



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

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

MINUTES

July 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

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

A.1. Invocation

Pastor Ken Lawson, from Grace Bible Fellowship Church, led the Invocation.

A.2. Pledge of Allegiance

Commander Richard Hunt, with Citrus Purple Heart, 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 Russ

Absent: Clerk of the Circuit Court and Comptroller Angela Vick

A.4. Approval of Agenda

County Administrator Steve Howard submitted additional information for item U2 and County Attorney Denise A. Dymond Lyn commented.

Motion to approve the Agenda, with additional information for item U2.

RESULT: Adopted

MOVER: Ruthie Davis Schlabach

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SECONDER: Rebecca Bays

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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No items.

Administration

No items.

Attorneys Office

No items.

Clerk

B.1. County Warrants

Accept the attached check registers outlining the County warrants. **(Clerk of Court)**

B.2. Release of Special Assessment

a. Approve and authorize the Chairman to execute the Release of Lien for Special Assessments by and between Citrus County and certain property owners Citrus Springs Waterlines special assessment district.

b. Authorize the Clerk to record the Releases of Lien in the Public Records of Citrus County, Florida **(Clerk of Court)**

Community Services

No items.

Fire Services

No items.

Human Resources

No items.

Management and Budget

B.3. RESTORE Act: Operational Self-Assessment

For informational purposes.

Growth Management

No items.

Public Works

B.4. Notice Regarding Property from List of Land Available for Taxes.

- a. Approve and Authorize the Chairman to execute a notice regarding: ROYAL COACH VLG UNREC SUB LOT 32 BLK E OR BK 2287 PG 1519 OR BK 2360 PG 921 – AK 1578078 – 6771 N Capri Loop, Hernando
- b. Authorize Staff to forward the document to the Clerk of the Circuit Court.
(Carlton Hall, Interim Public Works Director)

B.5. Asset Deletion - Inverness Airport ADA Ramp

Approve deletion of the following item from the inventory of the Public Works, Aviation Dept and the removal of the same item from the county's capital asset listing, Asset #18228-001 - ADA Ramp. **(Carlton Hall, Interim Public Works Director)**

Systems Management

No items.

Visitors and Convention Bureau

No items.

Water Resources

B.6. Release and Discharge of Developer Agreements - Crystal Glen Properties, LLC (Owner/Successor to Lecanto Investments, Inc.)

- a. Approve and authorize the Chairman to execute the Release and Discharge of Existing Development Agreements for Crystal Glen Properties, LLC (Owner/Successor to Lecanto Investments, Inc.).
- b. Authorize the Clerk to record the Release and Discharge of Existing Development Agreements in the Public Records of Citrus County, Florida. **(Ken Cheek, Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director).**

B.7. Release and Satisfaction of Lien Water and Wastewater Utility Services - Lawrence

Approve and authorize the Chairman to execute Release and Satisfaction of Lien filed by and on behalf of the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services against property owned by Fred Lawrence and direct the Clerk to record the documents in Public Record. **(Ken Cheek, P.E., Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director).**

B.8. Release and Satisfaction of Lien Water and Wastewater Utility Services - Keer

Approve and authorize the Chairman to execute Release and Satisfaction of Lien filed by and on behalf of the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services against property owned by Louis Keer & Linda Franchini-Keer and direct the Clerk to record the documents in Public Record. **(Ken Cheek, P.E., Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director).**

B.9. Release and Satisfaction of Lien Water and Wastewater Utility Services - Sansone

- a. Approve and authorize the Chairman to execute Release of Lien filed by and on behalf of the Citrus County Municipal Service Benefit Unit for Water and Wastewater Utility Services against property owned by Sara Sansone.
- b. Authorize the Clerk to record Release of Lien in the Public Records of Citrus County, Florida. **(Ken Cheek, Water Resources Director, Bernadine Flood-Nichols, Utility Business Services Director)**

Set Public Hearings Workshops

No items.

C. PROCLAMATIONS, AWARDS & PRESENTATIONS

Motion to approve items C1 through C7.

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 the proclamation, awards were presented and Commissioner Jeff Kinnard, D.C., County Administrator Steve Howard, Chair Holly Davis, and Commissioner Ruthie Schlabach commented.

