



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

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

MINUTES

April 23, 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 23, 2024 Citrus County Courthouse
The meeting was called to order at 1:00 PM.

A.1. Invocation

Pastor Ryan Jeffes, Pastor of the Redeemer Presbyterian Church, led the Invocation.

A.2. Pledge of Allegiance

Chair Holly Davis 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, Assistant County Attorney Kimberly Harrison, Deputy Clerk Amy Novinger

Absent: County Attorney Denise A. Dymond Lyn, Clerk of the Circuit Court and Comptroller Angela Vick

A.4. Approval of Agenda

County Administrator Steve Howard submitted additional information for items U1 and U3, and requested to pull item U2.

Motion to approve item A4, with the changes.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

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SECONDER: Diana Finegan

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

NAY: None

B. CONSENT

Motion to approve the Consent Agenda.

Citizen Janet Barek commented regarding item B9.

Land Development Director Joanna Coutu provided clarification regarding item B9 prior to the vote.

RESULT: **Adopted**

MOVER: Diana Finegan

SECONDER: Jeff Kinnard D.C.

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

NAY: None

[Public Speaker Form for Item B9](#)

Minutes

B.1. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:
March 26, 2024 Regular Meeting

B.2. Minutes of the Board of County Commissioners

Approve the following minutes of the Board of County Commissioners:
04/09/2024 Regular Meeting
04/09/2024 9 AM Public Workshop
04/09/2024 11 AM Public Workshop

Administration

No items.

Attorneys Office

No items.

Clerk

B.3. Acknowledge receipt of Report No. 2024-160 received from the State of Florida Auditor General

Acknowledge receipt of Report No. 2024-160 received from the State of Florida Auditor General regarding the Citrus County District School Board for the fiscal year ended June 30, 2023.

B.4. Disposal of Surplus Property

Approve the deletion of asset # 19539 from inventory for the Supervisor of Elections and removal of said items from the County's Capital Asset listing.

B.5. County Warrants

Accept the attached check registers outlining the County warrants.

Community Services

B.6. Bicentennial Park and Pool Facility Use Agreement

Approve and authorize the Chairman to execute the Bicentennial Park and Pool Facility Use Agreement between Citrus County, Florida, a political subdivision of the State of Florida and DRC Sports Inc., and Citrus County Education Foundation Inc., for exclusive use of Bicentennial Park and Pool for Citrus Kids Triathlon on May 10 & 11, 2024. **(Eric Head, Community Services Director)**

B.7. Military Plaque - Floral City Linear Park

Approve and grant permission to the Floral City Heritage Council to install a 30" x 20" bronze plaque in Floral City Linear Park to honor those who served and are serving in the United States Military. The dedication is scheduled for Monday, May 27, 2024, as part of the Floral City Memorial Day Service. **(Eric Head, Department Director, Community Services)**

Fire Services

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No items.

Human Resources

B.8. Human Resources Asset Deletion

Approve the deletion of the following items from the inventory of Human Resources at the Lecanto Government Building and the removal of the same items from the county's capital asset listing: Asset #14694-000 Sound System and #14694-001 Amplifier Speaker. **(June Randall, Human Resources Director).**

Management and Budget

No items.

Growth Management

B.9. FPLT2023-00002 Chartier Subdivision

- a. Review FPLT2023-00002, Chartier Subdivision, to create one residential lot lying in Section 35, 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)**

B.10. FPLT2023-00005 Hopkins Acres Subdivision

- a. Review FPLT2023-00005, Hopkins Acres Subdivision, to reconfigure eleven residential lots to four residential lots lying in Section 8, Township 18 South, Range 17 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

B.11. Disposal of Surplus Property

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Approve deletion of the following items from the inventory of Facilities Management and the removal of same items from the county's Capital Asset listing. ID# 03619-003 Carrier 1.5 ton ductless a/c unit. **(Marcello Tavernari, P.E. Public Works Director/County Engineer)**

Systems Management

B.12. 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-0435 HR **(Todd Dunn, Chief Information Officer)**

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 and C2.

RESULT: **Adopted**

MOVER: Ruthie Davis Schlabach

SECONDER: Jeff Kinnard D.C.

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

NAY: None

C.1. Proclamation - National Volunteer Week

Approve and authorize the Board to execute a Proclamation declaring April 21 through April 27, 2024 as "National Volunteer Week" in Citrus County, Florida.

C.2. Proclamation - National Volunteer Week; Citrus County Sheriff's Office

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Approve and authorize the Board to execute a Proclamation declaring April 21 through April 27, 2024 as "National Volunteer Week" in Citrus County, Florida.

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

*Karleen Sempert
John Labriola
Corey Edwards, on behalf of 352 Legends
Janeen Eddie
Ross Fredericksen
Brenda Killian
Janet Barek
Jesse Rumson
Marie Williams
Dr. Carmen Koubicek
Donna Sly*

Commissioners responded to comments from the public and County Administrator Steve Howard responded to questions from the Board.

Clerk's Note: This item was paused to go to time certain public hearings at 1:28 PM and resumed at 1:31 PM.

[Public Speaker Forms for Item D](#)

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

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through h.

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

E.1.a. PB 24-107 City of Jacksonville RFP ESC-0258-24 Web-Based System to Register Foreclosed Properties, Collect Property Registration Fees, and Track Enforcement; Hera Property Registry, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Hera Property Registry, LLC to provide a web-based system to register foreclosed properties, collect property registration fees , and track enforcement. **(Eric Landon, Growth Management Director)**

E.1.b. ITB 22-096 Amendment No. 2; Northwest Quadrant Watermain Extension Project; Amici Engineering Contractors LLC

Approve and Authorize the Chairman to execute Amendment No. 2 to the Agreement between Citrus County, Florida and Amici Engineering Contractors LLC to extend the time for final completion to April, 27, 2024. **(Ken Cheek, Water Resources Director)**

E.1.c. ITB 24-030 Emergency Operations Center (EOC) Chiller Replacement Project (Furnish & Install); Gibson Air Conditioning & Refrigeration, LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Gibson Air Conditioning & Refrigeration, LLC to provide the installation and furnishing of a 155 ton Chiller at the Emergency Operations Center building. **(Marcello Tavernari, P.E. Public Works Director/County Engineer).**

E.1.d. RFP 21-050 Amendment No. 1; General Contractor-Construction Continuing Services; Stokes Construction & Maintenance LLC

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Stokes Construction and Maintenance LLC to add terms and conditions required by the Uniform Guidance, 2 C.F.R. Part 200 that applies to projects funded by State and Local Fiscal Recovery Funds (SLFRF) awards. **(Marcello Tavernari, P.E. Public Works Director/County Engineer).**

E.1.e. ITB 20-025 Amendment No. 3; Mowing Right of Way Districts 1-7, 8A & 13; Gilmer Lawn Service, Inc.

Approve and Authorize the Chairman to execute Amendment No. 3 to the Agreement between Citrus County, Florida and Gilmer Lawn Services, Inc., extending the duration of the Agreement to May 11, 2025. **(Marcello Tavernari, P.E. Public Works Director/County Engineer).**

E.1.f. RFP 21-050 Work Authorization; General Contractor-Construction Continuing Services - Citrus Springs Community Center Re-Roof; Daly & Zilch (Florida), Inc.

Approve and Authorize the Chairman to execute a Work Authorization for Daly & Zilch (Florida), Inc. to provide general contractor services for the Citrus Springs Community Center Re-Roof project at a cost of \$91,875, and an additional 10% contingency for a total of \$101,062.50. **(Marcello Tavernari, P.E. Public Works Director/County Engineer).**

E.1.g. PB 24-113 Cloud Solutions; NASPO ACS No. 43230000-NASPO-16-ACS, Master Agreement AR2472; Carahsoft Technology Corp.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Carahsoft Technology Corp. for the purchase and support services of OpenGov e-Procurement software once received by staff and approved by the County Attorney's Office. **(Erin Dohren, Management & Budget Director).**

E.1.h. SGS 21-058 Amendment No. 1; Sensus Meter Reading Equipment for Utilities; Core & Main, LP

Approve and Authorize the Chairman to execute Amendment No. 1 to the Agreement between Citrus County, Florida and Core & Main, LP, extending the duration of the Agreement to May 24, 2027. **(Ken Cheek, Water Resources Director)**

E.2. Budget Transfers

Approve the budget transfers for Housing Services, Fire Rescue, Support Services, Detention Services and American Rescue Plan Grant for fiscal year 2023-2024 **(Erin Dohren, Director Management & Budget)**

Motion to approve item E2.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Diana Finegan

