

BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA
Citrus County Courthouse
Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

AGENDA

WORKSHOP LEASE OF BUILDINGS

October 26, 2021 9:30 AM

Scott Carnahan, Chair, District 4 Ronald E. Kitchen Jr., 1st Vice Chair, District 2 Ruthie Davis Schlabach, 2nd Vice Chair, District 3 Jeff Kinnard D.C., Commissioner District 1 Holly L. Davis, Commissioner, District 5	Angela Vick, Clerk of the Circuit Court Charles R. Oliver, County Administrator Denise A. Dymond Lyn, County Attorney
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MISSION

Citrus County Government is a value-driven organization dedicated to responsive citizen service by providing quality programs, services and facilities to build a strong community and promote the best quality of life for our citizens.

All persons desiring to address the County Commission will be asked to limit their comments to the specific subject being discussed.

The Board gives citizens multiple opportunities for **PUBLIC INPUT**. All members of the public wishing to speak at the "Open To The Public" portion of a meeting will have three (3) minutes per person to make their request or presentation or five (5) minutes if they represent an organization with the appropriate documentation on file with the Clerk of Courts. If the request or presentation deals with a matter that requires investigation by County Staff, the Chairman will refer it to the County Administrator to follow-up with the person making the request.

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, TTY (352) 527-5312 at least two days before the meeting.

A. CALL TO ORDER

A.1. Invocation

A.2. Pledge of Allegiance

A.3. Roll Call

B. WORKSHOP LEASING COUNTY BUILDINGS

B.1. Public Workshop - Leasing BOCC buildings to Non-Profit

Conduct a Public Workshop at 9:30 AM to discuss leasing BOCC buildings to Non-Profit.

C. OPEN TO THE PUBLIC

D. UPCOMING MEETINGS

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| <ol style="list-style-type: none">1. Regular Meeting: November 9, 2021 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 344502. Regular Meeting: November 30, 2021 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 344503. Regular Meeting: December 14, 2021 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450 |
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E. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

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| <ol style="list-style-type: none">1. Workshop: Waterfront Setbacks, Stormwater & Variance Criteria Tuesday November 9, 2021 at 8:00 AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 344502. Workshop: Residential Road Resurfacing, Sales Tax & Methodology & Funding Tuesday November 9, 2021 at 8:30 AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 344503. Special Meeting: Universal Collection Tuesday November 30, 2021 at 9:00 AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450 |
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F. ADJOURN



AGENDA MEMORANDUM

FROM:	Randall Olney, Public Works Director				
SUBJECT:	Public Workshop - Leasing BOCC buildings to Non-Profit				
AGENDA DATE:	October 26, 2021				
<u>BRIEF OVERVIEW:</u>					
Public Workshop to Discuss BOCC buildings being leased to Non-Profit.					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
N/A	N/A	N/A	N/A	N/A	N/A
<u>RECOMMENDED ACTION:</u>					
Conduct a Public Workshop at 9:30 AM to discuss leasing BOCC buildings to Non-Profit.					

