

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
February 4, 2025 - 5:30 PM**

NOTICE TO THE PUBLIC

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and, for such purpose, may need to provide that a verbatim record of the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

Accommodation for the disabled (hearing or visually impaired, etc.) may be arranged with advance notice of seven (7) days before the scheduled meeting, by dialing (352) 726-2611 weekdays from 8 AM to 4 PM.

ENCLOSURES*

- 1) INVOCATION, PLEDGE OF ALLEGIANCE & ROLL CALL**
- 2) PLEASE SILENCE ELECTRONIC DEVICES**
- 3) ACCEPTANCE OF AGENDA**
- 4) PRE-SCHEDULED APPEARANCES / RECOGNITIONS**
- 5) PUBLIC HEARINGS / WORKSHOPS**
 - a) Public Hearing - Annexation Request - 1409 Poe Street -Final Adoption
- 6) OPEN TO THE PUBLIC**

*The public is invited to speak. (Speaking time limit: Individual - 3 minutes;
Group/Organization - 5 minutes)*
- 7) CITY ATTORNEY REPORT**
- 8) CONSENT AGENDA**
 - a) Bill Listing*
 - b) Council Minutes* - 01.21.2025
- 9) CITY CLERK'S REPORT**
- 10) CITY MANAGER'S REPORT**
 - a) Cootertober 2025

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- b) City Utility Fees and Charges Updates - Ordinance 2025-844 - First Reading
- c) Citrus County BOCC Legislative Priorities Request for Letter of Support
- d) Projects/Programs Update
 - Senior Games
 - Carshow
 - Legislative Delegation
 - Other

11) MAYOR & COUNCIL SUBJECTS / REPORTS

- a) Mayor Plaisted
- b) Councilwoman Bega
- c) Councilwoman Hepfer
- d) Councilwoman Lizanich
- e) Councilman Davis
- f) Councilman Craig

12) NON-SCHEDULED PUBLIC COMMENT

(Speaking time limit: Individual - 3 minutes; Group/Organization - 5 minutes)

13) ADJOURNMENT

a) **DATES TO REMEMBER**

Movie in the Park – Monsters Inc.

Friday, February 7, 2025 @ 6:30pm

Liberty Park

Lee Hardin Comedy Night

Friday, February 7, 2025 @ 7:00pm

Valerie Theatre

ROCCS Regatta

Saturday, February 8, 2025 from 6:00am – 5:00pm

Wallace Brooks Park

Senior Games – 5K & Bowling

Saturday, February 8, 2025

5K – TBD@ Depot Pavilion

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Bowling – TBD@ Citrus Lanes

A Night at the Ryman

Saturday, February 8, 2025 @ 7:00pm

Valerie Theatre

Senior Games – Tennis

Sunday, February 9, 2025

TDB @ Whispering Pines Park

Valerie Players Gala

Friday, February 14, 2025 @ 7:00pm

Valerie Theatre

Market at the Depot

Saturday, February 15, 2025 from 9:00am – 2:00pm

Depot Pavilion

Senior Games – Archery / Bowling / RC Sailing

Saturday, February 15, 2025

Archery – TBD@ Spring Hill

Bowling – TBD@ Citrus Lanes

RC Sailing – TBD@ Wallace Brooks Park

Comedy Night at the Valerie

Saturday, February 15, 2025 @ 7:00pm

Valerie Theatre

Rotary Bike Ride

Sunday, February 16, 2025 @ TBD

Depot Pavilion

Senior Games - Pickleball

Sunday, February 15 – Friday, February 21, 2025 @ TBD

Whispering Pines Park

Inverness City Council Regular Meeting

Tuesday, February 18, 2025 @ 5:30pm

Inverness Government Center

Agenda Memorandum - *City of Inverness*

February 4, 2025

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Public Hearing - Annexation Request - 1409 Poe Street -Final Adoption

CC: Susan Jackson, City Clerk, Christopher Shoemaker, Director of Community Development

Enclosures: 1. 2.4.25 Staff Report 1409 Poe Street
2. Application, Record Card & Deed 1409 Poe St
3. Public Notice Requirements 1409 Poe St
4. Annexation Ord 2025-840 1409 Poe St
5. Land Use Ord 2025-841 1409 Poe St
6. Zoning Ord 2024-842 1409 Poe St

The property at 1419 Poe Street is a .22 acre or 9,599 square foot vacant lot located at the southern city limits. A request for voluntary annexation was submitted by the property owner with future plans to build a single-family home. Annexation will allow for provision of central water and sewer utilities by the City of Inverness. Future development and permitting will be performed according to City requirements.

Annexation and changes to land use and zoning are implemented by Ordinance. This requires a public hearing and recommendation of action by the Planning and Zoning Commission to the City Council. The Planning and Zoning Commission voted 5-0 at their meeting of January 8, 2025.

The first reading of the ordinances by title only was approved the City Council on January 21, 2025. A second reading with final adoption will take place at a public hearing by City Council on February 4, 2025.

The annexation process is followed by an amendment to the City's Future Land Use Map and Comprehensive Land Use Plan; and amendment to the Official Zoning Map by designating a land use category and zoning district for the annexed parcel as follows.

Existing Conditions:

Future Land Use: Citrus County Low Intensity Coastal Lakes (CL)
Zoning: Citrus County Low Intensity Coastal Lakes (CLR)
Use: Residential Single-family

Proposed Changes:

Future Land Use: City of Inverness Low Density Residential (LD/R1)
Zoning: City of Inverness Low Density Residential (LD/R1)
Use: Residential Single-family

Recommended Action

Annexation

1. Staff Presentation
2. Motion, second, and vote to read ordinance 2025-840 Annexation by title only
3. Open the Public Hearing
 - Those for
 - Those Against
 - Council deliberates the matter
4. Close the Public Hearing
5. Motion, second and vote to adopt Ordinance 2025-840 on second reading by roll call

Land Use

1. Motion, second, and vote to read ordinance 2025-841 Revise Future Land Use by title only
2. Open the Public Hearing
 - Those for
 - Those Against
 - Council deliberates the matter
3. Close the Public Hearing
4. Motion, second and vote to adopt ordinance 2025-841 on second reading by roll call

Zoning

1. Motion, second, and vote to read ordinance 2025-842 Amend Future Zoning Map by title only
2. Open the Public Hearing
 - Those for
 - Those Against
 - Council deliberates the matter
3. Close the Public Hearing
4. Motion, second and vote to adopt ordinance 2025-842 on second reading by roll call

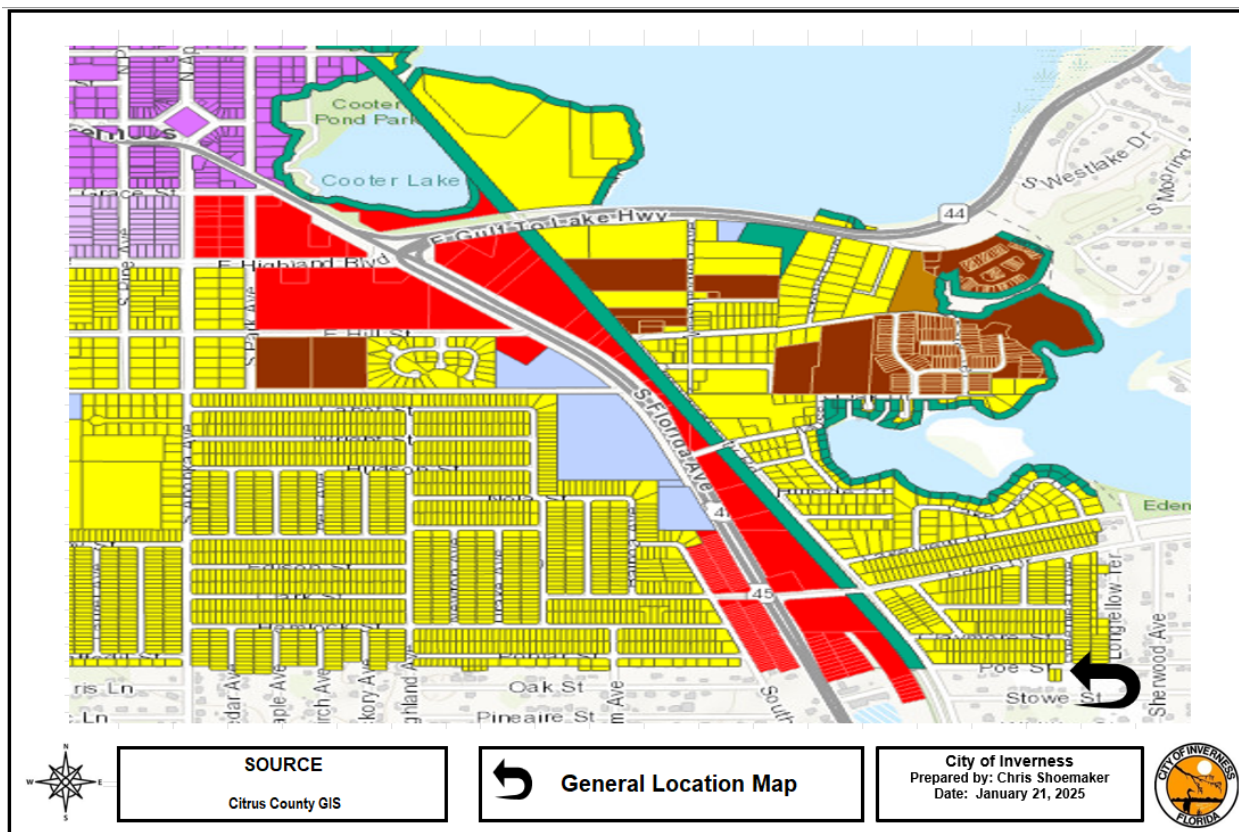


DEPARTMENT OF COMMUNITY DEVELOPMENT

STAFF REPORT

EXECUTIVE SUMMARY

REQUEST	Voluntary Annexation, Change in Future Land Use from Citrus County Low Intensity Coastal Lakes District (CL) to City of Inverness Low Density Residential District (LD/R1), and Zoning Map change from Citrus County Coastal Low Intensity Lakes (CLR) to City of Inverness Low Density Residential (LD/R1).
PURPOSE	Applicant requests annexation, future land use amendment, and zoning map amendment for future construction of single-family residential home on 0.22-acre lot.
DESCRIPTION	Property is located at 1409 Poe Street at the southern boundary of city limits. This action, with Planning & Zoning Commission recommendation and City Council approval, will annex the property by Ordinance 2025-840, designate the future land use by Ordinance 2025-841, and amend the official zoning map by Ordinance 2025-842.