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

NAY: None

E.3. Proposed Homosassa Phase 5 Sewer Project Assessment Area – Acceptance of Perpetual Utility & Access Easement

a. Authorize the Chairman to accept the Perpetual Utility and Access Easement from property owner(s) in the Proposed Homosassa Phase 5 Sewer Project Assessment Area to allow installation of the central sewer system, as

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part of the Homosassa Septic to Sewer Project.

b. Authorize the Clerk of the Board to place Board of County Commissioner's acceptance stamp on the Perpetual Utility and Access Easement attached and record the easement and associated documents in the Public Records of Citrus County, Florida. **(Marcello Tavernari, PE, Dir of Public Works & County Engineer/Ken Cheek, P.E., Dir of Water Resources)**

Motion to approve item E3a and b.

RESULT: Adopted

MOVER: Ruthie Davis Schlabach

SECONDER: Rebecca Bays

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

NAY: None

E.4. CR 491 Road Widening - Temporary Use Agreement for Construction Trailer

a. Approve and authorize the Chairman to execute the Temporary Use Agreement between the Citrus County, Florida, and Commercial Industrial Corporation, for the temporary use of a portion of County-owned property located at 1473 North Lecanto Highway to host a construction trailer, and

b. Authorize the Clerk to record the Temporary Use Agreement in the Public Records of Citrus County, Florida.

(Marcello J. Tavernari, P.E., Public Works Director & County Engineer / Walt Eastmond, Technical Services Division Director)

Motion to approve item E4a and b.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Ruthie Davis Schlabach

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

NAY: None

E.5. Audit Services

Approve and authorize the Chair to execute the amendment with MSL, PA to include audit services for the fiscal year ending September 30, 2024. **(Angela Vick, Clerk of Courts & Comptroller, Shelley Sansone)**

Motion to approve item E5.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Ruthie Davis Schlabach

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

NAY: None

E.6. Demolition of structure(s) on County Owned Properties

- a. Approve and Authorize the structure and its appurtenances located at 4026 E Towhee Ln, Hernando, be declared surplus and allow the Non-profit organization Citrus County Association for Retarded Citizens, Inc. to remove and/or re-use viable items from the structure.
- b. Approve and Authorize the Chairman to execute the Memorandum of Understanding for Citrus County Association for Retarded Citizens, Inc., to allow the Non-for-Profit organization to remove and/or re-use viable items from the structure(s) e.g.: appliances, sinks, toilets, awnings, doors, cabinetry, etc.
- c. Authorize the Clerk of Court to record the same in Public Records of Citrus County, Florida.
- d. Approve and Authorize demolition of the mobile home located at 4026 E. Towhee Ln., Hernando, in accordance with continuing service agreement with Southern Exposure Construction ITB 22-142.
- e. Approve deletion of the following items from the inventory of the Department of Public Works, Land Section and removal of same from the County's capital asset listing: Asset #55971, Single Family Dwelling Unit, 4026 E. Towhee Ln., Hernando, Florida. **(Marcello Tavernari, P.E., Director of Public Works/County Engineer & Walt Eastmond, Director of Technical Service)**

Motion to approve item E6a, b, c, d, and e.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Ruthie Davis Schlabach

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

NAY: None

E.7. American Rescue Plan Act (ARPA) project review

Provide staff direction on any project(s) additions and/or deletions for funding. **(Erin Dohren, Management & Budget Director)**

Management and Budget Director Erin Dohren provided the staff presentation and responded to questions from the Board, followed by Board discussion with Ms. Dohren and County Administrator Steve Howard.

Consensus of the Board was given to provide staff direction on the American Rescue Plan Act projects.

E.8. Discussion on Five-Year Strategic Financial Plan procurement

Provide staff direction regarding the type of solicitation to proceed with to procure a consultant to complete a five year financial forecast. **(Erin Dohren, Management & Budget Director)**

Management and Budget Director Erin Dohren provided the staff presentation, followed by Board discussion with Ms. Dohren and County Administrator Steve Howard.

Consensus of the Board was given to provide staff direction on the procurement of the Five-Year Strategic Financial Plan.

E.9. CoreCivic Contract Monitoring Update for March 2024

At the March 26th BOCC meeting, the Board gave direction to pause non-performance assessments beginning in March. March will be the first of six months that the non-performance assessment will not be charged. **(Erin Dohren, Director of Management & Budget/Georgette Brock, Contract Monitor)**

Management and Budget Director Erin Dohren provided an update.

E.10. Gulf Breeze Shores - Addendum to Developers Maintenance Agreement

Approve and authorize the Chairman to execute the Addendum to Interim Maintenance Agreement between Gulf Breeze Shores, LLC and Citrus County, Florida to extend the Interim Maintenance Agreement. **(Marcello Tavernari, P.E. Public Works Director/County Engineer; Walt Eastmond, Technical Services Director)**

Motion to approve item E10.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Ruthie Davis Schlabach

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

NAY: None

E.11. E. Dawson Drive to N. Independence Hwy. Water Main Interconnect Project Release of Retainage

Accept the completed E. Dawson Drive to N. Independence Hwy. Water Main Project and approve the release of retainage in the amount of \$62,606.23 to Art Walker Construction, Inc. **(Ken Cheek, Water Resources Director)**

Motion to approve item E11.

RESULT: Adopted

MOVER: Rebecca Bays

SECONDER: Diana Finegan

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

NAY: None

E.12. TOO Far – Tsala Apopka Chain of Lakes Restoration Project

a. Staff is requesting the Board to approve the Chairman to sign the following documents:

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1. Memorandum of Understanding
 2. Indemnification Agreement
 3. Hold Harmless Agreement.
- b. Staff request approval to allow the County Engineer to sign as co-applicant for TOO Far's permit. **(Marcello Tavernari, P.E., Public Works Director/County Engineer/Walt Eastmond, Technical Services Director)**

Motion to approve item E12a and b.

Deputy Clerk Amy Novinger requested clarification of the motion.

Motion was amended to: item E12a, 1,2, and 3; and b.

The following citizens commented: Michael Weirich; and Bob Rutemiller, speaking on behalf of TOO Far.

At the request of Commissioner Ruthie Schlabach, Mr. Rutemiller provided clarification prior to the vote.

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

Public Speaker Forms for Item E12

E.13. Inter-local Agreement between City of Inverness and Citrus County Concerning Tourist Development Tax

Information:

Tourism Director, Auvis Cole and Assistant City Manager, Frank Calascione have been given authority from direction by County Administrator Steve Howard and City Manager Eric Williams to finalize agreement.

The Points below are what the ILA are centered around to ensure Florida Statute is followed and that the Citrus County Tourism (TDC) and the City of Inverness are both successful in this partnership.

- **Marketing/Advertising Plan (Attached)** – To give the City flexibility and to provide record of marketing and/or promotion expenses for each of their events.
- **Presentations** – Present twice a year to BOCC and/or TDC for updates on events held and upcoming.
- **Florida Statute (Allowable & Non-Allowable Expenses)** – These are simply listed items of what monies can be directed for to serve as a reference point.

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- **Book Keeping** – This is to keep consistent and following the same procedures the VCB follows under local and state laws. Receipts/Invoices for all “related” marketing and promotional buys will be documented and submitted “per” the attached Marketing/Advertising Plan that was provided to the City for its event(s) held.
- **Attendance** – We are in agreement that out of county attendance will be used as a metric as opposed to room night generation. The VCB’s new technology system, “Zartico” which Assistant City Manager Frank Calascione also recommends to help show how many out of county residents their events bring to City and the County. **(Auvis Cole, Tourism Director)**

County Administrator Steve Howard provided the information.

F. OUTSTANDING COMMISSION ITEMS

County Administrator Steve Howard provided updates on the Outstanding Commission Items public portal.

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

No items.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. **1:30 PM Petition-amend Comm Dev Dist Crystal Ridge**

- a. Conduct a Public Hearing to review and approve the corrective ordinance for the Crystal Ridge Community Development District.
- b. If approved, direct the Chair and Clerk to execute the Ordinance correcting the scrivener's error for the Crystal Ridge Community Development District, and place the Ordinance in the Citrus County Code of Ordinances. **(Growth Management Director, Eric Landon)**

Chair Holly Davis provided an overview of the recommendation.

Land Development Director Joanna Coutu provided the staff information.

There were no citizen comments.

Motion to approve item H1a and b.

RESULT: Adopted

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

Ordinance Number 2024-A11

H.2. 1:45 PM Petition-establish Comm Dev Dist Lecanto Preserve

- a. Conduct a Public Hearing to review and approve the establishment of the Lecanto Preserve Community Development District.
- b. If approved, direct the Chair and Clerk to execute the Ordinance establishing the Community Development District, and place the Ordinance in the Citrus County Code of Ordinances. **(Growth Management Director, Eric Landon)**

Land Development Director Joanna Coutu provided the staff information.

There were no citizen comments.

Motion to approve item H2a and b.

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

Ordinance Number 2024-01

H.3. 2:00 p.m. Presentation: LifeStream Annual Update, Rick Hankey, CEO/President

2:00 p.m. Presentation: LifeStream

Rick Hankey, President and CEO of LifeStream Behavioral Center, provided the presentation and responded to questions from the Board.

[Item H3 PowerPoint](#)

H.4. 2:30 p.m Public Hearing, Inverness Village, Unit 4

1. Conduct a public hearing on an 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); Section 6420(B)(1); Section 6420(B)(2); Section 6420, General Requirements (Residential permitting, stormwater management); 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

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providing for an effective date.

2. Approve and adopt the Ordinance and authorize the Chairman to execute the Ordinance.
3. Motion and vote to direct staff to formally place the current proposed MSBU on hold.
4. Acknowledge that the hold on new permits within Inverness Village, Unit 4 will expire on April 24, 2024. **OR**

5. Alternatively, Motion and vote to extend the current hold on new permits to allow for further investigation of alternatives

Assistant County Attorney Kimberly Harrison read the proposed ordinance title into the record.

Public Works Director Marcello Tavernari and Growth Management Director Eric Landon provided the staff recommendations.

Mr. Tavernari, Mr. Landon, and Ms. Harrison responded to questions from the Board.

The following citizens addressed the Board: Ross Fredericksen; Janeen Eddie; Deedee Headley; Karleen Sempert; KC Werthmann; Donna Sly; Gwen Martin; Dr. Carmen Koubicek; and Janet Barek.

Commissioners responded to comments from the public, followed by Board discussion with Ms. Harrison, Mr. Landon, and Mr. Tavernari.

Motion to: Approve and adopt the ordinance and authorize the Chair to execute the ordinance, excluding from the ordinance the 16 lots abutting the south side of Bennett Street, between North Cunningham Avenue and North Crestwood Avenue; Vote to direct staff to formally place the current proposed MSBU on hold; and Acknowledge that the hold on new permits within Inverness Village, Unit 4 will expire on April 24, 2024.

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

[Item H4 Proof of Publication](#)

[Public Speaker Forms for Item H4](#)

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

I.1. Beverly Hills Advisory Council - Nominate and Appoint

Nominate and appoint one individual to the Beverly Hills Advisory Council as a regular member to fill the term that will expire on January 31, 2026.

Nominate and appoint Janice Smith to the Beverly Hills Advisory Council as a regular member.

RESULT: Adopted

MOVER: Ruthie Davis Schlabach

SECONDER: Rebecca Bays

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

NAY: None

J. COMMITTEE REPORTS FROM COMMISSIONERS

Commissioner Jeff Kinnard, D.C. shared information from the Keep Citrus County Beautiful Board and Affordable Housing Committee meetings, and announced on Thursday that he would represent the Hernando/Citrus Metropolitan Planning Organization (MPO) at the Advisory Council in Orlando.

Second Vice Chair Diana Finegan recognized County Administrator Steve Howard for the ordinance signage regarding covering loads and litter fines on Florida State Highway 44, followed by Board discussion with Mr. Howard.

Chair Holly Davis discussed the Tourist Development Council (TDC) meeting and announced the Citrus County Community Charitable Foundation (CCCCF) meeting that will be held this Thursday.

K. COMMISSIONER RUTHIE DAVIS SCHLABACH - DISTRICT 3

Commissioner Ruthie Schlabach discussed the Citrus County Fire Rescue swearing in and pinning ceremony and shared information from the Mid-Florida Homeless Coalition meeting.

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

Commissioner Jeff Kinnard, D.C. discussed county business interviews with the host, Mike Reeves, at the talk radio station, WXJB, in Brooksville.

M. 2ND VICE CHAIR DIANA FINEGAN - DISTRICT 2

No items.

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N. 1ST VICE CHAIR REBECCA BAYS - DISTRICT 4

First Vice Chair Rebecca Bays announced that Tampa Bay Regional Planning Council awarded Citrus County for the 30th Annual Future of the Region award for the GIS Survey Maps for damage assessments and recognized staff.

O. CHAIR HOLLY L. DAVIS - DISTRICT 5

Chair Holly Davis announced the completion of the Advanced Certified Commissioner training with the Florida Association of Counties Institute for county government and shared information.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

*Tom Fiero
Cathy Yen
Janet Barek*

[Public Speaker Forms for Item Q](#)

R. ADVISORY BOARD ANNOUNCEMENTS

R.1. Announce one alternate member vacancy on the PDC

Accept with regret the resignation of Carole Scragg, and announce one alternate member vacancy on the Planning and Development Commission (PDC). The existing term will expire on January 31, 2025. **[Growth Management - Eric Landon]**

Executive Assistant to the Board Cheryl Burton provided the announcement.

S. UPCOMING MEETINGS

1. Regular Meeting, May 14, 2024, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

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2. Regular Meeting, May 28, 2024, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, June 11, 2024, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Citrus County Budget Collaboration Session, MONDAY April 29, 2024, at 8:00 a.m., Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto Florida 34461
2. Workshop: CIP Capital Improvement Planning: May 14, 2024, at 9:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Workshop: Aviation Financial Study: May 14, 2024, at 10:00AM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

U. PUBLIC HEARINGS

Clerk's Note: The meeting was recessed at 4:41 PM and resumed at 5:01 PM.

U.1. 5:01 pm DA-2023-00003 Corta Development - modify signage

- a. Conduct a public hearing on April 23, 2024, at 5:01 p.m. to review and consider application DA-2023-00003, Corta Development, LLC.
- b. If approved, direct the Chair and Clerk to execute the Development Agreement for application DA-2023-00003 Corta Development, LLC, and record the amendment in the public records of Citrus County, Florida. **(Eric Landon, Growth Management Director, Joanna Coutu, Deputy Growth Management Director)**

Tad Templeton, Partner with Corta Development, provided the applicant presentation and responded to questions from the Board.

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Land Development Director Joanna Coutu provided the staff presentation and responded to questions from the Board, followed by Board discussion with Ms. Coutu and Mr. Templeton.

Citizens Janet Barek and Bob Rutemiller commented.

Motion to deny DA-2023-00003.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Rebecca Bays

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

NAY: None

Clerk's Note: Additional information was provided for item U1 during the meeting.

[Additional Information for Item U1 - Submitted by Bob Rutemiller](#)

[Additional Information for Item U1](#)

[Public Speaker Forms for Item U1](#)

[Item U1 Applicant PowerPoint](#)

[Item U1 Planner PowerPoint](#)

- U.2. 5:05 pm PUD-2023-00014 Clark Stillwell, Esq. for Sterling Residential, LLC and Sterling Commercial, LLC (Lecanto Preserve)**
- a. Conduct a public hearing on April 23, 2024, at 5:05 pm to consider application PUD-2023-00014 Clark Stillwell, Esq. for Sterling Residential, LLC and Sterling Commercial, LLC (Lecanto Preserve).
 - b. If approved, direct the Chair and Clerk to execute the ordinance for PUD-2023-00014 Clark Stillwell, Esq. for Sterling Residential, LLC and Sterling Commercial, LLC (Lecanto Preserve). **(Eric Landon, Growth Management Director, Joanna Coutu, Deputy Growth Management Director)**

This item was pulled during the meeting.

[Additional Information for Item U2](#)

- U.3. 5:10 pm CPA-2024-00002 Cardinal Interchange Management Area**
- a. Conduct a public hearing on April 23, 2024, at 5:10 p.m. to consider application CPA-2024-00002 Cardinal Interchange Management Area.
 - b. If approved, direct the Chair and Clerk to execute the ordinance for CPA-2024-00002 Cardinal Interchange Management Area. **(Eric Landon, Growth**

Minutes

Board of County Commissioners Meeting - April 23, 2024

Management Director, Joanna Coutu, Deputy Growth Management Director)

Land Development Director Joanna Coutu discussed the changes in the recommendation and provided the staff presentation.

Citizen Janet Barek commented.

Board discussion ensued with Ms. Coutu.

Motion to approve the transmittal of application CPA-2024-00002 Cardinal Interchange Management Area.

RESULT: Adopted

MOVER: Ruthie Davis Schlabach

SECONDER: Jeff Kinnard D.C.

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

NAY: None

Clerk's Note: Additional information was provided for item U3 during the meeting.

[Additional Information for Item U3](#)

[Public Speaker Form for Item U3](#)

[Item U3 Planner PowerPoint](#)

V. ADJOURN

The meeting was adjourned at 05:52 PM.

[Proof of Publication](#)