AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
May 6, 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) PLEASE SILENCE ELECTRONIC DEVICES

2) INVOCATION, PLEDGE OF ALLEGIANCE & ROLL CALL

3) ACCEPTANCE OF AGENDA

4) PRE-SCHEDULED APPEARANCES / RECOGNITIONS

a) 2025 Nature Coast Bike Fest - Recap of Event

5) PUBLIC HEARINGS / WORKSHOPS

a) FY26-FY30 Budget Development - Capital Improvement Plan - Workshop

b) Ordinance 2025-845 Stormwater Management - 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* - 04.15.2025

9) CITY CLERK'S REPORT

10) CITY MANAGER'S REPORT

a) Summer Sizzlin Teen Event

b) 2808 Madison Street Request for Code Enforcement Lien Reduction

c) 1410 Carl Street Request for Code Enforcement Lien Reduction

d) Projects and Programs Update

- City Fire ISO Rating Update
- Withlacoochee State Trail
- Hill St - Utility Remidiation
- 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***

Ribbon Cutting – Hometown Deli
Tuesday, May 6, 2025 @ 10:00 am
103 N. Apopka Avenue

Spring Fling Volleyball
Saturday, May 10, 2025
Wallace Brooks Park

Frankie J & The Chicken Parade – You Call That a Rehearsal? Music Group
Saturday, May 10, 2025 @ 7:30pm

Valerie Theatre

Travel Baseball Tournament
May 10 – 11, 2025 from 9:00am – 8:00pm
Whispering Pines Park

Market at the Depot
Saturday, May 17, 2025 from 9:00am – 1:00pm
Depot Pavilion

Travel Baseball Tournament
May 17 – 18, 2025 from 9:00am – 8:00pm
Whispering Pines Park

A Night at the Ryman – Nashville Imposters #1 Tribute Show
Sunday, May 18, 2025 @ 2:00pm
Valerie Theatre

Inverness City Council Regular Meeting
Tuesday, May 20, 2025 @ 5:30pm
IGC – Council Chambers

Agenda Memorandum - ***City of Inverness***

May 6, 2025

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: FY26-FY30 Budget Development - Capital Improvement Plan - Workshop

CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Alexis Koter, Finance Director, Rob Pell, Assistant Public Works Director, Woody Worley, Parks & Recreation Director, Christopher Shoemaker, Director of Community Development, Bobby Bessler, Fire Chief, Joey Johnston, IT Director

Enclosures:

As the Council is aware, the annual budget development process begins each year shortly after October 1st. On December 17th, Council adopted the Fiscal 2026 Budget Development Schedule. On April 1st, 2025, Council met to discuss a budgetary overview for the current fiscal year, as it relates to the development of the upcoming fiscal year budget.

The first step in the process is for Council to hold a workshop for the Capital Improvement Plan (CIP). This evening, the aforementioned workshop will focus on guiding the next steps in the development of the budgeting needed for the next several budget cycles as it relates to Capital Improvement Projects within the City. The planning of these is an important part of the budgetary cycle, as the City must take into account not only the needs of the City, but also critical evaluation of National and State economy and changes within the legislature that could impact City revenues.

Recommended Action:Workshop

1. Open the workshop
2. Allow staff to present
3. Council deliberate and provide input on the budget development process.

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

Eric. C. Williams

Agenda Memorandum - ***City of Inverness***

May 6, 2025

TO: Elected Officials

FROM: Rob Pell, Assistant Public Works Director

SUBJECT: Ordinance 2025-845 Stormwater Management - Final Adoption

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

Enclosures:
1. ORDINANCE 2025-845 Stormwater Management
2. Advertisement - Chronicle

On April 15, Council considered the first reading of an Ordinance updating the City's stormwater management practices concerning inspections and monitoring, consistent with Florida Department of Environmental Protection recommendations.

Tonight, Council will consider the final reading of the ordinance. It is recommended that Council proceed to approve the ordinance as presented to be implemented upon final adoption.

Recommended Action –

1. Open the Public Hearing
2. Allow Staff to Speak/Present
3. Motion, Second, and vote to read Ordinance 2025-845 by title only.
4. Those For, Those Against
5. Council Deliberate the Matter
6. Motion, Second, and vote to adopt Ordinance 2024-845 on final reading by roll call.
7. Close the Public Hearing

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

Eric C. Williams
City Manager

ORDINANCE NO. 2025-845

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING CHAPTER 19 OF THE CITY'S CODE OF ORDINANCES ENTITLED STORMWATER MANAGEMENT BY ADDING SECTION 19-11 ENTITLED INSPECTIONS AND MONITORING FOR COMPLIANCE; 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 19-11 of the Code of Ordinances entitled "Inspections and Monitoring for Compliance" is hereby amended as set forth in Exhibit "A" attached hereto and made a part hereof.

Section 2. 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

Gene Davis, Council President

Robert Plaisted, Mayor

ATTEST:

Susan Jackson, City Clerk

Approved as to form and correctness:

James Hartley, City Attorney

Sec. 19-11. Inspections and Monitoring for Compliance.

(1) Right of entry, inspection, and sampling, concerning illicit discharge or connections.