C.1. Proclamation - Purple Heart Day, July 2024

Approve and authorize the Board to proclaim August 7, 2024 as Purple Heart Day

C.2. Award - Civilian Commendation - Victoria and Michael Moore

Motion for approval and presentation of a Civilian Commendation Award to Victoria and Michael Moore. **(Craig Stevens, Fire Chief)**

C.3. Award - Red Cross Hurricane Idalia

The Board of County Commissioners received an award from the American Red Cross for their assistance with providing a County Building so that the Red Cross could open a shelter after the Tornado that hit Crystal River on October 12, 2023. Nineteen families utilized the shelter space for 5-7 days while our team provided immediate assistance of shelter and food as our case workers, nurses,

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and spiritual care workers assisted each family in their recovery. **(American Red Cross)**

C.4. Award - Florida Library Association's Award for Library Web Presence

Acknowledgment of Citrus County's Library Services Division for winning the Florida Library Association's 2024 Web Presence Award. **(Eric Head, Director Community Services)**

C.5. Award - Florida Library Association's Award for Outstanding Citizen

Acknowledgment of Debbie Selsavage for winning the Florida Library Association's 2024 Outstanding Citizen Award. **(Eric Head, Director Community Services)**

C.6. Award - 2nd Quarter Employee of the Month Recipients

Approve and authorize the Board to present a Certificate of Recognition to the 2nd quarter Employee of the Month recipients. **(June Randall, Human Resources Director)**

C.7. Award - The Government Finance Officers Association (GFOA) Distinguished Budget Award

The Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award congratulated the Citrus County Board of County Commissioners on being awarded the GFOA Distinguished Budget Presentation Award for the County's FY 23 budget document. This is the highest form of recognition in governmental budgeting, and the nineteenth year Management & Budget has received the award. **(Steve L. Howard, County Administrator)**

D. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

Gill Phelan

Terry Weber-Nelles

Katlyn Wood

Steven Schwartz

Janet Barek

Susan Barrett

Commissioners responded to comments from the public.

Public Speaker Forms for Item D

Additional Information for Item D - Submitted by Katlyn Wood

Clerk's Note: This item was paused at 1:32 PM to go to time certain public hearings and was resumed at 3:06 PM.

E. REGULAR BUSINESS

E.1. Bids

Motion to approve items E1a through d.

RESULT: Adopted

MOVER: Diana Finegan

SECONDER: Jeff Kinnard D.C.

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

NAY: None

E.1.a. RFQ 22-067 Work Authorization; Continuing Contract for Professional Services for Solid Waste Management; Landfill SR 44 Intersection Entrance Modifications and Traffic Study; Jones, Edmunds & Associates, Inc.

a. Approve and Authorize the Chairman to execute a Work Authorization Between Citrus County, Florida and Jones, Edmunds & Associates, Inc. to perform a traffic study and provide preliminary design options for an improved intersection approach to the main public entrance and turning lanes along SR 44.

b. Approve related Budget Transfer
(Carlton Hall, Assistant Public Works Director)

E.1.b. ITB 24-089 Agreement; Utility Stock Parts; Pasco Pipe Supply, Inc.

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and Pasco Pipe Supply, Inc., to purchase Utility Stock Parts for Water Resources/Utility Division on an as-needed basis **(Ken Cheek, P.E., Director of Water Resources)**

E.1.c. QTE 24-114 Certificate of Insurance Software Program; My COI LLC

Approve and Authorize the Chairman to execute the Agreement between Citrus County, Florida and My COI LLC to input, track and approve all parts of a

certificate of insurance for compliance and protection of Citrus County, Florida.
(Erin Dohren, Director of Department of Management & Budget)

E.1.d. AGR 24-156 Billboard Sales Contract; Clear Channel Outdoors LLC

- a. Approve and Authorize the Chairman to execute the Sales Contract between Citrus County, Florida and Clear Channel Outdoor LLC for billboard space in Homosassa, Florida to support water conservation education.
- b. If the site for Billboard listed in the Sales Contract is not available at the time of execution and needs to be changed to another service site, approve and authorize the Chairman to execute a New Sales Contract or Amendment to the Sales Contract once a new document is received for a new billboard site after review and approval from County Attorney's office. **(Ken Cheek, Water Resources, Director)**

E.2. Budget Transfers

Approve the budget transfers for Stormwater, Utilities (3), Aviation, Parks & Recreation, Grounds Maintenance, General Fund CIP for fiscal year 2023-2024
(Erin Dohren, Director Management & Budget)

Motion to approve item E2.

