



CITRUS COUNTY
BOARD OF COUNTY COMMISSIONERS
MINUTES • OCTOBER 26, 2021

Public Workshop

Citrus County Courthouse

9:30 AM

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 9:32 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	

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.

County Administrator Charles R. Oliver provided the presentation and responded to questions from the Board, followed by Board discussion.

Continued - B1. Leasing BOCC buildings to Non-Profit

Board discussion ensued with County Administrator Charles R. Oliver.

Consensus of the Board was given to staff to: dissolve the fire station properties; schedule an agenda item with a detailed property list to include the cost of maintenance and insurance; discuss policy; and declare a moratorium on new leases for renting any county properties to be addressed within thirty days.

Board discussion with Mr. Oliver and Mr. Oliver announced the agenda item will be scheduled for the first meeting in December.

County Attorney Denise A. Dymond Lyn addressed the Board and responded to questions from the Board, followed by Board discussion with Mr. Oliver and Ms. Lyn.

C. OPEN TO THE PUBLIC

The following citizens addressed the Board: Robert Croft, President of the Citrus County Historical Society; Sabrina Watson; Billy Cayce; Marianne Wetherington; John Labriola; and Jim Gunther.

Commissioners responded to comments from the public.

D. UPCOMING MEETINGS

- | |
|---|
| <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 |
|---|

E. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

- | |
|---|
| <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 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

F. ADJOURN

The meeting was adjourned at 10:38 AM



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	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
VETERANS ADMINISTRATION	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
WITHLACOCHEE REGIONAL WATER SUPPLY	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 CIVIC ASSOCIATION, INC.	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

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
ARMORY BOARD, STATE OF FLORIDA	ARMORY - GROUND	8551 W VENABLE ST	17-Feb-87	16-Feb-33	ONCE	\$1.00	LESSEE PAYS	NON PROFIT	\$ -	LESSEE PAYS
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	\$ 7,474.00	LESSEE PAYS
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
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	\$ 8,380.61	LESSEE PAYS
BEVERLY HILLS HORSESHOE CLUB	BEVERLY HILLS COMMUNITY BUILDING	1 CIVIC CIRCLE	01-Jan-91		YEAR	\$10.00	LESSEE PAYS	NON PROFIT	\$ -	LESSEE PAYS
NATURE 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	\$ -	LESSEE PAYS
NATURE 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
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	\$ -	LESSEE PAYS
MOORE & MOORE REALTY	CHASSAHOVITZKA RIVER CAMP	8601 W LYKES TRAIL	09-May-17	15-Nov-22	MONTH	\$500.00	LESSEE PAYS	PROFIT	\$ -	LESSEE PAYS
AMERICAN TOWERS, INC.	AMERICAN TOWER	6773 W NORVELL BRYANT HWY	29-Oct-16	28-Oct-21	MONTH	\$1,216.70	LESSEE PAYS	PROFIT	\$ -	LESSEE PAYS
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
NATURE COAST EMERGENCY MEDICAL FOUNDATION, INC.		3876 W. COUNTRY HILL DR								
THE NEW CHURCH WITHOUT WALLS INTERNATIONAL, INC.	FIRE STATION #6	3981 W. HOMOSASSA TRAIL	01-Oct-20	30-Sep-22	YEAR	\$16,600.00	LESSEE PAYS	NON PROFIT	\$ -	LESSEE PAYS
COMMUNITY FOOD BANK OF CITRUS COUNTY, INC.	PLEASANT GROVE FIRE STATION	9658 S PLEASANT GROVE RD	09-Apr-21	08-Apr-22	YEAR	\$1.00	LESSEE REIMBURSES	NON PROFIT	\$ 2,059.71	LESSEE REIMBURSES
AMERICAN DOOR & HARDWARE	MEADOWCREST	1500 N MEADOWCREST BLVD	27-Jul-21	30-Nov-21	ONCE	\$1.00	LESSEE REIMBURSES	NON PROFIT	\$ 4,222.75	LESSEE REIMBURSES
BEVERLY HILLS CRAFTSMEN'S GUILD	BEVERLY HILLS COMMUNITY BUILDING	1 CIVIC CIRCLE	01-May-21	30-Apr-24	MONTH	\$2,718.86	LESSEE REIMBURSES	PROFIT	\$ 1,790.13	LESSEE REIMBURSES
HISTORICAL SOCIETY	CITRUS COUNTY COURTHOUSE	1 CIVIC CIRCLE	01-Apr-21	31-Mar-24	YEAR	\$1.00	LESSOR PAYS	NON PROFIT	\$ -	P & R
WITHLACOOCHIE REGIONAL WATER SUPPLY	LGB - WRWSA OFFICE	1 COURTHOUSE SQUARE	01-Jun-21	31-May-26	YEAR	\$1.00	LESSOR PAYS	NON PROFIT	\$ -	Minimal sq ft
FLORIDA DEPARTMENT OF CHILDREN & FAMILIES	CITRUS RESOURCE CENTER	3600 W SOVEREIGN PATH	01-Nov-16	31-Oct-21	YEAR	\$2,047.68	LESSOR PAYS	NON PROFIT	\$ 352.65	Minimal sq ft
VETERANS ADMINISTRATION	VA OUTPATIENT CLINIC A-WING & MH CLINIC C-WING	2804 W MARC KNIGHTON CT	01-Feb-19	30-Nov-23	YEAR	\$4,813.30	LESSOR PAYS	PROFIT	\$ 868.11	Part of Lease Payment
ROTARY FOUNDATION OF CRYSTAL RIVER	ROTARY/PATH AGRICULTURE SITE - GROUND	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
RIVERHAVEN VILLAGE POA	RIVERHAVEN VILLAGE - BOAT/VEHICLE STORAGE	5114 W HOMOSASSA TRL	12-Aug-14	11-Aug-13	YEAR	\$1.00	N/A AG LAND	NON PROFIT	\$ -	\$ -
MOSQUITO CONTROL BOARD	INVERNESS AIRPORT	11385 W TIMBERLANE DR	12-Dec-06	11-Dec-36	TERM	\$10.00	N/A BOAT & VEHICLE PARK	NON PROFIT	\$ -	\$ -
FILTER YOUTH DEVELOPMENT, INC	FILTER YOUTH FACILITY - GROUND	3430 S AIRPORT RD	13-Jan-09	18-Dec-60	YEAR	\$1.00	N/A GROUND LEASE	NON PROFIT	\$ -	\$ -
BERNARDO & MARIA PISTONE	S 1/2 OF LOT 16 BLK 8	5114 W HOMOSASSA TRL	29-Oct-14	28-Oct-13	YEAR	\$1.00	N/A GROUND LEASE	NON PROFIT	\$ -	\$ -
CAYLA'S COATS INC. - FIT	FORT ISLAND GULF BEACH	6998 N LECANTO HWY	28-Mar-17	27-Mar-24	YEAR	\$712.50	N/A PARKING AREA LEASE	PROFIT	\$ -	\$ -
CAYLA'S COATS INC. - HB	HERNANDO BEACH	16000 W FORT ISLAND TRAIL	01-Nov-20	31-Oct-21	YEAR	\$1.00	N/A PORTION OF BEACH LEASE	NON PROFIT	\$ -	\$ -
SCOUT HUT, INC.	SCOUT HUT HOMOSASSA - GROUND	3699 EAST ORANGE DR.	01-Nov-20	31-Oct-21	YEAR	\$1.00	N/A PORTION OF BEACH LEASE	NON PROFIT	\$ -	\$ -
HARVEST, CITRUS COUNTY	RESOURCE CENTER	4210 S GRAND MARCH AVE	07-May-21	06-May-23	YEAR	\$1.00	UNSPECIFIED	NON PROFIT	\$ -	\$ -
		2804 WEST MARC KNIGHTON CT	01-Jul-20	30-Jun-22	MONTH	\$335.30	UNSPECIFIED	NON PROFIT	\$ 10.72	Minimal sq ft

C



Board of County Commissioners Speakers Form

When you approach the Board to address noted item,
please give this form to the Clerk.

Please Print

Name: Robert W. Croft Date: 26 Oct 2021

Address: 2651 E. TRUCK FARM LN
INVERNESS, FL 34453

Telephone #: 816-820-2999

Item to be Addressed: \$1.00 leases of County property
to Citrus County Historical Society

C



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: SABRINA WATSON

Address: Rabeck Ave

Telephone #: 701-1279

Item to be Addressed: leased building



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: Billy CAYCE

Address: 7909 N IBSEN DR
CITRUS SPRINGS FL 3443

Telephone #: 352-322-3097

Item to be Addressed: _____



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: Marianne Wetherington

Address: Po Box 2424
Dunnellon FL 34433

Telephone #: 3526135467

Item to be Addressed: Lease of Buildings



Board of County Commissioners Speakers Form

When you approach the Board to address noted item,
please give this form to the Clerk.

Please Print

Name: John Labriola Date: 10/26/21
Address: 2806 Eisenhower St W
Telephone #: 954-515-2084
Item to be Addressed: leased properties



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: 10/21/21

Name: Jim Gunther

Address: Homesburg

Telephone #: 352 999-7004

Item to be Addressed: Properties Zoned



October 26, 2021

Citrus County, Board of County Commissioners
110 North Apopka Avenue
Inverness, Florida 34450
Dear County Commissioners,

The Citrus County Historical Society, Inc. requests that the following members of the Historical Society, be allowed five minutes to speak at County Commissioners meetings. Robert W. Croft, President, Flo Jones, Vice President, and Director Monty VanNess. Thank you.

Best Regards,

Robert W. Croft

Robert W. Croft
Citrus County Historical Society, Inc.
President

Non-Profit Request to use County Real Estate

Jump to:

Section



Overview

Hillsborough County Board of County Commissioners policy governs requests by nonprofit groups to use County real estate on a long-term basis (greater than 30 days). Factors affecting decisions to lease space to nonprofit agencies include submittal of a business plan, availability of space, finding a sponsoring County department, and the overall benefit the arrangement would bring to the residents of Hillsborough County.

How It Works

A nonprofit agency that wants to lease County-owned real estate should identify as a sponsor a County department or agency that would otherwise provide or benefit from the delivery of the nonprofit agency's services. The nonprofit agency and the Sponsoring Department must be able to demonstrate that the agency's services support a core County purpose and provide cost savings for the County in the delivery of services. The nonprofit will work through the Sponsoring Department to submit a request to the County's Space Manager for further review and processing.

The nonprofit requesting consideration for the lease of County-owned real estate will be required to submit a Business Plan to the Sponsoring Department.

All requests to lease County-owned real estate will be evaluated by a County Review Committee comprised of staff from the Sponsoring Department, the associated Fiscal Services team, the County

Properties Section, Facilities Management Services Department, the County Attorney's Office, and the Business & Support Services Department.

The Review Committee will evaluate the business plan, consider the services provided and the relative benefit to the County, alignment of the nonprofit's mission with the County's mission, the financial health of the nonprofit organization, current availability of County-owned space, and appropriateness of the desired location.

How To

1. The nonprofit requesting consideration for the lease of County-owned real estate must first secure a Sponsoring Department. List of County Departments
2. Then submit a Business Plan to their Sponsoring Department. The Business Plan will include a discussion of how the agency proposes to meet annual operating and maintenance cost requirements, and the agency's anticipated ability to meet ongoing cost commitments at various revenue levels. It should identify any other anticipated funding sources and the estimated amount from each source.

The Business Plan format will include the following:

- a) Table of Contents
- b) Executive Summary outlining the nonprofit's estimated space needs, desired location, renovation requirements, name of Sponsoring Department/agency, and departmental/agency point of contact.
- c) Organization Profile (services, clients, organization chart, etc.), as well as copies of organization's Articles of Incorporation and By-Laws, Certificate of Incorporation from the Secretary of State, 501 (c)(3) status or similar IRS status documentation, and organizational points of contact.
- d) Community Need for services, population served (including location and density), and benefit to the County.
- e) Scope of Services that shall be provided in County facilities, including citizens served.
- f) Demonstrate that services support a core County service and are not provided by others.
- g) Program Goals and Objectives that are measurable.
- h) Evaluation Plan for assessing accomplishment of goals and objectives throughout the term of the lease to ensure the continued benefit of the services.

- i) Leverage of Other Funds and space, highlighting reason for needing space, alternatives to leasing County space and reasons why they are not feasible.
- j) Financial Capabilities including audited financial statements for most recent two (2) years and cost avoidance benefit to the County.
- k) Budget Information outlining operating budget for the initial term of three (3) years while also accounting for costs to lease County space.

Get Help

DEPARTMENT

Facilities Management & Real Estate Services

EMAIL

ClarkD@HCFLGov.net

PHONE

(813) 307-1714

Was this page helpful?

☐ Yes ☐ No