(2) City personnel and City agents shall be permitted to enter, inspect, and conduct sampling, on such lands in the City's MS4 or waters of the United States to ensure compliance with provisions of this Ordinance as reasonable and necessary to ensure that no illicit discharges or connections exist or have taken place. All structures and processes concerning discharges to the City's MS4, as well as records connecting them, shall be made accessible to City personnel and City agents.

MISCELLANEOUS

0425 FCRN ORD 2025-845
PUBLIC NOTICE OF PROPOSED ENACTMENT

NOTICE is hereby given by the City Council of the City of Inverness, Florida that pursuant to Chapter 166.041, Florida Statutes, Public Notice is hereby given by the City Council of the City of Inverness that an ordinance entitled:

ORDINANCE NO. 2025-845

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING CHAPTER 19 OF THE CITY'S CODE OF ORDINANCES ENTITLED STORMWATER MANAGEMENT BY ADDING SECTION 19-11 ENTITLED INSPECTIONS AND MONITORING FOR COMPLIANCE; PROVIDING FOR SEVERABILITY AND INTERPRETING THIS ORDINANCE; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

will be considered adoption by the City Council in the Council Chambers at 212 W. Main Street at 5:30PM or as soon thereafter the matter can be heard on the following date.

Adoption Public Hearing – Tuesday, May 6, 2025

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

Copy of the proposed Ordinance will be on file with and available for inspection by the public in the office of the City Clerk in the Inverness Government Center, 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.

/s/ Gene Davis
President of City Council

Attest /s/ Susan Jackson
City Clerk

Published April 25, 2025.

FORECLOSURE

0502 FCRN NOFS WADE 6/31/25

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
CASE NO.: 2023 CA 000796

PHH MORTGAGE CORPORATION,
Plaintiff,
VS.
JAMES A. WADE SR.; UNKNOWN SPOUSE OF JAMES A. WADE SR.; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 1, 2024 in Civil Case No. 2023 CA 000796, of the Circuit Court of the FIFTH Judicial Circuit in and for Citrus County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and JAMES A. WADE SR.; UNKNOWN SPOUSE OF JAMES A. WADE SR.; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Traci Perry will sell to the highest bidder for cash at www.citrus.realforeclose.com on July 31, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 202 AND THE EASTERLY 40 FEET OF LOT 203, OF SPORTSMEN'S PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 39 AND 40, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

Dated this 18th day of April, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/Zachary Ullman
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for Citrus County, John Sullivan, at (352) 341-6700 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Published April 25 and May 2, 2025.

cash, the following described property situated in Citrus County, Florida, to wit:

Lot 18, Block 165 of CITRUS SPRINGS UNIT 2, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 108 through 115, inclusive, of the Public Records of Citrus County, Florida.

Property Address: 9384 N Citrus Springs Blvd, Citrus Springs, FL 34434

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, , Telephone (352) 341-6700, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 771.

SUBMITTED on this 21st day of April, 2025.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff

OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201

Published April 25 and May 2, 2025.

FORECLOSURE

0425 FCRN NOA JONATHAN BRUNSON

IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 2024CA0516

TOWNE MORTGAGE COMPANY,
Plaintiff,
vs.
JONATHON W. BRUNSON; MV REALTY PBC, LLC; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ASHLEY E. BRUNSON; UNKNOWN SPOUSE OF JONATHAN W. BRUNSON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE OF FORECLOSURE SALE

(Please publish in CITRUS COUNTY CHRONICLE)

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), TRACI PERRY as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at **www.citrus.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 08 day of May, 2025,** the following described property as set forth in said Final Judgment, to wit:

LOT 6, IN BLOCK 406, OF INVERNESS HIGHLANDS WEST, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 19 TO 33, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PROPERTY ADDRESS:
6022 E TREMONT ST, INVERNESS, FL 34452

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for Citrus County, Kathy Rector, at (352) 341-6700 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 08 day of April 2025
{{Court Seal}}

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438

Published on April 18 & 25, 2025

Email: glen@glenabbottlaw.com

Published April 18 and 25, 2025.

FORECLOSURE

0502 NOFS GARLAND 5/29/25

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2024 CA 000528 A

Freedom Mortgage Corporation,
Plaintiff,
vs.
Brandon M. Garland, et al.,
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024 CA 000528 A of the Circuit Court of the FIFTH Judicial Circuit, in and for Citrus County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Brandon M. Garland; Citrus Hills Property Owners Association, Inc.; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Traci Perry, Citrus County Clerk of Court will sell to the highest and best bidder for cash at, www.citrus.realforeclose.com, beginning at **10:00 AM on the 29th day of May, 2025,** the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 8, CITRUS HILLS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 73-83, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
TAX ID: 19E18S180110 00080 0020

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

Dated this 21st day of April, 2025.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Kathy Rector, the ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, Telephone (352) 341-6700, at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Published April 25 and May 2, 2025.

CREDITORS

0502 FCRN NTC EDNA L. LUTHER

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA, PROBATE DIVISION

File No. 2025 CP 312 A

IN RE: ESTATE OF
EDNA L. LUTHER,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of EDNA L. LUTHER, Deceased, whose date of death was August 30, 2024, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 North Apopka Avenue, Inverness, Florida 34450. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.16-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is April 25, 2025.