RESULT: **Adopted**
MOVER: Ruthie Davis Schlabach
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 Aquatic Plant Control, State Aid to Libraries, the Florida EMS County, the State Housing Initiatives Partnership (SHIP) and Low Income Home Energy Assistance Program (LIHEAP) 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, Davis, Bays, Kinnard D.C., Finegan
NAY: None

Resolution Number 2024-061

E.4. Waste Disposal Account Agreement Waste Connections of Florida, Inc.

- a. Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Waste Connections of Florida, Inc. for disposal fees up to \$14,000.00 and accept Travelers Casualty and Surety Company of America Bond No. 108028221
- b. Approve termination of the existing Waste Disposal Account Agreement with Waste Connections of Florida, Inc. dated June 20, 2023, and return security deposit of \$12,000.00 to Waste Connections of Florida, Inc. **(Carlton Hall, Interim Public Works Director)**

Motion to approve item E4a 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.5. CoreCivic Contract Monitoring Update for June 2024

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

Motion to approve item E5.

Citizen Janet Barek commented and Chair Holly Davis responded to Ms. Barek's comments 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 E5](#)

E.6. Flash Trash Waste Disposal Account Agreement

- a. Approve and authorize the Chairman to execute a Waste Disposal Account Agreement between Citrus County and Flash Trash, LLC for disposal fees up to \$36,000.00 and accept Platte River Insurance Company Bond No. PR2751895.
- b. Approve termination of the existing Waste Disposal Account Agreement with Flash Trash, LLC dated April 13, 2021, and return security deposit of \$1,000.00 to Flash Trash, LLC. **(Carlton Hall, Interim Public Works Director)**

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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. 2024 American Red Cross Agreement

Approve and authorize the Chairman to execute the American Red Cross Licensed Training Provider Agreement and the First Addendum to the Licensed Training Provider Agreement between Citrus County and American Red Cross. **(Eric Head, Community Services Director)**

Motion to approve item E7.

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

E.8. CR480 to SWRWRF Force Main Extension Contingency Allowance Agreement #2

Approve and authorize the Chairman to execute the Contingency Allowance Request #2 by Water Resources to use \$37,903.59 of the contingency to compensate the contractor, Art Walker Construction, Inc. for additional work to adjust the forcemain connection point. **(Ken Cheek, Water Resource Director)**

Motion to approve item E8.

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

F. OUTSTANDING COMMISSION ITEMS

County Administrator Steve Howard provided no updates.

G. COUNTY ADMINISTRATOR - STEVE L. HOWARD

No items.

H. PRESENTATIONS/PUBLIC HEARINGS

H.1. 1:30 P.M. Flood Mitigation Assistance Program

- a. Flood Mitigation Assistance Program Presentation Overview (**Michelle Alford, Director of Housing**)

Housing Services Director Michelle Alford provided the presentation and Ms. Alford and County Administrator Steve Howard responded to questions from the Board.

Item H1 Staff PowerPoint

H.2. 1:45 P.M. Public Hearing, Solid Waste Management Fees and Assessment Rates for Fiscal Year 2024-2025

- a. Conduct a public hearing on fees and assessment rates for Solid Waste Management for FY 2024-2025
b. Adopt and authorize the Chairman to execute a resolution to set fees and assessment rates for Solid Waste Management for FY 2024-2025. (**Ken Cheek, Water Resource Director**)

Interim Public Works Director Carlton Hall provided the recommendation.

After attempting to make a motion, Commissioner Ruthie Schlabach requested clarification from County Attorney Denise A. Dymond Lyn regarding Robert's Rules of Order.

The following citizens addressed the Board: Lisa Miller; Bob Rutemiller; Janet Barek; Susan Barrett; Steven Schwartz; and Johnny Bogle.

Mr. Hall and the Board responded to comments from the public, followed by Mr. Hall responding to questions from the Board.

Motion to approve item H2.

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

Following the vote, Deputy Clerk Amy Novinger requested clarification of the motion and Commissioner Ruthie Schlabach commented.

