



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

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

MINUTES

April 9, 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

April 9, 2024 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

A.1. Invocation

John Lowe, Senior Vice and Chaplain of Veterans of Foreign Wars in Inverness, Florida, led the Invocation.

A.2. Pledge of Allegiance

Gary Mock, U.S. Navy Veteran, 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, Deputy Clerk Ashlyn Hunnicutt

Absent: Clerk of the Circuit Court and Comptroller Angela Vick

A.4. Approval of Agenda

County Administrator Steve Howard requested the addition of item E12 and submitted additional information for item H7.

Chair Holly Davis requested to move item E4 to before the Consent of the Agenda.

Motion to approve the Agenda, item A4, with the addition of item E12,

Minutes

Board of County Commissioners Meeting - April 9, 2024

additional information for item H7, and to move item E4.

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

Minutes

No items.

Administration

No items.

Attorneys Office

No items.

Clerk

B.1. Clerk Records Disposition #2222

Approve and authorize the Chairman to execute the Clerk's Records Disposition Documents #2222 for disposal of records that have met their assigned retention periods.

B.2. Releases of Special Assessments

a. Approve and authorize the Chairman to execute the Release of Lien for Special Assessments by and between Citrus County and certain property owners , 2008 Chassahowitzka Water Release ,2008 Chassahowitzka Sewer Release special assessment district.

Minutes

Board of County Commissioners Meeting - April 9, 2024

- b. Authorize the Clerk to record the Releases of Lien in the Public Records of Citrus County, Florida.

Community Services

B.3. FTA Fiscal Year 2024 Certifications & Assurances

- a. Agree to the Federal Transit Administration Fiscal Year 2024 Certifications and Assurances, and bind Citrus County's compliance with same.
- b. Authorize the Chairman to sign the affirmation of Applicant and Designation of Signature Authority for the County Attorney and Transit Services Director.
- c. Authorize the County Attorney to sign the Affirmation of Applicant's Attorney, Designation of Signature Authorities, and PIN the Federal Transit Administration Fiscal Year 2024 Certifications and Assurances in the Federal TrAMS System.
- d. Authorize the Transit Services Director to PIN The Federal Transit Administration Fiscal Year 2024 Certifications and Assurances in the Federal TrAMS System on behalf of the Chairman. **(Eric Head, Community Resources Director)**

Fire Services

No items.

Human Resources

B.4. Florida Department of Highway Safety and Motor Vehicles (FLHSMA) Request for Personal Information

Approve and authorize the Chairman to execute the Florida Department of Highway Safety and Motor Vehicle Data Access form. This will be followed by an MOU that will be brought back for approval to the BOCC. **(June Randall, Human Resources Director, Jessica Flynn, Human Resources Manager)**

Management and Budget

No items.

Growth Management

B.5. FPLT2023-00008 Leeper's Retreat subdivision

- a. Review FPLT2023-00008, Leeper's Retreat, to create two residential lots lying in Section 10, Township 19 South, Range 18 East.
- 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, Deputy Growth Management Director)**

Public Works

No items.

Systems Management

B.6. Records Disposition

Approve and authorize the Chairman to execute the following Records Dispositions for the disposal of public records that have met legal retention: BOCC-0433 DMB / RISK and BOCC-0434 CS-LIBRARY

Visitors and Convention Bureau

No items.

Water Resources

B.7. April is Water Conservation Month

Approve and authorize the Board to execute a Proclamation declaring April 2024 as Water Conservation Month in Citrus County. **(Ken Cheek, Department of Water Resources Director)**

Set Public Hearings Workshops

B.8. Set a Budget Collaboration Session with the Citrus County Constitutional offices on April 29, 2024, at 8:00 A.M.

Set a Budget Collaboration Session with the Citrus County Constitutional offices on April 29, 2024, at 8:00 A.M. There will be no Open to the Public during the

Minutes

Board of County Commissioners Meeting - April 9, 2024

budget collaboration session. The public may bring up any questions/comments during the next Board of County Commissioners meeting.

C. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve the Proclamations, items C1, C2, C3, C4, and C5.

RESULT: **Adopted**

MOVER: Diana Finegan

SECONDER: Jeff Kinnard D.C.

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

NAY: None

Following the vote and presentations, Chair Holly Davis commented.

C.1. Proclamation Citrus County Trash to Treasure Art Exhibition

Approve and authorize the Citrus County Board of County Commissioners to execute a Proclamation to recognize and encourage participation in the Citrus County "Trash to Treasure" art exhibition.

C.2. Proclamation for National Minority Health Month

Approve and authorize the Board to proclaim April, 2024, National Minority Health Month in Citrus County, Florida

C.3. Proclamation -- Child Abuse Prevention Month

Approve and authorize the Board to proclaim Child Abuse Prevention Month in Citrus County, Florida.

C.4. Proclamation -- National Public Safety Telecommunicators Week

Approve and authorize the Board to proclaim April 14 - 20, 2024 as National Public Safety Telecommunicators Week in Citrus County, Florida.

C.5. Proclamation -- National Animal Care and Control Appreciation Week

Approve and authorize the Board to proclaim the week of April 14 -- 20, 2024 as National Animal Care and Control Appreciation Week in Citrus County, Florida.

Minutes

Board of County Commissioners Meeting - April 9, 2024

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

*DeeDee Headley
Steven Schwartz
Curtiss Bryant
John Drum*

Commissioners responded to comments from the public.

Public Speaker Forms for Item D

E. REGULAR BUSINESS

E.1. Bids

Motion to approve item E1a and b.

At the request of Second Vice Chair Diana Finegan, County Administrator Steve Howard provided clarification regarding the bid process prior to the vote.

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

E.1.a. QTE 24-059 Mowing of Cemeteries & Clerk Annex Property; Bookman's Property Maintenance FL LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Bookman's Property Maintenance FL LLC for the Mowing of Cemeteries & Clerk Annex Property. **(Eric Head, Community Services Director)**

E.1.b. RFQ 21-003 Notice of Termination; Elder Affairs and Older Americans In-Home Health Services; Gifted By Hands LLC

Approve and Authorize the Chairman to execute the Notice of Termination between Citrus County, Florida and Gifted By Hands LLC as of May 9, 2024. **(Eric Head, Community Services Director)**

E.2. Budget Transfers

Approve the budget transfers for the Gas Tax- 5 Year Capital Projects, Utility Fee Trust, Housing Services and Road Maintenance 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, Davis, Bays, Kinnard D.C., Finegan

NAY: None

E.3. Budget Resolutions

Adopt and authorize the Chairman to execute a resolution adopting/amending the State Housing Initiatives Partnership (SHIP) and Garcia Pt/Sea Otter Septic to Sewer grant budgets for fiscal year 2023-2024. **(Erin Dohren, Director Management & Budget)**

Motion to approve item E3.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Ruthie Davis Schlabach

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

NAY: None

Resolution Number 2024-027

E.4. Naming of T-Ball Complex at Bicentennial Park

Approve and authorize the naming of the new T-Ball Complex area at Bicentennial Park in memory of Chandler Stalcup. **(Eric Head, Community Resources Director)**

Motion to approve item E4.

Commissioners commented prior to the vote.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Ruthie Davis Schlabach

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

NAY: None

E.5. American Door & Hardware LLC, a Florida Limited Liability Company Lease Agreement

Minutes

Board of County Commissioners Meeting - April 9, 2024

Approve and authorize the Chairman to execute the Lease Agreement between Citrus County, Florida, a political subdivision of the State of Florida and American Door & Hardware LLC, a Florida Limited Liability Company for the premises located at 1558 North Meadowcrest Boulevard within the Meadowcrest Building at the rate of \$2,970.97 per month. This renewal begins May 1, 2024, and expires on April 30, 2027. **(Marcello Tavernari, PE, Public Works Director & County Engineer/Walt Eastmond, Technical Services Director)**

Motion to approve item E5.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Ruthie Davis Schlabach

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

NAY: None

E.6. 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.
- b. Authorize the Clerk to record the Releases of Lien in the Public Records of Citrus County, Florida. **(Marcello Tavernari, PE, Director of Public Works & County Engineer, JC Charlton, Director of Code Compliance)**

Motion to approve item E6a and b.

RESULT: Adopted

MOVER: Ruthie Davis Schlabach

SECONDER: Jeff Kinnard D.C.