Personal Representative:
John E. Luther
4361 Pine Meadow Lane
Sarasota, Florida 34233

Attorney for Personal Representative:
R. Wesley Bradshaw
BRADSHAW & MOUNTJOY, P.A.
209 Courthouse Square
Inverness, Florida 34450
Telephone (352) 726-1211
FBN: 977845

Published April 25 and May 2, 2025.

CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/25
		TOTALS FOR ACE HARDWARE CO OF INV INC				563.89
		TOTALS FOR APEX OFFICE PRODUCTS INC				49.57
		TOTALS FOR CITRUS COUNTY BOARD OF COMMISSIONER				109,171.58
		TOTALS FOR CITRUS COUNTY CHRONICLE				13.31
		TOTALS FOR FRANK A. FRAUNFELTER				416.00
		TOTALS FOR H.W. LOCHNER, INC.				15,091.51
		TOTALS FOR KYOCERA DOCUMENT SOLUTIONS SOUTHEAST, LL				465.47
		TOTALS FOR OFFICE DEPOT INC				70.07
		TOTALS FOR PLAZA AUTOMOTIVE GROUP, LLC.				8,660.84
		TOTALS FOR U.S. WATER SERVICES CORPORATION				110,675.74
		TOTALS FOR ULINE, INC.				147.50
		TOTALS FOR UNIFIRST CORPORATION				56.00
		REPORT TOTALS				245,381.48

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

April 15, 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 Davis
Vice President Lizanich
Councilwoman Bega
Councilwoman Hepfer
Councilman Craig
Mayor Plaisted

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

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

ACCEPTANCE OF AGENDA
Councilwoman Bega motioned to accept the Agenda as presented. Seconded by Councilman Craig. The motion carried.

PRE-SCHEDULED APPEARANCES
None

PUBLIC HEARINGS / WORKSHOP
None

OPEN PUBLIC MEETING
Michael Puzino demonstrated bocce ball and requested a court in one of the parks.

Cheryl Bierer questioned the cost for each lot for the potential sewer project in the South Highlands. City Manager Williams stated there would have to be substantial funding required prior to project.

Steven Sidlovsky spoke of new Personhood resolution and recent events he attended.

CITY ATTORNEY REPORT
None

CONSENT AGENDA

- Bill Listing*
  - Recommendation – Approval
- Council Minutes* – 04/01/2025
  - Recommendation - Approval
- Oak Ridge Cemetery – Burial Space Buyback*
  - Recommendation - Approval

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

CITY CLERK'S REPORT

None.

CITY MANAGER'S REPORT

10)a) Citrus County Tourism Presentation* with Florida law allows counties to impose local option transient rental taxes on rentals or leases of accommodations in hotels, motels, apartments, rooming houses, mobile home parks, RV parks, condominiums, or timeshare resorts for a term of six months or less. These taxes are generally used for tourism promotion and capital construction. Recognizing that the City of Inverness is a leading driver of visitation to Citrus County, it is important that periodic updates are provided to the City Council from the County's Tourism Division concerning the Tourism Development Council's initiatives and current City of Inverness visitation data. This is also an opportunity for Council discussion concerning the strengths, weaknesses, and opportunities in the relationship between the City and the County's tourism promotion efforts and to explore mutually beneficial capital construction project opportunities. Citrus County Tourism Director Auvis Cole provided a presentation and introduced Terry Natwick. Mayor Plaisted stated that "Discover Crystal River" should be "Discover Citrus County". Highlighted the marketing invested in by the City with no funding from any other entity. Spoke of concerns of TDC funding to others and not Inverness, as the City has demonstrated their success of promoting may events. Requested $150,000 of TDC funds to use to grow tourism throughout the County. Mr. Cole spoke of the idea of strategies and the process, and how the Discover Crystal River logo also promotes Inverness. Appreciated the feedback and comments and is excited about the future and a strategic plan. Councilman Craig spoke of the strategic plan and what the numbers revealed by the consultant will show, weaknesses and strengths. Questioned how businesses can participate in the Threshold 360. Mr. Cole spoke of the effects of the hurricanes last year and changes in tourism regarding hotels, etc. Highlighted occupancy percentages. Councilwoman Hepfer stated she did not receive an email to complete a survey with Mr. Cole stating that it will be resent as the feedback is important. President Davis questioned how much tax money does the TDC receive in total and how the data is quantified to the Westside, due to lack of hotels on the Eastside. City Manager Williams spoke of the $3M tax funds with Inverness at 5%, yet no funding from the TDC to the City. Spoke of the investment of $16M in the Depot District and the potential RV park at Whispering Pines Park. Mr. Cole stated he is committed to work on a path forward and conversations are needed between the two entities. He liked that the RV park would promote sports tourism. Asked about the capital projects the TDC had provided funds to, and he stated the Crystal River Riverwalk received $500,000 of the TDC funds.