ACTIVE LEASES WITH UTILITY STATUS

BOCC IS LANDLORD

TENANT NAME	PROPERTY NAMES	PROPERTY ADDRESS	LEASE BEGINS	LEASE ENDS	LEASE PAYMENT FREQUENCY	LEASE PAYMENT AMOUNT	UTILITIES PAID BY	PROFIT OR NON PROFIT	Maintenance 10/1/16 to 09/30/21	Utility Cost 10/1/16 to 09/30/21 a month
AMERICAN DOOR & HARDWARE	MEADOWCREST	1500 N MEADOWCREST BLVD	01-May-21	30-Apr-24	MONTH	\$2,718.86	LESSEE REIMBURSES	PROFIT	\$1,790.13	LESSEE REIMBURSES
AMERICAN TOWERS, INC.	AMERICAN TOWER	6773 W NORVELL BRYANT HWY	29-Oct-16	28-Oct-21	MONTH	\$1,216.70	LESSEE PAYS	PROFIT	\$0.00	LESSEE PAYS
ARMORY BOARD, STATE OF FLORIDA	ARMORY - GROUND	8551 W VENABLE ST	17-Feb-87	16-Feb-33	ONCE	\$1.00	LESSEE PAYS	NON PROFIT	\$0.00	LESSEE PAYS
BERNARDO & MARIA PISTONE	5 1/2 OF LOT 16 BLK 8	6998 N LECANTO HWY	28-Mar-17	27-Mar-24	YEAR	\$712.50	N/A PARKING AREA LEASE	PROFIT	\$0.00	\$0.00
BEVERLY HILLS CIVIC ASSOCIATION	BEVERLY HILLS COMMUNITY BUILDING	1 CIVIC CIRCLE	22-Jul-19	21-Jul-24	YEAR	\$1.00	LESSEE PAYS	NON PROFIT	\$21,451.18	LESSEE PAYS
BEVERLY HILLS CRAFTSMEN'S GUILD	BEVERLY HILLS COMMUNITY BUILDING	1 CIVIC CIRCLE	01-Apr-21	31-Mar-24	YEAR	\$1.00	LESSOR PAYS	NON PROFIT	\$0.00	P & R
BEVERLY HILLS HORSESHOE CLUB	BEVERLY HILLS COMMUNITY BUILDING	1 CIVIC CIRCLE	01-Jan-91		YEAR	\$10.00	LESSEE PAYS	NON PROFIT	\$0.00	LESSEE PAYS
BEVERLY HILLS SHUFFLEBOARD CLUB	BEVERLY HILLS COMMUNITY BUILDING	1 CIVIC CIRCLE	01-Jan-92		YEAR(S)	\$0.00	LESSEE PAYS	NON PROFIT	\$0.00	\$0.00
BOYS AND GIRLS CLUB OF CITRUS COUNTY	BEVERLY HILLS COMMUNITY PARK - ACCESS	961 W ROOSEVELT BLVD	13-Jan-09		YEAR	\$0.00	N/A	NON PROFIT	\$0.00	\$0.00
CAYLA'S COATS INC. - FIT	FORT ISLAND GULF BEACH	16000 W FORT ISLAND TRAIL	01-Nov-20	31-Oct-21	YEAR	\$1.00	N/A PORTION OF BEACH LEASE	NON PROFIT	\$0.00	\$0.00
CAYLA'S COATS INC. - HB	HERNANDO BEACH	3699 EAST ORANGE DR.	01-Nov-20	31-Oct-21	YEAR	\$1.00	N/A PORTION OF BEACH LEASE	NON PROFIT	\$0.00	\$0.00
CHASS CAMPGROUND - SWFWMD	CHASSAHOVITZKA RIVER CAMP	8601 W LYKES TRAIL	17-Nov-19	15-Nov-22	YEAR(S)	\$0.00	N/A SEE MOORE & MOORE	PROFIT	\$0.00	\$0.00
CITRUS SPRINGS CIVIC ASSOCIATION	CITRUS SPRINGS COMMUNITY CENTER	1570 WEST CITRUS SPRINGS BLVD	12-Feb-20	11-Feb-23	MONTH	\$209.71	LESSEE PAYS	NON PROFIT	\$0.00	LESSEE PAYS
COAST GUARD AUXILIARY	COAST GUARD AUXILIARY - GROUND	7910 W GREEN ACRES ST	24-Oct-00		N/A	\$0.00	LESSEE PAYS	NON PROFIT	\$0.00	\$0.00
COMMUNITY FOOD BANK OF CITRUS COUNTY, INC	PLEASANT GROVE FIRE STATION	9658 S PLEASANT GROVE RD	27-Jul-21	30-Nov-21	ONCE	\$1.00	LESSEE REIMBURSES	NON PROFIT	\$4,222.75	LESSEE REIMBURSES
FILTER YOUTH DEVELOPMENT, INC	FILTER YOUTH FACILITY - GROUND	5114 W HOMOSASSA TRL	29-Oct-14	28-Oct-13	YEAR	\$1.00	N/A GROUND LEASE	NON PROFIT	\$0.00	\$0.00
FLORAL CITY HERITAGE COUNCIL	FLORAL CITY HERITAGE HALL MUSEUM	8394 E ORANGE AVE	10-Jun-19	10-Jun-24	YEAR	\$1.00	LESSEE PAYS	NON PROFIT	\$14,974.00	LESSEE PAYS
FLORIDA DEPARTMENT OF CHILDREN & FAMILIES	CITRUS RESOURCE CENTER	2804 W MARC KNIGHTON CT	01-Feb-19	30-Nov-23	YEAR	\$4,813.30	LESSOR PAYS	PROFIT	\$868.11	Part of Lease Payment
HARVEST, CITRUS COUNTY	RESOURCE CENTER	2804 WEST MARC KNIGHTON CT	01-Jul-20	30-Jun-22	MONTH	\$335.30	UNSPECIFIED	NON PROFIT	\$10.72	Minimal sq ft
HERNANDO HERITAGE COUNCIL HISTORICAL SOCIETY	HERNANDO SCHOOL RM 306A & 306B	2415 N FLORIDA AVE	07-Aug-18	06-Aug-23	YEAR	\$1.00	LESSEE PAYS	NON PROFIT	\$19,959.61	LESSEE PAYS
HISTORICAL SOCIETY	CITRUS COUNTY COURTHOUSE	1 COURTHOUSE SQUARE	01-Jun-21	31-May-26	YEAR	\$1.00	LESSOR PAYS	NON PROFIT	\$0.00	Minimal sq ft
JESSIE'S PLACE - CHILDREN'S ADVOCACY CENTER	OLD TRANSIT CENTER - JESSIE'S PLACE	1410 S LECANTO HWY	01-Aug-19	31-Jul-24	YEAR	\$0.00	LESSEE PAYS	NON PROFIT	\$34,227.37	\$0.00
LIFESTREAM BEHAVIORAL CENTER INC	MEADOWCREST BLDG	1550 N MEADOWCREST BLVD	31-Jan-19	31-Dec-21	MONTH	\$4,531.25	LESSEE PAYS	PROFIT	\$4,054.89	LESSEE PAYS
MOORE & MOORE REALTY	CHASSAHOVITZKA RIVER CAMP	8601 W LYKES TRAIL	09-May-17	15-Nov-22	MONTH	\$500.00	LESSEE PAYS	PROFIT	\$0.00	LESSEE PAYS
MOSQUITO CONTROL BOARD	INVERNESS AIRPORT	3430 S AIRPORT RD	13-Jan-09	18-Dec-60	YEAR	\$1.00	N/A GROUND LEASE	NON PROFIT	\$0.00	\$0.00
FUTURE COAST EMERGENCY MEDICAL FOUNDATION, INC.	FLORAL CITY EMS STATION	7705 S FLORIDA AVE	01-Oct-00	30-Sep-22	YEAR	\$10.00	LESSEE PAYS	NON PROFIT	\$12,528.21	LESSEE PAYS
FUTURE COAST EMERGENCY MEDICAL FOUNDATION, INC.	CITRUS SPRINGS FIRE STATION	9515 N CITRUS SPRINGS BLVD	01-Oct-00	30-Sep-22	YEAR	\$10.00	LESSEE PAYS	NON PROFIT	\$0.00	LESSEE PAYS
FUTURE COAST EMERGENCY MEDICAL FOUNDATION, INC.	3876 W. COUNTRY HILL DR AND 3981 W. HOMO	3876 W. COUNTRY HILL DR AND 3981 W. HOMO	01-Oct-20	30-Sep-22	YEAR	\$16,600.00	LESSEE PAYS	NON PROFIT	\$0.00	LESSEE PAYS
OZELLO CIVIC ASSOCIATION, INC.	OZELLO FIRE STATION #11	14300 OZELLO TRAIL	01-Jan-21	31-Dec-21	YEAR	\$1.00	LESSEE PAYS	NON PROFIT	\$2,128.29	LESSEE PAYS
RIVERHAVEN VILLAGE POA	RIVERHAVEN VILLAGE - BOAT/VEHICLE STORAGE	11385 W TIMBERLANE DR	12-Dec-06	11-Dec-36	TERM	\$10.00	N/A BOAT & VEHICLE PARK	NON PROFIT	\$0.00	\$0.00
ROTARY FOUNDATION OF CRYSTAL RIVER	ROTARY/PATH AGRICULTURE SITE - GROUND	5114 W HOMOSASSA TRL	12-Aug-14	11-Aug-13	YEAR	\$1.00	N/A AG LAND	NON PROFIT	\$0.00	\$0.00
SCOUT HUT, INC.	SCOUT HUT HOMOSASSA - GROUND	4210 S GRAND MARCH AVE	07-May-21	06-May-23	YEAR	\$1.00	UNSPECIFIED	NON PROFIT	\$0.00	\$815.78
NEW CHURCH WITHOUT WALLS INTERNATIONAL, VETERANS ADMINISTRATION	FIRE STATION #6	9837 E GULF TO LAKE HWY	09-Apr-21	08-Apr-22	YEAR	\$1.00	LESSEE REIMBURSES	NON PROFIT	\$2,059.71	LESSEE REIMBURSES
WITHLACOCHEE REGIONAL WATER SUPPLY	A OUTPATIENT CLINIC A-WING & MH CLINIC C-WIN	2804 W MARC KNIGHTON CT	01-Oct-16	30-Sep-26	MONTH	\$17,927.55	LESSOR PAYS	NON PROFIT	\$56,731.17	Part of Lease Payment
WITHLAPOKA CIVIC ASSOCIATION, INC.	LGB - WRWSA OFFICE	3600 W SOVEREIGN PATH	01-Nov-16	31-Oct-21	YEAR	\$2,047.68	LESSOR PAYS	NON PROFIT	\$352.65	Minimal sq ft
	WITHLAPOKA COMMUNITY BUILDING	11104 E FLOUNDER DR	05-Dec-17	04-Dec-22	YEAR	\$1.00	LESSEE PAYS	NON PROFIT	\$9,919.34	LESSEE PAYS

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BEVERLY HILLS CIVIC ASSOCIATION	BEVERLY HILLS COMMUNITY BUILDING	1 CIVIC CIRCLE	22-Jul-19	21-Jul-24	YEAR	\$1.00	LESSEE PAYS	NON PROFIT	\$ 16,841.18	LESSEE PAYS
WITHLAPOPKA CIVIC ASSOCIATION, INC.	WITHLAPOPKA COMMUNITY BUILDING	11104 E FLOUNDER DR	05-Dec-17	04-Dec-22	YEAR	\$1.00	LESSEE PAYS	NON PROFIT	\$ 4,467.34	LESSEE PAYS
OZELLO CIVIC ASSOCIATION, INC.	OZELLO FIRE STATION #11	14300 OZELLO TRAIL	01-Jan-21	31-Dec-21	YEAR	\$1.00	LESSEE PAYS	NON PROFIT	\$ 2,128.29	LESSEE PAYS
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		2804 WEST MARC KNIGHTON CT	01-Jul-20	30-Jun-22	MONTH	\$335.30	UNSPECIFIED	NON PROFIT	\$ 10.72	Minimal sq ft