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

NAY: None

E.7. Webber Infrastructure (Ferrovia) Security Bond

Authorize chairman to accept Liberty Mutual insurance Company Bond No. 285074253, replacing Federal Insurance Company Security Bond No. K40347628, extending the period to April 13, 2025, and to be made part of Webber Infrastructure (Ferrovia) Waste Disposal Account Agreement dated June 8th, 2020. **(Marcello Tavernari, P.E., Public Works Director/County Engineer)**

Motion to approve item E7.

RESULT: Adopted

MOVER: Ruthie Davis Schlabach

SECONDER: Rebecca Bays

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

NAY: None

E.8. Deletion of Asset - #54931

- a. Approve and authorize the Chairman to execute the Final Proof of Loss for the 2019 16' Floral City Airboat, Serial #OFA20488E919.
- b. Approve and authorize the Chairman to execute the Affidavit of Insurance and Ownership for the 2019 16" Floral City Airboat, Serial #OFA20488E919.
- c. Approve and authorize the Chairman to execute the Tender of Abandonment Letter submitting our claim that the 2019 16' Floral City Airboat, Serial #OFA20488E919 is a constructive total loss, under Policy #JH28401.
- d. Approve the Asset deletion of Asset #54931 for the 2019 16' Floral City Airboat, Serial # OFA20488E919 in the amount of \$39,900. **(Erin Dohren, Management & Budget Director)**

Motion to approve item E8a through d.

RESULT: **Adopted**

MOVER: Diana Finegan

SECONDER: Rebecca Bays

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

NAY: None

E.9. FY23 Fire Prevention and Safety (FP&S) Grant Program

- 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 Fire Prevention & Safety (AFG) Grant Program for residential rapid access products.
- b. Approve and authorize the Chairman to execute the "Designation of Signature Authority". **(Craig Stevens, Fire Chief)**

Motion to approve item E9a and b.

RESULT: **Adopted**

MOVER: Rebecca Bays

SECONDER: Diana Finegan

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

NAY: None

Resolution Number 2024-028

E.10. Inverness Airport Business Park

- a. Approve and authorize the Chairman to execute a Non-Exclusive Public Utility Easement to SECO Electric for the use of County owned property to provide electric energy service and associated infrastructure for Phase 1 of the Inverness Airport Business Park pursuant to the attached easement.
- b. Authorize Clerk to record the Non-Exclusive Public Utility Easement to SECO Electric in the Public Records of Citrus County, Florida.
- c. Approve and authorize the Chairman to execute the attached Budget

Minutes

Board of County Commissioners Meeting - April 9, 2024

Resolution. (**Marcello J. Tavernari, Public Works Director & County Engineer/Todd Regan, Aviation Project Manager**)

Motion to approve item E10a, b, and c.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Ruthie Davis Schlabach

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

NAY: None

Resolution Number 2024-029

E.11. Fund Balance

Approve and authorize the Chairman to execute a budget resolution to recognize the actual fund balance brought forward from September 30, 2023. (**Erin Dohren, Management & Budget Director**)

Motion to approve item E11.

Commissioners discussion ensued with County Administrator Steve Howard prior to the vote.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Ruthie Davis Schlabach

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

NAY: None

Resolution Number 2024-030

E.12. Law Enforcement MSTU & Road Resurfacing MSBU

a. Approve and authorize the Chairman to sign the agreement with Naors, Giblin & Nickerson (NGN), to complete the work necessary to create the Law Enforcement MSTU.

b. Provide staff direction on completing the pavement management services project is completed to begin working on the Road Resurfacing MSBU.

Management and Budget Director Erin Dohren provided the recommendation.

Motion to approve item E12a.

Deputy Clerk Amy Novinger requested clarification of the motion.

Citizens Janet Barek and Steven Schwartz commented.

Minutes

Board of County Commissioners Meeting - April 9, 2024

Commissioners responded to citizen comments.

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

This item was received after the agenda was published.

[Additional Item E12](#)

[Public Speaker Forms for Item E12](#)

F. OUTSTANDING COMMISSIONERS ITEMS

No items.

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

No items.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 p.m.SV-2023-00004 Thompson- street vacate

a. Conduct a public hearing on April 9, 2024, at 1:30 p.m. for SV-23-00004, Thompson.

b. Approve and authorize the Chairman and Clerk to execute the resolution, and authorize the Clerk to record the resolution in the public records. **(Eric Landon, Growth Management)**

Land Development Director Joanna Coutu provided the staff presentation.

Citizens Brian Thompson and Lisa Griffith commented.

Motion to approve item H1b.

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

Resolution Number 2024-031

Item H1 PowerPoint

Item H1 Proof of Publication

Public Speaker Forms for Item H1

H.2. 1:35 p.m. SV1274 DeFilippo- street vacate

- a. Conduct a public hearing on April 9, 2024, at 1:35 p.m. for SV1274, DeFilippo.
- b. Approve and authorize the Chairman and Clerk to execute the resolution and the Clerk to record the resolution in the public records of Citrus County, Florida for SV1274, DeFilippo **(Eric Landon, Growth Management)**

Land Development Director Joanna Coutu provided the staff presentation.

Citizen Yancie DeFilippo commented.

Ms. Coutu responded to questions from the Board.

Motion to approve item H2b.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Diana Finegan

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

NAY: None

Resolution Number 2024-032

Item H2 PowerPoint

Item H2 Proof of Publication

Public Speaker Form for Item H2

H.3. 1:40 p.m. SV2023-00005 Anderson/Downs - street vacate

- a. Conduct a public hearing on April 9, 2024, at 1:40 p.m. for SV2023-00005, Anderson Specialty Services for Downs.
- b. Approve and authorize the Chairman and Clerk to execute the resolution and the Clerk to record the resolution in the public records of Citrus County, Florida for SV2023-00005, Anderson Specialty Services for Downs. **(Eric Landon, Growth Management)**

Sherry Anderson, with Anderson Specialty Services representing Robert Downs provided the applicant information.

Land Development Director Joanna Coutu provided the staff presentation.

There were no citizen comments.

Motion to approve item H3b.

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

Resolution Number 2024-033

Item H3 PowerPoint

Item H3 Proof of Publication

Public Speaker Form for Item H3

H.4. 1:45 pm - Corrective ordinances for CPA/AA-02-05 SMG Inc.

Review and consider the corrective ordinances for Application CPA/AA-02-05, SMG.

If approved, direct the Chair and Clerk to execute the ordinances for Application CPA/AA-02-05, SMG.

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

Land Development Director Joanna Coutu provided the staff presentation.

Citizen Rhonda Distel commented.

Ms. Coutu, Ms. Lyn and Chair Holly Davis responded to comments from Ms. Distel.

Motion to approve item H4.

Ms. Coutu responded to questions from the Board prior to the vote.

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

Ordinance Numbers 2024-A07 and 2024-A08

Public Speaker Form for Item H4

H.5. 2:00 p.m. CORE Business Center – MakerSpace

Move to approve commencement of lease negotiations with the CORE Business Center to lease the surplus property for the creation of a Makerspace. **(Frank Calascione, CEcD, Economic Development Director)**

Jim Green, on behalf of the CORE Business Center, provided the presentation and responded to questions from the Board.

Motion to approve item H5.

Board discussion ensued with County Administrator Steve Howard and Mr. Green.

The motion was amended to add a condition that the facility would closed during the need of a sandbag facility.

RESULT: Adopted

MOVER: Ruthie Davis Schlabach

SECONDER: Jeff Kinnard D.C.

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

NAY: None

Public Speaker Form for Item H5

H.6. 2:15 p.m. Save Crystal River - Hunter Springs Cleanout Proposal

Motion and vote to reallocate the funds to be used by Save Crystal River (SCR) to pump sand from Hunter's Spring, any remaining funds to be used to plant and maintain the SWFWMD area in the Hunter's Spring Basin, and further direct staff to prepare an amended Exhibit "A" to the Memorandum of Understanding, and further authorize the Chairman to sign an Amended Memorandum of Understanding, after review by the County Attorney, without the necessity of bringing the matter before the Board.

The following individuals provided the presentation and responded to questions from the Board: Steve Lamb, Vice-President of Save Crystal River; Joe Meek, City of Crystal River Mayor; and Ken Frink.

Motion to approve these funds to be reallocated and be used by Save Crystal River (SCR) to pump sand from Hunter's Spring, any remaining funds be used to plant and maintain the Southwest Florida Water Management District (SWFWMD) area in the Hunter's Spring Basin, and

further direct staff to prepare an amended Exhibit "A" to the Memorandum of Understanding and further authorize the Chairman to sign the Memorandum of Understanding after being reviewed by the County Attorney.

Second Vice Chair Diana Finegan and First Vice Chair Rebecca Bays commented prior to the vote.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Rebecca Bays

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

NAY: None

H.7. 2:20 p.m. Inverness Village, Unit 4 Emergency Ordinance; Extension

1. Motion and vote to waive the notice requirements for adoption of an emergency ordinance finding that an emergency exists necessitating the immediate enactment of the Ordinance.
2. Conduct a public hearing on an Emergency Ordinance of Citrus County, Florida, a political subdivision of the State of Florida, amending Ordinance no. 2012-06, the Citrus County Land Development Code, as amended, by amending Section 6070, Exempt Redevelopment Sites (Stormwater); and Section 6410, Lot Development Review (Stormwater-Residential Permitting); providing for severability; providing for conflicts of law; providing for codification; providing for modifications that may arise from consideration at public hearings; providing for scrivener's errors; and providing for an effective date.
3. Approve and adopt the Ordinance and authorize the Chairman to execute the Ordinance.
4. Motion and vote to direct staff to formally place the current proposed MSBU on hold.
5. Acknowledge that the hold on new permits within Inverness Village, Unit 4 will expire on April 15, 2024. **OR**
6. Alternatively, Motion and vote to extend the current hold on new permits to allow for further investigation of alternatives

County Attorney Denise A. Dymond Lyn provided direction to Chair Holly Davis.

Chair Holly Davis provided the recommendation, followed by Board discussion.

Public Works Director Marcello J. Tavernari and Ms. Lyn responded to questions from the Board, followed by Board discussion.

Motion to waive the notice requirements for adoption of an emergency

Minutes

Board of County Commissioners Meeting - April 9, 2024

ordinance finding that an emergency exists necessitating the immediate enactment of the ordinance.

Board discussion continued with Ms. Lyn.

RESULT: **Defeated**
MOVER: Jeff Kinnard D.C.
SECONDER: Rebecca Bays
AYES: Bays, Kinnard D.C., Davis
NAY: Davis Schlabach, Finegan

Clerk's Note: County Attorney Denise A. Dymond Lyn announced that the previous vote would only pass if 4 out of 5 vote in favor.

Board discussion ensued with Ms. Lyn.

Motion to extend the current permit hold for an additional 60 days.

The following citizens commented: Karleen Sempert; Josefa Rivera; Janeen Eddie; Gwen Martin; Gary Enoch; Ulises Ramiros; Marie Williams; and K.C. Werthmann.

Citizen comment was paused for Commissioners to respond to comments from the citizens, followed by Board discussion with Ms. Lyn.

Citizen comments resumed and the following citizens commented: John Drum; Don Martin; Ross Fredericksen; Dr. Carmen Koubicek; Dena Ganoung; Reese Vance; Brenda Killian; Curtiss Bryant; Cathy Yen; and Janet Barek.

Commissioners responded to additional citizen comments, followed by Board discussion with County Administrator Steve Howard.

RESULT: **Defeated**
MOVER: Ruthie Davis Schlabach
SECONDER: Diana Finegan
AYES: Davis Schlabach, Finegan
NAY: Davis, Bays, Kinnard D.C.

Following the vote, Chair Holly Davis requested clarification from Ms. Lyn regarding reopening this item later in the meeting.

Board discussion ensued with Ms. Lyn.

Motion to extend the permit hold until midnight on April 24th, 2024 was made by Chair Holly Davis and Seconded by Second Vice Chair Diana Finegan.

Minutes

Board of County Commissioners Meeting - April 9, 2024

Board discussion continued with Ms. Lyn.

Second was withdrawn by Second Vice Chair Diana Finegan.

Motion was seconded by Commissioner Jeff Kinnard, D.C.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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

NAY: None

Clerk's Note: This item was reconsidered at 4:47 PM.

Additional information was submitted during the meeting.

[Additional Information for Item H7](#)

[Public Speaker Forms for Item H7](#)

I. ADVISORY BOARD ANNOUNCEMENTS, NOMINATIONS & APPOINTMENTS

No items.

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Ruthie Schlabach and Commissioner Jeff Kinnard, D.C. shared information from the Hernando/Citrus Metropolitan Planning Organization (MPO) meeting.