10)b) Parks Amenities Assessment and Study* with City Manager Williams asked Parks Director Worley to the podium. Parks Director Worley stated an assessment and study commenced to ensure that resources are allocated and informed decisions made for future planning within the Park's System. Liberty and Wallace Brooks Parks see a lot of usage but not many options for the youth, mainly middle school age and teenagers, causing them to find alternative ways to occupy their time that often is not positive to the parks system. Whispering Pines Park is outdated, and several facilities need replacement. Kirsten Siegel, of the Wantman Group, Inc (WGI) provided a study which focused on existing park amenities throughout the City and provided general recommendations on park improvements

aiming at a variety of activities for the community with a focus on the City's youth. Mayor Plaisted spoke of possibly removing the shuffleboard courts at Wallace Brooks Park and replace them with pickleball. Suggested old fashioned activities such as badminton, croquet, etc. Questioned the insurance regarding skate parks with City Manager citing a change in legislation. Councilwoman Lizanich stated she liked the skate park and basketball concept. Councilwoman Bega thought the skate park and basketball were good and the fitness equipment was a good fit. Councilman Craig liked the skate park at Wallace Brooks Park and the splash pad expansion in Whispering Pines Park. Noted exercise equipment is a mainstay in parks. Councilwoman Hepfer loved the idea of a skate park and basketball and spoke of pickleball and splash pad. President Davis would like to focus on removal of racquetball structure for pickleball. Noted basketball courts are needed in the downtown parks. Council consensus was to focus on the recommendations for the development of next fiscal year's CIP.

10)c) Ordinance 2025-845 City Stormwater Management Update – First Reading* with City Manager Williams asking Assistant City Manager Calascione to present. Assistant City Manager Calascione stated the City completed its Stormwater Master Plan and over the last few months has been working with the Florida Department of Environmental Protection (FDEP) to update management practices and recordkeeping. This evening, Council will consider the first reading of an ordinance that includes language covering inspections and monitoring, consistent with FDEP guidance. Councilwoman Bega questioned if this included DRAs as they are governed by SWFWMD, and if there would be fees. It was stated there would be no fees involved. **Councilwoman Hepfer motioned to have the Clerk read Ordinance 2025-845 by Title only. Seconded by Councilwoman Lizanich. The motion carried.**

ORDINANCE 2025- 845

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING CHAPTER 19 OF THE CITY'S CODE OF ORDINANCES ENTITLED STORMWATER MANAGEMENT BY ADDING SECTION 19-11 ENTITLED INSPECTIONS AND MONITORING FOR COMPLIANCE; PROVIDING FOR SEVERABILITY AND INTERPRETING THIS ORDINANCE; PROVIDING FOR INCLUSION INTO THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

Councilwoman Hepfer motioned to approve Ordinance 2025-845 by rollcall vote on a first reading. Seconded by Councilwoman Lizanich. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilwoman Lizanich, yes; Councilman Craig, yes; and President Davis, yes. The motion carried.

10)d) City Garden - IFAS/UF Extension Service Proposal* with City Manager Williams asking Parks Director Worley to make the presentation. Director Worley provided history of the City Garden, was completed in 2018 at a cost of $289,655 (not including property acquisition) with the intention of having a partnering non-profit acting as the garden manager, overseeing the daily operations and the educational programs of the facility, which failed. City had a plan to rent out bed space to offset the cost of managing the garden which cost to the City was nearly $21,000 annually, with approximately $2,000 in revenues from rentals. In 2020, the Key Training Center wished to manage the garden, restore the 22 garden beds for growing

produce, maintain the entire garden area, and use the garden as an education tool for its clients. This partnership excelled for four years, and the Key Training Center saw tremendous results/benefits for its clients and the community. In January 2025, due to unforeseen circumstances, the Key Training Center had to relocate their Inverness facility to their main branch in Lecanto and was no longer able to manage the daily operations of the garden. Director Worley provided detail of the proposal from where representatives of the University of Florida/IFAS Extension Services put together a plan to manage the garden, maintain the entire area, use the garden as an educational tool for the community by way of free classes, and engage with local schools for educational opportunities as well. A use permit would be for one year and provides a pathway to growing the City Garden program into the future. President Davis suggested a year-end review of this to see if it is beneficial. **Councilwoman Bega motioned to approve issuing a use permit to the UF/IFAS Extension Services for the usage of the City Garden as presented. Seconded by Councilwoman Hepfer. The motion carried.**

10)e) Project/Program Updates ***(Verbal)***

- CRA Bill looks to be postponed in the House. Spoke of the importance of CRAs for cities.
- Liberty Boardwalk Update would need to spend $8,000-$9,000 to develop a plan that had been previously discussed on State property.
- Eden Dr. and 41S Sewer Main and spoke of recent and past damage created by drilling companies. FDOT has provided information regarding permits. The repair will cost approx. $40,000 and it is an emergency status.
- Other with City Manager referencing July 3 and changing the format to bring tribute bands to provide entertainment. Any extra funds will go toward the additional Small Town Saturday Night events. Noted this last event was a record crowd.

COUNCIL/MAYOR SUBJECTS

Mayor Plaisted announced the National Day of Prayer on May 1 at the Depot Pavilion. Small Town Saturday Night was terrific, and it will be great to have 2 events for each quarter of the year.

Councilwoman Bega spoke of the perfect weather for Saturday's concert. Would like to resurrect the historic stories there were done in the past, maybe once a month for approx. 5 minutes.

Councilwoman Hepfer thought the overhead shot of the crowd at Saturday's event was amazing with the number of people attending. People are thrilled with what the City is doing.