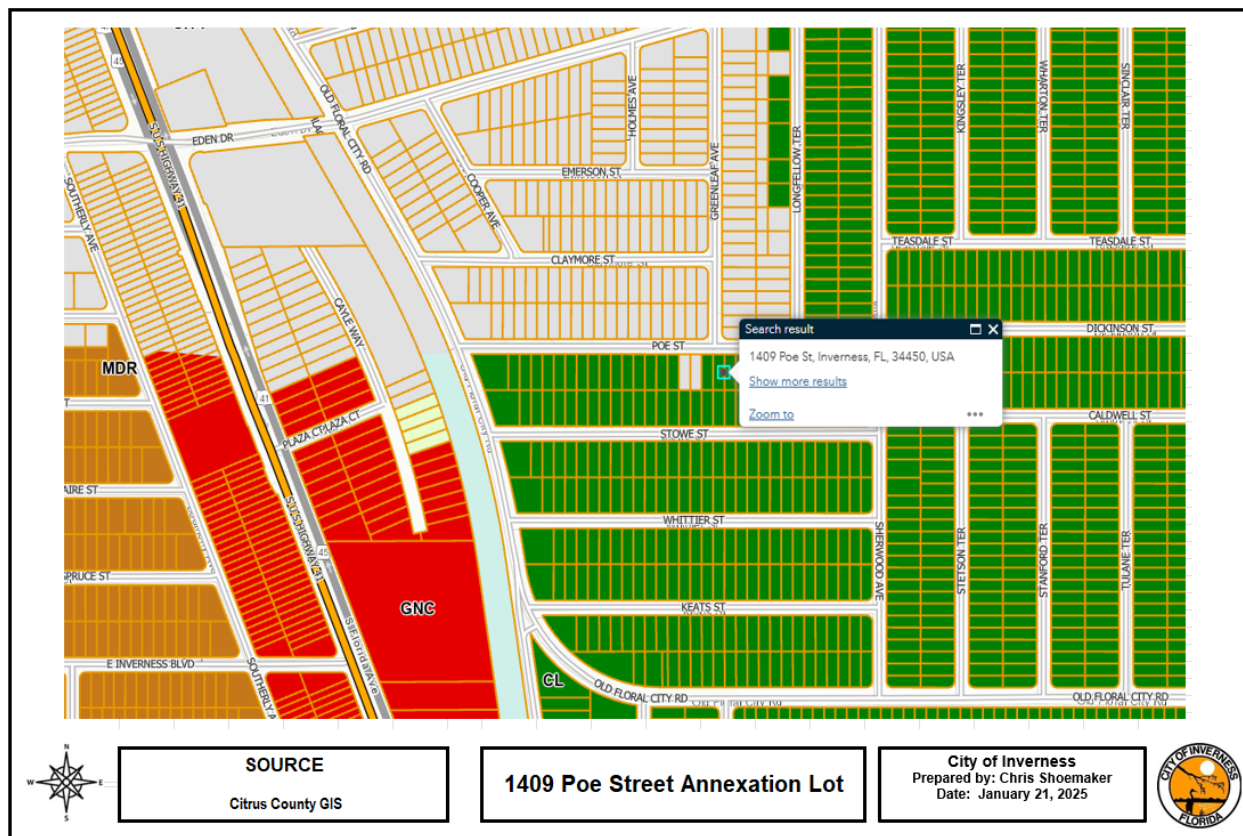


BACKGROUND

- Petitioner: Citrus County Land, LLC
- Property Owner: Citrus County Land, LLC

FINDINGS AND CONCLUSIONS

The proposed change in future land use designation from Citrus County Low Intensity Coastal Lakes District (CL) to City of Inverness Low Density Residential (LD/R1) and the proposed change to the official zoning map from Citrus County Low Intensity Coastal Lake District (CLR) to City of Inverness Low Density Residential (LD/R1) is consistent and compatible with surrounding properties. Staff recommends approval.



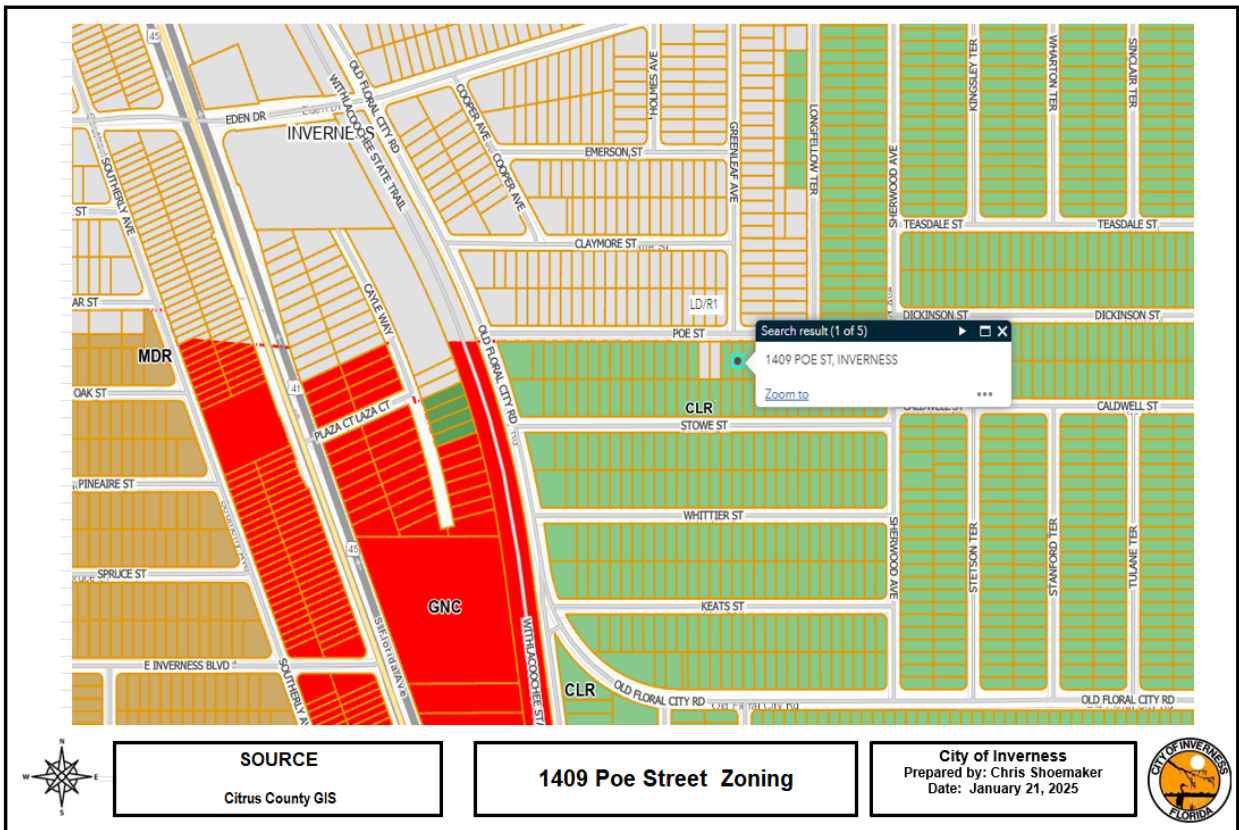
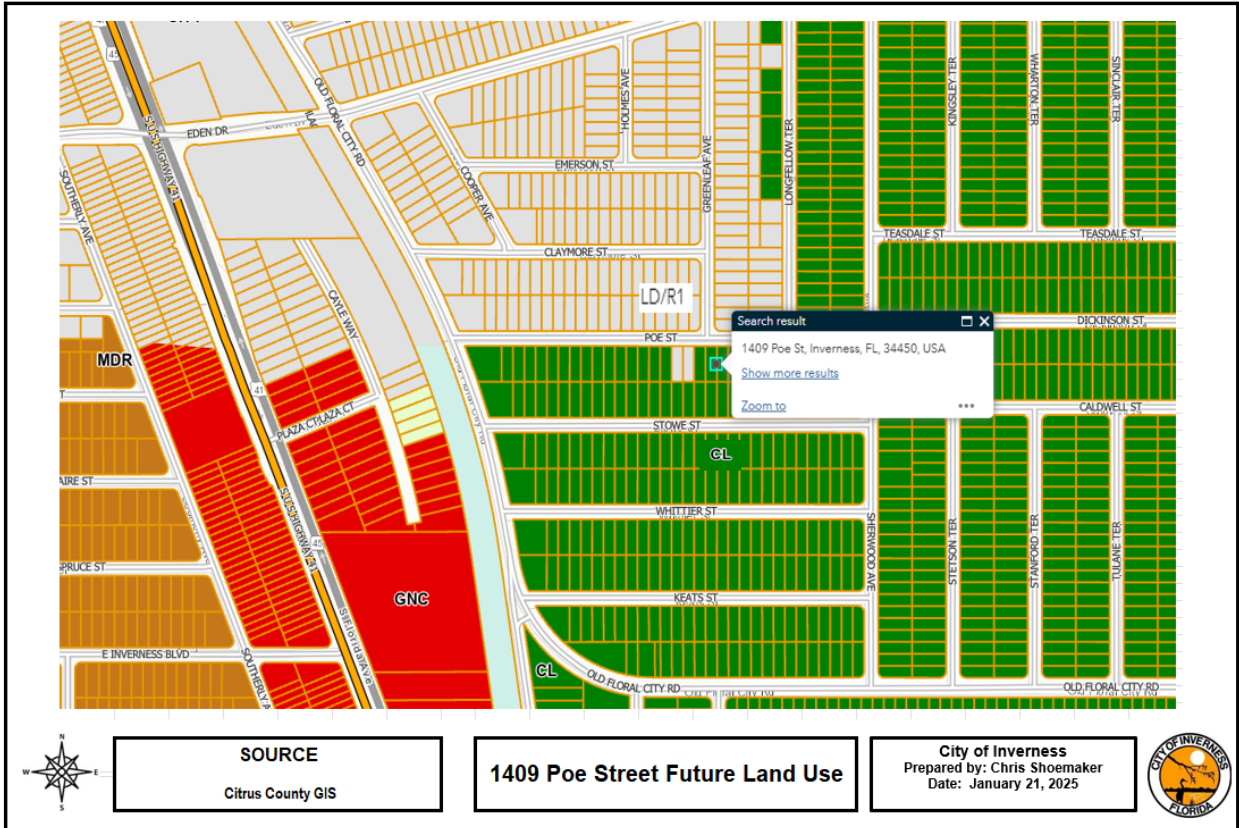
LEGAL REVIEW

The ordinances were reviewed and approved by James Hartley, Assistant City Attorney, on December 11, 2024.

INTERVENING ACTIVITY

Ordinance 1990-436 provided for the annexation of 1403 Poe Street into the City. This lot is the only parcel on the south side of Poe Street within City limits. This parcel is adjacent to (across the street) City limits.

Notice of Intent to Annex Property into the City of Inverness was sent registered mail to the Chairman of the Citrus County Board of County Commissioners and County Administrator on December 11, 2024, as required by Section 171.044(6) Florida Statutes.



Public Notice of Proposed Enactment of City Ordinance 2025-840 Annexation, 2025-841 Land Use and 2025-842 Zoning was published in the Citrus Chronicle for two consecutive weeks as required by Section 171.044(2) Florida Statutes.

Signage advertising the proposed actions and hearing dates was posted at the property on 12.19.24 and mailed to all property owners within 200-feet of the parcel as required by the City of Inverness Land Development Code Section 3.11(b).

The Planning and Zoning Commission held a public hearing on January 8, 2025, to consider the proposed annexation and enabling ordinances. The Commission voted 5-0 to recommend approval to the City Council.

The Inverness City Council held a public meeting on January 21, 2025, and approved on a first reading City Ordinance 2025-840 Annexation; Ordinance 2025-841 Land Use; and Ordinance 2025-842 Zoning.

STAFF RECOMMENDATION

The proposed changes do not alter the low-density residential zoning and character of the adjacent properties within the City or Citrus County. The property is within the City of Inverness Water Service Area. Staff recommendation is for approval by the City Council on a second reading and final adoption of Ordinance 2025-840 Annexation; Ordinance 2025-841 Future Land Use; and Ordinance 2025-842 Amend Official Zoning Map for 0.22 acres at 1409 Poe Street.



City of Inverness

Community Development Department
212 West Main Street – Inverness, Florida 34450
(352)726-3401 - Fax (352)726-5473

DDS@Inverness.gov

PLANNING AND ZONING APPLICATION

Please note: All applicants should attend a pre-application conference with the Community Development Director prior to filing this application.