Public Speaker Forms for Item H2

Resolution Number 2024-062

H.3. 1:46 P.M. Conduct a public hearing to reimpose Annual Disposal Assessments and adopt the Solid Waste Residential Assessment Roll for FY 2024-2025

- a. Conduct a Public Hearing to reimpose Annual Disposal Assessments and adopt the Solid Waste Residential Assessment Roll for FY 2024-2025.
- b. Approve and authorize the Chairman to execute a resolution ratifying and confirming the Solid Waste Residential Solid Waste Assessment Roll for FY 2024-2025. **(Carlton Hall, Interim Public Works Director)**

Interim Public Works Director Carlton Hall provided the recommendation.

Citizens Leslie Dahlquist and Susan Barrett commented.

Mr. Hall responded to comments from the public and responded to questions from the Board, followed by Board discussion with County Attorney Denise A. Dymond Lyn.

Motion to approve item H3.

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

[Public Speaker Forms for Item H3](#)

Resolution Number 2024-063

H.4. 1:47 P.M. Conduct a public hearing to certify the Non-Ad Valorem Assessment Rolls for Fiscal Year 2024-2025.

- a. Conduct a public hearing for the purpose of hearing public comment on the adoption of a resolution adopting and certifying the countywide non-ad valorem assessment rolls which includes assessments for street lighting, neighborhood beautification, roadway maintenance and improvements, and water and wastewater assessments within the various assessment areas in compliance with Florida Statutes Chapter 197.3632.
- b. Adopt and authorize the Chairman to execute a Final Rate Resolution of Citrus County, Florida to certify the countywide non-ad valorem assessment rolls for FY 2024-2025 which includes assessments for street lighting, neighborhood beautification, roadway maintenance and improvements, and water and wastewater assessments within the various assessment areas in compliance with Florida Statutes Chapter 197.3632. **(Carlton Hall, Interim Public Works Director)**

Interim Public Works Director Carlton Hall provided the recommendation.

Citizens Janet Barek and Susan Barrett commented.

Mr. Hall and Chair Holly Davis responded to comments from the public.

Motion to approve item H4b.

Mr. Hall provided clarification to Commissioner Ruthie Schlabach 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

Public Speaker Forms for Item H4

Resolution Number 2024-064

H.5. 1:48 P.M. Public Hearing Northwest Quadrant Water Main Assessment Area

a. Conduct a public hearing to consider the imposition of special assessments for the provision of water distribution facilities within the Northwest Quadrant Water Main Assessment Area, for the upcoming fiscal year.

b. Adopt and authorize the Chairman to execute a resolution of the Board of County Commissioners of Citrus County, Florida, relating to the provision of water distribution facilities within the Northwest Quadrant Water Main Assessment Area; imposing special assessments against assessed property located within the Northwest Quadrant Water Main Assessment Area for the upcoming fiscal year; amending the initial assessment resolution; approving the assessment roll; confirming the initial assessment resolution; and providing an effective date.

c. Authorize the Clerk to record the Resolution in the Public Records of Citrus County, Florida. **(Ken Cheek, Water Resources Director)**

Water Resources Business Services Director Bernadine Flood-Nichols provided the recommendation.

There were no citizen comments.

Motion to approve item H5b and c.

RESULT: **Adopted**

MOVER: Ruthie Davis Schlabach

SECONDER: Jeff Kinnard D.C.

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

NAY: None

Resolution Number 2024-065

H.6. 1:51 P.M. Public Hearing Citrus Springs 2024 Assessment Area (Waterline Extensions)

a. Conduct a public hearing to consider the imposition of special assessments for the provision of water distribution facilities within the Citrus Springs 2024 Assessment Area, for the upcoming fiscal year.

b. Adopt and authorize the Chairman to execute a resolution of the Board of County Commissioners of Citrus County, Florida, relating to the provision of water distribution facilities within the Citrus Springs 2024 Assessment Area; imposing special assessments against assessed property located within the Citrus Springs 2024 Assessment Area for the upcoming fiscal year; amending the initial assessment resolution; approving the assessment roll; confirming the initial assessment resolution; and providing an effective date.

c. Authorize the Clerk to record the Resolution in the Public Records of Citrus County, Florida. **(Ken Cheek, P.E., Water Resources Director)**

Water Resources Business Services Director Bernadine Flood-Nichols provided the recommendation.

Citizen Janet Barek commented.

Motion to approve item H6b and c.

RESULT: Adopted

MOVER: Ruthie Davis Schlabach

SECONDER: Rebecca Bays

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

NAY: None

[Public Speaker Form for Item H6](#)

Resolution Number 2024-066

H.7. 1:52 P.M. Conduct a public hearing to consider imposition of the proposed 2024 Property Abatement Assessments.

a. Conduct a public hearing to consider the imposition of special assessments relating to the provision of property abatement services.

b. Adopt and authorize the Chairman to execute a Resolution for the 2024 Property Abatement Assessments relating to the provision of property abatement services; describing the method of assessing property abatement service costs against assessed property located within Citrus County, Florida; determining the property abatement service costs and the initial property abatement special

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assessments; directing the preparation of an assessment roll, authorizing a public hearing and directing the provision of notice thereof and providing for an effective date.

c. Authorize the Clerk to record the Resolution in the Public Records of Citrus County, Florida. **(Eric Landon, Director of Growth Management)**

Growth Management Director Eric Landon provided the recommendation.

Citizens Richard Romeo and Tony Daniel commented.

Mr. Landon and County Attorney Denise A. Dymond Lyn responded to questions from the Board and Commissioners responded to comments from the public.

Motion to approve item H7b and c.

Board discussion ensued with Ms. Lyn and Mr. Landon prior to the vote.

RESULT:	Adopted
MOVER:	Jeff Kinnard D.C.
SECONDER:	Diana Finegan
AYES:	Davis, Bays, Kinnard D.C., Finegan
NAY:	Davis Schlabach

Following the vote, Ms. Lyn commented.

[Additional Information for Item H7 - Submitted by Richard Romeo](#)

[Public Speaker Forms for Item H7](#)

Resolution Number 2024-067

H.8. 1:53 P.M. Conduct a public hearing to reimpose the Fire Protection Assessment and adopt the Annual Rate Resolution for FY 2024-2025.

a. Conduct a public hearing to reimpose the Fire Protection Assessment, adopt fees and assessment rates for Fire Protection Services for FY 2024-25 and adopt the Fire Protection Services assessment roll prepared by the Property Appraiser's Office.

b. Adopt and authorize the Chairman to execute a resolution of the Board of County Commissioners of Citrus County, Florida, relating to the provision of Fire Protection Services; adopting fees and assessment rates for the upcoming fiscal year; adopting the Fire Protection Services assessment roll prepared by the Property Appraiser's Office; and providing an effective date. **(Craig Stevens, Fire Chief, Fire Rescue)**

Fire Chief Craig Stevens provided the recommendation.

The following citizens commented: Janet Barek; Lisa Miller; Susan Barrett; and Roger Miller.

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At the request of Second Vice Chair Diana Finegan, Mr. Stevens provided clarification.

Motion to approve item H8b.

First Vice Chair Rebecca Bays commented 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 Forms for Item H8

Resolution Number 2024-068

I. ADVISORY BOARD NOMINATIONS & APPOINTMENTS

I.1. Selection of one (1) alternate member for the PDC

Appoint one alternate member to the Planning and Development Commission for an unexpired term until January 31, 2025. (**Growth Management, Eric Landon**)

Motion to nominate and appoint Robert Bass as the alternate member to the Planning and Development Commission.

RESULT: **Adopted**

MOVER: Diana Finegan

SECONDER: Rebecca Bays

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

NAY: None

J. COMMITTEE REPORTS FROM COMMISSIONERS

No items.

K. COMMISSIONER RUTHIE DAVIS SCHLABACH - DISTRICT 3

No items.

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

No items.

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

Chair Holly Davis, Commissioner Ruthie Schlabach, First Vice Chair Rebecca Bays, and County Administrator Steve Howard discussed the 2024 National Association of Counties (NACo) Annual Conference & Exposition.

P. COUNTY ATTORNEY DENISE A. DYMOND LYN

No items.

Q. OPEN TO THE PUBLIC

The following individuals addressed the Board on various issues:

*Bob Rutemiller, on behalf of TOO FAR
Steven Schwartz
Terry Weber-Nelles
Janet Barek
Gary Litfin*

Commissioners, County Administrator Steve Howard, and Growth Management Director Eric Landon responded to comments from the public.

[Public Speaker Forms for Item Q](#)

R. ADVISORY BOARD ANNOUNCEMENTS

R.1. Announce vacancies for the Code Review and Appeals Board

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Announce two (2) regular board member vacancies and the taking of applications for those positions on the Code Review and Appeals Board (CRAB).
(Growth Management, Eric Landon)

Executive Assistant to the Board Cheryl Stanton provided the announcement.

S. UPCOMING MEETINGS

1. Regular Meeting, August 6, 2024, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Regular Meeting, September 10, 2024, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
3. Regular Meeting, September 24, 2024, at 1:00 PM, Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

T. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

1. Preliminary Budget Hearing: Wednesday, July 24, 2024, Special Library District at 8:30a.m., Fire Protection Special District at 8:45a.m., & BOCC at 9:00a.m., Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
2. Strategic Planning Meeting, Friday, August 30, 2024, at 9:00AM, Lecanto Government Building, 3600 W. Sovereign Path, Room #166, Lecanto, Florida 34461
3. Tentative Budget Hearing: Wednesday, September 11, 2024, at 5:01p.m., Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450
4. Final Budget: September 24, 2024, at 5:01p.m., Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

Following item T4, Chair Holly Davis commented.

U. PUBLIC HEARINGS

Clerk's Note: The meeting went into recess at 4:06 PM and resumed at 5:01 PM.

U.1. 5:01 pm CPA/AA/PUD-2023-00003 Swift/Lonestar-miniwarehouse

- a. Conduct a public hearing on July 23, 2024, at 5:01 pm to consider application CPA/AA/PUD-2023-00003, Susan Swift/Pamela Hatley for Lonestar Properties NC, Inc.
- b. If approved, direct the Chair and Clerk to execute the ordinances for CPA/AA/PUD-2023-00003, Susan ?Swift/Pamela Hatley for Lonestar Properties NC, Inc. **(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.

Susan Swift, Planning Director for Boggs Engineering and Boggs Architecture, and David Bigford, Client and Owner of Lonestar Properties NC, provided the applicant presentation and responded to questions from the Board.

Land Development Principal Planner Joe Hochadel provided the staff presentation and responded to questions from the Board, followed by Board discussion with Ms. Lyn.

Citizen Janet Barek commented.

Board discussion ensued.

Motion to deny CPA/AA/PUD-2023-00003.

RESULT: Adopted

MOVER: Jeff Kinnard D.C.

SECONDER: Diana Finegan

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

NAY: None

[Public Speaker Form for Item U1](#)

[Item U1 Applicant PowerPoint](#)

[Item U1 Staff PowerPoint](#)

U.2. 5:05 pm OA-2024-00002 Amendment to LDC Multiple Sections

- a. Conduct a public hearing on July 23, 2024, at 5:05 pm OA-2024-00002, Amendment to LDC Multiple Sections.

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b. If approved, direct the Chair and Clerk to execute the ordinance for OA-2024-00002, Amendment to LDC Multiple Sections. **(Eric Landon, Growth Management Director)**

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

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

The following citizens addressed the Board: Janet Barek; John O'Connor; and Paul Daugherty.

Ms. Coutu responded to questions from the Board.

Motion to approve and direct the Chair and Clerk to execute the ordinance for OA-2024-00002, Amendment to LDC Multiple Sections, with the change in Section 3730(A) to the paragraph that says "In addition, developed parcels in the above noted districts containing more than 10 acres are not subject to the restrictions of this section" to add the red-line edition verbiage of "except that the restrictions included in paragraph 3730(A)(4) apply".

The motion was amended to add exemptions to the metal facade in Section 3101: Gutters; Downspouts; Sectional Garage Doors; Front Doors; Window Frames; Fixed Glass Frames; Screen Doors; and Metal Roofs.

Deputy Clerk Amy Novinger requested clarification of the motion, followed by Board discussion with Ms. Novinger, Ms. Coutu and Ms. Lyn.

RESULT: Adopted

MOVER: Holly L. Davis

SECONDER: Jeff Kinnard D.C.

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

NAY: None

[Additional Information for Item U2](#)

[Public Speaker Forms for Item U2](#)

[Item U2 Staff PowerPoint](#)

Ordinance Number 2024-A12

V. **ADJOURN**

Minutes

Board of County Commissioners Meeting - July 23, 2024

The meeting was adjourned at 07:04 PM.

[Proof of Publication](#)