Councilwoman Lizanich spoke of an upcoming CCCCF meeting. Thanked staff and audience.

Councilman Craig stated he really had a great time with the Key Training clients on their field trip to the Inverness Government Center.

Council President Davis thanked the audience and staff. Provided a short story regarding history and the very first ice machine in the City. Saturday's event was unbelievable.

CITIZENS NOT ON AGENDA

Max Schulman spoke of the TDC, and the great representation Councilwoman Hepfer had done in the past. Suggested City consider joining in being a Partner in Tourism. Spoke of off-road biking possibility in the future.

Meeting adjourned at 7:58 p.m.

_____ _____

City Clerk Council President

Agenda Memorandum - ***City of Inverness***

May 6, 2025

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Summer Sizzlin Teen Event

CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Woody Worley, Parks & Recreation Director

Enclosures:

As the Council is aware, in 2021 the City explored opportunities to provide events that engaged the community's youth. On June 21, 2021, the City of Inverness held its first Teen's Night Out. A completely free event that provided a night of games, contests, music, and food for youth in sixth through tenth grade. The event started out with three community partners and saw about 75 kids show up to attend.

Since 2021, the event has seen tremendous growth and positivity within the community. Each event averages about 8-10 community partners and sees anywhere from 250 to 300 kids in attendance. Free music, free food, games, contests, interactive themed months, and community partnerships have contributed to the success of the event.

In August 2024, the City held a Back to School Bash that opened up the event to all ages in a push to prepare the kids for school. Community partners gave away book bags, school supplies, and many more items to help the kids be prepared to go back to school for the year. This was in addition to the normal free food, games, music, and contests. This event saw over 500 kids attend and participate.

On May 29, 2025, the City will be hosting a Summer Sizzlin Event from 5 to 7 pm. This event will have the same footprint as the normal Teen's Night event but will be open to all ages. There will be over 40 community partners supplying games, activities, food, and opportunities to sign up for summer activities, whether it be church-related camps, youth sports camps, registrations for upcoming leagues and organizations, etc.

Recommended Action-

No action is required at this time.

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

Eric C. Williams
City Manager

Agenda Memorandum - ***City of Inverness***

May 6, 2025

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: 2808 Madison Street Request for Code Enforcement Lien Reduction

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

Enclosures: 1. Encl Offer Letter, Staff Cost, Property Record, Claim of Lien, Admin Order

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In October 2024 staff noted that the property located at 2808 Madison Street West was being used as a rental home without registration and a Business Tax Receipt (BTR). The City sent a Notice of Violation via certified mail to the property owner with a Special Magistrate hearing date of December 4, 2024.

The Special Magistrate found the property located at 2808 Madison Street, in violation of not obtaining a Business Tax Receipt and ordered a $100.00 a day fine until the property owner complied. The Administrative Order was sent certified mail on December 28, 2024, and on January 19, 2025, a lien was placed on the property.

The property owner, Jason Anechiarico, contacted the city on April 1, 2025, to get clarification on the code enforcement lien. The Notice of Hearing and Order were sent certified mail but returned. He became aware of the lien when an application was made refinance the home.

He paid for the BTR which abated the violation with a lien amount due of $9,500. Mr. Anechiarico then made a settlement offer of $1,000 to release the lien. Staff recommends accepting the settlement offer of $1,000 which exceeds the staff cost of $779.78. It is recommended that the Council accept the offer as presented and release the lien accordingly.

Recommended Action:

1. Allow Staff to Present
2. Motion and second to approve a Release of Lien in the amount of $1,000 of the total amount of $9,500 for 2808 Madison Street West as presented
3. Deliberate the Matter
4. Vote the Matter

Please do not hesitate to reach out with any questions.

Eric C. Williams

City Manager

Debra Schramm

From: jason anechiarico <jasonanechiarico@yahoo.com>
Sent: Tuesday, April 1, 2025 9:48 AM
To: Debra Schramm
Subject: Re: City of Inverness 2808 Madison St W

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:
I am the owner of 2808 Madison St W Inverness.I received the property through life estate.My Grandmother Charlotte Anechiarico passes away January 1,2024 .She was the original owner.I recently was going to take a loan on the property to pay some debt and found out about a lien for not having a business license while renting.The violation was sent to an address in south Florida.I live in Nj.I updated my correct address with the property appraiser office.If I new about the violation I would had purchased the license immediately.I am making an offer of $1,000 .I do not have a lot of cash.This hits me pretty hard.I am a father of 5 and it's tough out there and when mistakes like this happen.Makes it even tougher.Thank you for your time.
Sent from Yahoo Mail for iPhone

On Monday, March 31, 2025, 9:35 AM, Debra Schramm <dschramm@Inverness.gov> wrote:

Debra Schramm

Development Review Coordinator

Community Development Department

City of Inverness

212 W. Main Street

Inverness, FL 34450

352-726-3401

Dschramm@inverness.gov

https://Invernessfl.portal.iworq.net/portalhome/invernessfl

2808 MADISON STREET W, INVERNESS

Administrative Task	Hourly Rate	Hours	Cost
Code Compliance Inspector	$ 30.00	4.00	$ 120.00
Community Dev. Staff	$ 40.00	2.00	$ 80.00
Special Magistrate	$ 250.00	1.00	$ 250.00
Recording Secretary	$ 40.00	1.00	$ 40.00
Administrative	$ 200.00	1.00	$ 200.00
Document Fees	**Fee**	**Qty**	**Cost**
Postage	$ 1.00	1.00	$ 1.00
Certified Mail	$ 9.64	2.00	$ 19.28
Lien Recording Fee	$ 69.50	-	$ 69.50
Lien Release fee	$ 10.00		$ 10.00
	Total		**$ 779.78**

Altkey: 1675979
ANECHIARICO JASON

Parcel ID: 19E19S120110 00130 0220
2808 MADISON ST W , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	8736 - INVERNESS ACRES UNIT 1
Tax District	000T - CITY OF INVERNESS
Subdivision	001025 - INVERNESS ACRES UNIT 1
Short Legal	INVERNESS ACRES UNIT 1 PB 3 PG 24 LOT 22 BLK 13
Est. Parcel Sqft	9,598
Est. Parcel Acres	.22
Map SC-TW-RG	12-19S-19E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	ANECHIARICO JASON
Mailing Address	2520 FILLMORE ST HOLLYWOOD FL 33020 4308

All Owners

Name	Owner Type
ANECHIARICO JASON	IN - Individual

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	$8,240	$127,010	$135,250	$135,250	$0	$135,250	$0	$2,963.69	Link
2023	$6,800	$135,229	$142,029	$84,682	$0	$84,682	$0	$2,188.44	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	000T	CITY OF INVERNESS	$135,250	21.9126	$2,963.68

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.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
10/12/2015	$100	2718/1682	07-LIFE ESTATE	I

Case #: 761

Case Date: 10/28/24

Case Type:

Case Origination: Administration

Special Magistrate Date: 12/04/2024

Violator Name: JASON ANECHIARICO

Description: NOT HAVING A BUSINESS TAX RECEIPT FOR RENTAL

Complainant Name: CITY OF INVERNESS

Complainant Phone: 352-726-3401

Complainant Address: 212 W MAIN STREET

Complainant City, State, Zip: INVERNESS, FL 34450

Complainant Email: DDS@INVERNESS.GOV

Method of Delivery: Certified Mail

Certified Mail Number: 70222410000093252339

Comply By Date: 11/30/2024

Status: LIEN

Assigned To: Christopher Shoemaker

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
1675979	2808 MADISON ST W	INVERNESS ACRES UNIT 1 PB 3 PG 24 LOT 22 BLK 13	JASON ANECHIARICO		0 LT LN - VIEW

Activities

Date	Activity Type	Description	Employee	Status
09/30/2024	Courtesy Notice	sent courtesy notice to property owner. no response.	Debra Schramm	Completed
10/28/2024	Send Letter	certified mail for magistrate	Debra Schramm	Completed

Violations

Date	Violation	Description	Notes	Status
10/28/2024	12-17 Required, Application	(a) No person shall engage in or manage any business, profession or occupation required to be licensed by this article without first having paid the amount of the required license tax as set forth in section 12-27 to the city clerk/city manager for the use and benefit of the city, and obtained a licensed therefor, which license shall be issued to such person on receipt of zoning approval and		Active

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025001349 BK: 3531 PG: 58 1/9/2025 11:01 AM 1 Receipt: 2025001185
RECORDING $69.50

SPREPARED BY:
CITY OF INVERNESS
212 W. MAIN STREET
INVERNESS, FLORIDA 34450
SUSAN JACKSON – CITY CLERK

CLAIM OF LIEN
BY
CITY OF INVERNESS, FLORIDA
(Code Compliance)

STATE OF FLORIDA
COUNTY OF CITRUS

Eric C. Williams duly authorized representative of the City of Inverness, Florida, 212 W. Main Street, Inverness, Florida 34450, being duly sworn states that in furtherance of the Code Enforcement Special Magistrate, City of Inverness, Florida, the Board caused to be performed the following to Wit:

VIOLATION: 12-17 – REQUIRED APPLICATION
12-19 – NOTICE OF BUSINESS TAX DUE
12-26 – PERSONS REQUIRED TO HAVE A BUSINESS TAX RECEIPT

to the value of **ONE HUNDRED DOLLARS ($100.00) PER DAY** on the following described real property. (Describe real property sufficiently for identification, giving street and number if known:

2808 MADISON STREET, W, INVERNESS – ALT KEY: 1675979
INVERNESS ACRES UNIT 1 PB 3 PG 24 LOT 22 BLK 13
Parcel Identification: 19E19S120110 00130 0220

Owned by **JASON ANECHIARICO.** (name of owner against who interest lien is claimed) whose interest in such real property is Fee Simple, (state owner's interest, as fee simple, life estate, lease-holder, if known).

Further stating the amount claimed by this lien at **$100.00 per day** penalty will continue to be assessed until compliance is achieved on the real property herein as described.

CITY OF INVERNESS, FLORIDA

BY: _____
SIGNATURE

ERIC C. WILLIAMS
Typed

CITY MANAGER
Title

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of □ **physical presence or** □ **online notarization** this 8 day of January, 2025, **Eric C. Williams, City** Manager of the City of Inverness.