Date: 11/04/24

Application No: _____

Applicant Name: CITRUS COUNTY LAND, LLC

Phone # _____

Address: PO BOX 700, INVERNESS, FL 34451-0700

Email Address: g.davis@INNERMEDPROPERTIES.COM Fax # _____

Applicant is: ☒ Owner ☐ Agent ☐ Purchaser ☐ Lessee ☐ Other _____

Owner's Name: CITRUS COUNTY LAND, LLC

Phone # 352-634-4635

Address: PO BOX 700, INVERNESS, FL 34451-0700

Email Address: _____

Fax # _____

Application Type:

- | | | |
|---|---|---|
| ☒ Annexation | ☐ Rezoning | ☐ Comprehensive Plan Amendment |
| ☐ Variance – Residential | ☐ Administrative Appeal | ☐ Preliminary Plat Review |
| ☐ Variance | ☐ Final Plat | ☐ Special Exception Use |
| ☐ Road/Easement Vacation | ☐ Planned Unit Development | |
| ☐ Other: _____ | | |

Reason for Request: _____

Project Title (If any): _____

Property Address: 1409 POE ST. INVERNESS, FL

Property size (acres): .22 80'X120'

Parcel ID Number: 2DE19521002002820 0192

Existing use of Property: VACANT

Existing Zoning: CLR

Existing land use designation: 0008 - SER NON WATERFRONT

Current number of structure(s) on the property: 0

Type of Structure(s) on the property (house, shed, etc.): NONE

Proposed use of Property: SINGLE FAMILY RESIDENTIAL

Proposed Zoning: CLR

Proposed land use designation: SER NON W.F.

Please explain your request for the proposed zoning and/or future land use: _____

What utilities currently exist on the site?

☐ Water ☐ Sewer ☐ Well ☐ Septic ☐ None

What utilities are proposed to be used?

☒ Water ☐ Sewer ☐ Well ☐ Septic ☐ None

Have any previous applications been filed within the last year in connection with this property?

☐ Yes ☒ No

If yes, please describe and give application numbers: _____

Submittal Requirements: (Check Box for each item you are attaching)

All applications MUST provide the following:

- ☐ Completed Planning and Zoning Application.
- ☐ Copy of the Recorded Deed(s) for the property.
- ☐ Copy of Property Record Card(s) (available online at <http://www.citruspa.org>)
- ☐ Owner's/Agent's affidavit (last page of this application)

All Applications MUST provide the following upon request by the City:

- ☐ Lot Plan
- ☐ Survey of the Property
- ☐ Diagram

Specific attachments:

- ☐ Annexation: Complete electronic legal description in MS Word Format.
- ☐ Large Scale Comprehensive Plan Amendment (LPSPA): Complete electronic legal description in Word.
- ☐ Variance: Survey of property detailing variance request.
- ☐ Special Exception: Survey of property detailing special exception request.
- ☐ Preliminary Plat Application: 7 copies of site plan and 1 electronic copy.
- ☐ Final Plat Application: 7 copies of the plat and 1 electronic copy.
- ☐ Road/Lot/Parcel/Plat/Easement Vacation: Survey detailing request.
- ☐ Planned Unit Development (PUD) Zoning: 7 copies of site plan and 1 electronic copy.
- ☐ Other: _____

**ONLY CONCURRENT ANNEXATION, REZONING AND COMPREHENSIVE PLAN
AMENDMENTS ARE ALLOWED ON A SINGLE APPLICATION**



City of Inverness

Community Development Department
212 West Main Street – Inverness, Florida 34450
(352)726-3401 - Fax (352)726-5473
DDS@Inverness-fl.gov

Property Owner & Agent Affidavit

Before me, the undersigned authority personally appeared, GENE DAVIS (property owner's name), who being by me duly on oath, deposes and says:

1. That said authority is a fee-simple owner of the property legal described in this application.
2. That said authority desires to: ANNEX PROPERTY INTO CITY

3. That said authority (Property owner) has appointed GENE DAVIS (Agent's name to act in his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

- A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations and provisions of the City of Inverness, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Inverness, Florida are not returnable.
- B. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Property Owner's Signature

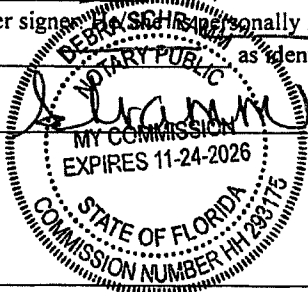
Agent's Signature

STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed) before me on
11/4/2024 (date) by

Gene Davis (name) of an affiant
deponent or other signer. He/She is personally known to me
or has presented _____ as identification.

Public Notary



STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed before me on
____ (date) by

____ (name) of an affiant
deponent, or other signer. He/She is personally known to me
or has presented _____ as identification.

Public Notary

[Home](#)[Parcel Search ▾](#)[Summary](#)**Legal****Land & Agriculture****Residential****Commercial****Misc Improvements****Values****Sketch****Photos****Permits****Quick Links****Map****Pictometry**Altkey: 1785499
CITRUS COUNTY LAND LLCParcel ID: 20E19S210020 02820 0190
1409 POE ST, INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

1 of 1

[Return to Search Results](#)
[My Tax Year: 2025 ▾](#)

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 8709 - INV HIGHLANDS S OUT CITY LIMITS E OF 41
 Tax District 000X - WITHLACOCHEE RIVER BASIN
 Subdivision 001043 - INVERNESS HIGHLANDS SOUTH
 Short Legal INVERNESS HGLDS SOUTH LOTS 19 & 20 BLK 282
 DESC IN OR BK227 PG 352
 Est. Parcel Sqft 9,599
 Est. Parcel Acres .22
 Map SC-TW-RG 21-19S-20E

Recording Activity Notification (RAN) system
WORRIED ABOUT PROPERTY FRAUD?**Mailing Address**

Name CITRUS COUNTY LAND LLC
 Mailing Address PO BOX 700
 INVERNESS FL 34451

Actions

Neighborhood Sales
 Printable Summary
 Printable Version

Reports

[Attribute Export](#)
[Mailing List](#)
[Property Record Card](#)
[Original Trim Notice](#)

[Go](#)**Links**[Search Help](#)**All Owners**

Name	Owner Type
CITRUS COUNTY LAND LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2024	\$8,800	\$0	\$8,800	\$8,800	\$0	\$8,800	\$0	\$134.58	Link
2023	\$8,800	\$0	\$8,800	\$8,184	\$0	\$8,184	\$0	\$129.97	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	000X	WITHLACOCHEE RIVER BASIN	\$8,800	14.8306	\$134.58

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
0131	FIRE SERVICES ASSESSMENT	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
03/18/2021	\$4,200	3145/1470	01-CORRECTIVE/QC/TD/COT	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	120				CLR

PREPARED BY:

Tifani L. White, Deputy Clerk
Clerk Of The Circuit Court And Comptroller
110 North Apopka Ave
Inverness, FL 34450

Tax Deed File No. 2020-0642TD
Parcel ID 20E19S210020 02820 0190
Alternate Key 1785499

RETURN TO:

Grantee

Tax Deed

State of Florida
County of Citrus

The following Tax Sale Certificate Numbered 13-6800 issued on 1st day of June, 2013 was filed in the office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the 17th day of March, 2021, offered for sale as required by law for cash to the highest bidder and was sold to: CITRUS COUNTY LAND, LLC whose address is: PO BOX 700, INVERNESS, FL 34451,

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, on this 18th day of March 2021, in the County of Citrus, State of Florida, in consideration of the sum of \$4,120.00 being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, situated in the County and State aforesaid and described as follows:

INVERNESS HGLDS SOUTH LOTS 19 & 20 BLK 282 DESC IN OR BK 227 PG 352

Witness:

Tifani L. White
Tifani L. White

Kammy S. Kirby
Kammy S. Kirby

Angela Vick

ANGELA VICK, CLERK OF THE CIRCUIT COURT AND
COMPTROLLER
CITRUS COUNTY, FLORIDA

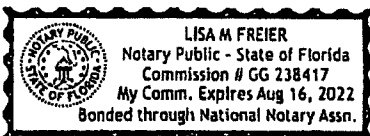


State of Florida
County of Citrus

On 18th day of March 2021, before me by means of physical presence, appeared ANGELA VICK, CLERK OF THE CIRCUIT COURT AND COMPTROLLER in and for the State and this County who is known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned. Personally known to me and who did not take an oath.

Witness my hand and office seal date aforesaid.

Lisa M. Freier
Lisa M. Freier





City of Inverness

Department of Administration

212 West Main Street
Inverness, Florida 34450-0419
Administration@Inverness.gov

(352) 726-2611

FAX (352) 726-0607

December 11, 2024

Holly Davis, Chairman
Citrus County Board of County Commissioners
110 N. Apopka Avenue
Inverness, Florida 34450

Re: Notice of Intent to Annex Property into the City of Inverness

Dear Commissioner Chairman Davis;

Pursuant to subsection 171.044(6) Florida Statutes and at the property owner's request, the City of Inverness intends to voluntarily annex property located at 1409 Poe Street. The subject property is undeveloped and located in Citrus County. A copy of the pending public notice is attached.

Following adoption, the annexation ordinance will be filed with the Clerk of the Circuit Court, the Chief Administrative Officer of the County, and with the Department of State within seven days after the adoption.

Thank you in advance for your understanding of this action.

Sincerely

A handwritten signature in black ink, appearing to read "Eric C. Williams", is written over a horizontal line.

Eric C. Williams
City Manager

Cc: Steve Howard, County Administrator
Jacquie Hepfer, City Council President
Susan Jackson, City Clerk
Christopher Shoemaker, Community Development Director
Robert Batsel, City Attorney

SOUND OFF

We are behind Barek

I just want to compliment Janet Barek for standing on her own with the homeowners on the water. I totally agree with her. If they can afford a house on the water, they need to be able to afford either good insurance or have deep enough pockets to cover the damages if disaster strikes. It's not up to the taxpayers of Citrus County or the taxpayers of the United States to pay for their house.

When you live on the water, you know the risks. Living on the water means you need to be able to afford the costs that come with it. Have a good day, and go, go, Janet! We're all behind you.

Meek should get back to city hall. I read a great article today about Salty Girl in Crystal River. What a pleasure – it's good to see her back in her business. Why doesn't Mayor Meek get back into City Hall instead of crying and complaining? Quit moaning and groaning and get back to work.

Support Barek

I'm so glad I voted for Janet Barek, our newest county commissioner. She's standing up for the people. Some of the bleeding hearts sitting there complaining about her position on not wanting to spend county money for the people flooded out in Crystal River need a reality check.

These folks bought property knowing full well that flooding was a risk. They've been flooded multiple times and continue to receive benefits. They need to improve their homes and raise them to a level that protects their property. It's not on my dime – my tax dollars shouldn't subsidize their choice to live in flood-prone areas.

Most of these people are well-off, and their property values don't offset the burden on taxpayers. Janet's right about the facts, and she's also right about not spending \$900,000 of taxpayer money on 3.5 acres of land that will produce little to no benefit.

Meanwhile, county commissioners like Holly Davis and Jeff Kinnard are influencing others to waste our tax dollars. Our roads are in bad shape, and our gas prices are higher than in surrounding counties. These commissioners call themselves conservative Republicans, but the only true conservative on the board is Janet Barek.

We don't care about your opinion

It's crazy. A month after a lopsided election, people with Trump Derangement Syndrome and Trump Obsession Disease still haven't come to terms with the fact that most Americans are tired of the same old politics in Washington, D.C.

What voters want is new faces, new ideas, and a departure from business as usual. In any other setting, mismanagement like what we see in government would result in doors being closed, assets being sold, and leaders being held accountable.

