



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

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

MINUTES

October 10, 2023 - 1:00 PM

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

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

A. CALL TO ORDER

October 10, 2023 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

A.1. Invocation

Andy Heer, Pastor of Hernando Church of the Nazarene, led the invocation.

A.2. Pledge of Allegiance

Veteran, Doug Wright, led the Pledge of Allegiance.

A.3. Roll Call

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

Absent: Clerk of the Circuit Court and Comptroller Angela Vick

A.4. Approval of Agenda

County Administrator Steve Howard requested the addition of items E16, H2, and N2, the submission of additional information for items E13, K1, and T3, and to pull item E1c.

Chair Ruthie Schlabach requested to move item G1 to before the time certain public hearings.

Commissioner Diana Finegan requested to pull item K1 and provided an explanation.

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Motion to approve the Agenda, with the addition of items E13, E16, H2, K1, N2, T3, pulling E1c and K1, and moving item G1 forward.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

B. CONSENT

Motion to approve the Consent Agenda.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Jeff Kinnard D.C.

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

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B.1. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:
September 26, 2023 Regular Meeting

Administration

No items.

Attorneys Office

No items.

Clerk

No items.

Community Services

B.2. Hernando Beach Playground Asset Deletion

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Approve deletion of the following item from the inventory of Parks and Recreation and the removal of the same items from the county's Capital Asset listing. Asset #15264 - Hernando Beach Playground. **(Eric Head, Community Resources Director)**

B.3. Fire Station Park Modular Play Station Asset Deletion

Approve deletion of the following item from the inventory of Parks and Recreation and the removal of the same items from the county's Capital Asset listing. Asset #17263 - Fire Station Park Modular Play Station. **(Eric Head, Community Resources Director)**.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Growth Management

B.4. PLT-23-11 (aka RPLT2023-00006) Jen's Acres

- a. Review and approve PLT-23-11, Jen's Acres.
- b. If approved, direct the Chair to execute the plat and the Clerk to execute and record the plat in the public records. **(Eric Landon, Growth Management Director, Joanna Coutu, Land Development Division Director)**.

Public Works

B.5. Release of Lien

- a. Approve and Authorize the Chairman to execute Releases of Lien for Property Abatement Assessment by and between Citrus County, Florida, and certain property owners.

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b. Authorize the Clerk to record the Releases of Lien in the Public Records of Citrus County, Florida. **(Carlton Hall, Interim Public Works Director)**

B.6. Disposal of Surplus Property

Approve deletion of the following items from the inventory and the removal of same items from the county's Capital Asset listing. 17508 Generac Generator. **(Carlton Hall, Interim Public Works Director).**

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

No items.

Set Public Hearings Workshops

B.7. Proposed County Surplus Property Inventory List Appropriate for use as Affordable Housing – Set A Public Hearing.

Set a Public Hearing on November 14, 2023, at 1:45 p.m. pursuant to Section 125.379, Florida Statutes, for the purpose of considering an inventory list of County owned, surplus real property determined to be appropriate for use as affordable housing. **(Carlton Hall, Interim Public Works Director).**

C. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items C1 and C2.

RESULT: **Adopted**

MOVER: Holly L. Davis

SECONDER: Rebecca Bays

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

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C.1. Proclamation for Friends of the Library Month

Approve and authorize the Board to execute a proclamation extending appreciation to the Friends of the Library and declaring October 2022 as "Friends of the Library Month" in Citrus County, Florida.

C.2. Breast Cancer Awareness Month

Approve and authorize the Board to proclaim the month of October as Breast Cancer Awareness Month in Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

*Tod Cloud
Rick Matherson
Gill Phelan
Steven Schwartz
Sabrina Watson, representing Xceptional Life Project
Mary Seader
Chris Johnson
Cathy Yen
Bruce Figert
K C Mayfield
Kevin Cunningham
Janet Barek
Frank Papcin
John Labriola, on behalf of Citrus County Christian Coalition*

Commissioners responded to comments from the public and Management and Budgets Director Erin Dohren provided clarification regarding the approved fiscal year 2023/2024 millage rate.

Ms. Dohren, County Administrator Steve Howard, and Growth Management Director Eric Landon responded to questions from the Board.

Clerk's Note: This item was paused at 1:33 PM, for time certain public hearings, and was resumed at 3:18 PM.

[Public Speaker Forms for Item D](#)

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through h.

Deputy Clerk Amy Novinger requested clarification of the motion.

The motion was amended to remove item E1c.

RESULT: **Adopted**

MOVER: Jeff Kinnard D.C.

SECONDER: Diana Finegan

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

E.1.a. QTE 21-152 Amendment No. 1; Nature Coast EMS Landscape Maintenance Services; JDMF, LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and JDMF, LLC to renew for an additional one (1) year term, extending the duration of the Agreement to November 8, 2024. **(Eric Head, Community Services Director)**

E.1.b. ITB 23-077 Suncoast Parkway II from SR 44 to CR 486 Utility Adjustments Project; Accurate Drilling Systems, Inc.

Approve and Authorize the Chairman to execute an Agreement between Citrus County, Florida and Accurate Drilling Systems, Inc. for the Suncoast Parkway II from SR 44 to CR 486 Utility Adjustment Project. **(Ken Cheek, Director, Water Resources)**

E.1.c. ITB 23-052 Ft. Island Trail Septic Remediation Project; Midsouth, Inc.

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Midsouth, Inc. to change the bid form price from line item pricing to lump sum pricing for the Ft. Island Trail Septic Remediation Project. **(Ken Cheek, Water Resources Director).**

This item was pulled during the meeting.

E.1.d. RFQ 22-067 Work Authorization; Continuing Contract for Professional Services for Solid Waste Management; Jones, Edmunds & Associates, Inc.

Approve and Authorize the Chairman to execute a Work Authorization for Jones, Edmunds & Associates, Inc. to manage a Title V Air Operations permit for the operation of the Citrus County Landfill at a cost of \$89,591. **(Carlton Hall, Interim Director of Public Works)**

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E.1.e. RFQ 21-095 Work Authorization; Continuing Contract for Professional Engineering Service; Hanson Professional Services, Inc.

Approve and Authorize the Chairman to execute a Work Authorization between Citrus County, Florida and Hanson Professional Services, Inc. for the data collection, design, permitting, and construction services during and after construction at a total cost of \$173,475.50 which includes a ten-percent contingency. **(Carlton Hall, Interim Public Works Director)**

E.1.f. RFQ 21-095 Work Authorization; Continuing Contract for Professional Engineering Service; Hanson Professional Services, Inc.

Approve and Authorize the Chairman to execute a Work Authorization between Citrus County, Florida and Hanson Professional Services, Inc. for the data collection, design, permitting, and construction services during and after construction for stormwater management at a total cost of \$133,841.40 which includes a ten-percent contingency. **(Carlton Hall, Interim Public Works Director)**

E.1.g. ITB 21-087 Amendment No. 3; Medical Supplies for Fire Rescue Purchase and Delivery; Henry Schein, Inc.

Approve and Authorize the Chairman to execute Amendment No. 3 to the Agreement between Citrus County, Florida and Henry Schein, Inc. to modify the fee schedule in Exhibit "A" effective November 9, 2023. **(Craig Stevens, Fire Chief)**

E.1.h. SGS 23-124 Purchase of Traffic Signals; Temple, Inc.

Approve and Authorize the Chairman to approve the Agreement between Citrus County, Florida and Temple, Inc. for the purchase of traffic control devices. **(Carlton Hall, Interim Public Works Director.)**

E.2. Budget Transfers

- a. Approve budget transfers for Building Division, Road Maintenance, Emergency Medical Services, Growth Management, Transit, Housing, and Economic Development for fiscal year 2022-2023
- b. Approve budget transfers for Housing Services for fiscal year 2023-2024 **(Erin Dohren, Director Management & Budget)**

Motion to approve item E2.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Rebecca Bays

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

E.3. Budget Resolutions

a. Adopt and authorize the Chairman to execute a resolution adopting/amending the Older American's Act - Title III B, Older American's Act - Title III C-1, Older American's Act -Title III C-2, Older American's Act - Title III E, and the State Housing Initiatives Partnership (SHIP) (2) grant budgets for fiscal year 2022-2023.

b. Adopt and authorize the Chairman to execute a resolution adopting/amending the Florida Department of Emergency Management, Withlacoochee Regional Water Supply Authority (WRWSA), State Housing Initiatives Partnership (SHIP), and the Southwest Florida Water Management District (SWFWMD) grant budgets for fiscal year 2023-2024. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E3.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Diana Finegan

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

Resolution Numbers 2023-083 and 2023-084

E.4. Crystal River Airport – Duke Energy Service Agreement; Powerline Marker Balls

Approve and authorize the Chairman to sign the Duke Energy Service Agreement in the amount of \$641.86 to install county purchased ball markers in the amount of \$1,800 on the utility lines at runway 18/36. **(Carlton Hall, Interim Public Works Director)**

Motion to approve item E4.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Rebecca Bays

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

E.5. Employee Assistance Program

Approve and authorize the chairman to execute the agreement between Citrus County, Florida and The CIGNA Group and Evernorth Care Solutions to provide an Employee Assistance Program. **(June Randall, Human Resources Director, Jessica Flynn, Human Resources Manager)**

Motion to approve item E5.

RESULT: **Adopted**
MOVER: Rebecca Bays
SECONDER: Holly L. Davis
AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY: None

E.6. Small County Outreach Program Agreement (SCOP) 445661 1 54, for Full Depth Reclamation and Resurfacing County Road Dunkenfield Ave from Venable St to N. of Marion Way

- a. Adopt and authorize the Chairman to execute a Resolution authorizing the Chairman to enter into an agreement between Citrus County, Florida, a political subdivision of the State of Florida and the State of Florida Department of Transportation for the Small County Outreach Program for Dunkenfield Ave from Venable St to N. of Marion Way.
- b. Approve and authorize the Chairman to execute the Small County Outreach Program Agreement between Citrus County, Florida, a political subdivision of the State of Florida and the Florida Department of Transportation for Full Depth Reclamation and Resurfacing of Dunkenfield Ave from Venable St to N. of Marion Way. The FDOT portion will be \$1,670,945 and the County's participation will be \$779,775. **(Carl Hall, Interim Public Works Director and Walt Eastmond, Technical Services Director)**

Motion to approve item E6a and b.

RESULT: **Adopted**
MOVER: Holly L. Davis
SECONDER: Diana Finegan
AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY: None

Resolution Number 2023-085

E.7. 2023 Citrus Original Home Show Vendor Registration

Approve and authorize the Chairman to execute the 2023 Citrus Original Home Show Vendor Registration. **(Craig Stevens, Fire Chief)**

Motion to approve item E7.

RESULT: **Adopted**
MOVER: Diana Finegan
SECONDER: Holly L. Davis
AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY: None

E.8. Opioid Related Litigation Settlement Dollars Allocation

Approve and authorize the Chairman to create a Licensed Clinical Social Worker position along with all associated costs to supplement the current CORE

program utilizing proceeds from Settlements with Pharmaceutical Supply Chain Participants.

(Craig Stevens, Fire Chief)

Motion to approve item E8.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Rebecca Bays

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

E.9. Corrective Permanent Drainage and Utility Easement – CR486 LLC., a Florida Limited Liability Company

a. Approve and Authorize the Chairman to accept a Corrective Permanent Drainage and Utility Easement from CR486 LLC for properties located at 2130 & 2500 N. Lecanto Highway.

b. Authorize the Clerk to place the Board's acceptance stamp on the Corrective Permanent Drainage and Utility Easement and record said document in the Public Records of Citrus County, Florida **(Carlton Hall, Interim Public Works Director)**

Motion to approve item E9a and b.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Diana Finegan

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

E.10. State Aid to Libraries Grant Agreement for Fiscal Year 2024

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 2024. Estimated grant amount is \$58,328. No matching funds required.

b. Approve and authorize the Chairman to execute supporting documents including Certification of Hours, Free Library Service and Access to Materials Form, Strategic Plan, and Annual Plan of Service for 2024. **(Eric Head, Community Resources Director, Adam Chang, Library Services Director)**

Motion to approve item E10.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Holly L. Davis

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

E.11. Addendum to Agreement with West Publishing Corporation

Approve and authorize the Chairman to execute the Order Form and the Addendum to the Agreement with West Publishing Corporation for subscription services.

Motion to approve item E11.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Rebecca Bays

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

E.12. TDC Request for HRRP - Special Funding Request

a. Find that the use of funds for the restoration and maintenance of the Homosassa River constitutes an appropriate expenditure of tourist development tax funds.

b. Approve the Tourist Development Council's unanimous recommendation to fund the Homosassa River Restoration Project Maintenance Phase 1.

c. Approve related budget transfer. **(Frank Calascione, Economic Development Director, Acting Visitors and Convention Bureau Director)**

Motion to approve item E12.

Deputy Clerk Amy Novinger requested clarification of the motion.

The motion was amended to include a, b, and c.

The following citizens addressed the Board: Sabrina Watson; and Josh Wooten, President and CEO of the Citrus County Chamber of Commerce.

Second Vice Chair Rebecca Bays responded to comments from Ms. Watson prior to the vote.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Holly L. Davis

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

[Public Speaker Form for Item E12](#)

E.13. World Travel Market - Out of County travel

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Approval for Terry Natwick, Marketing & Sales Manager, Visitors & Convention Bureau to attend the World Travel Market (WTM) London Tradeshow from November 3-9, 2023. **(Terry Natwick, Marketing & Sales Manager)**

Motion to approve item E13.

Citizen Sabrina Watson commented, followed by Board discussion prior to the vote.

RESULT: **Adopted**
MOVER: Holly L. Davis
SECONDER: Jeff Kinnard D.C.
AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY: None

[Public Speaker Form for Item E13](#)

[Additional Information for Item E13](#)

E.14. Precinct Boundary and Precinct Building Changes

Approve and authorize the Chairman to approve the attached changes to precinct boundaries and poll location changes. **(Maureen "Mo" Baird, Supervisor of Elections).**

Motion to approve item E14.

Citizen Gill Phelan commented.

RESULT: **Adopted**
MOVER: Diana Finegan
SECONDER: Holly L. Davis
AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY: None

[Public Speaker Form for Item E14](#)

E.15. Legislative Priorities List

Board discussion, modify as appropriate and adoption of the 2023-2024 Legislative Priorities.

Gene McGee, Partner with Sunrise Consulting, provided the recommendations and responded to questions from the Board, followed by Board discussion with Mr. McGee.

Motion to approve item E15.

The following individuals addressed the Board: Janet Barek; John Murphy, with

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Citrus County Chamber of Commerce; and Josh Wooten, President and CEO of the Citrus County Chamber of Commerce.

The Board responded to comments from Ms. Barek prior to the vote.

RESULT: **Adopted**
MOVER: Jeff Kinnard D.C.
SECONDER: Holly L. Davis
AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY: None

[Public Speaker Forms for Item E15](#)

E.16. FY 2023/2024 Teamsters Wage Increases

Authorize and approve the Chairman to:

- a. Approve the agreement between Citrus County, Florida and the Teamsters Local 79 as proposed with an effective date of October 1, 2023
- b. Provide the wage increase as indicated to all employees covered by the International Brotherhood of Teamsters Local 79. **(June Randall, Human Resources Director, Jessica Flynn, Human Resources Manager)**

Motion to approve item E16.

Deputy Clerk Amy Novinger requested clarification of the motion.

The motion was amended to include a and b.

RESULT: **Adopted**
MOVER: Rebecca Bays
SECONDER: Holly L. Davis
AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan
NAY: None

This item was received after the agenda was published.

[Additional Item E16](#)

F. OUTSTANDING COMMISSION ITEMS

Outstanding Commissioners' List

County Administrator Steve Howard added an item for a Multi-Purpose Path Connector between Three Sisters Springs trails and Jim LeGrone Memorial Park.

[Item F1 - Outstanding Commission Items List](#)

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

G.1. Consensus of the Board to write a letter to the Honorable Jonathan D. Gerber, Chairman, Judicial Circuit Assessment Committee, opposing the consolidation of the Judicial Circuit.

Consenses of the Board to write a letter to the Honorable Jonathan D. Gerber, Chairman, Judicial Circuit Assessment Committee, opposing the consolidation of Florida's Judicial Circuits.

County Administrator Steve Howard provided an overview.

Michael Graves, Fifth Judicial Circuit Public Defender, and Bill Gladson, Fifth Judicial Circuit State Attorney, addressed the Board.

Consensus of the Board was given to direct staff to write a letter to the Honorable Jonathan D. Gerber, Chairman of the Judicial Circuit Assessment Committee, in opposition to the consolidation of the Florida Judicial Circuits.

[Public Speaker Forms for Item G1](#)

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 PM - UF | IFAS Bay Scallop Harvest Presentation

Information only.

The UF/IFAS Bay Scallop Harvest presentation was provided by the following individuals, who responded to questions from the Board: Dr. Savanna Barry, Regional Florida Sea Grant Agent at University of Florida; Dr. Ed Camp, Fisheries & Aquatic Sciences Program Professor at University of Florida; Ryan Gandy, with the Florida Fish and Wildlife Conservation Research Institute; and Kyle Miller and Nancy Sheridan, with the Florida Fish and Wildlife Conservation, Division of Marine Fishery Management.

[Additional Information for Item H1](#)

[Item H1 Power Point](#)

H.2. 1:45 PM Presentation from TBRPC on Disaster Relief & Mitigation Funding

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1:45pm Presentation on Disaster Relief & Mitigation Funding from Amy Bidwell, MA, Tampa Bay Regional Planning Committee (TBRPC).

Amy Bidwell, Hazard Mitigation and Vulnerability Assessments Planner with Tampa Bay Regional Planning Council (TBRPC), provided the presentation and responded to questions from the Board.

County Administrator Steve Howard and County Attorney Denise A. Dymond Lyn commented, followed by Board discussion.

This item was received after the agenda was published.

[Additional Item H2](#)

[Item H2 Power Point](#)

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

I.1. Water and Wastewater Authority - Announce Resignation & Announce Vacancy

a. Announce the resignation of William Ries from the Water and Wastewater Authority Board.

b. Announce one (1) vacancy and the taking of applications for terms that will expire on January 31, 2026. Deadline for application is November 10, 2023, with nominations and appointments to occur at the December 12, 2023 Board of County Commissioners Regular Meeting (**Cecilia Boehm, Executive Assistant II**).

Chair Ruthie Schlabach provided the announcements, followed by Board discussion with County Administrator Steve Howard and County Attorney Denise A. Dymond Lyn.

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Jeff Kinnard, D.C. shared information from the Hernando/Citrus Metropolitan Planning Organization (MPO) Board Meeting.

Commissioner Diana Finegan discussed the mental health forum that she attended with Congressman Gus Bilirakis and shared the suicide and crisis prevention hotline phone number is 988.

K. COMMISSIONER DIANA FINEGAN - DISTRICT 2

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K.1. Discussion and vote on Border Security Resolution

Adopt and authorize the Chairman to execute the Border Security Resolution

This item was pulled during the meeting.

[Additional Information for Item K1](#)

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

No items.

M. 2ND VICE CHAIR REBECCA BAYS - DISTRICT 4

No items.

N. 1ST VICE CHAIR HOLLY L. DAVIS - DISTRICT 5

N.1. Update on Inverness Village IV

Update on Inverness Village IV

At the request of First Vice Chair Holly Davis, County Administrator Steve Howard provided the update on the MSBU for Inverness Village IV.

N.2. Discuss and Vote on the Temporary stop on issuing new permits for Inverness Village IV

Discussion and Vote on the next steps for Inverness Village IV:

a. Allow the deadline to expire with no further action

or

b. Extend the deadline an additional ninety (90) days.

Motion to approve N2a and b.

Deputy Clerk Amy Novinger requested clarification of the motion.

The motion was amended to approve item N2b.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Rebecca Bays

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

This item was received after the agenda was published.

[Additional Item N2](#)

O. CHAIR RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Janet Barek

Joe Adams, on behalf of the Citrus County Democratic Party

Commissioners responded to comments from the public, followed by Board discussion.

[Public Speaker Forms for Item Q](#)

R. UPCOMING MEETINGS

1. Regular Meeting, October 24, 2023 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, November, 14, 2023 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, November 28, 2023 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

No items.

T. PUBLIC HEARINGS

Clerk's Note: Meeting was recessed at 5:16 PM and was resumed at 5:45 PM.

T.1. 5:01 PM CPA/AA-202300004 Growth Mgmt-PSI to GNC/PUD shelter

- a. Conduct a public hearing on October 10, 2023, at 5:01 p.m. to review and consider the application CPA/AA-2023-00004, Citrus County Growth Management .
- b. If approved, direct the Chair and Clerk to execute the ordinances for CPA/AA-2023-00004 . **(Eric Landon, Growth Management Director)**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Land Development Director Joanna Coutu provided the staff presentation and responded to questions from Ms. Lyn and the Board.

There were no citizen comments.

Based on competent and substantial evidence, motion to approve CPA/AA-2023-00004 and direct the Chair and Clerk to execute the ordinances.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Rebecca Bays

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

Ordinance Numbers 2023-A26 and 2023-A27

Item T1 Power Point

T.2. 5:05 pm PUD-202300001 Norvell Bryant Lecanto-commercial ctr

- a. Conduct a public hearing on October 10, 2023, at 5:05 p.m. to review and consider application PUD-2023-00001 (fka PUD-23-03), 2023 Norvell Bryant Lecanto, LLC for 486, LLC.
- b. If approved, direct the Chair and Clerk to execute the ordinance for PUD-2023-00001 (fka PUD-23-03) . **(Eric Landon, Growth Management Director)**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance title into the record.

Logan Opsahl, with Lowndes, provided the applicant presentation. The following individuals responded to questions from the Board: Mr. Opsahl; Michael Yates, with Palm Traffic Engineering and Planning; Kyle Morel, with Bohler Engineering; and Will Anderson, with the Developer, The Ferber Company.

Land Development Principal Planner Joe Hochadel provided the staff presentation and responded to questions from the Board, followed by Board

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discussion with Ms. Lyn, and Mr. Hochadel.

Will Anderson responded to questions from the Board.

There were no citizen comments.

Based on competent and substantial evidence, motion to approve PUD-2023-00001, direct the Chair and Clerk to execute the ordinance including the 14 conditions recommended by the PDC, and as amended with the deviation: the reduced parking; reduced loading zone; reduced side parking; front lots up to a maximum of five out-parcels; modify condition five for the monument signage to meet size requirements in Land Development Code (LDC) standards; and signage to be consistent in number, design, and materials for all parcels, as approved in the phase 1 of the Shoppes at Black Diamond.

Board discussion continued with Mr. Hochadel and Ms. Lyn prior to the vote.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Holly L. Davis

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

Ordinance Number 2023-A28

[Public Speaker Forms for Item T2](#)

[Item T2 Applicant Power Point](#)

[Item T2 Planner Power Point](#)

T.3. 5:10 pm CPA-AA-PUD2023-00004 Wilburn/CJC -LDR to MDR/PUD

a. Conduct a public hearing on October 10, 2023, at 5:10 p.m. to review and consider application CPA/AA/PUD-2023-00004 (fka CPA/AA/PUD-22-20), Dr. Michael Wilburn for CJC Crystal River, LLC.

b. If approved, direct the Chair and Clerk to execute the ordinances for CPA/AA/PUD-2023-00004 (fka CPA/AA/PUD-22-20), Dr. Michael Wilburn for CJC Crystal River, LLC. **(Eric Landon, Growth Management Director)**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Dr. Michael Wilburn, with Local Engineering, Inc., provided applicant information and responded to questions from the Board and County Attorney Denise A. Dymond Lyn.

Land Development Principal Planner Joe Hochadel provided the staff

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presentation.

Citizens Yvonne Boyle, Jim Paquet, Diane Paquet, Ted Tiedeken, Harold McKeown, and Tabytha Kline commented,

Dr. Wilburn provided rebuttal comments and responded to questions from the Board.

Ms. Hochadel responded to questions from the Board, followed by Board discussion.

Motion to deny CPA-AA-PUD-2023-00004.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Holly L. Davis

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C., Finegan

NAY: None

[Public Speaker Forms for Item T3](#)

[Additional Information for Item T3 - Submitted by Diane Paquet](#)

[Additional Information for Item T3 - Submitted by Jim Paquet](#)

[Additional Information for Item T3 - Submitted by Ted Tiedeken](#)

[Additional Information for Item T3 - Submitted by Yvonne Boyle](#)

[Additional Information for Item T3](#)

[Item T3 Power Point](#)

T.4. 5:15 p.m. CPA/AA-2023-00003 Growth Mgmt- Addtn to SR-44 IMA

- a. Conduct a public hearing on October 10, 2023, at 5:15 p.m. to review and consider application CPA/AA-2023-00003, Citrus County Growth Management for James W. Morton.
- b. If approved, direct the Chair and Clerk to execute the ordinances for CPA/AA-2023-00003, Citrus County Growth Management for James W. Morton. **(Eric Landon, Growth Management Director)**

County Attorney Denise A. Dymond Lyn polled the Board for ex parte communications and read the proposed ordinance titles into the record.

Attorney Clark Stillwell provided the applicant information.

Minutes

Board of County Commissioners Meeting - October 10, 2023

There were no citizen comments.

Board discussion ensued.

Based on competent and substantial evidence, motion to approve CPA/AA-2023-00003, direct the Chair and Clerk to execute the ordinances.

Board discussion continued prior to the vote.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Rebecca Bays

AYES: Davis Schlabach, Davis, Bays, Kinnard D.C.

NAY: Finegan

Ordinance Numbers 2023-A29 and 2023-A30

[Item T4 Power Point](#)

U. ADJOURN

The meeting was adjourned at 7:51 PM.

[Proof of Publication](#)