First Vice Chair Rebecca Bays discussed a meeting regarding Inverness Airport with Mark Wilson, President of the Florida Chamber of Commerce, and provided updates from the Tampa Bay Regional Planning Council meeting.

Chair Holly Davis also discussed meeting with Mark Wilson.

K. COMMISSIONER RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

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

L.1. TDC Funding Interlocal Agreement Update

Minutes

Board of County Commissioners Meeting - April 9, 2024

Update on Agreement for TDC Funding Interlocal Agreement

At the request of Commissioner Jeff Kinnard, D.C., County Administrator Steve Howard provided an update on the Tourist Development Council (TDC) Memorandum of Understanding with the City of Inverness.

L.2. Addendum to Vacant Land Sales Agreement - Betz Farm

Vote to accept incorporation of the addendum with suggested terms and conditions by Buyer.

Commissioner Jeff Kinnard, D.C. provided the recommendation.

Motion to add the Addendum to the Vacant Land Sales Agreement.

The following citizens addressed the Board: Curtiss Bryant; Kevin Cunningham, Broker with RE/MAX Realty One; and Clark Stillwell.

Commissioners responded to comments from the public, followed by Board discussion with County Attorney Denise A. Dymond Lyn.

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 L2](#)

M. 2ND VICE CHAIR DIANA FINEGAN - DISTRICT 2

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

County Attorney Denise A. Dymond Lyn discussed the action taken on item H7 with the Board.

Clerk's Note: The Board revisited item H7 at this time.

Q. OPEN TO THE PUBLIC

The following individual addressed the Board on various issues:

Steven Schwartz

Board discussion ensued with County Administrator Steve Howard.

[Public Speaker Form for Item Q](#)

R. UPCOMING MEETINGS

1. Regular Meeting, April 23, 2024, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, May 14, 2024, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, May 28, 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 was recessed at 5:02 PM and resumed at 5:16 PM.

T.1. 5:01 p.m. PUD-2023-00011 Citrus Hills - Clearview Estates

- a. Conduct a public hearing on April 9, 2024, at 5:01 p.m. to consider application PUD-2023-00011, Citrus Hills - Clearview Estates.
- b. If approved, direct the Chair and Clerk to execute the ordinance for PUD-2023-00011, Citrus Hills - Clearview Estates. **(Eric Landon, Director, Growth Management)**

Minutes

Board of County Commissioners Meeting - April 9, 2024

Land Development Director Joanna Coutu read the proposed ordinance title into the record.

County Attorney Denise A. Dymond Lyn polled the board for ex parte communications.

Eric Abel, Vice-President of Citrus Hills Investment Properties, LLC, provided the applicant information and responded to questions from the Board.

Ms. Coutu provided the staff presentation.

Citizen Cherie Kirk commented.

Mr. Abel provided a rebuttal to the citizen comments, followed by Board discussion with Mr. Abel.

Motion to approve PUD-2023-00011, to execute the ordinance for Citrus Hills - Clearview Estates.

Ms. Coutu requested clarification of the motion with the conditions prior to the vote.

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

Ordinance Number 2024-A09

[Additional Information for Item T1 - Submitted by Cherie Kirk](#)

[Item T1 PowerPoint](#)

[Public Speaker Forms for Item T1](#)

T.2. 5:05 p.m. PUD-2023-00013 Brentwood/Davis Reserve

- a. Conduct a public hearing on April 9, 2024, at 5:05 p.m. to consider application PUD-2023-00013, Brentwood/Davis Reserve.
- b. If approved, direct the Chair and Clerk to execute the ordinance for PUD-2023-00013, Brentwood/Davis Reserve. **(Eric Landon, Director, Growth Management)**

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

Eric Abel, Vice-President of Brentwood Farms, LLC provided the applicant

Minutes

Board of County Commissioners Meeting - April 9, 2024

information.

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

Citizen Sheryl Goodwin commented.

Commissioners responded to comments from Ms. Goodwin and Mr. Abel responded to questions from the Board.

Motion, based on competent and substantial evidence, to approve the ordinance for PUD-2023-00013, with the 22 conditions.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Rebecca Bays

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

NAY: None

Ordinance Number 2024-A10

[Item T2 PowerPoint](#)

[Public Speaker Forms for Item T2](#)

U. ADJOURN

The meeting was adjourned at 5:43 PM.

[Proof of Publication](#)