Trump was elected to bring change and challenge the system, and he's doing exactly that. For those still whining about Trump and his choices, here's a reality check: he doesn't care about your opinion. And frankly, neither do we.

The bottom line

First of all, these transgender individuals who claim to be women and want access to women's locker rooms or the ability to play women's sports – it's absurd. Where are the transgender females wanting to compete with men or access their locker rooms?

It's always men saying they're women. Girls' sports are for girls, and boys' sports are for boys. Period. That's the bottom line.

They find ways to spend it

Just over a month ago, our county commissioners were debating whether to lower the millage rate, given that they had millions of dollars in surplus revenue. But commissioners like Holly Davis and Jeff Kinnard decided it was "too late" or that hurricane damage made it safer to keep the rate high.

The result? Property taxes have gone up year after year. Now that they've determined there's extra money – our money – what do they do? Spend it. They're buying 3.5 acres of land for \$900,000, which provides no benefit to taxpayers.

These commissioners aren't conservative, no matter what they call themselves. They ran on promises to lower taxes and be fiscally responsible, but even with a surplus, they find ways to spend it.

We need more like Barek

Wouldn't it be great if we had four more commissioners like Janet Barek instead of four who blow taxpayers' money on wasteful projects?



SOUND OFF

The Chronicle invites you to Sound Off with opinions about local and state issues by calling 352-563-0579. We do not publish Sound Offs about political candidates, political campaigns or national issues.



Since 1975 we have provided comfort that fits your budget whether it is a new state-of-the-art system or wanting your current heating and cooling system to perform at its peak.

Thank you to our over 40,000 happy customers and our dedicated staff. We are honored to serve you.



Bay Area
AIR CONDITIONING
THE ORIGINAL... SINCE 1975
Get Service 7 to 7!
Remember to Call 877-BAY-AREA
Visit us at BayAreaCool.com

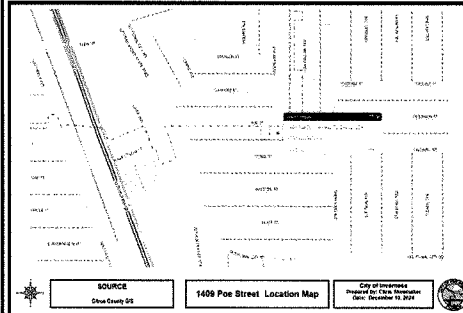


PUBLIC NOTICE OF PROPOSED ENACTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the City of Inverness Planning and Zoning Commission and the City Council of the City of Inverness will hold Public Hearings pursuant to Section 166.041 Florida Statutes, to consider the Annexation of 1409 Poe Street that lies Outside the City limits in unincorporated Citrus County. The annexation by Ordinance 2024-840, a Small-Scale Amendment to the City of Inverness Comprehensive Plan by Ordinance 2024-841, and a proposed Amendment to the Zoning Map of the City of Inverness by Ordinance 2024-842, Florida as follows:

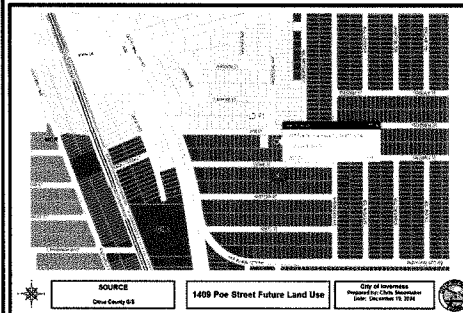
ORDINANCE 2025-840

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1409 POE STREET, SECTION 21, TOWNSHIP 19 SOUTH, RANGE 20 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.



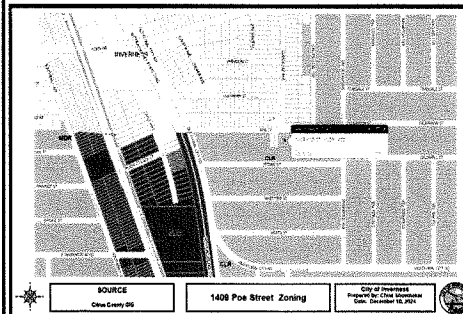
ORDINANCE 2025-841

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.22 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY COASTAL LAKES DISTRICT ("CL") TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL DISTRICT ("LD/R1"); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO 2025-842

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.22 ACRES FROM CITRUS COUNTY COASTAL LAKES RESIDENTIAL DISTRICT (CLR) TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL DISTRICT (LD/R1); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.



Planning and Zoning Committee Agenda Item
Wednesday, January 8 at 5:00 p.m.

1st Reading, Public Hearing:

Tuesday, January 21, 2024 at 5:30 p.m.

2nd Reading, Public Hearing, Adoption by City Council:

Tuesday, February 4, 2024 at 5:30 p.m.

Note: All hearings are held at 212 W. Main St., Inverness, FL 34450

All interested parties may appear at the meeting and be heard with respect to the proposed ordinances.

Copy of the proposed ordinance will be on file and available for inspection by the public in the office of the City Clerk in the City Hall, 212 W. Main Street, Inverness, Florida, between the hours of 8:30 AM and 4:00 PM, Monday through Friday of each week.

Be advised that if any person or persons may wish to appeal a decision of the City Council of the City of Inverness, Florida, made at this meeting, a record of the proceedings will be needed by such person or persons and a verbatim record may be needed.

This Notice is issued under my hand as the President of the City Council of the City of Inverness this December 11, 2024.

Attest: */s/ Susan Jackson*
City Clerk

/s/ Jacqueline Hefner
President of City Council

1409 Poe Street

Posting of Signage for Annexation 12.19.24 by Giovanni LaFranco



ORDINANCE 2025-840

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1409 POE STREET, SECTION 21, TOWNSHIP 19 SOUTH, RANGE 20 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

W I T N E S S E T H:

WHEREAS, owners of real property to an unincorporated area of Citrus County which is contiguous to the City of Inverness, Florida, have petitioned the City Council of the City of Inverness that said property be annexed to the City of Inverness, Florida, in accordance with Section 171.044, Florida Statutes; and

WHEREAS, it has been determined by the City Council of the City of Inverness, Florida, that the petition bears the signature of all owners of property in the area proposed to be annexed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, in regular session as follows:

Section 1. City Council of the City of Inverness, Florida in accordance with the powers given and granted to said City of Inverness in and by Chapter 171, Florida Statutes, does hereby redefine the boundary lines of the City of Inverness, so as to include therein the property contiguous thereto and described as follows:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 20 EAST CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; LOTS 19 AND 20, BLOCK 232, INVERNESS HIGHLANDS SOUTH, A SUBDIVISION ACCORDNIG TO THE PLAT THEREOF RECORDED IN PLAT BOOK 227, PAGE 352, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA PART LYING IN CITY LIMITS AND PART LYING OUTSIDE OF CITY LIMITS PARCEL IDENTIFICATION NUMBER: 20E19S210020 02820 0190 AND IDENDIFICATION NUMBER 20E19S210020 02820 0200.

Section 2. Severability Clause. Should any provision or section of this ordinance be held by a Court of competent jurisdiction to be unconstitutional or invalid, such

decision shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall take effect upon approval by the mayor, or upon becoming law without such approval.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on this _____ day of _____, 2025.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the _____ day of _____, 2025.

CITY OF INVERNESS, FLORIDA

JACQUIE HEPFER, President

ROBERT PLAISTED, Mayor

ATTEST:

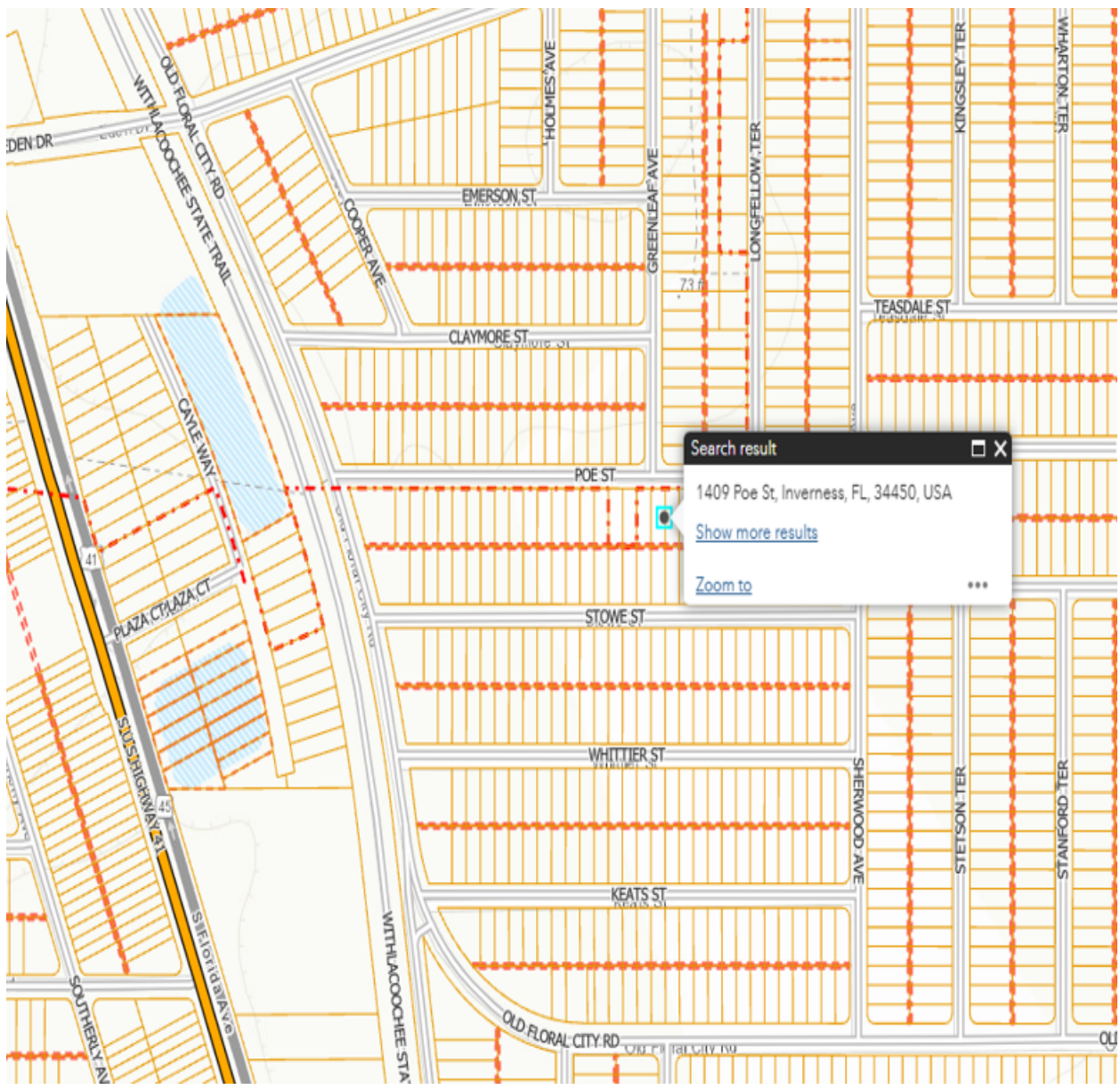
SUSAN JACKSON, City Clerk

Approved as to form and correctness:

JAMES T. HARTLEY, Assistant City Attorney

ANNEXATION CASE MAP

OWNER:	Citrus County Land LLC
ORDINANCE NUMBER:	2025-840
PARCEL NUMBER:	20E19S21002002800190 and 0200
PROPERTY SIZE:	0.22 acres
CURRENT ZONING:	Coastal and Lakes Residential District "CLR" (County)
PROPOSED ZONING:	Low Density Residential District "LD/R1" (City)



ORDINANCE NO 2025-841

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.22 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY LOW INTENSITY COASTAL LAKES DISTRICT (“CL”) TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL DISTRICT (“LD/R1”); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, which required the City of Inverness, Florida to prepare and adopt a comprehensive plan in accordance with the requirements of said act; and

WHEREAS, the City Council of the City of Inverness recognizes the need to plan for orderly growth and development and has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City Council of the City of Inverness adopted the City of Inverness Comprehensive Plan, Ordinance 2016-713, on July 7, 2016, including a Future Land Use Map, and has approved subsequent amendments; and

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Inverness, Florida as follows:

Section 1. Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness (Comprehensive Plan Amendment 25-01SSA) and shall be effective within the incorporated areas of the City of Inverness.

Section 2. The City of Inverness Comprehensive Plan Future Land Use Map is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, and pursuant to the Code of Ordinances of the City of Inverness, Florida. The following described lands are hereby reclassified on the City of Inverness Comprehensive Plan, Future Land Use Map as set forth in Section 3, below, and as depicted on the attached “Land Use Map” attached hereto, which is incorporated by reference into this ordinance:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 20 EAST CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS; LOTS 19 AND 20, BLOCK 232, INVERNESS HIGHLANDS SOUTH, A SUBDIVISION ACCORDNIG TO THE PLAT THEREOF RECORDED IN PLAT BOOK 227, PAGE 352, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA PART LYING IN CITY LIMITS AND PART LYING OUTSIDE OF CITY LIMITS PARCEL IDENTIFICATION NUMBER: 20E19S210020 02820 0190 AND IDENDIFICATION NUMBER 20E19S210020 02820 0200.

Section 3. The City of Inverness Comprehensive Plan, Future Land Use Map is hereby amended as follows in the manner depicted on the attached map, which is incorporated by reference into this ordinance:

3.1. 0.22 acres depicted on the “Land Use Map” attached hereto is hereby reclassified from Citrus County Low Intensity Coastal Lakes District (“CL”) to City of Inverness Low Density Residential (“LD/R1”).

Section 4. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent Jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City Council of the City of Inverness hereby declares that it would have passed this ordinance and each Section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more Section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Inclusion in the Comprehensive Plan. The provisions of this Ordinance shall become and be made a part of the City of Inverness Comprehensive Plan (City of Inverness Ordinance No. 2016-713). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “ordinance” may be changed to “section”, “article”, “policy”, or other appropriate designation.

Section 7. The effective date of this Comprehensive Plan amendment shall be 31 days after approval by the mayor, or upon becoming law without such approval, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545.

UPON MOTION DULY MADE AND CARRIED on first reading, the foregoing Ordinance was adopted on the _____ day of _____ 2025.

UPON MOTION DULY MADE AND CARRIED on second reading, the foregoing Ordinance was adopted on the _____ day of _____ 2025.

CITY OF INVERNESS, FLORIDA

BY: _____
JACQUIE HEPFER, President

BY: _____
ROBERT PLAISTED, Mayor

ATTEST:

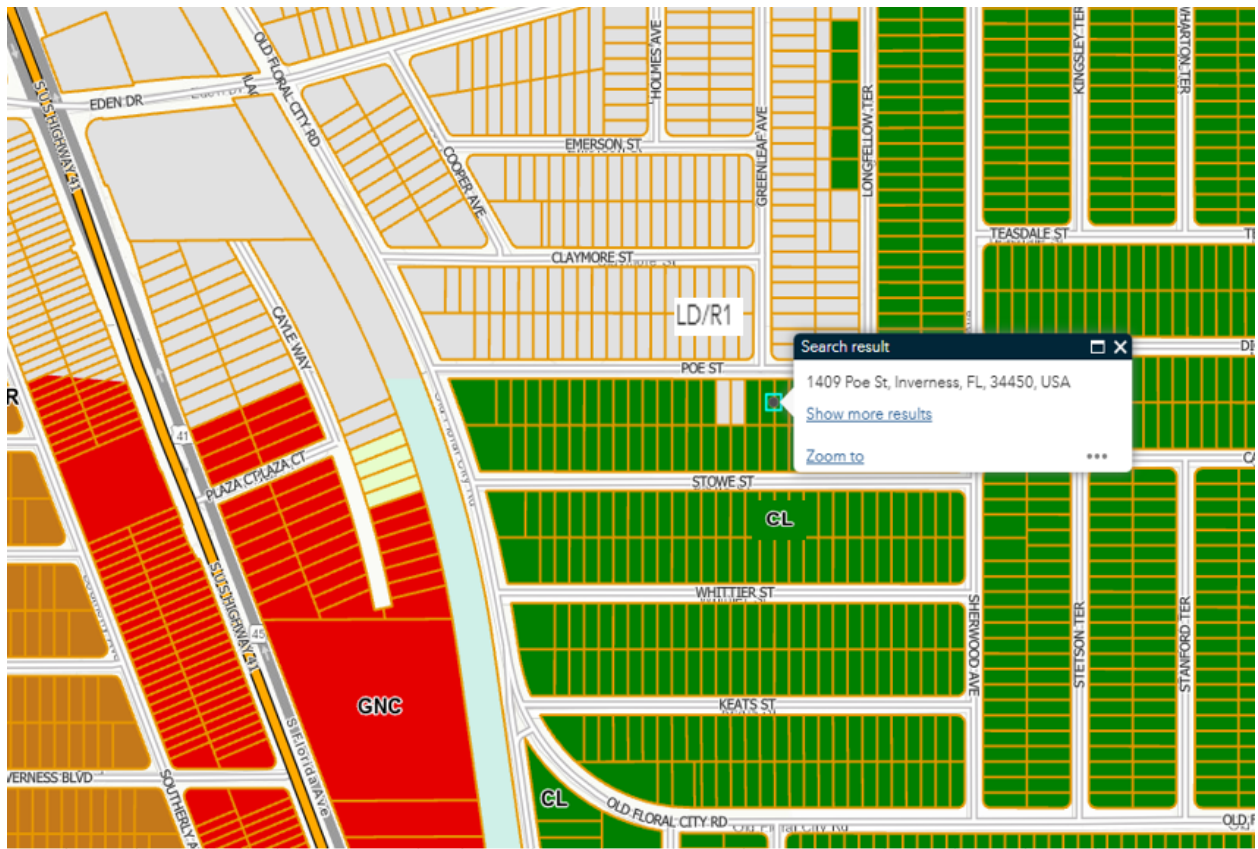
SUSAN JACKSON, City Clerk

Approved as to form and correctness:

JAMES T. HARTLEY, Assistant City Attorney

LAND USE CHANGE CASE MAP

OWNER: Citrus County Land LLC
CASE NUMBER: 2025-01SSA
PARCEL NUMBER: 20E19S210020 0280 0190 and 0200
PROPERTY SIZE: 0.22 acres
CURRENT LAND USE: Low Intensity Coastal Lakes District "CL" (County)
PROPOSED LAND USE: Low Density Residential District "LD/R1" (City)



ORDINANCE NO 2025-842

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.22 ACRES FROM CITRUS COUNTY LOW INTENSITY COASTAL LAKES DISTRICT (“CLR”) TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL DISTRICT (“LD/R1”); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Inverness recognizes the need to plan for orderly growth and development; and

WHEREAS, the City Council of the City of Inverness adopted the City of Inverness Comprehensive Plan, Ordinance 2016-713 on June 7, 2016 and subsequent amendments; and

WHEREAS, Chapter 163 Part II, Florida Statutes provides for and empowers the City to adopt Land Development Regulations, and

WHEREAS, the Planning and Zoning Commission of the City of Inverness held the required public hearings with public notice having been provided and, reviewed and considered all comments received during said public hearing and the amendment report concerning said application for amendment described below; and

WHEREAS, the City Council of the City of Inverness has determined that all provisions of this ordinance are consistent with the City of Inverness Comprehensive Plan.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Inverness, Florida as follows:

Section 1. Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness Zoning Map Amendment 2025-01-ZO and shall be effective with the incorporated areas of the City of Inverness.

Section 2. Revisions and Additions to the Zoning Map of the City of Inverness. Pursuant to Chapter 4 of the Land Development Code, the City of Inverness Zoning Map is hereby amended in conformity with the Zoning Map attached hereto and hereby incorporated, assigning new zoning designations to the lands described in the attached map. This City of Inverness Zoning Map Amendment 2025-01-ZO is adopted pursuant to Chapter 163 Part II, Florida Statutes, assigning a Residential (LD/R1) to 0.22 acres to the lands described on the corresponding portions of the attached Zoning Map.

Section 3. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent Jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City Council of the City of Inverness hereby declares that it would

have passed this ordinance and each Section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more Section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

Section 4. Inclusion in the Land Development Code. The provisions of this Ordinance shall become and be made a part of the City of Inverness Zoning Map. To this end, the sections of this ordinance may be renumbered or re-lettered to accomplish such intention, including graphic revision to the zoning map.

Section 5. The effective date of this ordinance shall be the same as the effective date of Ordinance 2024-840.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the _____ day of _____ 2025.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the _____ day of _____ 2025.

CITY OF INVERNESS, FLORIDA

JACQUIE HEPFER, President

ROBERT PLAISTED, Mayor

ATTEST:

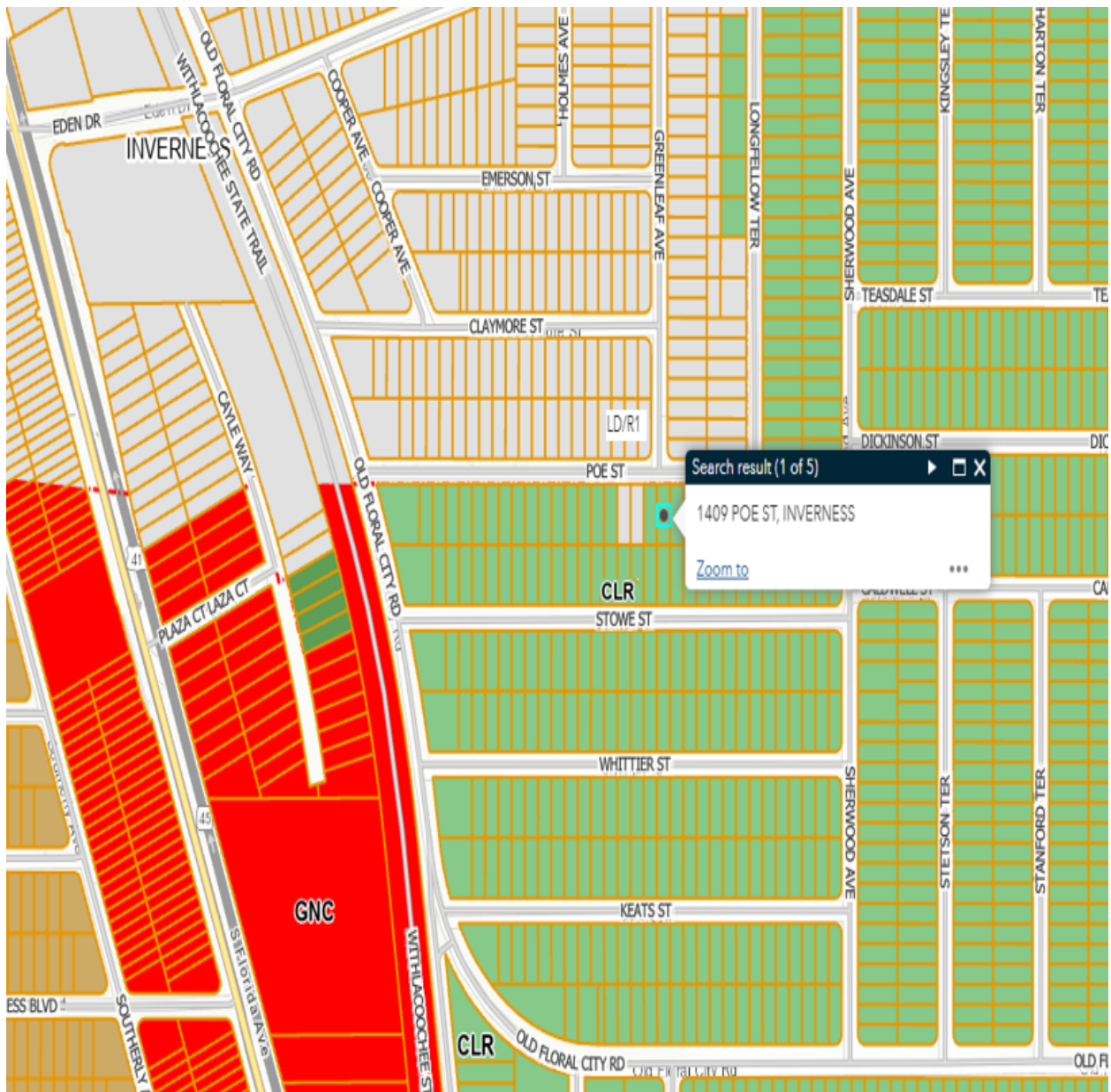
SUSAN JACKSON, City Clerk

Approved as to form and correctness:

JAMES HARTLEY, Asstistant City Attorney

ZONING CASE MAP

OWNER: Citrus County Land LLC
CASE NUMBER: 2025-01-ZO
PARCEL NUMBER: 20E19S21002002800190 and 0200
PROPERTY SIZE: 0.22 acres
CURRENT ZONING: Low Intensity Coastal Lakes District "CLR" (County)
PROPOSED ZONING: Low Density Residential District "LD/R1" (City)



CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/25
		TOTALS FOR ACE HARDWARE CO OF INV INC				322.64
		TOTALS FOR AIRGAS SOUTH, INC				389.09
		TOTALS FOR AMERICAN MARINE CONTRACTORS LLC				10,350.00
		TOTALS FOR APEX OFFICE PRODUCTS INC				50.32
		TOTALS FOR AQUA TRIANGLE 1 CORP				646.90
		TOTALS FOR AT & T MOBILITY NATIONAL ACCOUNTS LLC				3,074.06
		TOTALS FOR TIME WARNER CABLE				616.05
		TOTALS FOR CENTRAL AUTO AND TRUCK PARTS, INC.				193.49
		TOTALS FOR EMBARQ FLORIDA, INC				1,833.84
		TOTALS FOR CITRUS COUNTY BOARD OF COMMISSIONER				107,460.27
		TOTALS FOR COMMERCIAL ENERGY SPECIALISTS				3,197.42
		TOTALS FOR CORE & MAIN LP				2,687.85
		TOTALS FOR COURTYARD 50 LLC				120.51
		TOTALS FOR DUKE ENERGY				26,144.46
		TOTALS FOR EARL W. COLVARD, INC				1,697.25
		TOTALS FOR FLORIDA MOBILE FLEET SERVICES, LLC.				909.47
		TOTALS FOR FLORIDA OVERHEAD DOOR & INDUSTRIES, LLC.				420.00
		TOTALS FOR FLORIDA TRANSCOR, INC.				5,000.00
		TOTALS FOR FONET-IP				170.00
		TOTALS FOR FRANK A. FRAUNFELTER				416.00
		TOTALS FOR GFL SOLID WASTE SOUTHEAST LLC				31,155.08
		TOTALS FOR GOLDEN X PLUMBING SUPPLY INC				348.65
		TOTALS FOR H.W. LOCHNER, INC.				21,108.02
		TOTALS FOR ROGER LEON HARDIN II				1,000.00
		TOTALS FOR HILIGHTS, INC.				300.00
		TOTALS FOR HILLMAN SUPPLY COMPANY				247.08
		TOTALS FOR INFOSEND, INC.				1,534.12

CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/25
				TOTALS FOR LORDCO ENTERPRISES		157.50
				TOTALS FOR MAURO'S		800.00
				TOTALS FOR MCBRIDE, CABOT		26.52
				TOTALS FOR MUZZUPAPPA, JOHN F		104.78
				TOTALS FOR AUSTIN NABER		249.54
				TOTALS FOR CHARLES J. NISKI		5,448.66
				TOTALS FOR OFF DUTY MANAGEMENT, INC.		323.46
				TOTALS FOR OFFICE DEPOT INC		48.04
				TOTALS FOR PRICE FAMILY ENTERTAINMENT INC		671.00
				TOTALS FOR ROCCS, INC.		1,676.54
				TOTALS FOR NATIONAL WASTE		261.60
				TOTALS FOR SNAPPY POPCORN CO INC.		115.00
				TOTALS FOR SUMTER ELECTRIC COOPERATIVE INC		13,223.84
				TOTALS FOR SWEETWATER SOUND HOLDINGS, LLC.		891.13
				TOTALS FOR T-N-T SEWER LLC		3,000.00
				TOTALS FOR U.S. WATER SERVICES CORPORATION		110,675.74
				TOTALS FOR UB REFUND		80.63
				TOTALS FOR UNIFIRST CORPORATION		298.12
				TOTALS FOR VANASSE HANGEN BRUSTLIN, INC		1,137.93
				TOTALS FOR WASTE BROS ENVIRONMENTAL & SEWAGE LLC		905.00
				REPORT TOTALS		361,487.60

** END OF REPORT - Generated by Stacey Iddings **

January 21, 2025
5:30 PM

The City Council of the City of Inverness met on the above date in Regular Session at 212 W. Main Street with the following members present:

President Hepfer – *Absent*
Vice President Davis
Councilwoman Bega
Councilwoman Lizanich
Councilman Craig
Mayor Plaisted

Also present were City Manager Williams, City Attorney Hartley, Staff Members, and City Clerk Jackson.

The Invocation was given by Vice President Davis and the Pledge of Allegiance was led by the City Council.

ACCEPTANCE OF AGENDA

Councilwoman Lizanich motioned to accept the Agenda as presented. Seconded by Councilwoman Bega. The motion carried.

PRE-SCHEDULED APPEARANCES

4)a) State of the City with Mayor Plaisted stating the City has seen unprecedented success, community engagements, & investment with groundbreaking approaches to bringing about smart growth & an economic environment that fosters connecting people to their City. All done without compromising the *Small Town Done Right* look and feel. Mayor highlighted various departments and the accomplishments each department had achieved and spoke of things to come in the new year. Mayor Plaisted also presented a proclamation and plaque recognizing City Manager Williams as a Manager of Distinction.

4)b) DAC Bond Award of Excellence with Finance Director Koter stating municipal/ICRA bonds were issued as the funding source for a variety of projects completed in 2020. After five years and recognition for financial sustainability and excellence via multiple rating agencies, a Certificate of Excellence for continuous years of transparency and accountability an award was issued to the City by DAC (Digital Assurance Certification) Bond for several years to ensure all filing requirements of the Securities and Exchange Commission (SEC) are met. *No action required.*

4)c) Community Weave with Inverness Arts & Cultural Alliance Paul Hertensen and Bonnie Anderson spoke of the Festival of the Arts, painted turtles, murals, and presented the community weave project with Mayor Plaisted receiving it on behalf of the City.

4)d) Cooter Kudo with Mayor Plaisted presenting Tim Graf, Manager of Lowe's of Inverness, for continued support of the City of Inverness and the Inverness Fire Department.

PUBLIC HEARINGS / WORKSHOP

None

OPEN PUBLIC MEETING

Sheriff Vincent stated his thoughts moving forward in his new position as Citrus County Sheriff. He spoke of his motto, One Community – One Goal. Noted that the City has a good partner with the CCSO, safety is the #1 priority and reminded that we are stronger together.

Ann Greuey with Windermere Garden Villas HOA spoke of concerns with the proposed Railroad Street extension. City Manager Williams restated there are no parking plans proposed. Railroad Street is a long standing right of way and functioning road. This will be a paved road, and all of this misconception is confusing. He spoke of the importance of safety for the community with the example of signal crossings on the trail.

CITY ATTORNEY REPORT

None

CONSENT AGENDA

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 01/07/2025*
 - Recommendation – Approval

Councilwoman Bega motioned to accept the Consent Agenda. Seconded by Councilwoman Lizanich. The motion carried.

CITY CLERK'S REPORT

9)a) Surplus Equipment Declaration * with City Clerk Jackson stating it has been determined that the equipment listed below as no longer useful for the operation of the City of Inverness.

2008 Chevy Silverado 1500 Pickup Truck
2008 Jeep Grand Cherokee Laredo SUV

Councilwoman Bega motioned to declare the listed items as surplus property and authorize that we proceed with disposal. Seconded by Councilwoman Lizanich. The motion carried.

CITY MANAGER'S REPORT

10)a) Ordinance 2024-840/841/842 1409 Poe Street Annexation– First Reading* with City Manager Williams stating the property at 1419 Poe Street is a .22 acre or 9,599 square foot vacant lot located at the southern end of the city limits. A request for voluntary annexation was submitted by the owner with future plans to build a single-family home. This annexation will allow for the inclusion of this property into the City's Utility and Sanitation programs. The Planning and Zoning Commission voted 5 - 0 to recommend approval to the City Council at their meeting of January 8, 2025. Community Development Director Shoemaker provided a presentation with details of the annexation. Vice President Davis recused himself as he is the managing member of Citrus County Land LLC. **Councilwoman Bega motioned to have the Clerk read Ordinance 2025-840 by Title only. Seconded by Councilman Craig. The motion carried.**

ORDINANCE 2025- 840

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 1409 POE STREET, SECTION 21, TOWNSHIP 19 SOUTH, RANGE 20 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilwoman Bega motioned to approve Ordinance 2025-840 by rollcall vote on a first reading. Seconded by Councilman Craig. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Lizanich, yes; Councilman Craig, yes; and Vice President Davis, yes. The motion carried.

Councilwoman Bega motioned to have the Clerk read Ordinance 2025-841 by Title only. Seconded by Councilman Craig. The motion carried.

ORDINANCE 2025- 841

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.22 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY COASTAL LAKES DISTRICT (“CL”) TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL DISTRICT (“LD/R1”); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilwoman Bega motioned to approve Ordinance 2025-841 by rollcall vote on a first reading. Seconded by Councilman Craig. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Lizanich, yes; Councilman Craig, yes; and Vice President Davis, yes. The motion carried.

Councilwoman Bega motioned to have the Clerk read Ordinance 2025-842 by Title only. Seconded by Councilman Craig. The motion carried.

ORDINANCE 2025-842

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.22 ACRES FROM CITRUS COUNTY COASTAL LAKES RESIDENTIAL DISTRICT (CLR) TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL DISTRICT (LD/R1); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE

**LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF
CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.**

Councilwoman Bega motioned to approve Ordinance 2025-842 by rollcall vote on a first reading. Seconded by Councilman Craig. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Lizanich, yes; Councilman Craig, yes; and Vice President Davis, yes. The motion carried.

10)b) Pine Ave. Stormwater Improvement Professional Services* with City Manager Williams stating the City continues to make great strides to address stormwater concerns identified in the Stormwater Master Plan completed in 2022. Assistant City Manager Calascione noted in 2023, the City Council authorized Vanasse Hangen Brustlin, Inc. (VHB) to initialize and prioritize the \$450,000 LPQ0033 Grant Agreement received from Florida Department of Environmental Protection (FDEP), Springs and Watershed Restoration Program. Pine Avenue was selected for design, permitting, and construction of a proposed stormwater improvement. The project scope was expanded in 2024 to include the conversion of the failing stormwater structure at the north end of the existing parking lot into new paved parking spaces and installing piping for storage/transmission of stormwater below the new parking and upsizing of the proposed retention pond on City property (corner of Zephyr St. and N. Pine Ave.). This professional services proposal from VHB includes repair and resurfacing of the existing parking lot on N. Pine and add additional parking spaces on City owned property to the south of the lot (towards Dampier St.). ICRA Downtown Parking Fund could finance the design this fiscal year. The proposed cost of services is \$46,492.15 and an allowance for additional direct expenses up to \$1,197.15. A presentation was shown defining three difference scopes of work. **Councilwoman Lizanich motioned to approve the proposal for professional services with Vanasse Hangen Brustlin, Inc. (VHB) in the amount of \$46,492.15, with an allowance of up to \$1,197.15 for additional direct expenses, as presented and authorize the City Manager to execute the document. Seconded by Councilwoman Bega. The motion carried.**

10)c) Vehicle Purchase - Administration* with City Manager Williams stating the City would like to continue using the local company Nick Nicholas Ford to purchase a 2025 Ford Escape SUV, in the amount of \$27,964.50. The vehicle will be utilized by the Assistant City Manager and other Administration Department employees for everyday department functions, including, responding to incidents, monitoring projects and City infrastructure, etc. **Councilwoman Lizanich motioned to approve the purchase of a new 2025 Ford Escape SUV in the amount of \$27,964.50 through Nick Nicholas Ford using the government concession pricing that they are providing and allocating the funds through a budget transfer from the Equipment Reserve. Seconded by Councilwoman Bega. The motion carried.**

10)d) Gateway Sign Project Update with City Manager Williams stating GAI-Community Services Group (CSG) was engaged to assist with creation of a new street signage system to match the City's brand and guide residents and visitors to destination points within the City. Community Development Director Shoemaker provided a presentation with details stating four firms submitted proposals for the Phase 1 Gateway Type A, B and C signage and a contract was signed with the low bidder AC Signs for the Phase 1 work only at a cost of \$285,000. Gateway signage includes two of the Type A

Landscape Gateway Monuments, large entry monuments to the City with a length of 16 feet; width of 3 feet 7 inches; and height of 13 feet 8 inches. The locations for installation are: the northeast corner of Highway 44 and Forest Drive; and the southeast corner of Highway 44 and U.S. 41. Type B Portrait Gateway Monuments includes four 4 x 4-foot entry pillars at 16 feet tall and will be installed at the following locations: US 41 at Zephyr Street; Pleasant Grove and Grove Manor Boulevard; U.S. 41 and Mossy Oak Drive; and Independence at Reagan Street West. The final group includes five Type C Downtown Gateway directional signs to be installed at the following locations: Tompkins Street and North Citrus Way; Main Street and Seminole Avenue; Main Street and South Apopka Avenue; US Hwy 41 South and MLK Blvd. Mayor Plaisted asked what materials will be used and it was confirmed masonry and metal. Vice President Davis stated the professional signs will make a great impression. Councilman Craig questioned the resolution of the electronic sign at Forest Drive and Hwy 44 with City Manager noting it will be a high resolution. ***No action required.***

10)e) Project/Program Updates (Verbal)

- South Highlands Septic to Sewer and working with the State as this would be a significant benefit to the City.
- Small Town Saturday Night coming up and spoke of the precautions needed due to the New Years Eve tragedy.
- Shoreline Restoration and Management Project with City Attorney Hartley and Parks Director Worley working with FWC and noted the new device for kayak launch.
- Dock Relocation and Wallace Brooks Dock Modification at Wallace Brooks Park and spoke of the regulatory process. The State wants a lease, and we hope to complete this by July.
- Legislative Priorities – Local Support and spoke of certain priorities such as Railroad Street and scheduling a Town Hall meeting. Went to BOCC for support and they were apprehensive, not sure why. The City will continue to move forward with these priorities and spoke of how Whispering Pines Park is an aging facility.
- Other included the struggle of wills with the Friday night car show as it is unsafe for participants to leave during the event. Consensus was to look to move to a different day of the week in the afternoon. There could be more control if it was in the IGC parking lot, as a City managed event. It was noted that shopping plazas will not allow the shows due to liability. This will be brought back to Council. Announced that Jake Blanton passed over the weekend. City Manager was honored to receive the proclamation and plaque this evening.

COUNCIL/MAYOR SUBJECTS

Mayor Plaisted spoke of attending the BOCC meeting today and we should let the TDC know our intentions. It was a good feeling presenting the proclamation and plaque to the City Manager. Spoke of the terrible traffic at Ella Avenue and Zephyr Street.

Councilwoman Bega stated she hopes that Railroad Street would alleviate the traffic conditions. She has heard lots of radio ads for City events.

Councilwoman Lizanich spoke of the community weave project and this year's theme regarding cancer. Thinks it is a good idea to look at alternatives for the car show, noting the day and time are issues with the car owners.

Councilman Craig congratulated City Manager Williams for this evening's presentation by Mayor Plaisted.

Vice President Davis thanked everyone that attended the meeting tonight. We all want what is best for the City. Hopeful that the Federal elected officials will band together for the best for the country.

CITIZENS NOT ON AGENDA

None

Meeting adjourned at 7:05 p.m.

City Clerk

Council President

Agenda Memorandum - *City of Inverness*

February 4, 2025

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Cootertober 2025
CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Woody Worley, Parks & Recreation Director

Enclosures:

In 2023, the City introduced the month-long set of events known as Cootertober. The approach has been to rely on the public private partnerships with the many community partners, that maintain the Cooter brand, and recognize the popularity of elements of premium musical acts and cultural arts. With well over 30 events across the City, Cootertober has given everyone in the family something to be a part of.

This year is no different. The City will continue to rely on the public private partnerships to bring elements like the Cooter Music Festival, Cooter Carnival, Cooter Pumpkin Painting, and Cooterween into the month of events. This year the City also plans to bring in new events such as a Chili Cookoff, a Fall Festival Light Pole Decorating Contest at Liberty Park, multiple Adult recreational tournaments such as Cornhole and Kickball, along with many more family friendly activities. The City will provide certain elements throughout the month for the events but will rely on various community partners to bring what they do best to the patrons of Inverness.

This evening staff will present a high level overview of the approach to this year's Cootertober framing the month-long set of events within \appropriated funds within the adopted budget.

Recommended Action - No Action Required - Verbal Update

If you wish to discuss this further, please contact me at your convenience.

Eric C. Williams

Agenda Memorandum - *City of Inverness*

February 4, 2025

TO: Elected Officials

FROM: Alexis Koter, Finance Director

SUBJECT: City Utility Fees and Charges Updates - Ordinance 2025-844 - First Reading

CC: Eric Williams, City Manager, Susan Jackson, City Clerk, Frank Calascione, Assistant City Manager

Enclosures: 1. ORDINANCE 2025-844 HYDRANT DEPOSITS Commercial Reclaimed Fees

In September of 2024 the City's potable water and wastewater utility rates were adjusted based on a comprehensive study conducted by the City's contracted consultant Raftelis. At that time the commercial rate for reclaimed water was not adjusted, nor was it included in the study. Comprehensive studies for reclaimed water are generally cost prohibitive for small municipalities and they can be accomplished administratively with accurate results.

The Administration and Finance Departments collaborated to conduct an analysis utilizing methods endorsed by our consultant and have arrived at a recommended rate adjustment that is within state guidelines and will allow the utility to continue to balance cost recovery and customer service, while continuing to realize the environmental benefits of providing commercial reclaimed water.

Additionally the Public Works Department seeks to update the hydrant meter deposit amount commensurate with current replacement cost of such devices.

This evening, Council will consider the first reading of an ordinance, modifying the aforementioned rate for commercial reclaimed water and adjusting the hydrant meter deposit amount.

It is recommended that Council proceed to approve the ordinance as presented on a first reading to make the directed and necessary adjustments to the commercial reclaimed water rate effective on October 1, 2025 and to modify the hydrant meter deposit amount to be effective upon final reading and adoption of the ordinance.

Recommended Action –

1. Allow Staff to Present
2. Motion, Second, and vote to read Ordinance 2025-844 by title only.
3. Deliberate the matter.
4. Motion, Second, and vote to adopt Ordinance 2025-844 on first reading by roll call.

If you wish to discuss this further, please contact me at your convenience.

Eric C. Williams

ORDINANCE NO. 2025-844

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING SECTION 22-95 OF THE CITY'S CODE OF ORDINANCES ENTITLED TEMPORARY WATER SERVICE TO AMEND THE DEPOSIT FOR TEMPORARY METERS; AMENDING SECTION 22-98 OF THE CITY'S CODE OF ORDINANCES ENTITLED BASIC RATE SCHEDULE FOR POTABLE WATER, SEWER AND RECLAIMED WATER SERVICE TO INCLUDE A NEW COMMERCIAL RECLAIMED WATER RATE SCHEDULE; PROVIDING FOR SEVERABILITY AND INTERPRETING THIS ORDINANCE; PROVIDING FOR INCLUSION INTO THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INVERNESS,

THIS _____ DAY OF _____, 2025 AS FOLLOWS:

Section 1. Section 22-95 of the Code of Ordinances entitled "Temporary water service" is hereby amended as set forth in Exhibit "A" attached hereto and made a part hereof.

Section 2. Section 22-98 of the Code of Ordinances entitled "Basic rate schedule for potable water, sewer and reclaimed water service" is hereby amended as set forth in Exhibit "B" attached hereto and made a part hereof.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

Section 3. Inclusion in the Code of Ordinances. The provisions of this Ordinance shall be included and incorporated in the Code of Ordinances of the City of Inverness as an addition, or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code of Ordinances.

Section 4. Effective Date. This ordinance shall become effective immediately upon its adoption.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the _____ day of _____, 2025.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the _____ day of _____, 2025.

CITY OF INVERNESS, FLORIDA

Jacquie Hepfer, Council President

Robert Plaisted, Mayor

ATTEST:

Susan Jackson, City Clerk

Approved as to form and correctness:

James Hartley, City Attorney

EXHIBIT A

Sec. 22-95. Temporary water service.

- (1) Temporary service, such as, but not limited to, service for circuses, fairs and carnivals, shall be rendered upon written application accompanied by the nonrefundable fee of fifty dollars (\$50.00) for a five-eighths-inch by three-fourths-inch to one-inch meter or seventy-five dollars (\$75.00) for a larger meter plus a deposit of five-one thousand eight hundred dollars (~~\$500~~1,800.00). Upon termination of this service, any balance of this deposit shall be refunded to the customer.
- (2) Incidental bulk sales of water can be arranged with the utility system located at the Inverness Government Center. The rate for such sales will be the adopted rate per thousand gallons, payable at the Inverness Government Center.

(Ord. No. 2011-683, § 1, 10-18-11)

EXHIBIT B

Sec. 22-98. Basic rate schedule for potable water, sewer and reclaimed water service.

(a) The basic monthly rate for each unit for potable water where service shall be available shall be as follows:

(1) *Inside City:*

a. *Residential service:*

Description	October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Water availability fee (all meters)	\$9.61	\$10.00	\$10.40	\$10.82	\$11.26
Water usage fees (per thousand gallons)					
0—10,000 gallons	\$2.74	\$2.85	\$2.97	\$3.09	\$3.22
10,001—20,000 gallons	\$2.95	\$3.07	\$3.20	\$3.33	\$3.47
20,001—30,000 gallons	\$3.21	\$3.34	\$3.48	\$3.62	\$3.77
Above 30,000 gallons	\$3.84	\$4.00	\$4.16	\$4.33	\$4.51

b. *Commercial:*

Description	October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Water Availability Fee (By Meter)					
¾" meter	\$10.14	\$10.55	\$10.98	\$11.42	\$11.88
1" meter	\$25.38	\$26.40	\$27.46	\$28.56	\$29.71
1½" meter	\$50.77	\$52.80	\$54.92	\$57.12	\$59.41
2" meter	\$81.22	\$84.47	\$87.85	\$91.37	\$95.03
3" meter	\$162.46	\$168.96	\$175.72	\$182.75	\$190.06
4" meter	\$253.77	\$263.92	\$274.48	\$285.46	\$296.88
6" meter	\$507.57	\$527.88	\$549.00	\$570.96	\$593.80
Water usage fees (per thousand gallons)					
0—10,000 gallons	\$2.74	\$2.85	\$2.97	\$3.09	\$3.22
10,001—20,000 gallons	\$2.95	\$3.07	\$3.20	\$3.33	\$3.47
Above 20,000 gallons	\$3.21	\$3.34	\$3.48	\$3.62	\$3.77

(2) *Outside City:* One hundred twenty-five percent (125%) of the rates set forth in section 22-98(a)(1) or section 22-98(a)(2).

(b) The basic monthly rate for sewer service shall be as follows:

(1) *Inside City:*

a. *Residential:*

Description	October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Sewer availability fee (all meters)	\$17.95	\$18.67	\$19.42	\$20.20	\$21.01
Sewer usage fees (per thousand gallons)					
0—15,000 gallons	\$6.37	\$6.63	\$6.90	\$7.18	\$7.47
Above 15,000 gallons	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

b. *Commercial:*

Description	October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Sewer Availability Fee (By Meter)					
¾" meter	\$23.62	\$24.57	\$25.56	\$26.59	\$27.66
1" meter	\$58.98	\$61.34	\$63.80	\$66.36	\$69.02
1½" meter	\$118.11	\$122.84	\$127.76	\$132.87	\$138.19
2" meter	\$188.88	\$196.44	\$204.30	\$212.48	\$220.98
3" meter	\$377.62	\$392.73	\$408.44	\$424.78	\$441.78
4" meter	\$590.17	\$613.78	\$638.34	\$663.88	\$690.44
6" meter	\$1,180.16	\$1,227.37	\$1,276.47	\$1,327.53	\$1,380.64
Sewer usage fees (per thousand gallons)					
All metered water use	\$6.37	\$6.63	\$6.90	\$7.18	\$7.47

(2) *Outside City:* One hundred twenty-five percent (125%) of the rates set forth in section 22-98(b)(1) and section 22-8(b)(2).

(3) In the event any meter is damaged, destroyed or fails to register, the consumer will be billed for the period involved but not to exceed thirty-six (36) months, on a basis of the average water consumption for the preceding six (6) months of actual usage.

(c) Basic monthly charges for reclaimed water shall be as follows:

(1) *Residential:*

Description	October 1, 2024	October 1, 2025	October 1, 2026	October 1, 2027	October 1, 2028
Reclaimed usage fees (per thousand gallons)					
<i>All metered water use</i>	<i>\$0.63</i>	<i>\$0.66</i>	<i>\$0.69</i>	<i>\$0.72</i>	<i>\$0.75</i>

(2) ~~*Commercial* service will be in accordance with a contract negotiated by the City of Inverness or designee and approved by the City Council.;~~

<u>Description</u>	<u>October 1, 2024</u>	<u>October 1, 2025</u>	<u>October 1, 2026</u>	<u>October 1, 2027</u>	<u>October 1, 2028</u>
<u>Reclaimed usage fees (per thousand gallons)</u>					
<u>All metered water use</u>	<u>Negotiated</u>	<u>\$0.30</u>	<u>\$0.31</u>	<u>\$0.32</u>	<u>\$0.33</u>

(3) Availability fees do not apply to reclaimed water.

(d) Annual rate adjustment by index-water availability and usage.

(1) Effective and commencing on October 1, 2029, and for each annual anniversary thereafter, there shall be an automatic water rate adjustment based upon and equal to the then-current percentage increase of the Florida Public Service Commission Deflator Index. In the event that the Deflator Index exceeds three percent (3%), the proposed increase in water rates shall be presented to City Council for approval. The automatic rate adjustment provided herein shall not preclude the City Council from increasing or decreasing the water rates as deemed necessary or appropriate at any time.

(e) Annual rate adjustment by index-sewer availability and usage.

- (1) Effective and commencing on October 1, 2029, and for each annual anniversary thereafter, there shall be an automatic sewer rate adjustment based upon and equal to the then-current percentage increase of the Florida Public Service Commission Deflator Index. In the event that the Deflator Index exceeds three (3) per cent, the proposed increase in sewer rates shall be presented to City Council for approval. The automatic rate adjustment provided herein shall not preclude the City Council from increasing or decreasing the sewer rates as deemed necessary or appropriate at any time.

(f) Annual rate adjustment by index-~~residential~~ reclaimed water usage charges.

- (1) Effective and commencing on October 1, 2029, and for each annual anniversary thereafter, there shall be an automatic ~~residential~~ reclaimed water rate adjustment based upon and equal to the then-current percentage increase of the Florida Public Service Commission Deflator Index. In the event that the Deflator Index exceeds three percent (3%), the proposed increase in sewer rates shall be presented to City Council for approval. The automatic rate adjustment provided herein shall not preclude the City Council from increasing or decreasing the reclaimed water rates as deemed necessary or appropriate at any time.

Agenda Memorandum - *City of Inverness*

February 4, 2025

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Citrus County BOCC Legislative Priorities Request for Letter of Support
CC: Susan Jackson, City Clerk, Frank Calascione, Assistant City Manager
Enclosures: 1. Citrus County BOCC Legislative Priorities 2025 Session

The Citrus County Board of County Commissioners (BOCC) has assembled their list of legislative priorities for the 2025 Session of the Florida Legislature. These priorities include the Barge Canal Boat Ramp, Fire Rescue Station #8 relocation to the Inverness Airport, and the Halls River Multi-Use Path. The BOCC has asked Council to consider submitting a letter of support for some or all of these identified projects.

Attached for Council's review is a project list with the BOCC's rationale for requesting funding through the legislative process. Additionally, BOCC staff are in attendance to answer questions.

Recommended Action:

1. Allow staff to present
2. Council should discuss the proposed letter request and if a letter is to be created, which projects should be included in it
3. Provide consensus direction for how staff should proceed

If you wish to discuss this further, please contact me at your convenience.

Eric C. Williams

Citrus County BOCC Legislative Priorities 2025 Session

Barge Canal Boat Ramp

This project is focused on the development of a new boat ramp that will enhance access to the Gulf of Mexico via the Cross Florida Barge Canal. The site is owned by the Florida Department of Environmental Protection, and the project has received full permitting at both the state and federal levels. In 2012, Citrus County obtained a conceptual permit from the Southwest Florida Water Management District (SWFWMD). Since then, the County has successfully navigated the federal permitting process, securing approvals from both the U.S. Fish and Wildlife Service and the National Marine Fisheries Service. In January 2025, the County received final approval from the U.S. Army Corps of Engineers, marking a significant milestone in the project.

The new boat ramp is strategically designed to alleviate congestion at the County's existing facilities, which frequently experience overcrowding, leading to long wait times for boaters launching and retrieving vessels. Additionally, the parking lots at these facilities often reach full capacity, resulting in pickups and boat trailers spilling over onto surrounding roadways.

Beyond reducing congestion at the ramp, the facility's prime location along the Barge Canal, offering direct access to the Gulf, will help alleviate traffic along the Crystal River. This will provide boaters with a more efficient route for traveling between Kings Bay and the Gulf, particularly during peak boating hours. Furthermore, the County anticipates that the new boat ramp will stimulate new economic activity in the area, which has traditionally seen limited development. The increased access to the Gulf is expected to attract both recreational and commercial boating activities, contributing to local growth and business opportunities.

Request: \$10 million

Fire Rescue Station #8

Relocating Citrus County Fire Rescue Station 8 to the Inverness Airport represents a significant enhancement to both safety and operational efficiency for the airport and the surrounding communities. Situated strategically on airport property, the new station will offer immediate access to critical infrastructure, including runways and fueling stations, facilitating rapid response to aviation-related emergencies such as aircraft incidents and hazardous material events. This relocation will not only improve safety for pilots, aviation businesses, and visitors, but it will also align with industry best practices, potentially attracting additional aviation-related enterprises to the area.

The station's proximity to U.S. Highway 41 and State Road 44 will further enhance response times across both rural and high-traffic zones, expanding coverage to approximately 20,900

residents within a five-mile radius. This improved accessibility will strengthen the county's ability to provide timely emergency services in a variety of settings, from densely populated urban areas to more remote rural regions.

In addition to its safety and operational benefits, the relocation will generate substantial economic advantages. It will support the continued development of the Inverness Airport Business Park, contributing to the region's long-term growth and prosperity. Relocating the station from its current residential location in the Highlands will also reduce noise and traffic disruptions in local neighborhoods, while improving service delivery across both urban and rural areas. Furthermore, the new location could enhance the county's Insurance Services Office (ISO) ratings, potentially lowering insurance premiums for property owners.

Ultimately, the relocation of Fire Rescue Station 8 will bolster Citrus County's emergency response capacity, stimulate economic development at the Inverness Airport Business Park, and improve public safety, fostering a more resilient and thriving community.

Request: \$3.5 million

Halls River Multi-Use Path

This project involves the construction of a 10- to 12-foot-wide asphalt multi-use path extending 3.2 miles, from South Riverview Circle to U.S. Highway 19 in Homosassa. The path will connect residential neighborhoods to local businesses and restaurants, seamlessly integrating with the existing multi-use path along U.S. Highway 19. Citrus County has requested that the Florida Department of Transportation (FDOT) oversee and implement the project, with a vendor selected to provide design, permitting, construction administration, and inspection services.

This project previously received state funding, which has allowed for the initial planning and development stages. However, to complete the project and fully realize its benefits, Citrus County is seeking additional state funding to ensure its successful completion.

Multi-use paths offer numerous benefits for both residents and visitors. For residents, these paths provide a safe, accessible, and convenient means of non-motorized transportation, fostering healthier lifestyles by encouraging walking, cycling, and other forms of physical activity. By improving connectivity between neighborhoods and key destinations such as parks and local businesses, the path will alleviate traffic congestion and reduce reliance on automobiles, thereby enhancing overall mobility within the community.

From a tourism standpoint, multi-use paths are a valuable asset, attracting visitors seeking safe and scenic environments for outdoor recreation. The proposed path will enhance Citrus County's appeal as a destination for cycling, running, and nature activities, drawing outdoor enthusiasts and contributing to the county's tourism growth. By linking popular local attractions and businesses, the path will not only support the local economy by increasing foot traffic but also encourage longer visitor stays, providing a boost to small businesses and the broader regional tourism industry.

This project represents a strategic investment in both community infrastructure and the county's tourism potential. It is also listed on the Hernando-Citrus Metropolitan Planning Organization's Transportation Alternatives List of Priority Projects, highlighting its significance to regional development and connectivity.

Request: \$5 million

Agenda Memorandum - *City of Inverness*

February 4, 2025

TO: Elected Officials

FROM:

SUBJECT: Projects/Programs Update

- Senior Games
- Carshow
- Legislative Delegation
- Other

CC:

Enclosures:
