



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

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

MINUTES

February 20, 2024 - 1:00 PM

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

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

A. CALL TO ORDER

February 20, 2024 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

A.1. Invocation

Clerk of the Circuit Court and Comptroller Angela Vick gave the Invocation.

A.2. Pledge of Allegiance

Phillip Watson, U.S. Air Force Veteran, led the Pledge of Allegiance.

A.3. Roll Call

Present: Ruthie Davis Schlabach, Rebecca Bays, Jeff Kinnard D.C., Diana Finegan, Holly L Davis, County Administrator Steve Howard, County Attorney Denise Lyn, Clerk of the Circuit Court and Comptroller Angela Vick, Deputy Clerk Ashlyn Hunnicutt

Absent: None

Clerk's Note: Chair Holly Davis arrived at the meeting at 5:01pm.

A.4. Approval of Agenda

Motion to approve the Agenda.

RESULT: Adopted

MOVER: Ruthie Davis Schlabach

SECONDER: Jeff Kinnard D.C.

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

Minutes

Board of County Commissioners Meeting - February 20, 2024

NAY: None

B. CONSENT

Motion to approve the Consent Agenda in its entirety.

RESULT: **Adopted**

MOVER: Ruthie Davis Schlabach

SECONDER: Jeff Kinnard D.C.

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

NAY: None

Minutes

B.1. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:
February 6, 2024 Regular Meeting

Administration

No items.

Attorneys Office

No items.

Clerk

B.2. Acknowledge receipt of Report No. 2024-112 received from the Florida Auditor General.

Acknowledge receipt of Report No. 2024-112, Operational Audit, received from the Florida Auditor General regarding Southwest Florida Water Management District.

B.3. Release of Special Assessment

Approve and authorize the Chairman to execute Releases of Lien for the completed special assessments by and between Citrus County and property owners in the 2009 Citrus Springs Waterline Extensions; 2014 Crystal River

Minutes

Board of County Commissioners Meeting - February 20, 2024

Wastewater; 2014 Flying Dutchman; 2014 Las Brisas; and 2017 Limerock Road Paving.

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

No items.

Growth Management

B.4. RPLT2023-00019 Headings Lot (replat)

- a. Review RPLT2023-00019, Headings Lot, to combine Lots 23 and 25, Block D, Oak Forest Unit 2.
- 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).**

B.5. RPLT2023-00013 Keene's Point (replat)

- a. Review RPLT2023-00013, Keene's Point, to combine Lots 47, 48, and 49, Block B of St Martin's Estuary Retreats Unit 4.
- 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).**

Public Works

B.6. Local Mitigation Strategy Annual Update

Minutes

Board of County Commissioners Meeting - February 20, 2024

Approve and transmit the Local Mitigation Strategy Plan and Working Group Annual Update to the Florida Division of Emergency Management as specified in Florida Administrative Code 27P-22.004. **(Marcello Tavernari, P.E., Public Works Director/County Engineer, Carlton Hall, Assistant Public Works Director).**

B.7. Acknowledgement of Airport Hangar Lease Agreement Ellsworth CGC 2-J (new)

Staff requests that the Board of County Commissioners acknowledge the attached and executed T-Hangar lease agreement for CGC 2-J with Donald Ellsworth. **(Frank Calascione, Economic Development Director)**

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

No items.

Set Public Hearings Workshops

No items.

C. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items C1, C2, and C3.

RESULT: **Adopted**

MOVER: Diana Finegan

SECONDER: Ruthie Davis Schlabach

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

NAY: None

Following this item, County Administrator Steve Howard presented Executive Assistant Doug Wright with a plaque.

C.1. Proclamation -- National Teen Dating Violence Awareness and Prevention Month

Minutes

Board of County Commissioners Meeting - February 20, 2024

Approve and authorize the Board to recognize February, 2024 as National Teen Dating Violence Awareness and Prevention Month in Citrus County, Florida.

C.2. Proclamation -- Irish American Heritage Month

Approve and authorize the Board to recognize the month of March, 2024 as Irish American Heritage Month in Citrus County, Florida.

C.3. Proclamation -- Newspaper in Education Week March 4-8, 2024

Approve and authorize the Board to recognize the week of March 4-8, 2024 as Newspaper in Education Week in Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Karleen Sempert

Terry Webber-Nelles

John Drum

Ken Marotte, Vice President of the Citrus County Historical Society

Sandra Koonce

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

Janet Barek

Steven Schwartz

Commissioners responded to comments from the public.

[Additional Information for Item D - Submitted by John Drum](#)

[Public Speaker Forms for Item D](#)

Clerk's Note: Open to the Public was paused at 1:31 PM for time certain presentations and resumed at 2:22 PM.

E. REGULAR BUSINESS

E.1. Bids

Motion to approve item E1a through h.

Minutes

Board of County Commissioners Meeting - February 20, 2024

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

E.1.a. ITB 23-088 Amendment No. 1; (RE-BID) Cardinal Street Force Main Project; Pave-Rite, Inc.

Approve and Authorize the Chairman to execute the amendment to the Agreement between Citrus County, Florida and Pave-Rite, Inc. to extend the time for final completion to September 26, 2024. **(Ken Cheek, Director of Water Resources)**

E.1.b. PB 24-062 City of Palm Bay IFB No. 09-0-2021/SZ; Plan Review and Building Inspector Service; C.A.P. Government, Inc.

a. Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and C.A.P. Government, Inc. to provide residential and commercial building inspection and permit review services on an as-needed basis.

b. Approve related Budget Transfer **(Eric Landon, Director of Growth Management)**.

E.1.c. PB 24-068 Martin County Board of County Commissioners Contract RFP 2021-3343; Utility Rate & Financial Consulting; Raftelis Financial Consultants, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Raftelis Financial Consultants, Inc. to provide assistance with water, wastewater, solid waste and other rate advisory financial services. **(Erin Dohren, Director of Management & Budget)**

E.1.d. ITB 22-035 Amendment No. 5; Brentwood WWTF to Meadowcrest WWTF Diversion; Pospiech Contracting, Inc.

Approve and Authorize the Chairman to execute Amendment No. 5 to the Agreement between Citrus County, Florida and Pospiech Contracting, Inc. to extend the time of final completion to February 3, 2024. **(Ken Cheek, Water Resources Director)**

E.1.e. ITB 21-036 Amendment No. 1; Sewage Sludge Hauling Service; American Pipe & Tank, Inc.

Minutes

Board of County Commissioners Meeting - February 20, 2024

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and American Pipe & Tank, Inc. to extend the duration of the Agreement to March 8, 2026. **(Ken Cheek, Water Resources Director)**

E.1.f. SGS 21-040 Amendment No. 1; Backup and Disaster Recovery and Support

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and ITPartners Plus, LLC extending the duration of the Agreement to March 8, 2027. **(Todd Dunn, Chief Information Officer)**.

E.1.g. AGR 21-028 Consent to Assignment Agreement; JustFOIA Records Request Solution for System Management; JustFOIA Inc.

Approve and Authorize the Chairman to execute the Consent to Assignment Agreement between Citrus County, Florida and JustFOIA, Inc. at no additional cost once the signed Amendment is received and approved by the County Attorney's office. **(Todd Dunn, Chief Information Officer)**

E.1.h. PB 24-036 Omnia Contract #23-6692-03 Technology Product Solutions and Related Services; Insight Public Sector, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Insight Public Sector, Inc. for the purchase of five (5) printing kiosks and the associated software, licenses, installation, maintenance and support. **(Eric Head, Community Services Director)**.

E.2. Budget Transfers

Approve the budget transfer for the Visitor & Convention Bureau and the Building Division for fiscal year 2023-2024 **(Erin Dohren, Director Management & Budget)**

Motion to approve item E2.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Jeff Kinnard D.C.

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

NAY: None

E.3. Budget Resolutions

Minutes

Board of County Commissioners Meeting - February 20, 2024

Adopt and authorize the Chairman to execute a resolution adopting/amending Department of Homeland Security (2), the Florida Department of Transportation Aviation Development and the Florida Economic Community Block grant budgets for fiscal year 2023-2024. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E3.

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

Resolution Number 2024-012

E.4. Building Division Vehicle Request

- a. Approve the Building Division purchase of the 5 vehicles.
- b. Approve related budget transfer **(Eric Landon, Growth Management Director)**

Motion to approve item E4.

Deputy Clerk Ashlyn Hunnicutt requested clarification of the motion.

The motion was amended to include a and b.

At the request of Commissioner Jeff Kinnard D.C., County Administrator Steve Howard provided clarification.

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

E.5. 3406 N. Turkey Oak Dr., Crystal River (Betz Farm Property)

Approve and Authorize the Chairman to execute Addendum to Vacant Land Sales Agreement for 3406 N. Turkey Oak Dr., Crystal River (Betz Farm Property) to extend the due diligence period and closing date for the requested 60 days.

(Marcello J. Tavernari, P.E. Public Works Director/County Engineer)

Motion to extend the contract and due diligence period by 60 days.

County Attorney Denise A. Dymond Lyn provided clarification on the status of the item and provided the recommendation to remove paragraphs three and four from the addendum, which is on pages 506 and 507 in the packet of the Agenda,

Minutes

Board of County Commissioners Meeting - February 20, 2024

followed by Board discussion with Ms. Lyn.

Motion was amended to exclude paragraphs three and four from the addendum.

Josh Wooten, President and CEO of Citrus County Chamber of Commerce commented prior to the vote.

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

Additional Information for Item E5

E.6. Funds Bequeathed in the Estate of Joan M. Knapp

Provide staff direction for the designation of the \$20,618.01 bequeathed to Citrus County Animal Services. **(Denise A. Dymond Lyn, County Attorney)**

Motion to approve the additional funds bequeathed to the estate of Joan M. Knapp would go to the purchase of equipment for the new Animal Shelter.

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

E.7. County-wide Stormwater Utility Operations, Management and Assessments Proposal Letter - NGN

Authorize Chairman to execute the County-wide Stormwater Utility Operations and Management Assessments Proposal Letter from Nabors, Giblin & Nickerson for fiscal year 2024-25.

(Marcello J. Tavernari, P.E., Public Works Director/County Engineer)

Motion to approve item E7.

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

E.8. FY23 Assistance to Firefighters (AFG) Grant Program

Minutes

Board of County Commissioners Meeting - February 20, 2024

- a. Adopt and authorize the Chairman to execute a Resolution authorizing an application for funding to The Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA) Fiscal Year (FY) 2023 Assistance to Firefighters Grant (AFG) Program for PPE washer/extractor/dryer equipment.
- b. Approve and authorize the Chairman to execute the "Designation of Signature Authority". **(Craig Stevens, Fire Chief)**

Motion to approve item E8.

Deputy Clerk Ashlyn Hunnicutt requested clarification of the motion.

The motion was amended to include a and b.

Citizen Janet Barek commented and Commissioner Ruthie Schlabach responded to comments from Ms. Barek.

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

Resolution Number 2024-013

Public Speaker Form for Item E8

E.9. CoreCivic Contract Monitoring Update for January 2024

Concur with the recommended action of the non-performance assessment of \$31,000 against CoreCivic's January 2024 invoice. **(Erin Dohren, Director of Management & Budget/Georgette Brock, Contract Monitor)**

Motion to approve item E9.

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

E.10. Release of Retainage ITB 23-020

- a. Accept the completed project, acknowledge pay application number 4 as Final Completion of SCOP Road Resurfacing of E Withlacoochee Trail from 4000 ft west of E Tasha Ct to E Scott Ln.
- b. Approve the release of retainage and authorize the Clerk to release retainage to the contractor, Pave-Rite, Inc. in the amount of \$56,290.58.

Minutes

Board of County Commissioners Meeting - February 20, 2024

- c. Return any encumbered funds back to the appropriate accounts. (**Marcello Tavernari, P.E., Public Works Director/County Engineer**)

Motion to approve item E10a, b, and c.

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

E.11. Citrus County Detention Facility Operation and Management Services; CoreCivic of Tennessee, LLC, RFP 20-020 Amendment No. 1,

- a. Approve and authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and CoreCivic of Tennessee, LLC.
b. Approve the creation of the full time Contract Monitor position at a 202 pay grade. (**Erin Dohren, Management & Budget Director**)

Motion to approve item E11a and b.

Citizen Janet Barek commented, and County Administrator Steve Howard and Second Vice Chair Diana Finegan responded to comments from Ms. Barek.

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

[Public Speaker Form for Item E11](#)

F. OUTSTANDING COMMISSION ITEMS

Update Outstanding Commissioners' List

No items.

[Item F1 - Outstanding Commissioners' List](#)

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

G.1. Presentation and Approval of Budget Hearing Dates

Minutes

Board of County Commissioners Meeting - February 20, 2024

Set the dates and times for the FY 2024/2025 Budget Presentation March 12, 2024, and Budget Hearings: Library Special District Preliminary Budget Hearing on Wednesday, July 24, 2024, at 8:30 a.m., Fire Protection Special District Preliminary Budget Hearing on Wednesday, July 24, 2024, at 8:45 a.m., Board of County Commissioners Preliminary Budget Hearing on Wednesday, July 24, 2024, at 9:00 a.m., Tentative Budget Hearing on Thursday, September 5, 2024, at 5:01 p.m., and the Final Budget Hearing on Tuesday, September 24, 2024, at 5:01 p.m. at the Citrus County Courthouse, 110 North Apopka Avenue, Room 100, Inverness. **(Erin Dohren, Management and Budget Director)**

Management and Budget Director Erin Dohren announced the budget hearing dates for the fiscal year of 2024/2025.

Motion to approve item G1.

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

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 p.m. Presentation of the ACFR Award

Presentation of the award for Certificate of Achievement for Excellence in Financial Reporting to Citrus County by The Honorable Ken Burke, CPA, Pinellas County Clerk of the Circuit Court and Comptroller. **(Angela Vick, Clerk of the Circuit Courts & Comptroller)**

Clerk of the Circuit Court and Comptroller Angela Vick acknowledged Executive Assistant Doug Wright and Chief of Staff Traci Phillips introduced The Honorable Ken Burke, CPA, Pinellas County Clerk of the Circuit Court and Comptroller, who presented the 25th Annual Comprehensive Financial Report Award to Citrus County, Florida. Ms. Vick acknowledged the following individuals: Financial Analyst Susan Sullivan; Finance Department; County Departments; Chief of Staff Traci Phillips; and Chief Deputy of Financial Services Shelley Sansone.

Clerk's Note: Clerk of the Circuit Court and Comptroller Angela Vick left the meeting at 1:43 PM.

H.2. 1:40 p.m. Discussion and Consensus on Space Needs

Provide staff direction and consensus on option(s) to address space needs. **(Steve L. Howard, County Administrator)**

Minutes

Board of County Commissioners Meeting - February 20, 2024

County Administrator Steve Howard provided the presentation and responded to questions from the Board, followed by Board discussion.

The consensus of the Board was to direct staff to hire a professional to locate a space needs facility located in Inverness and lay out a plan to bring to the Board for approval on March 7, 2024.

Item H2 Power Point

- H.3. 1:45 p.m. American Rescue Plan Act (ARPA) Project List Update**
Provide direction to staff regarding projects. **(Erin Dohren, Management & Budget Director).**

Management and Budget Director Erin Dohren provided the updated project list.

The consensus of the Board was to direct staff to to prioritize the following projects: Hire a professional for the Space Needs Analysis; Five Year Financial Forecast; Road Resurfacing Engineering Study (street grading); and bring back a list of ARPA eligible projects (Coastal Library, etc.).

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

- I.1. Nominate and Appoint Members of the Aviation Advisory Board**
- a. Nominate and Appoint one (1) Member-at-Large to the Aviation Advisory Board.
 - b. Nominate and Appoint one (1) District 1 regular member to the Aviation Advisory Board.
 - c. Nominate and Appoint one (1) District 4 regular member to the Aviation Advisory Board.
 - d. Nominate and Appoint one (1) District 5 regular member to the Aviation Advisory Board.

The terms will be for two (2) years. **(Frank Calascione, Economic Development/Todd Regan, Aviation)**

Motion to nominate and appoint Carl Flanagan as a regular member to District 1, Charles Carr as Member-At-Large to District 3, George McDonald as a regular member to District 4, and Gene Davis as a regular member to District 5 to the Aviation Advisory Board.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Ruthie Davis Schlabach

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

NAY: None

I.2. Nominate and Appoint - Citrus County Veterans Services Advisory Board

Nominate and appoint two (2) individuals to fill regular member seats on the Veterans Service Advisory Board for a two-year term that will expire January 31, 2026. **(Eric Head, Community Services Director - Philip Watson, Veterans Service Officer Manager)**

Motion to nominate and reappoint Arlena Newson and Walter "Bud" Osborn as regular members of the Veterans Advisory Board.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Ruthie Davis Schlabach

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

NAY: None

I.3. Beverly Hills Advisory Council - Announce Membership Vacancy

Announce the term of membership available and accepting applications for one regular member position on the Beverly Hills Advisory Council. The term for the regular member position will be through January 31, 2026. **(Marcello Tavernari, P.E., Public Works Director/County Engineer)**

First Vice Chair Rebecca Bays provided the announcement.

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Jeff Kinnard, D.C. shared information from the Keep Citrus County Beautiful meeting regarding a county-wide litter survey and county contracted clean-up at crash sites, followed by Board discussion with County Administrator Steve Howard.

K. COMMISSIONER RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

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

Commissioner Jeff Kinnard, D.C. discussed a meeting that he attended with a group regarding the scallop seeding program and requested support from the Board, followed by Board discussion.

Consensus of the Board was given to proceed with meeting with the scallop seeding program group.

M. 2ND VICE CHAIR DIANA FINEGAN - DISTRICT 2

Minutes

Board of County Commissioners Meeting - February 20, 2024

No items.

N. 1ST VICE CHAIR REBECCA BAYS - DISTRICT 4

No items.

O. CHAIR HOLLY L. DAVIS - DISTRICT 5

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:

Steven Schwartz

Janet Barek

Commissioners and Public Works Director Marcello Tavernari responded to comments from the public.

[Public Speaker Forms for Item Q](#)

R. UPCOMING MEETINGS

1. Regular Meeting, March 12, 2024 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, March 26, 2024 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, April 9, 2024 at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

S. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

T. PUBLIC HEARINGS

Clerk's Note: The meeting recessed at 3:20 pm and resumed at 5:01pm.

T.1. 5:01 p.m. CPA/AA/PUD-2023-00008 LaGree for White Stone Landings, LLC

a. Conduct a public hearing on February 20, 2024, at 5:01 p.m. to review and consider application CPA/AA/PUD-2023-00008, Terry LaGree for White Stone Landings, LLC.

b. If approved, direct the Chair and Clerk to execute the ordinances for CPA/AA/PUD-2023-00008, Terry LaGree for White Stone Landings, LLC. **(Eric Landon, Director, Growth Management)**

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

Terry LaGree, owner and planner of White Stone Landings, provided the applicant presentation and responded to questions from the Board.

Land Development Planner Ashley Baldwin provided the staff presentation and responded to questions from the Board.

Citizen Donna Rummel commented and Commissioners responded to comments from Ms. Rummel.

Motion to approve CPA/AA/PUD-2023-00008, LeGree for White Stone Landings, LLC, based on competent and substantial evidence.

Land Development Director Joanna Coutu and Ms. Lyn addressed the Board regarding parking spaces, followed by Board discussion.

The motion was amended to include the 12 conditions and to approve the nine foot parking spaces.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Diana Finegan

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

NAY: None

Ordinance Numbers 2024-A01 and 2024-A02

[Public Speaker Forms for Item T1](#)

[Item T1 Power Point](#)

T.2. 5:05 p.m. PUD-2023-00012 Hampton Hills, LLC

a. Conduct a public hearing on February 20, 2024, at 5:05 p.m. to consider application PUD-2023-00012, Hampton Hills, LLC.

b. If approved, direct the Chair and Clerk to execute the ordinance for PUD-2023-00012, Hampton Hills, LLC. **(Eric Landon, Director, Growth Management)**

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

Eric Abel, on behalf of Hampton Hills, provided the applicant presentation and responded to questions from the Board.

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

The following citizens commented: Jesse Rumson; Greg Hoying; Rick Matherson; Rhoda Frase; Dale Frase; Sam Hammond; Thom Wright; Stephen Mecler; Steve Sams; Eileen Redding; Jacqueline Sams; Byron Chastain; and Martha Sheldon.

Mr. Abel provided rebuttal remarks and responded to questions from the Board, followed by Board discussion.

Motion, based on competent and substantial evidence, to approve PUD-2023-00012, a and b, with the conditions set forth by the PDC, and change "shall to may" on condition number four regarding the fence.

Board discussion ensued with Ms. Coutu, 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 2024-A03

[Additional Information for Item T2](#)

[Public Speaker Forms for Item T2](#)

[Additional Information for Item T2 - Submitted by Jesse Rumson](#)

[Item T2 Power Point](#)

T.3. 5:10 pm PUD-2023-00003 2022 Lecanto Lecanto, LLC

- a. Conduct a public hearing on February 20, 2024, to review and consider the application PUD-2023-00003 (f/k/a PUD-23-02), 2022 Lecanto Lecanto, LLC.
- b. If approved, direct the Chair and Clerk to execute the ordinance for PUD-2023-00003 (f/k/a PUD-23-02). (Eric Landon, Director, Growth Management)

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

McGregor Love, with Lowndes, provided the applicant presentation, and Mr. McGregor and Will Anderson, with 2022 Lecanto Lecanto representing the applicant, responded to questions from the Board.

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

The following citizens commented: Chery Lewis; Josh Wooten, President and CEO of the Citrus County Chamber of Commerce; and Shauneen Moss.

Motion to deny PUD-2023-00003 2022 Lecanto Lecanto LLC was made by Second Vice Chair Diana Finegan, which died for lack of a second.

Mr. Love provided rebuttal comments.

Board discussion ensued.

Mr. Love and Mr. Anderson addressed the Board.

Motion to approve application PUD-2023-02: development consistent with the elevation in earth tones; covered aluminum store front display of faux glass doors in earth tones; fence around the storage unit hidden with shrubs; with the 16 conditions based on competent and substantial evidence and testimony heard today.

Board discussion ensued with Ms. Coutu.

Deputy Clerk Ashlyn Hunnicutt requested clarification of the motion.

Motion was amended to change the application to PUD-2023-00003 2022 Lecanto Lecanto.

Board discussion continued with Ms. Coutu.

Deputy Clerk Ashlyn Hunnicutt read the motion into the record prior to the vote.

The motion was amended to 16 conditions, based on competent and substantial evidence and testimony, and the attached elevation on packet page 916 of the agenda will be attached to the ordinance.

RESULT: Adopted

MOVER: Ruthie Davis Schlabach

SECONDER: Rebecca Bays

AYES: Davis Schlabach, Davis, Bays

NAY: Kinnard D.C., Finegan

Ordinance Number 2024-A04

[Public Speaker Forms for Item T3](#)

[Item T3 Power Point](#)

U. ADJOURN

The meeting was adjourned at 7:34pm.

[Proof of Publication](#)