He is personally known to me and did take an oath.

WITNESS my hand and seal the day and year last above written.

DEBRA SCHRAMM NOTARY PUBLIC MY COMMISSION EXPIRES 11-24-2026 STATE OF FLORIDA COMMISSION NUMBER HH 293175

NOTARY PUBLIC
SIGNATURE

Printed Name of Notary
My Commission Expires:

Official Records Citrus County FL, Traci Perry, Clerk of the Circuit Court & Comptroller
#2025001349 BK: 3531 PG: 59 1/9/2025 11:01 AM 2 Receipt: 2025001185
RECORDING $69.50

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF INVERNESS, FLORIDA

City of Inverness, a

Florida municipal corporation,

Petitioner,

Vs.

Jason Anechiarico

2520 Fillmore St

Hollywood, FL 33020

Case No. #: 761

Re: 2808 Madison St, Inverness, Florida.

Respondent.

ADMINISTRATIVE ORDER – VIOLATION

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on 12/4/2024, after due notice to the Respondent. The Code Enforcement Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues its Final Administrative Order including Findings of Fact, Conclusions and Order as follows:

I. FINDINGS OF FACT:

A. Respondent, Jason Anechiarico is the owner in Charge of the property located at 2808 Madison St, Inverness, Florida, having the following identifiable information assigned by the Citrus County Property Appraiser: Parcel ID # 19E19S120110 00130 0220 and alt key: 1676979.

Agenda Memorandum - ***City of Inverness***

May 6, 2025

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: 1410 Carl Street Request for Code Enforcement Lien Reduction

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

Enclosures: 1. Encl Offer Letter, Staff Case Cost, Property Record Card, Claim of Lien, Admin Order

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Code Enforcement staff observed construction work at a residential home located at 1410 Carl Street in December of 2023. The owner, Francisco Bravo, continued to work on the home and was sent a Notice of Violation via certified mail with a Special Magistrate Hearing Date of February 14, 2024.

Mr. Bravo attended the hearing and the Magistrate found him in violation of Section 104.6.2 - Work Commencing Before Permit Issuance. The Magistrate provided a sixty-day period to allow for the submittal of the required permit application. This extension was in consideration of the requirement to hire a Professional Engineer to sign and seal the plans and the limited financial resources available to Mr. Bravo.

He failed to secure the permit during the 60-day period and the case went back to the Magistrate on May 8, 2024. The Claim of Lien was issued on May 14, 2024. Mr. Bravo applied for the permit on June 21, 2024, which abated the violation and stopped the daily lien.

The total lien amount due is $3,200 with staff costs estimated at $2,230.78. Mr. Bravo provided a written offer of $1,500 to settle the case and release the lien. Mr. Bravo cannot secure a Certificate of Occupancy for the home with the lien in place.

Staff recommends accepting the settlement offer of $1,500 due to the limited resources available to Mr. Bravo. The settlement will also recover most of the direct costs to the City and allow Mr. Bravo to move into the home.

Recommended Action:

1. Allow Staff to Present
2. Motion and second to approve a Release of Lien in the amount of $1,500 of the total amount due of $3,200 for 1410 Carl Street as presented
3. Deliberate the Matter
4. Vote the Matter

Please do not hesitate to reach out with any questions.

Eric C. Williams
City Manager

FRANCISCO H BRAVO
Property 1410 EARL ST.
INVERNESS FL 34453

I FRANCISCO BRAVO PROPOSE TO PAY OF MY LEIN. ON THE PROPERTY 1410 EARL ST.
1500. HUNDRED. DOLLARS

Francisco H Bravo 04/21/25

1410 CARL STREET, INVERNESS

Administrative Task	Hourly Rate	Hours	Cost
Code Compliance Inspector	$ 30.00	4.00	$ 120.00
Community Dev. Staff	$ 40.00	11.00	$ 440.00
Special Magistrate	$ 250.00	1.00	$ 250.00
Recording Secretary	$ 40.00	1.00	$ 40.00
Building Official	$ 97.00	3.00	$ 291.00
Administrative	$ 200.00	5.00	$ 1,000.00
Document Fees	**Fee**	**Qty**	**Cost**
Postage	$ 1.00	1.00	$ 1.00
Certified Mail	$ 9.64	2.00	$ 19.28
Lien Recording Fee	$ 35.50	-	$ 69.50
Lien Release fee	$ 10.00		$ 10.00
	Total		**$ 2,230.78**

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0100 - SINGLE FAMILY
Bldg Counts	Res 1 / MH 0 / Comm 0
Nbhd	8735 - DOWNWARDS SUB/PROVOST
Tax District	000T - CITY OF INVERNESS
Subdivision	001516 - PROVOST UNREC IN 7-19-20-4A000
Short Legal	BEGIN AT THE NW CORNER OF THE SW1/4 OF NE1/4 OF NW1/4, OFSEC 07-19-20, THENCE EAST ALONG THE NORTH BOUNDARY ADISTANCE OF 190.00 FEET FOR A POINT OF BEGINNING, THENCE
Est. Parcel Sqft	9,000
Est. Parcel Acres	.21
Map SC-TW-RG	07-19S-20E
Recording Activity Notification (RAN) system	WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name	BRAVO FRANCISCO
Mailing Address	1410 CARL ST INVERNESS FL 34453

