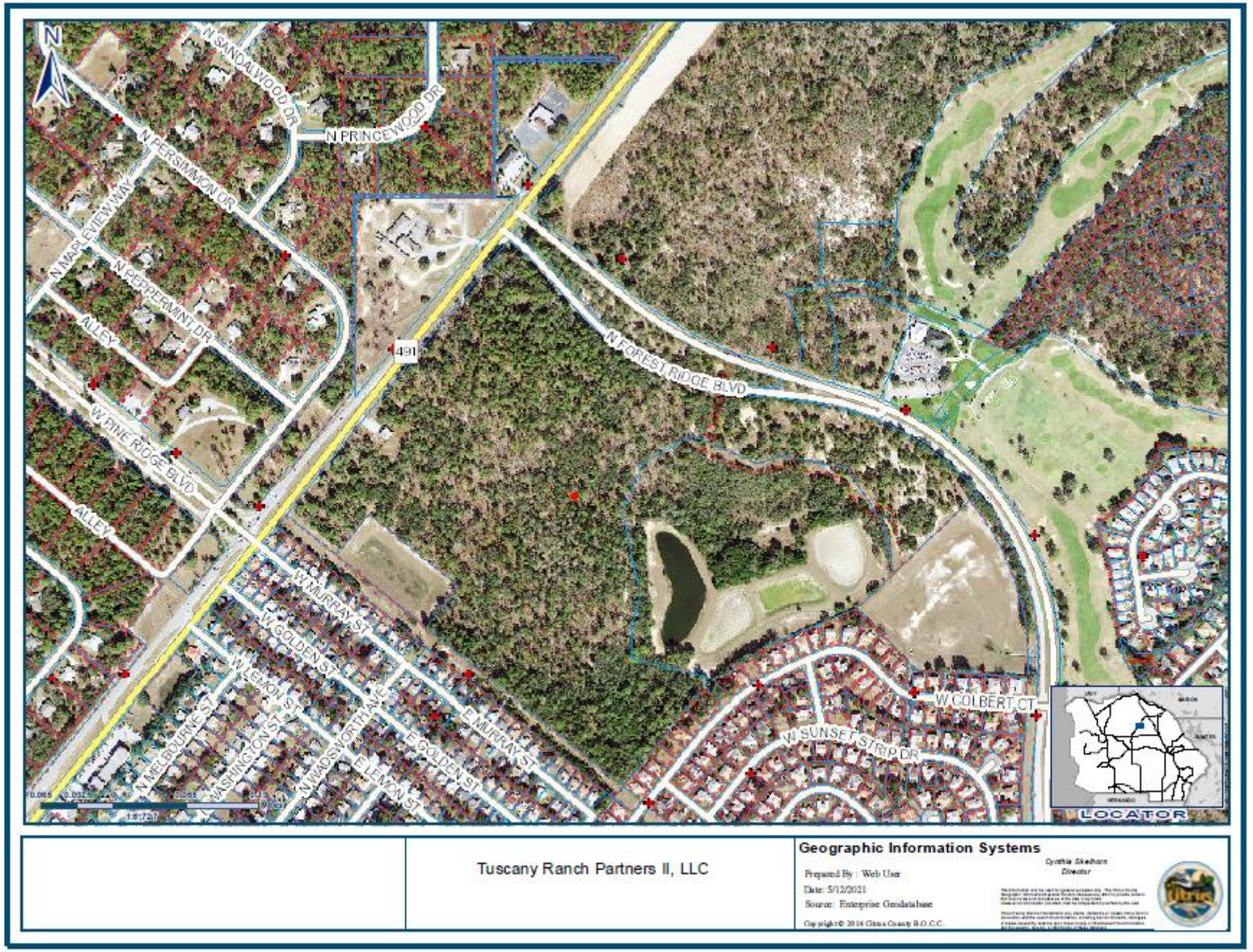
Item to be Addressed: _____

Attachment: Public Speaker Forms for item T1 (18466 : 5:01

PUD-21-06

Clark A. Stillwell
Law Office of Clark A. Stillwell for
Tuscany Ranch Partners II, LLC
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com

Attachment: Agenda Item T1 PUD-21-06 Applicant PowerPoint (18466 : 5:01 pm PUD-21-06



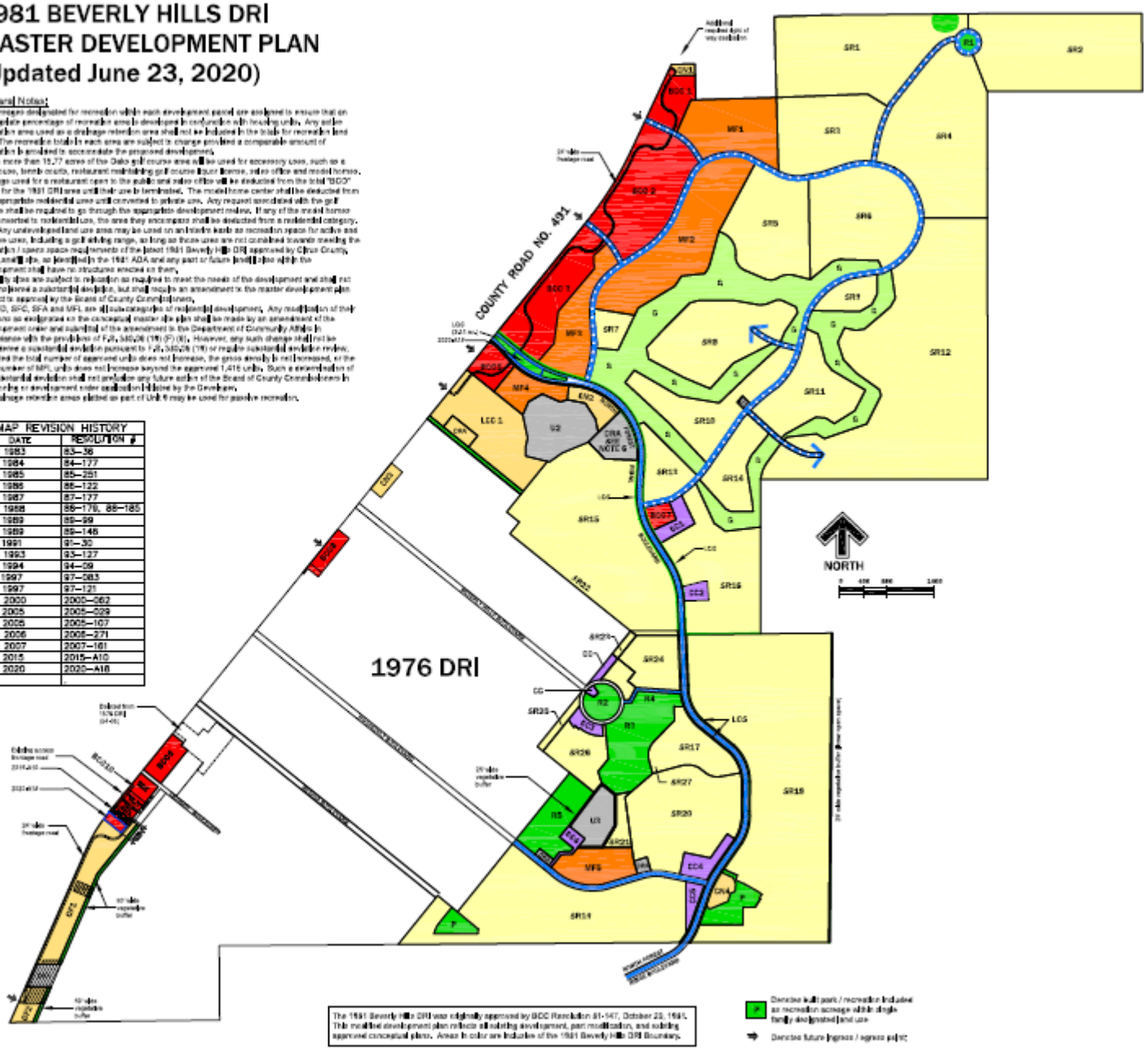
Attachment: Agenda Item T1 PUD-21-06 Applicant PowerPoint (18466 : 5:01 pm PUD-21-06

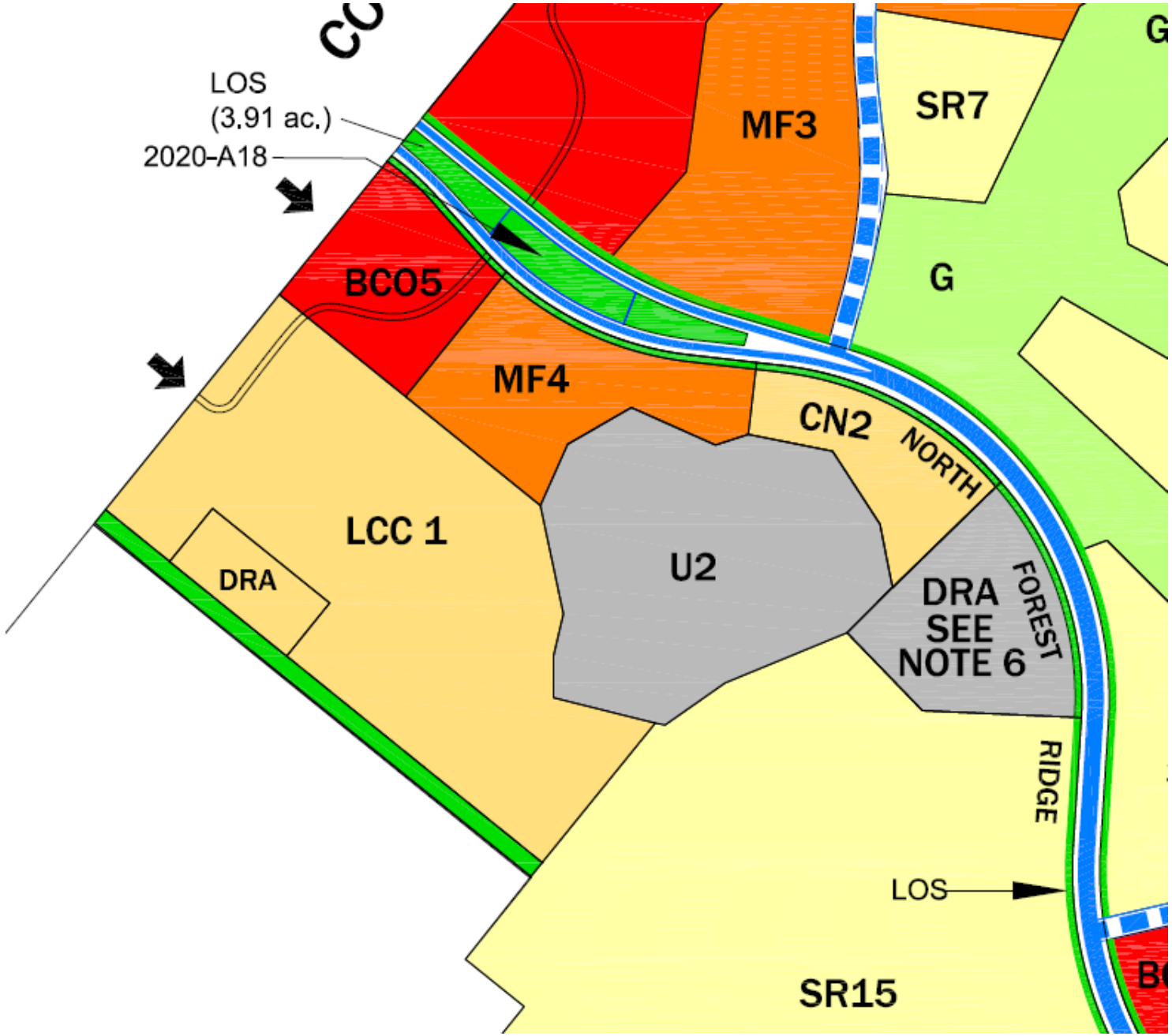
1981 BEVERLY HILLS DRI
MASTER DEVELOPMENT PLAN
(Updated June 23, 2020)

General Notes:

1. Acreages designated for recreation within each development parcel are analyzed to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accommodate the proposed development.
2. No more than 15.27 acres of the Oaks golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant maintaining golf course liquor license, sales office and model homes. Acreage used for a restaurant open to the public and sales office will be deducted from the total "BCC" areas for the 1981 DRI area until their use is terminated. The model home center shall be deducted from the appropriate residential uses until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.
3.a. Any undeveloped land use area may be used on any lands south as recreation space for active and passive uses, including a golf driving range, as long as those uses are not considered towards meeting the recreation / opens space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
3.b. Land Use, as identified in the 1981 ADA and any part or future land use within the development shall have no structures erected on them.
4. Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendment to the master development plan subject to approval by the Board of County Commissioners.
5. SFD, SFC, SFA and MFL are all subcategories of residential development. Any modification of their locations as designated on the conceptual master site plan shall be made by an amendment of the development order and submittal of the amendment to the Department of Community Affairs in accordance with the provisions of F.S. 380.06 (19) (F) (6). However, any such change shall not be considered a substantial deviation pursuant to F.S. 380.06 (19) or require substantial deviation review, provided the total number of approved units does not increase, the gross density is not increased, or the total number of MFL units does not increase beyond the approved 1,415 units. Such a amendment of nonsubstantial deviation shall not preclude any future action of the Board of County Commissioners in any zoning or development order conditions initiated by the Developer.
6. Drainage retention areas platted as part of Unit 9 may be used for passive recreation.

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DEC 1985	85–251
JUN 1986	86–122
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JAN 1994	94–09
JUL 1997	97–083
OCT 1997	97–121
APR 2000	2000–062
FEB 2005	2005–029
JUN 2005	2005–107
AUG 2006	2006–271
AUG 2007	2007–161
JUN 2015	2015–A10
JUN 2020	2020–A18





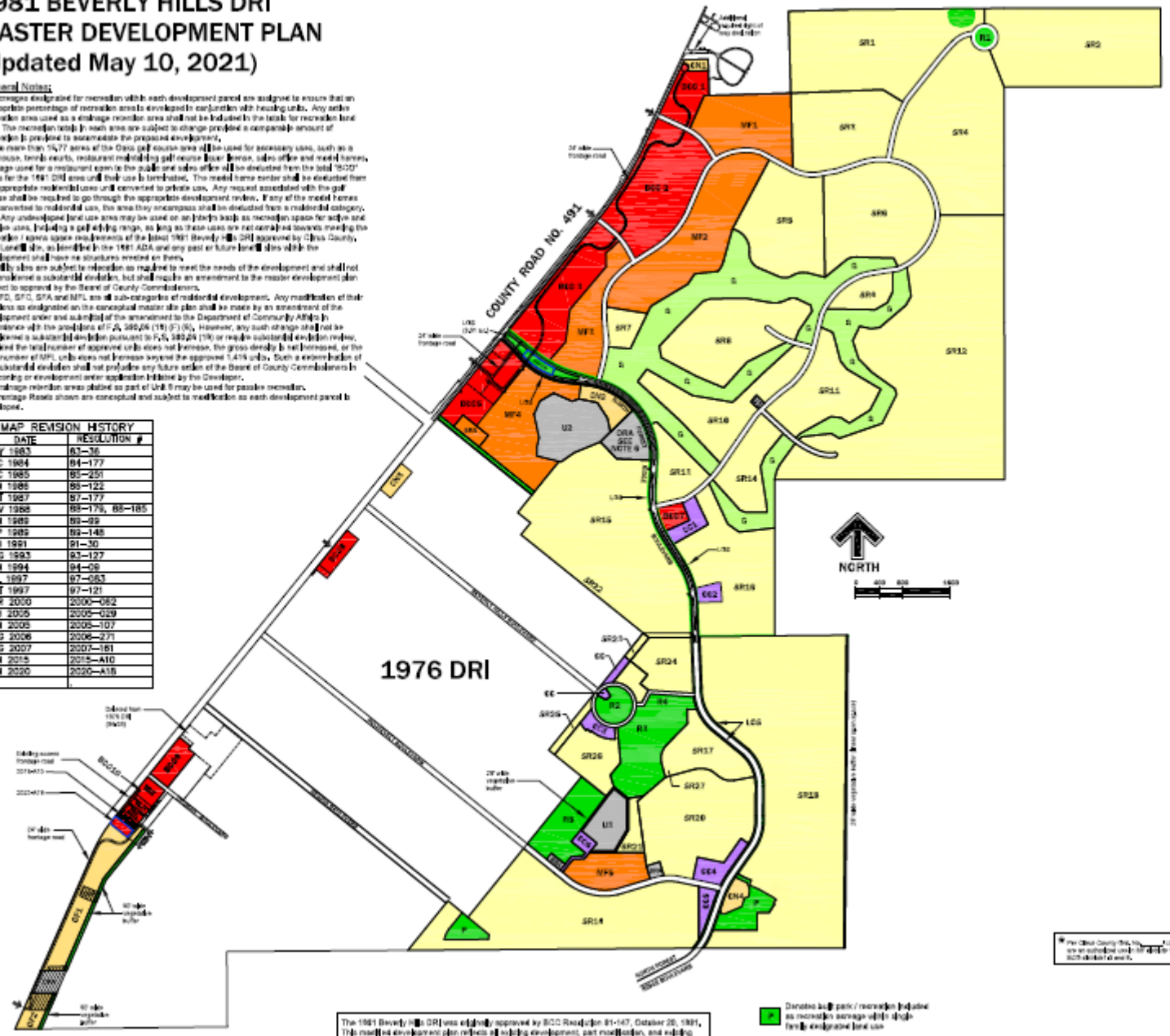
Attachment: Agenda Item T1 PUD-21-06 Applicant PowerPoint (18466 : 5:01 pm PUD-21-06

1981 BEVERLY HILLS DRI
MASTER DEVELOPMENT PLAN
(Updated May 10, 2021)

General Notes:

1. Acreages designated for recreation within each development parcel are assigned to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accomodate the proposed development.
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8. Drainage retention areas platted as part of Unit 8 may be used for passive recreation.
7. Frontage Roads shown are conceptual and subject to modification as each development parcel is developed.

MAP REVISION HISTORY	
DATE	RESOLUTION #
MAY 1983	83-36
DEC 1984	84-177
DEC 1985	85-251
JUN 1986	86-122
OCT 1987	87-177
NOV 1988	88-178, 88-185
JUN 1989	89-89
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FEB 1991	91-30
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JAN 1994	94-09
JUL 1997	97-063
OCT 1997	97-121
APR 2000	2000-062
FEB 2005	2005-029
JUN 2005	2005-107
AUG 2006	2006-271
AUG 2007	2007-161
JUN 2015	2015-A10
JUN 2020	2020-A18

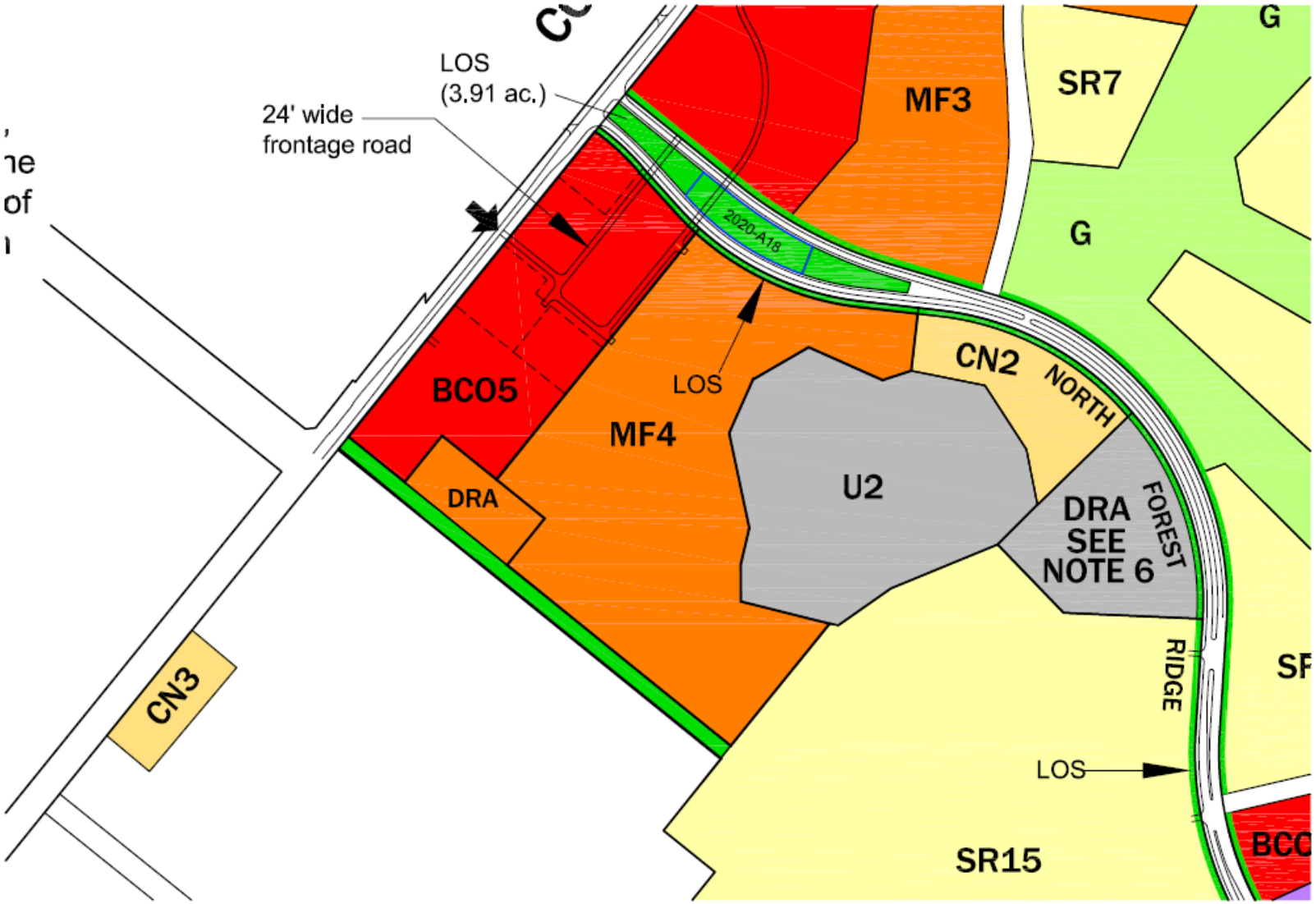


LAND USE SCHEDULE						
DESIGNATION	LAND USE & NOTES	DESIGNATED USE ACREAGE	REC / OPEN SPACE ACREAGE	ROW	FRONTAGE ROAD	TOTAL ACREAGE
SR1	Single Family Cluster	83.48	9.29	--	---	85.97
SR2	Single Family Cluster	85.82	9.22	--	---	88.04
SR3	Single Family Attached	41.96	3.60	--	---	45.70
SR4	Single Family Cluster	80.08	6.82	--	---	86.37
SR5	Single Family Attached	43.62	3.28	--	---	46.90
SR6	Single Family Cluster	59.13	3.27	--	---	62.40
SR7	Single Family Detached	6.89	0.81	--	---	7.70
SR8	Single Family Detached	34.68	3.89	--	---	38.57
SR9	Single Family Cluster	9.28	0.46	--	---	9.74
SR10	Single Family Cluster	36.34	2.58	--	---	37.92
SR11	Single Family Cluster	33.39	3.46	--	---	36.85
SR12	Single Family Cluster	206.68	11.68	--	---	217.86
SR13	Single Family Cluster	13.78	0.78	--	---	14.55
SR14	Single Family Detached	33.50	1.62	--	---	35.12
SR15	Single Family Detached	96.88	19.01	--	---	115.89
SR16	Single Family Detached	83.14	3.47	--	---	86.61
SR17	Single Family Attached	33.74	0.22	--	---	33.96
SR18	Single Family Detached	215.56	6.86	--	---	222.42
SR19	Single Family Detached	107.80	5.26	--	---	112.76
SR20	Single Family Detached	84.12	--	--	---	84.12
SR21	Single Family Attached	11.67	--	--	---	11.67
SR22	Single Family Detached	16.80	--	--	---	16.80
SR23	Single Family Attached	1.27	--	--	---	1.27
SR24	Single Family Attached	16.91	--	--	---	16.91
SR25	Single Family Attached	3.84	--	--	---	3.84
SR26	Single Family Attached	16.37	--	--	---	16.37
SR27	Single Family Attached	0.87	--	--	---	0.87
R1	Recreation	1.78	1.78	--	---	1.78
R2	Recreation	6.65	6.65	--	---	6.65
R3	Recreation (access to park)	38.68	38.68	--	---	38.68
R4	Recreation	3.20	3.20	--	---	3.20
R5	Recreation	14.68	14.68	--	---	14.68
G	Golf	138.13	138.13	--	---	138.13
MF1	Multi-Family Low Density	45.76	3.22	--	---	48.98
MF2	Multi-Family Low Density	69.67	4.06	--	---	73.73
MF3	Multi-Family Low Density	19.11	1.30	--	---	20.40
MF4	Multi-Family Low Density	34.52	2.85	--	---	37.37
MF5	Multi-Family Low Density	16.69	0.20	--	---	16.89
U1	Utilities	9.62	--	--	---	9.62
U2	Utilities	24.21	--	--	---	24.21
U3	Utilities	16.87	--	--	---	16.87
BCC 1	Business/Comm/Office	7.54	--	0.86	1.40	9.80
BCC 2	Business/Comm/Office	34.78	--	1.29	3.37	39.43
BCC 3	Business/Comm/Office	32.17	--	1.32	3.38	36.87
BCC 4	Business/Comm/Office (to balance w mf)	--	--	--	---	---
BCC 5	Business/Comm/Office	15.67	--	3.78	5.93	25.38
BCC 6	Business/Comm/Office	9.09	--	--	---	9.09
BCC 7	Business/Comm/Office	3.08	--	--	---	3.08
BCC 8	Business/Comm/Office	4.02	--	--	---	4.02
BCC 9	Business/Comm/Office	6.43	--	--	---	6.43
BCC 10	Business/Comm/Office	8.44	--	--	---	8.44
CN1	Community & Neighborhood Services	0.68	--	3.01	5.77	1.84
CN2	Community & Neighborhood Services	6.28	--	--	--	6.28
CN3	Community & Neighborhood Services	1.20	--	--	---	1.20
CN4	Community & Neighborhood Services	4.07	--	--	--	4.07
LCC	Life Care Center	9.09	--	0.20	0.30	9.09
GF1	Office	19.98	--	--	3.41	23.39
GF2	Office	4.80	--	--	0.36	5.17
CC	Club Center / Public Use	6.49	--	--	---	6.49
CC2	Club Center / Public Use	3.09	--	--	---	3.09
CC3	Club Center / Public Use	2.82	--	--	---	2.82
CC4	Club Center / Public Use	7.09	--	--	---	7.09
CC5	Club Center / Public Use	4.79	--	--	---	4.79
CC6	Club Center / Public Use	1.96	--	--	---	1.96

TOTAL UNITS / SQUARE FOOTAGE / ACRES	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 7, 8, 16-18, 19-20, 22, 25, 26)	654.28	2,219	---	--
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	673.65	2,890	---	--
Single Family Attached (SR 3, 5, 13, 17, 21, 24, 26)	199.92	1,080	---	--
Multi Family Low Density (MF)	185.99	1,419	---	--
Recreation (R)	185.79	--	---	--
Golf Course (G)	138.13	--	---	--
Utilities (U)	41.40	--	---	--
Business / Commercial / Office (BCC)	107.47	460,000 sf	---	--
Community & Neighborhood Services (CN)	14.31	80,000 sf	---	--
Life Care Center (LCC)	9.09	400*	---	--
Office (GF)	24.38	270,000 sf	---	--
Club Center / Public Use (CC)	27.61	--	---	--
ROW / Frontage Roads	135.91	--	---	--
Linear Open Space (LOS)	37.47	--	---	--
TOTALS:	2,230.23 Acres	7,319 Units / 400,000 SF	---	--

* Per Citrus County Code, life care facilities are an authorized use in SF zoning in 1-4 and BCC zoning in all areas.

Attachment: Agenda Item T1 PUD-21-06 Applicant PowerPoint (18466 : 5:01 pm PUD-21-06

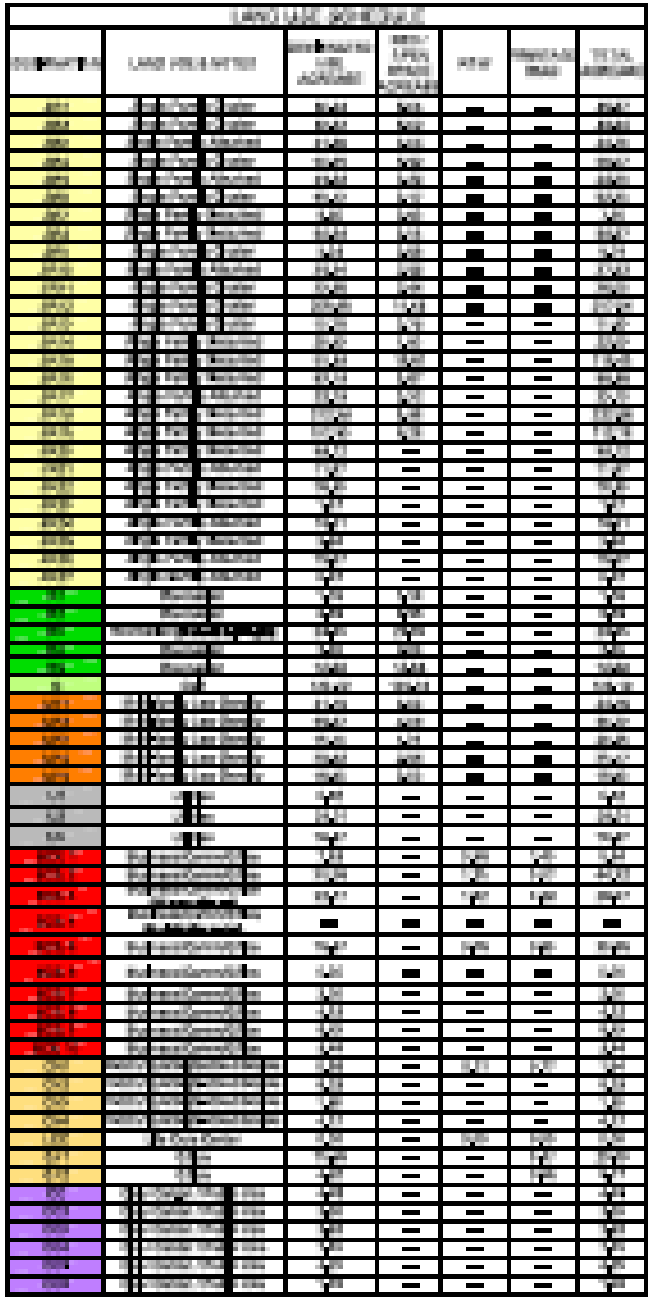


Attachment: Agenda Item T1 PUD-21-06 Applicant PowerPoint (18466 : 5:01 pm PUD-21-06

TOTAL UNITS / SQUARE FOOTAGE / ACRES	ACREAGE	UNITS / SF	ACREAGE BUILT	UNITS BUILT
Single Family Detached (SR 7, 8, 14-16, 18-20, 22, 23, 25)	634.08	2,219	—	—
Single Family Cluster (SR 1, 2, 4, 6, 9, 11-13)	573.63	2,850	—	—
Single Family Attached (SR 3, 5, 10, 17, 21, 24, 26)	190.02	1,032	—	—
Multi Family Low Density (MF)	168.95	1,415	—	—
Recreation (R)	149.25	—	—	—
Golf Course (G)	139.12	—	—	—
Utilities (U)	41.40	—	—	—
Business / Commercial / Office (BCO)	107.47	450,000 sf	—	—
Community & Neighborhood Services (CN)	14.01	80,000 sf	—	—
Life Care Center (LCC)	0.00	400*	—	—
Office (OF)	24.38	270,000 sf	—	—
Civic Center / Public Use (CC)	23.51	—	—	—
ROW / Frontage Roads	130.09	—	—	—
Linear Open Space (LOS)	37.42	—	—	—
TOTALS:	2,233.33 Acres	7,916 Units / 800,000 SF	—	—

* Per Citrus County Ord. No._____; LLC Units are an authorized use in MF districts 1-4 and BCO districts1-3 and 5.

Attachment: Agenda Item T1 PUD-21-06 Applicant PowerPoint (18466 : 5:01 pm PUD-21-06



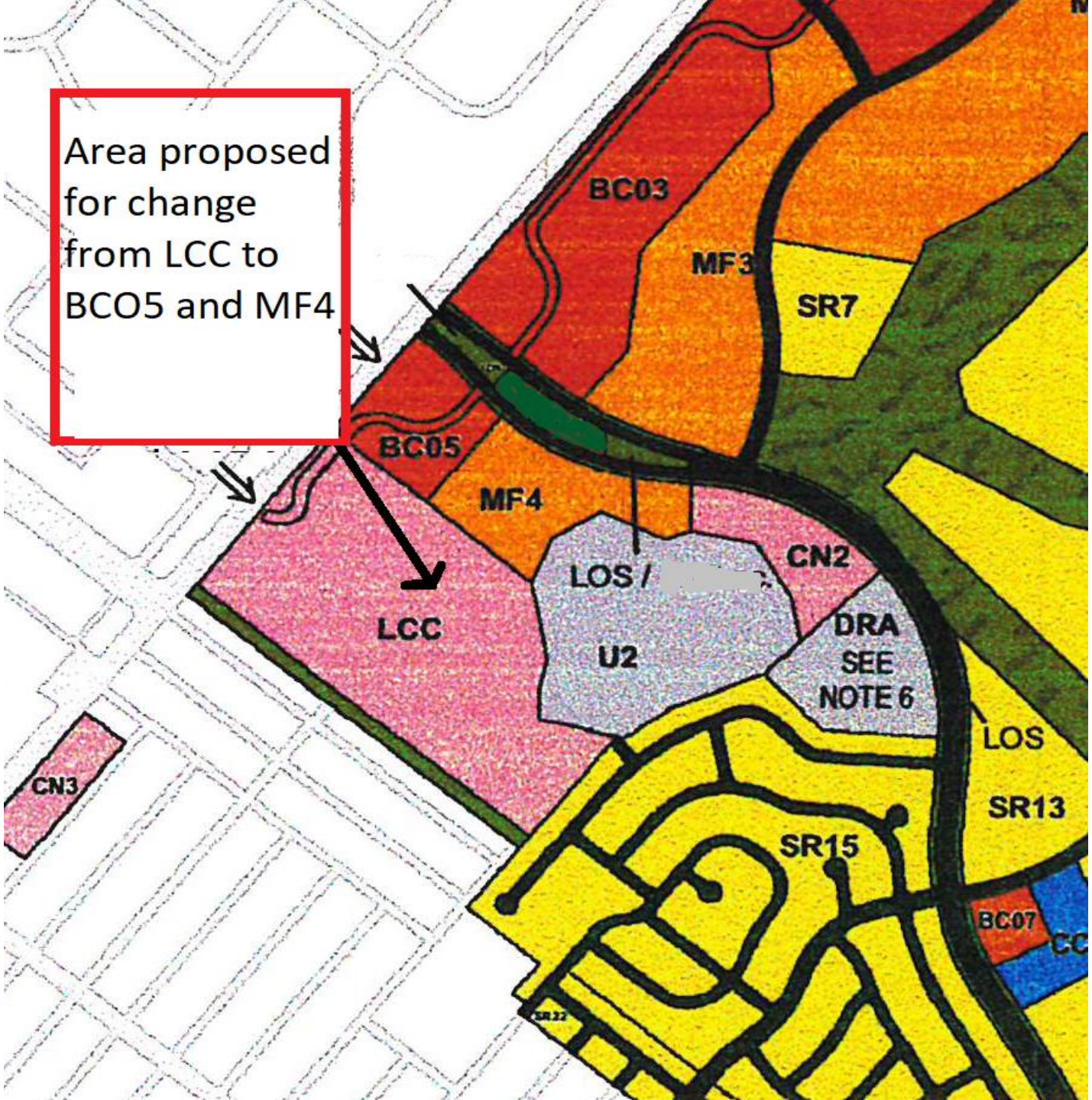
Attachment: Agenda Item T1 PUD-21-06 Applicant PowerPoint (18466 : 5:01 pm PUD-21-06

PUD-21-06



Clark A. Stillwell, Esq for Tuscany Ranch Partners II, LLC

Attachment: Agenda Item T1 PUD-21-06 BCC planner pp (18466 : 5:01 pm PUD-21-06 Clark



Attachment: Agenda Item T1 PUD-21-06 BCC planner pp (18466 : 5:01 pm PUD-21-06 Clark



Attachment: Agenda Item T1 PUD-21-06 BCC planner pp (18466 : 5:01 pm PUD-21-06 Clark

1981 Beverly Hills DRI

Master Development Plan

EXHIBIT A

T.1.n

General Notes:

1. Acreages designated for recreation within each development parcel are assigned to ensure that an appropriate percentage of recreation area is developed in conjunction with housing units. Any active recreation area used as a drainage retention area shall not be included in the totals for recreation land use. The recreation totals in each area are subject to change provided a comparable amount of recreation is provided to accommodate the proposed development.

2. No more than 15.77 acres of the golf course area will be used for accessory uses, such as a clubhouse, tennis courts, restaurant maintaining golf course liquor license, sales office, and model homes. Acreage used for a restaurant open to the public and sales office will be deducted from the total "BCO" areas for the 1981 DRI area until their use is terminated. The model home center shall be deducted from the appropriate residential uses until converted to private use. Any request associated with the golf course shall be required to go through the appropriate development review. If any of the model homes are converted to residential use, the area they encompass shall be deducted from a residential category.

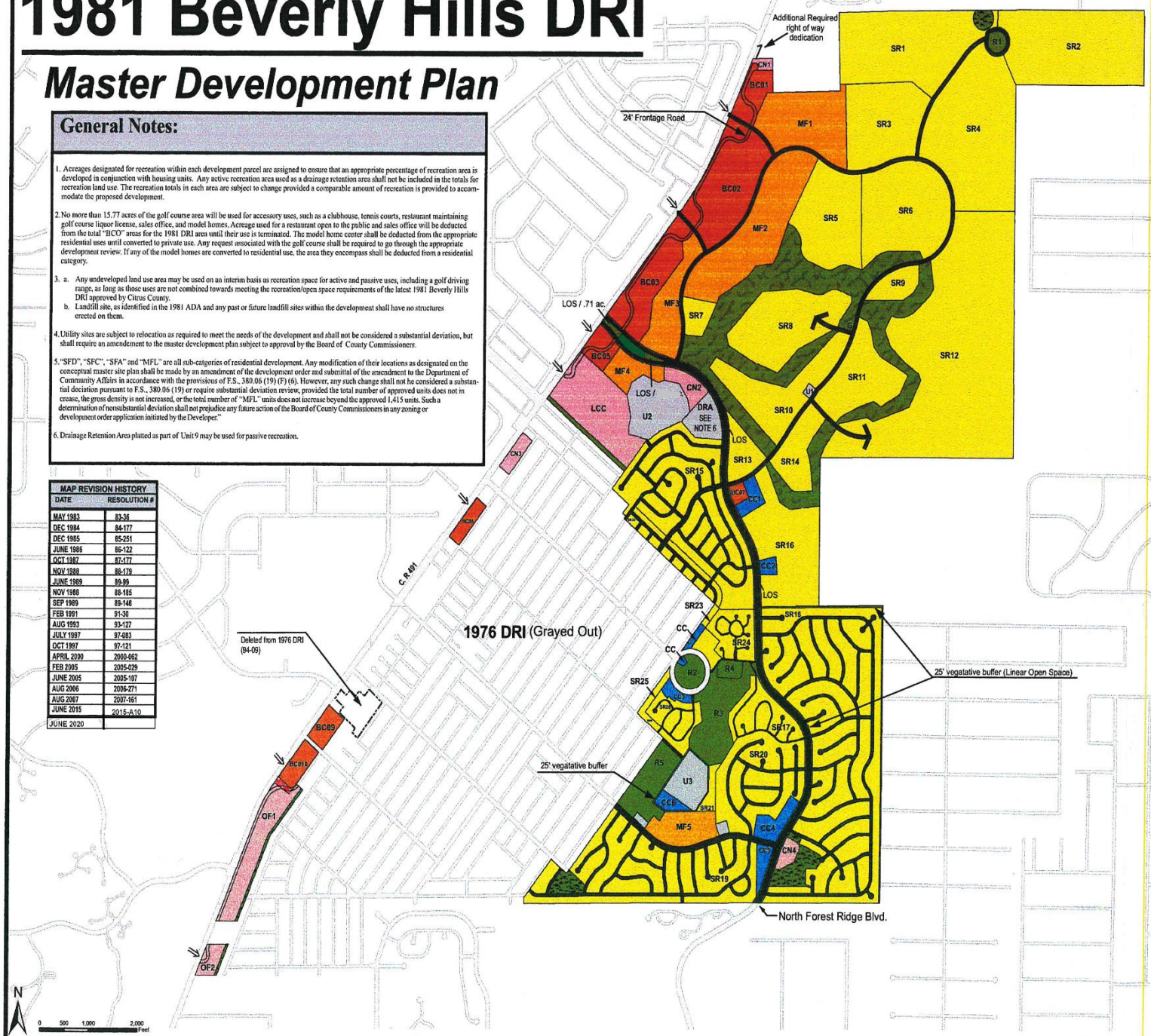
3. a. Any undeveloped land use area may be used on an interim basis as recreation space for active and passive uses, including a golf driving range, as long as those uses are not combined towards meeting the recreation/open space requirements of the latest 1981 Beverly Hills DRI approved by Citrus County.
   b. Landfill site, as identified in the 1981 ADA and any past or future landfill sites within the development shall have no structures erected on them.

4. Utility sites are subject to relocation as required to meet the needs of the development and shall not be considered a substantial deviation, but shall require an amendement to the master development plan subject to approval by the Board of County Commissioners.

5. "SFD", "SFC", "SFA" and "MFL" are all sub-categories of residential development. Any modification of their locations as designated on the conceptual master site plan shall be made by an amendment of the development order and submittal of the amendment to the Department of Community Affairs in accordance with the provisions of F.S., 380.06 (19) (F) (6). However, any such change shall not be considered a substantial deciation pursuant to F.S., 380.06 (19) or require substantial deviation review, provided the total number of approved units does not increase, the gross density is not increased, or the total number of "MFL" units does not increase beyond the approved 1,415 units. Such a determination of nonsubstantial deviation shall not prejudice any future action of the Board of County Commissioners in any zoning or development order application initiated by the Developer."

6. Drainage Retention Area platted as part of Unit 9 may be used for passive recreation.

MAP REVISION HISTORY	
DATE	RESOLUTION #
MAY 1983	83-36
DEC 1984	84-177
DEC 1985	85-251
JUNE 1986	86-122
OCT 1987	87-177
NOV 1988	88-179
JUNE 1989	89-99
NOV 1988	88-185
SEP 1989	89-148
FEB 1991	91-30
AUG 1993	93-127
JULY 1997	97-083
OCT 1997	97-121
APRIL 2000	2000-062
FEB 2005	2005-029
JUNE 2005	2005-107
AUG 2006	2006-271
AUG 2007	2007-161
JUNE 2015	2015-A10
JUNE 2020	



DESIGNATION	LAND USE		RECREATION	
SR1	Single Family Cluster			
SR2	Single Family Cluster			
SR3	Single Family Attached	41.66	3.04	-
SR4	Single Family Cluster	90.55	5.52	-
SR5	Single Family Attached	45.62	3.28	-
SR6	Single Family Cluster	59.13	3.17	-
SR7	Single Family Detached	6.8	0.5	-
SR8	Single Family Detached	54.68	3.99	-
SR9	Single Family Cluster	9.08	0.66	-
SR10	Single Family Attached	35.34	2.58	-
SR11	Single Family Cluster	33.56	2.44	-
SR12	Single Family Cluster	206.46	11.48	-
SR13	Single Family Cluster	10.75	0.78	-
SR14	Single Family Detached	20.53	1.50	-
SR15	Single Family Detached	99.88	16.61	-
SR16	Single Family Detached	52.18	3.67	-
SR17	Single Family Attached	22.78	0.32	-
SR18	Single Family Detached	212.38	9.86	-
SR19	Single Family Detached	107.50	5.26	-
SR20	Single Family Detached	58.12	-	-
SR21	Single Family Attached	11.67	-	-
SR22	Single Family Detached	16.8	-	-
SR23	Single Family Detached	1.37	-	-
SR24	Single Family Attached	16.91	-	-
SR25	Single Family Detached	3.84	-	-
SR26	Single Family Attached	15.37	-	-
SR27	Single Family Attached	0.67	-	-
R1	Recreation	1.16	1.16	-
R2	Recreation	6.55	6.55	-
R3	Recreation	28.69	28.69	-
R4	Recreation	2.3	2.3	-
R5	Recreation	14.68	14.68	-
G	Golf Course	139.12	139.12	-
MF1	Multi-family Low Density	41.16	3.0	-
MF2	Multi-family Low Density	55.67	4.06	-
MF3	Multi-family Low Density	19.1	1.39	-
MF4	Multi-family Low Density	9.91	0.72	-
MF5	Multi-family Low Density	16.5	0.00	-
U1	Utilities	0.52	-	-
U2	Utilities	24.01	-	-
U3	Utilities	16.87	-	-
BCO 1	Business Comm / Office	7.68	-	1.40
BCO 2	Business Comm / Office	39.96	-	3.07
BCO 3	Business Comm / Office	22.17	-	3.26
BCO 4				
BCO 5	Business Comm / Office	4.37	-	1.28
BCO 6 removed 2020				
BCO 7	Business Comm / Office	2.0	-	-
BCO 8	Business Comm / Office	4.92	-	-
BCO 9	Business Comm / Office	6.43	-	-
BCO 10	Business Comm / Office	8.34	-	-
CN 1	Community & Neighborhood Serv.	0.96	-	0.77
CN 2	Community & Neighborhood Serv.	6.28	-	-
CN 3	Community & Neighborhood Serv.	1.80	-	-
CN 4	Community & Neighborhood Serv.	4.97	-	-
LCC	Life Care Center	40.04	-	1.92
OF 1	Office	20.86	-	3.47
OF 2	Office	4.82	-	0.35
CC	Civic Center/Public Use	4.45	-	
CC 2	Civic Center/Public Use	2.0	-	
CC 3	Civic Center/Public Use	2.82	-	
CC 4	Civic Center/Public Use	7.99	-	
CC 5	Civic Center/Public Use	4.29	-	
CC 6	Civic Center/Public Use	1.96	-	

TOTAL UNITS/ SQUARE FOOTAGE/ACRES	ACREAGE
Single Family Detached (SR7-9, 14-18, 19-20, 22, 23, 25)	634.08
Single Family Cluster (SR1, 2, 4, 6, 9,11-13,)	573.63
Single Family Attached (SR3, 5, 10, 17, 21, 24, 26)	190.02
Multi Family Low Density (M F)	142.34
Recreation (R)	147.32
Golf Course (G)	139.12
Utilities (U)	41.40
Business/Commercial/Office (BCO)	95.95
Community & Neighborhood Services (CN)	14.01
Life Care Center (LCC)	40.04
Office (OF)	24.38
Civic Center/ Public Use (CC)	23.51
ROW/ Frontage R	
Linear Open Spa	
TOTALS:	

270,000 sf

Attachment: Agenda Item T1 PUD-21-06 BCC planner pp (18466 : 5:01 pm PUD-21-06 Clark

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

This application is a request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from LDR, Low Density Residential District to GNC, General Commercial District and IND, Industrial District, and amend the Land Use Atlas Map (LUAM) of the Land Development Code from PSO, Professional Services/Office District; and LDRMH, Low Density Residential District, mobile homes allowed to GNC, General Commercial District; and to IND, Heavy Industrial District with a Planned Unit Development for open storage for auto salvage.

This application was heard by the Planning and Development Commission on September 16, 2021 and recommended for approval with conditions. This is the transmittal phase of the application. If approved for transmittal, the application will be forwarded to State agencies for comment and return to the BOCC for final adoption at a later date.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

Applicant responsibility

RECOMMENDED ACTION:

a. Conduct a public hearing on October 26, 2021, at 5:05 p.m. to review and discuss CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al.

b. If approved, authorize staff to transmit application CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al to the Department of Economic Opportunity and other State agencies for comment.

ORDINANCE NO. 2021-

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AMENDING THE CITRUS COUNTY FUTURE LAND USE MAP BY REDESIGNATING APPROXIMATELY 72 ACRES FROM THE LOW DENSITY RESIDENTIAL DISTRICT TO THE GENERAL COMMERCIAL DISTRICT AND THE INDUSTRIAL DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, AND SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al

Section 29, Township 18 South, Range 18 East; more specifically, Parcel B of LR-96-17 and Parcel 14000-0020 of an unrecorded subdivision (AK 3440248 and 1492670), which addresses are known as 4386 and 4374 W. Norvell Bryant Hwy., Crystal River, Florida. A complete legal description of the property is on file with the Land Development Division.

WHEREAS, the Citrus County Board of County Commissioners recognize the need to plan for orderly growth and development while protecting Citrus County's abundant natural resources, and

WHEREAS, the Board of County Commissioners adopted the Citrus County Comprehensive Plan, Ordinance No. 89-04 on April 18, 1989, and subsequent amendments, and

WHEREAS, Chapter 163, Florida Statutes provide for the amendment of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS FOLLOWS:

SECTION 1. SHORT TITLE

THIS ORDINANCE shall be known as, cited as, and referred to as the Citrus County Comprehensive Plan Amendment CPA/AA/PUD-21-11, Clark A. Stillwell, Esq. for Damron Family Trust, et al, and shall be effective within the unincorporated areas of Citrus County, Florida.

SECTION 2. AUTHORITY

This Citrus County Comprehensive Plan Amendment, Clark A. Stillwell, Esq. for Damron Family Trust, et al, is adopted pursuant to Chapter 163, Florida Statutes.

DRAFT

Attachment: CPA Ordinance draft (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

SECTION 3. REVISIONS AND ADDITIONS TO THE FUTURE LAND USE MAP (FLUM)

CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al

Re-designation from the Low Density Residential District (LDR) to the General Commercial District (GNC) and the Industrial District (ID), modifying the Future Land Use Map as presented in CPA/AA/PUD-21-11 and as further described in Exhibit "A" (legal description), attached hereto and incorporated herein by reference.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

SECTION 5. INCLUSION IN THE COMPREHENSIVE PLAN

It is the intention of the Board of County Commissioners of Citrus County, Florida, and it is hereby provided that the provisions of this Ordinance shall become and be made a part of the Citrus County Comprehensive Plan (Citrus County Ordinance No. 89-04). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section" "article" "policy" or other appropriate designation.

SECTION 6. MODIFICATIONS

It is the intention of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and Filed by the Clerk to the Board pursuant to Section 7.

SECTION 7. EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

DRAFT

Attachment: CPA Ordinance draft (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

DONE AND ADOPTED in regular meeting of the Board of County Commissioners of Citrus County, Florida, this _____day of _____2021.

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

_____
ANGELA VICK, CLERK OF COURT

BY: _____
SCOTT CARNAHAN, CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

_____
DENISE A. DYMOND LYN, COUNTY ATTORNEY

DRAFT

Attachment: CPA Ordinance draft (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

EXHIBIT A

CPA/AA/PUD-21-11
LEGAL DESCRIPTION

From LDR TO GNC

A PORTION OF THE NORTH HALF OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA; THENCE S. 00°30'55" W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486; THENCE N. 89°14'25" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1320.82 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE S. 00°25'07" W ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 500.11 FEET; THENCE N. 89°14'25" E PARALLEL WITH AND 500 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486, A DISTANCE OF 1321.67 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE N. 00°19'15" E. ALONG THE EAST BOUNDARY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.13 FEET; THENCE N. 89°14'25" E., A DISTANCE OF 459.29 FEET; THENCE S. 13°59'58" W DISTANCE OF 141.80 FEET; THENCE N. 89°14'25" E., A DISTANCE OF 527.15 FEET; THENCE N. 00°18'55" E. A DISTANCE OF 537.10 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD No. 486; THENCE S. 89°14'25" W. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2273.66 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 1,111,645 SQUARE FEET (25.52 ACRES) MORE OR LESS.

FROM LDR TO IND:

A PORTION OF THE NORTH HALF OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA; THENCE S. 00°30'55" W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486; THENCE N. 89°14'25" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1320.82 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE S. 00°25'07" W ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 500.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°25'07" W ALONG SAID WEST BOUNDARY, A DISTANCE OF 833.52 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 29; THENCE N. 88°55'05" E ALONG SAID SOUTH BOUNDARY OF THE NORTH HALF OF THE NORTH HALF A DISTANCE OF 2,644.29 FEET; THENCE N. 00°18'55" E ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 726.03 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 367.90 FEET; THENCE N. 00°18'55" E. A DISTANCE OF 55.58 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 527.15 FEET; THENCE S. 13°59'58" W. A DISTANCE OF 246.72 FEET; THENCE S. 89°40'45" W., A DISTANCE OF 367.33 FEET; THENCE N. 00°19'15" E., A DISTANCE OF 272.81 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 1321.67 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 2,020,398 SQUARE FEET (46.38 ACRES) MORE OR LESS.

Attachment: CPA Ordinance draft (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

ORDINANCE NO. 2021-

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AMENDING THE CITRUS COUNTY LAND USE ATLAS MAP BY REDESIGNATING APPROXIMATELY 25.66 ACRES FROM THE PROFESSIONAL SERVICES/OFFICE DISTRICT AND THE LOW DENSITY RESIDENTIAL DISTRICT WITH MOBILE HOMES ALLOWED TO THE GENERAL COMMERCIAL DISTRICT AND BY REDESIGNATING APPROXIMATELY 46.44 ACRES FROM THE LOW DENSITY RESIDENTIAL DISTRICT WITH MOBILE HOMES ALLOWED TO THE HEAVY INDUSTRIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT FOR OPEN STORAGE FOR AUTO SALVAGE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, AND SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 12, 2012, the Board of County Commissioners adopted the Citrus County Land Development Code as Ordinance No. 2012-06; and

WHEREAS, certain Atlas Amendments are necessary to maintain consistency with the Citrus County Comprehensive Plan; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS FOLLOWS:

1. The following described lands are hereby redesignated on the Citrus County Land Use Atlas Map:

   CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al

   Section 29, Township 18 South, Range 18 East; more specifically, Parcel B of LR-96-17 and Parcel 14000-0020 of an unrecorded subdivision (AK 3440248 and 1492670), which addresses are known as 4386 and 4374 W. Norvell Bryant Hwy., Crystal River, Florida, as presented in CPA/AA/PUD-21-11 and as further described in Exhibit "A", legal description, Exhibit "B", master plan, and Exhibit "C", conditions, attached hereto and incorporated herein by reference.

2. The Atlas of the Land Development Code of Citrus County, Florida is hereby amended to reflect the changes described in Sections 1 of this Ordinance.

Attachment: AA Ordinance draft (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

5. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

6. This ordinance shall become effective simultaneous with the effective date of the associated Comprehensive Plan Amendment.

DONE AND ADOPTED in regular meeting by the BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, this _____ day of _____, 2021.

ATTEST:

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISON OF THE STATE OF FLORIDA

BY:

_____
ANGELA VICK, CLERK OF COURT

_____
SCOTT CARNAHAN, CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

_____
DENISE A. DYMOND LYN, COUNTY ATTORNEY

DRAFT

Attachment: AA Ordinance draft (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

EXHIBIT A
CPA/AA/PUD-21-11
LEGAL DESCRIPTION

FROM PSO, Professional Services/office District, and LDRMH, Low Density Residential with mobile homes allowed, to GNC, General Commercial:

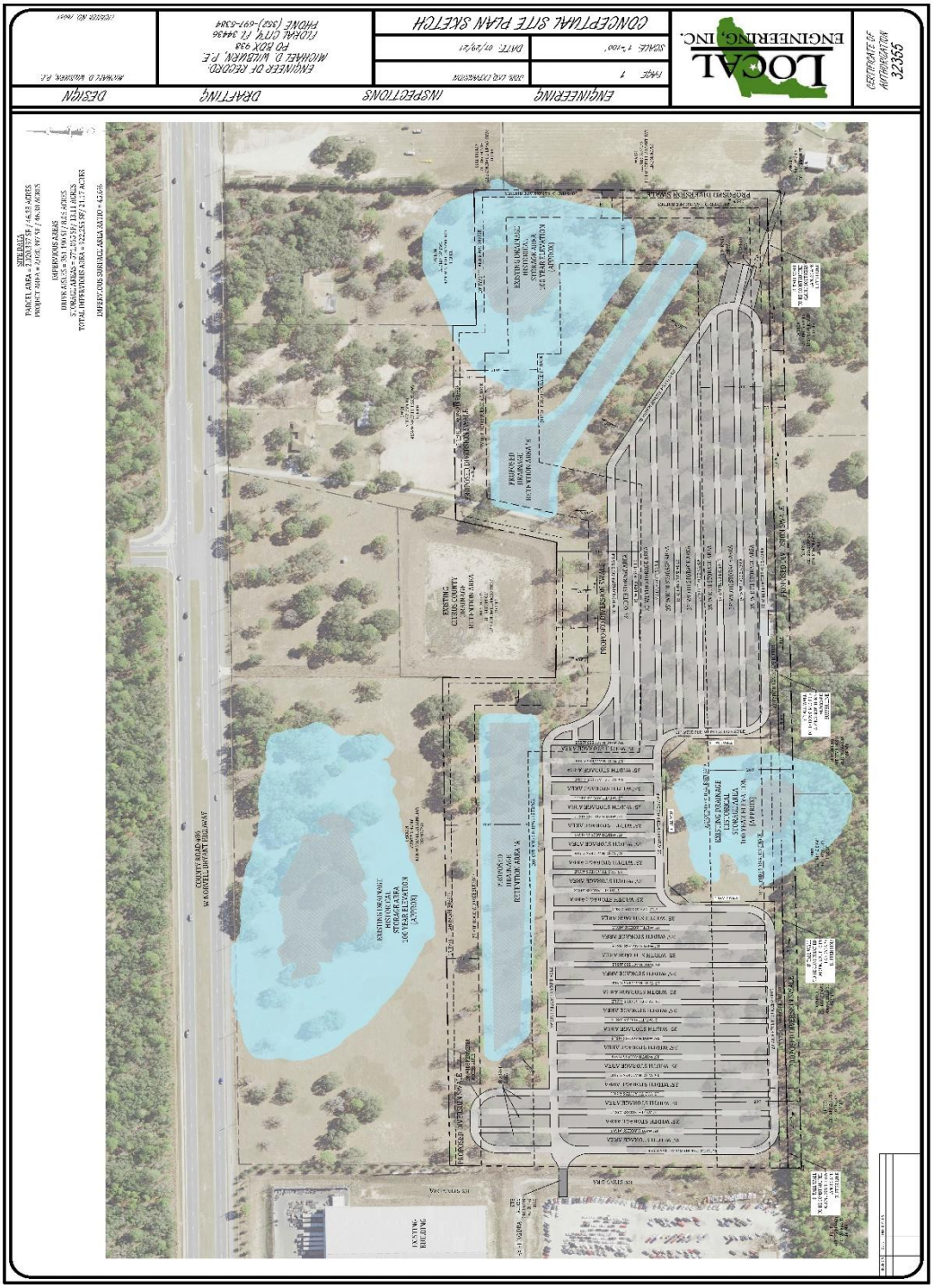
A PORTION OF THE NORTH HALF OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA; THENCE S. 00°30'55" W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486; THENCE N. 89°14'25" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1320.82 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE S. 00°25'07" W ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 500.11 FEET; THENCE N. 89°14'25" E PARALLEL WITH AND 500 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486, A DISTANCE OF 1321.67 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE N. 00°19'15" E. ALONG THE EAST BOUNDARY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.13 FEET; THENCE N. 89°14'25" E., A DISTANCE OF 459.29 FEET; THENCE S. 13°59'58" W DISTANCE OF 141.80 FEET; THENCE N. 89°14'25" E., A DISTANCE OF 527.15 FEET; THENCE N. 00°18'55" E, A DISTANCE OF 537.10 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD No. 486; THENCE S. 89°14'25" W. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2273.66 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 1,111,645 SQUARE FEET (25.52 ACRES) MORE OR LESS.

FROM LDRMH, Low Density Residential with mobile homes allowed, to IND/PUD, Heavy Industrial, with a Planned Unit Development:

A PORTION OF THE NORTH HALF OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA; THENCE S. 00°30'55" W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486; THENCE N. 89°14'25" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1320.82 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE S. 00°25'07" W ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 500.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°25'07" W ALONG SAID WEST BOUNDARY, A DISTANCE OF 833.52 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 29; THENCE N. 88°55'05" E ALONG SAID SOUTH BOUNDARY OF THE NORTH HALF OF THE NORTH HALF A DISTANCE OF 2,644.29 FEET; THENCE N. 00°18'55" E ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 726.03 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 367.90 FEET; THENCE N. 00°18'55" E. A DISTANCE OF 55.58 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 527.15 FEET; THENCE S. 13°59'58" W. A DISTANCE OF 246.72 FEET; THENCE S. 89°40'45" W., A DISTANCE OF 367.33 FEET; THENCE N. 00°19'15" E., A DISTANCE OF 272.81 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 1321.67 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 2,020,398 SQUARE FEET (46.38 ACRES) MORE OR LESS.

Attachment: AA Ordinance draft (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

EXHIBIT B
CPA/AA/PUD-21-11
MASTER PLAN



Attachment: AA Ordinance draft (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

EXHIBIT C
CPA/AA/PUD-21-11
CONDITIONS OF APPROVAL

1. The Planned Unit Development (PUD) shall allow for outdoor storage associated with auto salvage in the IND land use district as outlined on the Master Plan date-stamped received July 26, 2021, by the Land Development Division. Any new construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

2. A 20-foot wide Type "C" landscape buffer is required along the north property line, abutting nonresidential land use districts and a Type "D" buffer with an eight-foot wall is required along the north, east, and south property lines where abutting residential land use districts as outlined on the Master Plan.

3. The outdoor storage associated with auto salvage must maintain a minimum 51-foot setback to the adjacent residential lots to the south and a minimum 192-foot setback to the adjacent residential lots to the east as outlined on the Master Plan. If the property is subdivided, the outdoor storage associated with auto salvage must maintain a minimum 65-foot setback to the adjacent nonresidential property to the north as outlined on the Master Plan.

4. A Tree Preservation Plan must be submitted and approved at the time of permitting.

5. A biological survey must be submitted at the time of permitting.

6. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.

7. The applicant will need to meet the requirements of Chapter 6, Stormwater Management and Chapter 7, Transportation System Standards at time of permitting.

8. In accordance with Chapter 42, Environment, Article VI NPDES Stormwater Illicit Connection or Illicit Discharge Regulations the following is required:

    - If dewatering practices occur, all testing/monitoring requirements by the governing agency needs to be reported to Citrus County as well, including types of testing and frequency of testing.

    - The projects stormwater management system must be designed to prevent adverse impacts to the existing stormwater system (pipes and inlets) draining into the adjacent drainage retention area.

9. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

DRAFT

Attachment: AA Ordinance draft (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

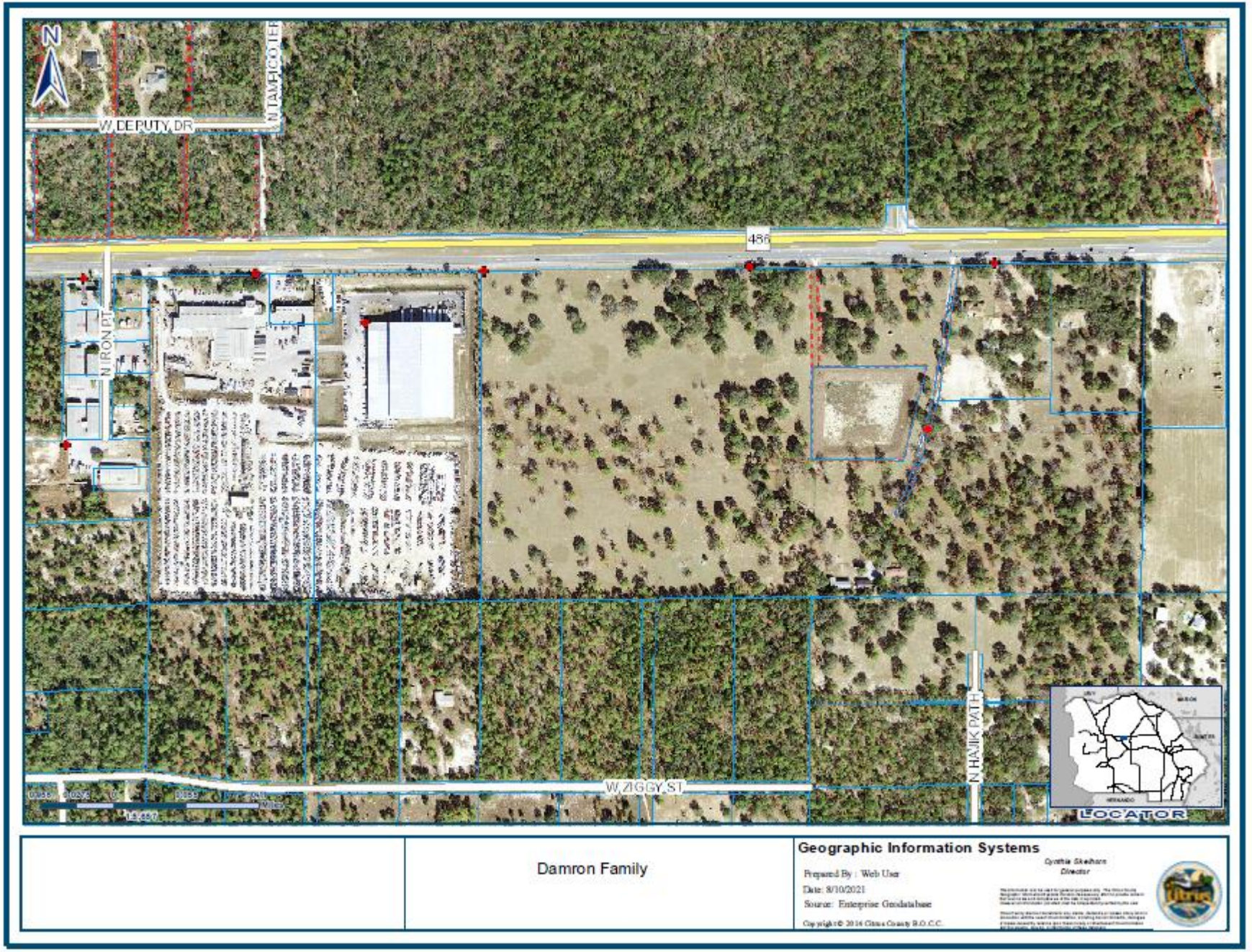
10. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

DRAFT

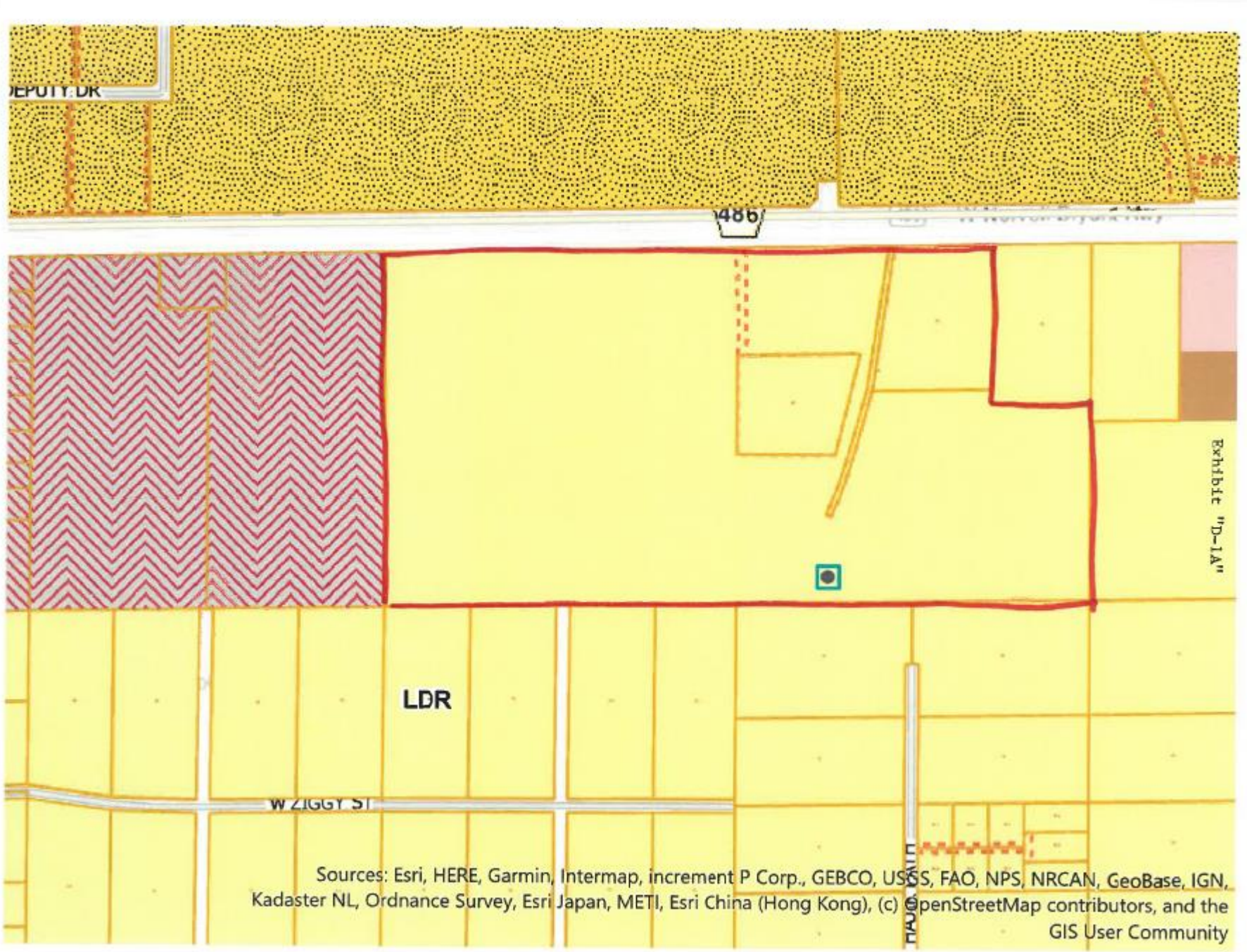
Attachment: AA Ordinance draft (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

CPA/AA/PUD-21-11
Clark A. Stillwell
Law Office of Clark A. Stillwell for Damron Family
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com

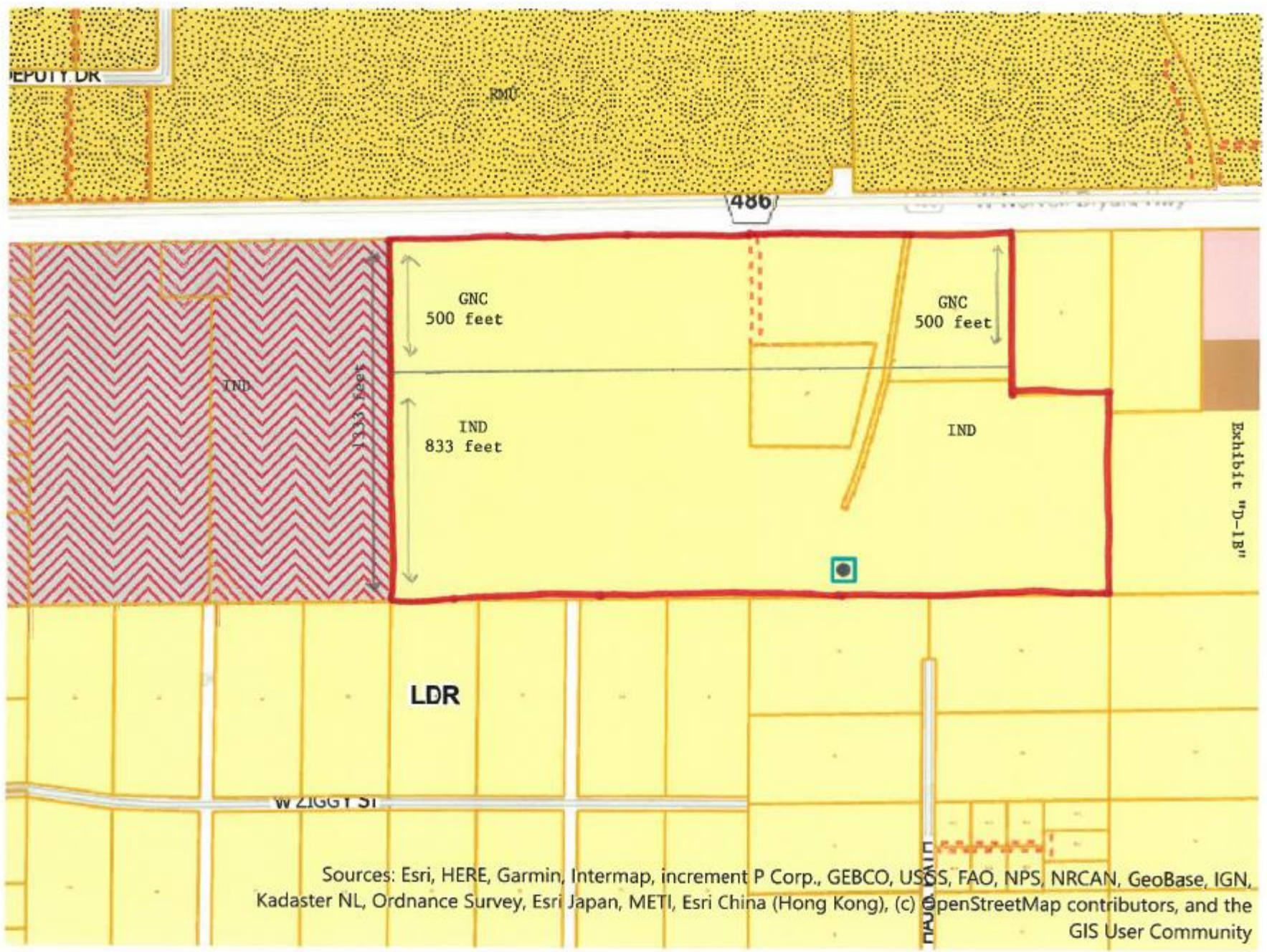
Attachment: Applicant PowerPoint (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell,



Attachment: Applicant PowerPoint (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell,



Attachment: Applicant PowerPoint (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell,



Attachment: Applicant PowerPoint (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell,

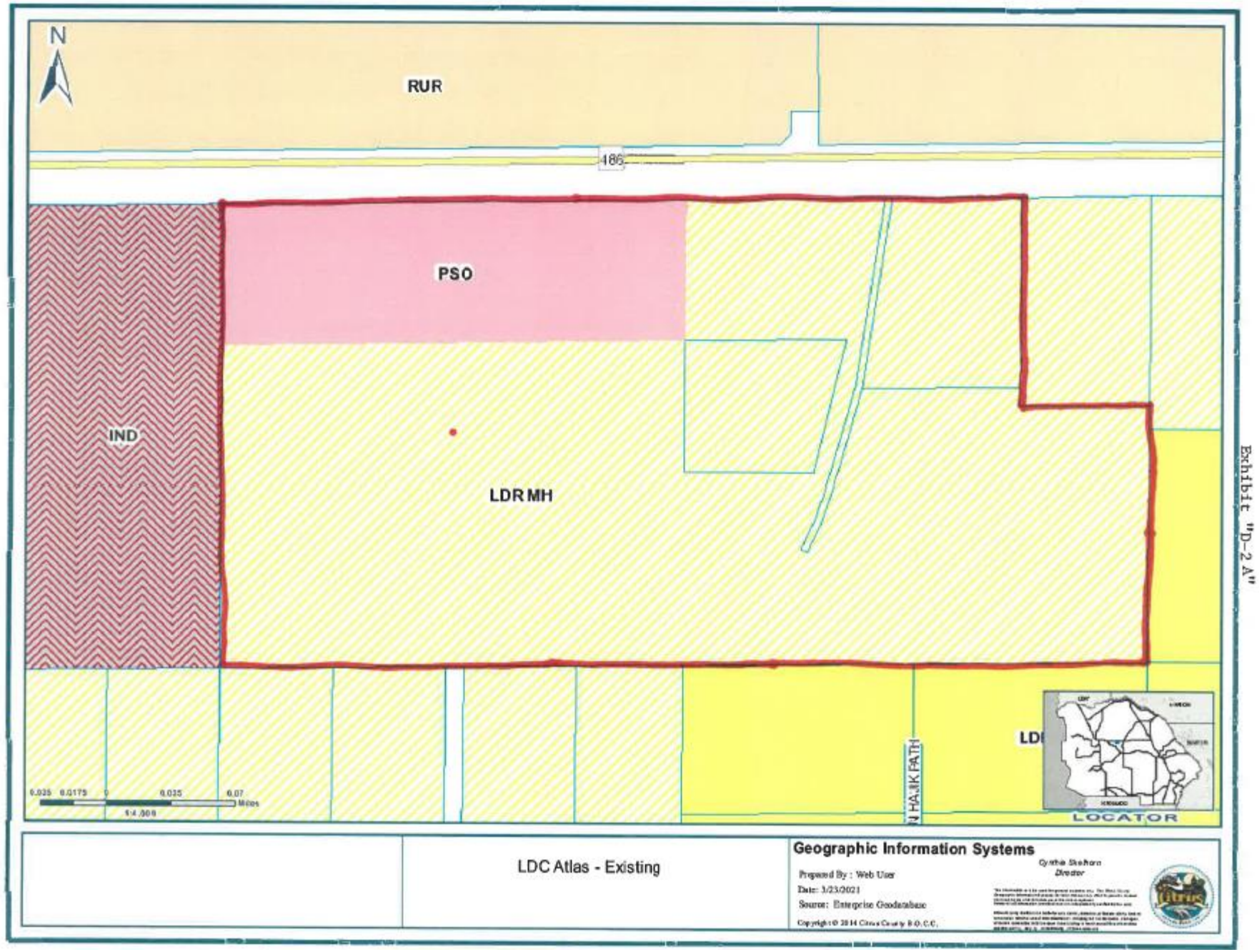


Exhibit "D-2 A"

Attachment: Applicant PowerPoint (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell,

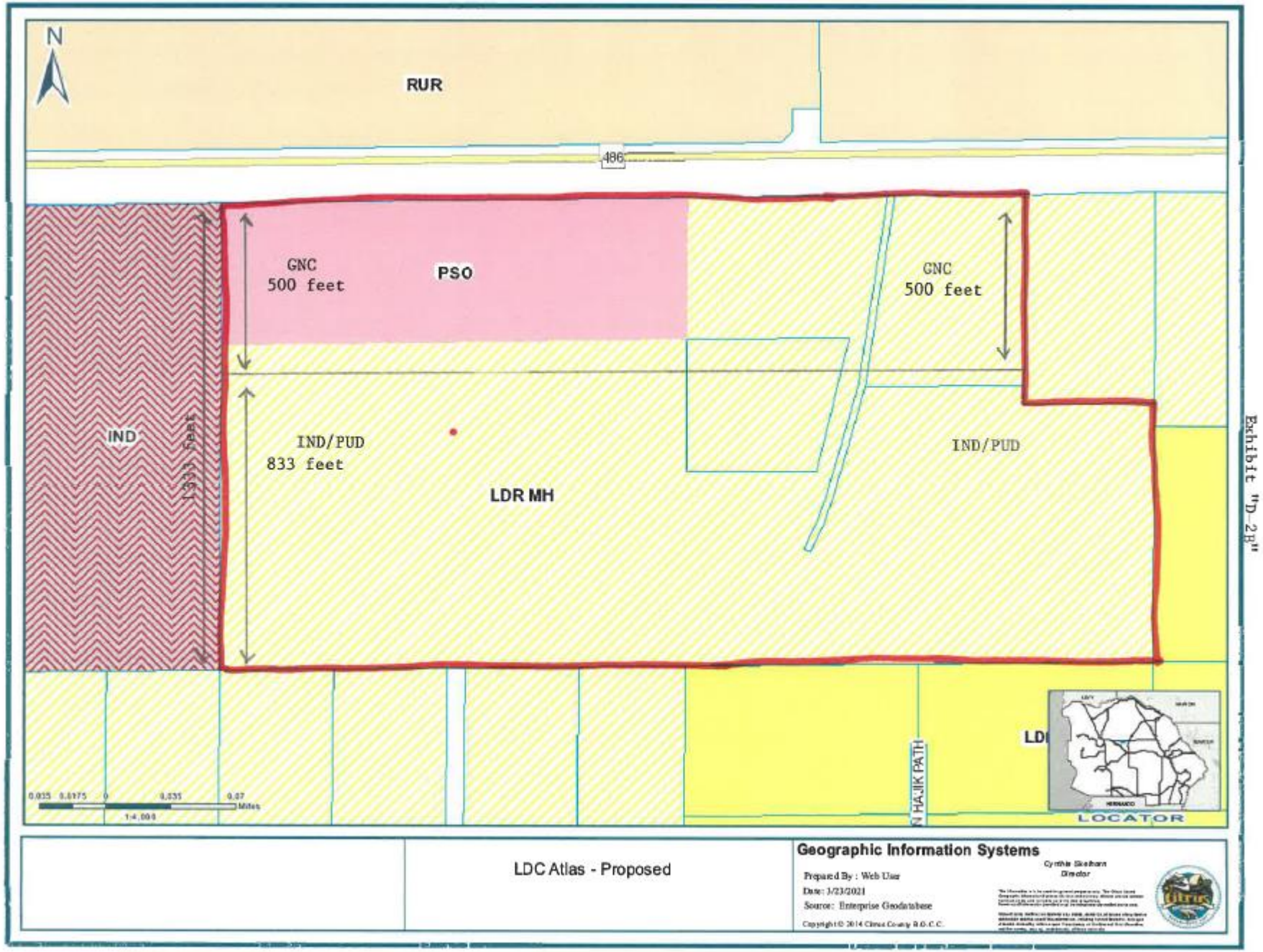
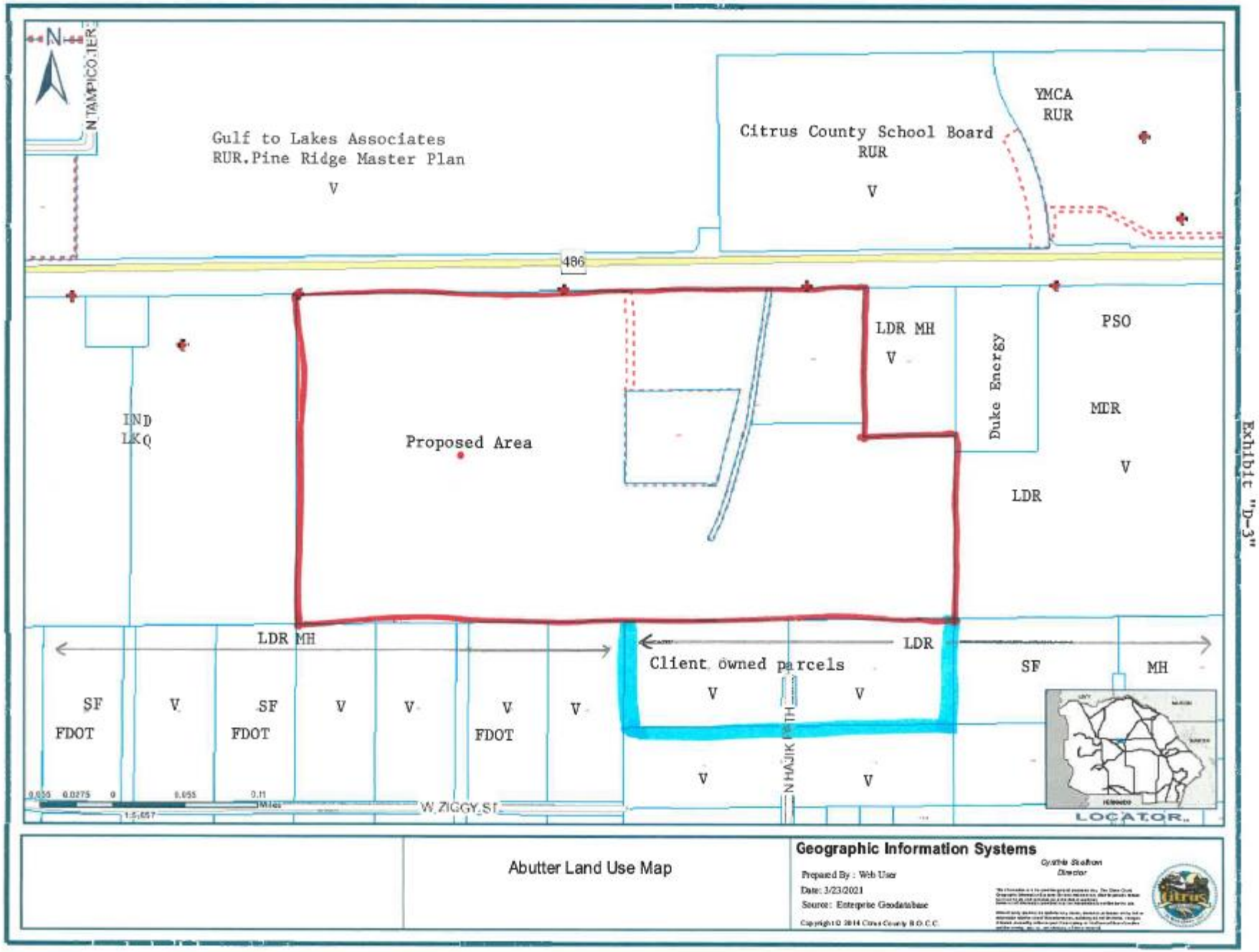


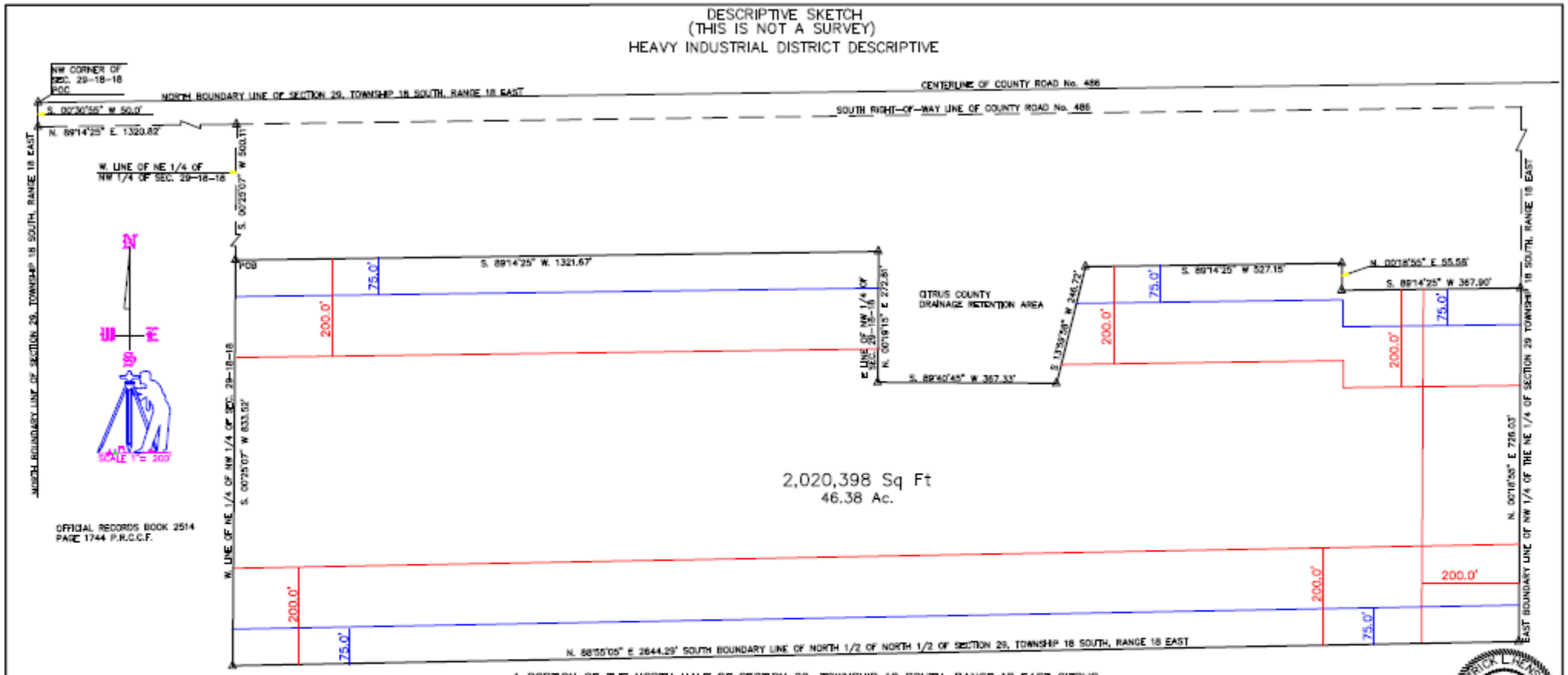
Exhibit "D-2"

Attachment: Applicant PowerPoint (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell,



Attachment: Applicant PowerPoint (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell,

DESCRIPTIVE SKETCH
(THIS IS NOT A SURVEY)
HEAVY INDUSTRIAL DISTRICT DESCRIPTIVE



Δ= DESCRIPTIVE POINT
P.O.C. = POINT OF COMMENCEMENT
PRCCF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
P.O.B. = POINT OF BEGINNING

MAP REVISION DATE: JULY 21,2021
REVISE LEGAL DESCRIPTION

Anderson Specialty Services, Inc.
9200 East Orange Avenue
Floral City, Florida 34436
(352) 220-0146
BUSINESS CERTIFICATE LB 8156

A PORTION OF THE NORTH HALF OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA; THENCE S. 00°30'55" W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486; THENCE N. 89°14'25" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1320.82 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE S. 00°25'07" W ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 500.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°25'07" W ALONG SAID WEST BOUNDARY, A DISTANCE OF 833.52 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 29; THENCE N. 88°55'05" E ALONG SAID SOUTH BOUNDARY OF THE NORTH HALF OF THE NORTH HALF A DISTANCE OF 2,644.29 FEET; THENCE N. 00°18'55" E ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 726.03 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 367.90 FEET; THENCE N. 00°18'55" E. A DISTANCE OF 55.58 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 527.15 FEET; THENCE S. 13°59'58" W. A DISTANCE OF 246.72 FEET; THENCE S. 89°40'45" W., A DISTANCE OF 367.33 FEET; THENCE N. 00°19'15" E., A DISTANCE OF 272.81 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 1321.67 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 2,020,398 SQUARE FEET (46.38 ACRES) MORE OR LESS.

PATRICK L. HENSON CERTIFICATE No. 4547 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE DESCRIPTIVE SKETCH SHOWN HEREON WAS PREPARED UNDER MY DIRECTION SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS_____DAY OF_____

PATRICK L. HENSON, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4547

THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

Attachment: Applicant PowerPoint (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell,

Who is LKQ

LKQ Corporation is the leading provider of alternative and specialty parts to repair and accessorize automobiles and other vehicles. LKQ has operations in North America, Europe and Taiwan. LKQ offers its customers a broad range of replacement systems, components, equipment and parts to repair and accessorize automobiles, trucks, and recreational and performance vehicles.

OUR MISSION *IS TO BE THE LEADING GLOBAL VALUE-ADDED DISTRIBUTOR OF VEHICLE PARTS AND ACCESSORIES BY OFFERING OUR CUSTOMERS THE MOST COMPREHENSIVE, AVAILABLE AND COST EFFECTIVE SELECTION OF PART SOLUTIONS WHILE BUILDING STRONG PARTNERSHIPS WITH OUR EMPLOYEES AND THE COMMUNITIES IN WHICH WE OPERATE.*

LKQ was initially formed in 1998. It has 1,700 locations in 31 countries with 51,000 employees worldwide. LKQ is a publicly traded company on Nasdaq stock exchange – "LKQ". Locally, LKQ commenced its current operations in year 1998. The local LKQ operations include 39 acres, 130,000 sq. ft. of warehouse operations and 150 employees. The proposed expansion for open storage will allow LKQ to grow with the community adding additional employees.

Attachment: Applicant PowerPoint (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell,

Attachment: Applicant PowerPoint (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell,

SUNCOAST PARKWAY 2 (SR 589), PHASE 2 - DESIGN
From SR 44 to CR 486

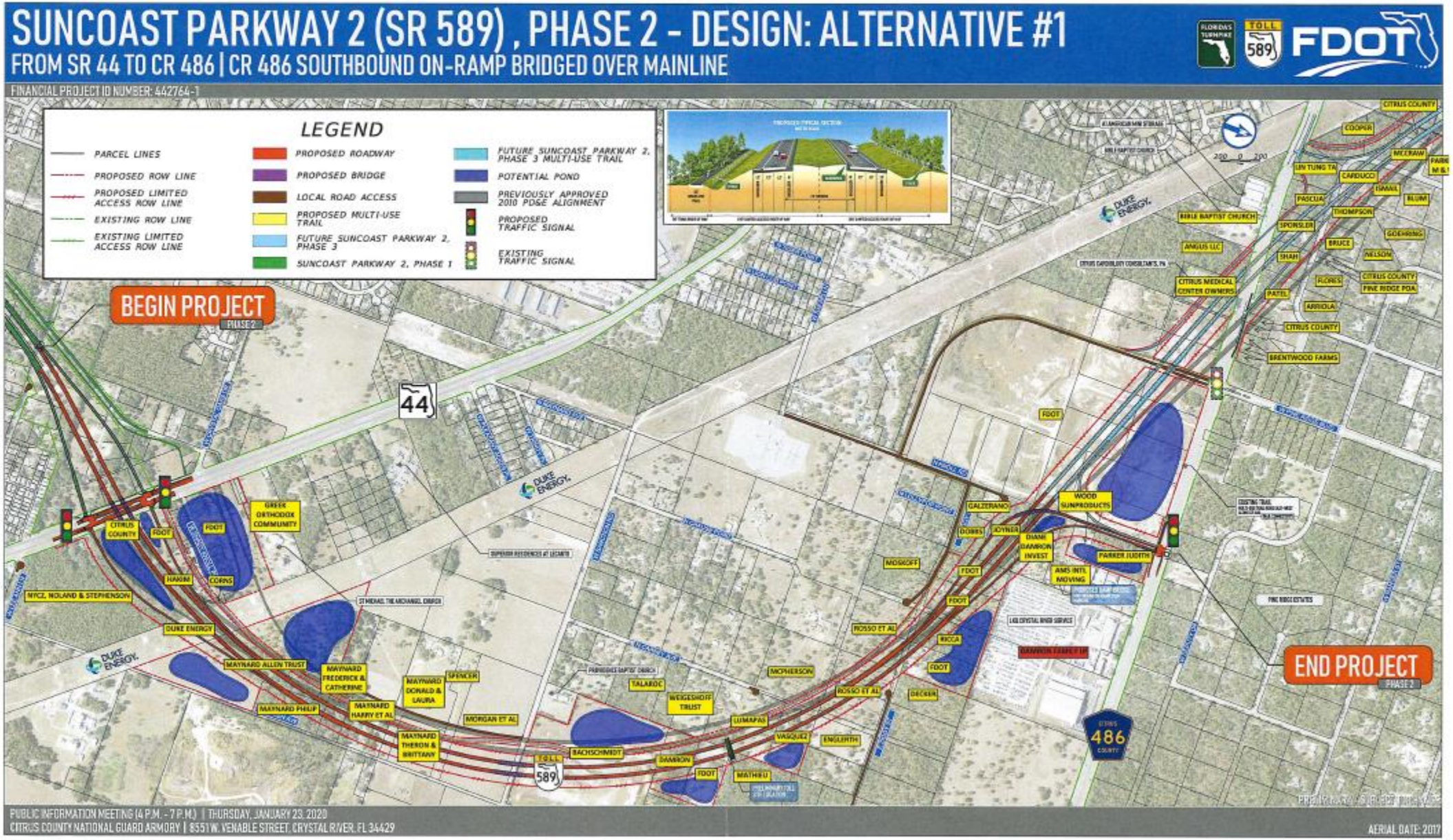
Financial Project ID Number: 442764-1

PROJECT LOCATION MAP

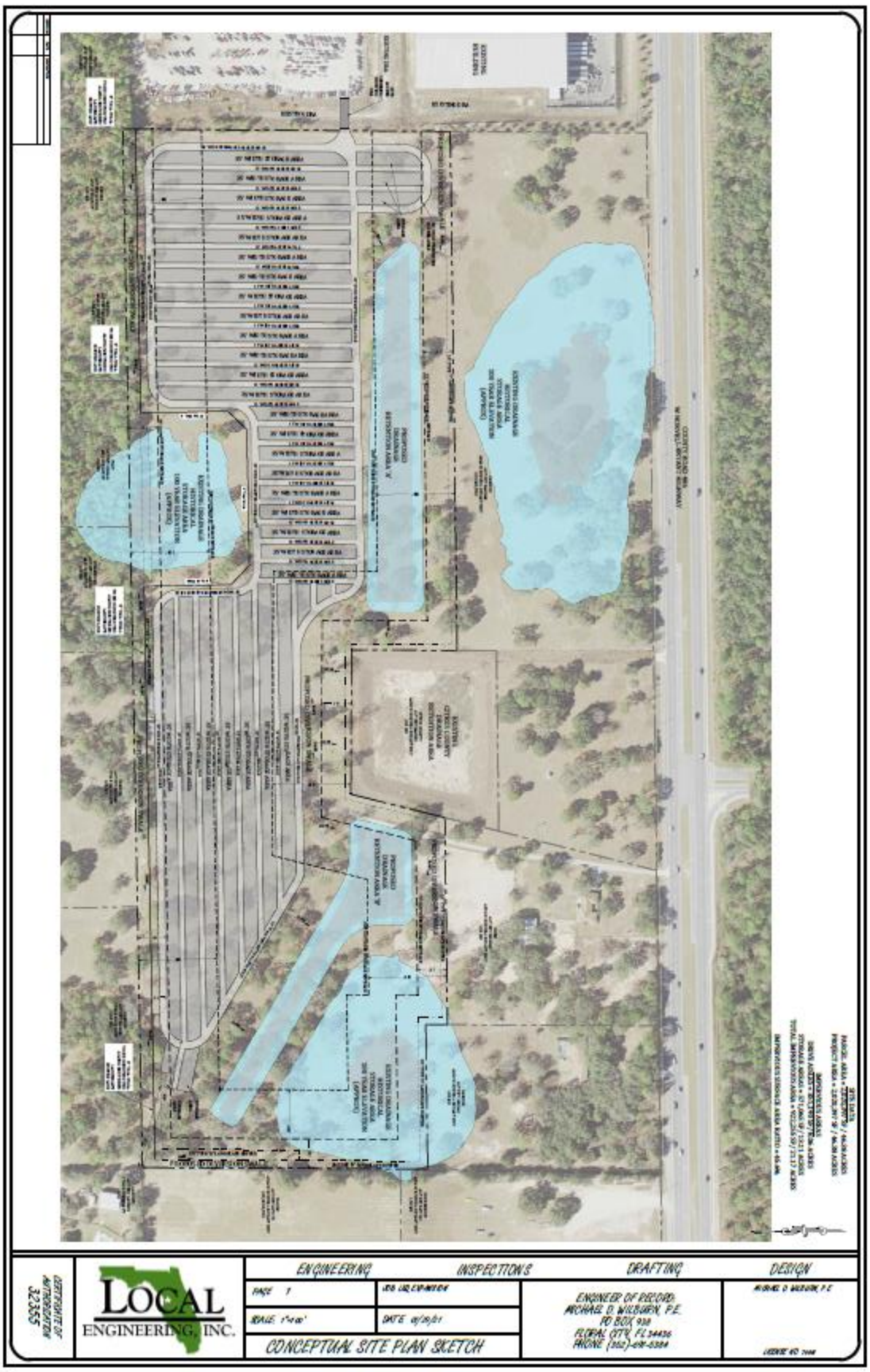


PUBLIC INFORMATION MEETING (4 P.M. – 7 P.M.) | THURSDAY, JANUARY 23, 2020
CITRUS COUNTY NATIONAL GUARD ARMORY | 8551 W. VENABLE STREET, CRYSTAL RIVER, FL 34429

Attachment: Applicant PowerPoint (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell,



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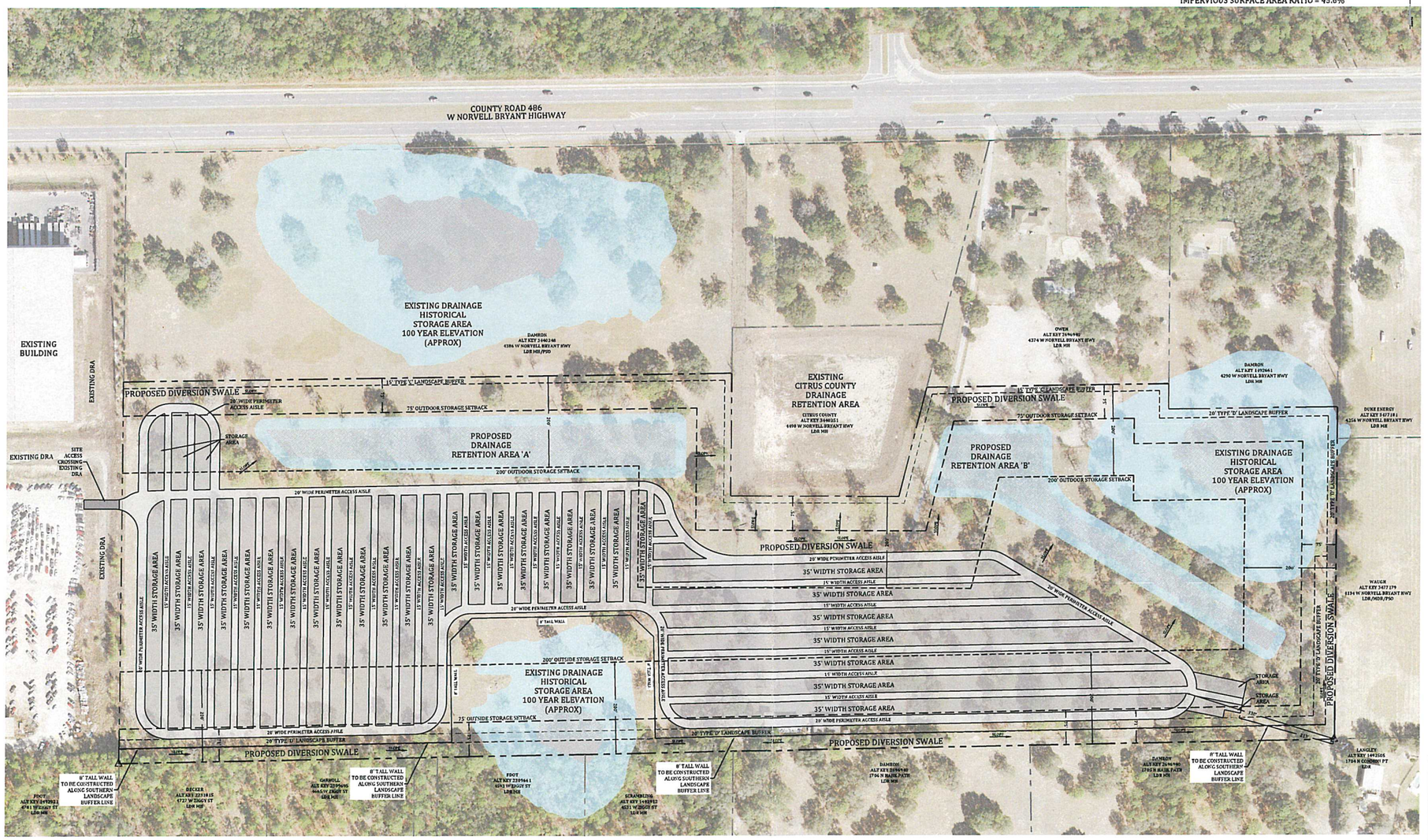

LOCAL
ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION 32355
ENGINEERING
INSPECTIONS
DRAFTING
DESIGN
CONCEPTUAL SITE PLAN SKETCH
ENGINEER OF RECORD
MICHAEL D. WILBURN, P.E.
PO BOX 938
FLORAL CITY, FL 34436

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron

SITE DATA
PARCEL AREA = 2,020,397 SF / 46.38 ACRES
PROJECT AREA = 2,020,397 SF / 46.38 ACRES

IMPERVIOUS AREAS
DRIVE AISLES = 351,190 SF/ 8.06 ACRES
STORAGE AREAS = 571,065 SF/ 13.11 ACRES
TOTAL IMPERVIOUS AREA = 922,255 SF/ 21.17 ACRES

IMPERVIOUS SURFACE AREA RATIO = 45.6%



REVISION	DATE	DESCRIPTION

DESIGN
MICHAEL D. WILBURN, P.E.
LICENSE NO. 70041

DRAFTING

INSPECTIONS

ENGINEER OF RECORD
MICHAEL D. WILBURN, P.E.
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352)-697-5384

ENGINEERING
JOB: LAKE EXPANSION
PAGE 1
SCALE: 1"=100'
DATE: 07/29/21

CONCEPTUAL SITE PLAN SKETCH

LOCAL ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION 32355

RECEIVED
JUL 28 2021
Land Develop

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

Board of County Commissioners
Department of Growth Management
Land Development Division
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461-8070

Telephone (352) 527-5239 TTY Dial 711
Web Address: www.citrusbocc.com

CITRUS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Application No.: CPA/AA/PUD-21-11 Date: 6/29/21
* Written Authorization is required if Applicant is different than Owner.

Applicant*
Name: Law Office of Clark A. Stillwell
Address: PO Box 250
City: Inverness
State: Florida Zip: 34451
Home No.: Cell No.:
Work No.: 726-6767 Fax No.: 726-8283
Email: caslaw@tampabay.rr.com

Property Owner Sharon Rose Owen and
Name: Geraldine Rose Damron Co-Trustees
Address: 4795 N Goldwood Terrace
City: Beverly Hills
State: Florida Zip: 34465
Home No.: Cell No.:
Work No.: Fax No.:
Email:

Property Description: Section: 29 Township: 18 South Range: 18 East
Legal Description: See exhibit "A-2", "B-1" and "B-2"
Subdivision: Unrec Tracts 29-18-18 Lot(s): Block/Parcel:
Alternate Key #: 1492670, 3440248, 3467382 Parcel ID:
Acreage: 71.96 acres (MOL)

X New Planned Unit Development (PUD)
N/A Amendment to Previously Approved PUD/PD Previous Application No.: N/A
Land Development Code Atlas Designation From: PSO/LDR MH To: GNC/ IND
Generalized Future Land Use Map Designation From: LDR To: GNC/IND

Is this hearing being requested as a result of a Code Violation Notice? Yes ____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s) 1. 25.52 acres fronting on County Road 486 to GNC
2. 46.44 acres - IND with PUD

Directions to Property:
See exhibit "A-3"

The Applicant is: Owner of Tract X Agent for Property Owner
One-Owner Among Several Other (specify)

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting. I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property. I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.
I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: _____

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Clark A. Stillwell, who is personally known to me or provided _____ as identification and who did not take an oath. WITNESS my hand and official seal this 14 day of June, 2021

Carla Venard
Printed Name
_____
Notary Public - State of Florida

Seal

CARLA VENARD
MY COMMISSION EXPIRES
MAY 4, 2023
#GG 322987
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Date: _____
Time: _____
Initials: _____

RECEIVED
JUN 29 2021
CPA/AA/PUD-21-11
Land Development Division

For Staff Use Only
ATF: _____
QTR: _____
LUD: _____
FLUM Desig: _____
FLUZ: _____

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

Board of County Commisioners

DEPARTMENT OF GROWTH MANAGEMENT LAND
DEVELOPMENT DIVISION
3600 W. Sovereign Path, Suite 140, Lecanto, FL 34461
Telephone: (352) 527-5239
TTY Dial 771
Web Address: www.citrusbocc.com

CITRUS COUNTY LAND DEVELOPMENT CODE
PLANNED UNIT DEVELOPMENT APPLICATION

Application No.: Date:

* Written Authorization is required if Applicant is different than Owner.

Applicant*
Name: Law Office of Clark A. Stillwell
Address: PO Box 250
City: Inverness
State: Florida Zip: 34451
Phone: 726-6767
Email: caslaw@tampabay.rr.com

Property Owner Sharon Rose Owen and
Name: Geraldine Rose Damron Co-Trustees
Address: 4795 N Goldwood Terrace
City: Beverly Hills
State: Florida Zip: 34465
Phone:
Email:

Property Description: Section: 29 Township: 18 South Range: 18 East
Legal Description: See "A-2", "B-1" and "B-2"
Subdivision: 0003397 unrec tracts 29-18-18 Lot(s): Block/Parcel:
Alternate Key #: 3440248 and 3467382 Parcel ID:
Acreage: 71.96 acres (MOL)

X New Planned Unit Development
____ Amendment to a Previously Approved Planned Development Previous Application No.: N/A

Is this hearing being requested as a result of a Code Violation Notice? Yes ____ No X
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation.

Applicant Request(s): PUD for IND use - salvage yard per master site plan - Exhibit "F"

Directions to Property: See Exhibit "A"

The Applicant is: ____ Owner of Tract X Agent for Property Owner
____ One-Owner Among Several ____ Other (specify)

I am aware that if the property cannot be located using information from the submitted application, this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the property by the Land Development Division at least seven days prior to the scheduled meeting.
I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property.
I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5:00 PM for the purpose of gathering any information relevant to this application.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature: Clark A. Stillwell

STATE OF FLORIDA
COUNTY OF CITRUS
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Clark A. Stillwell who is personally known to me or provided ____ as identification and who did not take an oath.
WITNESS my hand and official seal this 14 day of June 2021.

Signature
Carla Venard
Printed Name

Seal

CARLA VENARD
MY COMMISSION EXPIRES MAY 4, 2023
#GG 322987
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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JUN 29 2021
CPA/AA/PUD-21-11

For Staff Use Only
Date: Time: Initials:

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

LAW OFFICE OF
CLARK A. STILLWELL, LLC
ATTORNEY AT LAW

BRANNEN BANK BUILDING
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34450

TELEPHONE: (352) 726-6767
FAX: (352) 726-8283
caslaw@tampabay.rr.com

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

June 29, 2021

Hand Delivery

Joanna Coutu, Director
Citrus County Growth Management Department
Citrus County Board of County Commissioners
3600 W. Sovereign Path, Ste. 113
Lecanto, FL 34461

Re: Damron Family; Land Use Plan Map/LDC Atlas Amendment
Alternate Key No.: 3440248, 1492670 and 3467382 "Subject Parcels"
Crystal River, Florida 71.96 acres (MOL)
Section 29, Township 18, Range 18

Dear Ms. Coutu:

On behalf of our client, Damron Family Trust et al., I enclose the County's applications for a GFLUM/LDC Atlas map amendments as outlined below with an accompanying PUD for 46.38 acres (MOL) thereof for the IND district to be created.

The subject parcels are a total of 71.96 acres (MOL). Per GFLUM, it is LDR (Exhibit "D-1"). Per LDC Atlas it is a combination of PSO along County Road 486 and LDR to the south (Exhibit "D-2"). Applicant seeks GFLUM and LDC Atlas map amendments as follows:

1. County Road 486 frontage to a depth of 500 feet; GNC on GFLUM and LDC Atlas. A total of 23.52 acres (MOL) (Exhibit "B-1");
2. To south of 500 ft. GNC corridor, IND for 46.38 acres (MOL) on GFLUM and LDC Atlas. Such is accompanied by a PUD for recycling center/open storage which mirrors existing LKQ IND use to the west (Exhibit "B-2");
3. A PUD for Item No. 2 for recycling center/open storage. A use identical to the LKQ IND parcel to the west. The IND PUD master plan reflects an area of actual use of 13.25 acres – balance is open space, buffers and stormwater retention (Exhibit "F-1" PUD map). Please note, the PUD application requests a deviation in LDC Section 3350(c) setback for open storage per master site plan. Text (Exhibit "G") supports basis for such. Within application text, see discussion regarding abutting trust parcel (AK #1493072) not part of the IND

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application and PUD and the residential lot ownership along south boundary (FDOT lots) which are currently residential, but will not be used for such.

The proposed new land use districts are in Central Ridge area of the County and on a major arterial roadway. Parcel(s) are within PSA; the sites have regional utilities. The site has varied uses adjacent to such – existing LKQ IND to the west, future primary school and YMCA to the north, large lot residential to the south (see Exhibit "D-3") and FDOT parcels tied to Suncoast extension. Avis Craig, Professional Planner's report (Exhibit "I") documents the impact to the area of the Suncoast parkway extension to County Road 486. To date there have been no issues of compatibility of the existing LKQ use with the residential districts to the south.

Please review for completeness and advise. The enclosed filing fee of $5,376.00 based upon County's fee structure for all three applications. We would ask all three (3) matters be heard simultaneous with separate votes on each matter. Thank you

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

Clark A. Stillwell

CAS/cv
Enclosure
cc: Avis Craig
Client
LKQ
Denise Lyn, County Attorney w/o encl.

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

LAW OFFICE OF
CLARK A. STILLWELL, LLC
ATTORNEY AT LAW

BANK OF INVERNESS BUILDING
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34450

TELEPHONE: (352) 726-6767
FAX: (352) 726-8283
caslaw@tampabay.rr.com

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joe Hochadel, Principal Planner**
Land Development Division

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Damron Family Trust et al**
CPA/AA/PUD-21-11

DATE: **July 28, 2021**

Joe:

My earlier email of Monday 7/26/31, provided the requested corrected legals – no overlap – thanks for pointing such out. The revised PUD follows revised legal and corrects any reference to wall height to eight (8) feet. Buffer is type "D". Consistent with LKQ wall on south boundary of Alternate Key #1493072.

As to the remaining issue raised in the sufficiency letter as to why the GNC Plan/GFLUM LDC Atlas is not in PUD – because of the following issues:

1. **There is no known specific end user such as is applicable to LKQ IND parcel. The GNC will be developed to Code. The applicant has documented plan consistency.**
2. **A PUD is not mandated by statute, plan or LDC. This is not to say a future end user may elect a PUD for a site specific parcel and issue.**

CPA/AA/PUD-21-11

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3. The GNC amendment is necessary to eliminate the impact of a 200 ft. setback from residential along IND north boundary per LDC Section 3350 on the LKQ site plan. A setback of 200 ft. off north boundary line would severely limit the intended use of the IND.

CAS/cv
cc: Avis Craig
Denise Lyn, Esquire
Joanna Coutu

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

Exhibit List
Damron Family

Exhibit "A-1" – PA printout
"A-2" – Applicant Deed(s)
"A-3" - Directions

Exhibit "B" – Legal Description - Sketch
"B-1" – GNC – 25.52 acres (MOL)
"B-2" - IND – 46.44 acres (MOL)

Exhibit "C" – Aerials (current)

Exhibit "D" – Land Use Maps
"D-1" – GFLUM - A. Existing B. Proposed
"D-2" - LDC Atlas – A. Existing B. Proposed
"D-3" – Abutter Land Use Map
"D-4" – Elevation Map
"D-5" – Soils Map
"D-6" – FIRM Map
"D-7" – Setback Map

Exhibit "E" – Concurrency Letters
"E-1" – Utility
"E-2" – Solid Waste/Water
"E-3" – Engineer's Report - Drainage

Exhibit "F-1" – PUD Map – IND Parcel (separate application)
"F-2" – Photo of Proposed Wall on South Boundary

Exhibit "G" – Application Text

Exhibit "H" – Suncoast Parkway Extension Map

Exhibit "I" – Planner's Report

Exhibit "J" – County Road 486 Traffic Counts

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Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

Exhibit "A-1"
Property Owner Information

Alternate Key #3440248 and 3467382
Geraldine Rose Damron and
Sharon Rose Owen
Co-Trustees
4795 N Goldwood Terrace
Beverly Hills, Florida 34465

Alternate Key #1492670
Ronald Freeman Owen and
Sharon Freeman
4795 N Goldwood Terrace
Beverly Hills, Florida 34465

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Altkey: 3440248
DAMRON GERALDINE ROSE &

Parcel ID: 18E18S29 14000
4386 W NORVELL BRYANT HWY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	6300 - GRZGSOIL CLASS4
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	5611 - LECANTO AREA WEST
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	003397 - UNREC TRACTS IN 29-18S-18E
Short Legal	(LR-96-17 ACCEPTED 6-18-96 SURVEY IN OR BK 1143/1878-1885) PTN OF PARCEL B: NE1/4 OF NW1/4 SEC 29-18-18 --&-- SE1/4 OF NW1/4 OF NE1/4 SEC 29-18-18 --&-- SW1/4 OF NW1/4 OF NE1/4
Est. Parcel Sqft	2,665,576
Est. Parcel Acres	61.19
Map SC-TW-RG	29-18S-18E

Mailing Address

Name	DAMRON GERALDINE ROSE &SHARON ROSE OWEN CO-TRUSTEES
Mailing Address	4795 N GOLDENWOOD TER BEVERLY HILLS FL 34465

All Owners

Name		Owner Type
DAMRON GERALDINE ROSE &	SHARON ROSE OWEN CO-TRUSTEES	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$367,160	$0	$367,160	$7,343	$0	$7,343	$0	$106.73	Link
2019	$367,160	$0	$367,160	$7,343	$0	$7,343	$0	$108.25	Link

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/01/2009	$100	2299/0964	15-15	I
06/01/2009	$100	2299/0958	15-15	I
06/01/2009	$100	2294/0821	27-TO/FROM TSTEES BANKRUPT/EXEC/GUARD	I

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	6300-GRAZING 4	A-ACREAGE	61.19	.0		Y			LDRMH

Total Misc Value

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Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

Altkey: 3467382
DAMRON GERALDINE ROSE &

Parcel ID: 18E18S29 14000 0030
4456 W NORVELL BRYANT HWY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	5000 - IMPROVED AGRI
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	5611 - LECANTO AREA WEST
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	003397 - UNREC TRACTS IN 29-18S-18E
Short Legal	S1/2 OF SW1/4 OF NW1/4 OF NE1/4 OF SEC 29 T18S R18E ---LESSE 25 FT THEREOF SUBJ TO & TOG WITH: COM AT INT OF E LN OFNW1/4 OF NE1/4 & S R/W LN OF CR 486, TH S 88 DEG 58M 28S W
Est. Parcel Sqft	208,783
Est. Parcel Acres	4.79
Map SC-TW-RG	29-18S-18E

Mailing Address

Name	DAMRON GERALDINE ROSE &SHARON ROSE OWEN CO TRUSTEES
Mailing Address	4795 N GOLDENWOOD TER BEVERLY HILLS FL 34465

All Owners

Name		Owner Type
DAMRON GERALDINE ROSE &	SHARON ROSE OWEN CO TRUSTEES	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$28,760	$163,434	$192,194	$169,889	$0	$169,889	$0	$2,573.06	Link
2019	$28,760	$170,027	$198,787	$163,200	$0	$163,200	$0	$2,591.18	Link

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$25.00
0131	FIRE SERVICES ASSESSMENT	$79.00

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
11/22/2005	200516826	REPLACEMENT OF EXIT DOOR	$1,583	
12/01/1983	42805	3 ADDITION	$92,300	05/01/1984
11/01/1983	42305	3 SLAB	$55,380	12/01/1983

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag	Classified	Just	Zoning

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						Flag	Value	Value	
1	6300-GRAZING 4	A-ACREAGE	3.79	.0		Y			LDRMH
2	5000-AGRICULTURE IMPROVED NON-WATER	A-ACREAGE	1.00	.0					LDRMH

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1974
Total FLA	2,345
Total Under Roof	3,747
Exterior Wall	32 - CONCRETE BLOCK STUCCO
Foundation	3 - CONT. FOOTING-AVG.
HVAC	106 - FORCED AIR DUCTED
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	06 - CONCRETE TILE
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/1
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1974	2,345
1	OPEN PORCH FIN	1974	18
1	GARAGE FINISHED	1974	624
1	OPN PORCH UNFN	1974	760

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	UTILY BLDG FIN WD/ALM W WOOD FLR-[1-SF]	1975	15	24	1	360	
1	2	UTILY BLDG FIN STEEL WITH OR W/O FLOOR-[1-SF]	1980	10	8	1	80	
1	3	RETAINING WALL WOOD 4'-[2-LINEAL]	1974			1	78	
1	4	GARAGE DETACHD CONCRETE BLOCK-[1-SF]	1980	30	50	1	1,500	
1	5	CARPORT ALUM UNF W/O CONCRETE SLAB-[1-SF]	1980			1	2,600	
1	6	CHAIN LINK FENCE-[1-SF]	1980	4	585	1	2,340	
1	7	CONCRETE PATIO NO FOOTER-[1-SF]	1981	12	34	1	408	

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Altkey: 1492670
OWEN RONALD FREEMAN

Parcel ID: 18E18S29 14000 0020
4374 W NORVELL BRYANT HWY , CRYSTAL RIVER

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	5611 - LECANTO AREA WEST
Tax District	0000 - COASTAL RIVERS BASIN
Subdivision	003397 - UNREC TRACTS IN 29-18S-18E
Short Legal	COM AT INT OF E LN OF NW1/4 OF NE1/4 SEC 29-18-18 & S R/WLN OF SR 486 TH S 88 DEG 58M 28S W AL R/W DIST 367.9 FT TOPOB TH S 88 DEG 58M 28S W AL R/W DIST 367.9 FT TH S 7 DEG
Est. Parcel Sqft	217,686
Est. Parcel Acres	5.00
Map SC-TW-RG	29-18S-18E

Mailing Address

Name	OWEN RONALD FREEMAN
Mailing Address	4795 N GOLDWOOD TER BEVERLY HILLS FL 34465

All Owners

Name		Owner Type
OWEN RONALD FREEMAN		HW - Husband And Wife
OWEN SHARON DAMRON		HW - Husband And Wife
RONALD FREEMAN OWEN AND SHARON DAMRON	OWEN INTER VIVOS TRUST DECEMBER 5 2008	UT - Under Trust

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings	Tax Amount	Tax Link
2020	$29,980	$160,510	$190,490	$190,490	$0	$190,490	$0	$2,872.47	Link
2019	$29,980	$165,867	$195,847	$189,244	$0	$189,244	$0	$2,934.20	Link

Special Assessment

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	$25.00
0131	FIRE SERVICES ASSESSMENT	$79.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/01/2008	$100	2257/1552	07-LIFE ESTATE	I

Permit Summary

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Land Development Division

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Permit Date	Permit Number	Description	Amount	Occupancy Date
07/22/2014	201405927	CHANGE OUT A/C * NOC N/A	$4,000	
04/07/2010	201002378	REMOVE AND INSTALL NEW SHINGLES - NOC IN OLP II FO	$8,910	
08/03/2006	200609648	REPLACEMENT GARAGE DOOR -- NOC N/A	$1,327	
12/01/1993	9308197	BARN	$13,824	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	A-ACREAGE	5.00	408.0	538				LDRMH

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1978
Total FLA	2,389
Total Under Roof	3,016
Exterior Wall	60 - BRICK
Foundation	3 - CONT. FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC. SLAB
Roof Frame	02 - HIP
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/1
Addl Fixtures	
FPL: Stacks/Openings	1 / 1
RCN	
RCNLD	

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1978	2,389
1	OPEN PORCH FIN	1978	27
1	GARAGE FINISHED	1978	600

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CHAIN LINK FENCE-[1-SF]	1985	4	288	1	1,152	
1	2	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1985	8	15	1	120	
1	3	CONCRETE PATIO NO FOOTER-[1-SF]	1978	17	24	1	408	

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1	4	MASONRY WALL BRICK-[1-SF]	1978	2	32	1	64
1	5	ENCLOSED BARN AVERAGE WOOD OR METAL	1994	36	60	1	2,160
1	6	OBF 4 BOARD-[2-LINEAL]	2012			1	140
1	7	OBF 4 BOARD-[2-LINEAL]	2012			1	225

Total Misc Value

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

Exhibit "A-2"

PREPARED BY and RETURN TO:
H. JOHN FELDMAN
CAUTHEN & FELDMAN, P.A.
215 North Joanna Avenue
Tavares, FL 32778-3200

Parcel ID No. See Attached Exhibit "A"

This document was prepared on information furnished by Grantor. No examination of title was requested by Grantee and no title examination has been made on the subject property.

2009031150 6 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $54.50
DOCUMENTARY TAX: $0.70
2009031150 BK:2299 PG:964
07/16/2009 02:25 PM 6 PGS
TWHITE,DC Receipt #024143

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 23 day of June, 2009,

BY: **GERALDINE ROSE DAMRON and SHARON ROSE OWEN, Successor Co-Trustees of the LEONARD A. DAMRON FAMILY TRUST dated April 15, 2002**, whose address is 4795 North Goldwood Terrace, Beverly Hills, FL 34465, ("Grantor"),

TO: **GERALDINE ROSE DAMRON and SHARON ROSE OWEN, Co-Trustees of the LEONARD A. DAMRON CREDIT SHELTER TRUST created under agreement dated April 15, 2002,** whose address is 4795 North Goldwood Terrace, Beverly Hills, FL 34465, ("Grantee");

{Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.}

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars ($10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto Grantee all the right, title, interest claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of **CITRUS**, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Subject to easements, restrictions, reservations and mortgages of record, if any, but not to reimpose any void or lapsed restrictions or easements.

This is a conveyance to a Trustee not pursuant to a sale. Legal description provided by Grantor. Full power and authority is granted to Grantee and the Successor Trustee(s), to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the land or any of it; no person dealing with the Trustee(s) or the Successor Trustee(s) shall be bound to see to the application of any purchase money mortgage or inquire into the validity, expediency or propriety of such sale or disposition.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed in the Presence of

Print or Type Name Denise Phillips

Print or Type Name Jessica Lange

LEONARD A. DAMRON FAMILY TRUST dated April 15, 2002

By: _____
GERALDINE ROSE DAMRON, Co-Trustee

By: _____
SHARON ROSE OWEN, Co-Trustee

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 23rd day of June, 2009 by **GERALDINE ROSE DAMRON and SHARON ROSE OWEN, Successor Co-Trustees of the LEONARD A. DAMRON FAMILY TRUST dated April 15, 2002**, who is personally known to me or who has produced Drivers License as identification.

BARBARA ANN MURPHY
Notary Public - State of Florida
My Comm. Expires Oct 20, 2012
Commission # DD 832545
Bonded Through National Notary Assn.

Print or Type Name BARBARA Ann Murphy
Notary Public
My Commission Expires: 10-20-12

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JUN 29 2021
Land Development Division
COA/AA/PUD-21-11

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

EXHIBIT "A" (1 of 5)

PARCEL ID## 16E18S342C0000290

Lot #29 of Ronnie's Hideaway an unrecorded subdivision, Section 34, T 18 S, R 16 E and more particularly described as follows: Commence at the SE corner of T 18 S, R 16 E, run West 10, 437.94 ft., thence run North 07°45'00" West 240 ft., thence run North 39°13'23" East 126.3 ft. to POB; thence run South 09°13'23" East 25 ft., thence run South 07°01'27" North 256.5 ft., thence run North 37°24'09" West 25 ft., thence run North 07°01'37" East back to POB; all lying and being in Section 34, T 18 S, R 16 E, Citrus County, Florida.

PARCEL ID## 16E18S342C0000070

Lot #7 of Ronnie's Hideaway lying in the North 1320 ft. of Government Lot #18, Section 34, T 18 S, R 16 E, and more particularly described as follows: Commence at the SE Corner of T 18 S, R 16 E, run West 10,387.94 ft; thence run North 07°45'00" West 268.94 ft; thence run North 59°13'23" West 135.3 ft to POB; thence run North 59°13'23" West 200 ft; thence run North 17°32'00" East 285 ft; thence run South 65°17'54" East 100 ft; thence run South 19°07'36" East 162.65 ft; thence run South 20°24'34" West 173.75 ft back to POB. All lying and being in Section 34, T 18 S, R 16 E, Citrus County, Florida. This property also commonly known as the old Jim Jones place located by Aggies Hole. Together with riparian rights, thereunto appertaining or in anywise belonging.

PARCEL ID#18E18S2914000 (including PARCEL ID# 18E18S291A0000290; PARCEL ID# 18E18S291A0000130; PARCEL ID# 18E18S291A0000080; PARCEL ID# 18E18S291A0000060 and PARCEL ID# 18E18S291A0000190)

An undivided one-half interest in and to the following described property:

S ½ of NE ¼ and NW ¼ of NE ¼ and N ½ of SE ¼ and N ½ of NW ¼ of Section 29, Township 18 South, Range 18 East, containing 280 acres more or less. A portion of the property also known as Lots 6, 8, 9, 13, 14, 19, 29 and 30 of Tropical Highlands, an unrecorded Subdivision.

LESS AND EXCEPT

Those certain deeds recorded in O.R. Book 488, Page 625 and O.R. Book 488, Page 642, Public Records of Citrus County, Florida.

LESS AND EXCEPT

The W ½ of the NW ¼ of the NW ¼ of Section 29, Township 18 South, Range 18 East, EXCEPT the Northerly 50 feet thereof for road right-of-way.

LESS AND EXCEPT

Commence at the Northwest corner of Section 29, Township 18 South, Range 18 East, Citrus County, Florida; thence S 01°06'16" W along the West line of said Section 29, a distance of 50.00 feet to a point on the Southerly right-of-way line of County Road No. 486, (a/k/a West Norvel Bryant Highway); thence S 89°59'40" E along said right-of-way line a distance of 660.41 feet to a point on the West line of the East ½, of the Northwest ¼, of the Northwest ¼, of said Section 29, said point also being the point of beginning; thence continue S 89°59'40" E along said right-of-way line a distance of 667.88 feet; thence S 01°05'39" W parallel to said West line of the East ½, of the Northwest ¼, of the Northwest ¼, a distance of 1309.03 feet to the South line of the North ½, of the Northwest ¼; thence N 89°57'43" W along said South line a distance of 667.87 feet to the Southwest corner of the aforementioned East ½, of the Northwest ¼, of the Northwest ¼; thence N 01°05'39" E along the West line of said East ½, of the Northwest ¼, of the Northwest ¼, a distance of 1308.65 feet to the point of beginning. Contains 20.06 acres of land more or less.

RECEIVED
JUN 29 2021
CPA/AA/PUD-21-11
Land Development Division

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

EXHIBIT "A" (2 of 5)

LESS AND EXCEPT

That part of the Northeast quarter of Section 29, Township 18 South, Range 18 East, Citrus County, Florida, being more particularly described as follows:

Commence at a nail and disc stamped "Citrus County" located at the Northwest corner of the Northeast quarter of Section 29, Township 18 South, Range 18 East, Citrus County, Florida; thence run South 00°19'15" West, along the West line of Northeast quarter, a distance of 449.96 feet for a POINT OF BEGINNING; thence departing said West line, run North 89°14'25" East, a distance of 459.29 feet; thence run South 13°59'58" West, a distance of 388.52 feet; thence run North 89°40'45" West, a distance of 367.33 feet to the aforementioned West line; thence run North 00°19'15" East, along said West line, a distance of 368.84 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

Begin at a point found by measuring from the SE corner of the NW ¼ of SE ¼ of said Section 29, S. 88° 47' 05" W., along the South line of said ¼ ¼ Section, 50.0 feet to the aforesaid beginning point, thence continue along said ¼ ¼ Section line S. 88°47'05" W. 292.96 feet, thence N. 01°01'26"W. 329.54 feet to the aforementioned beginning point, being Lot 1, of TROPICAL HIGHLANDS, an unrecorded subdivision.

LESS AND EXCEPT

Commence at the SE corner of the NE ¼ of the SE ¼ of Section 29, Township 18 South, Range 18 East, thence N. 0°00'55" E. along the East line of the NE ¼ of the SE ¼ of said Section 29 a distance of 323.79 feet to the POINT OF BEGINNING, thence continue N. 0°00'55" E. along said East line 172.21 feet, thence S. 88°47'05" W. 280.86 feet, thence S. 52°04'24" E. 38.01 feet, thence S. 0°01'26" W. 142.21 feet, thence N. 88°47'05"E. 250.89 feet to the Point of Beginning.

LESS AND EXCEPT

Lot 2B of TROPICAL HIGHLANDS, an recorded subdivision further described as follows: Begin at a point measured from the SE corner of the NW ¼ of the SE ¼, thence N 0 degrees 1'26" E along the East line of the ¼ ¼ of the section, 329.54 feet, thence S 88 degrees 47'5"W, 50 feet to the Point of Beginning, thence S 88 degrees 47'5" W, 585.89 feet, thence N 0 degrees 1'41" E, 0 degrees 1'26" W, 329.54 feet to the Point of Beginning. All lying and being situate in Section 29, Township 18 South, Range 18 East, Citrus County, Florida.

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

EXHIBIT "A" (3 of 5)

LESS AND EXCEPT

Commence at the northeast corner of the southeast 1/4 of Section 29, Township 18 South, Range 18 East, Citrus County, Florida; thence S 00° 00' 13" E along the east boundary of said southeast 1/4, a distance of 131.01 feet to the northeast corner of those lands described in Official Record Book 522, Page 117, Public Records of Citrus County, Florida; thence S 88° 56' 34" W along the north boundary of said lands and the westerly projection of said north boundary a distance of 489.84 feet to the northeast corner of those lands described in Official Record Book 533, Page 1088, Public Records of Citrus County, Florida; thence continue S 88° 56' 34" W along the north boundary of said lands a distance of 275.70 feet to the northwest corner of said lands, said corner also being the northeast corner of Lot 38 of UNRECORDED SUBDIVISION OF TROPICAL HIGHLANDS, thence S 00° 05' 30" W along the west boundary of said lands a distance of 15.00 feet; thence N 88° 56' 34" E parallel with and 15.00 feet from, when measured at right angles to, the north boundary of said lands a distance of 275.70 feet to the east boundary of said lands; thence N 00° 05' 30" E along said east boundary a distance of 15.00 feet to the Point of Beginning.

LESS AND EXCEPT

Parcel #37 of Tropical Highlands, an unrecorded subdivision, Citrus County, Florida: Situate and being in Section 29, Township 18 South, Range 18 East, and being further described as follows:
Beginning at a point in the South right of way line of a road 50.0 feet wide found by measuring from the S.E. Corner of the NE 1/4 of SE 1/4 of said Section 29, North 0° 00' 55" East, 1231.08 feet, thence South 88° 47' 05" West, along the South right-of-way line of the roadway as heretofore mentioned, 494.65 feet to the aforesaid beginning point; thence South 0° 01' 26" West, 397.67 feet, thence South 88° 47' 05" West, 275.70 feet, thence North 0° 01' 26" East, 397.67 feet to the aforesaid South right of way line of said roadway, thence North 88° 47' 05" East, 275.70 feet to the aforementioned beginning point.
LESS AND EXCEPT those certain lands conveyed to Citrus County, a political subdivision of the State of Florida, described in Warranty Deed recorded in Official Record Book 906, Page 1971, Public Records of Citrus County, Florida.

AND

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

EXHIBIT "A" (4 of 5)

Parcel #38 of Tropical Highlands, an unrecorded subdivision, Citrus County, Florida: Situate and being in Section 29, Township 18 South, Range 18 East, and being further described as follows:
Beginning at a point in the South right of way line of a Road 50.0 feet wide found by measuring from the SE corner of the NE 1/4 of the SE 1/4 of said Section 29 North 00° 00' 55" East 1231.08 feet, thence South 88° 47' 05" West, along the South right of way line of the roadway as heretofore mentioned, 770.35 feet to the aforesaid beginning point, thence South 00° 01' 26" West, 397.67 feet, thence South 88° 47' 05" West 275.70 feet, thence North 00° 01' 26" East 397.67 feet to the aforesaid South right of way line of said roadway, thence North 88° 47' 05" East 275.70 feet to the aforementioned beginning point.
LESS AND EXCEPT those certain lands conveyed to Citrus County, a political subdivision of the State of Florida, described in Warranty Deed recorded in Official Record Book 906, Page 1973, Public Records of Citrus County, Florida.

LESS AND EXCEPT

Commence at the northeast corner of the southeast 1/4 of Section 29, Township 18 South, Range 18 East, Citrus County, Florida; thence S 00° 00' 13" E along the east boundary of said southeast 1/4, a distance of 131.01 feet to the northeast corner of those lands described in Official Record Book 522, Page 117, Public Records of Citrus County, Florida; thence S 88° 56' 34" W along the north boundary of said lands and the westerly projection of said north boundary a distance of 765.54 feet to the northeast corner of Lot 38 of the UNRECORDED SUBDIVISION OF TROPICAL HIGHLANDS, said corner also being the northwest corner of those lands described in Official Record Book 533, Page 1088, Public Records of Citrus County, Florida; thence continue S 88° 56' 34" W along the north boundary of said Lot 38 a distance of 275.70 feet to the northwest corner of said Lot 38, said corner also being the northeast corner of those lands described in Official Record Book 534, Page 1282, Public Records of Citrus County, Florida, thence S 00° 05' 30" W along the west boundary of said Lot 38 a distance of 15.00 feet; thence N 88° 56' 34" E parallel with and 15.00 feet from, when measured at right angles to, the north boundary of said Lot 38, a distance of 275.70 feet to a point on the east boundary of said Lot 38; thence N 00° 05' 30" E along the east boundary of said Lot 38 a distance of 15.00 feet to the Point of Beginning.

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

EXHIBIT "A" (5 of 5)

LESS AND EXCEPT a Non-exclusive Easement for Ingress and Egress over and across the following:

A strip of land, 50 feet wide, lying 25 feet on each side of the following described centerline: Commence at the SW corner of the NW¼ of the SE¼ of Section 29, Township 18 South, Range 18 East, thence N 88°47'05" E along the South line of said NW¼ of the SE¼ a distance of 660.92 feet to the Point of Beginning, thence N 0°01'41" E 2506.78 feet to the end of this centerline description.

AND:

A strip of land, 50 feet wide, lying 25 feet on each side of the following described centerline: Commence at the SW corner of the NW¼ of the SE¼ of Section 29, Township 18 South, Range 18 East, thence N 88°47'05" E along the South line of said NW¼ of the SE¼ a distance of 660.92 feet, thence N 0°01'41" E 684.08 feet to the Point of Beginning, thence N 88°47'05" E parallel to said South line a distance of 635.86 feet to the end of this centerline description.

AND:

A strip of land, 50 feet wide, lying 25 feet on each side of the following described centerline: Commence at the SW corner of the NW¼ of the SE¼ of Section 29, Township 18 South, Range 18 East, thence N 88°47'05" E along the South line of said NW¼ of the SE¼ a distance of 1296.85 feet to the Point of Beginning, thence N 0°01'26" E 1268.01 feet, thence N 89°18'05" E 1346.66 feet to a point on the East line of the NE¼ of the SE¼ of said Section 29 and the end of this centerline description.

AND:

A strip of land, 50 feet wide, lying 25 feet on each side of the following described centerline: Commence at the SW corner of the NW¼ of the SE¼ of Section 29, Township 18 South, Range 18 East, thence N 88°47'05" E along the South line of said NW¼ of the SE¼ a distance of 1296.85 feet, thence N 0°01'26" E 422.67 feet to the Point of Beginning, thence N 88°47'05" E parallel to said South line a distance of 877.10 feet, thence N 0°01'26" E 837.44 feet to the end of this centerline description.

AND:

A strip of land, 50 feet wide, lying 25 feet on each side of the following described centerline: Commence at the SW corner of the NW¼ of the SE¼ of Section 29, Township 18 South, Range 18 East, thence N 88°47'05" E along the South line of said NW¼ of the SE¼ a distance of 1296.85 feet, thence N 0°01'26" E 1268.01 feet, thence N 89°18'05" E 685.83 feet to the Point of Beginning, thence N 0°01'10" E 1244.78 feet to the end of this centerline description.

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

This instrument prepared by
and return to:
Michael Mountjoy, Esquire
BRADSHAW & MOUNTJOY, P.A.
209 Courthouse Square
Inverness, Florida 34450-4800

PARCEL NO.: 18E18S29140000020

2008058321 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $20.50
DOCUMENTARY TAX: $0.70
2008058321 BK:2257 PG:1552
12/15/2008 07:11 AM 2 PGS
JCARROLL,DC Receipt #033953

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 5th day of December, 2008, by RONALD FREEMAN OWEN and SHARON DAMRON OWEN, his wife of 4795 N. Goldwood Terrace, Beverly Hills, Florida 34465, hereinafter called the Grantor and referred to in the singular, to RONALD FREEMAN OWEN and SHARON DAMRON OWEN, as Trustees of that certain RONALD FREEMAN OWEN and SHARON DAMRON OWEN INTER-VIVOS TRUST of December 5, 2008, whose mailing address is 4795 N. Goldwood Terrace, Beverly Hills, Florida 34465, herein called the Grantee, parties of the second part.

WITNESSETH, That the said Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee all of the right, title and interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Citrus, State of Florida, to wit:

Commence at the intersection of the East line of the NW ¼ of the NE ¼ of Section 29, TOWNSHIP I8 SOUTH, RANGE 18 EAST, and the South right-of-way line of State Road No. 486, thence S. 88° 58' 28" W., along said South right-of-way line, a distance of 367.90 feet to the POINT OF BEGINNING, thence continue S. 88° 58' 28" W., along said right-of-way line, a distance of 367.90 feet, thence S. 7° 33' 38" W. 378.71 feet, thence S. 10° 36' 22" W. 162.22 feet, thence S. 14° 31' 56" W. 4.64 feet, thence N. 88° 58' 28" E., parallel to said right-of-way line, a distance of 448.60 feet, thence S. 0° 01' 05" E., parallel to said East line, a distance of 537.91 feet to the Point of Beginning.

GRANTOR RESERVES UNTO RONALD FREEMAN and SHARON DAMRON OWEN A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

RECEIVED
JUN 29 2021
CPA/AA/PUD-21-11
Land Development Division

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guideline have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Health Unit.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:

Signature of Witness:
Michael Mountjoy
Printed Name of Witness:

Signature of Witness:
Kristie Hecker
Printed Name of Witness:

RONALD FREEMAN OWEN
4795 N. Goldwood Terrace
Beverly Hills, Florida 34465

SHARON DAMRON OWEN
4795 N. Goldwood Terrace
Beverly Hills, Florida 34465

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 5th day of December, 2008 by RONALD FREEMAN OWEN and SHARON DAMRON OWEN,

( ) who are personally known to me.
(X) who produced a State of Florida Drivers License as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date as shown hereinabove.

KRISTIE HECKER
Commission DD 627914
Expires February 26, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
Commission Number:
My Commission Expires:

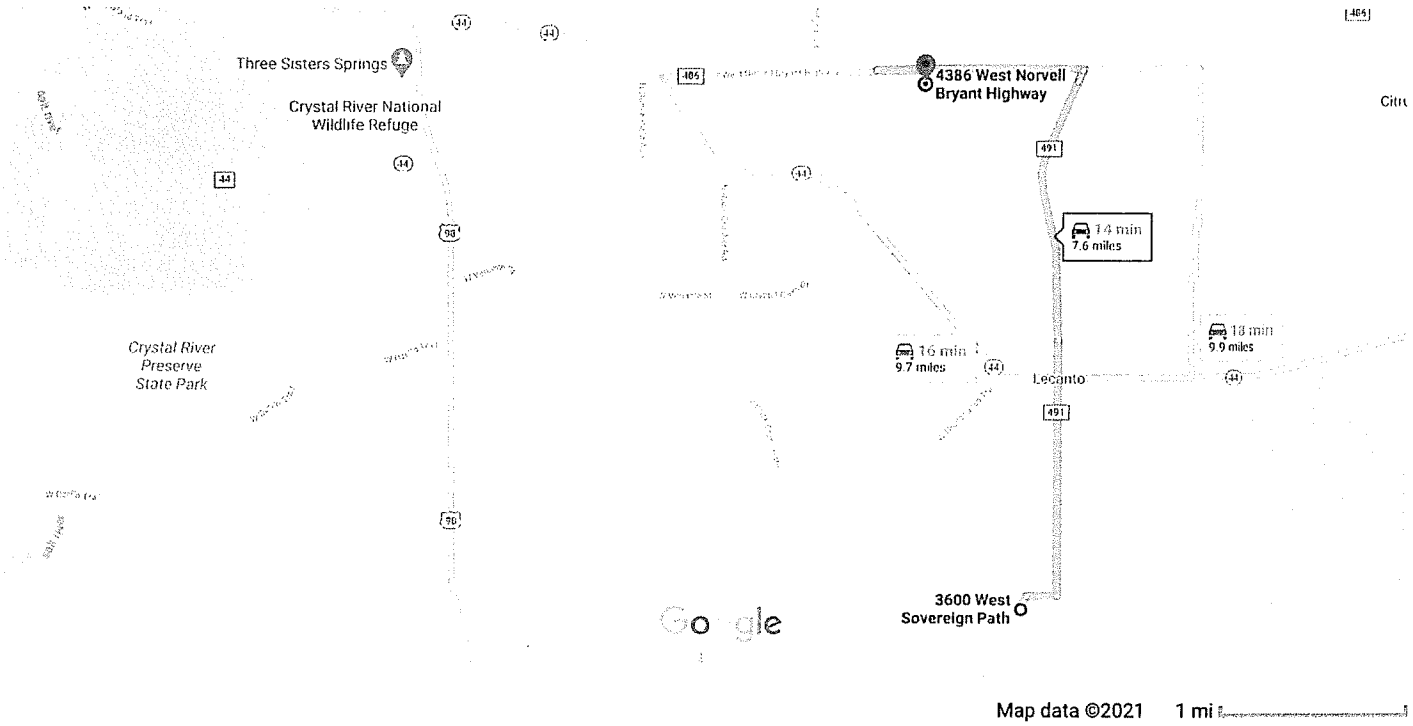
Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

Exhibit "A-3"

Google Maps

3600 W Sovereign Path, Lecanto, FL 34461 to 4386 West Norvell Bryant Highway

Drive 7.6 miles, 14 min



3600 W Sovereign Path

Lecanto, FL 34461

1. Head northeast on W Sovereign Path toward Saunders Way

0.1 mi

2. Turn right onto Saunders Way

0.3 mi

3. Turn left onto Co Rd 491

2.3 mi

4. Continue onto Co Rd 491

2.4 mi

5. Continue onto Co Rd 491/N Lecanto Hwy

0.1 mi

6. Use the left 2 lanes to turn left onto County Rd 486/West Norvell Bryant Highway

1.9 mi

7. Sharp left onto County Rd 486

0.5 mi

4386 West Norvell Bryant Highway

Crystal River, FL 34429

RECEIVED
JUN 29 2021
CPA/AA/PUD-21-11
Land Development Division

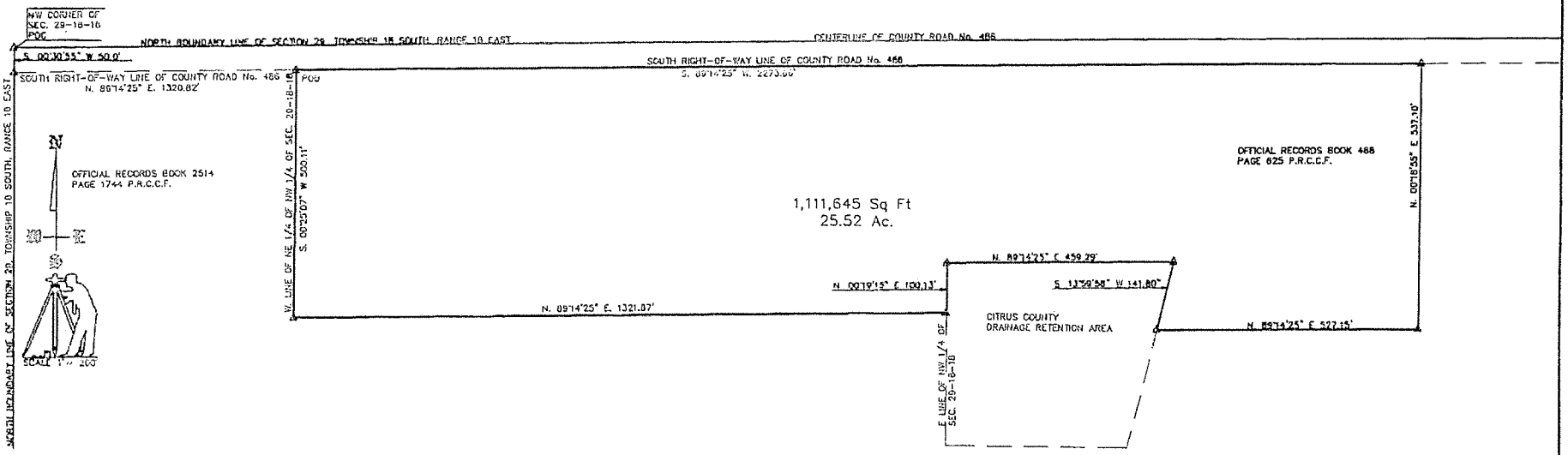
Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

△= DESCRIPTIVE POINT
P.O.C. = POINT OF COMMENCEMENT
PRCCF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
P.O.B. = POINT OF BEGINNING

DESCRIPTIVE SKETCH
(THIS IS NOT A SURVEY)
GENERAL COMMERCIAL DISTRICT DESCRIPTIVE



A PORTION OF THE NORTH HALF OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA; THENCE S. 00°30'55" W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486; THENCE N. 89°14'25" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1320.82 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE S. 00°25'07" W ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 500.11 FEET; THENCE N. 89°14'25" E PARALLEL WITH AND 500 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486, A DISTANCE OF 1321.87 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE N. 00°19'15" E. ALONG THE EAST BOUNDARY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.13 FEET; THENCE N. 89°14'25" E., A DISTANCE OF 459.29 FEET; THENCE S. 13°59'58" W DISTANCE OF 141.80 FEET; THENCE N. 89°14'25" E., A DISTANCE OF 527.15 FEET; THENCE N. 00°18'55" E, A DISTANCE OF 537.10 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD No. 486; THENCE S. 89°14'25" W. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2273.66 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 1,111,645 SQUARE FEET (25.52 ACRES) MORE OR LESS.

Patrick L Henson: Digitally signed by Patrick L Henson: Date: 2021.07.21 17:31:49 -04'00'

PATRICK L. HENSON CERTIFICATE No. 4547 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE DESCRIPTIVE SKETCH SHOWN HEREON WAS PREPARED UNDER MY DIRECTION SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS_____DAY OF_____

PATRICK L. HENSON, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4547
THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

△= DESCRIPTIVE POINT
P.O.C. = POINT OF COMMENCEMENT
PRCCF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
P.O.B. = POINT OF BEGINNING

MAP REVISION DATE: JULY 21,2021
REVISE LEGAL DESCRIPTION

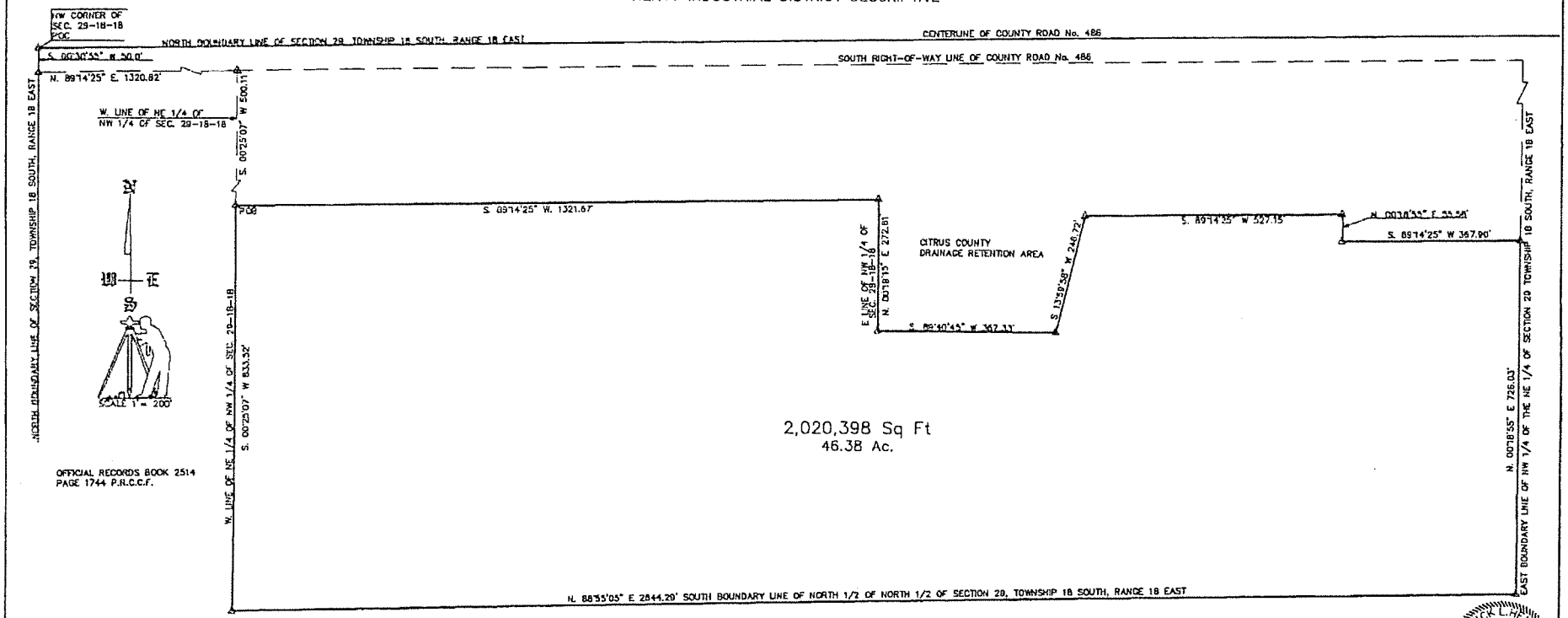
Anderson Specialty Services, Inc.
9200 East Orange Avenue
Floral City, Florida 34436
(352) 220-0146
BUSINESS CERTIFICATE LB 8156

REVISED "B-1"

CPA|AA|PUD-21-11

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron

DESCRIPTIVE SKETCH
(THIS IS NOT A SURVEY)
HEAVY INDUSTRIAL DISTRICT DESCRIPTIVE



OFFICIAL RECORDS BOOK 2514
PAGE 1744 P.R.C.C.F.

REVISED "B-2"

Δ= DESCRIPTIVE POINT
P.O.C. = POINT OF COMMENCEMENT
PRCCF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
P.O.B. = POINT OF BEGINNING

MAP REVISION DATE: JULY 21,2021
REVISE LEGAL DESCRIPTION

Anderson Specialty Services, Inc.
9200 East Orange Avenue
Floral City, Florida 34436
(352) 220-0146
BUSINESS CERTIFICATE LB 8156

A PORTION OF THE NORTH HALF OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA; THENCE S. 00°30'55" W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486; THENCE N. 89°14'25" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1320.82 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE S. 00°25'07" W ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 500.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°25'07" W ALONG SAID WEST BOUNDARY, A DISTANCE OF 833.52 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 29; THENCE N. 88°55'05" E ALONG SAID SOUTH BOUNDARY OF THE NORTH HALF OF THE NORTH HALF A DISTANCE OF 2,644.29 FEET; THENCE N. 00°18'55" E ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 726.03 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 367.90 FEET; THENCE N. 00°18'55" E., A DISTANCE OF 55.58 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 527.15 FEET; THENCE S. 13°59'58" W. A DISTANCE OF 246.72 FEET; THENCE S. 89°40'45" W., A DISTANCE OF 367.33 FEET; THENCE N. 00°19'15" E., A DISTANCE OF 272.81 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 1321.67 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 2,020,398 SQUARE FEET (46.38 ACRES) MORE OR LESS.

Patrick L Henson: Digitally signed by Patrick L Henson: Date: 2021.07.21 13:40:25 -04'00'

PATRICK L. HENSON CERTIFICATE No. 4547 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE DESCRIPTIVE SKETCH SHOWN HEREON WAS PREPARED UNDER MY DIRECTION SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS_____DAY OF_____

PATRICK L. HENSON, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4547

THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

CPA/AA/PUD-21-11

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron



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JUN 29 2021

CPA/AA/PUD-21-11

Land Development Division

Damron Family

Geographic Information Systems

Prepared By : Web User

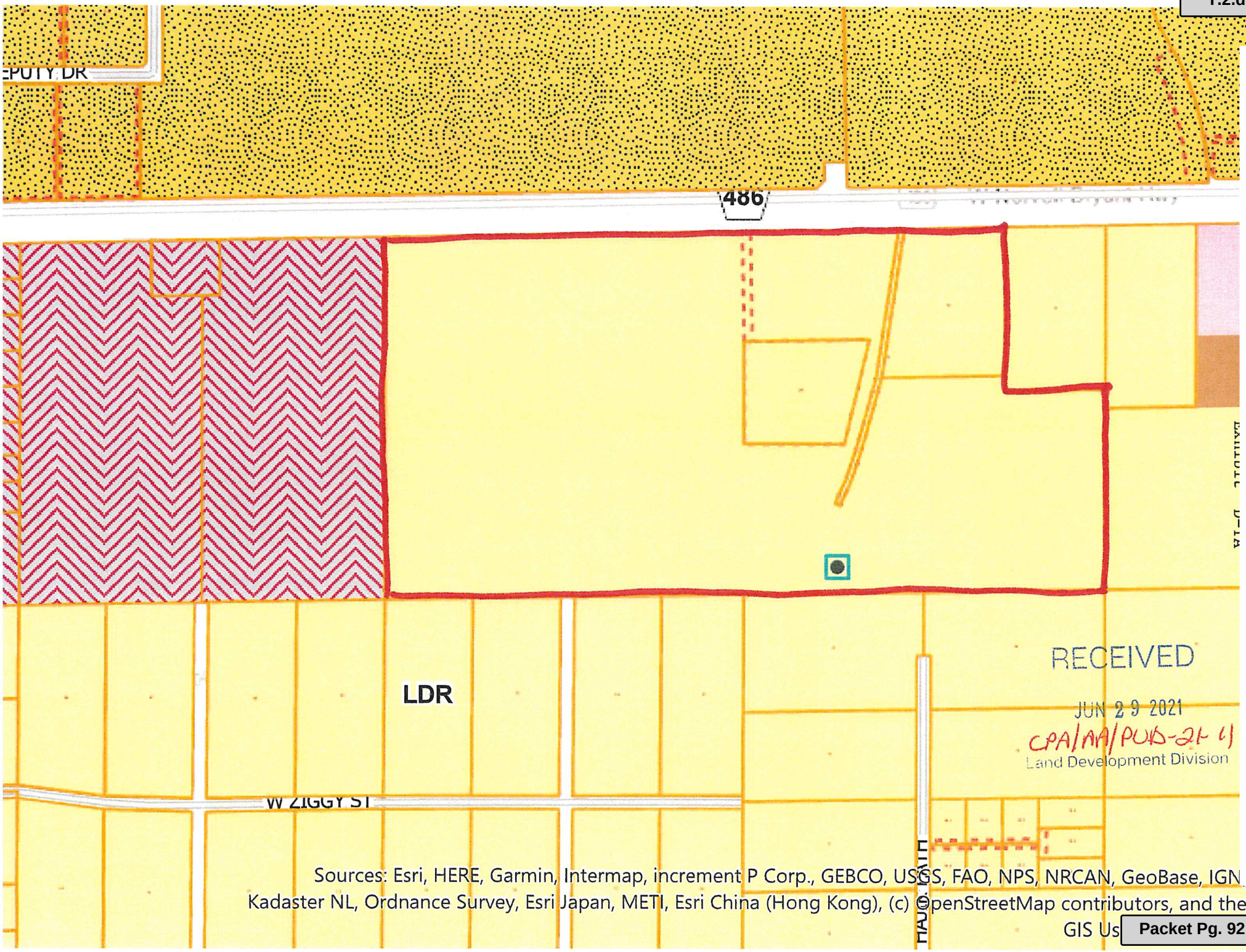
Date: 3/23/2021

Source: Enterprise Geodatabase

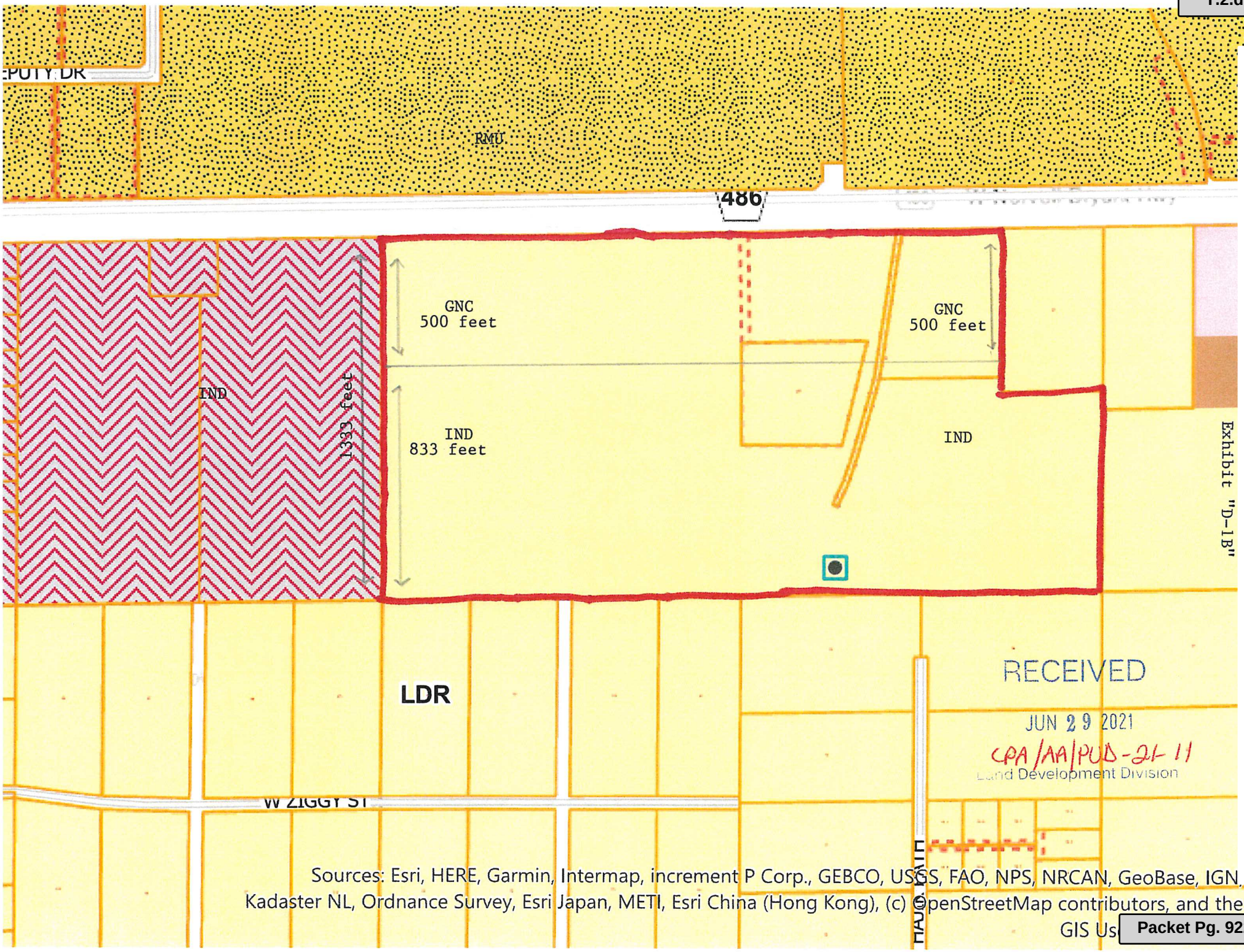
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Cynthia Skelhorn
Director

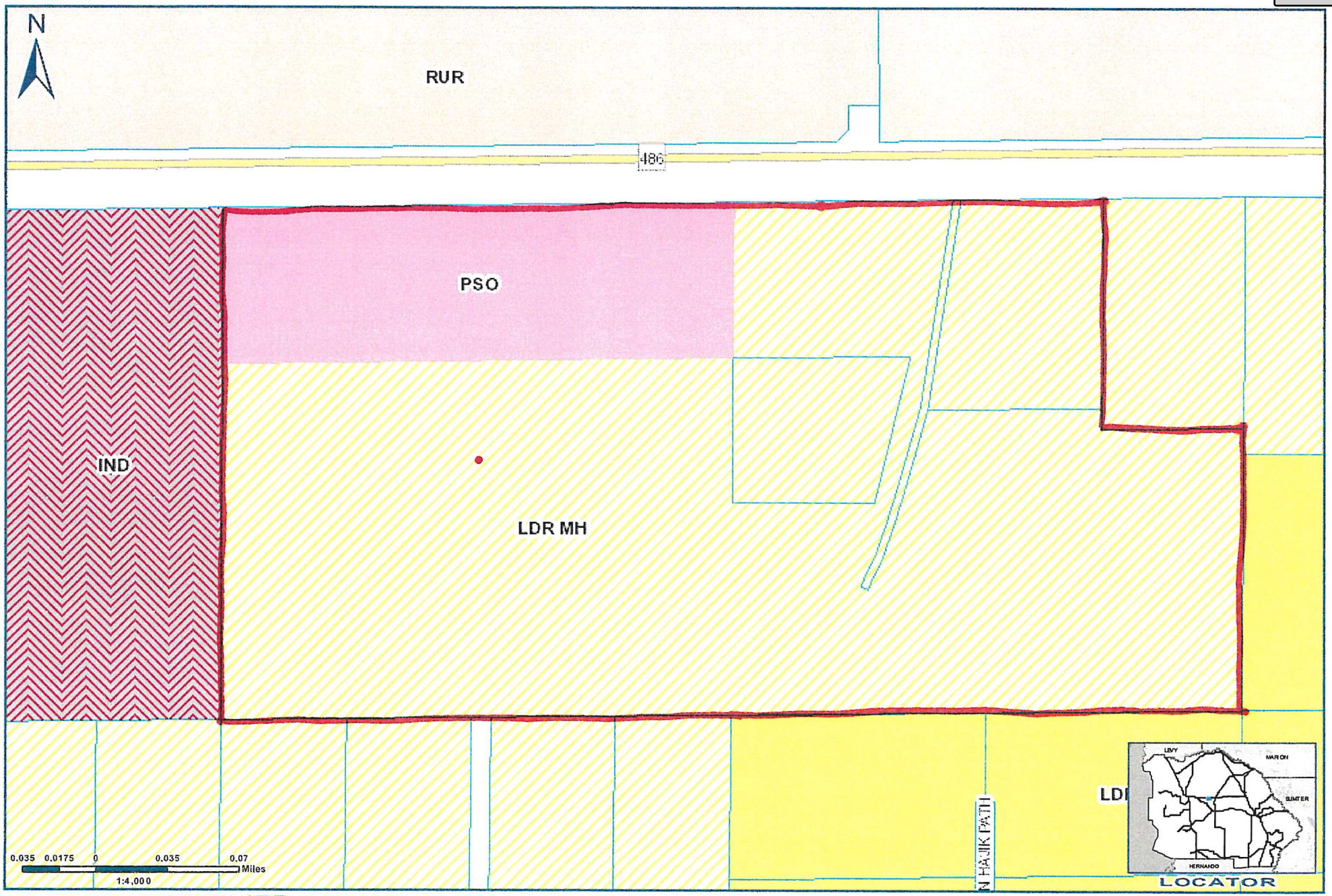
Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron



Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron



Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron



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LDC Atlas - Existing

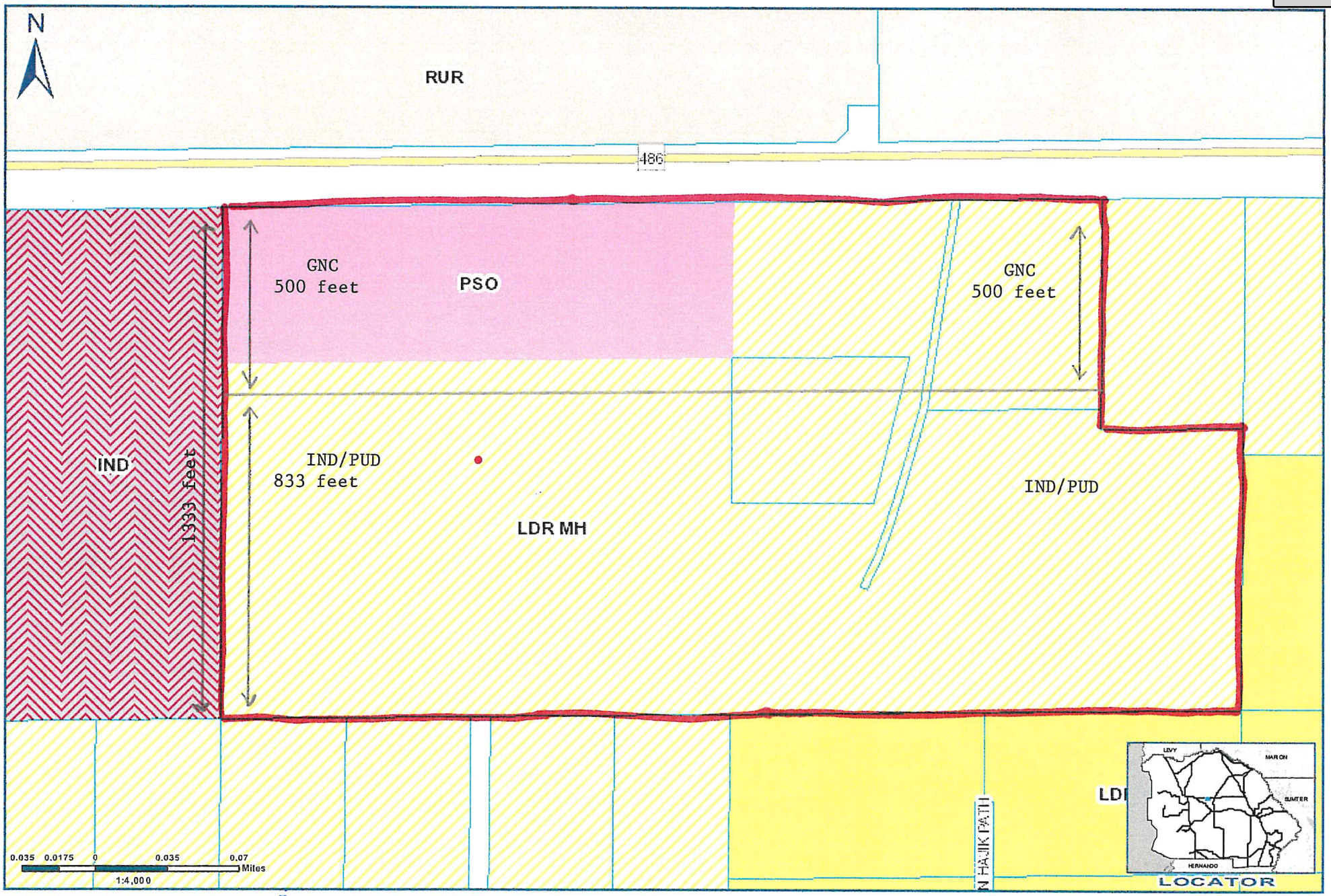
Geographic Information Systems

Prepared By : Web User
Date: 3/23/2021
Source: Enterprise Geodatabase

Cynthia Skelhorn
Director

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LDC Atlas - Proposed

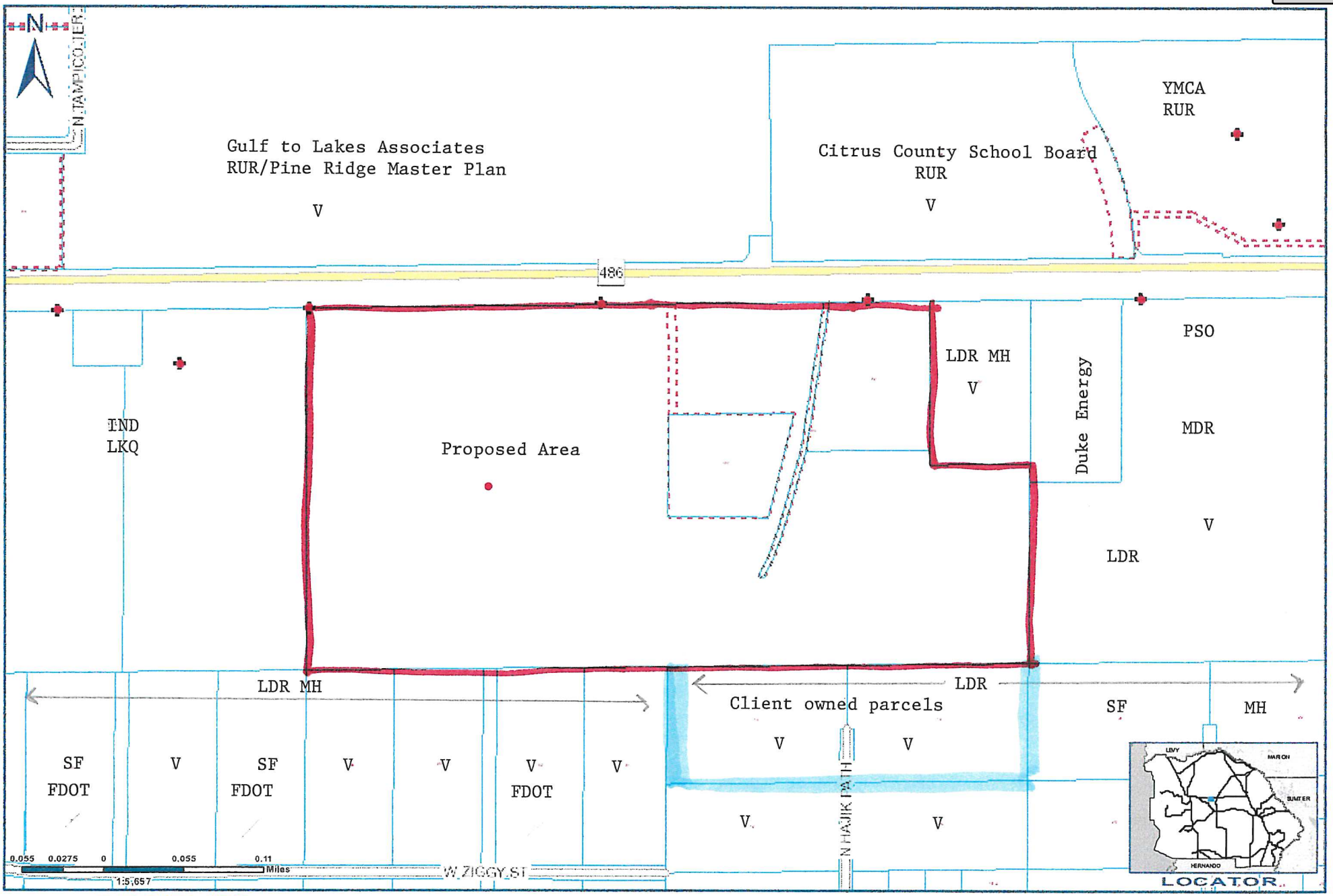
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Date: 3/23/2021
Source: Enterprise Geodatabase

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Cynthia Skelhorn
Director

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Abutter Land Use Map

Geographic Information Systems

Cynthia Skelhorn
Director

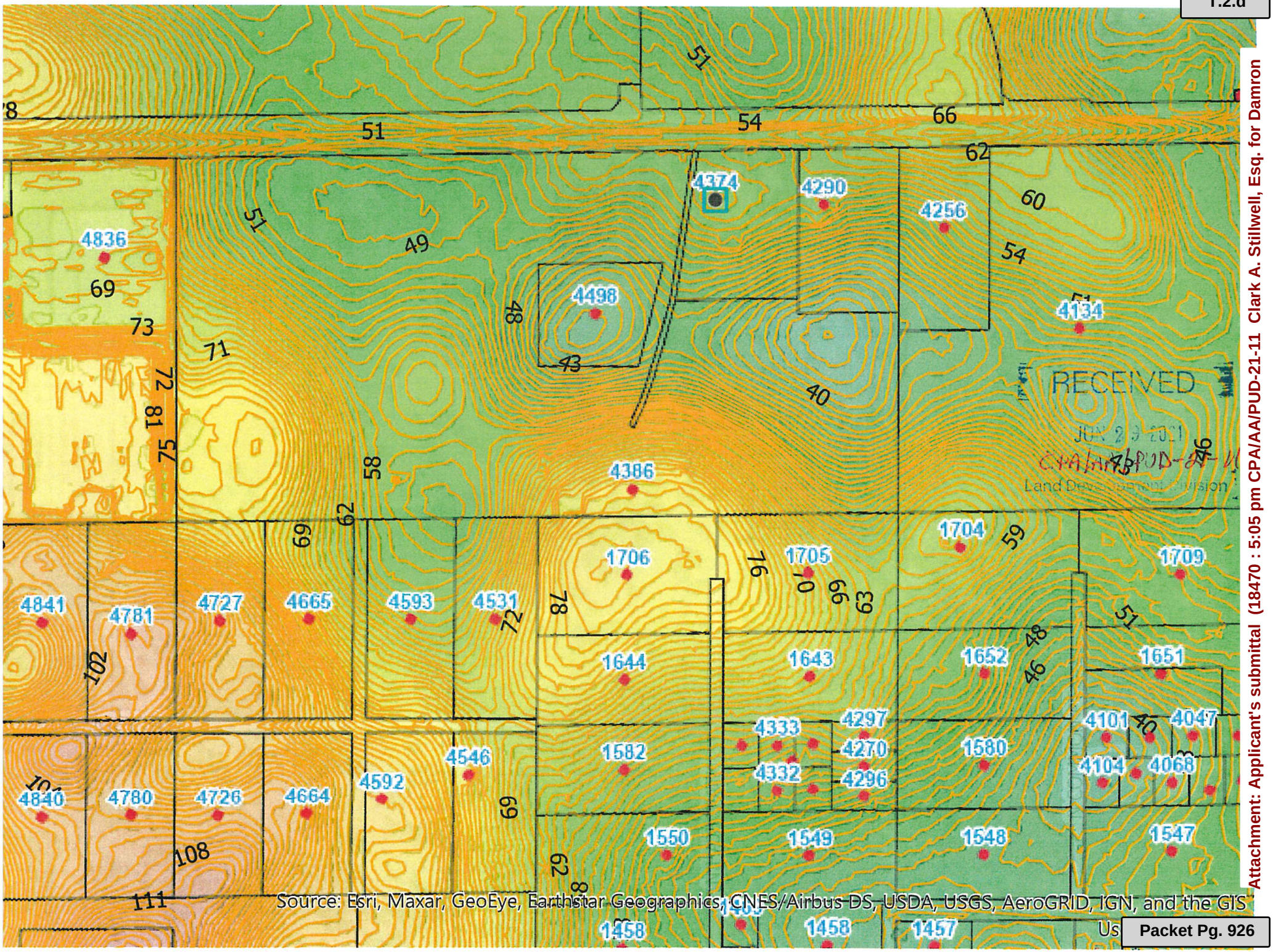
Prepared By : Web User
Date: 3/23/2021
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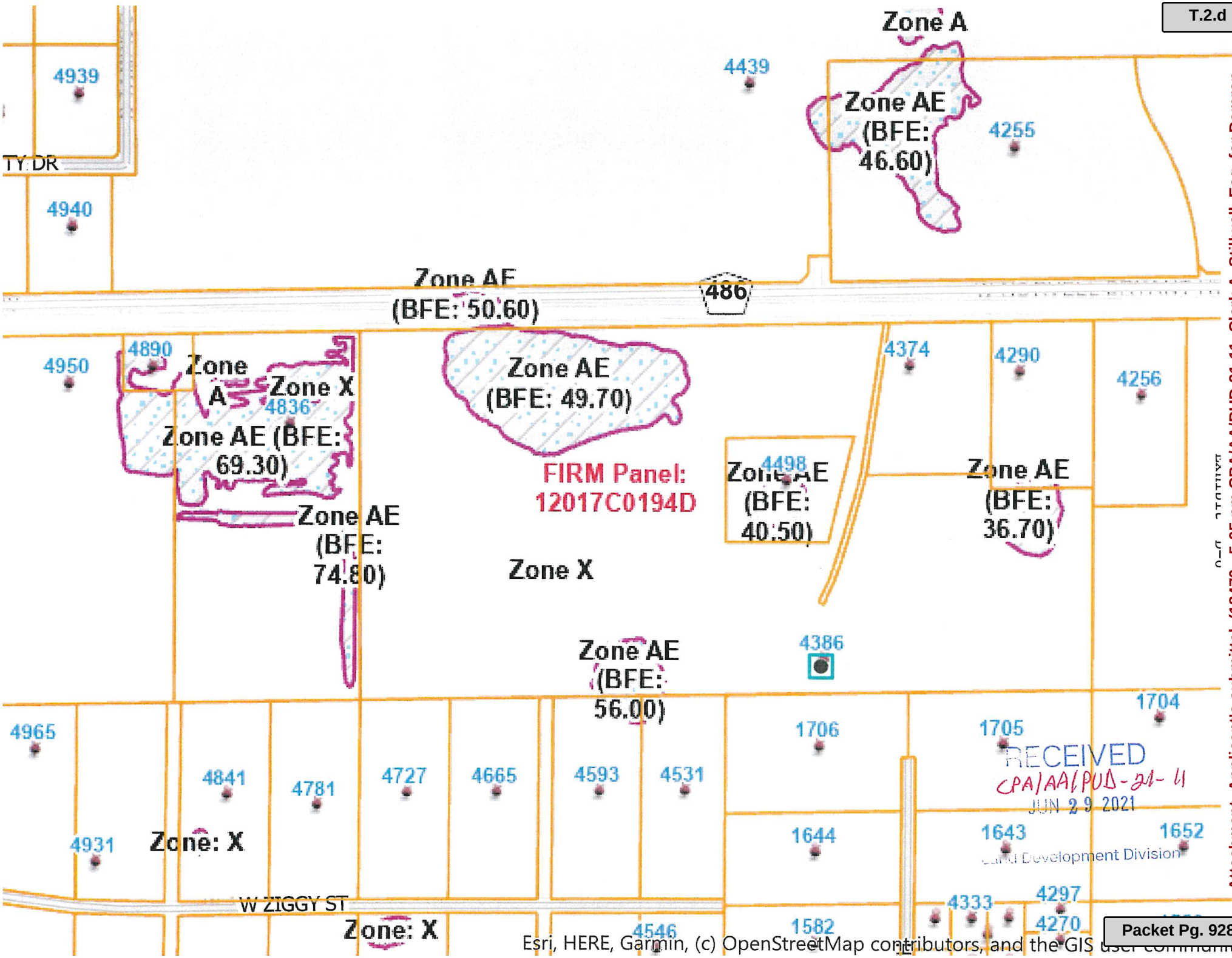
Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron



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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors and the GIS User Community

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Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron

DESCRIPTIVE SKETCH
(THIS IS NOT A SURVEY)
HEAVY INDUSTRIAL DISTRICT DESCRIPTIVE

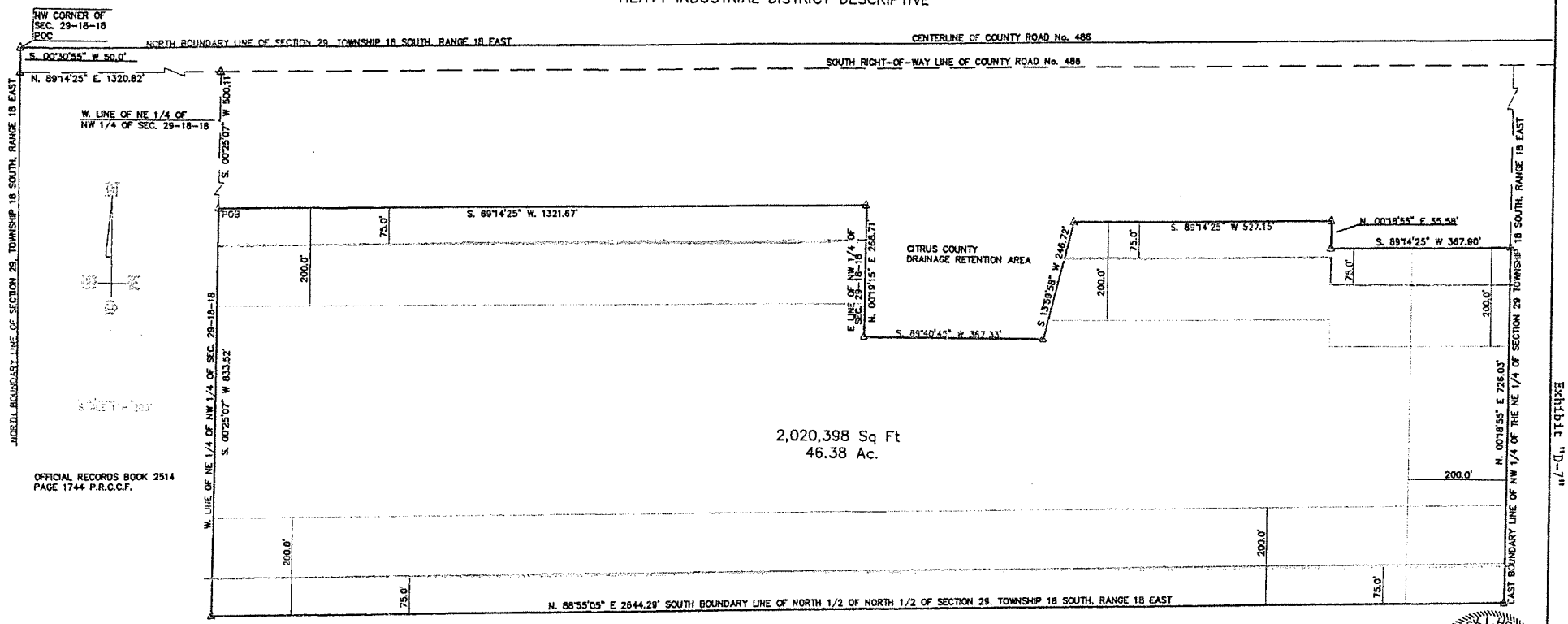


Exhibit "D-7"

Δ= DESCRIPTIVE POINT
P.O.C. = POINT OF COMMENCEMENT
PRCCF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
P.O.B. = POINT OF BEGINNING

A PORTION OF THE NORTH HALF OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA; THENCE S. 00°30'55" W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486; THENCE N. 89°14'25" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1320.82 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE S. 00°25'07" W ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 500.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°25'07" W ALONG SAID WEST BOUNDARY, A DISTANCE OF 833.52 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 29; THENCE N. 88°55'05" E ALONG SAID SOUTH BOUNDARY OF THE NORTH HALF OF THE NORTH HALF A DISTANCE OF 2,644.29 FEET; THENCE N. 00°18'55" E ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 726.03 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 367.90 FEET; THENCE N. 00°18'55" E. A DISTANCE OF 55.58 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 453.03 FEET; THENCE N. 15°18'03" E. A DISTANCE OF 4.64 FEET; THENCE N. 11°22'29" E., A DISTANCE OF 33.29 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 72.65 FEET; THENCE S. 13°59'58" W., A DISTANCE OF 284.99 FEET; THENCE N. 00°19'15" E. ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 268.71 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 1,321.67 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 20236,119 SQUARE FEET (46.44 ACRES) MORE OR LESS.

PATRICK L HENSON CERTIFICATE No. 4547 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE DESCRIPTIVE SKETCH SHOWN HEREON WAS PREPARED UNDER MY DIRECTION SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS 21 DAY OF June 2021

Patrick L Henson

PATRICK L. HENSON, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4547

THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

Anderson Specialty Services, Inc.
9200 East Orange Avenue
Floral City, Florida 34436
(352) 220-0146
BUSINESS CERTIFICATE LB 8156

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JUN 29 2021
CPA/AA/PUD-21-11
Land Development Division

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron

Exhibit "E-1"

Board of County Commissioners
DEPARTMENT OF WATER RESOURCES
UTILITY PLANNING AND ENGINEERING DIVISION
3600 W. Sovereign Path, Suite 291
Lecanto, Florida 34461-7788
Telephone: (352) 527-7650 Fax: (352) 527-7644
TTY Telephone: (352) 527-5312
www.bocc.citrus.fl.us
E-mail Address: WaterResources@bocc.citrus.fl.us

02/03/2021

Mr. Clark A. Stillwell, Esquire
Law Office of Clark A. Stillwell, LLC
P.O. Box 250
Inverness, FL 34451
caslaw@tampabay.rr.com

RE: Damron Family; Land Use Plan Map/LDC Atlas Amendment

Dear Mr. Stillwell:

Citrus County Utilities currently has both potable water and wastewater capacity to serve the above referenced site for the commercial and light industrial uses described in your January 4, 2021 letter.

The public water system serving this vicinity is the Charles A. Black Water System (Public Water System ID. No. 609-4948), having a current permitted capacity of 14.544 million gallons per maximum day. An 18 inch diameter water transmission main runs along the south right-of-way line of CR-486 in front of the above referenced site

Sewer service to this vicinity is provided by the County;s Meadowcrest Wastewater Treatment Facility (Permit No.: FLA011845), having a current permitted capacity of 2.0 million gallons per annual average day. A 16 inch diameter pressure sewer force main runs along the south right-of-way line of CR-486, parallel to the water main.

Please let us know if this information is not responsive to your request.

CITRUS COUNTY DEPT. OF WATER RESOURCES

Layne C. Cady, P.E.
Senior Engineer

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CPA/AA/PUD-21-11
Land Development Division

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

Exhibit "E-2"

Board of County Commissioners

DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT DIVISION

January 4, 2021

Law Office of Clark A. Stillwell, LLC.
Brannen Bank Building
320 U.S. Highway 41 South
Inverness, FL 34450

Re: Damron Family: Land Use Plan Map/LDC Atlas Amendment
Alternate Key No. : 3440248, 1492670, 3467382, and 1492661
Crystal River Florida 76 acres (MOL)
Section 29, Township 18, Range 18

Dear Mr. Stillwell,

This letter is in response to your request of December 31, 2020, for a determination of whether sufficient landfill capacity exists for the above referenced Alternate Key Numbers.

The Citrus County Central Landfill has sufficient capacity to accommodate this project.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Henry C. Norris, Jr.
Citrus County Solid Waste Management Director

HCN:iag

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Land Development Division

Henry C. Norris, Jr. Director
Citrus County Division of Solid Waste Management
PO Box 340
Lecanto, FL 34460
Telephone: (352) 527-7670 Fax: (352) 527-7672
Henry.Norris@citrusbocc.com

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

Exhibit "E-3"

BURRELL
ENGINEERING, INC.
CIVIL ENGINEERING

12005 N. FLORIDA AVE.
DUNNELLON, FL 34434
PH. 352-489-4144
FAX 352-489-4741

January 19, 2021

Mr. Clark Stillwell
Attorney at Law
320 US HWY 41 South
Inverness, FL 34450

Subject: Parcel Alt Key # 1492661, 1492670, 3440248 & 3467382
Section 29, Township 18, Range 18
Analysis of Drainage, Water and Wastewater Facilities
BEI Project 13-23

Dear Mr. Stillwell:

As requested, Burrell Engineering, Inc. has conducted a drainage facilities and public facilities analysis as required by the Citrus County Board of County Commissioner's Administrative Regulation (A.R.) 13.08-2. on the referenced site. The site comprises four adjacent parcels and is approximately 76 ac in size and is in Section 29, Township 18, Range 18. It is bordered by CR 486 on the north, by the LQK Facility on the west side, vacant property on the east and large residential lots on the south. The analysis includes a physical inspection of the site, and a review of available data produced by various public agencies. The analysis is limited to the specific areas of concern discussed in the A.R., as outlined below:

1. *DRAINAGE FACILITES*

a. Soils evaluation, demarcation, and preliminary hydrogeology:

Onsite soils are predominantly Candler fine sand, 0 to 5% slopes with a small amount of Arredondo fine sand, 0 to 5% slopes. According to the SCS Soil Survey for Citrus County, Candler sands are nearly level gently sloping excessively drained with a SHWT greater than a depth of 80 inches throughout the year. Arredondo sands are nearly level gently sloping well drained with a SHWT greater than a depth of 72 inches most years.

Based on the current Southwest Florida Water Management District (SWFWMD) criteria for stormwater systems, the site drainage will most likely need to be designed as a dry retention system, depending on the actual SHWT determined from soil borings. These types of systems are commonly used and thus should not pose an impediment to the proposed development.

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b. *Topography of the existing site, proposed changes to topography and their impact on adjacent properties including abutting roads:*

The proposed site has significant topographic variation and most likely lies within a closed drainage basin. As such, the drainage design associated with site improvements is most likely "volume dependent". A typical design for a closed basin would consist of calculating the pre-development discharge volume to offsite areas for the 100yr-24hr storm event and constructing a stormwater management system that attenuates the post-development runoff volume so that the pre-development discharge volume is not increased. Based upon the soil conditions found on this parcel a drainage design meeting these requirements can be created utilizing a dry retention drainage system.

Proposed changes to the topography (when and if the site is developed) would most likely be significant due to the relatively steep slopes on portions of the site. The modifications would also include the creation of additional impoundment areas to serve as drainage retention areas for the new impervious area created. All the above appears to be obtainable on this site.

c. *If within a floodplain, floodplain compensation needs and the ability of the site to accommodate same:*

Attached is an excerpt from the National Flood Insurance Program Flood Insurance Rate Map (FIRM) panel 12017C0194D. As can be seen from the map, most of the property lies within flood zone X, however three areas are listed as in flood Zone AE with numbered flood elevations. Of the three flood zones two are wholly onsite and as such can be modified easily with onsite drainage facilities. The third area is partially offsite and any development in this area would have to be designed so there would be no increase in flooding offsite. A fourth flood area in the center of the property is a County drainage retention area which is a separate parcel and not part of this report.

d. *Any impact to either onsite or adjacent wetlands or surface waters:*

The proposed site does appear to have a small wetland area in the same location as the flood area that is partially offsite based on the National Wetlands Inventory Map. However, the wetland area would have to be verified by an environmental scientist and if it is found to be regulated wetlands any development would have to avoid impacts in accordance with the Southwest Florida Water Management District and Citrus County requirements.

e. *Ability of the site to accommodate all stormwater generated by improvements of a 25 year/24-hour storm event:*

The proposed development has enough room onsite to construct a drainage retention area sufficient to store and treat the stormwater runoff from a 25

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

year/24-hour storm to meet the County and Water Management District requirements.

f. Any modification to existing drainage flows from adjacent property either developed or vacant:

Based upon the above and by utilizing good engineering practices, this site can be designed to have no adverse impact to drainage flows coming from, or onto, adjacent properties. Should runoff from offsite areas flow into the proposed site in the pre-development condition these flows will either be accommodated into the drainage design or routed around the site to maintain pre-development flow patterns.

2. *ABILITY OF THE SITE TO SUPPORT AN ONSITE SANITARY SEWER DISPOSAL SYSTEM AND ONSITE WATER FACILITY*

WASTEWATER DISPOSAL

Wastewater service is available to the site from the County's central wastewater collection system via a sanitary sewer force main on the south side of CR 486. Therefore, most likely the site would be required to construct a sanitary pump station and connect to the force main.

WATER SERVICE

Central water is also available to the site on the south side of CR 486, therefore connection to the central water supply system will be required for this project.

I trust that this information is adequate to meet the indicated requirements of A.R. 13.08-2. However, if you have any questions, please do not hesitate to call. As always, we appreciate this opportunity to be of service to you.

Sincerely,

Burrell Engineering, Inc.

1/19/21

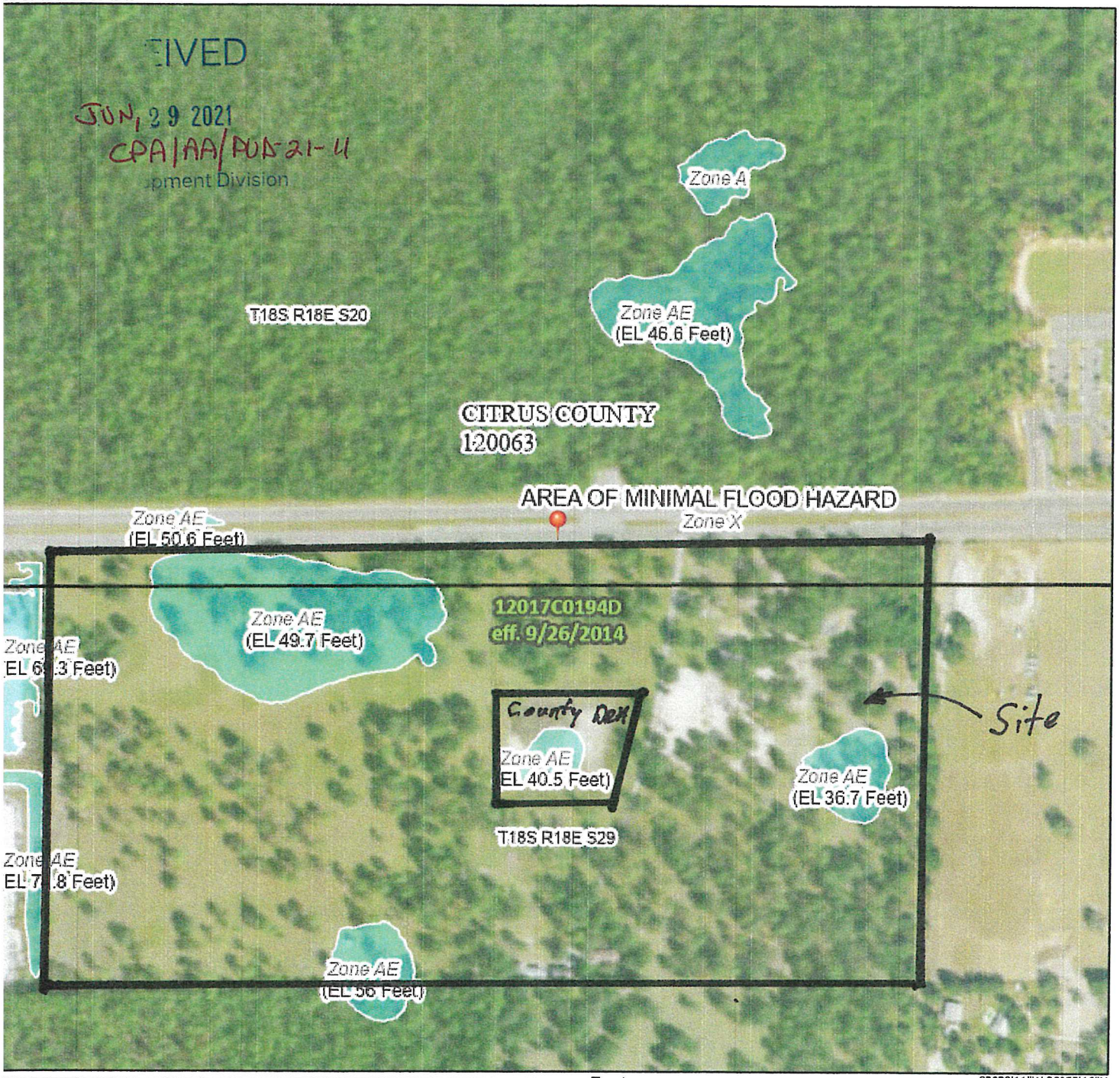
Troy E. Burrell, Jr, P.E.
Florida Registration 36044
President

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

National Flood Hazard Layer FIRMette

FEMA

82°30'48"W 28°53'48"N



Feet 1:6,000

250 500 1,000 1,500 2,000

82°30'11"W 28°53'16"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, A
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD
  - 0.2% Annual Chance Flood Hazard, A of 1% annual chance flood with aver depth less than one foot or with drai areas of less than one square mile Z
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zor
- OTHER AREAS
  - NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard
- GENERAL STRUCTURES
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES
  - 20.2 Cross Sections with 1% Annual Chan
  - 17.5 Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

The pin displayed on the map is an approxim point selected by the user and does not repre an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/13/2021 at 12:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas ca regulatory purposes.

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron

U.S. Fish and Wildlife Service

National Wetlands Inventory

wetlands map



January 13, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

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National Wetl
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Land Developm

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron

Exhibit "G"
Application Text
Damron Family
Alternate Key 1492670, 3440248 and 3467382
Section 29, Township 18S, Range 18E

I. General Facts/Site Characteristics: The subject parcel (AK #1492670, 3440248 and 3467382) total 71.96 acres (MOL) (subject parcels). The subject parcel has two (2) single family residence, a County DRA (non-exclusive use), with balance of subject parcel improved pasture lands for ongoing cattle/AG use (see aerials Exhibit "C"). The soils are primarily Kendrick Fine Sand and Chandler Fine Sand (see Exhibit "D-5" soils map). The site has no environmental constraints. It is not in a flood plain.

Highway frontage on County Road 486 (a major collector) is 2,313 feet (MOL). It is ¼ mile east of the Suncoast Parkway intersection with county Road 486 (see Exhibit "H"). Subject parcel per GFLUM is LDR; Per LDC atlas, subject parcel is LDR and PSO. See Exhibits "D-1" and "D-2". Site is located both in Central Ridge area – Plan's designated high growth area and within PSA (see FLUE Figure 10-28 for map). Site is serviced by both regional water and wastewater (see Exhibit "E-1" concurrency letter).

The site is located within the former planning district 4. FLUE Table 10-21 shows GNC acreage in this district is at 314 acres (0.70%); IND acreage is at 40 acres (0.09%) – Table 10-21 (FLUE).

Abutting existing land uses are as follows:

(1) North – County Road 486 – 300 foot wide ROW corridor
YMCA
School Board (future elementary school site)
Vacant lots per Pine Ridge master plan

(2) East- PSO/Vacant

(3) South – Large lot residential use (note applicant owns AK #2696940) which is not part of this application and will remain in the residential category. A number of lots are owned by FDOT as part of Suncoast extension (see Abutter's Map)

(4) West- existing LKQ Industrial Use

II. Concurrency: There are no concurrency issues. Exhibits "E-1, "E-2" and "E-3" establish adequate regional water and wastewater, drainage concurrency and solid waste capacity. County Road 486 is a divided four (4) lane highway (major arterial) with 8900 ADT trips (MOL) thereon.

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III. Plan Consistency: The parcel is located in Plan Service Area. Parcel is with commercial corridors established by FLUE. See: 1990 LDC atlas mapping standards and FLUE at page 10-3.
The site meets FLUE test for new commercial – FLUE Page 129-134 and Policy 17.6.4:

CRITERIA	SITE COMPLIANCE
Protect the development form natural hazards	There are no known natural hazards with this site.
Ensure adequate service from public utilities and other urban services	Site has collector road access/regional utilities are available.
Minimize environmental impacts	No environmental issues exists.
Serve its intended market area	As noted site is within PSA and services Central Ridge area.
Provides buffering from other land uses to minimize conflicts	Site is capable of meeting LDC standards for open space and buffering.
Provide adequate landscaping utilizing native plants and preserving existing on-site vegetation	Vacant pasture will be incorporated into buffers/open space.

Finally, Table 10-13 of FLUE documents the need for additional commercial land, acres (2,349 acres) through Plan's planning period of 2020. As to industrial, Table 10-13 reflects the need for 1,073 acres of such.

The IND parcel with accompanying PUD allowing for expansion of LKQ facility meets goal 22 of Economic Development Element (EDE). The job growth of the LKQ expansion is consistent with EDE, Obj. 22.5 and Policies 22.5.1 – 22.5.5 therein.

The Plan FLUE at page 10-157 thereof defines IND citing criteria (1-8). The proposed IND with PUD meets the six (6) criteria which are applicable to this site. The IND acreage with PUD master site plan is consistent with Obj. 17.7 of FLUE and FLUE Policies 17.7.3 and 17.7.4.

IV. Compatibility:

a. As to proposed GNC, the site use is consistent with abutting parcels. It fronts on County Road 486. It is in the defined commercial corridor for this major arterial. See Policy 17.11.1 of Plan FLUE. Commercial uses exist to the east, and north. West is IND.

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b. The industrial acreage is intended for the expansion of LKQ industrial facility located to the west. LKQ occupies a 40 acre (MOL) site on County Road 486 plus a five (5) acre parcel designated for IND to the west (AK #1493072). LKQ occupies this parcel for outdoor storage of autos similar to what is proposed in the PUD. This parcel will be taken by the Suncoast Parkway extension. The existing LKQ IND parcel long-term use as open auto storage has been since 1975. In this long term time period there have been no issues of compatibility. The open storage use generates no noise, dust, offsite lighting or other similar impacts. There is no hazardous materials stored onsite. The Parkway expansion will further impact residential uses in the area to a much larger extent than the PUD for IND use. The PUD limits use to that which is similar to the existing LKQ IND acreage use on AK #2771666 and #2515996.[1]

V. PUD – Master Plan:

a. Concurrent with the proposed IND plan map and LDC Atlas map amendments, applicant has filed a PUD for salvage yard/recycling center use which is consistent with LKQ current use on AK 2771666 and #2515996. The PUD shows no new building, just vehicular storage. Access to the site is via internal roads with LKQ existing facility. There is no direct highway access to County Road 486 for any new IND parcel. LDC Type D buffers are located on the north, south and east boundaries. The PUD site plan shows a wall eight (8) foot in height. See Exhibit "F-2" photo of existing LKQ wall which will be extended. The long-term established LKQ use has demonstrated historical compatibility with large lot residential areas to the south. Note, AK #2696940 consisting of 12.63 acres designated LDR is owned by applicant and will be acquired by LKQ. IND/PUD use does not include such – the parcel will act as additional setback/buffer area. The boundary of such is 1,330 linear feet with proposed IND. See aerials – Exhibit "C". PUD master site plan meets filing criteria and reflects open storage area, drainage, open space, and buffers. On the total 46 acres (MOL) of proposed IND; actual use is 13.11 acres. ISR of such is 45.6%.

b. LDC Section 3350 labeled Auto Salvage/Junkyards sets standards for proposed use in PUD acreage. Subsection "C" has a 75 foot setback from a property line and if residential – 200 feet. Exhibit "D-7" shows impact of such on PUD acreage. Basically, if applied, the setback limits use area to 18.7 acres in a long, linear pattern. On the north side, with GNC designation the setback requested for storage area is 41 feet in the limited area of NW corner, per master site plan. Balance of slope is > 75 ft. For abutting residential on south boundary, the

[1] As a result of the Suncoast Parkway expansion from State Road 44 to County Road 486, LKQ's use of Alternate Key #1493072 will be lost to existing LKQ use.

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setback to nearest storage aisle is 71 feet. The 200 ft. setback is met for the east boundary line to actual storage area. With the eight (8) ft. wall required by LDC, the storage area and abutting residential lots elevation will be equivalent. Given the mandated LDC buffers, the eight (8) ft. wall and limited height of stored vehicles, the storage area per master site plan will not be directly visible from the residential lots abutting south boundary (See Exhibit "D"). The buffers along residential districts are per LDC Section 3350(c) both south lot line and east lot line. On east end of PUD – the nearest storage area to an improved residential lot is > 200 feet. Along south boundary, 1,320 feet of the 2,644 feet is owned by applicant (0.499%) and 642 feet is owned by FDOT. While the FDOT parcels are designated residential per Plan and LDC – their actual use will not. Given the discussion on compatibility above and the fact that south boundary line a majority of abutting parcels will not be in residential use (0.742%) the setback deviation requests are appropriate on both north and south boundary lines of IND/PUD parcel.

VI. Conclusion: As to County Road 486 road frontage the highest use of the site is GNC. Historical GNC land uses and expected residential growth in the area support the new GNC uses. The IND parcel meets plan consistency and compatibility given PUD limited use, acreage size and Type D buffers with wall. The applications meet statutory test of consistency (F.S. 163.3184(1)(b)) and compatibility (F.S. 163.3164(a)) for both GNC and IND parcels.

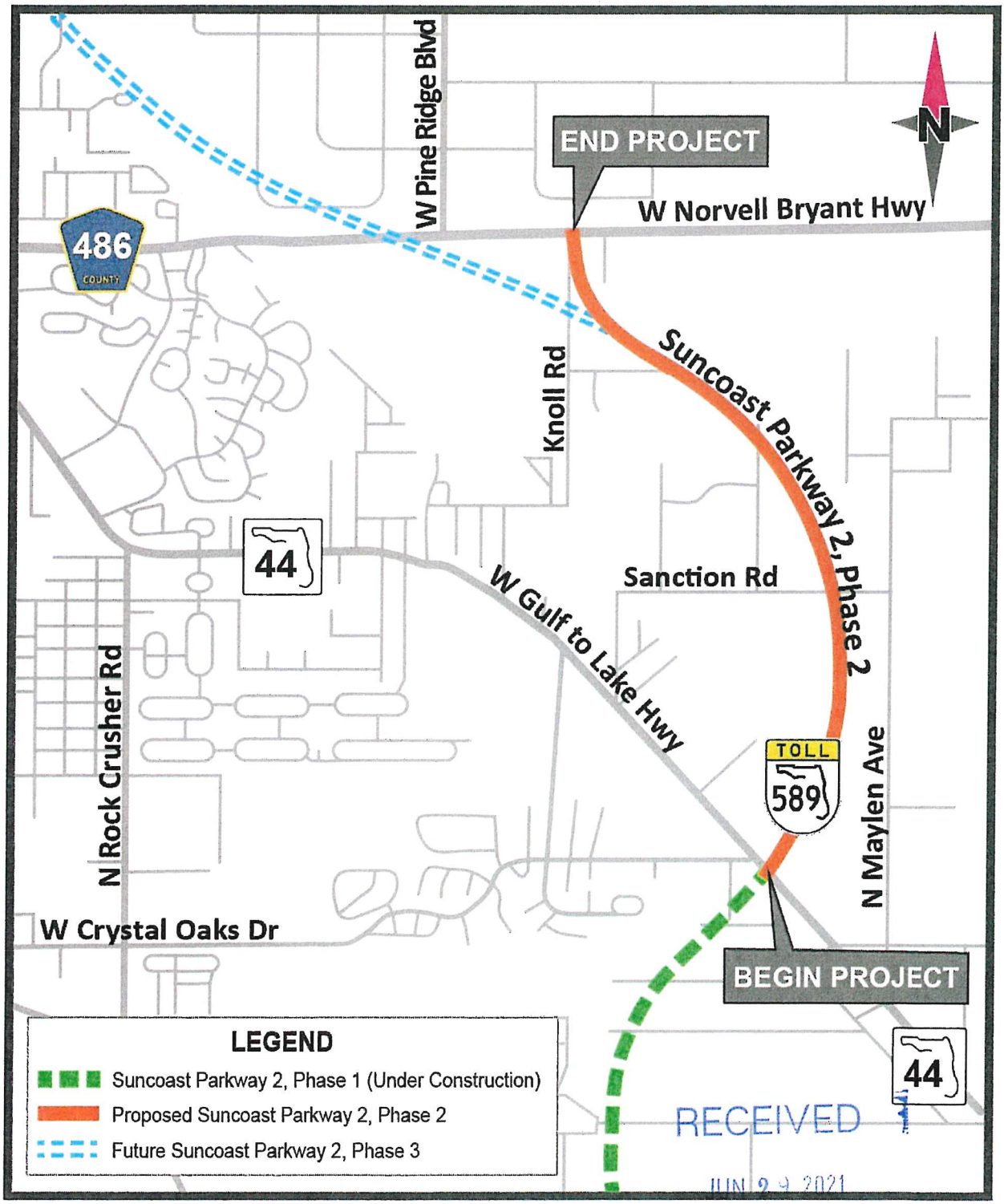
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SUNCOAST PARKWAY 2 (SR 589), PHASE 2 - DESIGN

From SR 44 to CR 486

Financial Project ID Number: 442764-1

PROJECT LOCATION MAP



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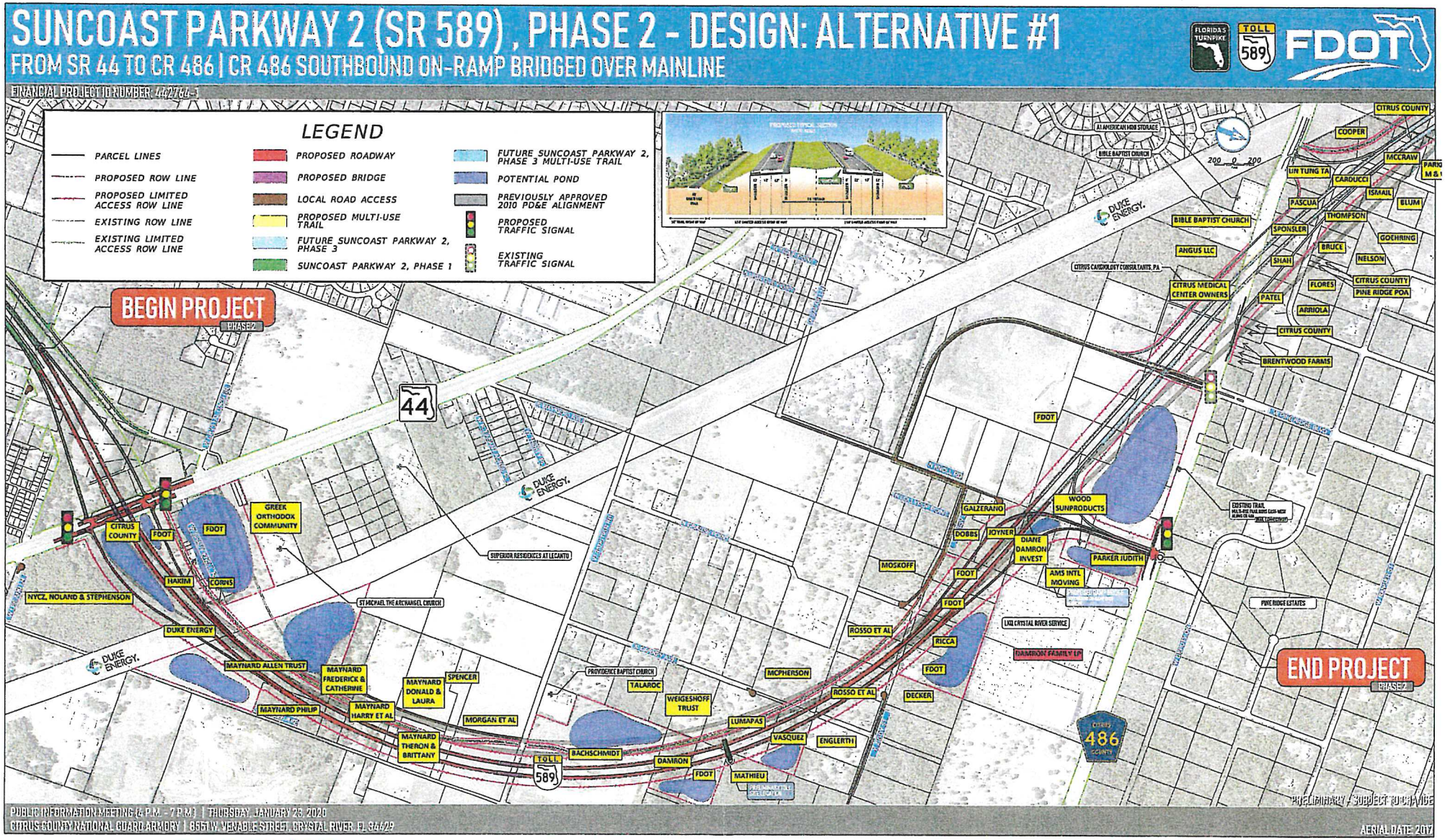
PUBLIC INFORMATION MEETING (4 P.M. – 7 P.M.) | THURSDAY, JANUARY 23, 2020
CITRUS COUNTY NATIONAL GUARD ARMORY | 8551 W. VENABLE STREET, CRYSTAL RIVER, FL 34429

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SUNCOAST PARKWAY 2 (SR 589) , PHASE 2 - DESIGN: ALTERNATIVE #1

FROM SR 44 TO CR 486 | CR 486 SOUTHBOUND ON-RAMP BRIDGED OVER MAINLINE

FINANCIAL PROJECT ID NUMBER: 442764-3



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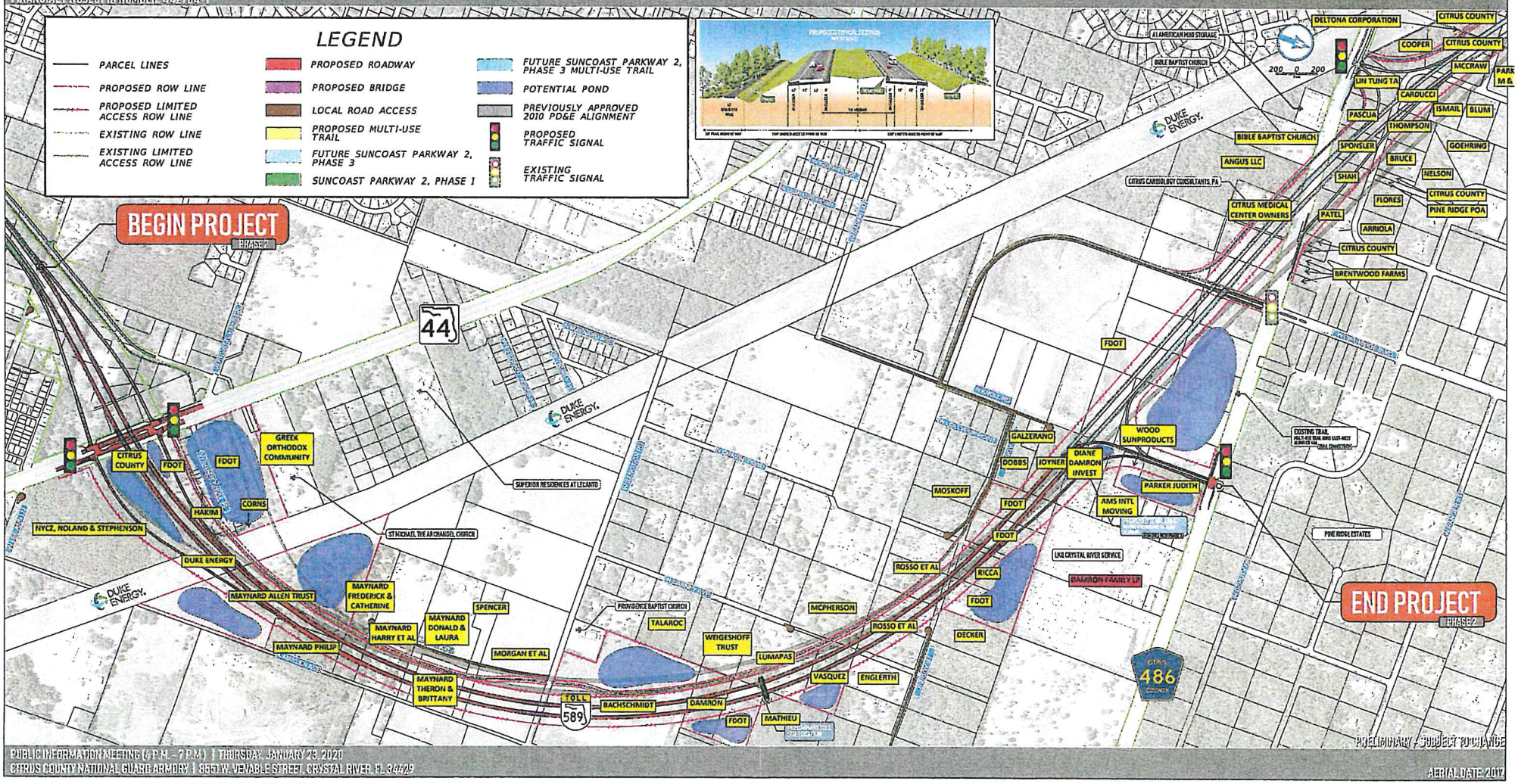
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SUNCOAST PARKWAY 2 (SR 589), PHASE 2 - DESIGN: ALTERNATIVE #2

FROM SR 44 TO CR 486 | CR 486 INTERIM SOUTHBOUND ON-RAMP AT GRADE

FINANCIAL PROJECT ID NUMBER: 442764-1



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Exhibit "I"

Avis Marie Craig, AICP – MBA
Planning Consultant
P. O. Box 568
Lecanto, FL 34461

June 18, 2021

Clark A Stillwell, Esq
P.O. Box 250
Inverness, FL 34450

RE: LKQ Expansion of IND as a CPA/AA/PUD application adjacent to their current facilities – Planning Report

Dear Mr. Stillwell:

Attached please find my planning report on the proposed land use change for LKQ. Let me know if you need anything further. I will plan to be in attendance at all public hearings as this proceeds through the public hearings. Please keep me informed as to dates.

Thank you for allowing me to be involved in a project that certainly offers opportunity for Citrus County.

Sincerely,

Avis Marie Craig

Avis Marie Craig, AICP

Telephone : 352.634.2116 email: amarie02@gmail.com

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LKQ MEANS BUSINESS FOR CITRUS CO.

PLANNING ANALYSIS

To support CPA/AA/PUD for CR 486 Expansion

June 15, 2021

Prepared by

Avis Marie Craig, AICP Planning Consultant

P.O. Box 568 Lecanto, FL 34460-0568
amarie02@gmail.com

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BACKGROUND

INTRODUCTION & BACKGROUND

The site under application for the PUD is 46.38 acres± and is specifically proposed to allow the expansion of the longstanding salvage business adjacent, which today is operated as LKQ. It involves two parcels in Section 29-18-18 on the south side of CR 486, east of Pine Ridge Blvd and west of CR 491. The parcels proposed for PUD are known as AK 3440248 and AK 3467382 and are currently owned by the Damron family. Of the first parcel referenced, it is vacant property and includes only that portion of the property behind the highway frontage, with no direct access planned to CR 486. The LKQ expansion will continue to rely on their existing LKQ entrances to CR 486, and will have one internal access from the new proposed storage yard interconnecting to the existing storage yard. The second parcel referenced above currently has a S.F. home on it and that will be razed to allow for the expansion.

The site is high and dry property and located in the central ridge region of Citrus County within the Planned Service Area (PSA), an area slated for urbanization and development. Elevations range from 35' in the northeastern corner to a high of 80' in southwestern corner. This section of CR 486 is four-laned, and utilities are available, though not expected to be needed for this type of proposed development.

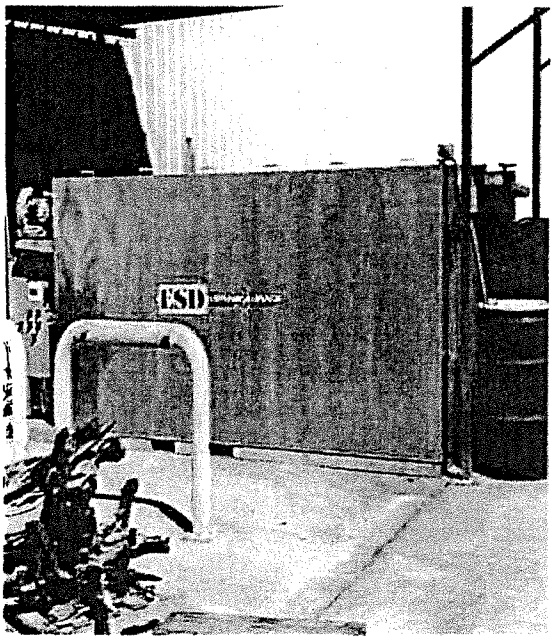
With plans underway to extend Suncoast Parkway to CR 486 immediately adjacent to LKQ, this proposed expansion is strategically situated to utilize the new limited access highway. The presence of highway further supports future development along this section of CR 486. Because this is a company Citrus Co. has a long history with expectations are that LKQ will deliver a quality project.

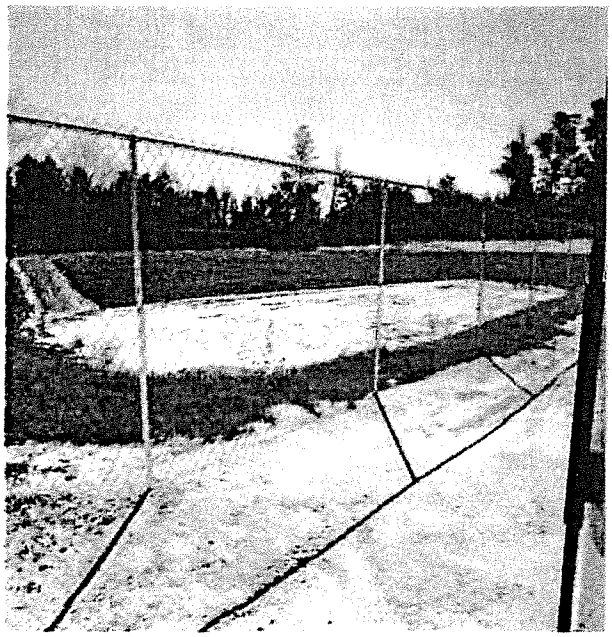
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RECENT PHOTOS

What to expect







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Application Summary

The purpose of this report is to examine the compatibility of proposed PUD expansion location for the intended purpose and to determine consistency with the Comprehensive Plan and other relevant Economic Development & Business Development plans.

The site proposed for expansion of LKQ under a PUD is designated LDR according to the GFLUM map of the Comprehensive Plan, and LDR MH according to the LDC Atlas Maps is proposed for change to IND on both the Comp Plan GFLUM and LDC Atlas (see Attachments 1 and 2 respectively).

An associated application for the CR 486 highway frontage is proposed for change to GNC, for the first 500' of depth of Parcel AK 3440248 which is a portion of the larger parcel also under PUD application for the LKQ expansion. Currently, this property is shown on the GFLUM map as Low Density Residential (see Attach 1) but on the LDC Atlas the western half of this frontage is currently designated Professional Service Office (PSO) while the remainder is designated LDR MH (see Attach 2). There is an existing internal inconsistency between the two maps which will be resolved by the applications proposed for these properties.

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Plan Consistency & Compatibility

The ability to expand a successful existing businesses is vital to any growing concern and that is certainly the case for LKQ. A determination of consistency with the plan must take into consideration changing conditions in the area, development patterns and surrounding and adjacent land uses. See Attachment 3 for adjacent surrounding and planned land uses.

As seen on Attachment 4, to the north of the LKQ expansion will be a future Commercial corridor on the south side of CR 486 if approved as proposed within the overall applications affecting the Damron holdings. The majority of the site is vacant at the present time, and has agricultural uses of cattle on site. There is a SF home within the LKQ expansion property (AK 3467382) a 4.79 ac lot owned by the Damron family which will be razed for that expansion. Another home owned by a member of the Damron family exists to the north of the LKQ PUD within the area proposed for GNC which can be expected to be abandoned if the commercial corridor land use proposed is approved and as development begins to phase in. Across CR 486 is the master planned and platted development of Pine Ridge. This portion of Pine Ridge is vacant and per the owner's commitment reserved for residential development beyond a buffer strip along CR 486 frontage, at the far eastern frontage a future school site is planned and diagonally to east of that is the site of Citrus County's YMCA.

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To the east of the proposed PUD, on the south side of CR 486 is a Duke Energy ownership, presumably a future substation but designated LDR. Continuing along the east side of the proposed LKQ PUD expansion to the south and east of Duke is similarly designated LDR vacant land. However, further to the east within this same holding and not contiguous to the LKQ applications is a strip of CR 486 frontage containing a PSO corridor with MDR behind before returning to LDR properties.

To the west of the proposed PUD is the existing, longstanding salvage use now under the LKQ management and operation. To the south of the proposed PUD is similarly designated LDR lands, all but one lot is vacant. There is only one developed SF home to the SE at the SE corner of this PUD subject property. Of the lots to the south, and several are owned by the Damron family and at the far west end, one lot has already been acquired by FDOT in anticipation of the future Suncoast Parkway II expansion to CR 486 and beyond (see attachment . See attachment 4, to appreciate the impacts the highway will bring to the historical LDR large lot area to the south. In summary from a land use compatibility standpoint, there are virtually no compatibility issues and none that cannot be addressed through buffering and proper design provisions as a PUD.

According to Chapter 163.3164 (9), "compatibility" is further defined as "condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

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Upon examination of the surrounding land uses, the longstanding salvage facility has demonstrated the ability to co-exist with its neighbors so this definition of compatibility can be satisfied through the master plan and LDC requirements for the proposed use.

This facility for automobile storage, and salvage of parts has been in place at this location since the 1970s, and only the IND land use and similar LDC designation allow for such uses. That is why the PUD is so important to this application. With a PUD, specific standards and conditions allow for safeguards to protect the surrounding land uses which ensures that compatibility can be achieved.

According to the adopted Future Land Use Element (chapter 10 of the adopted Citrus County Comprehensive Plan, pp 10-137-138), the following locational and design criteria are established for industrial development and especially as it relates to this type of IND land uses. As applicable, below these can be met:

1. While located in the Central Ridge, this project employs extensive Best Management Practices to address (BMPs – see Attachment 6 - 6/11/21 memo from LKQ mgmt.) LKQ removes all fluids and those are regularly removed from the site by certified vendors which ensures that the operation will not impact Aquifer Recharge areas and thus will not pollute the aquifer. Furthermore, the proposed PUD master plan (see Attachment 5, further demonstrated engineered designed DRAs and swales to further safeguard the aquifer.

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2. This site has access to central water and sewer. Though this type of project does not put demands on the public infrastructure system.
3. Air pollution is not a factor for this project. Noise consideration take place back within the original site with no processing of vehicles taking place out in the storage yard.
4. Such uses are required by the LDC to provide adequate landscaping within parking lots (N/A) and along existing rights-of-way (this application has no road frontage, therefore is N/A as specified in the LDC). Instead, the buffering for IND uses and of Section 3350 of the LDC for this type of land use are applicable and met as per the PUD master plan.

Therefore, this project is consistent with Objective 17.7 for Industrial land uses that meet the community's needs and "specifically minimizes land use conflicts and environmental problems within the County" and specifically the proposed PUD is consistent with Policies 17.7.3 and 17.7.4.

Additionally, this project satisfies the Planned Development Objective 17.5 and in particular Policy 17.5.6. For a non-residential project ISR is a key consideration. The PUD master plan (Attachment 5) indicates an ISR of below 50% when IND allows 70%.

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Basis for Approving Land Use Applications

From a planning perspective, the basis for approving the CPA/AA/PUD is as follows:

1. The proposal is consistent with the applicable goals, objectives and policies of the Citrus County Comprehensive Plan
2. The proposal offers positive benefits to the community as a whole by providing jobs and encouraging a longstanding business to expand here in Citrus County.
3. The proposal through the PUD process provides safeguards of buffers, landscaping and engineered master plan to protect both the environment and the limited neighbors around the perimeter of the project.
4. The proposal will receive scrutiny and review by many state and regional governmental entities because it is a large scale comprehensive plan amendment.
5. The proposal ensures compatibility with adjacent land uses, through the PUD process, and considering the significant impacts expected nearby as a result of the imminent Suncoast Parkway II construction planned to CR 486.
6. The proposal will place no burdens on Citrus County infrastructure.
7. The county is being asked to approve the land use and the private sector will bear the responsibility for development and bringing the project to fruition.

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List of Attachments to Planning Report

Craig 06/15/21

1 Future Land Use Map

2 LDC Atlas – Zoning Map

3 Surrounding Land Use

4 FDOT Tpke Dist Maps on SCP 2

5 PUD Master Plan

6 LKQ BMPs

Attachment 5

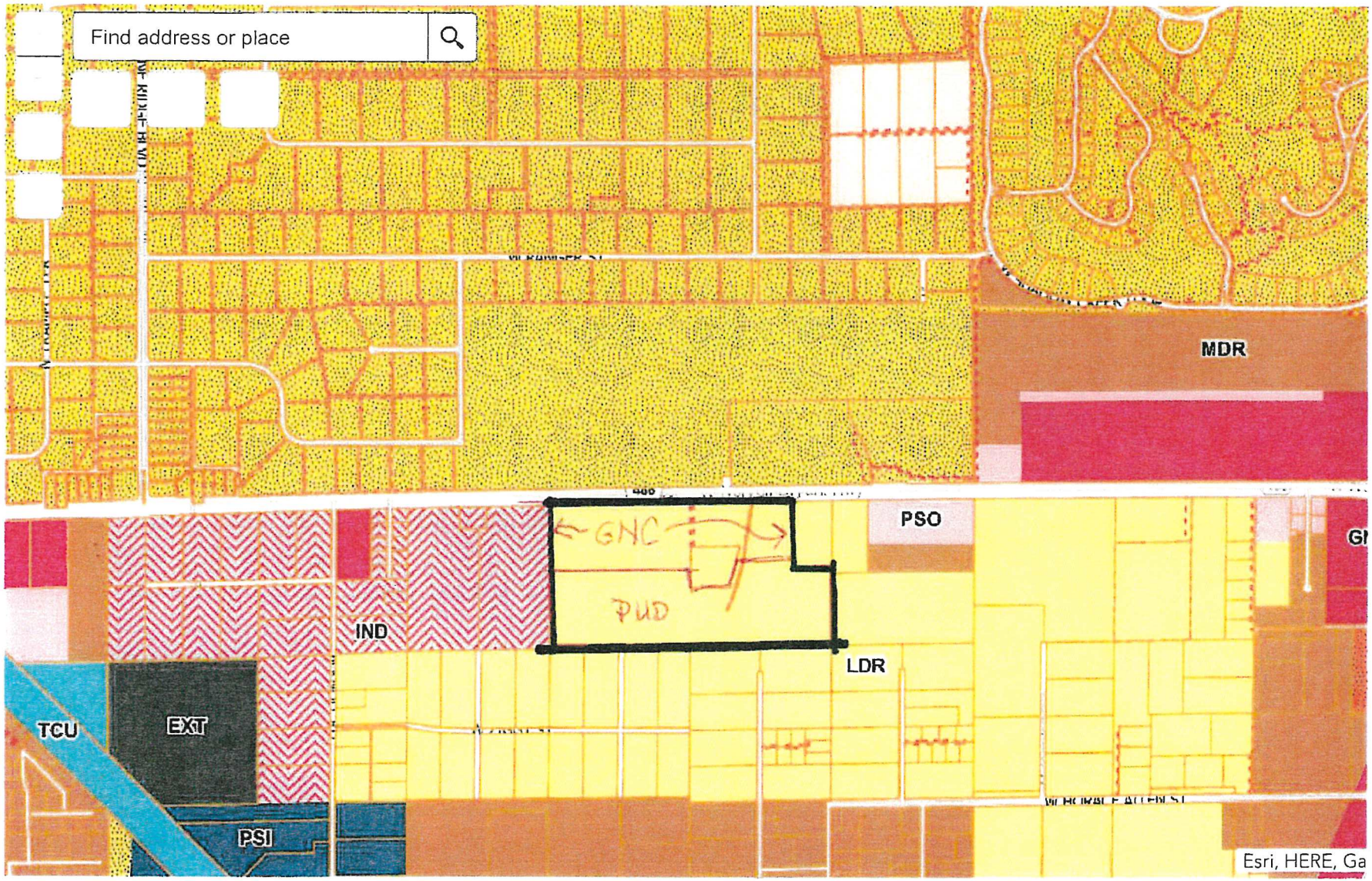
Attachment 6

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Telephone : 352.634.2116 email: amarie02@gmail.com

Landuse

Attachment 1

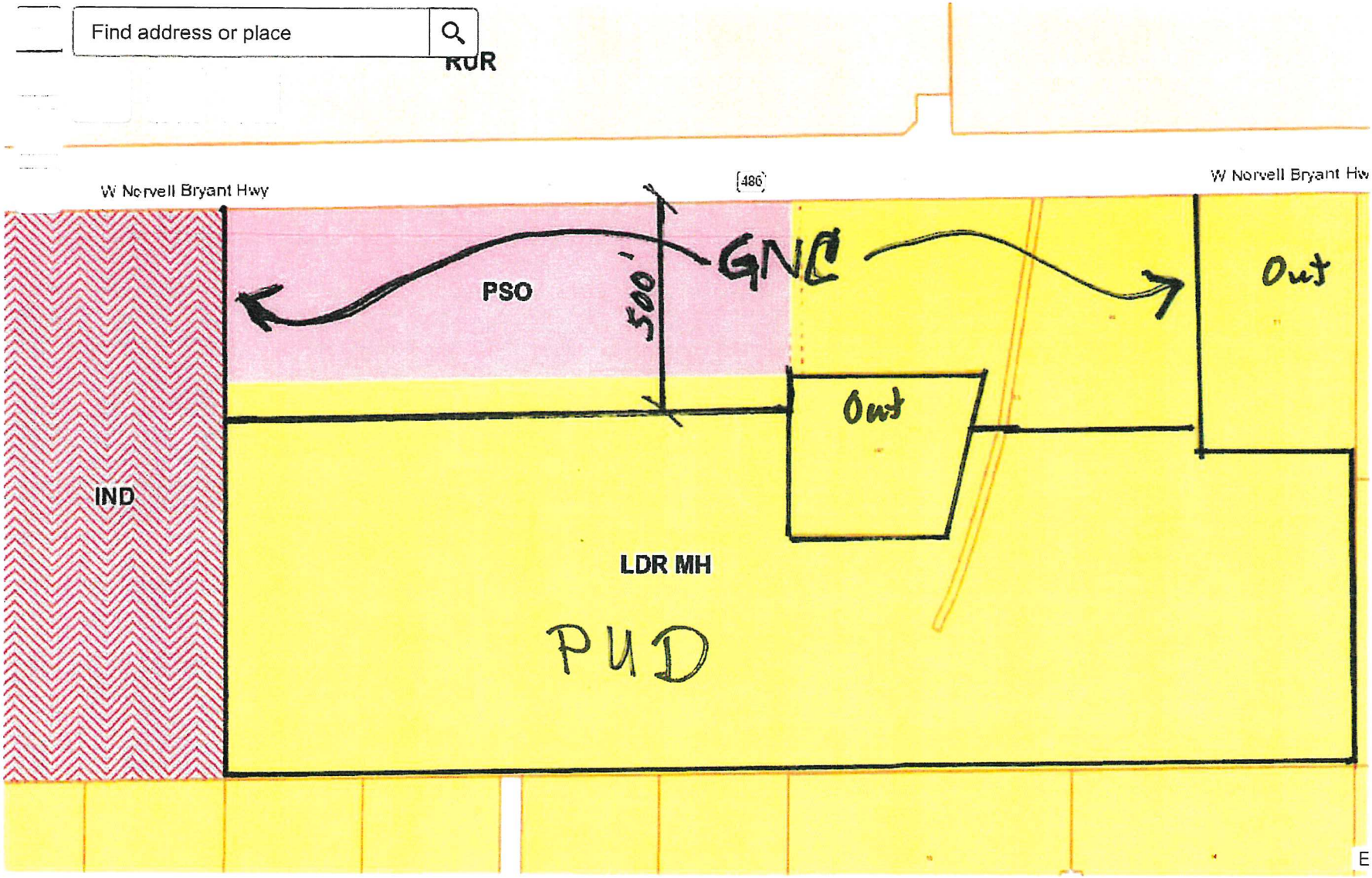


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Altkey: 3440248
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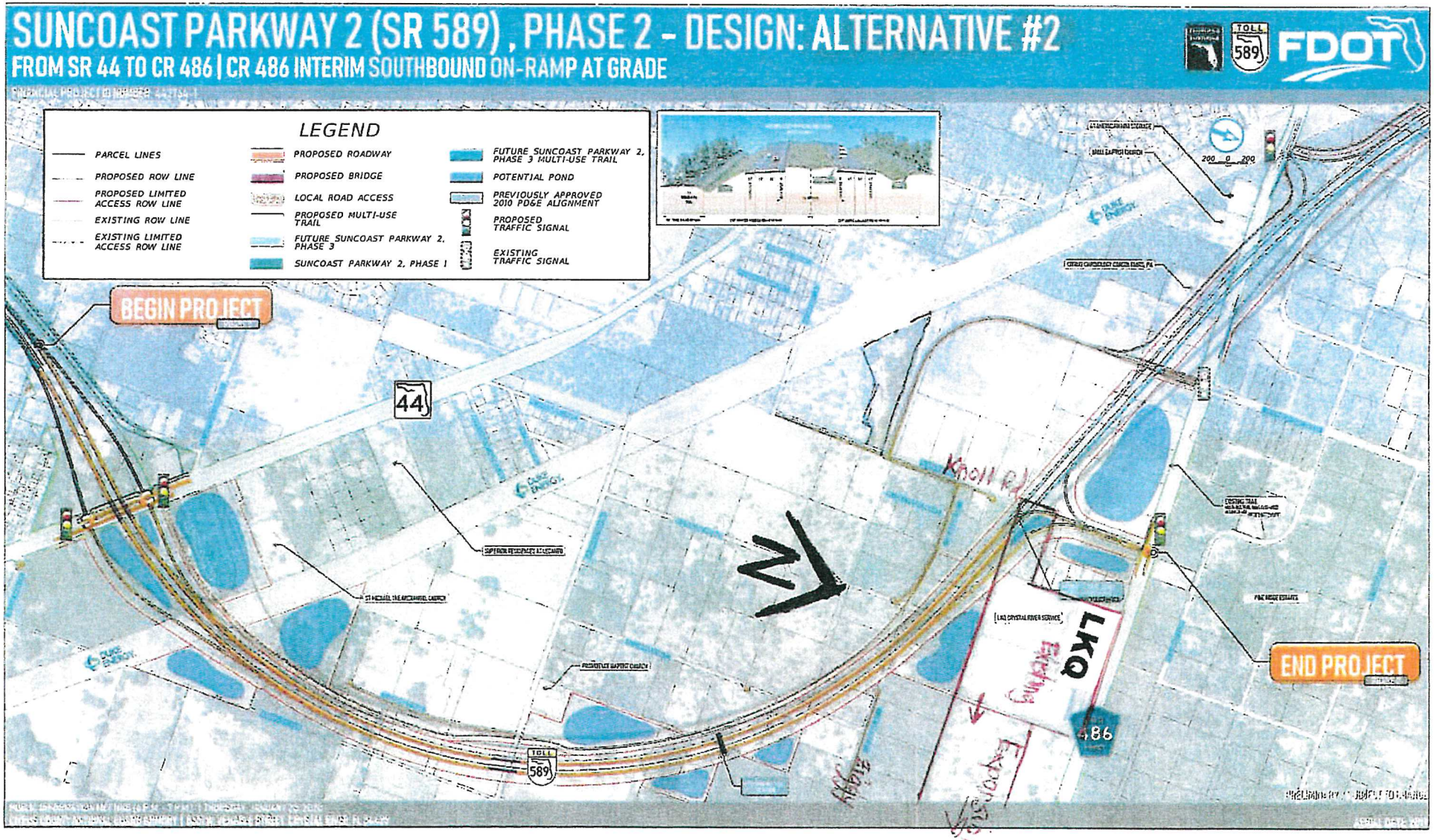
SO - Same Family Owner

Attachment 3

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pike.com/turnpike-projects/featured-projects/suncoastparkway2/

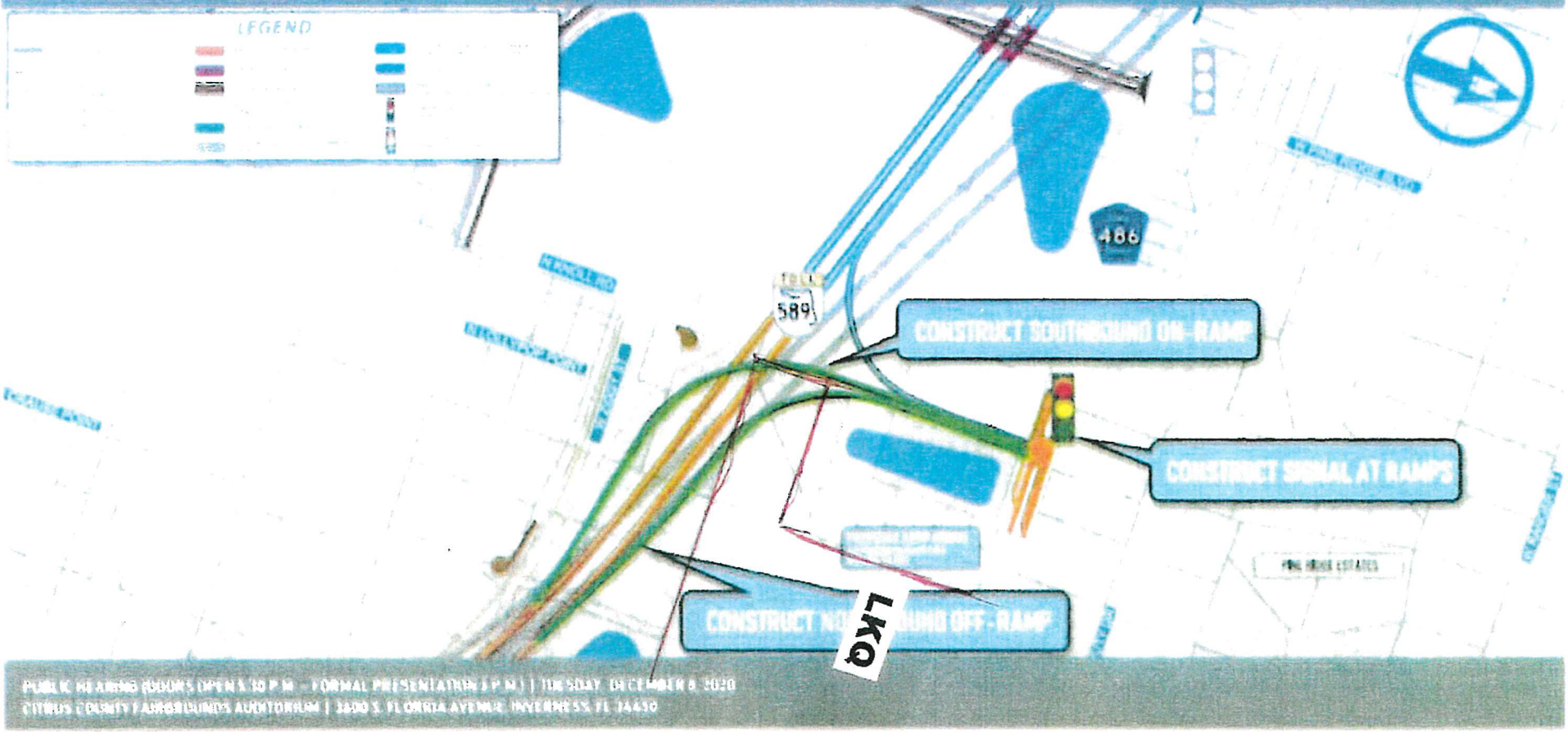


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Preferred Alternative - CR 486 Interchange

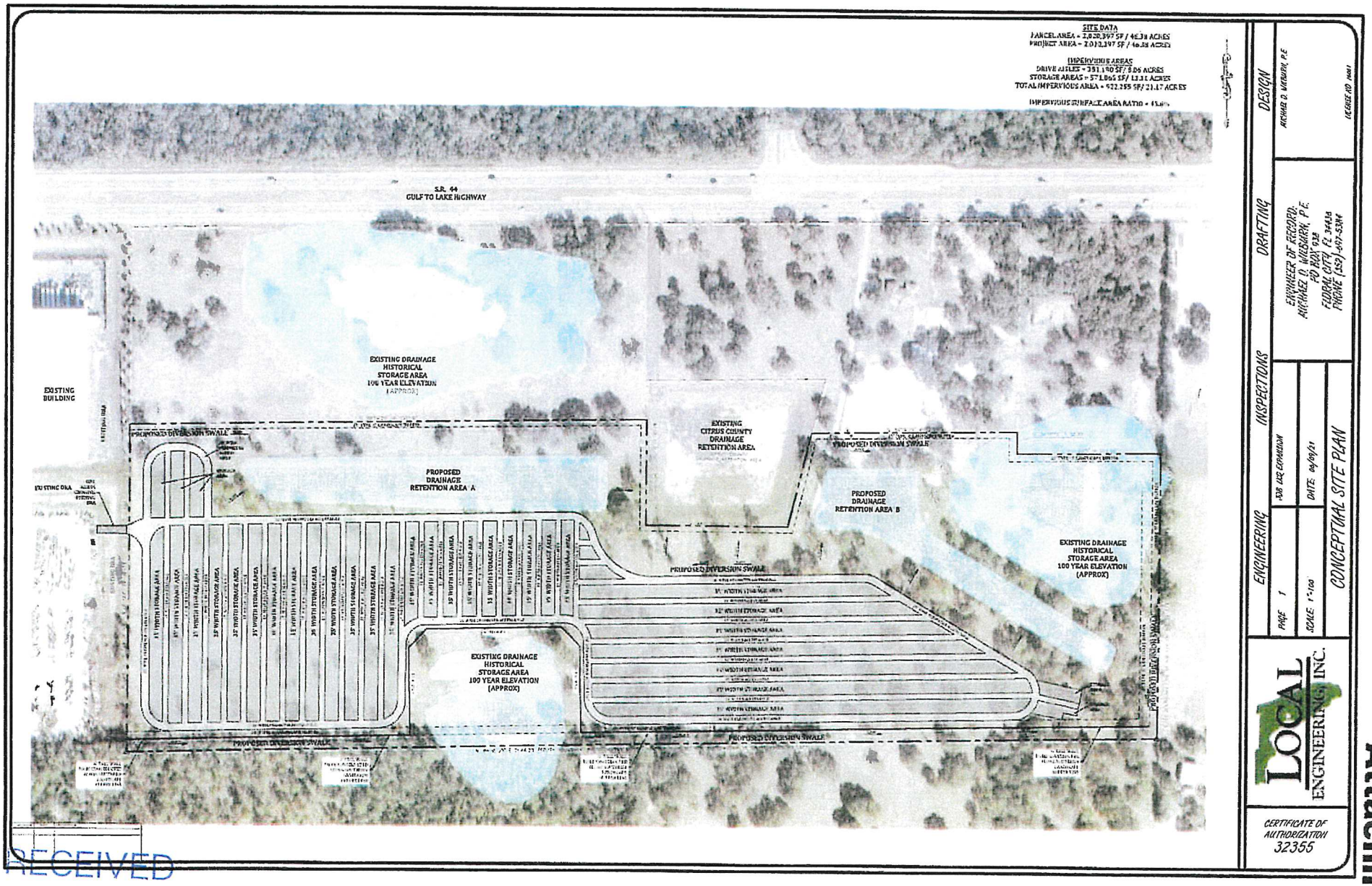
Financial Project ID Number: 442764-1



PUBLIC HEARING (DOORS OPEN 5:30 P.M. - FORMAL PRESENTATION 6 P.M.) | TUESDAY, DECEMBER 8, 2020
CITRUS COUNTY FAIRGROUNDS AUDITORIUM | 3600 S. FLORIDA AVENUE, INVERNESS, FL 34450

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Sent: Friday, June 11, 2021 8:37 AM
To: Clark A. Stillwell
Cc: Casey Ingram
Subject: BMP's for LKQ Crystal River Florida

Attachment 6

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

Below is a list of the BMP's for our location in Crystal River. This list is not all inclusive but is a high level overview of the actions taken by our location to ensure we are environmental compliant and good stewards of the land.

Yearly

- Yearly training is completed with all employees on SWPPP and Hazard Material handling. New hires receive training before they are placed into the workforce.

Daily

- Daily equipment inspections are completed by operators. Records are reviewed and kept by LKQ Management.
- Trash and Hazard materials are removed from the location using 3rd party certified disposal companies.

Weekly

- Weekly equipment inspections are completed by department supervisors. Records are kept by LKQ Management.

Monthly

- Monthly inspections on all tanks and drums are completed. Inspections include checking secondary containment devices used for single wall tanks.

Quarterly

* Quarterly Facility Inspections are completed by location management team. Inspection records are reviewed by LKQ district safety team member.

* Retention pond visual inspections and maintenance are completed by 3rd party vendor.

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Yearly

- Facility inspection is completed by 3rd party vendor
- Dismantling rack Inspections are completed by 3rd party vendor
- Overhead Crane Inspections are completed by 3rd party vendor
- Sprinkler System (Fire Suppression) alarm and mechanical inspection is completed by 3rd party vendor.

Casey Ingram

LKQ Crystal River

4950 West Highway 486

Crystal River FL 34429

Office 239-344-2155

Cell 239-273-0265

Fax 855-514-5678

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Exhibit "J"

Traffic Counts

STATION	0330E
ACTIVE	Y
FDOT_SITE	
COUNT_YEAR	2020
ROADWAY	CR 486 (Norvell Bryant)-East
COUNT_LOCATION	1000' E of SR 44 - East
RD_SEGMENT	SR 44 to Pine Ridge Blvd
ADT	8,375.00
PMPEAK_AVG	795.00
AVG_MOTORCYCLE_PERCENT	0.01
AVG_CARS_PERCENT	0.93
AVG_TRUCK_PERCENT	0.06
AGENCY	

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Traffic Counts

STATION	0330W
ACTIVE	Y
FDOT_SITE	
COUNT_YEAR	2020
ROADWAY	CR 486 (Norvell Bryant)-West
COUNT_LOCATION	1000' E of SR 44 - West
RD_SEGMENT	SR 44 to Pine Ridge Blvd
ADT	8,941.00
PMPEAK_AVG	716.50
AVG_MOTORCYCLE_PERCENT	0.01
AVG_CARS_PERCENT	0.96
AVG_TRUCK_PERCENT	0.04
AGENCY	

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Portable Traffic Monitoring Sites: 029041

AADT	12,500
YEAR_	2,019
Cosite	029041
Classd	No
SECTION_	02505000
COMM	NORVELL BRYANT HWY, W OF LECANTO HWY
Active	Y
Sitetype	Portable
DISTRICT	7
COUNTYDOT	02
COUNTYNM	Citrus
MNG_DIST	7
KFCTR	9.00
DFCTR	53.10
TFCTR	7.20
LOCATION	3.67

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caslaw@tampabay.rr.com

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INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joe Hochadel, Principal Planner**
Land Development Division

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Damron/LKQ – 72 Acres, County Road 486**
CPA/AA/PUD-21-11

DATE: **September 23, 2021**

Joe:

At the public hearing staff and public asked questions about the stored vehicles post salvage. The attached photos should help – basically the stored autos are a shell. Please include in back-up material. Thank you

CAS/cv
Enclosure
cc: Avis Craig
Joanna Coutu

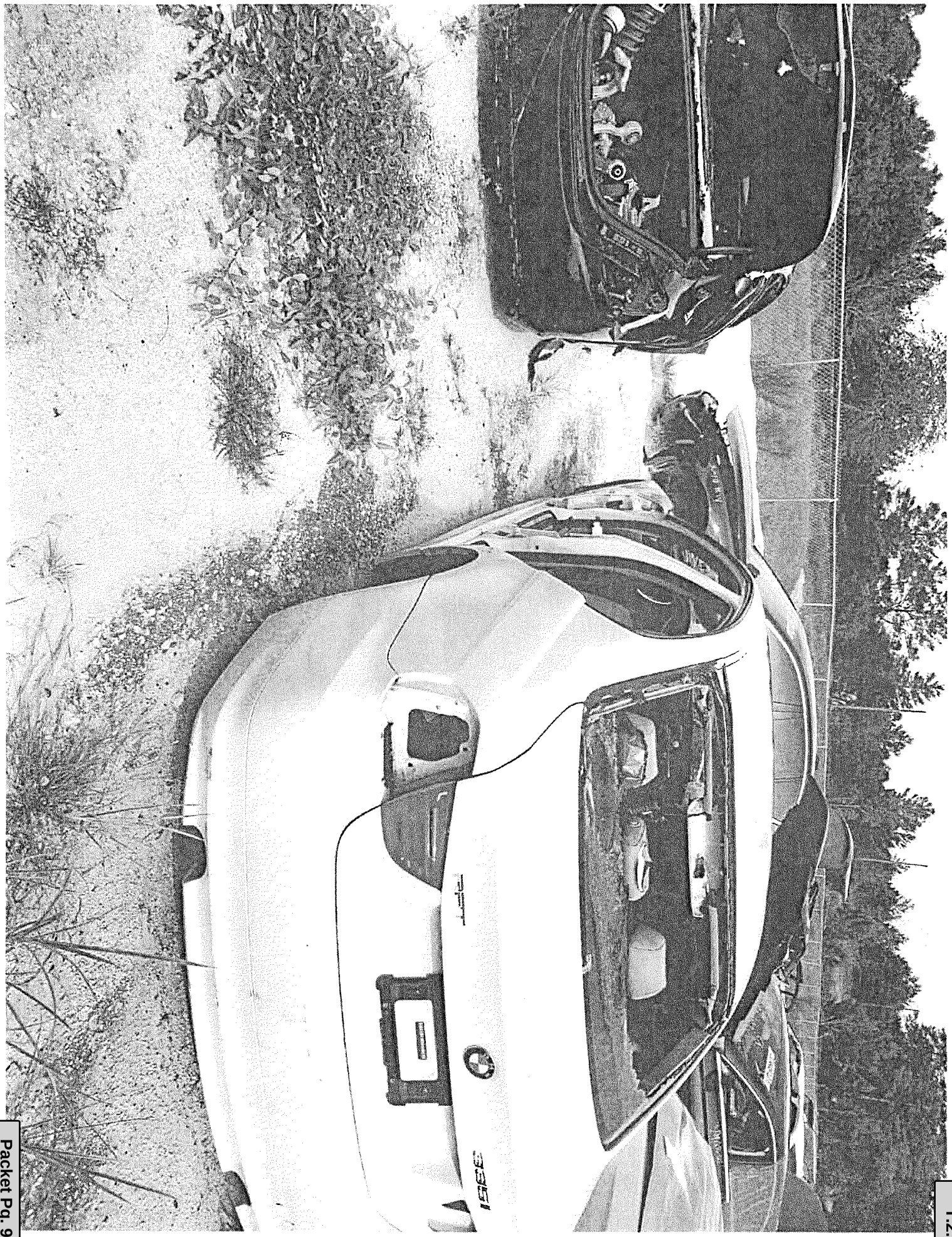
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Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron



Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron



Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron

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INVERNESS, FLORIDA 34451

MEMORANDUM

TO: **Joanna Coutu**

FROM: **Clark A. Stillwell, Esquire**
Law Office of Clark A. Stillwell, LLC

RE: **Damron/LKQ – BOCC Transmittal Hearing**
CPA/AA/PUD-21-11

DATE: **September 30, 2021**

Joanna:

Please include the attached PDC transcript of Avis Craig, land use planner on September 12, 2021 in the noted file. Ms. Craig is scheduled for hip surgery on October 25, 2021 and can not attend the BCC transmittal hearing set for October 26, 2021.

CAS/cv
Enclosure
cc: Client
Avis Craig
Casey Ingram
Denise Lyn, Esquire
BCC

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

TRANSCRIPT OF MEETING

CITRUS COUNTY

PLANNING AND DEVELOPMENT COMMISSION

SEPTEMBER 16, 2021

9:00 A.M.

(START OF REQUESTED PORTION)

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

CHAIRMAN FACEMYER: Time has arrived for hearing on CPA/AA/PUD-21-11.

MS. SOUSA: CPA-AA-PUD-21-11, Clark Stillwell for Damron Family Trust.

This request is to amend the future land use from low density residential to general commercial and heavy industrial and amend the land development code atlas from low density residential and professional services/office to general commercial and heavy industrial with a planned unit development.

This is an aerial view of the subject property. It's outlined here in the teal blue color.

This is a view of the property from West Norvell Bryant Highway, looking west on Norvell Bryant Highway. And looking east. Looking across Norvell Bryant Highway. And the master plan as submitted by the applicant. Thank you.

MR. STILLWELL: Good morning, again. I'm not going to repeat my name and address for the record.

This particular application deals with two parts, a GFLUM and an LVC atlas amendment, and a

PUD portion of the property, the southerly portion.

The proposed changes go from PSO and single-family low density residential, into general commercial along the highway to a depth of 500

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feet, and behind that an industrial classification. The PUD on the industrial classification of 46 acres, approximately, is for open storage, consistent with the existing use to the west by LKQ.

So let's -- Ms. Sousa. Thank you.

Here is the aerial. You can see the subject property. Couple quick points - there's a drainage retention area right in the middle of the property. The history on that is when they expanded 486, the County wanted to put the drainage retention right there along the highway, and the Damron family moved the piece back off the highway. And the drainage retention area is exclusive as to the County and also the property owner. So the Damron family retained the right to share drainage in that piece.

To the west is the current LKQ facility, and you can see their operation along County Road 486. And then the storage area right behind it. And then you can see the properties to the south.

Now today with me to assist is -- I have -- Ms. Avis Craig, the engineer that did the site plan, is here. And we have the gentleman from LKQ. Both are going to speak about their operation. I do have my clients.

Mrs. Damron, thank you for coming very much. We appreciate it.

She has lived on this property 95 years -

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a long time, a long time.

All right. Let's go. So this is the GFLUM map, and we've outlined the piece. And you can see it's pretty much all low density residential, but it abuts up to the industrial property for LKQ. And to the north, across 486, you can see the plan development for Pine Ridge. That's the district, how they do it that pebbled yellow.

Okay. This is the proposed changes. You can see the G&C to 500 feet, and then you can see the industrial to the south.

This is the existing land development code atlas map. It has a chunk of PSO, which is a commercial type use, and the balance is low density residential, again. Industrial to the south and to the west and the residential to the south. Thank

you.

And then same map, same thing, same for the LDC atlas proposal. Okay.

This is the abutters land use map. You can see we designated the YMCA. And if you're on the Citrus County School Board, there's a letter from the school board, I believe, in the application as to this from Mr. Dickson.

I can tell you that I spoke with the board of directors personally of the Y, and they had no objection.

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The little blue piece at the bottom that says "vacant" that's highlighted, the applicant, Damron family, also owns that piece. So you can see the majority of that southern line is currently owned by the applicant.

All right. If you look at -- no. Go back. A little quick there.

If you look at the LKQ piece just south of that you can see that the Board of Department of Transportation has acquired three of those lots as part of the County Road Suncoast Parkway Extension to County Road 486.

I have reached out to the other vacant pieces about whether or not they have been

contacted by FDOT. I have to assume, looking at that, what has occurred today in the public records that for sure at least two of those lots are going to be bought by FDOT before this is all said and done.

The basis for that is -- you'll see in the PowerPoint, the proposed right-of-way for the Suncoast expansion. Okay.

The code has a special section for open storage, and it has specific requirements that are set forth and -- let me find them.

You guys have thrown me for a loop this morning when you approved that variance.

All right. I'll get there. But its 200 feet off of residential and 75 feet off of a non-

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residential district compared to if you had an industrial piece of property that was abutting a residential district. It would be a type D buffer with a wall, and the approximate amount would be 25 feet.

So for this particular use, that 75 feet and the 200 feet is unique to the use in question, okay.

Next, it occurred to me that you, like I, have probably driven by this piece of property a

thousand times, and you have looked and said, look, there's LKQ; and you never knew exactly who they were, or what they are, or what they do.

So, I have incorporated this. A lot of it's out of their PowerPoint. Their representatives are here, and they are going to speak to it but you can see that they were formed in '98. They have 1700 locations, 31 countries, 51,000 employees, locally 130,000 square feet of warehouse operations, and 150 employees.

What is triggering this -- and you will see it later on in the presentation -- is in the 90s they expanded to the west and they added an additional five acres of property. That's going to be gone when they extend the Suncoast Parkway. So they're losing their capacity.

So what we have tried to do is bring that capacity for open storage over to the east on to

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the Damron property, not only to make up the five acres that they lost but to provide them a long-term storage area. So, next one, please.

Code requires a wall. This is the existing wall that was built to code when they expanded, and that's what they'll build on the south property boundary line. And they will also

build that wall on the east property line for that portion that is residential.

The east property line has some PSO to a depth of 400 feet and then southerly down to the corner. They will have installed this wall, and it's shown on the site plan.

Next picture please.

All right. So this is Suncoast Parkway and the proposed extension. This is off the FDOT maps, and it comes out just to the west of the LKQ facility and Pine Ridge Boulevard intersection with 486.

All right. Let's go - this is the map of that extension, and you can see directly behind the LKQ Facility is a storm water drainage retention area. Those are the lots that FDOT has acquired.

You can also see that the roadway there - - Avis will speak to this -- is going to be terminated. They'll put in another cul-de-sac, and then you can see the drainage retention, that little strip of blue on those lots that are just south of the southwest corner of this piece of

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property, the Damron piece of property. Okay.

This is a site plan. The drainage area that we spoke to earlier and the elevation of it

basically prohibits the - it won't work for drainage. Mr. Wilburn can speak to that.

So, what we've done here is we have designed the storm water drainage system to be along the north boundary and then we have put the storage aisles down to the south and then you can see the setbacks that have been opposed.

I will tell you that -- the LKQ people can speak to this. They have never had a complaint about their operation. And you will be impressed, I hope, with the environmental constraints that they put on themselves to make this work.

The site plan does ask for a deviation in the corners from the setback up there for that small piece. Basically, if we left the front piece in to that residential district, that 200 foot setback, the length of the property would really take away the long-term capacity of this project.

So, what we have done is we have changed that portion of the G&C that is an arterial road. It is in the plan service area. It is served by central water and sewer. It has no environmental constraints and it meets all the tests necessary for that type of land use G&C on an arterial roadway. And there is five criteria in the plan.

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We have discussed them in the past many times, many times, and they meet those. Okay.

Next one. None? You sure? All right.

So Avis is going to talk about planned concurrency, consistency. That's her job as a professional land use planner.

The engineer is here to discuss the site plan.

The gentlemen from LKQ are both here, and they're going to discuss their operation.

Mrs. Owen was going to speak briefly about, she does not want to but she will about the relationship with the neighbor in the southeast corner.

If you have any questions of me, I will be glad to answer them and/or Avis.

I think I haven't talked about concurrency, and I haven't talked about compatibility.

Concurrency, we meet all the tests. It's in the backup material - central water and sewer, solid waste and storm water.

Compatibility. Compatibility, the definition -- and we've talked about it many, many times -- is long-term -- the ability long-term to

use it to get along without prohibiting one of the

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other uses of being materially impacted.

And so you have the LKQ Facility that has been there forever, and you've had no complaints. And it's had no environmental complaints. And it has been next to the Damron property, which is residential, and they've had no issues. So you have a history here of this potential use, this open storage. They are stripped down cars, okay.

You won't see them because of the wall that's required under the code to the south. They don't make any noise, and they don't make any odor or anything along those lines. So the use, albeit is labeled industrial, but the use is very low-key industrial, and that would make it compatible under the statutory test.

So I'm done. Avis, are you ready?

MS. AVIS CRAIG: I'm ready whenever you are. I apologize for being so slow.

CHAIRMAN FACEMYER: Take your time.

MS. AVIS CRAIG: I'm waiting on a date for the hospital to replace a hip. So in the meantime, we do what we have to do.

CHAIRMAN FACEMYER: Sure.

MS. AVIS CRAIG: Good morning.

♀

CHAIRMAN FACEMYER: Good morning.

MS. AVIS CRAIG: Let me give this to your staff. And allow me to introduce myself because there are a number of new faces at this table.

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My name is Avis Marie Craig. I am a planning consultant, address P.O. Box 568. Lecanto, Florida.

I am a certified planner and have been since the late 80s of the American Institute of Certified Planners.

I am a life member of the American Planning Association and have practiced in this county since 1983, having both public and private sector experience.

In fact, what brought me here, I was this county's first Planning Director sitting in the chair where Joanna has to sit today, many moons ago.

And from there, I went on to be a partner in the local engineering company, and from there became involved in the real estate development industry working for the Villages of Citrus Hills and had the distinct pleasure of helping that organization bring Terra Vista out of the ground.

That's a little bit of background for the

newcomers as to what I've done and how long I've been around. I only started when I was 5 years old.

Before LKQ took over the operation, it was successfully run by the Damron Family from the 60s and 70s. In fact, 486, when they built their home, didn't even exist out there. You had to access it from 44, from roadways like Maylen. So there's

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been a significant change over the years since the Damrons first moved out to that part of the county.

And they - and I'm going to speak a little bit of history because I think it is important that we understand the type of owner that has operated this facility over the years because we've really benefited from how they approached their business. And frankly, we're concerned about appearance.

Over the years, they actually received national awards from their industry, and I have to tell you I have -- like, Mr. Stillwell said I had never been onto the property until I became involved with working on the project, and I was, frankly, extremely surprised and pleased with what I saw.

This is a long-standing corporate citizen, who just last year paid over $100,000 annually in

taxes. And so they have been doing that for decades. Someone suggests that's not a land use issue. But I can tell you, you have an economic development element and economic engines, and contributors should be recognized as vital to our future and provision for existing businesses to able to expand is also something we should be encouraging.

Clearly, the current LKQ operation is maxed out on the lands that they currently operate from. The only way to grow this business is to

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expand its footprint, hence, the application before you.

Were this not approved and they were not allowed to expand, what would business naturally do? They would relocate to another site, or they would leave entirely; and that is not a desirable option.

We have an opportunity to help an existing business continue to flourish. So it's beneficial not only to the business but to the county as a whole because, obviously, if they are moving this larger footprint and expanding in to that area you can well imagine the tax base that comes with that.

Now I submitted a planning analysis, and

it's referenced in Mr. Stillwell's application as Exhibit I. And I ask that that officially be entered into the hearing record as evidence and support of the application from a technical planning perspective.

I have reviewed the staff's report and its focus specifically on identifying comp plan policies, and your staff has found it consistent with the comprehensive plan on pages 3 through 5 of their report.

And I have done the same in my report with a minor few additional policies. But, the bottom line is, we both agree that the site is suitable for the intended use. It's located, as Mr. Stillwell explained, in the planned service

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area where industrial uses are to be encouraged.

For industrial land uses, the comp plan policy requires service by central water/sewer and it does have it, and we've had confirmation from the utility department of the ability to serve.

The site is located on one of our improved four lane highways with more than sufficient capacity to meet the project's needs, and there are no adverse impacts to public utilities or facilities.

And the final point I make to you is how little development, especially residential, exists immediately adjacent to the site and that's an important consideration.

In addition to consistency with the comprehensive plan, Mr. Stillwell referenced compatibility with the neighborhood.

By definition, under chapter 163.3164, number 9, from the Community Planning Act of Florida, compatibility is defined as a condition where land use or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Now this application's master plan, Mr. Stillwell described to you what it is comprised of. Yes. It has specialized setbacks, but more

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importantly it has extensive buffers. And the offset behind that 500 foot commercial corridor is another means by which we control the esthetics and the buffering of the actual use where the storage of vehicles will happen.

So let me just say that there are visual and esthetic controls built in to a PUD, and that's

exactly what this - I have total confidence that this operation will operate within the prevue of that process.

There is one thing that -- I think Mr. Stillwell mentioned it, but I was a little surprised that the staff report didn't -- and that is the proximity and relationship to LKQ to the Suncoast Parkway.

Now, when you go to their website it clearly explains. In fact, I was surprised in doing my research that it's scheduled to start construction in 2023. I do not think that most people are aware of that per their official website.

So as a result there is an extensive set of permitting documents in the DOT files. And looking at those, Mr. Stillwell went through a number of the points of the relative proximity, and with it literally (indiscernible) at the west boundary of existing LKQ's operation, offset -- and I do not know the exact distance -- but some distance east of the Pine Ridge Boulevard entrance.

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And that you may have followed in the paper as to what's going on there.

But let's spend a couple of minutes

talking about the actual setback issue and the buffers.

Traditionally, there are different sections of the cove that come in to play. Normally between any heavy industrial and residential property, the requirement is a 20 put preferred 25 foot wide D which is your highest buffer criteria in the code, and that's as it should be. Because traditionally, heavy industrial has extensive potential impacts, but not so in this case.

Literally as you drive out there, it's very quiet. You can hear the birds. Yes. If you are close enough to the building you might hear some noise from equipment operating up there along the commercial corridor where the other buildings of the operation exist, where the dismantling and things happen, but out in the actual storage yard, and that's what this is.

Now, if you consider that this PUD is proposing for 75 feet with, I might add, an 8 foot wall not the traditional 6 foot that is part of your buffering standards. They are three times what a traditional buffer between a heavy industrial and residential would be. And for many

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years, if -- can we go back to the areal, which is number 2 of the PowerPoint presentation.

If you look at that, you can just -- well, this one is probably the clearest because it shows the existing operation which is occupying literally almost up to the boundary. As best I can -- I tried to quick measure it off of the property appraisers and it looks to be that there are vehicles stored within 25 to 30 feet from the boundary.

The new plan is talking 75 feet. So you're are talking two and a half times what the current operation, where they've had no concerns or problems with any of their adjacent property owners, as Mr. Stillwell explained.

And you can tell from your record that not a single adjoining property owner was in contact. That is, obviously, the highest priority, but the fact that the Suncoast is coming through along that south boundary where we know they are going to be putting drainage, where we know that they may well buy additional properties yet still.

And as Mr. Stillwell further explained, the road that you can just see that signature on the aerial running east-west, paralleling 486 and

our south boundary, that's known at Ziggy Street.

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It actually gets cut off by the Suncoast Parkway Construction.

And so the access to those lands from the east will have to come from Maylen, if you know the cut through, from Maylen and Horace Allen, from 486 down to 44. That's what the DOT has designed to allow continued access to the properties that will be east and, in this case, north of Suncoast. And then Ziggy to the west will go out, but it will be a cul-de-sac'd to Knoll Road, which is also being reconstructed. DOT has plans to do a significant reconstruction of Knoll Road.

So by virtue of Suncoast, which has a significant impact on future land use, the historical, rural, residential character of that area to the south will change. It will not remain what it has been for the life of Citrus County.

So, when that is taken into account, we need to be pro-active and be ready as the parkway opens. And in fact, your director of growth management told me as we were walking in here that the county is hiring expertise to look at all of the potential -- the actual -- because two of the interchanges will open, one this year, one next

year. And as I've told you with the construction schedule that DOT has, that could well be open by 2025. That's only four years from now. So we will see what changes that brings to Citrus County.

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I have talked to you about the additional specific setbacks that are requested and why, in my professional planning opinion, this property, as it is planned for expansion, will provide the necessary safeguards, and I think that's why your staff has recommended approval.

And so we certainly agree with that consideration and interpretation, and I would also say that I think that to do otherwise would be to put a burdensome restriction on the use of the land. There was some discussion in the report about, well, you can meet the 200 foot. Yes. And it would take out of play for the use over 40 percent of the land, and that, in my opinion, is not justifiable or reasonable.

It certainly doesn't appear to be in the public interest, and so I hope that you will move forward with the recommendation that has been presented to you. I think it's a suitable and reasonable use of the land in this location.

The extensive perimeter buffering goes far

and away to protect anybody that may be proximate to it and that's why the standards are there and why the PUD exists, so that it can take in to account the types of conditions that area being proposed for a given site in the context of that particular use and -- as I described to you.

I would encourage you -- I suspect LKQ would be glad to tour any of you if you are curious

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

about it.

So in my professional opinion, I agree with your staff that the application is consistent with the comp plan. It does provide compatibility to the reasonable application of buffering requirements pursuant to the land development code, and it does not impact any public facility or utility. And so I would hope that you find it appropriate to recommend approval of this application to the Board of County Commissioners, subject to the 10 conditions outlined by the staff, which as a team we discussed, and the applicant has agreed to.

So I'd be glad to answer any questions you might have of me.

CHAIRMAN FACEMYER: We will hold the questions, Ms. Craig, until after everyone has

presented.

MS. AVIS CRAIG: Thank you.

CHAIRMAN FACEMYER: Thank you.

MS. AVIS CRAIG: Absolutely. Thank you.

(END OF REQUESTED PORTION)

Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

CERTIFICATE OF TRANSCRIPTIONIST

I certify that the foregoing is a true and accurate transcript of the digital recording provided to me in this matter.

I do further certify that I am neither a relative, nor employee, nor attorney of any of the parties to this action, and that I am not financially interested in the action.

_____

Julie Thompson, CET-1036

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Attachment: Applicant's submittal (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

From: DONALD BLANCHE <waypoint444@gmail.com>
Sent: Friday, August 27, 2021 12:12
To: comments <comments@citrusbocc.com>
Subject: [EXTERNAL]Change of zoning / regulationCPA/AA/PUD-21-11 Establishing change of regulation for land use. Address: 4386 and 4374 West Norvell Bryant(HWY486)

WARNING: This email originated from an external Domain DO NOT CLICK unless you recognize the sender and know the content is safe.

CPA/AA/PUD-21-11 Establishing change of regulation for land use. Address: 4386 and 4374 West Norvell Bryant(HWY486)

My comments are in regards to the change of regulations to designate approximately 118 acres from low density residential to an open storage area for auto salvage. There are many reasons to decline this change of ordinance. Salvage yards are inherently a hazardous waste producer. My concern is whether the waste water and contaminants are being captured before they enter the soil, the storm water runoff system or sewage and ultimately our water sources. Another reason is that the bike trail to Crystal River and the road frontage and drive is a fairly nice one, however the addition of another 100 acres of auto wreckage/salvage will have a negative impact on those biking Norvell Bryant and those in autos coming into Citrus County heading towards Crystal River.

To be clear the salvage yard currently in place is an eyesore. There are car pieces scattered at times along the roadside in proximity to the

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current yard. There are trucks stopped in the highway medium at times which could create a traffic hazard.

I am not sure of the number of minimum wage jobs that will be created, however considering the enormous environmental impact this will have and changing the aesthetic impact so dramatically in such a negative way, I feel that this is not a good change to the current ordinance. An alternative could be a low density residential area with some shops/dining which would help with our current housing shortage and also the tax base. Thank you

Leslie Blanche

6630 W. Sentinel Bluff Path

Beverly Hills, Fl. 344656

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Land Development

PM2-21-118

DEPARTMENT OF GROWTH MANAGEMENT
2021 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND ATLAS AMENDMENT
STAFF FINDINGS REPORT
TO THE
BOARD OF COUNTY COMMISSIONERS

APPLICATION NUMBER: CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al

DATE: October 1, 2021

PREPARED BY: Joe Hochadel, Principal Planner, Land Development Division

Request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, to amend the Land Development Code Atlas Map, and to establish a new Planned Unit Development (PUD) for open storage for auto salvage.

FUTURE LAND USE MAP REQUEST:	From: LDR, Low Density Residential District To: GNC, General Commercial District; and IND, Heavy Industrial District
LAND USE ATLAS MAP REQUEST:	From: PSO, Professional Services/Office District; and LDRMH, Low Density Residential District, mobile homes allowed To: GNC, General Commercial District; and IND, Heavy Industrial District with a Planned Unit Development
LOCATION:	Section 29, Township 18 South, Range 18 East; more specifically, Parcel B of LR-96-17 and Parcel 14000-0020 of an unrecorded subdivision (AK 3440248 and 1492670), which addresses are known as 4386 and 4374 W. Norvell Bryant Hwy., Crystal River, Florida. A complete legal description of the property is on file with the Land Development Division.
ACREAGE:	CPA amendment area is approximately 72 acres Master Plan site (PUD) is approximately 46.44 acres
SURROUNDING FUTURE LAND DESIGNATIONS:	North – RMU, Residential Mixed Use District South – LDR, Low Density Residential District East – LDR, Low Density Residential District West – IND, Heavy Industrial District
SURROUNDING LAND DEVELOPMENT CODE ATLAS DESIGNATIONS:	North – RUR, Rural Residential District South – LDR, Low Density Residential District; LDRMH, Low Density Residential District, mobile homes allowed East – LDR, Low Density Residential District; LDRMH, Low Density Residential District, mobile homes allowed West – IND, Heavy Industrial District

Attachment: BCC staff report and locator maps (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

SURROUNDING EXISTING LAND USES:	North – Vacant residential, vacant school site South – Vacant residential East – Grazing land West – Recycling center and auto salvage
SOIL INFORMATION:	According to the *Soil Survey of Citrus County* (1988), the soil types in the area consists of Candler fine sand and Arredondo fine sand, 0 to 5 percent slopes. Limitations to building site development are slight.
FLOOD ZONE:	The subject property appears to be located in Flood Zone X and AE with a Base Flood Elevation of 36.7 feet, 49.7 feet, and 56 feet, as found on the Flood Insurance Rate Map 12017C0194D.

BACKGROUND

The subject properties total 72 acres, incorporating Parcel B of LR-96-17 and Parcel 14000-0020 of an unrecorded subdivision which accesses W. Norvell Bryant Hwy. (CR-486), a minor arterial roadway. Parcel B completely encompasses Parcel 307, which is owned by Citrus County and designated as a drainage retention area for W. Norvell Bryant Hwy. Parcel B is subject to an access easement for Parcel 307.

The subject parcels are partially wooded and partially cleared for grazing land. Parcel B abuts the LKQ auto salvage use to the west and has a single-family dwelling that was placed in 1974, as well as accessory structures such as a detached garage, a barn, and sheds. Parcel 14000-0020 has a single-family dwelling that was placed in 1978, as well as a barn. The properties have a total of approximately 2,313 feet of frontage along W. Norvell Bryant Hwy.

There was a previous application, AA-96-04, that redesignated an approximately 12-acre portion in the northwest corner of Parcel B from LDR to PSO on the LDC Atlas. The FLUM designation remained LDR.

ANALYSIS

The applicant proposes to redesignate the subject properties from the Low Density Residential District (LDR) to the General Commercial District (GNC) and Heavy Industrial District (IND) on the Future Land Use Map (FLUM) and from the Professional Services/Office District (PSO) and Low Density Residential District, mobile homes allowed (LDRMH) to the General Commercial District (GNC) and Heavy Industrial District (IND) with a Planned Unit Development on the Atlas Map. The applicant is proposing 25.52 acres with a depth of 500 feet fronting along W. Norvell Bryant Hwy. to be GNC and the remaining 46.44 acres to be IND with a PUD. The applicant is not proposing a PUD for the GNC portion along W. Norvell Bryant Hwy.

The applicant states that there is demand for additional commercial-designated properties due to the project's close proximity to the future Suncoast Parkway interchange. The Suncoast Parkway interchange is proposed to connect to CR-486 approximately 2,000 feet (0.38 miles) west of the subject parcels. The applicant has also indicated that the proposed IND portion is to allow for the expansion of the existing auto salvage industrial use adjacent to Parcel B. The PUD will establish a master plan for the auto salvage expansion.

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The GNC District is a land use district which contains those commercial activities that have higher commercial intensity through increased trip generations and potential for greater nuisance effect on adjacent properties due to noise, light and glare, or typical hours of operation. The IND District is a land use district that allows for the most intense industrial uses, many of which are conducted outdoors. The PSO District has a limited range of commercial uses and is intended as a buffer between higher intensity commercial and residential development. The LDR District is intended for lower density residential development consisting primarily of single-family dwellings retaining a typical neighborhood characteristic.

In comparison between the two proposed land use districts to the existing PSO and LDR Districts, the proposed land use districts may be appropriate as long as a master plan is established to limit the development intensity. While the adjacent parcels to the south and east consist of larger tract residential lots, characteristic of the LDR District, some of the residential lots to the south are proposed to be acquired by the Suncoast Parkway extension. There is also an existing auto salvage industrial use located adjacent to the subject property, and there has been a trend of establishing and expanding non-residential land uses along this portion of W. Norvell Bryant Hwy. With that said, one of the primary entrances to Pine Ridge is located across W. Norvell Bryant Hwy. within close proximity to the subject property and, although a portion of Pine Ridge contains non-residential uses, it is primarily residential in nature.

The subject properties are located within the Planned Service Area (PSA) and are within one of the County Corridor Planning Zones. The Corridor Planning Zones: 1) promote planning and orderly development; 2) provide protection from the high intensity uses which can be expected to have a negative impact on those valuable natural resources adjacent to those corridors; and 3) protect the traffic circulation function of these corridors.

The applicant has indicated that there is no proposed development within the GNC portion and that the GNC amendment is necessary to eliminate the 200-foot setback requirement from outdoor storage for auto salvage from a residential property, which would limit the scope of development within the proposed IND portion. While the applicant is proposing a PUD to limit the scope and intensity of the proposed industrial use, the proposed storage area is not meeting the 200-foot separation from the residential lots to the south and the proposed commercial component could also benefit from the potential safeguards as part of a PUD to better promote orderly development and protect traffic circulation within the corridor.

Non-residential site development will be required to meet LDC standards for either LDC Section 3740, Additional Design Standards for Large Non-residential Projects, or Section 3745, Design Standards for Small Nonresidential Development Projects, which includes standards for buffering, landscaping, façade, parking, lighting, and other applicable LDC standards.

REQUEST FOR LAND USE CHANGE

Concurrency

a. Sanitary Sewer – The subject property is in the Citrus County Utilities Division service territory with a letter provided by the Department of Water Resources indicating the ability to connect to sewer service.

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b. Potable Water – The subject property is in the Citrus County Utilities Division service territory with a letter provided by the Department of Water Resources indicating the ability to connect to potable water service.

c. Solid Waste – The property will utilize commercial solid waste collection with disposal in the Citrus County landfill, with a letter provided by the Department of Public Works Solid Waste Management Division indicating sufficient capacity at the landfill.

d. Drainage – The site has appropriate space and soils to provide an onsite drainage system that will meet Southwest Florida Water Management District (SWFWMD) and Florida Department of Environmental Protection (FDEP) requirements, with a letter provided by Burrell Engineering, Inc. indicating stormwater requirements can be met.

Consistency with Comprehensive Plan – All development applications shall demonstrate complete compliance with the Comprehensive Plan.

Objective 17.2 In order to promote the efficient use of resources and discourage scattered development and sprawl, the County shall encourage development in Planned Service Areas (PSA) and commercial infill areas as identified in the Plan and through the following mechanisms:

- County LDC - specific standards which allow higher intensities of land use in areas where adequate services are available and where specific design criteria are met, and future land uses are coordinated with appropriate topography conditions and soil types; and
- GFLUM - by designating an appropriate amount of acreage in each land use category that reflects projected growth, demonstrated needs, existing development patterns, environmental suitability, availability of infrastructure, and community values

Staff comment – The subject property is located within the PSA and has availability to connect to central sewer and water.

Policy 17.2.7 The County shall guide future development to the most appropriate areas, as depicted on the GFLUM, specifically those with minimal environmental limitations and the availability of necessary services.

Staff comment – The application proposes the use of the GNC District and the IND District with land use restrictions through a Planned Unit Development. The PUD will reduce the potential for future higher intensity development within the IND portion, but the GNC portion, as proposed, could develop at a higher density and/or intensity.

Policy 17.2.8 The County shall utilize land use techniques and development standards to achieve a functional and compatible land use framework which reduces incompatible land uses.

Staff comment – The subject property area is currently designated PSO and LDR, which acts as a transition between more intense commercially designated land and residentially

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designated land. The property abuts an existing IND property to the west and there are multiple PSO and GNC properties in the general area.

Policy 17.5.2 Commercial, Industrial, and other appropriate uses shall be allowed in Planned Developments when part of an approved Plan of Development and where development standards are met as specified by the LDC.

Staff comment – The proposal would allow an auto salvage use within a Planned Unit Development (PUD). There is no PUD proposed for the GNC portion.

Policy 17.7.3 All new industrial development shall be required to be served by central water and sewer facilities.

Staff comment – The applicant has provided a letter from the Citrus County Department of Water Resources indicating both central water and sewer facilities are available to serve both the commercial and industrial designations proposed.

Policy 17.11.2 All development in the Corridor Planning Zone and any development shall be subject to special review criteria as established by the LDC. This review shall take into consideration, at a minimum, the following impacts:

- Traffic Circulation including need for setbacks, access, and maintenance of established LOS
- Stormwater drainage and flood protection
- Provision of utilities
- Protection of jurisdictional and other unique natural features

Staff comment – The applicant has provided letters indicating utilities such as central water and sewer facilities are available to serve the site and that stormwater drainage requirements will be met. While the applicant has addressed access for the proposed open storage for auto salvage, the access and circulation for the proposed GNC portion has not been addressed and will be required to meet LDC standards at time of permitting.

Policy 17.15 The County shall encourage the reduction of uses incompatible and/or inconsistent with individual community's character and designated future land uses by requiring performance standards are met in the County LDC which will reduce negative impacts.

Staff comment – The property is located adjacent to and in the general area of nonresidential uses and districts, but properties to the south and north of the site are residential. The proposed GNC and IND District can be in harmony with both the residential area and nearby nonresidential designations with a PUD on both the IND and GNC portions.

Impacts on Affordable Housing – The proposal may create additional jobs, and through the conversion of the existing residential land use district to the nonresidential districts appears to have a negligible impact since no permanent housing is proposed. However, the proposed GNC portion could allow for increased density with multi-family of up to 10 units per acre.

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Compatibility with Adjacent Land Uses – The area proximate to the subject property along CR-486 is comprised of existing commercial and industrial properties, such as mini-warehouse, auto salvage, and the YMCA, as well as vacant commercial and residential development in the surrounding area. The proposed PUD contains safeguards to limit the operations of the auto salvage which could reduce impacts concerning noise, lighting, and glare from other potential nonresidential operations. As such, the proposed land use changes combined with the land use restrictions as indicated in the PUD appear to be compatible with the properties immediately surrounding the site, especially if the PUD incorporated the GNC portion to further promote orderly development and protect traffic circulation within the corridor. As requested, the applicant is not proposing a PUD for the commercial portion.

Environmental – The site may contain suitable habitat for gopher tortoises; however, if any gopher tortoises or other protected species are found onsite, the applicant will need to coordinate with Citrus County and the Florida Fish and Wildlife Conservation Commission (FWC). A tree preservation plan will be required at the time of development that includes analysis of any specimen trees that may be located on the site.

Transportation – The subject property accesses from W. Norvell Bryant Hwy., a minor arterial roadway. The proposed auto salvage use will take access from the adjacent existing development and will not have direct access to W. Norvell Bryant Hwy.

PROPOSED FINDINGS OF FACT – LAND USE CHANGE

1. The request is to re-designate Parcel B of LR-96-17 and Parcel 14000-0020 of an unrecorded subdivision, Section 29, Township 18 South, Range 18 East from Low Density Residential District (LDR) to the General Commercial District (GNC) and Heavy Industrial District (IND) on the FLUM; and from Professional Services/Office District (PSO) and LDRMH, Low Density Residential District, mobile homes allowed to General Commercial District (GNC) and Heavy Industrial District (IND) with a Planned Unit Development on the Land Use Atlas Map (LUAM).
2. The proposed land use is generally consistent with the Comprehensive Plan.
3. The site has met concurrency requirements for central water, central sewer, solid waste, and drainage.
4. The properties front along a minor arterial roadway.
5. The site is located within the adopted PSA and a Corridor Planning Zone.

REQUEST FOR PLANNED UNIT DEVELOPMENT

This application proposes to establish a Master Plan of development within the IND portion for outside storage and an auto salvage use.

Consistency with the Land Development Code (LDC): The outside storage for auto salvage use was reviewed using the standards outlined in LDC Section 4300, Planned Unit Developments, as well as the design standards of LDC Section 3740, Additional Design Standards For Large Non-Residential Projects, which includes façade, pedestrian circulation, parking areas, landscaping, buffers, lighting, ground area coverage, and floor area ratio, and Section 3350, Auto Salvage/Junkyards and Abandoned Property.

***Access Management/Transportation*:** The Master Plan indicates that the subject site will take access through the existing adjacent auto salvage use, via one cross access connection to the west.

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The adjacent auto salvage use has two existing driveway connections to W. Norvell Bryant Hwy., which are not part of this application and are not proposed to change.

The Engineering Division has provided the following recommended comments:

- The proposed project will be subject to the requirements Chapter 6, Stormwater Management, Section 6300, Nonresidential Design Criteria, of the Land Development Code. The applicant will need to address the requirements of Section 6310.D with regard to flood volume compensation for any fill placed within the 100-year flood plain. The project does not propose additional access connections to the County roadway system.

- The site is subject to the requirements of the Citrus County Code Chapter 42, Environment, Article VI NPDES Stormwater Illicit Connection or Illicit Discharge Regulations. The purpose of the chapter is to protect the municipal stormwater system from illicit discharges. The existing adjacent Citrus County drainage retention area and the stormwater system (pipes and inlets) draining into the drainage retention area are part of the municipal stormwater system and would need to be protected in accordance with this regulation.

***Landscaping/Buffers*:** The Master Plan proposes a 20-foot wide Type "D" buffer with an eight-foot tall wall along the south, east and a portion of the north property lines where abutting adjacent residentially designated land, per the requirements of Section 3350. A 15-foot wide Type "C" buffer is proposed along the remainder of the north property line where adjacent to the proposed GNC district as opposed to the required 20-foot Type "D" buffer with a wall. The applicant is not proposing a buffer between the adjacent industrial uses, as the LDC only requires a sodded strip between like uses.

- A deviation has been requested to the required 20-foot Type "D" landscape buffer with a wall for an industrial use abutting a commercial designation. The applicant has instead indicated a 15-foot wide Type "C" buffer.

Staff Comment: *Although there is ample room to place the appropriate buffer width and type along the proposed nonresidential area, the outdoor storage for an auto salvage is a low intensity industrial use and should be compatible with the proposed GNC portion when it develops. However, the applicant is not proposing a PUD for the commercial portion.*

***Parking Standards/ Loading Zone*:** The applicant is not proposing any structures or uses that would require additional parking for the existing LKQ salvage operation. The proposed outdoor storage for auto salvage will not increase the demand for parking facilities at the main site.

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Setbacks: The LDC Section 3350 requires outside storage associated with an auto salvage use to have a minimum 75-foot setback from a property line or 200-foot setback from a lot lying in a residential district. The proposed master plan shows the outdoor storage area having minimum setbacks as follows:

Setback	LDC Required	Proposed
North (commercial)	75 feet	65 feet
North (residential)	200 feet	477 feet
South (residential)	200 feet	51 feet
East (residential)	200 feet	192 feet
West (industrial)	5 feet	55 feet

There is approximately 801,783 square feet (18.41 acres) of available area meeting the 200-foot setback within the proposed IND designated area and approximately 1,120,752 square feet (25.73 acres) of available building area within the proposed IND portion meeting both the 200-foot setback from a residential lot and the 75-foot setback from a nonresidential lot if the GNC portion were to be subdivided from the IND portion and no longer under common ownership. The outdoor storage use is not proposed to have frontage along a right-of-way and is well beyond the minimum building setback of 100 feet from the centerline of a minor arterial.

- A deviation has been requested to the required 200-foot setback for an outdoor storage associated with auto salvage use from adjacent residential lots. The applicant has instead indicated a 51-foot setback. The proposed use currently meets the 75-foot setback from nonresidential property lines; however, if the property is subdivided separating the proposed GNC portion from the IND portion, the outdoor storage use will not meet the 75-foot setback.

    - *There appears to be adequate area within the proposed IND portion to meet both the required minimum 200-foot setback from a residential lot and the required minimum 75-foot setback from a nonresidential lot, if the GNC portion is to be subdivided and no longer under common ownership.*

Impervious Surface: The outdoor storage use proposes a total impervious surface ratio (ISR) of approximately 45.6 percent of the IND portion, where the maximum ISR for the IND District is 70 percent, meeting this requirement.

Stormwater Management: The site plan includes proposed drainage retention areas that will be required to meet LDC requirements at the time of permitting and will need to address the requirements for flood volume compensation for any fill placed within the 100-year flood plain. The applicant must also ensure that the County drainage retention area and the stormwater system draining into it will be protected.

Tree Preservation: The site contains a number of trees, and the applicant has not indicated which trees are proposed for removal. At the time of permitting, the applicant will need to provide evidence of meeting minimum LDC standards for tree removal/mitigation.

PROPOSED FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT

Staff reviewed this application under the standards of Section 4300, Planned Unit Developments (PUD); Section 2414, Heavy Industrial District, and Section 3350, Auto Salvage/Junkyards and

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Abandoned Property, as specified in the LDC. The Board of County Commissioners (BCC) may adopt modified conditions of approval pursuant to LDC Section 4302, PUD Approval Procedures, when in the public interest and expressed in formal findings of fact. The reviewing body shall approve, approve with modifications and/or conditions, or disapprove the PUD. The reviewing body shall enter its reasons for such action in its record. As evidence, the following findings of facts are cited.

A. **Only uses which are consistent with the Comprehensive Plan may be approved as a PUD.** *The proposed outdoor storage associated with auto salvage use is consistent with the Comprehensive Plan, provided all LDC requirements are met. The use is allowable in the IND District via the permitting process. As previously noted, the proposed PUD is in general conformance with the Comprehensive Plan provided the LDC standards regarding noise, lighting, etc. are adhered to; however, the applicant could modify the site to better meet required setbacks.*

B. **Any development approved through the PUD application process, which is not designated a use in the respective land use district for the subject PUD parcel, shall be compatible with established or planned uses both within the development footprint and surrounding neighborhoods and property.** *The surrounding area includes other non-residential uses such as the adjacent auto salvage, mini-warehouse, and the YMCA, as well as vacant residentially designated land in the general area. The proposed outdoor storage use does abut single-family residential uses to the south, east, and north, which will be screened with landscape buffers with a wall. The applicant has indicated that the use of the site would be restricted to outdoor storage for auto salvage only, and reduced buffers are proposed to be maintained. As such, the use as proposed could be compatible with the surrounding area.*

C. **Accessory uses shall be permitted as set forth within the approved general concept plan or as found by the Board of County Commissioners to be compatible with an approved plan.** *The Master Plan includes operations such as outdoor storage for auto salvage. Any future accessory uses would be subject to standards as outlined in the LDC.*

D. **Subsequent to the approval of a PUD, uses not enumerated may be permitted through amendment of the PUD and approved by the Board of County Commissioners.** *The applicant is aware that any future uses may require an amendment to this Planned Unit Development.*

E. **The land area included within the PUD development shall be of such proportions as to properly accommodate all proposed uses in keeping with the general requirements of the County and the established objectives and policies of the adopted Comprehensive Plan.** *The project meets all standards for impervious surface and floor area ratio as outlined in the Comprehensive Plan and Land Development Code.*

F. **There shall be no specific lot requirements for individual uses; provided, however, that the area designated for any particular use shall be of sufficient size and proportion so as to properly accommodate said use and to provide for adequate open space and buffering between it and an adjacent use.** *Buffers are proposed as delineated on the Master Plan. The applicant intends to provide landscape buffering with the deviation discussed above; however, there appears to be adequate area to provide the required buffer.*

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G. The maximum height of structures, setbacks, and density within a PUD development shall be as specifically established by the Board of County Commissioners in its approval action. *The applicant has not requested a deviation from maximum height or density requirements as there are no structures proposed; however, the outdoor storage area could be revised to better fit within the required setbacks to reduce or remove the deviations requested.*

H. Approval of the proposed PUD development shall include approval of all maps, diagrams, tables, and reports submitted by the applicant. *The applicant has submitted a Master Plan date-stamped received July 26, 2021, for this application.*

I. A planned unit development will terminate within three years of the date of approval if either a site development plan or preliminary subdivision plat application is not filed with the County. If one of these applications is not filed within the specified time frame, the PUD shall be null and void. *The applicant has not requested a deviation from this requirement.*

PLANNING AND DEVELOPMENT COMMISSION (PDC) RECOMMENDATION: The Planning and Development Commission (PDC) discussed this application on September 16, 2021. The PDC recommended approval with conditions of the proposed request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan, to amend the Land Development Code Atlas Map, and to establish a Planned Unit Development. The PDC found that the application is consistent with the requirements of the LDC and consistent with the Comprehensive Plan. Granting this request will not adversely affect the public interest and would be generally compatible with adjacent properties and other properties in the district, provided adherence to the conditions.

1. The Planned Unit Development (PUD) shall allow for outdoor storage associated with auto salvage in the IND land use district as outlined on the Master Plan date-stamped received July 26, 2021, by the Land Development Division. Any new construction shall take place in accordance with the criteria and requirements of the Citrus County Land Development Code, unless as specifically outlined within these conditions.

2. A 20-foot wide Type "C" landscape buffer is required along the north property line, abutting nonresidential land use districts and a Type "D" buffer with an eight-foot wall is required along the north, east, and south property lines where abutting residential land use districts as outlined on the Master Plan.

3. The outdoor storage associated with auto salvage must maintain a minimum 51-foot setback to the adjacent residential lots to the south and a minimum 192-foot setback to the adjacent residential lots to the east as outlined on the Master Plan. If the property is subdivided, the outdoor storage associated with auto salvage must maintain a minimum 65-foot setback to the adjacent nonresidential property to the north as outlined on the Master Plan.

4. A Tree Preservation Plan must be submitted and approved at the time of permitting.

5. A biological survey must be submitted at the time of permitting.

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6. Landscaping and design and maintenance shall follow the principles of *Florida Friendly Landscaping*™ and the *Florida Yards and Neighborhoods (FYN) Homeowner Program* to reduce water use and fertilizer runoff. Turf grasses and landscape vegetation shall be common to the area and drought tolerant.

7. The applicant will need to meet the requirements of Chapter 6, Stormwater Management and Chapter 7, Transportation System Standards at time of permitting.

8. In accordance with Chapter 42, Environment, Article VI NPDES Stormwater Illicit Connection or Illicit Discharge Regulations the following is required:

    - If dewatering practices occur, all testing/monitoring requirements by the governing agency needs to be reported to Citrus County as well, including types of testing and frequency of testing.

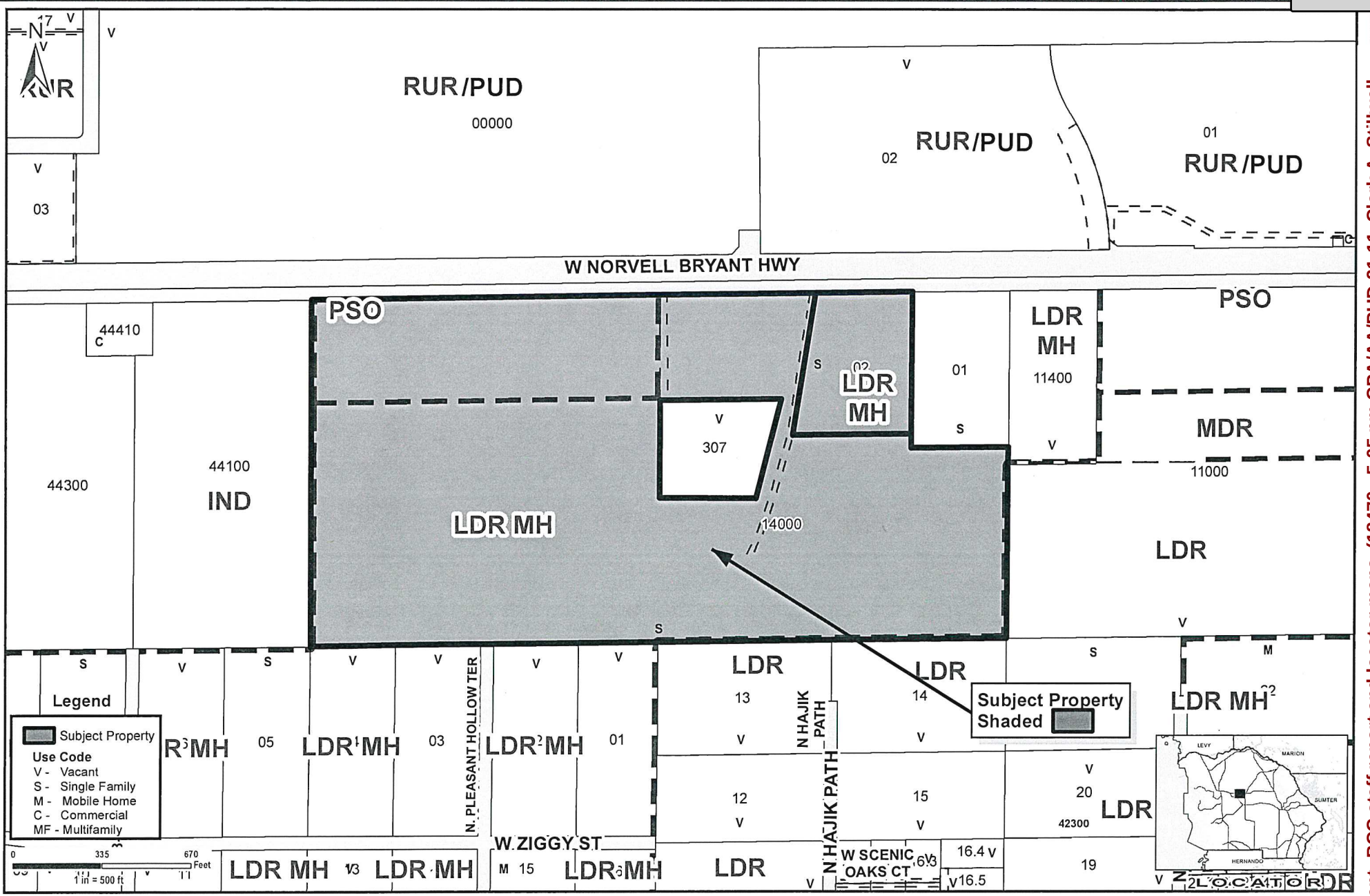
    - The projects stormwater management system must be designed to prevent adverse impacts to the existing stormwater system (pipes and inlets) draining into the adjacent drainage retention area.

9. Where standards are not specified herein, the Citrus County Land Development Code standards (or current code standards) will apply.

10. Minor modifications to this Planned Unit Development may be approved by the Director of the Land Development Division as outlined within Section 4304, Modification of a Previously Approved Planned Unit Development, as specified in the LDC.

JH/cb

Attachment: BCC staff report and locator maps (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)



Application #: CPA/AA/PUD-21-11	Applicant: Clark A. Stillwell, Esq. for Damron Family Trust, et al
Proposal: Amend FLUM from LDR to GNC & IND, amend the LUAM from PSO & LDRMH to GNC & IND with a PUD	Location: 4386 and 4374 W. Norvell Bryant Hwy, Crystal River
Land Use Atlas: PSO and LDRMH	S-T-R - 32-17-19 NW
	Planner Initials: JH Date: 8/3/21

Geographic Information Systems

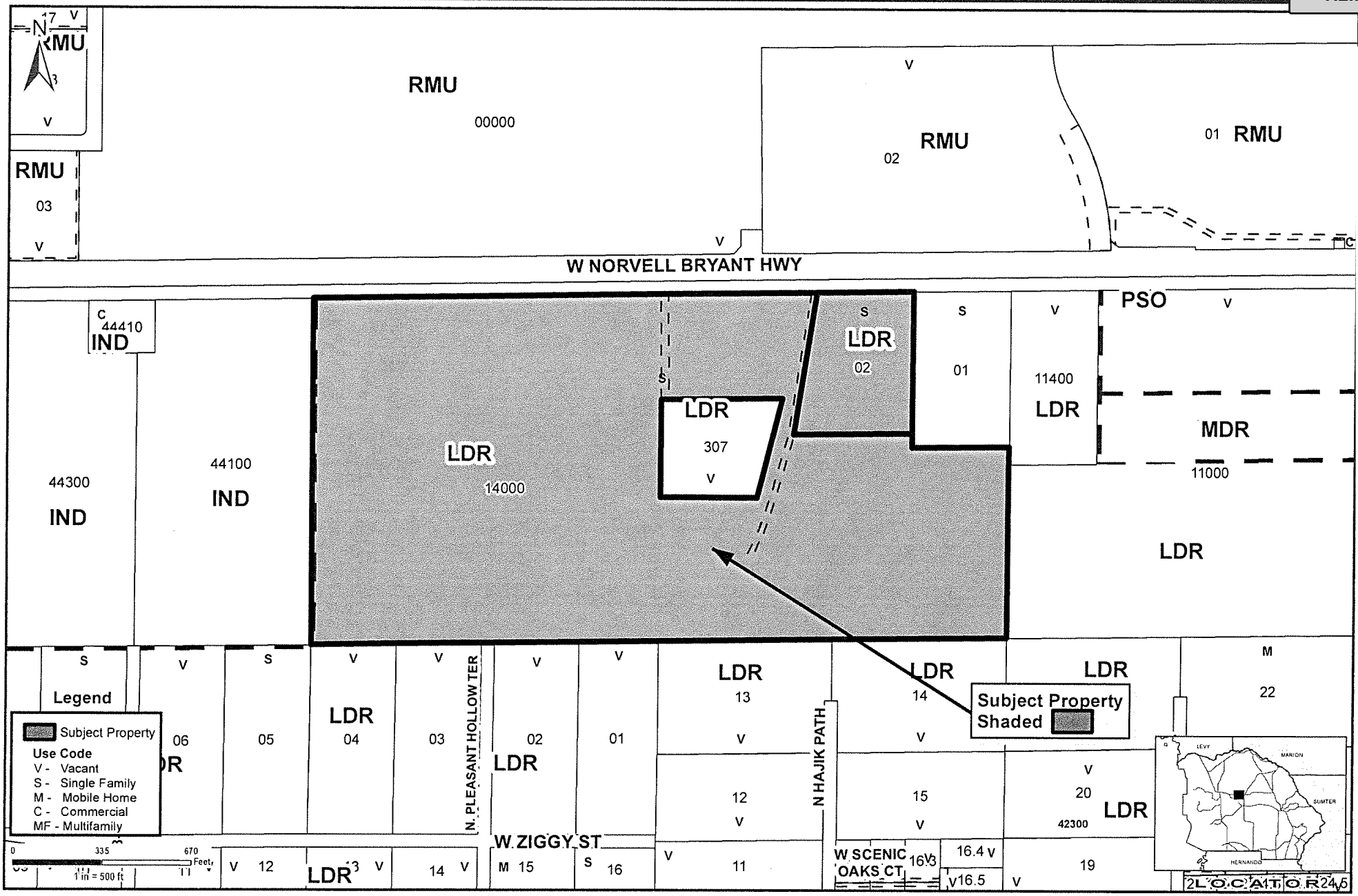
Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 23, 2021
Source: Enterprise Geodatabase
Map Number: WB0000625

The information is to be used for general purposes only. The Citrus County Geographic Information Systems Division makes every effort to provide content that is accurate and complete as of the date it is posted. However, all information provided must be independently verified by the user.

Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance upon the accuracy or timeliness of this information and the viewing, copying, or distributing of these materials.

Attachment: BCC staff report and locator maps (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell,



Application #: CPA/AA/PUD-21-11	Applicant: Clark A. Stillwell, Esq. for Damron Family Trust, et al
Proposal: Amend FLUM from LDR to GNC & IND, amend the LUAM from PSO & LDRMH to GNC & IND with a PUD	Location: 4386 and 4374 W. Norvell Bryant Hwy, Crystal River
Future Land Use: PSO and LDRMH	S-T-R - 32-17-19 NW
	Planner Initials: gm Date: 8/3/21

Geographic Information Systems

Cynthia P. Skelhorn
Director

Prepared By : William Braunsch
Date: July 23, 2021
Source: Enterprise Geodatabase
Map Number: WB0000628

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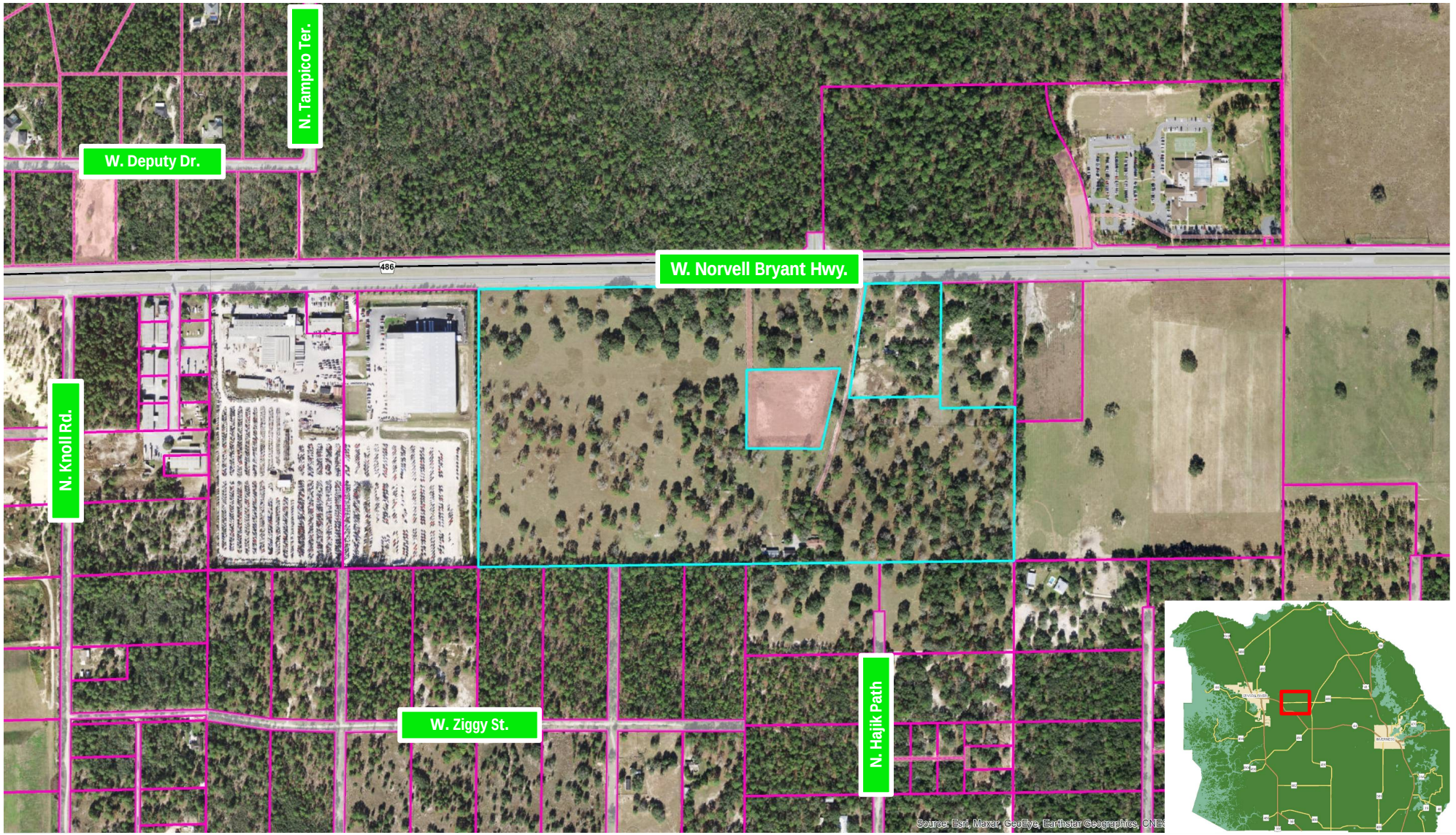
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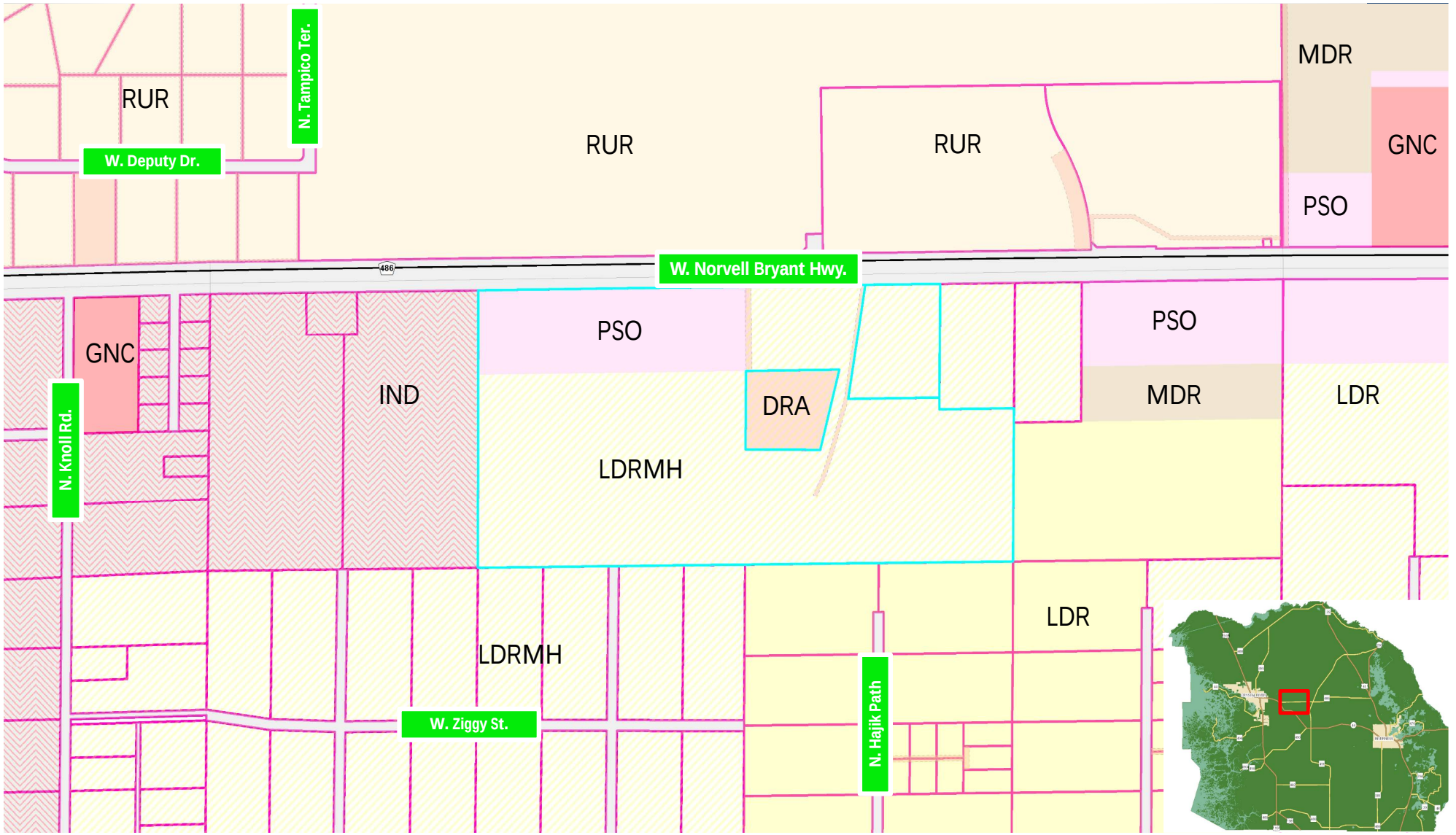
CPA / AA / PUD-21-11

Clark Stillwell for Damron Family Trust

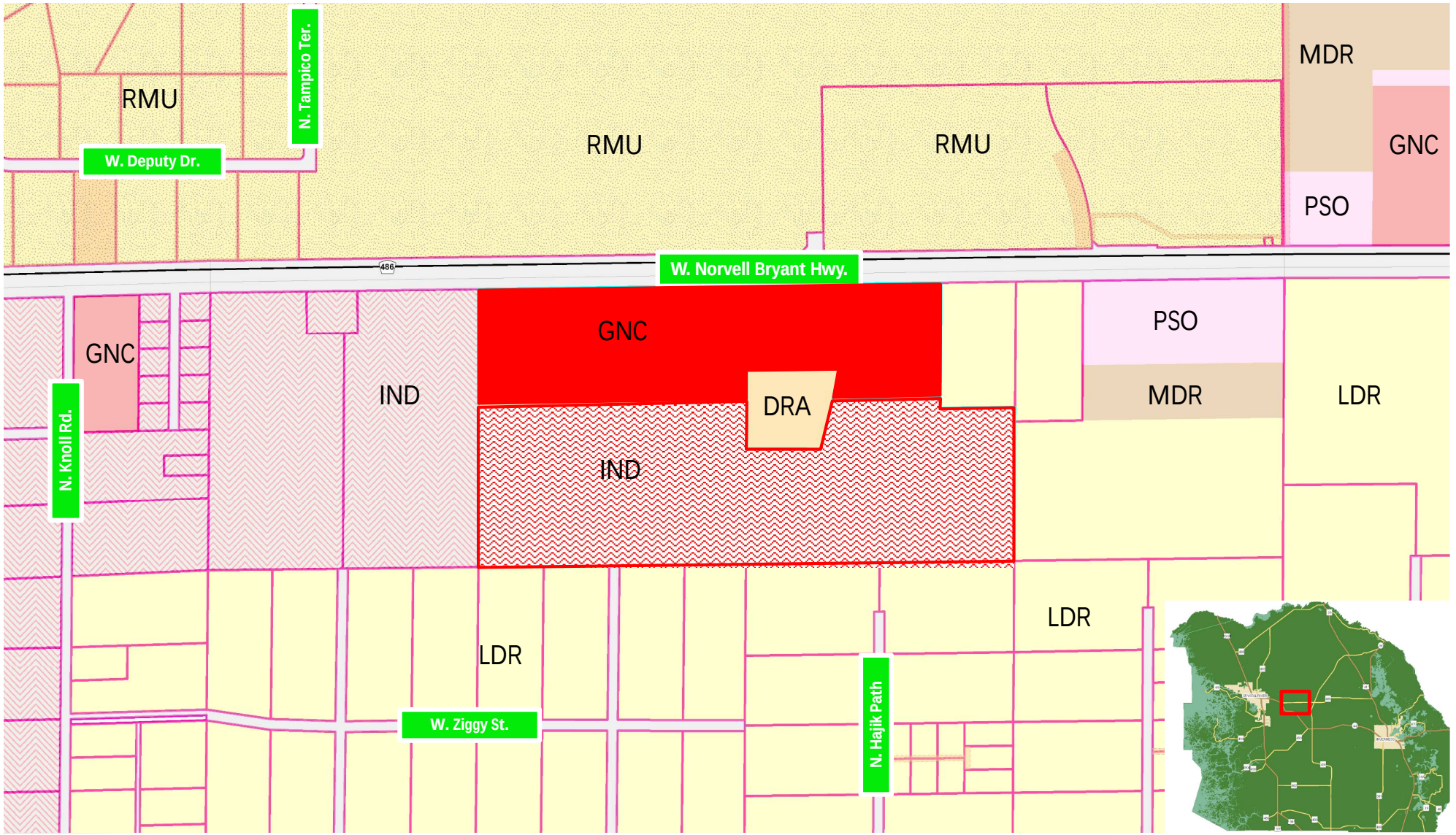
Attachment: BCC Planner PowerPoint (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for



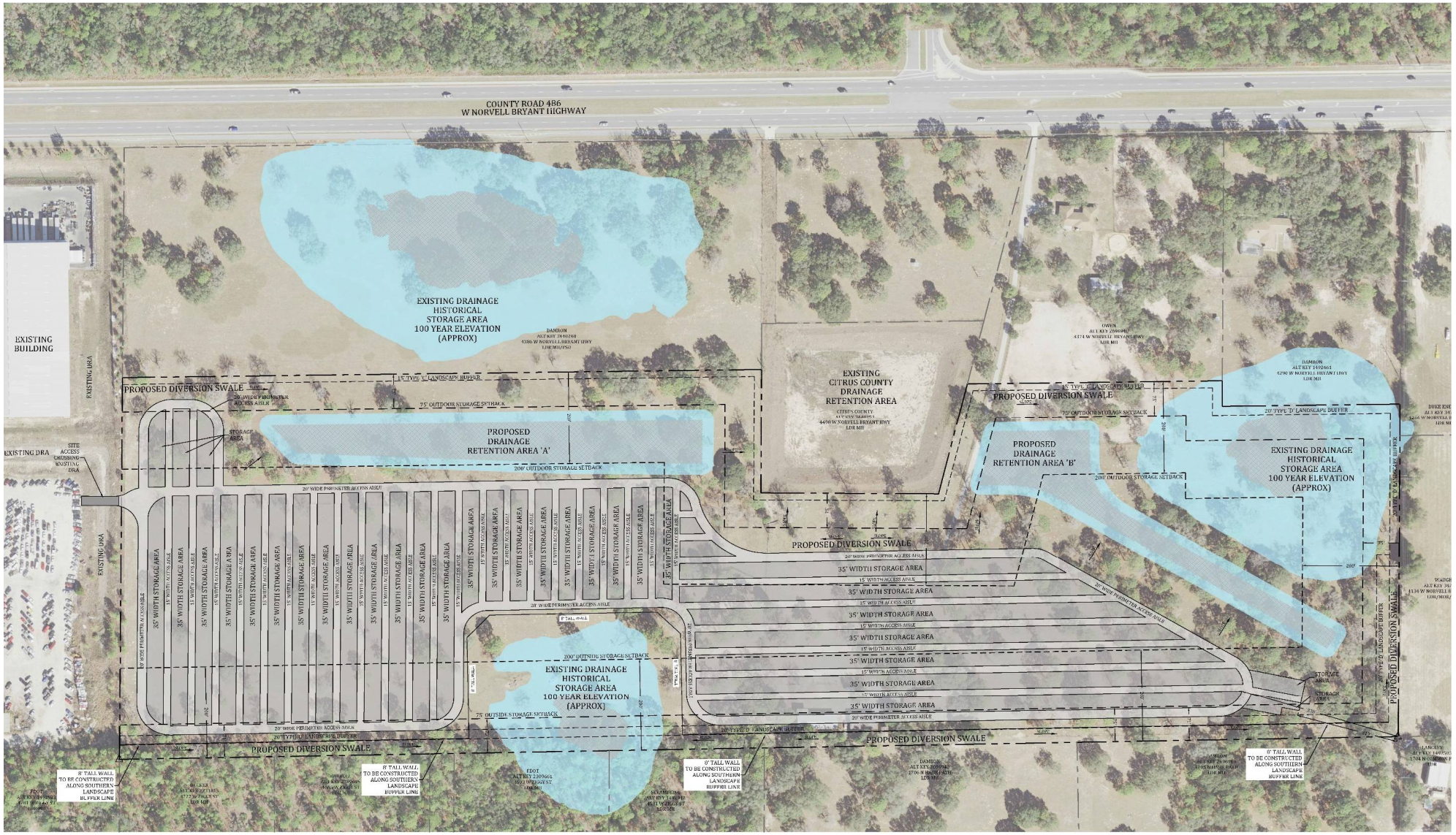
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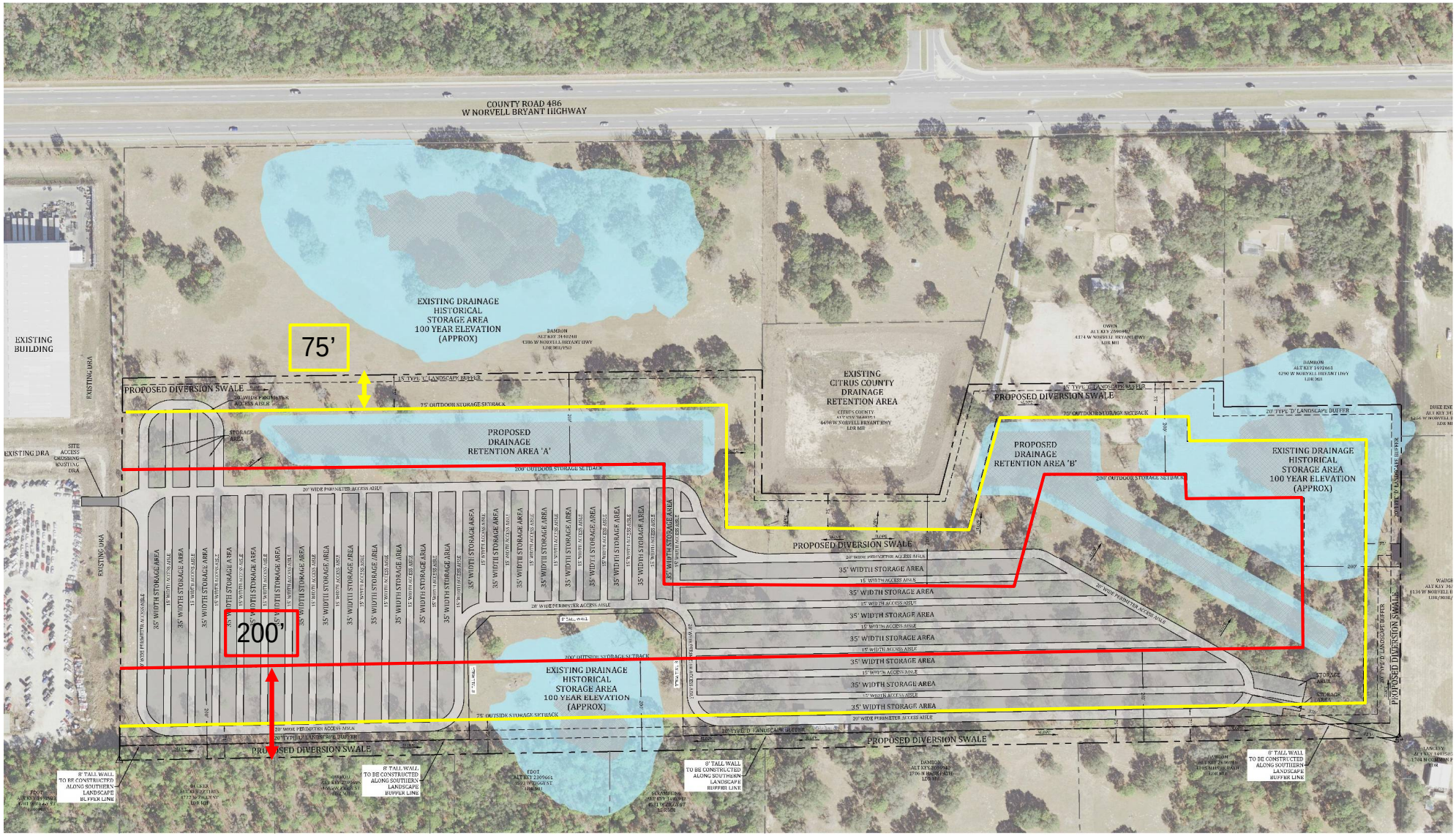
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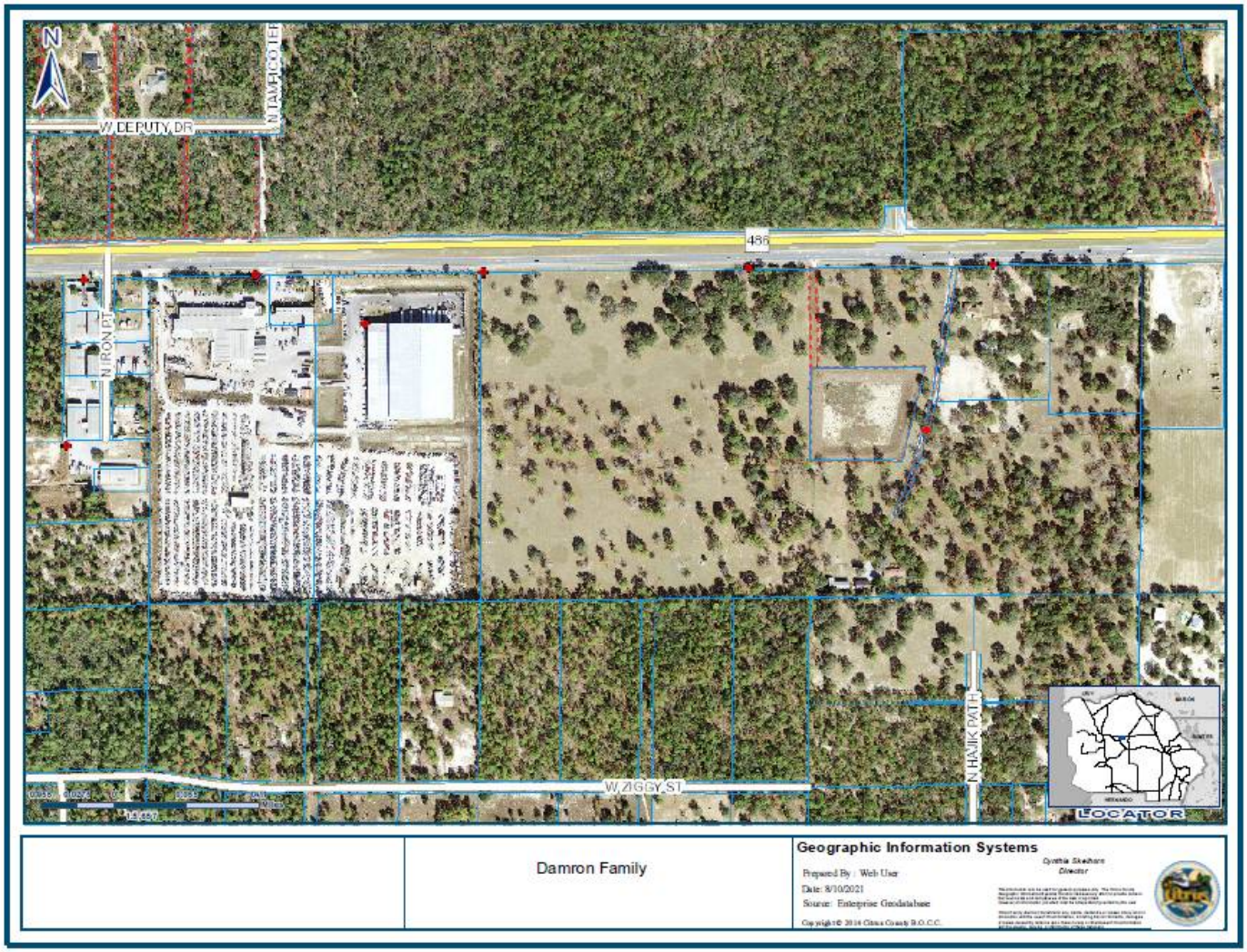


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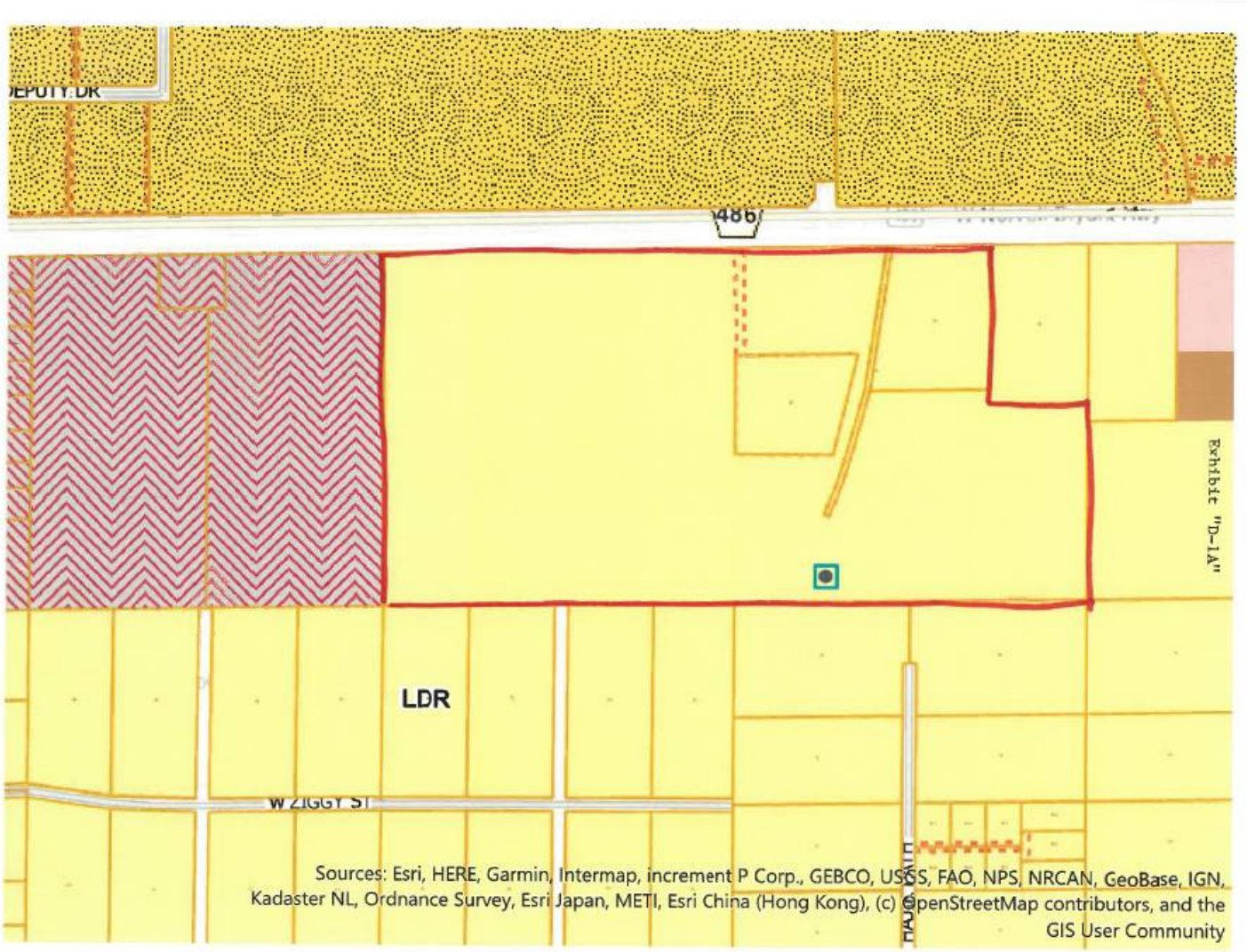
CPA/AA/PUD-21-11

Clark A. Stillwell
Law Office of Clark A. Stillwell for
Damron Family
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com

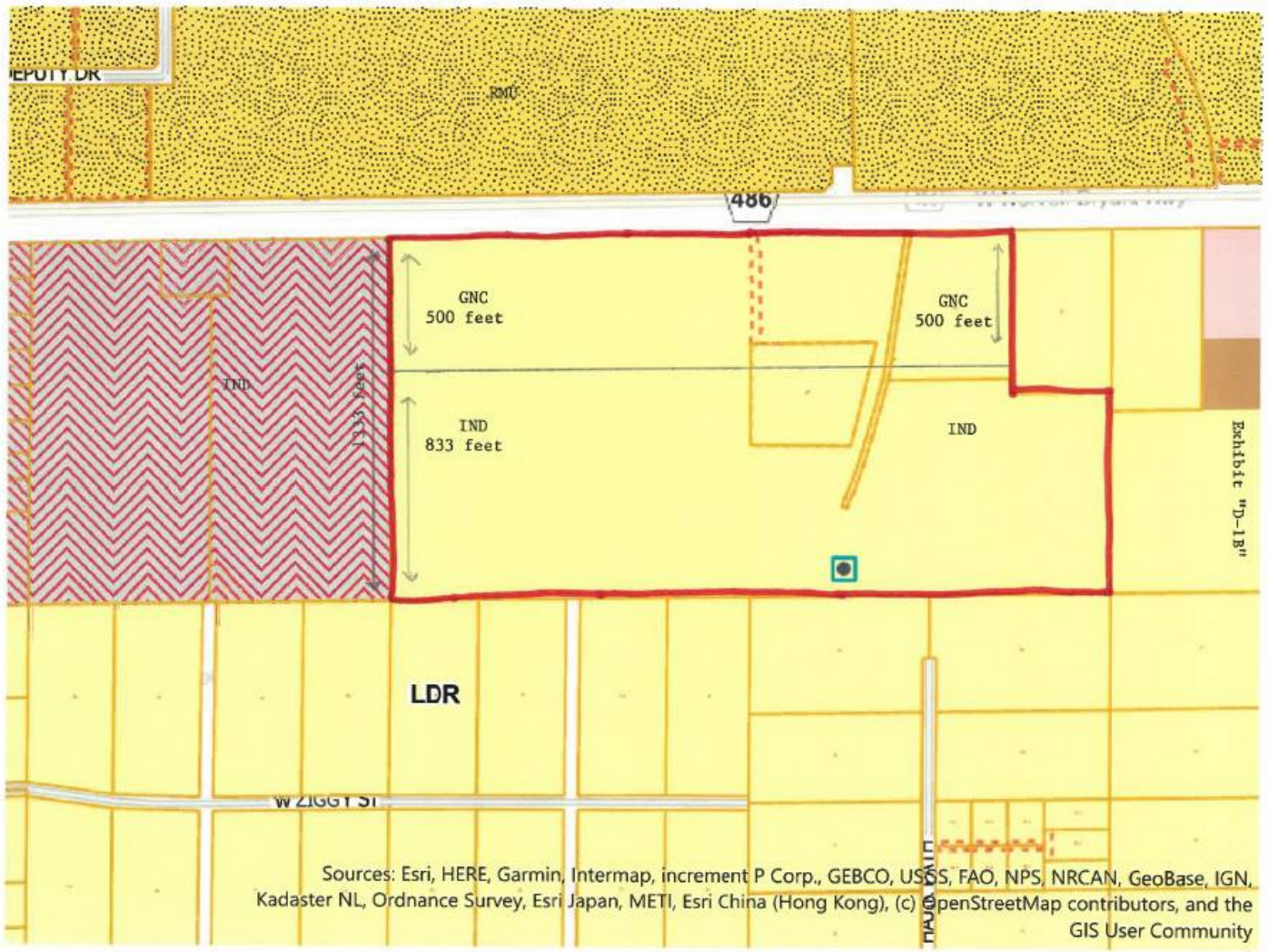
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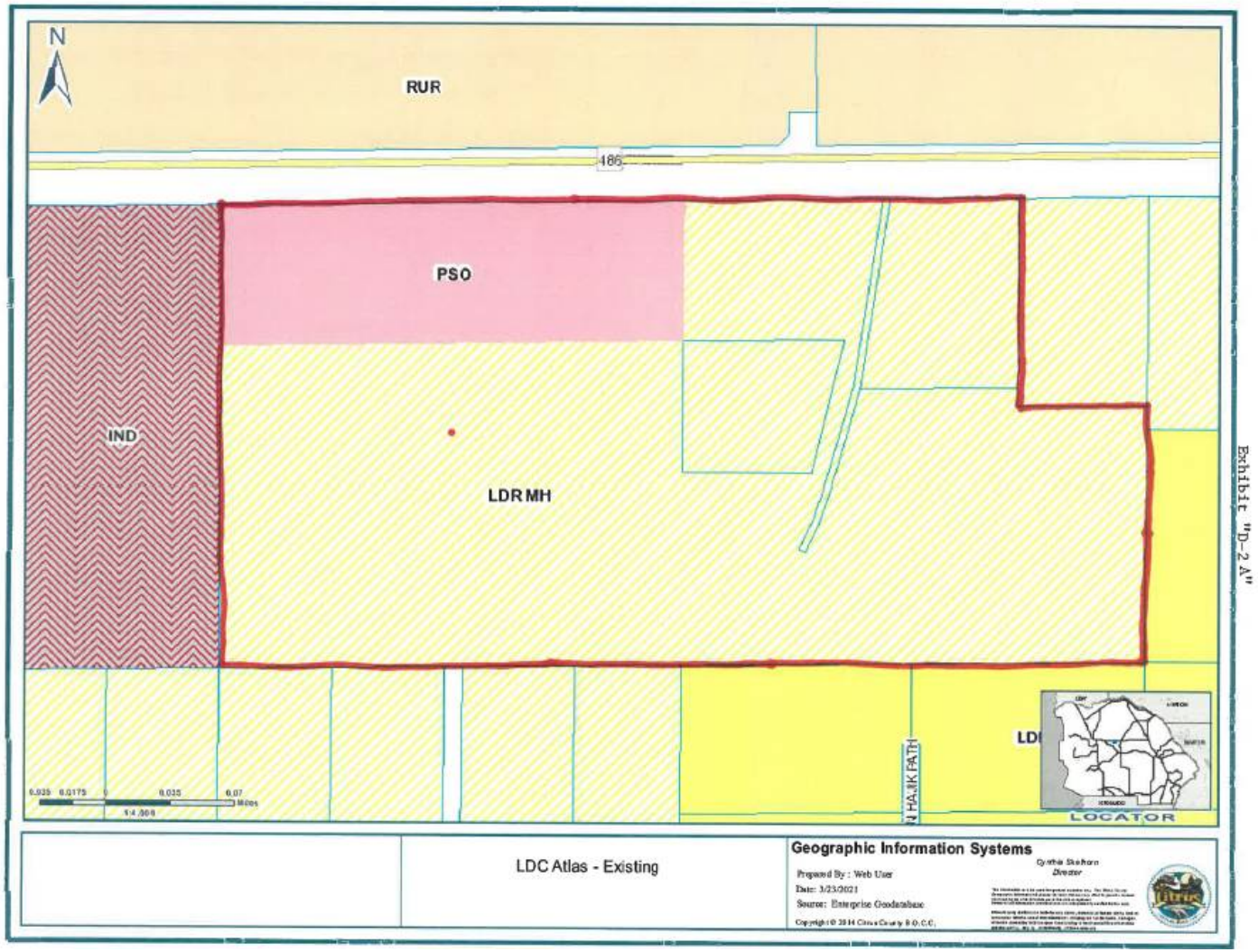
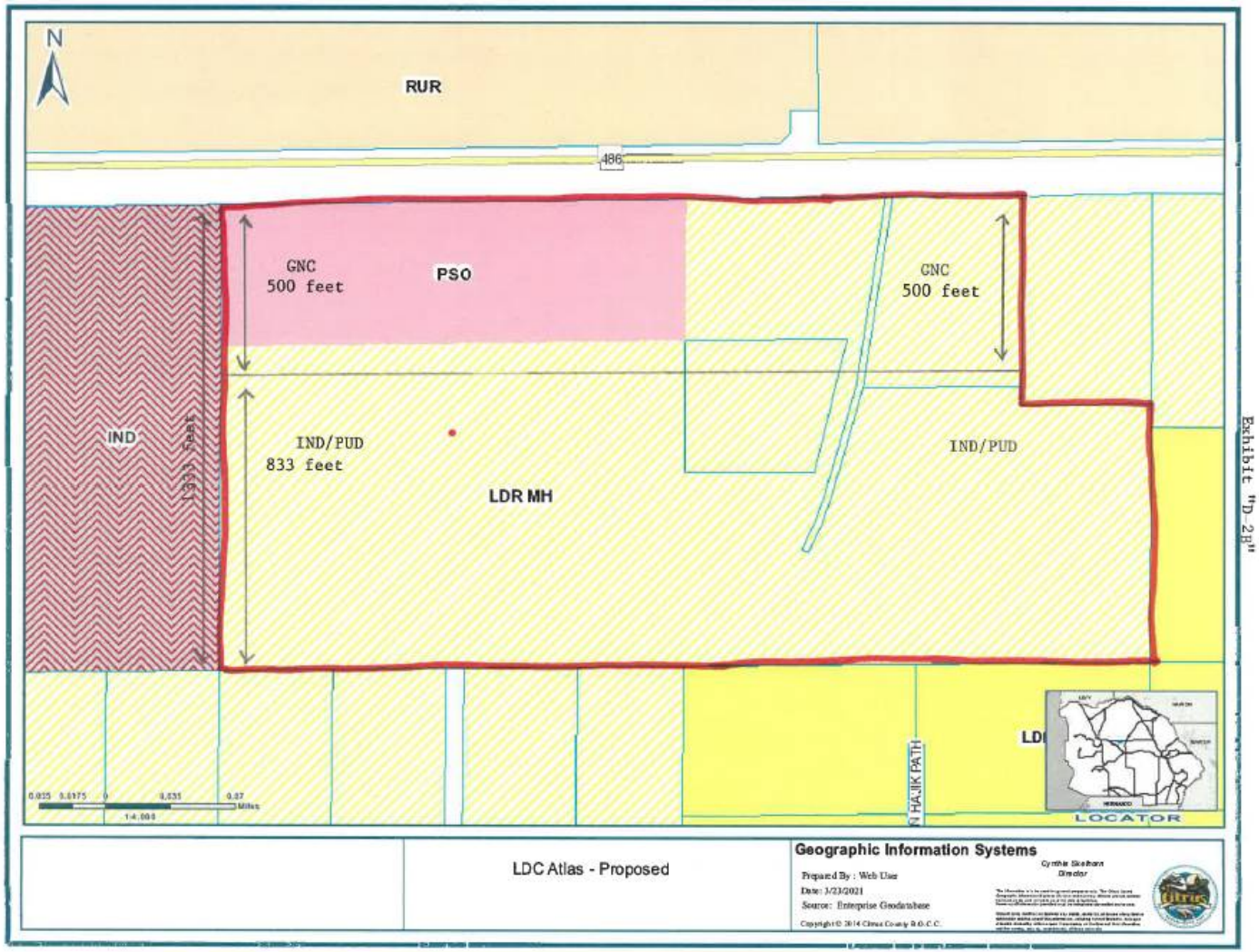
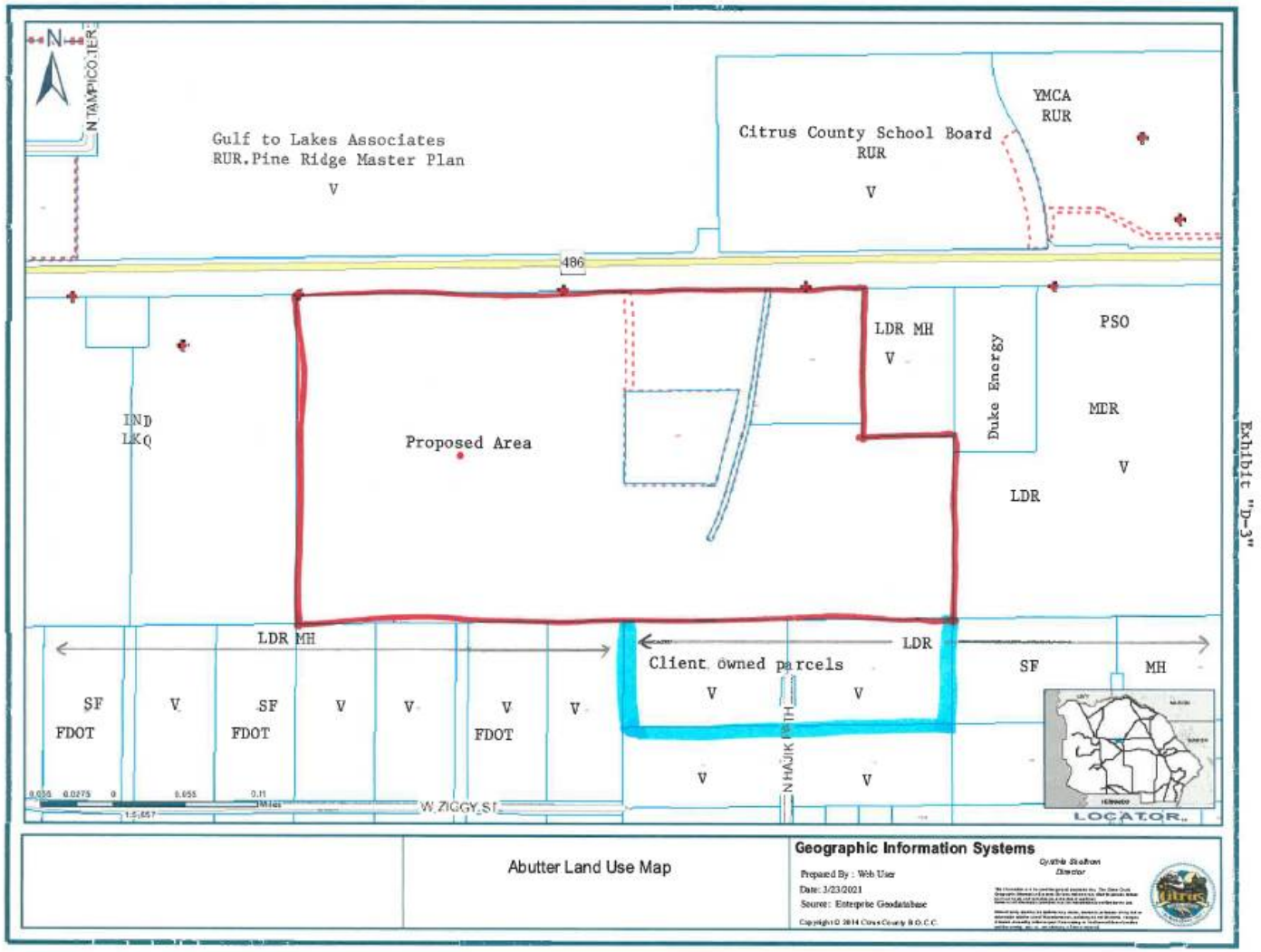


Exhibit "D-2 A"

Attachment: Applicant Power Point (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for



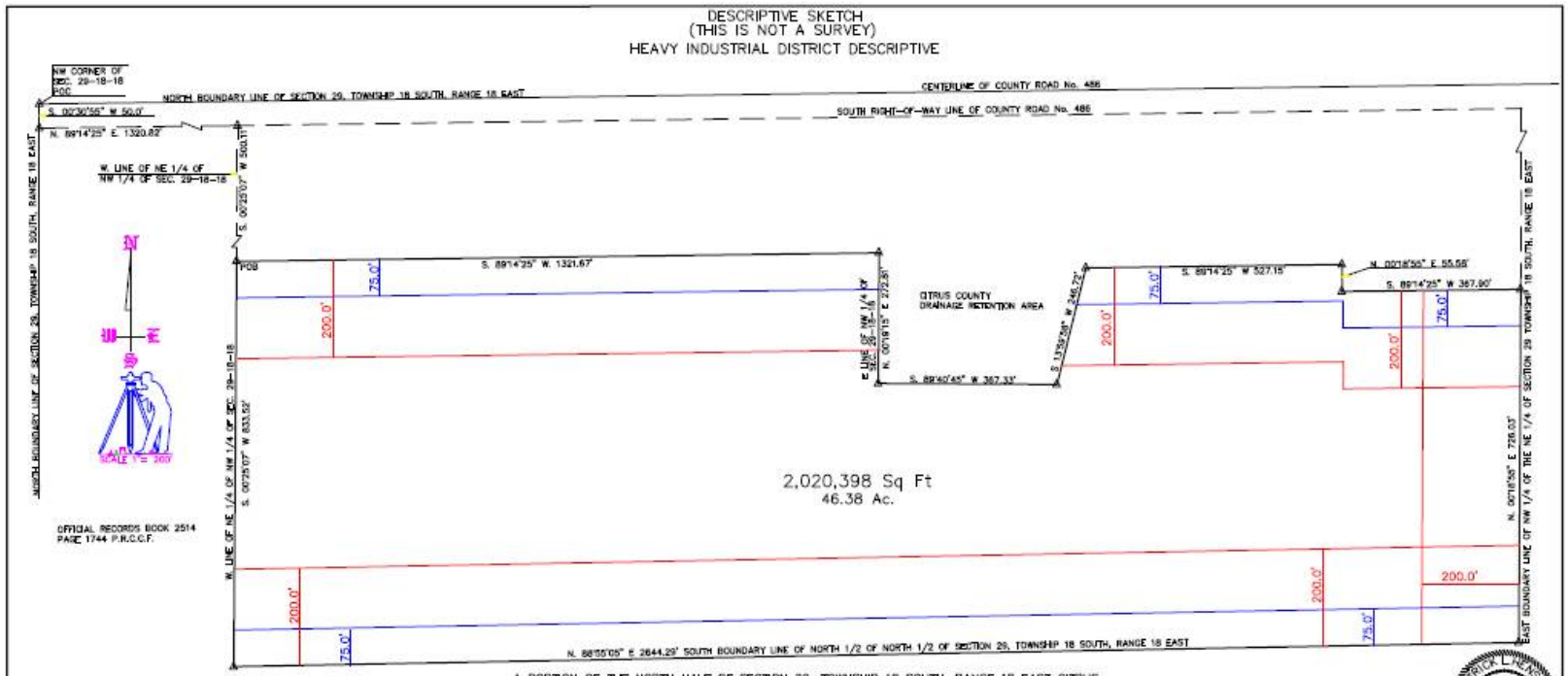
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Attachment: Applicant Power Point (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for

DESCRIPTIVE SKETCH
(THIS IS NOT A SURVEY)
HEAVY INDUSTRIAL DISTRICT DESCRIPTIVE



Δ= DESCRIPTIVE POINT
P.O.C. = POINT OF COMMENCEMENT
PRCCF = PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
P.O.B. = POINT OF BEGINNING

MAP REVISION DATE: JULY 21,2021
REVISE LEGAL DESCRIPTION

Anderson Specialty Services, Inc.
9200 East Orange Avenue
Floral City, Florida 34436
(352) 220-0146
BUSINESS CERTIFICATE LB 8156

A PORTION OF THE NORTH HALF OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA; THENCE S. 00°30'55" W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486; THENCE N. 89°14'25" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1320.82 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE S. 00°25'07" W ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 500.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°25'07" W ALONG SAID WEST BOUNDARY, A DISTANCE OF 833.52 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 29; THENCE N. 88°55'05" E ALONG SAID SOUTH BOUNDARY OF THE NORTH HALF OF THE NORTH HALF A DISTANCE OF 2,644.29 FEET; THENCE N. 00°18'55" E ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 726.03 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 367.90 FEET; THENCE N. 00°18'55" E. A DISTANCE OF 55.58 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 527.15 FEET; THENCE S. 13°59'58" W. A DISTANCE OF 246.72 FEET; THENCE S. 89°40'45" W., A DISTANCE OF 367.33 FEET; THENCE N. 00°19'15" E., A DISTANCE OF 272.81 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 1321.67 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 2,020,398 SQUARE FEET (46.38 ACRES) MORE OR LESS.

PATRICK L. HENSON CERTIFICATE No. 4547 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE DESCRIPTIVE SKETCH SHOWN HEREON WAS PREPARED UNDER MY DIRECTION SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS_____DAY OF_____

PATRICK L. HENSON, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4547

THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

Attachment: Applicant Power Point (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for

Who is LKQ

LKQ Corporation is the leading provider of alternative and specialty parts to repair and accessorize automobiles and other vehicles. LKQ has operations in North America, Europe and Taiwan. LKQ offers its customers a broad range of replacement systems, components, equipment and parts to repair and accessorize automobiles, trucks, and recreational and performance vehicles.

OUR MISSION IS TO BE THE LEADING GLOBAL VALUE-ADDED DISTRIBUTOR OF VEHICLE PARTS AND ACCESSORIES BY OFFERING OUR CUSTOMERS THE MOST COMPREHENSIVE, AVAILABLE AND COST EFFECTIVE SELECTION OF PART SOLUTIONS WHILE BUILDING STRONG PARTNERSHIPS WITH OUR EMPLOYEES AND THE COMMUNITIES IN WHICH WE OPERATE.

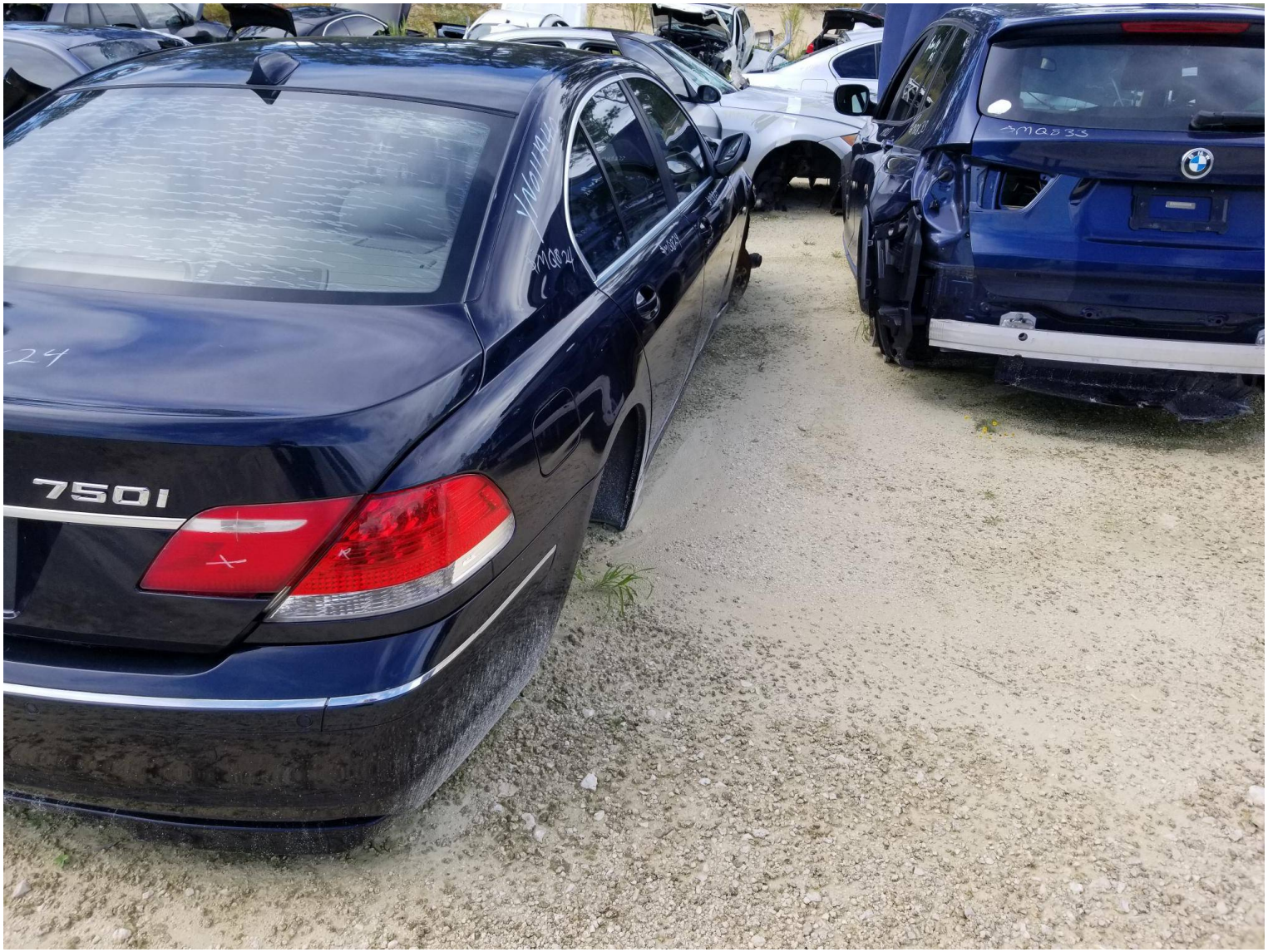
LKQ was initially formed in 1998. It has 1,700 locations in 31 countries with 51,000 employees worldwide. LKQ is a publicly traded company on Nasdaq stock exchange – "LKQ". Locally, LKQ commenced its current operations in year 1998. The local LKQ operations include 39 acres, 130,000 sq. ft. of warehouse operations and 150 employees. The proposed expansion for open storage will allow LKQ to grow with the community adding additional employees.



Attachment: Applicant Power Point (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for



Attachment: Applicant Power Point (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for



Attachment: Applicant Power Point (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for

SUNCOAST PARKWAY 2 (SR 589), PHASE 2 - DESIGN
From SR 44 to CR 486

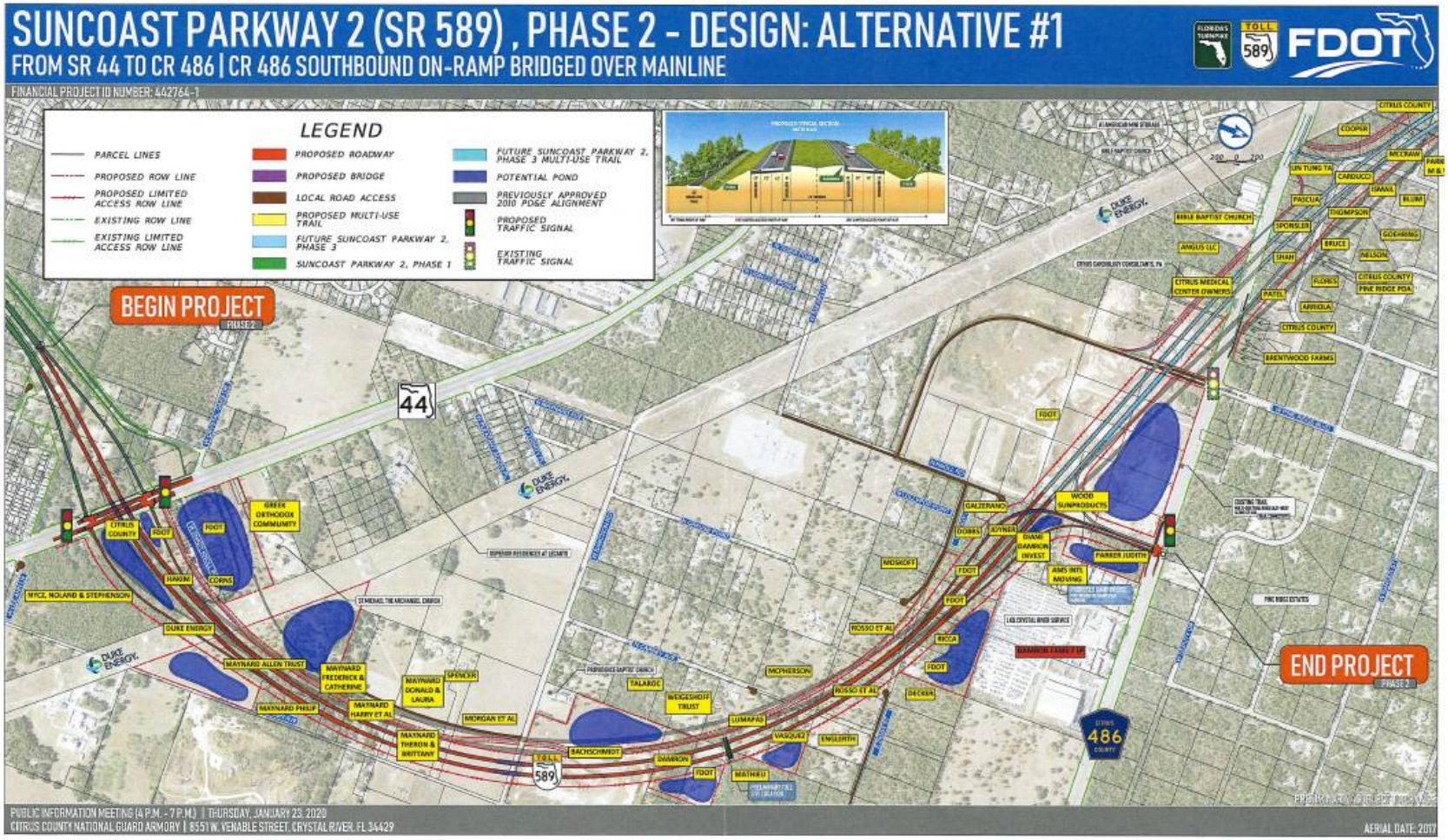
Financial Project ID Number: 442764-1

PROJECT LOCATION MAP

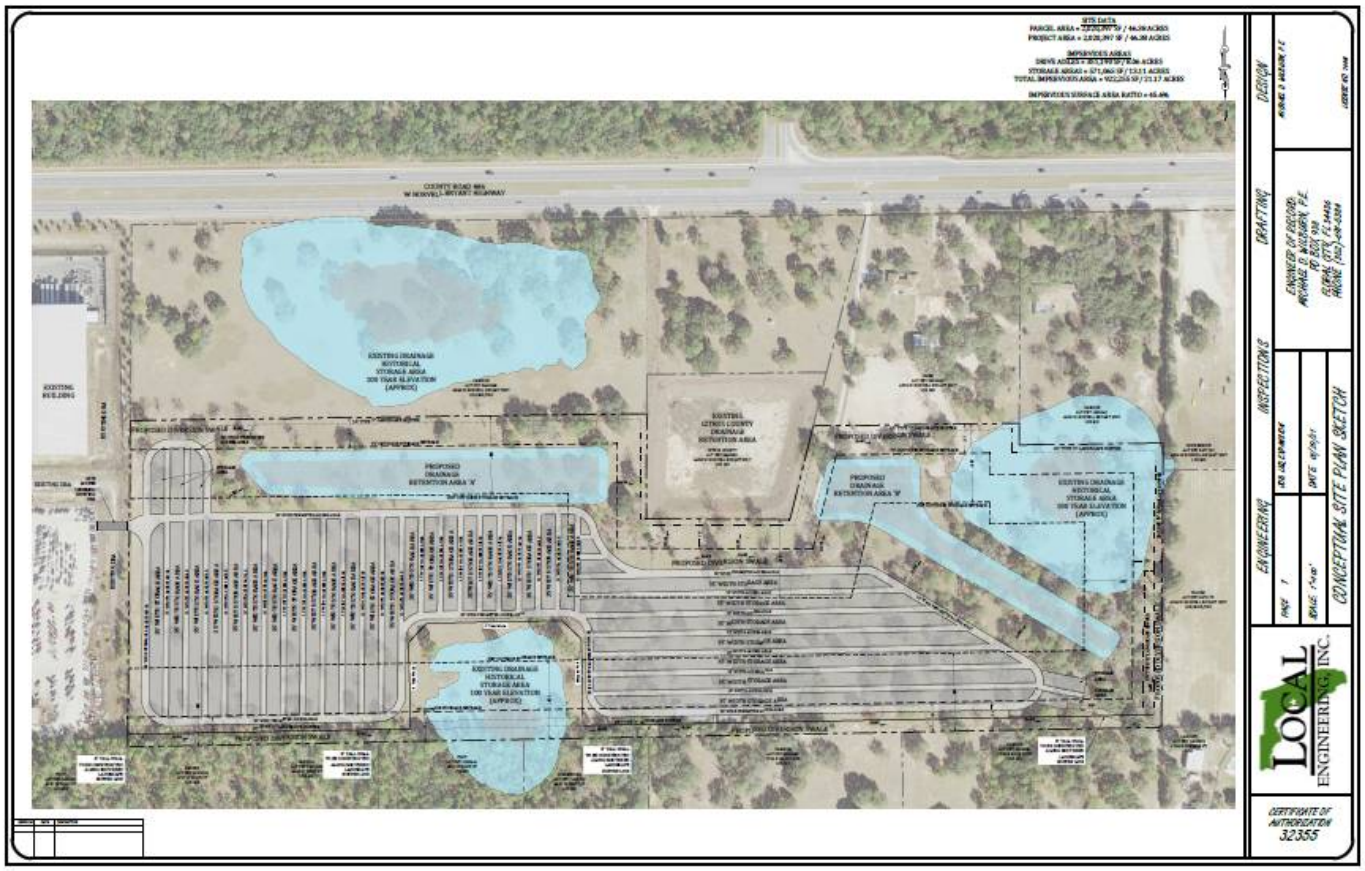


PUBLIC INFORMATION MEETING (4 P.M. – 7 P.M.) | THURSDAY, JANUARY 23, 2020
CITRUS COUNTY NATIONAL GUARD ARMORY | 8551 W. VENABLE STREET, CRYSTAL RIVER, FL 34429

Attachment: Applicant Power Point (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for



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Attachment: Applicant Power Point (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for

ADDITIONAL INFORMATION
ITEM T2 DATE 10-26-21
Public Hearing @ 5:05pm

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

This application is a request to amend the Future Land Use Map (FLUM) of the Citrus County Comprehensive Plan from LDR, Low Density Residential District to GNC, General Commercial District and IND, Industrial District, and amend the Land Use Atlas Map (LUAM) of the Land Development Code from PSO, Professional Services/Office District; and LDRMH, Low Density Residential District, mobile homes allowed to GNC, General Commercial District; and to IND, Heavy Industrial District with a Planned Unit Development for open storage for auto salvage.

This application was heard by the Planning and Development Commission on September 16, 2021 and recommended for approval with conditions. This is the transmittal phase of the application. If approved for transmittal, the application will be forwarded to State agencies for comment and return to the BOCC for final adoption at a later date.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance

Applicant responsibility

RECOMMENDED ACTION:

a. Conduct a public hearing on October 26, 2021, at 5:05 p.m. to review and discuss CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al.

b. If approved, authorize staff to transmit application CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al to the Department of Economic Opportunity and other State agencies for comment.

Attachment: Additional Information for item T2 (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

From: Theresa Waldron <waldron109xx@gmail.com>
Sent: Wednesday, October 20, 2021 4:23 PM
To: Jeff S. Kinnard; Holly L. Davis; Scott E. Carnahan; Ronald E. Kitchen; Ruthie D. Schlabach
Subject: [EXTERNAL]Damron Land Change on 486

Dear Commissioner,
I have concerns with the data in the Agenda concerning this land change. I see that the standards for the setbacks are considerably higher than what the Applicant proposed. If we are to maintain any type of standard concerning growth and keeping Citrus County from Willy Nilly Here and There changes everywhere,,,,, Why are the given standards not maintained? It appears this is the Open West where anyone can do anything with any property . Why have any rules , codes, or conditions written down as a guide for proper growth when none of it is ever followed?
My concern with the Damron change is not to stop or hinder reasonable growth but to maintain the type of LDR lifestyle that we cherish in the nearby vicinity to their property. They certainly have rights but we as landowners, also have rights to the peaceful country life that makes this county so valuable.
I recall in the not so distant past, a time when I could not sleep due to the all night noise that LQK or previous yard owner made. They were moving metal around all night long. Have you ever slept next to a pinball machine? It was quite similar and honestly quite unfair to those of us that live south of the property.
Change must be reasonable and equitable. I see the loss of equity in this transaction if the southern setbacks are not required to be maintained at the original 200 ft. As stated in the Agenda Information, the county stated there is ample room to do their business and maintain the 200 ft setback on the southern boundary.
I am asking for a reconsideration for the southern boundary setback to be a definite 200 ft .

Sincerely Yours,
Theresa Waldron
Lecanto

RECEIVED
CPA/AA/PUD-21-11
OCT 21 2021
Land Development Division

Attachment: Additional Information for item T2 (18470 : 5:05 pm CPA/AA/PUD-21-11 Clark A. Stillwell, Esq. for Damron Family Trust, et al)

T2

T.2.j

Board of County Commissioners
Speakers Form

When you approach the Board to address noted item, please give this form to the Clerk.

Please Print

Date: 10-27-21

Name: Don Taylor

Address: 915 N. Suncoast Blvd.
Crystal River FL 34429

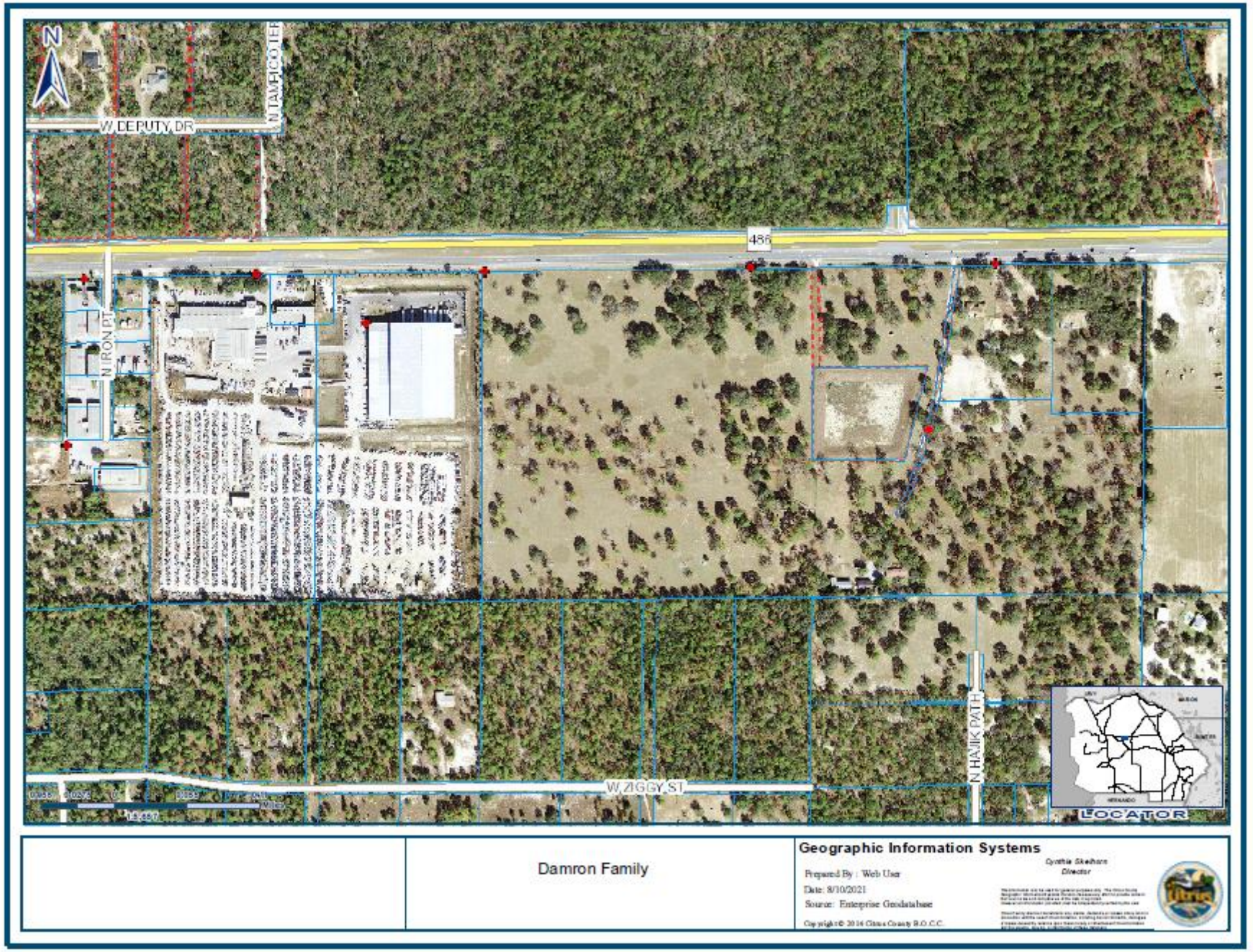
Telephone #: 352-410-0580

Item to be Addressed: Damron Property Hearing

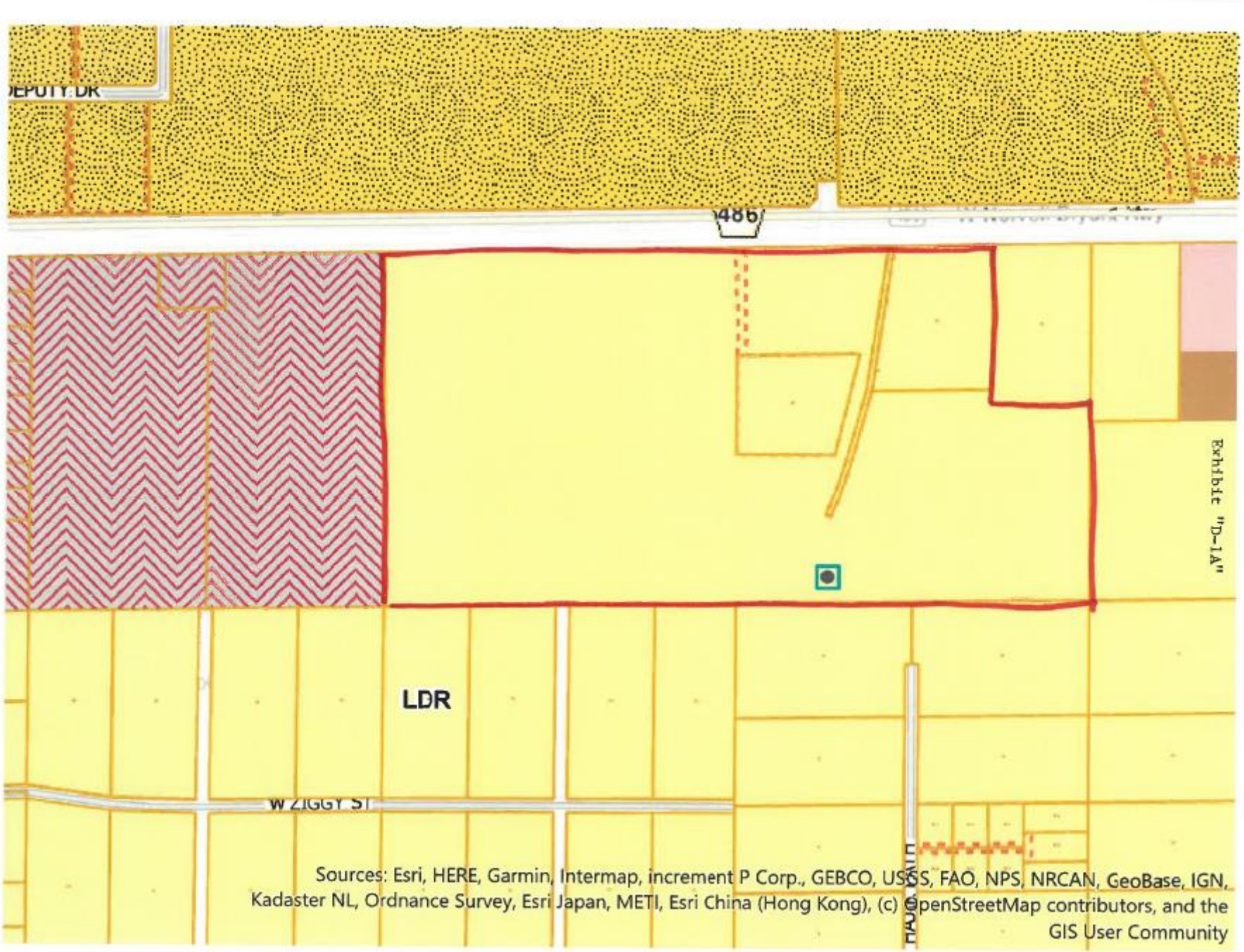
Attachment: Public Speaker Forms for item T2 (18470 : 5:05

CPA/AA/PUD-21-11
Clark A. Stillwell
Law Office of Clark A. Stillwell for Damron Family
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com

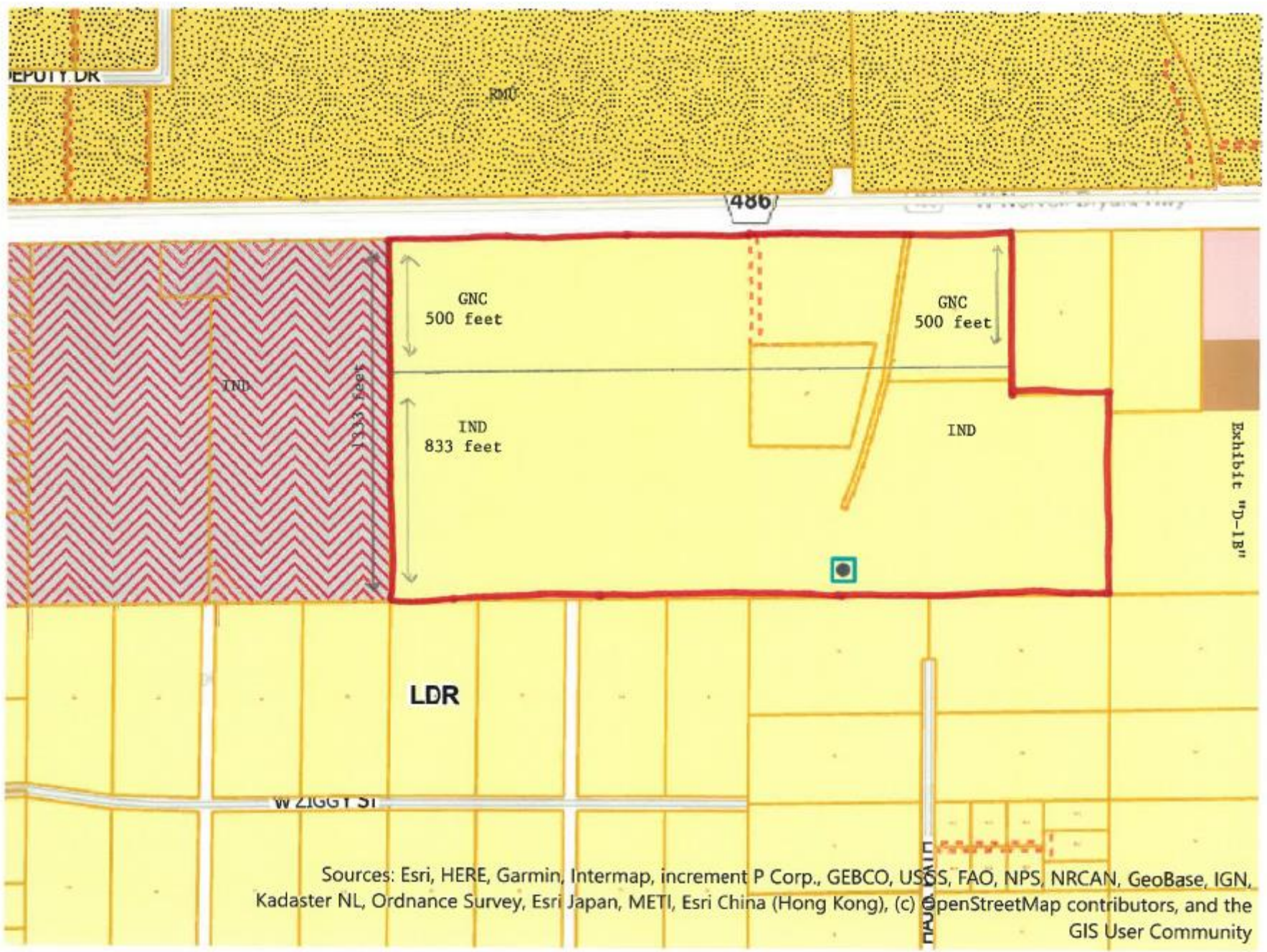
Attachment: Agenda Item T2 CPA-AA-PUD-21-11 Applicant Power Point (18470 : 5:05 pm



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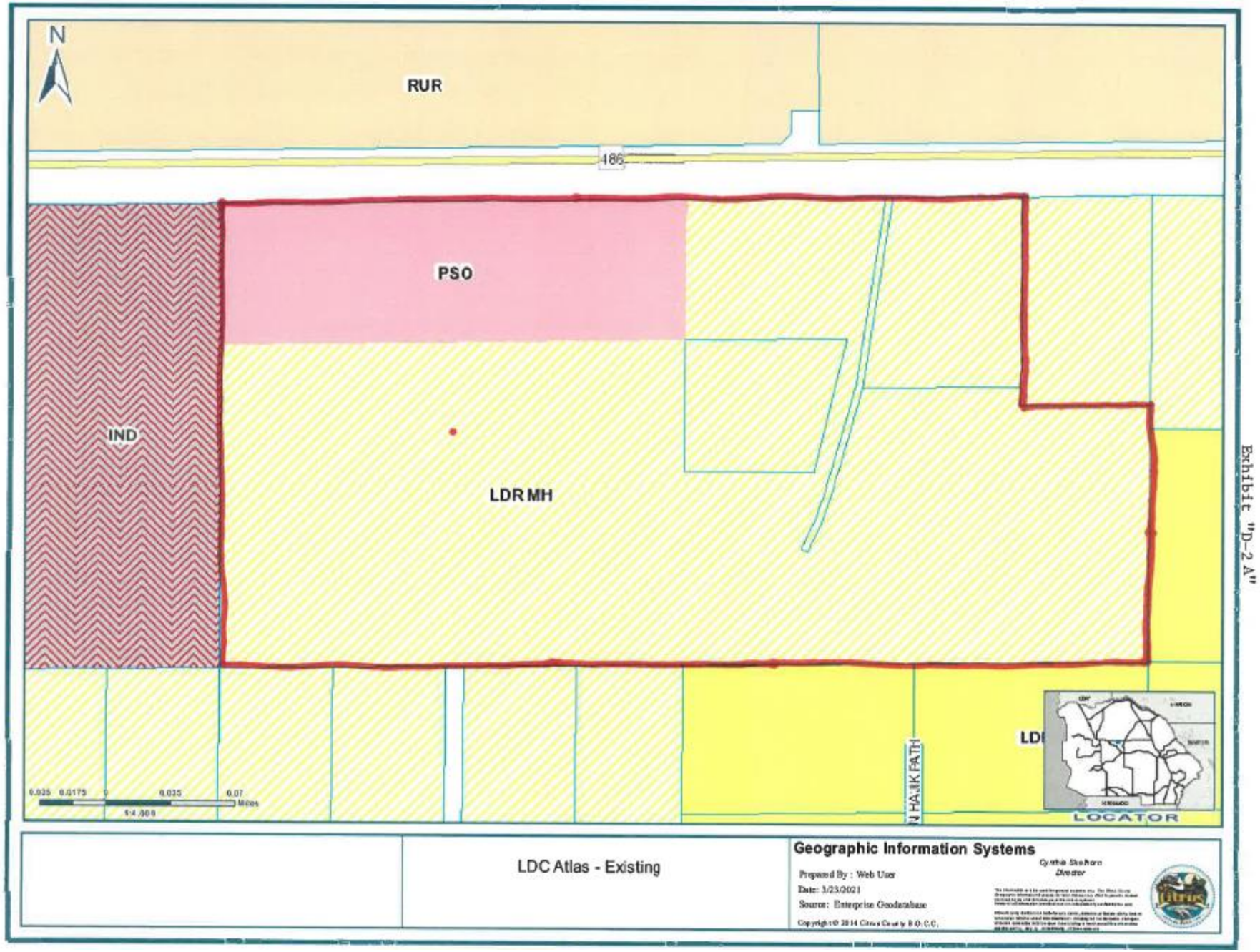


Exhibit "D-2 A"

Attachment: Agenda Item T2 CPA-AA-PUD-21-11 Applicant Power Point (18470 : 5:05 pm

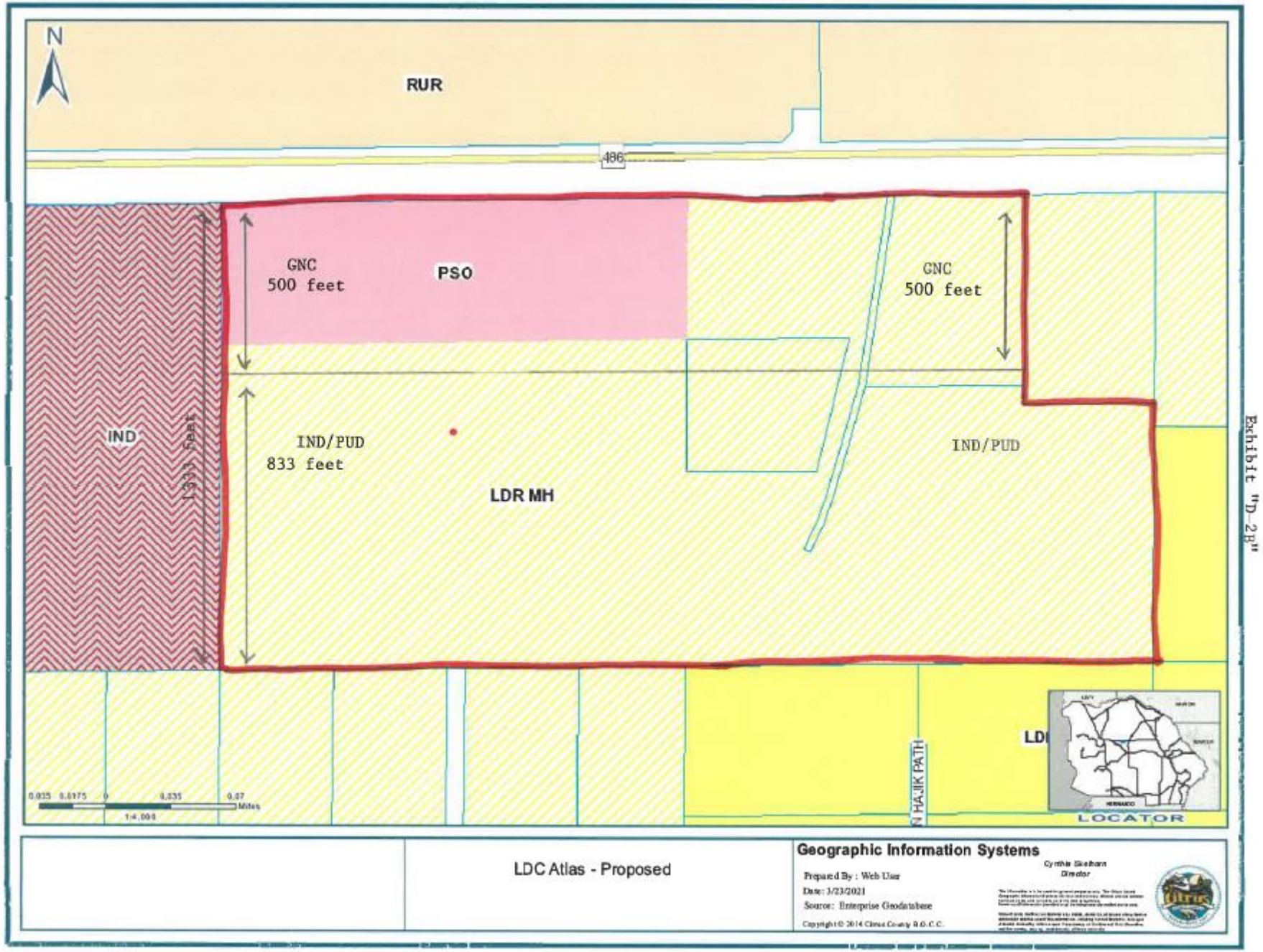
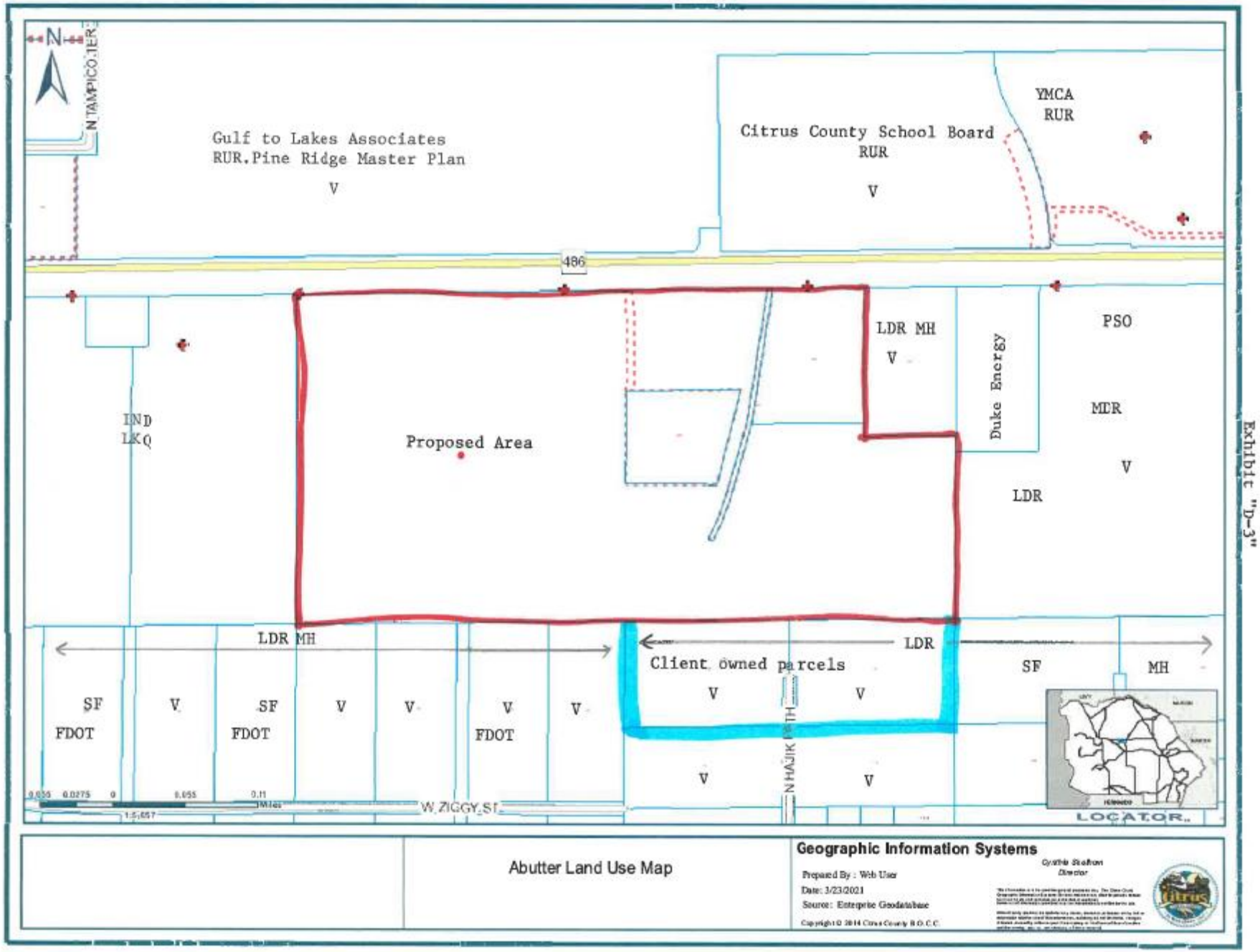


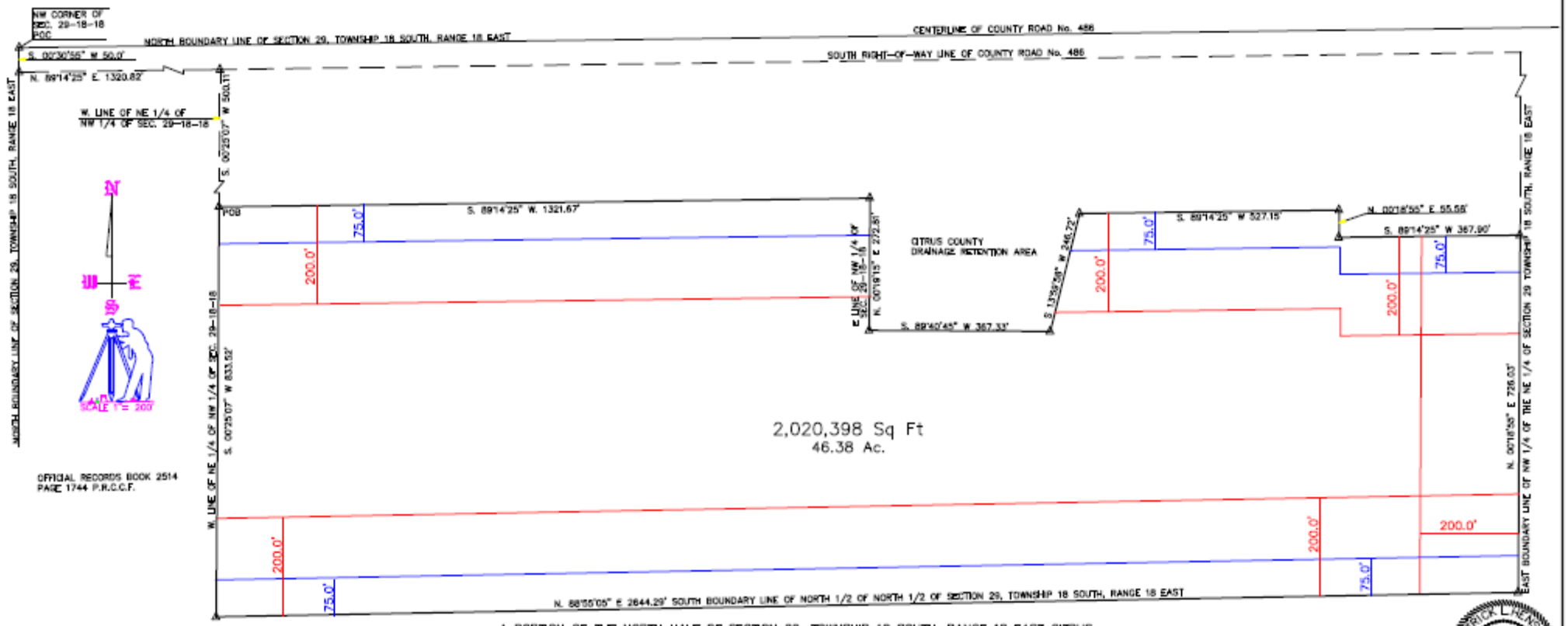
Exhibit "D-2"

Attachment: Agenda Item T2 CPA-AA-PUD-21-11 Applicant Power Point (18470 : 5:05 pm



Attachment: Agenda Item T2 CPA-AA-PUD-21-11 Applicant Power Point (18470 : 5:05 pm

DESCRIPTIVE SKETCH
(THIS IS NOT A SURVEY)
HEAVY INDUSTRIAL DISTRICT DESCRIPTIVE



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TWP = TOWNSHIP
RNG = RANGE
P.O.B. = POINT OF BEGINNING

MAP REVISION DATE: JULY 21,2021
REVISE LEGAL DESCRIPTION

Anderson Specialty Services, Inc.
9200 East Orange Avenue
Floral City, Florida 34436
(352) 220-0146
BUSINESS CERTIFICATE LB 8156

A PORTION OF THE NORTH HALF OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 18 EAST CITRUS COUNTY, FLORIDA; THENCE S. 00°30'55" W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 486; THENCE N. 89°14'25" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1320.82 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE S. 00°25'07" W ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 500.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°25'07" W ALONG SAID WEST BOUNDARY, A DISTANCE OF 833.52 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 29; THENCE N. 88°55'05" E ALONG SAID SOUTH BOUNDARY OF THE NORTH HALF OF THE NORTH HALF A DISTANCE OF 2,644.29 FEET; THENCE N. 00°18'55" E ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 726.03 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 367.90 FEET; THENCE N. 00°18'55" E. A DISTANCE OF 55.58 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 527.15 FEET; THENCE S. 13°59'58" W. A DISTANCE OF 246.72 FEET; THENCE S. 89°40'45" W., A DISTANCE OF 367.33 FEET; THENCE N. 00°19'15" E., A DISTANCE OF 272.81 FEET; THENCE S. 89°14'25" W., A DISTANCE OF 1321.67 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 2,020,398 SQUARE FEET (46.38 ACRES) MORE OR LESS.

PATRICK L. HENSON CERTIFICATE No. 4547 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTIVE SKETCH SHOWN HEREON WAS PREPARED UNDER MY DIRECTION SUPERVISION AND CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS_____DAY OF_____

PATRICK L. HENSON, REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4547

THIS SURVEY INVALID UNLESS EMBOSSED WITH A SURVEYORS IMPRESSION SEAL FOR PAPER COPIES OR DIGITAL SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE FOR ELECTRONIC COPIES.

Attachment: Agenda Item T2 CPA-AA-PUD-21-11 Applicant Power Point (18470 : 5:05 pm

Who is LKQ

LKQ Corporation is the leading provider of alternative and specialty parts to repair and accessorize automobiles and other vehicles. LKQ has operations in North America, Europe and Taiwan. LKQ offers its customers a broad range of replacement systems, components, equipment and parts to repair and accessorize automobiles, trucks, and recreational and performance vehicles.

OUR MISSION *IS TO BE THE LEADING GLOBAL VALUE-ADDED DISTRIBUTOR OF VEHICLE PARTS AND ACCESSORIES BY OFFERING OUR CUSTOMERS THE MOST COMPREHENSIVE, AVAILABLE AND COST EFFECTIVE SELECTION OF PART SOLUTIONS WHILE BUILDING STRONG PARTNERSHIPS WITH OUR EMPLOYEES AND THE COMMUNITIES IN WHICH WE OPERATE.*

LKQ was initially formed in 1998. It has 1,700 locations in 31 countries with 51,000 employees worldwide. LKQ is a publicly traded company on Nasdaq stock exchange – "LKQ". Locally, LKQ commenced its current operations in year 1998. The local LKQ operations include 39 acres, 130,000 sq. ft. of warehouse operations and 150 employees. The proposed expansion for open storage will allow LKQ to grow with the community adding additional employees.

Attachment: Agenda Item T2 CPA-AA-PUD-21-11 Applicant Power Point (18470 : 5:05 pm

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Attachment: Agenda Item T2 CPA-AA-PUD-21-11 Applicant Power Point (18470 : 5:05 pm

SUNCOAST PARKWAY 2 (SR 589), PHASE 2 - DESIGN
From SR 44 to CR 486

Financial Project ID Number: 442764-1

PROJECT LOCATION MAP



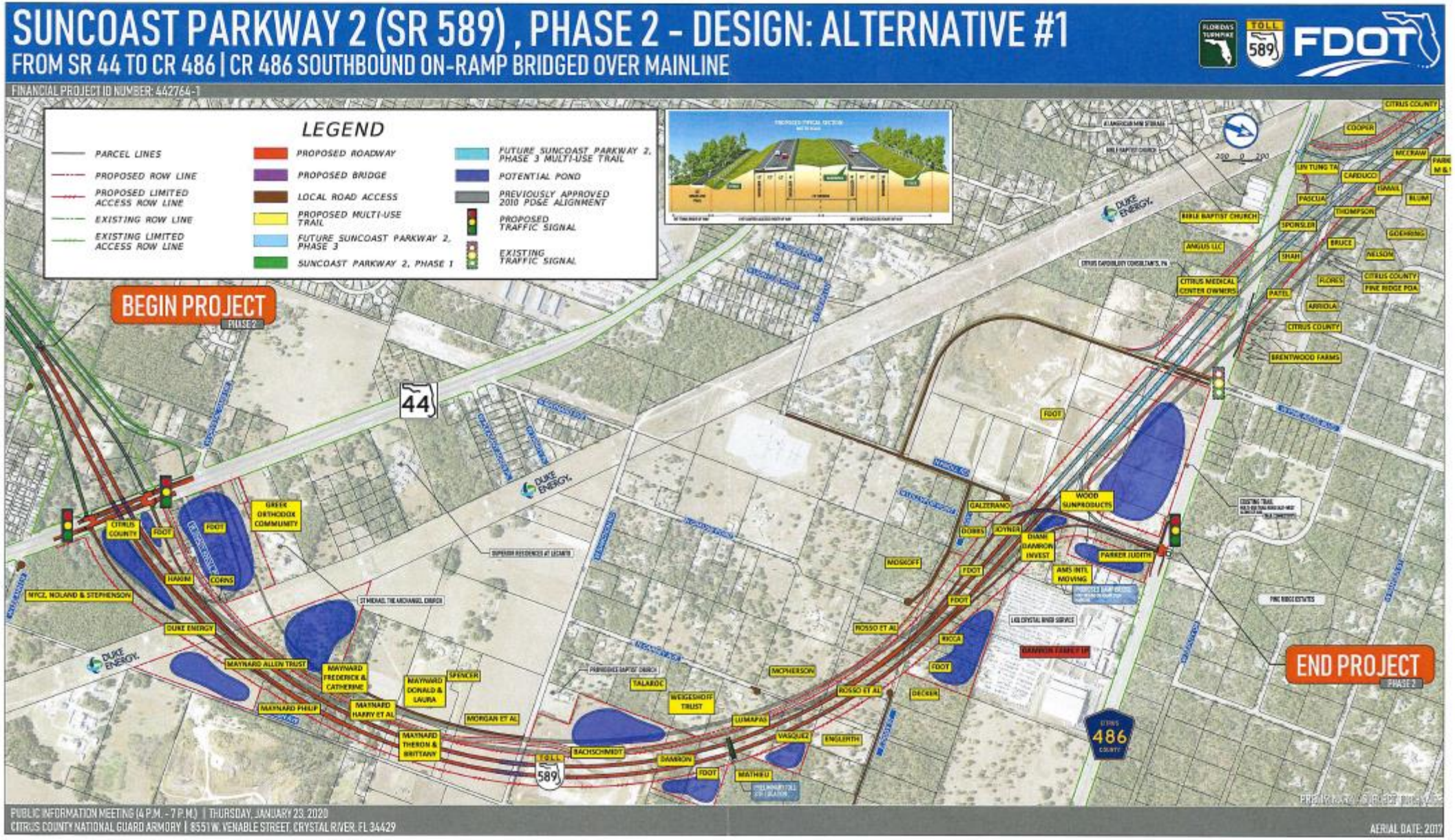
PUBLIC INFORMATION MEETING (4 P.M. – 7 P.M.) | THURSDAY, JANUARY 23, 2020
CITRUS COUNTY NATIONAL GUARD ARMORY | 8551 W. VENABLE STREET, CRYSTAL RIVER, FL 34429

Attachment: Agenda Item T2 CPA-AA-PUD-21-11 Applicant Power Point (18470 : 5:05 pm

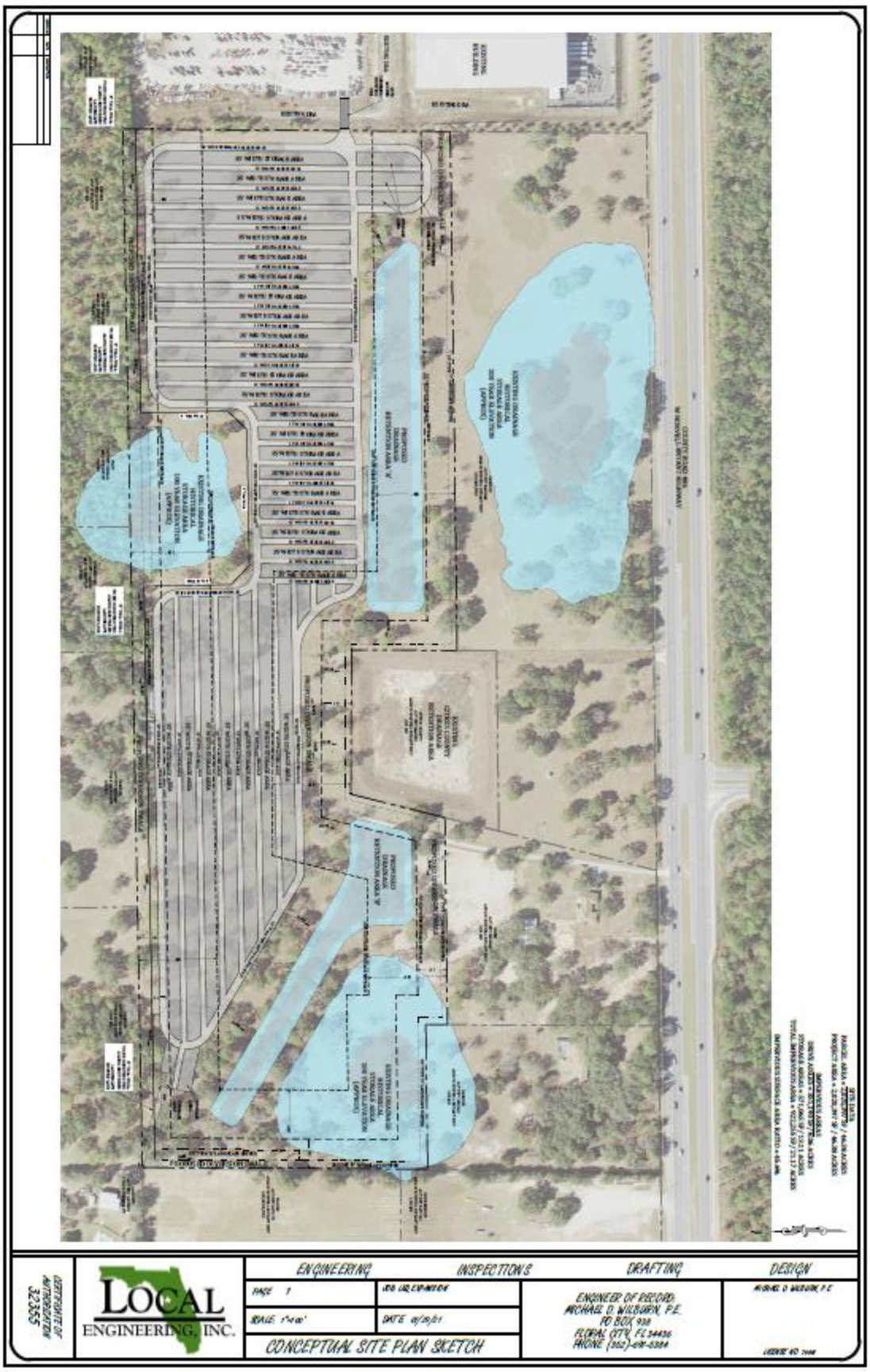
SUNCOAST PARKWAY 2 (SR 589) , PHASE 2 - DESIGN: ALTERNATIVE #1

FROM SR 44 TO CR 486 | CR 486 SOUTHBOUND ON-RAMP BRIDGED OVER MAINLINE

FINANCIAL PROJECT ID NUMBER: 442764-1



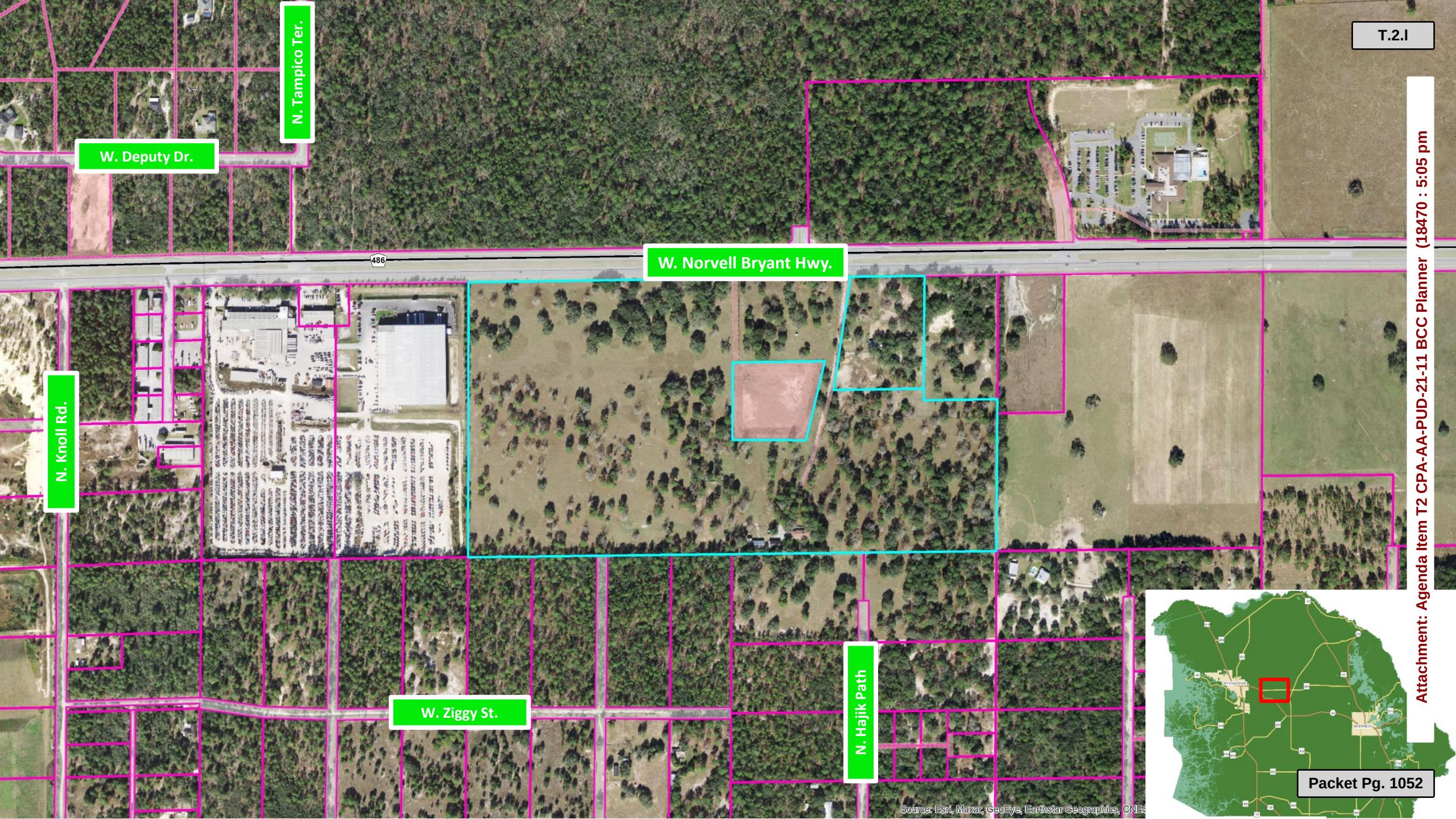
Attachment: Agenda Item T2 CPA-AA-PUD-21-11 Applicant Power Point (18470 : 5:05 pm

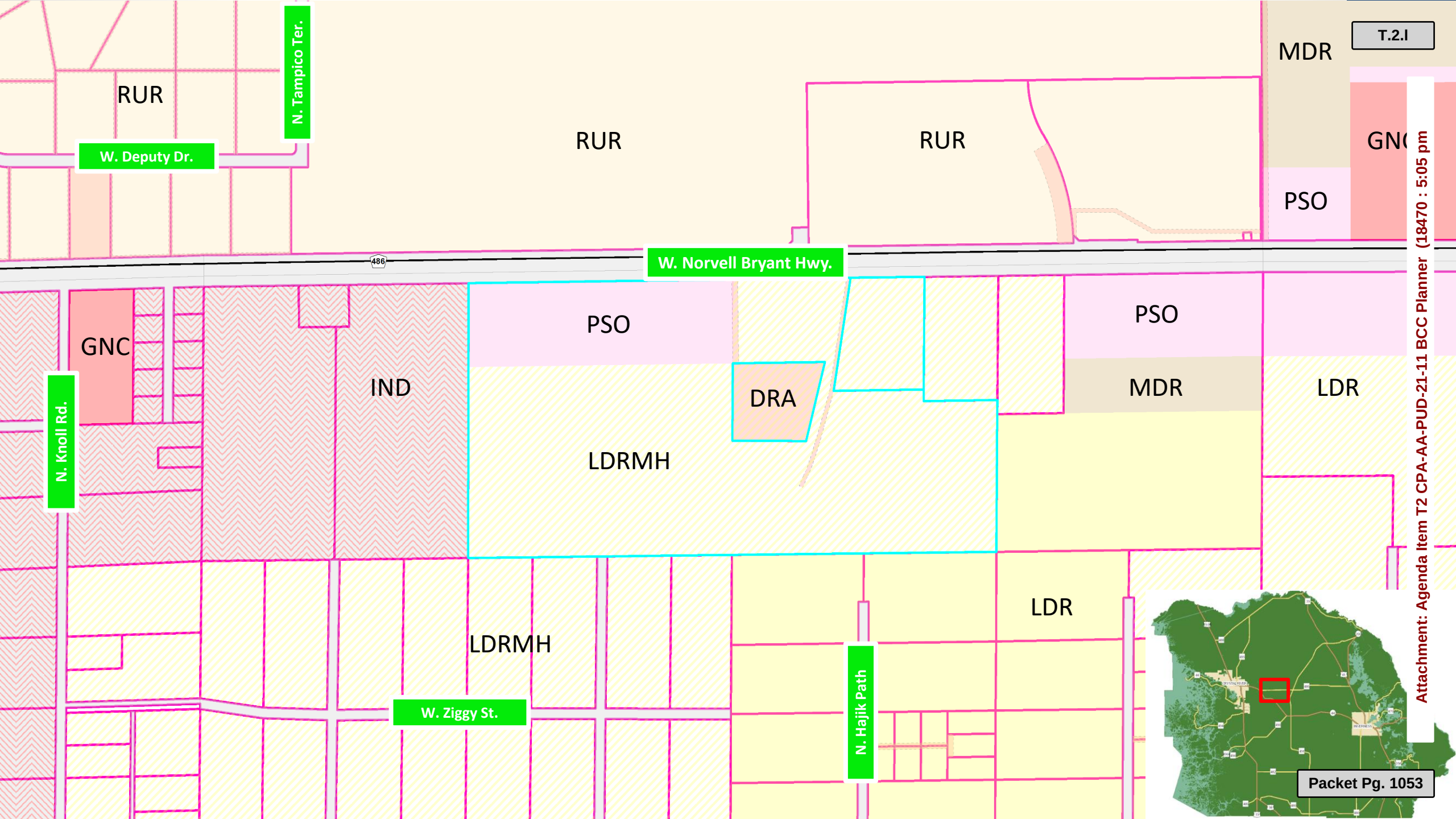

ENGINEERING
INSPECTIONS
DRAFTING
DESIGN
LOCAL
ENGINEERING, INC.
CONCEPTUAL SITE PLAN SKETCH

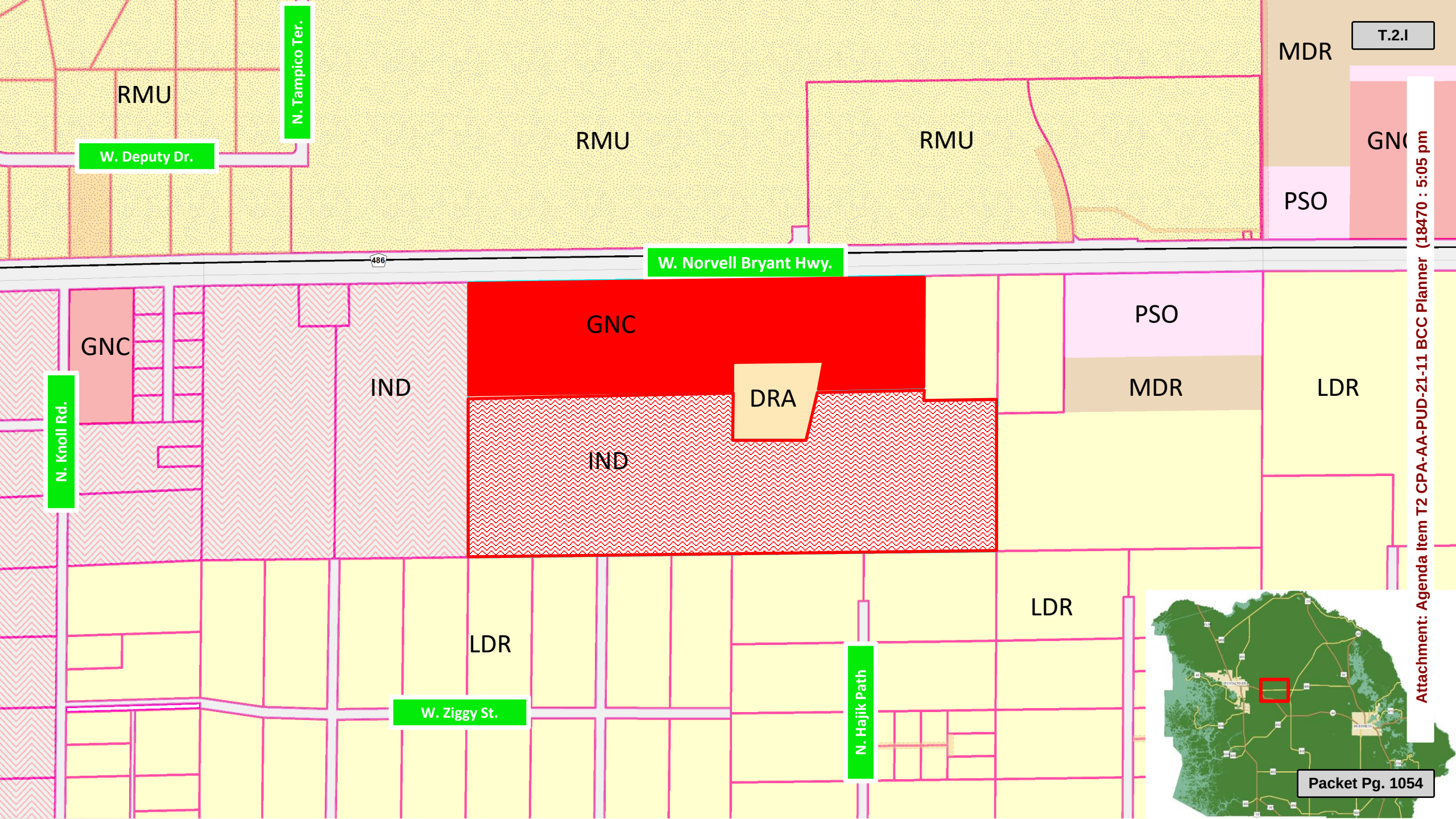
CPA/AA/PUD-21-11

Clark Stillwell for Damron Family Trust

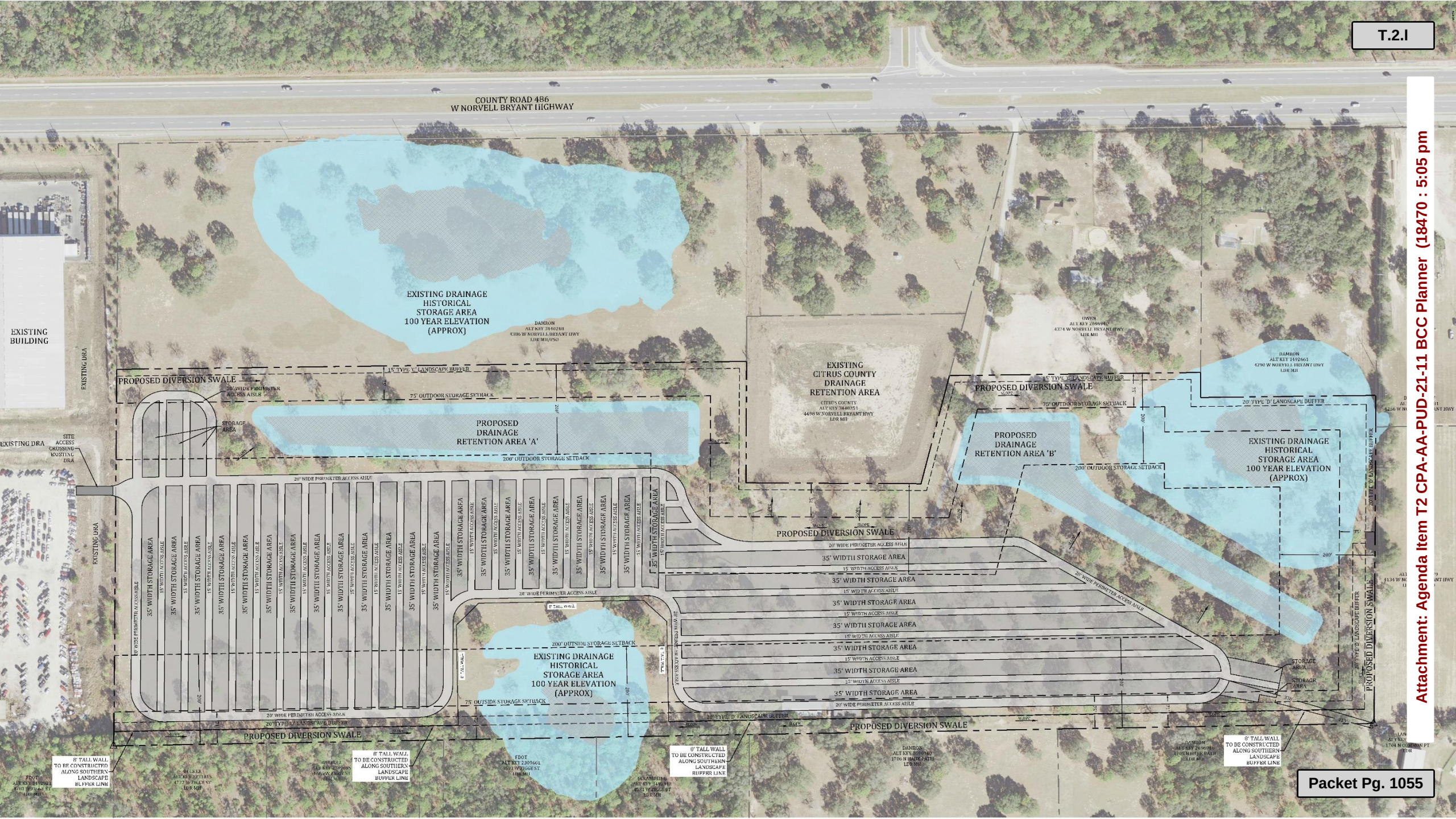
Attachment: Agenda Item T2 CPA-AA-PUD-21-11 BCC Planner (18470 : 5:05 pm


T.2.I
N. Tampico Ter.
W. Deputy Dr.
W. Norvell Bryant Hwy.
486
N. Knoll Rd.
W. Ziggy St.
N. Hajik Path
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES
Attachment: Agenda Item T2 CPA-AA-PUD-21-11 BCC Planner (18470 : 5:05 pm
Packet Pg. 1052

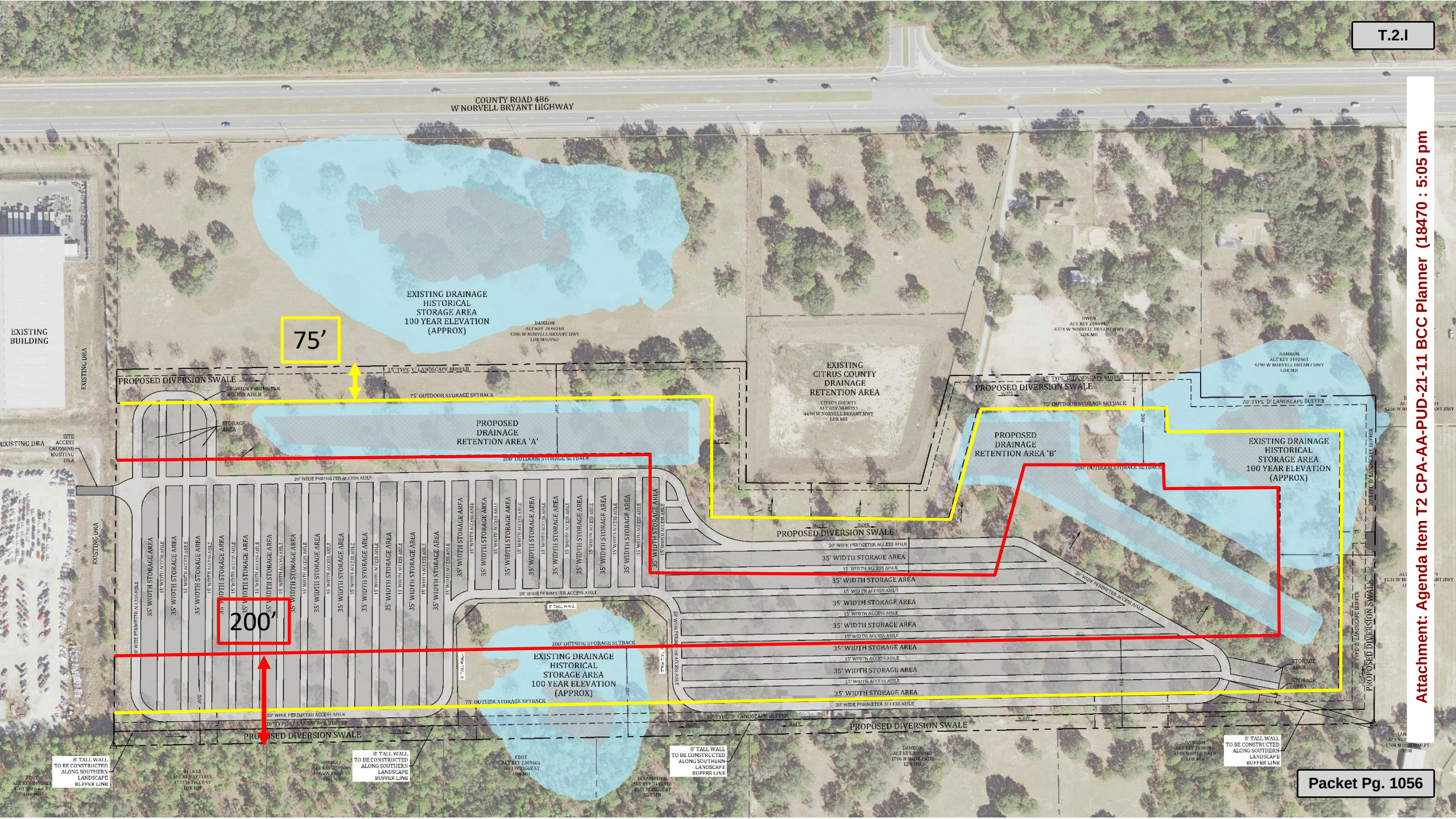

RUR
N. Tampico Ter.
W. Deputy Dr.
RUR
RUR
MDR
T.2.I
PSO
GNC
W. Norvell Bryant Hwy.
486
GNC
N. Knoll Rd.
IND
PSO
DRA
LDRMH
PSO
MDR
LDR
LDRMH
W. Ziggy St.
N. Hajik Path
LDR
Attachment: Agenda Item T2 CPA-AA-PUD-21-11 BCC Planner (18470 : 5:05 pm
Packet Pg. 1053



Attachment: Agenda Item T2 CPA-AA-PUD-21-11 BCC Planner (18470 : 5:05 pm



Attachment: Agenda Item T2 CPA-AA-PUD-21-11 BCC Planner (18470 : 5:05 pm



Attachment: Agenda Item T2 CPA-AA-PUD-21-11 BCC Planner (18470 : 5:05 pm

AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven)
AGENDA DATE:	**October 26, 2021**

BRIEF OVERVIEW:

This application is a request to amend the Citrus County Comprehensive Plan by creating a new Private Property Rights Element (Chapter Seven) as required by Florida Statutes, including corresponding goals, objectives and/or policies.

This application was heard by the Planning and Development Commission on September 16, 2021 and recommended for approval.

BUDGET IMPACT/FUNDING SOURCE:

Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
54921	Advertising	$10,000.00	$0.00	$ 132.65	$9,867.35

RECOMMENDED ACTION:

a. Conduct a public hearing on October 26, 2021, at 5:10 p.m. to review and discuss CPA-21-12 Private Property Rights Element (Chapter Seven).

b. If approved, adopt and authorize the Chairman to execute the ordinance for CPA-21-12 Private Property Rights Element (Chapter Seven)., and direct the Clerk to execute the ordinance.

ORDINANCE NO. 2021-

AN ORDINANCE OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AMENDING THE CITRUS COUNTY COMPREHENSIVE PLAN BY CREATING A NEW PRIVATE PROPERTY RIGHTS ELEMENT (CHAPTER SEVEN), INCLUDING CORRESPONDING GOALS, OBJECTIVES AND/OR POLICIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Citrus County Board of County Commissioners recognize the need to plan for orderly growth and development while protecting Citrus County's abundant natural resources, and

WHEREAS, the Board of County Commissioners adopted the Citrus County Comprehensive Plan, Ordinance No. 89-04 on April 18, 1989, and subsequent amendments, and

WHEREAS, Chapter 163, Florida Statutes provides for amendment to the Comprehensive Plan.

WHEREAS, the Florida Legislature adopted HB 59 (2021), which amended Chapter 163 to require local governments to prepare and adopt a Private Property Rights Element in the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AS FOLLOWS:

SECTION 1. SHORT TITLE

THIS ORDINANCE shall be known as, cited as, and referred to as the Citrus County Comprehensive Plan Amendment CPA-21-12, Private Property Rights Element (Chapter Seven) and shall be effective within the unincorporated areas of Citrus County, Florida.

SECTION 2. AUTHORITY

This Citrus County Comprehensive Plan Amendment CPA-21-12, creating a Private Property Rights Element of the Comprehensive Plan, is adopted pursuant to Chapter 163, Florida Statutes.

Attachment: Draft Ordinance (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

SECTION 3. CREATION OF A PRIVATE PROPERTY RIGHTS ELEMENT (CHAPTER SEVEN) OF THE COMPREHENSIVE PLAN

Revisions as presented in application CPA-21-12 and as further described in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The Board of County Commissioners hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

SECTION 5. INCLUSION IN THE COMPREHENSIVE PLAN

It is the intention of the Board of County Commissioners of Citrus County, Florida, and it is hereby provided that the provisions of this Ordinance shall become and be made a part of the Citrus County Comprehensive Plan (Citrus County Ordinance No. 89-04). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section", "article" "policy" or other appropriate designation.

SECTION 6. MODIFICATIONS

It is the intention of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and Filed by the Clerk to the Board pursuant to Section 7.

SECTION 7. EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

Attachment: Draft Ordinance (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

DONE AND ADOPTED in regular meeting of the Board of County Commissioners of Citrus County, Florida, this _____day of _____2021.

CITRUS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ATTEST:

_____
ANGELA VICK, CLERK OF COURT

BY: _____
SCOTT CARNAHAN, CHAIRMAN

APPROVED AS TO FORM FOR THE RELIANCE OF CITRUS COUNTY ONLY

_____
DENISE A. DYMOND LYN,
COUNTY ATTORNEY

Attachment: Draft Ordinance (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

EXHIBIT A

CPA-21-12

Private Property Rights Element (Chapter Seven)

Overview: This Element is created pursuant to House Bill 59 (2021) as adopted by the Florida legislature (Chapter 2021-195). The legislation notes the following:

> *In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. (Chapter 2021-195, Laws of Florida).*

Citrus County utilizes a quasi-judicial process as codified in Sections 2-51 through 2-58, of the Citrus County Code to ensure due process for citizens and applicants during public hearings, and continues to comply with statutory public notice standards. The rights of citizens, as well as applicants, regarding these decisions are and will continue to be considered as outlined in the Land Development Code, the Comprehensive Plan, the County Code of Ordinances, and Florida Statutes.

Goal #11 -	**Establish and utilize a Private Property Rights Element in compliance with Florida Statutes.**
Objective 11.1	Ensure that private property rights are considered in local decision-making, comply with Florida Statutes.
Policy 11.1.1	The County will consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases or mineral rights.
Policy 11.1.2	The County will consider the rights of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances including, but not limited to, this Comprehensive Plan, Land Development Code, and Code of Ordinances, as amended.
Policy 11.1.3	The County will consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property in accordance with Florida law.

Attachment: Draft Ordinance (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

Policy 11.1.4 The County will consider the right of a property owner to dispose of his or her property through sale or gift.

Attachment: Draft Ordinance (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

PM2-21-116

DEPARTMENT OF GROWTH MANAGEMENT
LAND DEVELOPMENT DIVISION
2021 COMPREHENSIVE PLAN AMENDMENT
STAFF FINDINGS REPORT
TO THE
BOARD OF COUNTY COMMISSIONERS

APPLICATION NUMBER: CPA-21-12 Private Property Rights Element (Chapter Seven)

DATE: October 1, 2021
PREPARED BY: Joanna L. Coutu, AICP, Director; Land Development Division

OVERVIEW:

In 2021, the Florida Governor and legislature approved House Bill 59, which requires that the Comprehensive Plan include a Private Property Rights Element. The legislation notes the following:

> *In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making.*
>
> *(Chapter 2021-195, Laws of Florida).*

The bill contains suggested language and requires that the County adopt this amendment no later than the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021. For Citrus County, that would mean that it should be considered no later than the October 7, 2021, PDC agenda.

1000 Friends of Florida created a model document for this element, which contained the minimum criteria outlined in the bill. While not required, that model document also added in some public hearing criteria that is addressed in the County's quasi-judicial ordinance and/or in the Land Development Code regarding public notice so was not include in this proposed document. Staff also considered the policies proposed by a private planning consultant for Walton County, and a copy of their proposed documents as well as House Bill 59 are also included in this packet.

This application creates Chapter Seven, Private Property Rights Element, in the Comprehensive Plan, including a goal, objective and related policies as per the attached document.

Attachment: BCC staff report (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

PLANNING AND DEVELOPMENT COMMISSION (PDC) RECOMMENDATION: The Planning and Development Commission (PDC) discussed this application on September 16, 2021. The PDC recommended approval of the proposed request. The PDC found that the application is consistent with the requirements of the Comprehensive Plan.

JLC/cb

Attachment: BCC staff report (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

Attachment: FS Ch. 2021-195, and 1000 Friends of Florida Model (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

CHAPTER 2021-195

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 59

An act relating to growth management; amending s. 163.3167, F.S.; specifying requirements for certain comprehensive plans effective, rather than adopted, after a specified date and for associated land development regulations; amending s. 163.3177, F.S.; requiring local governments to include a property rights element in their comprehensive plans; providing a statement of rights which a local government may use; requiring a local government to adopt a property rights element by the earlier of its adoption of its next proposed plan amendment initiated after a certain date or the next scheduled evaluation and appraisal of its comprehensive plan; prohibiting a local government's property rights element from conflicting with the statement of rights contained in the act; amending s. 163.3237, F.S.; providing that the consent of certain property owners is not required for development agreement changes under certain circumstances; providing an exception; amending s. 337.25, F.S.; requiring the Department of Transportation to afford a right of first refusal to certain individuals under specified circumstances; providing requirements and procedures for the right of first refusal; amending s. 380.06, F.S.; authorizing certain developments of regional impact agreements to be amended under certain circumstances; providing retroactive applicability; providing a declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (3) of section 163.3167, Florida Statutes, is amended to read:

163.3167 Scope of act.—

(3) A municipality established after the effective date of this act shall, within 1 year after incorporation, establish a local planning agency, pursuant to s. 163.3174, and prepare and adopt a comprehensive plan of the type and in the manner set out in this act within 3 years after the date of such incorporation. A county comprehensive plan is controlling until the municipality adopts a comprehensive plan in accordance with this act. A comprehensive plan <u>for a newly incorporated municipality which becomes effective</u> ~~adopted~~ after January 1, <u>2016</u> ~~2019~~, and all land development regulations adopted to implement the comprehensive plan must incorporate each development order existing before the comprehensive plan's effective date, may not impair the completion of a development in accordance with such existing development order, and must vest the density and intensity approved by such development order existing on the effective date of the comprehensive plan without limitation or modification.

CODING: Words ~~stricken~~ are deletions; words <u>underlined</u> are additions.

Section 2. Paragraph (i) is added to subsection (6) of section 163.3177, Florida Statutes, to read:

163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:

(i)1. In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. A local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decisionmaking:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

4. The right of a property owner to dispose of his or her property through sale or gift.

2. Each local government must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. 163.3191. If a local government adopts its own property rights element, the element may not conflict with the statement of rights provided in subparagraph 1.

Section 3. Section 163.3237, Florida Statutes, is amended to read:

163.3237 Amendment or cancellation of a development agreement.—A development agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest. A party or its designated successor in interest to a development agreement and a local government may amend or cancel a development agreement without securing the consent of other parcel owners whose property was originally subject to the development agreement, unless the amendment or

Attachment: FS Ch. 2021-195, and 1000 Friends of Florida Model (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

cancellation directly modifies the allowable uses or entitlements of such owners' property.

Section 4. Subsection (4) of section 337.25, Florida Statutes, is amended to read:

337.25 Acquisition, lease, and disposal of real and personal property.

(4) The department may convey, in the name of the state, any land, building, or other property, real or personal, which was acquired under subsection (1) and which the department has determined is not needed for the construction, operation, and maintenance of a transportation facility. When such a determination has been made, property may be disposed of through negotiations, sealed competitive bids, auctions, or any other means the department deems to be in its best interest, with due advertisement for property valued by the department at greater than $10,000. A sale may not occur at a price less than the department's current estimate of value, except as provided in paragraphs (a)-(d). The department may afford a right of first refusal to the local government or other political subdivision in the jurisdiction in which the parcel is situated, except in a conveyance transacted under paragraph (a), paragraph (c), or paragraph (e). Notwithstanding any provision of this section to the contrary, before any conveyance under this subsection may be made, except a conveyance under paragraph (a) or paragraph (c), the department shall first afford a right of first refusal to the previous property owner for the department's current estimate of value of the property. The right of first refusal must be made in writing and sent to the previous owner via certified mail or hand delivery, effective upon receipt. The right of first refusal must provide the previous owner with a minimum of 30 days to exercise the right in writing and must be sent to the originator of the offer by certified mail or hand delivery, effective upon dispatch. If the previous owner exercises his or her right of first refusal, the previous owner has a minimum of 90 days to close on the property. The right of first refusal set forth in this subsection may not be required for the disposal of property acquired more than 10 years before the date of disposition by the department.

(a) If the property has been donated to the state for transportation purposes and a transportation facility has not been constructed for at least 5 years, plans have not been prepared for the construction of such facility, and the property is not located in a transportation corridor, the governmental entity may authorize reconveyance of the donated property for no consideration to the original donor or the donor's heirs, successors, assigns, or representatives.

(b) If the property is to be used for a public purpose, the property may be conveyed without consideration to a governmental entity.

(c) If the property was originally acquired specifically to provide replacement housing for persons displaced by transportation projects, the department may negotiate for the sale of such property as replacement

Attachment: FS Ch. 2021-195, and 1000 Friends of Florida Model (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

housing. As compensation, the state shall receive at least its investment in such property or the department's current estimate of value, whichever is lower. It is expressly intended that this benefit be extended only to persons actually displaced by the project. Dispositions to any other person must be for at least the department's current estimate of value.

(d) If the department determines that the property requires significant costs to be incurred or that continued ownership of the property exposes the department to significant liability risks, the department may use the projected maintenance costs over the next 10 years to offset the property's value in establishing a value for disposal of the property, even if that value is zero.

(e) If, at the discretion of the department, a sale to a person other than an abutting property owner would be inequitable, the property may be sold to the abutting owner for the department's current estimate of value.

Section 5. Paragraph (d) of subsection (4) of section 380.06, Florida Statutes, is amended to read:

380.06 Developments of regional impact.—

(4) LOCAL GOVERNMENT DEVELOPMENT ORDER.—

(d) Any agreement entered into by the state land planning agency, the developer, and the local government with respect to an approved development of regional impact previously classified as essentially built out, or any other official determination that an approved development of regional impact is essentially built out, remains valid unless it expired on or before April 6, 2018, and may be amended pursuant to the processes adopted by the local government for amending development orders. Any such agreement or amendment may authorize the developer to exchange approved land uses, subject to demonstrating that the exchange will not increase impacts to public facilities. This paragraph applies to all such agreements and amendments effective on or after April 6, 2018.

Section 6. The Legislature finds and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

Attachment: FS Ch. 2021-195, and 1000 Friends of Florida Model (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

1000 FRIENDS of FLORIDA

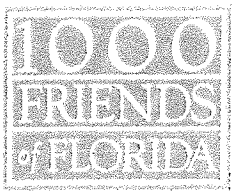
Model Property Rights Element

Developed in Compliance with the Requirements of

Fla. Stat. § 163.3177 (6)(i)1 (2021)

July 20, 2021

Attachment: FS Ch. 2021-195, and 1000 Friends of Florida Model (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))



Dear Florida local government leader,

This summer, Florida amended the Community Planning Act to require every city and county "to include in its comprehensive plan a property rights element." FLA. STAT. § 163.3177(6)(i)1. (2021). Your city or county must adopt this new element "by the earlier of the date of its adoption its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan." FLA. STAT. § 163.3177(6)(i)2. (2021).

1000 Friends of Florida believes that open and transparent decision-making is the best protection for property rights. We have long advocated for the rights of all people to contribute to local government planning. Engaged citizens improve their neighborhoods. Our quality of life is enhanced, our environment is protected and our communities are strengthened when local government planning respects the rights of everyone. Public participation leads to more thoughtful and enduring planning, and builds more public support for plans.

We have authored the enclosed model property rights element for Florida comprehensive plans in collaboration with faculty at the University of Florida so that you can underscore your commitment to property rights and public participation. This model property rights element meets the applicable standards of the Community Planning Act. But it does more. With this element, your city or county can affirm its support for the rights of all people to participate in the planning decisions you make that affect their lives and property.

If you have further questions about this proposed element, please contact 1000 Friends of Florida Policy & Planning Director Jane West at jwest@1000fof.org or 904-671-4008. A downloadable version of this document is available at www.1000fof.org/property-rights.

Sincerely,

Paul Owens

Paul Owens, President

Post Office Box 5948 · Tallahassee, FL 32314-5948 · PHONE 850.222.6277

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Model Property Rights Element

Adoption Guide

We all rely on local government plans in different ways.

- *Residents* of any community have chosen to live there—and often have bought a home, the most significant financial decision many people make—because of things local governments address, like the condition of streets and parks, the proximity to daily needs, and community safety.

- *Businesses* locate in a community for its resources. They care about human assets, like customers and workers. And they care about physical assets like public infrastructure and the environment. From farmers to tech companies, businesses rely on local government plans so they can count on these resources being available.

- Finally, *real estate investors* study local government rules so they can make financial plans and accurately evaluate investment opportunities. For investments in real estate to have low risk, local governments need to protect and improve the quality of a community over time.

Land values reflect how desirable a community is in many ways. Regulating land use and protecting property rights are not conflicting goals. Rather, local government rules generally create value in property and bring stability to real estate markets. Rules that benefit the public also protect property rights.

Still, *a local government's process for regulating land* greatly impacts real estate markets and property rights. Transparency, predictability, and reliability are three strategies for implementing land use rules in a way that benefits people and respects property rights.

- *Transparency* means people can see and participate in processes for developing rules.

- *Predictability* means a local government follows rules that are clear and unambiguous. Real estate investors should be able to read rules and know whether local government will permit a development proposal. Residents should be able to read rules and then know what kind of development will occur in their community.

- *Reliability* means a local government follows through on its commitments. Cities and counties should make realistic plans and should follow them. And local governments should only change their plans after thorough consideration leads to strong support. When a government is reliable, people can make long-term investments in the community—one key to a successful local economy.

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Adoption Guide *continued*

The property rights element

The property rights element attached includes three objectives addressing property rights.

- **Objective 1** identifies specific property rights and states that local government will respect them.
- **Objective 2** identifies the rights of people to participate in decisions that affect their lives and property. The objective provides standards for local government decisions to be *transparent* in respect for this right.
- **Objective 3** provides standards for local government decision-making to be *reliable* and *predictable* to promote sound, long-term investments in a community.

The following paragraphs explain each of these objectives, and their policies, in more detail.

Objective 1—Respect property rights

Florida Statutes provide the language of objective 1 and of policies 1.1 through 1.4 as possible language local governments can adopt to meet the statutory requirement to have a property rights element. See Fla. Stat. § 163.3177(6)(i) (2021). Adopting objective 1 alone would meet the minimum statutory standard of having a property rights element in a comprehensive plan.

Objective 2—Transparency

Florida law recognizes the due process rights of people who are parties to many local government land use decisions. See Brevard Cnty. v. Snyder, 627 So. 2d 469 (Fla. 1993) and Jennings v. Dade Cnty., 589 So. 2d 1337 (Fla. 3d DCA 1991). Due process rights are rights to have government make decisions in a certain way when those decisions affect other rights, like the right to property.

Courts have recognized due process rights in Florida land use hearings including the right to receive notice, the right to be heard, the right to present or rebut evidence, and the right to be informed of all facts on which a local government bases its decision. *Jennings* at 1340. Objective 2 includes four policies that clearly identify what decisions a local government will make in a hearing, who will get to participate in that hearing, and what process the local government will use to protect the rights of participants.

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Adoption Guide *continued*

State law does not require a local government to adopt objective 2 and a local government could adopt this property rights element with or without objective 2 and its comprehensive plan could still comply with state law. Adopting objective 2, however, establishes clear standards to make planning and development decisions more *transparent*.

Here are summaries of and notes on each of the four policies in objective 2.

- **Policy 2.1** identifies those decisions a local government will make according to objective 2. The decisions are: comprehensive plan amendments, rezonings, and development approvals of a certain size or requiring a variance or an exception. A variance is permission to not follow land use rules a government may grant when following those rules would create a hardship. Josephson v. Autrey, 96 So. 2d 784 (Fla. 1957). An exception is permission to not follow a general land use rule when a development proposal meets certain predetermined standards. 7 Fla. Jur. 2d *Building, Zoning, and Land Controls* § 245 (2020).

  The threshold sizes that Policy 2.1 provides for development to be subject to objective 2 should vary depending on the needs of each city or county. Policy 2.1 presents these thresholds in brackets so a local government can easily identify them and change them to match local needs.

- Policy 2.2 includes two subparagraphs. Subparagraph A identifies who may participate in a hearing. Subparagraph A calls a person who may participate an "affected person." The explanation of who is an affected person generally follows the definition of "aggrieved or adversely affected party" in the Community Planning Act. FLA. STAT. § 163.3215(2). The explanation of who is an affected person also includes associations representing the interests of their members. This inclusion of associations generally follows the Florida Supreme Court standard for associational standing. Fla. Home Builders Ass'n v. Dep't of Lab. & Emp. Sec., 412 So. 2d 351, 353-54 (Fla. 1982).

  Subparagraph B identifies some of the procedural due process rights that Florida courts have recognized parties to some land use hearings have. See Jennings v. Dade Cnty., 589 So. 2d 1337, 1340 (Fla. 3d DCA 1991).

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Adoption Guide *continued*

- **Policy 2.3** requires a local government to mail notice of hearings when those hearings relate to a specific property.

  Policy 2.3 sets a threshold distance from the specific property that the local government will use to identify the residents and property owners to whom the local government will mail notice. This threshold distance should vary depending on the needs of each city or county that adopts the property rights element. Policy 2.3 presents this threshold in brackets so a local government can easily identify it and change it to match local needs.

- **Policy 2.4** requires an applicant to hold a public pre-application meeting. State law does not require public pre-application meetings for planning and development decisions. However, informing the public early about planned changes to their community is a best practice that many recognize.

  For example, the 1000 Friends of Florida Citizen Planning Bill of Rights calls for applicants to "conduct workshops with citizens to identify all issues of concern prior to any public hearing." Citizen Planning Bill of Rights, 1000 Friends of Florida, 1000fof.org/citizens/bill/ (last visited July 11, 2021).

  Also, the American Institute of Certified Planners requires planners to "provide timely, adequate, clear, and accurate information on planning issues to all affected persons" and to "give people the opportunity to have a meaningful impact on the development of plans and programs that may affect them." AICP Code of Ethics and Professional Conduct, American Institute of Certified Planners (April 1, 2016).

  Policy 2.4 sets a threshold distance from the specific property that the applicant will use to identify the residents and property owners the applicant will invite to the public pre-application meeting. This threshold distance should vary depending on the needs of each community that adopts the property rights element. Policy 2.4 presents this threshold in brackets so a local government can easily identify it and change it to match local needs.

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Adoption Guide *continued*

Objective 3

Objective 3 includes three policies that provide special procedural standards for certain local government decisions. State law does not require a local government to adopt objective 3 and a local government could adopt this property rights element with or without objective 3 and its comprehensive plan could still comply with state law. Adopting objective 3, however, establishes clear standards to make planning and development decisions more *predictable* and *reliable*. The 1000 Friends of Florida Citizen Planning Bill of Rights recommends the standards included in objective 3.

Here are summaries of and notes on each for the three policies in objective 3.

- **Policy 3.1** identifies those decisions a local government will make according to objective 3. The decisions are comprehensive plan amendments and rezonings.

- **Policy 3.2** requires a local government to make some decisions by a majority-plus-one vote. The 1000 Friends of Florida Citizen Planning Bill of Rights says, "In order to protect the integrity of the comprehensive plan, a 'super majority' vote should be required for proposed changes that directly affect the community's unique sense of place. … Changes to such important policies should have the highest level of support and require the consent of more than a simple majority of elected officials." Citizen Planning Bill of Rights, 1000 Friends of Florida, 1000fof.org/citizens/bill/ (last visited July 11, 2021).

- **Policy 3.3** requires a local government to make some decisions only after the proposed decision, and information supporting it, have been available to the public for ten days. The 1000 Friends of Florida Citizen Planning Bill of Rights says publishing information regarding important decisions well before a hearing "allows citizens, commissioners, and others to fairly evaluate the document with data and analysis and not be subject to an endless 'shell game' of last-minute changes." *Id.*

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1000 FRIENDS of FLORIDA

Model Property Rights Element

Model Element

Ordinance No. < *Ordinance Number*>
An Ordinance Of The <*Local Government Name*>
Amending the Comprehensive Plan by Adding a
New Property Rights Element.

WHEREAS, Section 163.3167, Florida Statutes, requires <*local government name*> to maintain a comprehensive plan to guide its future development and growth; and

WHEREAS, Section 163.3177(6)(i)1., Florida Statutes, requires the <*local government name*> comprehensive plan to include a property rights element; and

WHEREAS, <*local government name*> respects judicially acknowledged and constitutionally protected private property rights; and

WHEREAS, <*local government name*> respects the rights of all people to participate in land use planning processes; and

WHEREAS, this ordinance will amend the comprehensive plan by adding a property rights element;

NOW, THEREFORE, BE IT ORDAINED BY THE <*GOVERNING BODY NAME*>:

SECTION 1. The <*local government name*> comprehensive plan is amended by adding the property rights element attached as EXHIBIT A and made a part of this ordinance as if set forth in full.

PASSED AND ADOPTED this _____ day of _____, _____.

_____
<*Appropriate official name and title*>

Attest:

_____
<*Appropriate official name and title*>

Approved as to form and legality:

_____
<*Appropriate official name and title*>

This ordinance passed on transmittal (first) reading this _____ day of _____, _____.

This ordinance passed on adoption (second) this _____ day of _____, _____.

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1000 FRIENDS of FLORIDA

Model Property Rights Element

Exhibit A

Goal <Local government name> will making planning and development decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

Objective 1 < Local government name> will respect judicially acknowledged and constitutionally protected private property rights.

Policy 1.1 < Local government name> will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.2 < Local government name> will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.3 < Local government name> will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.4 < Local government name> will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

Objective 2 People have the right to participate in planning and development decisions that affect their lives and property. <Local government name> decision-making will be transparent so that all people may participate in decisions that affect their lives and property. Policies 2.1 through 2.4 provide minimum standards for some planning and development decisions. Land development regulations may provide for additional processes and standards.

Policy 2.1 Decisions for which <local government name> must follow policies 2.2 through 2.4. <Local government name> must follow the procedures in policies 2.2 through 2.4 when <local government name>: amends this comprehensive plan; changes the zoning designation of property; or approves a development order for more than [9] residential dwelling units, for more than [9,999] square feet of non-residential development, governing more than [5] acres of land, requiring a variance, or requiring an exception.

Policy 2.2 Public hearing necessary. A decision policy 2.1 identifies must occur in a public hearing meeting the standards of this policy.

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Exhibit A *continued*

A. Any affected person may participate. <Local government name> recognizes that planning and development decisions affect complex systems and have impacts that occur beyond the site of development. Any affected person may participate in and be a party to a hearing on a decision this policy governs. An affected person is any person or local government that will suffer an adverse effect to an interest protected or furthered by this comprehensive plan, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, and environmental or natural resources. The alleged adverse interest may be shared in common with other members of the community at large. An owner, developer, or applicant for a development order is an affected person. An association representing the interest of one or more members when the interest is within the association's general scope of interest and activity is an affected person.

B. An affected person's right to be heard. <Local government name> recognizes that it should make planning and development decisions in response to true and accurate information. In all decisions this policy governs, <local government name> will provide every affected person an equal opportunity to be heard, to present and rebut evidence, and to be informed of all information on which <local government name> bases its decision. <Local government name> will not grant any affected person a greater opportunity to be heard than another affected person. For example, no affected person, including an applicant for a development order, may present in a hearing for more time than <local government name> makes available to any other affected person.

Policy 2.3 <Local government name> must mail notice. <Local government name> recognizes that a person cannot participate in decisions about which they are unaware. In addition to providing notice as other laws require, when <local government name> makes a decision policy 2.1 identifies that relates to a piece or to pieces of real property that <local government name> can specifically identify, <local government name> will, at least 30 days before the hearing, mail notice of the hearing to the owners of real property and to residents within [1,320] feet of the real property to which the decision relates.

Policy 2.4 Public pre-application meeting. <Local government name> recognizes that planning and development decisions raise issues which <local government name> may not be capable of adequately addressing in a single hearing and that <local government name> will make the best decisions when every affected person has the opportunity to participate early and throughout the decision-making process. The applicant for a decision policy 2.1 identifies (or <local government name> if <local government name> initiates the decision-making process) must hold a public

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Exhibit A *continued*

pre-application meeting prior to applying for or initiating the decision-making process. The party holding the meeting must request, at least 30 days before the meeting, that <local government name> provide notice of the meeting in the normal manner that <local government name> provides notice of public meetings and <local government name> will comply with this request. In addition, if a proposal relates to a piece or to pieces of real property that the party holding the meeting can specifically identify, then the party holding the meeting must, at least 30 days before the meeting, mail notice of the meeting to residents and to owners of real property within [1,320] feet of the real property to which the proposal relates. In the meeting, the party holding the meeting must: present its proposal, provide time for all people attending to ask questions and share their perspectives, and record notes which it will provide to <local government name> and which <local government name> will make a part of the record related to its decision on the proposal.

Objective 3 People rely on this comprehensive plan and on the zoning designations of properties when deciding how to use property. <Local government name> decision-making will be reliable and predictable to promote sound, long-term investments in the community. Policies 3.1 through 3.3 provide minimum standards for some planning and development decisions. Land development regulations may provide for additional processes and standards.

Policy 3.1 Decisions for which <local government name> must follow policies 3.2 and 3.3. <Local government name> must follow the procedures in policies 3.2 and 3.3 when <local government name> amends this comprehensive plan or changes the zoning designation of property.

Policy 3.2 Majority-plus-one vote required. <Local government name> may only make a decision policy 3.1 identifies by the affirmative vote of a majority plus one of the <local government governing body name (e.g. city commission or county commission)>.

Policy 3.3 Right to evaluate proposed decisions. <Local government name> respects the right of people, including elected officials, to fairly evaluate proposed decisions this objective governs. The <local government governing body name> may only make a decision policy 3.1 identifies ten or more days after <local government name> has made available to the public the specific decision the <local government governing body name> will consider and the written record which will support the <local government governing body name> decision. If <local government name (e.g. city commission or county commission)> adds information to the written record, or if the <local government governing body name> revises a proposed decision within ten days of a planned public hearing, the <local government governing body name> must postpone its decision until enough time has passed to satisfy this policy.

Agenda Item #Add #2

Walton County
Board of County Commissioners
AGENDA ITEM REPORT

21-1082

Meeting: Board of County Commissioners - Jul 13 2021
Department: Planning Department
Submitted by: Karen Owens
Staff Contact: Kristen Shell, Asst. Director

☐ **Consent Agenda** ☒ **Regular Agenda** ☐ **Public Hearing**

TITLE/REQUESTED ACTION:

Request approval for staff to bring forward legislation creating a Private Property Rights Element within the Walton County Comprehensive Plan in compliance with a recent mandate imposed by the Florida Legislature

PURPOSE / SUMMARY EXPLANATION OR HISTORY:

House Bill 59, which became law on June 29, 2021, adds Section 163.3177(6)(i), Florida Statutes. Effective July 1, 2021, each local government is now required to adopt a property rights element into its comprehensive plan. This new element must be adopted by the earlier of the date of its adoption of its next proposed plan amendment, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to Section 163.3191, Florida Statutes. For Walton County this must be the adoption of the next proposed Plan amendment which is scheduled for August 26, 2021 transmittal hearing.

Any proposed comprehensive plan amendment package submitted after July 1, 2021, will be returned to the local government if the package does not include a property rights element or if the comprehensive plan does not already include the required property rights element.

The proposed amendment will tentatively be heard by the Planning Commission on August 12, 2021 and a tentative Board of County Commissioners transmittal hearing date has been set for August 26, 2021.

ATTACHMENTS:

h0059e.SAC
Property Rights Element 2021

Attachment: Walton County agenda item with backup analysis (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

Agenda Item #Add #2

Attachment: Walton County agenda item with backup analysis (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

HOUSE OF REPRESENTATIVES STAFF ANALYSIS

BILL #: CS/CS/CS/HB 59 Growth Management
SPONSOR(S): State Affairs Committee, Civil Justice & Property Rights Subcommittee, Local Administration & Veterans Affairs Subcommittee, McClain and others
TIED BILLS: **IDEN./SIM. BILLS:** CS/SB 496

REFERENCE	ACTION	ANALYST	STAFF DIRECTOR or BUDGET/POLICY CHIEF
1) Local Administration & Veterans Affairs Subcommittee	12 Y, 6 N, As CS	Darden	Miller
2) Civil Justice & Property Rights Subcommittee	12 Y, 6 N, As CS	Mawn	Jones
3) State Affairs Committee	20 Y, 3 N, As CS	Darden	Williamson

SUMMARY ANALYSIS

To manage growth in Florida, certain statutory procedures and requirements have been put in place for state agencies and local governments to follow and enforce.

The bill makes the following changes to growth management regulations:

- Requires the comprehensive plan for a newly incorporated municipality that becomes effective after January 1, 2016, to incorporate all development orders existing before the plan's effective date, not to impair the completion of development in accordance with existing development orders, and to vest the density and intensity approved by the development orders existing before the plan's effective date without limitation or modification;
- Requires local governments to include a private property rights element in their comprehensive plans by specified dates and provides a model statement of rights that local governments may adopt;
- Allows the parties to a development agreement to amend or cancel the agreement without the consent of other property owners whose property was originally subject to the agreement, unless the amendment or cancellation would directly modify the allowable uses or entitlements of such owners' property;
- Specifies that development agreements for certain developments of regional impact may be amended using the processes adopted by local governments for amending development orders and specifies that such amendment may authorize the developer to exchange approved land uses under certain conditions; and
- Requires the Florida Department of Transportation, when selling property, to provide a right of first refusal to the property's prior owner and provides a process for implementing this right of first refusal.

The bill provides a declaration that the act fulfills an important state interest.

The bill does not have a fiscal impact on state government but may have an insignificant negative fiscal impact on local governments.

Attachment: Walton County agenda item with backup analysis (18467 : 5:10 pm CPA-21-12 Private Property Rights Element (Chapter Seven))

FULL ANALYSIS

I. SUBSTANTIVE ANALYSIS

A. EFFECT OF PROPOSED CHANGES:

Local Comprehensive Plans

Background

Private Property Rights

The "Bert Harris Jr., Private Property Rights Protection Act" (Harris Act) entitles private property owners to relief when a specific action of a governmental entity inordinately burdens the owner's existing use, or a vested right to a specific use, of real property.[1] The Harris Act recognizes that the inordinate burden, restriction, or limitation on private property rights as applied may fall short of a taking under the Florida Constitution or the United States Constitution and establishes a separate and distinct cause of action for relief, or payment of compensation, when a new law, rule, or ordinance of the state or a political entity in the state unfairly affects real property.[2] The Harris Act applies generally to state and local governments but not to the U.S. government, federal agencies, or state or local government entities exercising formally delegated federal powers.[3]

An owner may also seek relief when a state or local governmental entity imposes a condition on the proposed use of the real property that amounts to a prohibited exaction.[4] A prohibited exaction occurs when an imposed condition lacks an essential nexus to a legitimate public purpose and is not roughly proportionate to the impacts of the proposed use that the governmental entity seeks to avoid, minimize, or mitigate.[5]

The "Florida Land Use and Environmental Dispute Resolution Act" provides a non-judicial alternative dispute resolution process for a property owner to request relief from a government entity's development order or enforcement action when the order or action is unreasonable or unfairly burdens the use of the owner's real property.[6] Parties in pending judicial proceedings may agree to use this process, if the court approves.[7]

State and Local Comprehensive Plans

Laws protecting private property rights are balanced against the state's need to effectively and efficiently plan, coordinate, and deliver government services amid the state's continued growth and development.[8] The State Comprehensive Plan provides long-range policy guidance for the orderly management of state growth,[9] which must be consistent with the protection of private property rights.[10] Local governments are required to adopt local comprehensive plans to manage the future growth of their communities.[11]

First adopted in 1975[12] and extensively expanded in 1985,[13] Florida's comprehensive land planning laws were significantly revised in 2011, becoming the Community Planning Act (CPA).[14] The CPA

[1] S. 70.001(2), F.S.
[2] S. 70.001(1), F.S.
[3] S. 70.001(3)(c), F.S.
[4] S. 70.45(2), F.S.
[5] S. 70.45(1)(c), F.S.
[6] S. 70.51, F.S.
[7] S. 70.51(29), F.S.
[8] *See* s. 186.002(1)(b), F.S.
[9] S. 187.101(1), F.S.
[10] S. 187.101(3), F.S. The plan's goals and policies must also be reasonably applied where they are economically and environmentally feasible and not contrary to the public interest.
[11] S. 163.3167(2), F.S.
[12] *See* ch. 75-257, Laws of Fla.
[13] *See* ch. 85-55, Laws of Fla.
[14] *See* ch. 2011-139, s. 17, Laws of Fla.

directs how local governments create and adopt their local comprehensive plans. The CPA requires that all governmental entities in the state recognize and respect judicially acknowledged or constitutionally protected private property rights and exercise their authority without unduly restricting private property rights, leaving property owners free from actions by others that would harm their property or constitute an inordinate burden on property rights under the Harris Act.[15]

Local Comprehensive Plan Elements

Local comprehensive plans must include principles, guidelines, standards, and strategies for orderly and balanced future land development. A plan must reflect community commitments to implement the plan[16] and identify procedures for monitoring, evaluating, and appraising its implementation.[17] A plan may include optional elements,[18] but must include the following elements:

- Capital improvements;[19]
- Future land use plan;[20]
- Intergovernmental coordination;[21]
- Conservation;[22]
- Transportation;[23]
- Sanitary sewer, solid waste, drainage, potable water, and aquifer recharge;[24]
- Recreation and open space;[25]
- Housing;[26] and
- Coastal management (for coastal local governments).[27]

Counties and municipalities may employ individual comprehensive plans or joint plans (if both entities agree such a plan would align with their common interests).[28] A county plan controls in a municipality until a municipal comprehensive plan is adopted.[29] New municipalities must adopt a comprehensive plan within three years after the date of incorporation.[30]

Amendments to a Local Comprehensive Plan

Local governments must review and amend their comprehensive plans at least once every seven years to reflect any changes in state requirements.[31] Conforming amendments to the comprehensive plan must be made within one year of the determination that an amendment is necessary.[32] A local government is not required to review its comprehensive plan before its regular review period unless the law specifically requires otherwise.[33]

Generally, a local government amending its comprehensive plan must follow an expedited state review process.[34] Certain plan amendments, including amendments required to reflect a change in state requirements, must follow the state coordinated review process for the adoption of comprehensive

[15] S. 163.3161(10), F.S.
[16] S. 163.3177(1), F.S.
[17] S. 163.3177(1)(d), F.S.
[18] S. 163.3177(1)(a), F.S.
[19] S. 163.3177(3)(a), F.S. The local government must annually review the capital improvements element.
[20] S. 163.3177(6)(a), F.S.
[21] S. 163.3177(6)(h), F.S.
[22] S. 163.3177(6)(d), F.S.
[23] S. 163.3177(6)(b), F.S.
[24] S. 163.3177(6)(c), F.S.
[25] S. 163.3177(6)(e), F.S.
[26] S. 163.3177(6)(f), F.S.
[27] S. 163.3177(6)(g), F.S.
[28] S. 163.3167(1), F.S.
[29] S. 163.3167(3), F.S.
[30] *Id.*
[31] S. 163.3191(1), F.S.
[32] S. 163.3191(2), F.S.
[33] S. 163.3161(12), F.S.
[34] S. 163.3184(3)(a), F.S.

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plans.[35] Under this review process, the state land planning agency is responsible for plan review, coordination, and preparing and transmitting comments to the local government.[36] The Department of Economic Opportunity (DEO) is designated as the state land planning agency.[37]

Under the state coordinated review process, a local government must hold a properly noticed public hearing about the proposed amendment before sending it for comment from several reviewing agencies, including DEO, the Department of Environmental Protection, the appropriate regional planning council, and the Department of State.[38] Local governments and government agencies within the state filing a written request with the governing body are also entitled to copies of the amendment.[39] Comments on the proposed plan amendment must be received within 30 days after its receipt by DEO.[40]

DEO must provide a written report within 60 days of receiving the proposed plan amendment if it elects to review the amendment.[41] The report must state the agency's objections, recommendations, and comments with certain specificity and must be based on written, not oral, comments.[42] Within 180 days of receiving the report from DEO, the local government must review the report and any written comments and hold a second properly noticed public hearing on the adoption of the amendment.[43] Adopted plan amendments must be sent to DEO and any agency or government that provided timely comments within 10 working days after the hearing.[44]

After receiving the adopted plan amendment and finding it complete, DEO has 45 days to determine if the amendment complies with the law and to issue on its website a notice of intent stating its determination.[45] A compliance review is limited to the findings identified in DEO's original report unless the adopted amendment is substantially different from the reviewed amendment.[46] Unless challenged, a local comprehensive plan amendment takes effect pursuant to the notice of intent.[47] If there is a timely filed challenge, the plan amendment will not take effect until DEO or the Administration Commission enters a final order determining the adopted amendment complies with the law.[48]

Requirements for Local Land Development Regulations and Comprehensive Plans

Section 163.3202(2), F.S., outlines the minimum provisions that counties and municipalities must include in their local government land development regulations, including provisions:

- Regulating the subdivision of land;
- Regulating the use of land and water;
- Providing for protection of potable water wellfields;
- Regulating areas subject to seasonal and periodic flooding and providing for drainage and stormwater management;
- Ensuring the protection of environmentally sensitive lands designated in the comprehensive plan;
- Regulating signage;
- Addressing concurrency;
- Ensuring safe and convenient onsite traffic flow; and
- Maintaining the existing density of residential properties or recreational vehicle parks.

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[35] S. 163.3184(2)(c), F.S.
[36] S. 163.3184(4)(a), F.S.
[37] S. 163.3164(44), F.S.
[38] S. 163.3184(4)(b), (c), and (11)(b)1., F.S.
[39] S. 163.3184(4)(b), F.S.
[40] S. 163.3184(4)(c), F.S.
[41] S. 163.3184(4)(d)1., F.S.
[42] S. 163.3184(4)(d)1., F.S. All written communication the agency received or generated regarding a proposed amendment must be identified with enough information to allow for copies of documents to be requested. S. 163.3184(4)(d)2., F.S.
[43] S. 163.3184(4)(e)1. and (11)(b)2., F.S. If the hearing is not held within 180 days of receipt of the report, the amendment is deemed withdrawn absent an agreement and notice to DEO and all affected persons that provided comments. S. 163.3184(4)(e)1., F.S.
[44] S. 163.3184(4)(e)2., F.S.
[45] S. 163.3184(4)(e)4., F.S.
[46] *Id.*
[47] S. 163.3184(4)(e)5., F.S.
[48] *Id.* The Administration Commission consists of the Governor and Cabinet. S. 14.202, F.S.

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Further, local comprehensive plans adopted after January 1, 2019, and all land development regulations adopted to implement the plan, must incorporate development orders existing before the plan's effective date.[49] The plan may not impair a party's ability to complete development in accordance with an existing development order and must vest the density[50] and intensity[51] approved by the development order without any limitations or modifications.[52]

Effect of the Bill

Comprehensive Plans for Newly-Created Municipalities

The bill provides that a comprehensive plan for a newly incorporated municipality that becomes effective after January 1, 2016, as well as all land development regulations adopted to implement such plan, must:

- Incorporate all development orders existing before the plan's effective date;
- Not impair the completion of development in accordance with existing development orders; and
- Vest the density and intensity approved by the development orders existing on the plan's effective date without limitation or modification.

Property Rights Element

The bill requires each local government to include a property rights element in its comprehensive plan by the earlier of the date of adoption of its next proposed plan amendment initiated after July 1, 2021, or the date of its next scheduled comprehensive plan evaluation and appraisal.

The bill also provides a model statement of rights a local government may adopt. However, the bill allows a local government to develop its own property rights language if such language does not conflict with the model statement of rights, which requires local governments to consider the property owner's right to:

- Physically possess the property and control his or her interests in the property, including easements, leases, or mineral rights;
- Use, maintain, develop, and improve the property for personal use or the use of another, subject to state law and local ordinances;
- Privacy and exclusion of others from the property to protect his or her possessions and property; and
- Dispose of the property through sale or gift.

Local Government Development Agreements

Background

Local governments may enter into development agreements with developers.[53] A development agreement is a "contract between a local government and a property owner/developer, which provides the developer with vested rights by freezing the existing zoning regulations applicable to a property in exchange for public benefits."[54]

A local government may establish, by ordinance, procedures and requirements for considering and entering into a development agreement with any person having a legal or equitable interest in real

[49] S. 163.3167(3), F.S.
[50] S. 163.3164(12), F.S., defines the term "density" as an objective measure of the number of people or residential units allowed per unit of land, such as residents or employees per acre.
[51] S. 163.3164(22), F.S., defines the term "intensity" as an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below the ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.
[52] S. 163.3167(3), F.S.
[53] S. 163.3220(4), F.S.; *See* ss. 163.3220-163.3143, F.S., known as the "Florida Local Government Development Agreement Act."
[54] *Morgran Co., Inc. v. Orange County*, 818 So. 2d 640 (Fla. 5th DCA 2002); 7 Fla. Jur 2d Building, Zoning, and Land Controls § 168 (2019).

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property located within its jurisdiction.[55] A development agreement may provide that the entire agreement, or any phase thereof, must be commenced or completed within a specific time and must include:[56]

- A legal description of the land subject to the agreement and the names of its legal and equitable owners;
- The duration of the agreement;
- The development uses permitted on the land, including population densities, and building intensities and height;
- A description of public facilities that will service the development, including who will provide such facilities, the date any new facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of the development;
- A description of any reservation or dedication of land for public purposes;
- A description of all local development permits approved or needed to be approved for the development of the land;
- A finding that the development permitted or proposed is consistent with the local government's comprehensive plan and land development regulations;
- A description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens; and
- A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

Within 14 days after a local government enters into a development agreement, the local government must record the agreement with the clerk of the circuit court in the county where the local government is located, and such an agreement is not effective until it is properly recorded.[57] A development agreement binds any person who obtains ownership of a property already subject to an agreement (successor in interest).[58] A development agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest.[59]

Effect of the Bill

The bill allows a party or its designated successor in interest to a development agreement and the local government to amend or cancel a development agreement without securing the consent of the other parcel owners that were originally subject to the development agreement unless the amendment or cancellation directly modifies the allowable uses or entitlements of such owners' property. For example, under the bill, if a development agreement amendment will change the terms and conditions under which all property subject to the agreement may be developed, all owners of property subject to the agreement must consent to the amendment. However, if a development agreement amendment will change the terms and conditions under which only one property subject to the agreement may be developed, only the owner of the property affected by the amendment must consent to it; the consent of all other owners of property subject to the agreement is not required.

Department of Transportation Disposal of Real Property

Background

The Florida Department of Transportation (DOT) is authorized to convey any land, building, or other real or personal property it acquired if it determines the property is not needed for a transportation facility.[60] In such cases, DOT may dispose of the property through negotiations, sealed competitive

[55] S. 163.3223, F.S; 7 Fla. Jur 2d Building, Zoning, and Land Controls § 168 (2019).
[56] S. 163.3227(1) and (2), F.S.; 7 Fla. Jur 2d Building, Zoning, and Land Controls § 168 (2019).
[57] S. 163.3239, F.S; 7 Fla. Jur 2d Building, Zoning, and Land Controls § 168 (2019).
[58] A successor in interest is one who follows another in ownership or control of property. A successor in interest retains the same rights as the original owner, with no change in substance. Black's Law Dictionary 1473 (8th ed. 2004); s. 163.3239, F.S.
[59] S. 163.3237, F.S.
[60] S. 337.25(4), F.S.

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bids, auctions, or any other means it deems to be in its best interest and must advertise the disposal of any property valued over $10,000.[61]

DOT may not sell unneeded property for a price less than DOT's current estimate of value, except that:

- If the property was donated for transportation purposes and a transportation facility has not been constructed for at least five years, plans have not been prepared for the construction of such facility, and the property is not located in a transportation corridor, a governmental entity in whose jurisdiction the property lies may authorize reconveyance of the donated property for no consideration to the original donor or the donor's heirs, successors, assigns, or representatives.[62]
- If the property is to be used for a public purpose, the property may be conveyed without consideration to a governmental entity.[63]
- If the property was originally acquired specifically to provide replacement housing for persons displaced by transportation projects, DOT may negotiate for the sale of such property as replacement housing.[64]
- If DOT determines the property requires significant costs to be incurred or that continued ownership of the property exposes DOT to significant liability risks, DOT may use the projected maintenance costs over the next 10 years to offset the property's value in establishing a value for disposal of the property, even if that value is zero.[65]

If, in DOT's discretion, a sale to a person other than an abutting property owner would be inequitable, the property may be sold to the abutting owner for DOT's current estimate of value.[66] Further, in cases of property to be used for a public purpose, and in cases of property requiring significant costs to be incurred or exposing DOT to significant liability risks, DOT may first offer the property ("right of first refusal") to the local government or other political subdivision in whose jurisdiction the property is situated.[67]

Effect of the Bill

Notwithstanding any provision of s. 337.25, F.S., to the contrary, the bill requires DOT to provide a right of first refusal to the previous property owner from whom DOT originally acquired the property for DOT's current estimate of value if the property is to be used for public purpose, requires significant costs to be incurred, or exposes DOT to significant liability risks, or if DOT determines that a sale to any person other than an abutting property owner would be inequitable. The offer must be made in writing, by certified mail or hand delivery, is effective upon receipt by the previous property owner, and must provide the previous property owner with at least 30 days to exercise the right of first refusal. If the previous property owner wants to purchase the property, he or she must send notice to DOT by certified mail or hand delivery, and such acceptance is effective upon dispatch. Once the right is exercised, the previous property owner has at least 90 days to close on the property.

Developments of Regional Impact

Background

A Development of Regional Impact (DRI) is "any development which, because of its character, magnitude, or location, would have a substantial effect on the health, safety, or welfare of citizens of more than one county."[68] The DRI statutes were created in 1972 as an interim program intended to be

[61] *Id.*
[62] S. 337.25(4), F.S.
[63] S. 337.25(4)(b), F.S.
[64] S. 337.25(4)(c), F.S.
[65] S. 337.25(4)(d), F.S.
[66] S. 337.25(4)(e), F.S.
[67] S. 337.25(4), F.S.
[68] S. 380.06(1), F.S.

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replaced by comprehensive planning and permitting laws.[69] The program provided a process to identify regional impacts stemming from large developments and appropriate provisions to mitigate impacts on state and regional resources.[70]

The process to review or amend a DRI agreement and its implementing development orders went through several revisions[71] until repeal of the requirements for state and regional reviews in 2018.[72] Affected local governments are responsible for the implementation and amendment of existing DRI agreements and development orders.[73] Currently, an amendment to a development order for an approved DRI may not amend to an earlier date the date to which the local government had agreed not to impose downzoning, unit density reduction, or intensity reduction, unless:[74]

- The local government can demonstrate that substantial changes in the conditions underlying the approval of the development order have occurred;
- The development order was based on substantially inaccurate information provided by the developer; or
- The change is clearly established by local government to be essential to the public health, safety, or welfare.

Any proposed change to a previously approved DRI must be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and local land development regulations.[75] However, a proposed change reducing the originally approved height, density, or intensity of the development must be reviewed by the local government based on the standards in the local comprehensive plan at the time the development was originally approved.[76] If the proposed change would have been consistent with the comprehensive plan in effect when the development was originally approved, the local government may approve the change.[77]

In the 2018 revisions, DRI agreements classified as essentially built out and valid on or before April 6, 2018, were preserved, but the provisions allowing such agreements to be amended to exchange approved land uses were eliminated.[78] For such agreements, a DRI is essentially built out if:[79]

- All the mitigation requirements in the development order were satisfied, all developers were in compliance with all applicable terms and conditions of the development order except the buildout date, and the amount of proposed development that remained to be built was less than 40 percent of any applicable development-of-regional-impact threshold; or
- The project was determined to be an essentially built-out development of regional impact through an agreement executed by the developer, the state land planning agency, and the local government.

Effect of the Bill

The bill authorizes the amendment of any DRI agreement entered into on or before April 6, 2018, and previously classified as, or officially determined to be, essentially built out. Such amendments may authorize the developer to exchange approved land uses, subject to the developer demonstrating that the exchange will not increase impacts to public facilities. The bill also specifies that DRI agreement

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[69] The Florida Senate, Committee on Community Affairs, Interim Report 2012-114, September 2011, citing: Thomas G. Pelham, *A Historical Perspective for Evaluating Florida's Evolving Growth Management Process*, in *Growth Management in Florida: Planning for Paradise*, 8 (Timothy S. Chapin, Charles E. Connerly, and Harrison T. Higgins eds. 2005).
[70] Ch. 72-317, s. 6, Laws of Fla.
[71] *See* ch. 2015-30, Laws of Fla. (requiring that new DRI-sized developments proposed after July 1, 2015, must be approved by a comprehensive plan amendment in lieu of the state review process provided for in s. 380.06, F.S.) and ch. 2016-148, Laws of Fla. (requiring DRI reviews to follow the state coordinated review process if the development, or an amendment to the development, required an amendment to the comprehensive plan).
[72] Ch. 2018-158, Laws of Fla.
[73] S. 380.06(4)(a) and (7), F.S.
[74] S. 380.06(4)(a), F.S.
[75] S. 380.06(7)(a), F.S. These procedures must include notice to the applicant and public about the issuance of development orders.
[76] *Id.*
[77] *Id.*
[78] S. 380.06(4), F.S.; *see also ch.* 2018-158, s. 1, Laws of Fla.
[79] S. 380.06(15)(g)3. and 4., F.S. (2017).

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amendments must be made pursuant to the processes adopted by local governments for amending development orders.

B. SECTION DIRECTORY:

Section 1. Amends s. 163.3167, F.S., requiring a comprehensive plan for a newly incorporated municipality that becomes effective after January 1, 2016, to incorporate existing development orders.

Section 2. Amends s. 163.3177, F.S., requiring a comprehensive plan to include a private property rights element.

Section 3. Amends s. 163.3237, F.S., authorizing amendment or cancelation of certain development agreements without the consent of certain parties.

Section 4. Amends s. 337.25, F.S., requiring DOT provide a right of first refusal to the previous property owner from whom DOT acquired property that it proposes to sell.

Section 5. Amends s. 380.06, F.S., allowing certain agreements relating to an approved DRI to be amended under certain circumstances.

Section 6. Provides a declaration that the act fulfills an important state interest.

Section 7. Provides an effective date of July 1, 2021.

II. FISCAL ANALYSIS & ECONOMIC IMPACT STATEMENT

A. FISCAL IMPACT ON STATE GOVERNMENT:

1. Revenues:

   None.

2. Expenditures:

   None.

B. FISCAL IMPACT ON LOCAL GOVERNMENTS:

1. Revenues:

   None.

2. Expenditures:

   The bill may have an insignificant negative fiscal impact on local governments with a population over 10,000 not scheduled to review their comprehensive plans before 2025 as it requires such local governments to amend their plans by July 1, 2024, to include a property rights element.

C. DIRECT ECONOMIC IMPACT ON PRIVATE SECTOR:

None.

D. FISCAL COMMENTS:

None.

III. COMMENTS

A. CONSTITUTIONAL ISSUES:

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1. Applicability of Municipality/County Mandates Provision:

   The county/municipality mandates provision of Art. VII, s. 18 of the Florida Constitution may apply because this bill requires counties and municipalities with populations over 10,000 to include a property rights element in their comprehensive plans by July 1, 2024. However, an exemption may apply, as laws having an insignificant fiscal impact are exempt from the requirements of Art. VII, s. 18 of the Florida Constitution.

2. Other:

   None.

B. RULE-MAKING AUTHORITY:

The bill neither provides authority for nor requires rulemaking by executive branch agencies.

C. DRAFTING ISSUES OR OTHER COMMENTS:

None.

IV. AMENDMENTS/ COMMITTEE SUBSTITUTE CHANGES

On February 4, 2021, the Local Administration & Veterans Affairs Subcommittee adopted an amendment and reported the bill favorably as a committee substitute. The amendment requires municipalities established after January 1, 2016, to incorporate into their comprehensive plans all existing development orders as of the effective date of the plan and removes the provisions of the bill concerning municipal annexation.

On February 17, 2021, the Civil Justice & Property Rights Subcommittee adopted an amendment and reported the bill favorably as a committee substitute. The amendment authorized a local government with a population of:

- 10,000 or more to include a property rights element in its comprehensive plan by the earlier of the adoption of its next proposed plan amendment or July 1, 2024.
- Less than 10,000 to include a property rights element in its comprehensive plan in conjunction with its next scheduled comprehensive plan evaluation and appraisal.

On March 10, 2021, the State Affairs Committee adopted a strike-all amendment and reported the bill favorably as a committee substitute. The amendment required the comprehensive plan of a newly incorporated municipality that becomes effective after January 1, 2016, to incorporate all existing development orders as of the effective date of the plan. The amendment also required each local government to include a property rights element in its comprehensive plan by the earlier of the date of adoption of its next proposed plan amendment initiated after July 1, 2021, or the date of its next scheduled comprehensive plan evaluation and appraisal.

This analysis is drafted to the committee substitute as passed by the State Affairs Committee.

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PROPERTY RIGHTS ELEMENT
GOALS, OBJECTIVES, & POLICIES

GOAL PR-1: TO ESTABLISH A PRIVATE PROPERTY RIGHTS STATEMENT OF RIGHTS.

Objective PR-1.1: To ensure that private property rights are considered in local decision making, complying with Florida Statute.

Policy PR-1.1.1: The County will consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy PR-1.1.2: The County will consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances including but not limited to the Walton County Comprehensive Plan and Land Development Code.

Policy PR-1.1.3: The County will consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property in accordance with Florida law.

Policy PR-1.1.4: The County will consider the right of a property owner to dispose of his or her property through sale or gift.

Proof of Publication

From the

CITRUS COUNTY CHRONICLE

Crystal River, Citrus County, Florida

PUBLISHED DAILY

STATE OF FLORIDA
COUNTY OF CITRUS

Before the undersigned authority personally appeared

Theresa Holland and/or Tonya Knight and/or Jeanne Ethridge

Of the Citrus County Chronicle, a newspaper published daily at Crystal River, in Citrus County, Florida, that the attached copy of advertisement being a public notice in the matter of the

ROP Ad# : 50014692
Description: 3658-1019 TUCRN: Citrus BOCC Regular Session Oct. 26, 2021
Legal Advertisement: to run 1 time(s)

Court, was published in said newspaper in the issue of
Date(s) of publication: October 19, 2021

Affiant further says that the Citrus County Chronicle is a Newspaper published at Crystal River in said Citrus County, Florida, and that the said newspaper has heretofore been continuously published in Citrus County, Marion County and Levy County, Florida, each week and has been entered as second class mail matter at the post office in Inverness in said Citrus County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jeanne Ethridge

The foregoing instrument was acknowledged before me

This 19th day of October 2021

By: Theresa Holland and/or Tonya Knight and/or Jeanne Ethridge

Who appeared by (✓) means of physical presence or ( ) via online notarization.

Deborah L. McPherson

Notary Public

DEBORAH LYNN MCPHERSON
Notary Public - State of Florida
Commission # HH 035722
My Comm. Expires Oct 22, 2024
Bonded through National Notary Assn.

MEETINGS

3658-1019 TUCRN
PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Citrus County Board of County Commissioners will meet in **Regular Session on Tuesday, October 26, 2021, at 1:00 P.M.**, in the Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida, for the purpose of conducting the regular business of Citrus County.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461, (352) 527-5210, at least two days before the meeting. 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.

If you need a Spanish Translator please make arrangements with the County by telephone within two days of the publication notice at 352-527-5370

Si necesita un traductor de español por favor haga arreglos con el Condado dentro de dos días de la notificación de la publicación 352-527-5370

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 the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0101, Florida Statutes).

Published October 19, 2021

Communication: Proof of Publication (Adjourn)

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