All Owners

Name	Owner Type
BRAVO FRANCISCO	IN - Individual

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2025

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	$1,910	$23,610	$25,520	$25,520	$0	$25,520	$0	$559.20	Link
2023	$1,910	$21,650	$23,560	$19,663	$0	$19,663	$0	$456.87	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	000T	CITY OF INVERNESS	$25,520	21.9126	$559.21

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

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024028302 BK: 3467 PG: 1744 5/14/2024 1:03 PM 1 Receipt: 2024024963
RECORDING $35.50

PREPARED BY:
CITY OF INVERNESS
212 W. MAIN STREET
INVERNESS, FLORIDA 34450
SUSAN JACKSON - CITY CLERK

CLAIM OF LIEN
BY
CITY OF INVERNESS, FLORIDA
(Code Compliance)

STATE OF FLORIDA
COUNTY OF CITRUS

Eric C. Williams duly authorized representative of the City of Inverness, Florida, 212 W. Main Street, Inverness, Florida 34450, being duly sworn states that in furtherance of the Code Enforcement Special Magistrate, City of Inverness, Florida, the Board caused to be performed the following to Wit:

VIOLATION: 104.6.2 – WORK COMMENCING BEFORE PERMIT ISSUANCE

to the value of **FIFTY DOLLARS ($50.00) PER DAY** on the following described real property. (Describe real property sufficiently for identification, giving street and number if known:

1410 CARL STREET, INVERNESS – ALT KEY: 1729556
BEGIN AT THE NW CORNER OF THE SW1/3 OF NE1/4 OF NW1/4, OF SEC 07-19-20, THENCE EAST ALONG THE NORTH BOUNDARY A DISTANCE OF 190.00 FEET FOR A POINT OF BEGINNING, THENCE 50.00 FEET EAST; THENCE SOUTH 100.00 FEET, THENCE, WEST 50.00 FEET, THENCE NORTH 100.00 FEET TO THE POINT OF THE BEGINNING...AND....
Parcel Identification: 20E19S07 4A000 0020

Owned by **FRANCISCO BRAVO** (name of owner against who interest lien is claimed) whose interest in such real property is Fee Simple, (state owner's interest, as fee simple, life estate, lease-holder, if known).

Further stating the amount claimed by this lien at **$50.00 per day** penalty will continue to be assessed until compliance is achieved on the real property herein as described.

CITY OF INVERNESS, FLORIDA

BY: _____
SIGNATURE

ERIC C. WILLIAMS
Typed

CITY MANAGER
Title

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of **X physical presence or ☐ online notarization** this 14 day of May, 2024, Eric C. Williams, City Manager of the City of Inverness.

He is personally known to me and did take an oath.

WITNESS my hand and seal the day and year last above written.

DEBRA SCHRAMM NOTARY PUBLIC MY COMMISSION EXPIRES 11-24-2026 STATE OF FLORIDA COMMISSION NUMBER HH 293175

NOTARY PUBLIC

SIGNATURE

Printed Name of Notary
My Commission Expires:

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2024028302 BK: 3467 PG: 1745 5/14/2024 1:03 PM 2 Receipt: 2024024963
RECORDING $35.50

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF INVERNESS, FLORIDA

City of Inverness, a
Florida municipal corporation,

Petitioner,

vs. CASE NO. 504

Francisco Bravo
2009 E. Wilder Avenue
Tampa, FL 33610

Re: 1410 Carl Street, Inverness Florida

Respondent.

ADMINISTRATIVE ORDER – VIOLATION

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on February 14, 2024, after due notice to the Respondent. The Code Enforcement Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues its Final Administrative Order including Findings of Fact, Conclusions and Order as follows:

I. FINDINGS OF FACT:

A. Respondent, FRANCISCO BRAVO is the owner in charge of the property located at 1410 CARL STREET, INVERNESS, FLORIDA having the following identifiable information assigned by the Citrus County Property Appraiser: Parcel ID # 20E19S074A0000020 and Alikey 1729556

B. That on and between December 21, 2023, and February 14, 2024, the property, as described above, was in violation of the Code of Ordinances 104.6.2 Work commencing before permit issuance. Specifically, such subsections provide as follows:

> *104.6.2 Work commencing before permit issuance*
>
> *Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the building official's approval or the necessary permits shall be subject to a penalty of 100 percent of the usual permit fee in addition to the required permit fees or as provided by local ordinance. This provision shall not apply to emergency work when delay would clearly have placed life or property in danger. But in all such cases the required permit(s) must be obtained within three (3) business days and any unreasonable delay in obtaining those permit(s) shall result in the charge of a double fee. The payment of a double fee shall not preclude or be deemed a substitute for prosecution for commencing work without first obtaining a permit. The building official may grant extensions of time or waive the doubling of fees when justifiable cause has been demonstrated in writing.*

Agenda Memorandum - ***City of Inverness***

May 6, 2025

TO: Elected Officials

FROM:

SUBJECT: Projects and Programs Update

- City Fire ISO Rating Update
- Withlacoochee State Trail
- Hill St - Utility Remidiation
- Other

CC:

Enclosures: