

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
September 2, 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) CALL TO ORDER**
- 2) PLEASE SILENCE ELECTRONIC DEVICES**
- 3) INVOCATION, PLEDGE OF ALLEGIANCE**
- 4) ROLL CALL**
- 5) ACCEPTANCE OF AGENDA**
- 6) PRE-SCHEDULED APPEARANCES / RECOGNITIONS**
- 7) PUBLIC HEARINGS / WORKSHOPS**
 - a) Public Hearing - Annexation 4030 E Dawson Dr - Final Adoption
- 8) OPEN TO THE PUBLIC**

*The public is invited to speak. (Speaking time limit: Individual - 3 minutes;
Group/Organization - 5 minutes)*
- 9) CITY ATTORNEY REPORT**
- 10) CONSENT AGENDA**
 - a) Bill Listing*
 - b) Council Minutes* - 08.19.2025
- 11) CITY CLERK'S REPORT**

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
September 2, 2025 - 5:30 PM**

12) CITY MANAGER'S REPORT

- a) CCSO Quarterly Report
- b) 2025 Chamber of Commerce Inverness Christmas Parade
- c) Interlocal Agreement with Citrus County for Provision of Reclaimed Water to Holden Park
- d) Modification to City's Employer-Sponsored Retirement Savings (457 b) Plan and Charter Officer Deferred Compensation
- e) Project and Program Updates
 - City and County Partnership - IGC Lease
 - FY 26 Final Budget Hearing
 - 9/11 Ceremony & Memorial
 - Small Town Saturday Night - 9/13
 - Other

13) MAYOR & COUNCIL SUBJECTS / REPORTS

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

14) NON-SCHEDULED PUBLIC COMMENT

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

15) ADJOURNMENT

a) **DATES TO REMEMBER**

Ribbon Cutting – WPP Admin Building
Wednesday, September 3, 2025 at 4:00pm
Whispering Pines Park Administration Building

Market at the Depot

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
September 2, 2025 - 5:30 PM**

Saturday, September 6, 2025 from 9:00am – 1:00pm
Depot Pavilion

9/11 Ceremony and Exhibit
Thursday, September 11, 2025

- 9/11 Ceremony at 8:30am
Depot Pavilion
- 9/11 Exhibit from 9:30am – 6:00pm
Valerie Theatre

Chamber Business Expo
Saturday, September 13, 2025 from 9:00am – 1:00pm
Depot Pavilion

Small Town Saturday Night – Trash-N-Go (The Cars Tribute)
Saturday, September 13, 2025 from 5:00pm – 9:00pm
Downtown Inverness

Inverness City Council Regular Meeting & Final Budget Adoption
Tuesday, September 16, 2025 @ 5:30pm
IGC – Council Chambers

Agenda Memorandum - *City of Inverness*

September 2, 2025

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Public Hearing - Annexation 4030 E Dawson Dr - Final Adoption

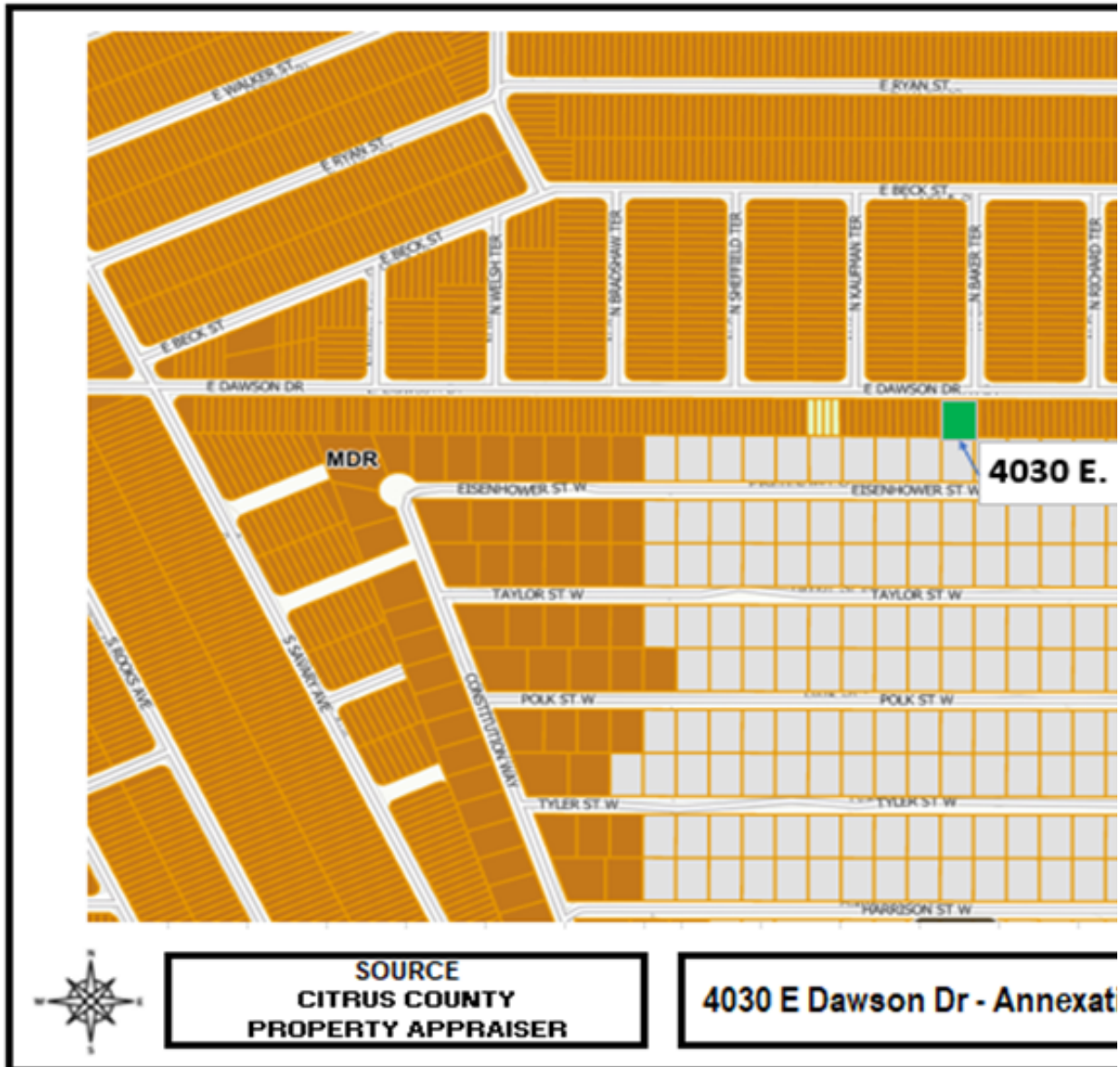
CC: Susan Jackson, City Clerk, Rob Pell, Public Works Director, Christopher Shoemaker, Director of Community Development

Enclosures: 1. Encl 1. Annexation Ord 2025-846
2. Encl 2. Land Use Ord 2025-847
3. Encl 3. Zoning Ord 2025-848
4. Encl 4. Application 4030 E Dawson Dr
5. Encl 5. Public Notice Requirements

BACKGROUND

As presented at the previous meeting of City Council, the property located at 4030 E. Dawson Drive is a 0.19 acre or 8,415 square foot lot with a single-family home lot located at the northern end of the city limits. A request for voluntary annexation was submitted by the property owner as they own a vacant lot to the south on Eisenhower Street West, which is within City limits. The owner plans to fence both properties and would like to work with one permitting authority for both tracts.

approved the three Ordinances on first reading at their meeting on August 19, 2025. Final adoption is on the September 2, 2025, Council Agenda. Council will consider final adoption of three ordinances: Ordinance 2025 – 846 Annexation; Ordinance 2025 – 847 Amending the Future Land Use Map; and Ordinance 2025 – 848 Amending the Official Zoning Map.



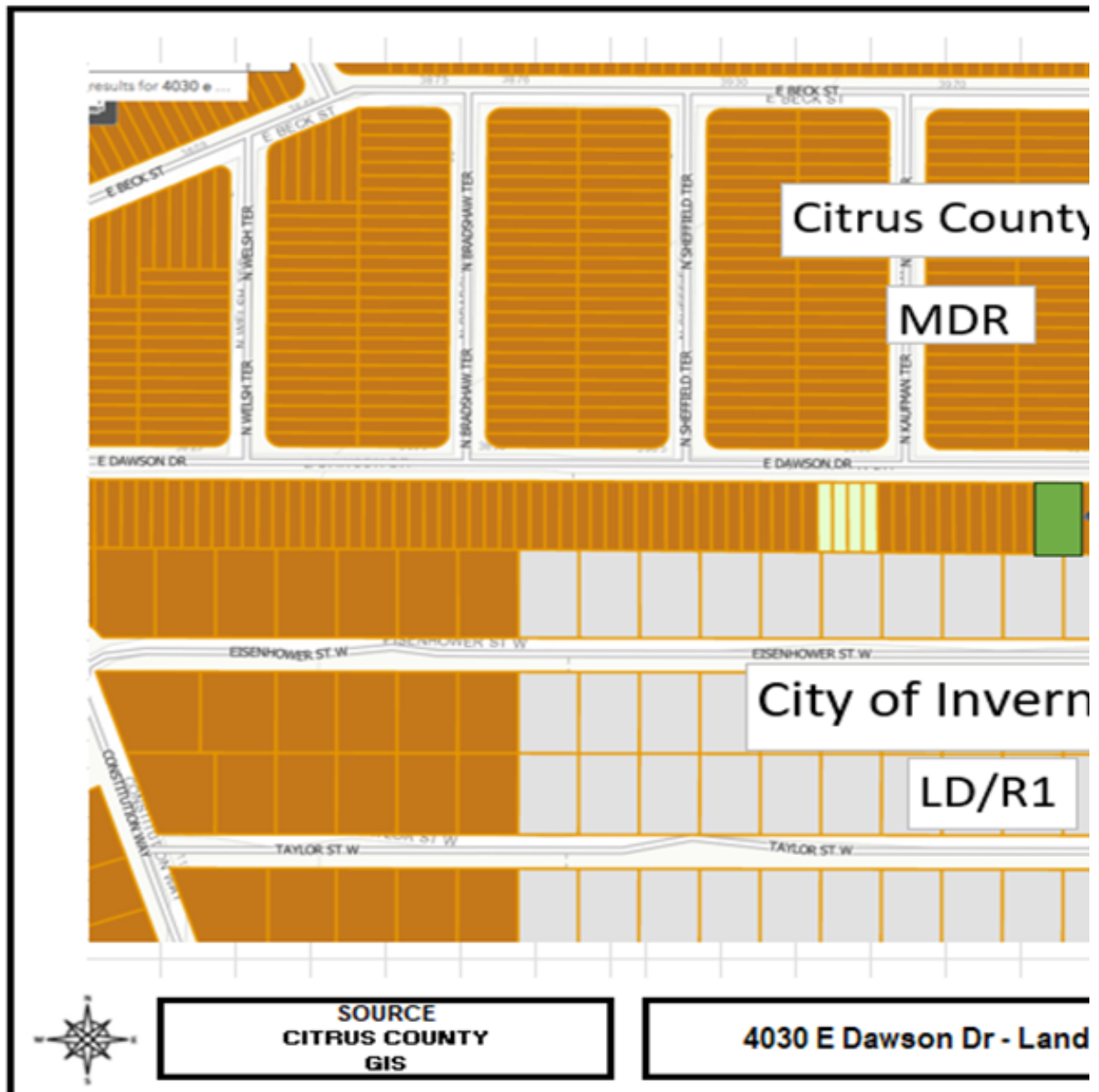
Ordinances 2025-747 and 2025-748 will make the following changes to the land use and zoning designations as shown below

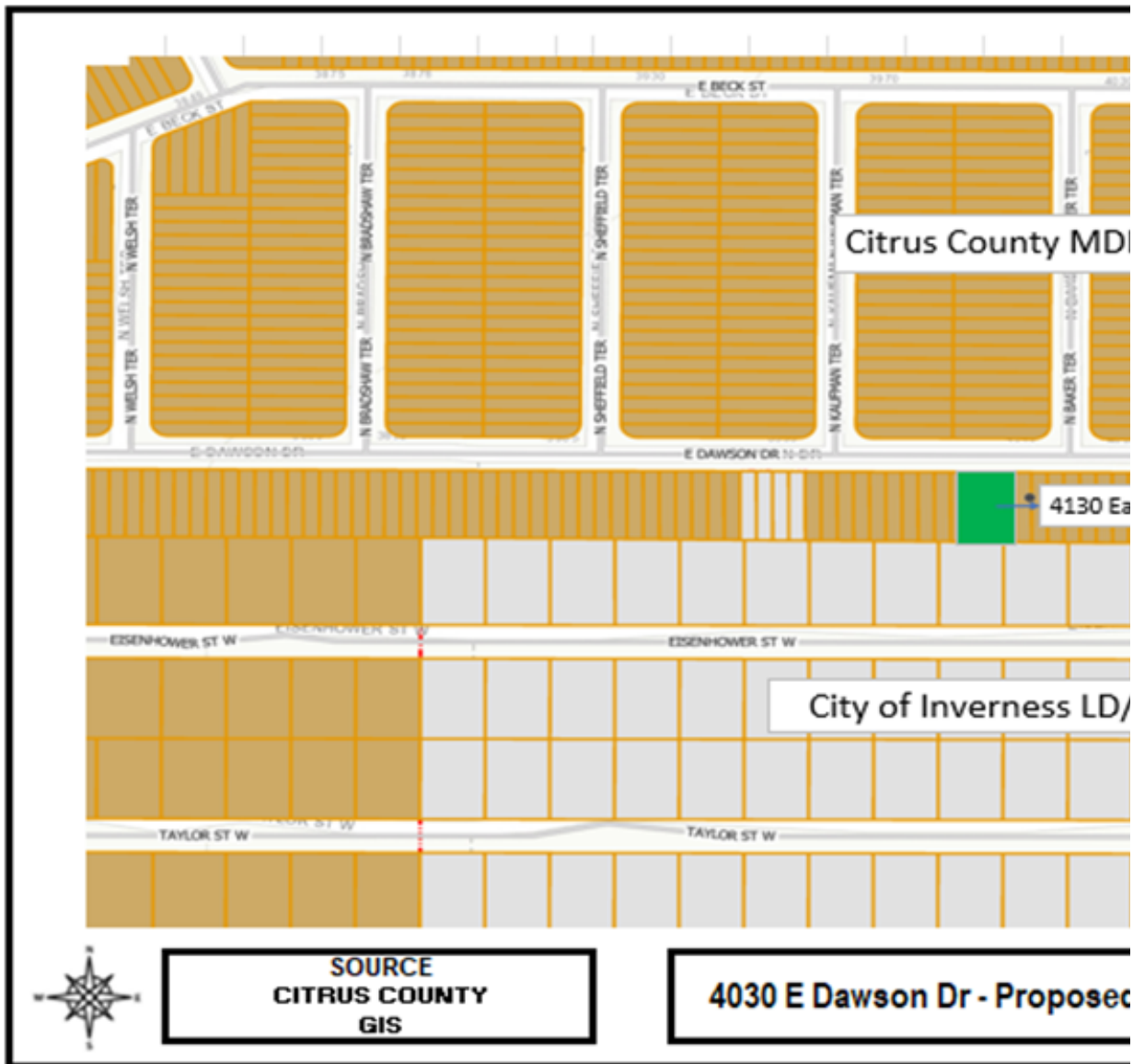
Existing Conditions:

Land Use: Citrus County MDR
 Future Land Use: Citrus County MDR

Post Annexation Proposed Changes:

Future Land Use: City Low Density (LD)
Zoning: City Low Density Residential (LD/R1)





Legal Notice Requirements

The legal notice requirements found in Section 3.11 of the Inverness Land Development Code include publication in the Citrus Chronicle of Notice of Proposed Enactment on two separate dates; mail notice to adjustment property owners within 200 feet of the property boundary; and posting of signage advertising the proposed actions and date for each. State statute requires a Notice of Proposed Enactment be sent to the Chairperson of the Citrus County Board of County Commissioners and that Notice was sent registered mail on June 9, 2025.

Recommended Action

Annexation

1. Open Public Hearing
2. Allow Staff to Present

3. Motion, second, and vote to read Ordinance 2024-846 (Annexation) by title only
4. Those For, Those Against
5. Deliberate the matter
6. Motion, second and vote to adopt Ordinance 2024-846 on a second reading by roll call

Land Use

1. Motion, second, and vote to read Ordinance 2024-847 (Land Use) by title only
2. Those For, Those Against
3. Deliberate the matter
4. Motion, second and vote to adopt Ordinance 2024-847 on a second reading by roll call

Zoning

1. Motion, second, and vote to read Ordinance 2024-848 (Land Use) by title only
2. Those for, Those Against
3. Deliberate the matter
4. Motion, second and vote to adopt Ordinance 2024-848 on a second reading by roll call
5. Close the Public Hearing

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

Eric C. Williams
City Manager

ORDINANCE 2025-846

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 4030 EAST DAWSON DRIVE, SECTION 02, TOWNSHIP 19 SOUTH, RANGE 19 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 02, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; INVERNESS HIGHLANDS UNIT 3, BLOCK 76, LOTS 158, 159, 160 & 161, A SUBDIVISION ACCORDNIG TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 106, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA PARCEL IDENTIFICATION NUMBER: 19E19SS020030 00780 1580, ALTKEY 1644763.

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 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: _____
GENE DAVIS, President

BY: _____
ROBERT PLAISTED, Mayor

ATTEST:

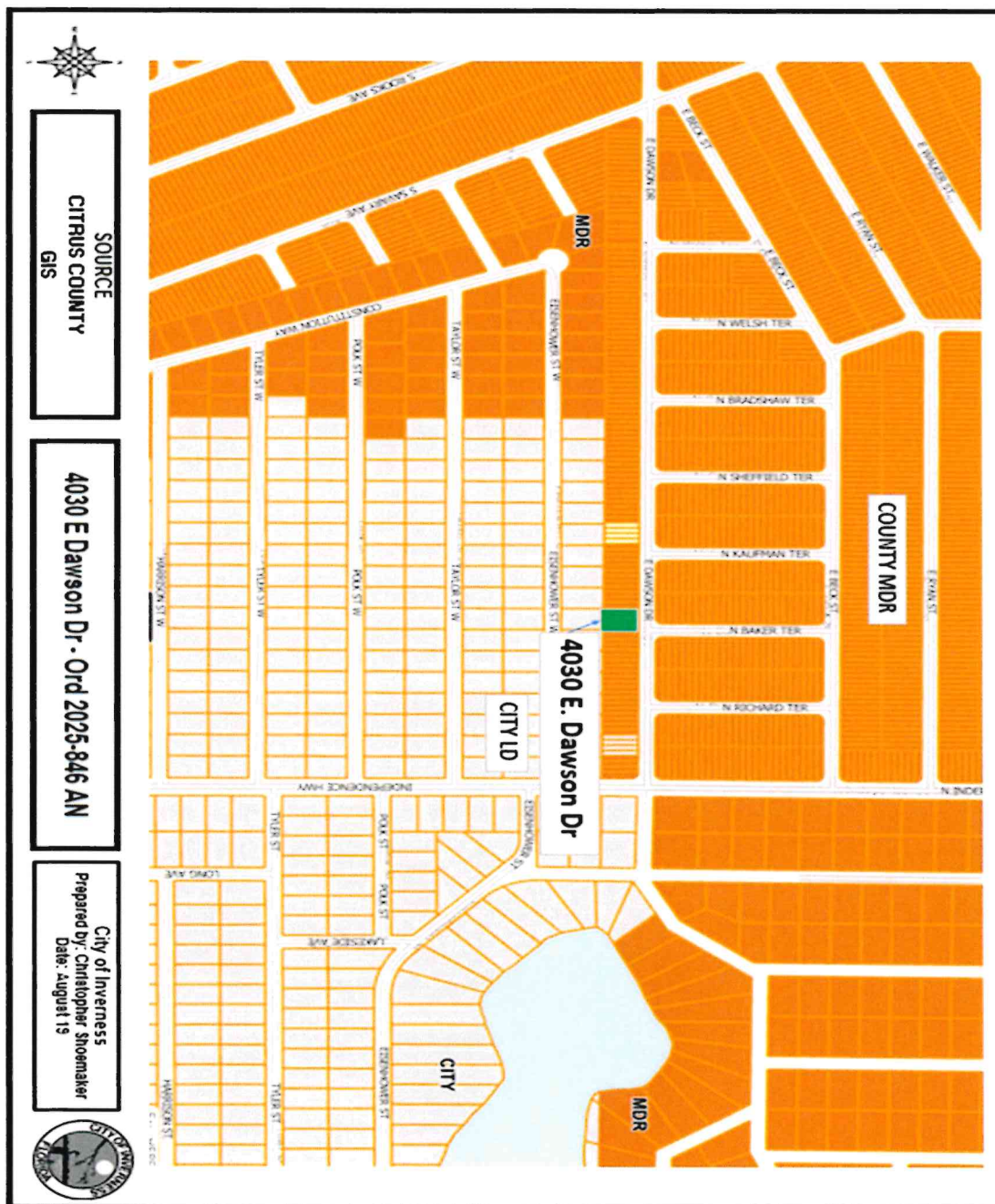
SUSAN JACKSON, City Clerk

Approved as to form and correctness:

JAMES T. HARTLEY, Assistant City Attorney

ANNEXATION CASE MAP

OWNER: Kelly L. Scoville
CASE NUMBER: 25-02SSA
PARCEL NUMBER: 1644763
PROPERTY SIZE: 0.19 acres
EXISTING LAND USE: Medium Density Residential “MDR”(County
EXISTING ZONING: Medium Density Residential “MDR” (County)



ORDINANCE NO 2025-847

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 0.19 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (“MDR”) TO CITY OF INVERNESS LOW DENSITY (“LD”); 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 25-02SSA) 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 02 TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: INVERNESS HGLDS UNIT 3 PB 2 PG 106 LOTS 158, 159, 160 & 161 BLK 76

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. 0.19 acres depicted on the “Land Use Map” attached hereto is hereby reclassified from Citrus County Medium Density Residential (“MDR”) to City of Inverness Low Density (“LD”).

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: _____
GENE DAVIS, President

BY: _____
ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

JAMES T. HARTLEY, Assistant City Attorney

ORDINANCE NO 2025-848

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 0.19 ACRES FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (MDR) TO CITY OF INVERNESS RESIDENTIAL (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 2025-02-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 2025-02-ZO is adopted pursuant to Chapter 163 Part II, Florida Statutes, assigning a Residential (LD/R1) to 0.19 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 2025-847.

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

BY: _____
GENE DAVIS, President

BY: _____
ROBERT PLAISTED, Mayor

ATTEST:

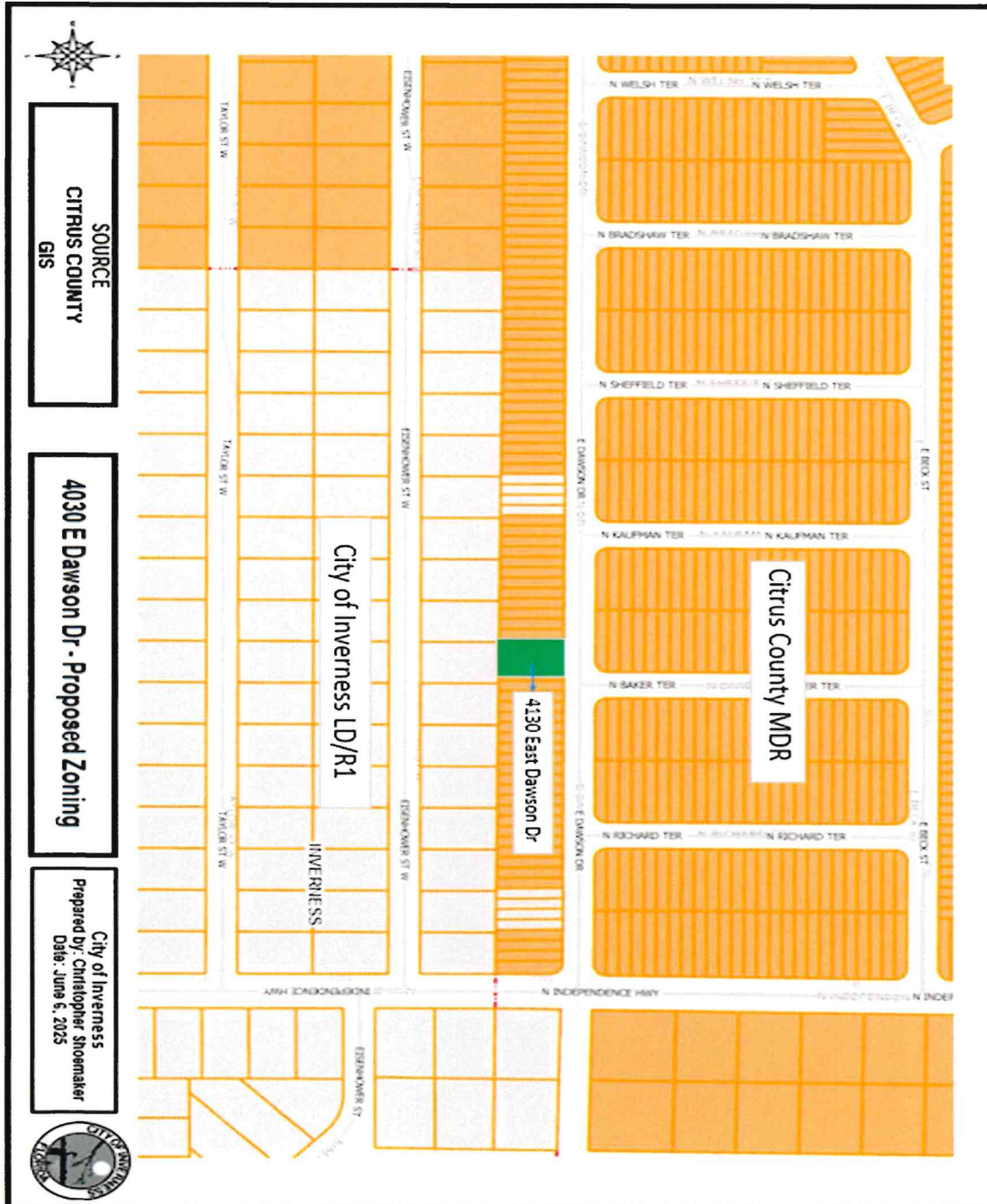
SUSAN JACKSON, City Clerk

Approved as to form and correctness:

JAMES T. HARTLEY, Assistant City Attorney

ZONING CASE MAP

OWNER:	Kelly L. Scoville
CASE NUMBER:	2025-02-ZO
PARCEL NUMBER:	1644763
PROPERTY SIZE:	0.19 acres
CURRENT ZONING:	Medium Density Residential "MDR" (County)
PROPOSED ZONING:	Low Density Residential "LD/R1" (City)





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: 5/1/2025 Application No: 2025-AN-02
2025-02-SSA LU 2025-ZO-02 Zon
Applicant Name: Kelly L Scoville Phone # 352-228-3421
Address: 4030 E. Dawson Drive Inverness, FL 34453
Email Address: notaryklscoville@gmail.com Fax # —
Applicant is: ☒ Owner ☐ Agent ☐ Purchaser ☐ Lessee ☐ Other —
Owner's Name: Kelly L Scoville Phone # 352-228-3421
Address: 4030 E Dawson Drive Inverness, FL 34453
Email Address: notaryklscoville@gmail.com 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: <u>—</u> | | |

Reason for Request: to combine vacant lot to property w/ house for installation of a privacy fence on the vacant lot

Project Title (If any): —

Property Address: 2812 Eisenhower St W Inverness FL 34453

Property size (acres): ~ 46 Parcel ID Number: 3525235

Existing use of Property: vacant lot Existing Zoning: LD / mdr
(lot) (House)

Existing land use designation: —

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

Type of Structure(s) on the property (house, shed, etc.): 0

Proposed use of Property: Not changing - vacant lot

Proposed Zoning: — Proposed land use designation: Not Changing
vacant lot

Please explain your request for the proposed zoning and/or future land use: to put up a privacy fence on the vacant lot in city limits by ~~annexing~~ annexing the lot to my house on 4030 E. Dawson Dr. NOT in city limits

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 - 4030 E. Dawson attached | 2812 Eisenhower in process
- ☐ 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, Kelly L Scoville (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: would like to annex vacant lot on Eisenhower
(in city limits) to 4030E Dawson Dr in order to put up a privacy fence

3. That said authority (Property owner) has appointed Kelly L Scoville (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.

Kelly L Scoville
Property Owner's Signature

Kelly L Scoville
Agent's Signature

STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed) before me on
May 2, 2025 (date) by
Kelly L Scoville (name) of an affiant
deponent or other signer. He/She is personally known to me
or has presented State ID as identification.

Victoria Reitmeyer
Public Notary



VICTORIA REITMEYER
Notary Public
State of Florida
Comm# HH607517
Expires 10/28/2028

STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed) before me on
May 2, 2025 (date) by
Kelly L. Scoville (name) of an affiant
deponent, or other signer. He/She is personally known to me
or has presented State ID as identification.

Victoria Reitmeyer
Public Notary



VICTORIA REITMEYER
Notary Public
State of Florida
Comm# HH607517
Expires 10/28/2028

Total Misc Value

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Last Updated: 29/Apr/2025
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This Instrument Prepared by and Return to
Kelly L Scoville
4030 E Dawson Dr
Inverness, FL 34453

Parcel ID 19E19S020030 00760 158

WARRANTY DEED

This Warranty Deed Made this 21st day of November, 2024, by Kelly Scoville, an unremarried widow, whose post office address is. 4030 E. Dawson Dr. Inverness, FL 34453, hereinafter called the grantor

to

Kelly L. Scoville, an unremarried widow, whose post office address is 4030 E. Dawson Dr. Inverness, FL 34453, hereinafter called the grantee,

WITNESSETH That said grantor, for and in consideration of the sum of \$10 00 (Ten) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz

Lots 158 thru 161, Block 76, INVERNESS HIGHLANDS UNIT NO. 3, according to the plat thereof recorded in Plat Book 2, Pages 103 through 108, Public Records of Citrus County, Florida.

****This Property is the homestead of the Grantor(s).**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2024, reservations, restrictions and easements of record, if any
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence

[Signature]
First Witness Signature

William Yocum
Printed Signature

3181 A. Carolwood Pt
Hernando FL 34442
Address of First Witness

Kelly Scoville
Kelly Scoville

[Signature]
Second Witness Signature

Stacey Mozo
Printed Signature

3005 N Carolwood Pt.
Hernando FL 34442
Address of Second Witness

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 21ST day of November, 2024 by Kelly Scoville, who () is/are personally known to me or who (☒) has/have produced driver license(s) as identification

My Commission Expires 9-11-2026



Stacey Danielle Mozo
Notary Public - State of Florida
Serial Number
Stacey Danielle Mozo

Prepared by and Return to Trish Wakefield,
an employee of First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450
File No.: 154191-51

WARRANTY DEED

This indenture made on November 8, 2019, by **Charles Michael O'Sullivan** whose address is: 320 Abbey Drive, Polk City, FL 33868 hereinafter called the "grantor",

to **Kelly L. Scoville** whose address is: 4030 E Dawson Dr, Inverness, FL 34453, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, **Florida**, to-wit:

Lot 7, Block 4, INVERNESS ACRES UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 3, Page(s) 24 and 25 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1673003

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

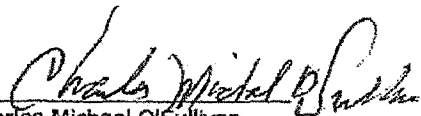
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

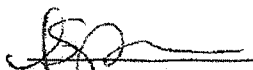
To Have and to Hold, the same in fee simple forever.

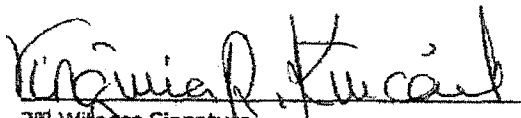
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2019.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Charles Michael O'Sullivan

Signed, sealed and delivered in our presence:

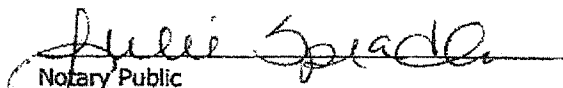

1st Witness Signature
Print Name: Julie Spradlen

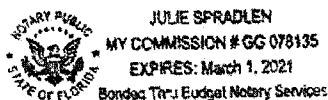

2nd Witness Signature
Print Name: Virginia Kincaid

State of FLORIDA

County of Polk

The Foregoing Instrument Was Acknowledged before me on 11/6/2019, by
Charles Michael O'Sullivan, who is/are personally known to me or who has/have produced a valid
drivers license as identification.


Notary Public
Printed Name:
My Commission expires:



[Home](#)[Parcel Search ▼](#)Altkey: 3525235
SCOVILLE KELLY LParcel ID: 19E19S120110 00040 0070
2812 EISENHOWER ST W, INVERNESS

3 of 3

[Return to Search Results](#)
[My Tax Year 2025 ▼](#)**Legal**

Citrus County Property Appraiser, Cregg E. Dalton

Land & AgriculturePC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0**Residential**

Nbhd 8736 - INVERNESS ACRES UNIT 1

Commercial

Tax District 000T - CITY OF INVERNESS

Misc Improvements

Subdivision 001025 - INVERNESS ACRES UNIT 1

Short Legal INVERNESS ACRES UNIT 1 AKA INVERNESS VLG UNIT 1 LOTS 7 & 8BLK 4

Values

Est. Parcel Sqft 20,035

Sketch

Est. Parcel Acres 46

Photos

Map SC-TW-RG 01-19S-19E

Permits

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

Quick Links**Map****Pictometry****Mailing Address**Name SCOVILLE KELLY L
Mailing Address 4030 E DAWSON DR
INVERNESS FL 34453**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
SCOVILLE KELLY L	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	\$12,360	\$0	\$12,360	\$7,233	\$0	\$7,233	\$0	\$185.90	Link
2023	\$10,200	\$0	\$10,200	\$6,575	\$0	\$6,575	\$0	\$165.40	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	\$12,360	21.9126	\$270.84

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/L
11/08/2019	\$2,300	3017/0019	00-WARRANTY DEED	V
04/24/2017	\$100	2834/1253	01-CORRECTIVE/QC/TD/COT	V
03/12/2015	\$2,400	2678/1915	00-WARRANTY DEED	V
01/16/2015	\$2,000	2666/0960	01-CORRECTIVE/QC/TD/COT	V
05/01/1987	\$10,164	0743/1517	17-17	V
05/01/1987	\$1,210	0741/1252	01-CORRECTIVE/QC/TD/COT	V
02/01/1980	\$1,200,000	0552/1748	14-SALE / MORE THAN 1 PARCEL	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

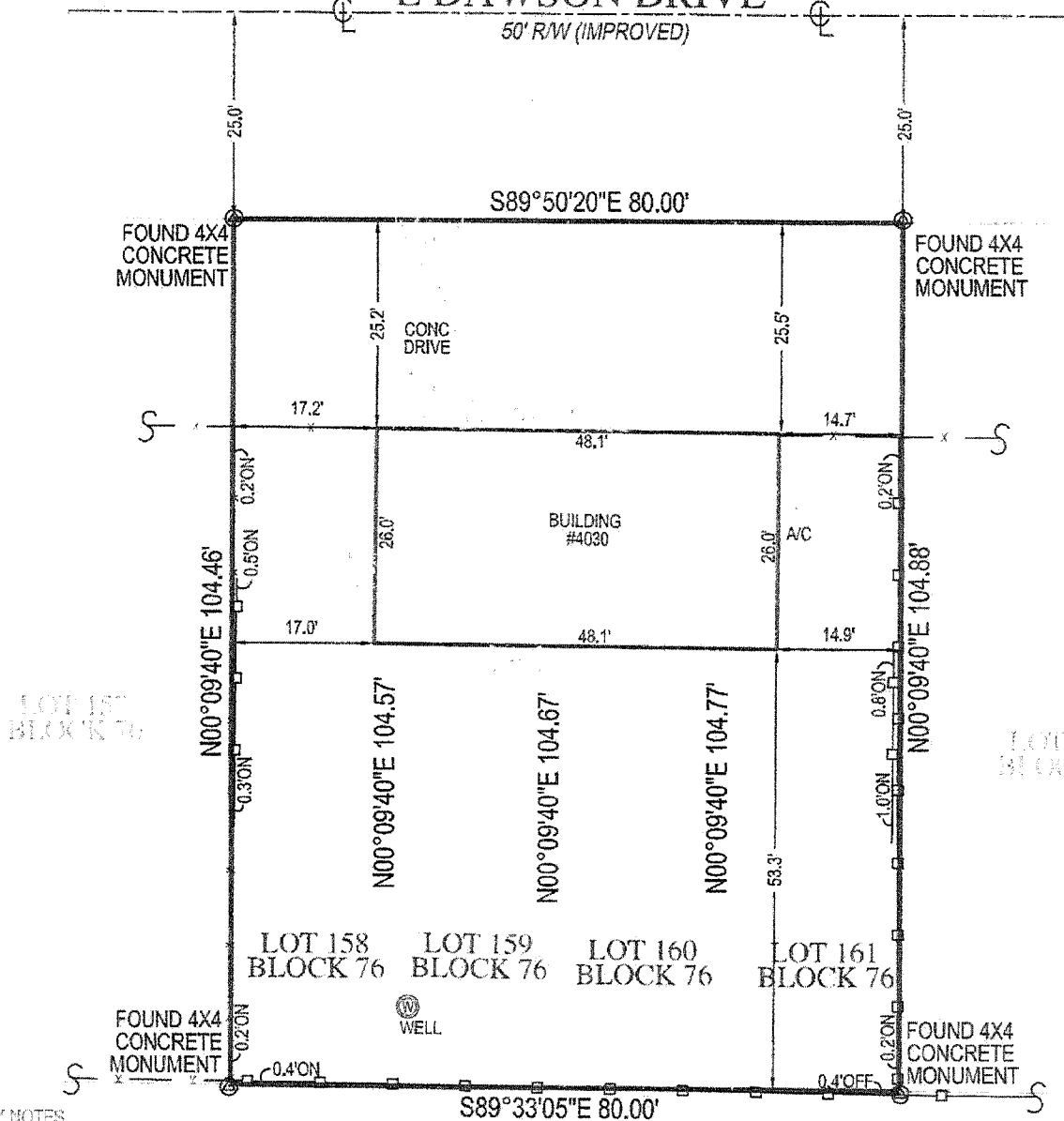
Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125				LD
2	0008-SFR NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	125				LD

BOUNDARY SURVEY

E DAWSON DRIVE

50' R/W (IMPROVED)

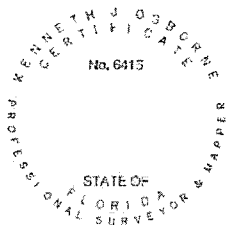
SCALE
1"=20'



SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W
ON NORTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
AT BOTH SIDES AND REAR OF PROPERTY.

UNPLATTED



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne
Kenneth Osborne

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Digitally signed by Kenneth Osborne
DN: cn=Kenneth Osborne, o=Target
Surveying, LLC, ou,
email=Currball@targetsurveying.net,
c=US
Date: 2016.12.13 22:24:38 -0500

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

**TARGET
SURVEYING, LLC**

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

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.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
03/09/2022	202202053	INSTALL SCREEN ROOM WITH WINDBREAKERS ON NEW CONCRETE SLAB **NOC F	\$14,860	
05/18/2021	202107046	TEAR OFF AND REROOF	\$6,800	
11/21/2019	201912779	REMODEL TO INCLUDE RELOCATE ELECTRIC OUTLETS, ADD NEW OUTLETS, EXPAND DINING ROO	\$25,000	
11/16/2006	200613633	REPLACE FRONT DOOR & SIDE DOOR --- NOC N/A	\$1,269	
05/31/2006	200606525	INSTALL 8 WINDOWS & VINYL SIDING--NOC IN FILE FOR	\$3,896	

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0108-RESIDENTIAL NON-WATERFRONT	F-FRONT FOOT	80.00	80.0	104				MDR

Residential

Bldg Number	1
Class	R1 - RESIDENTIAL SINGLE FAMILY
Year Built	1974
Total FLA	936
Total Under Roof	1,304

Exterior Wall	24 - CONCRETE BLOCK PAINTED
Foundation	3 - CONT FOOTING-AVG.
HVAC	109 - HEAT PUMP
Stories	1
Floor System	01 - CONC SLAB
Roof Frame	01 - GABLE
Roof Cover	09 - CUSTOM FIBERGLASS
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	3/2/
Addl Fixtures	
FPL Stacks/Openings	/

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BUILDING	1974	936
1	GARAGE FINISHED	1974	312
1	OPEN PORCH FIN	1974	56

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	CHAIN LINK FENCE-[1-SF]	2010	4	235	1	940	
1	2	PVC 6FT HIGH-[2-LINEAL]	2016			1	48	
1	3	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	2022	8	14	1	112	

Total Misc Value

[Home](#)[Parcel Search](#) ▼Altkey: 1644753
SCOVILLE KELLY LParcel ID: 19E19S020030 00760 1580
4030 E DAWSON DR, INVERNESS2 of 3
[Return to Search Results](#)
My Tax Year: 2025 ▼**Legal****Land & Agriculture****Residential****Commercial****Misc Improvements****Values****Sketch****Photos****Permits****Quick Links****Map****Pictometry****Citrus County Property Appraiser, Cregg E. Dalton**

PC Code 0100 - SINGLE FAMILY
 Bldg Counts Res 1 / MH 0 / Comm 0
 Nthhd 8730 - INVERNESS HIGHLANDS NORTH
 Tax District 000X - WITHLACOCHEE RIVER BASIN
 Subdivision 001036 - INVERNESS HIGHLANDS UNIT 3
 Short Legal INVERNESS HGLDS UNIT 3 LOTS 158, 159, 160 & 161
 BLK 76 DESCIN OR BK 547 PG 1177
 Est Parcel Sqft 8,415
 Est Parcel Acres .19
 Map SC-TW-RG 01-19S-19E

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

Mailing Address

Name SCOVILLE KELLY L
 Mailing Address 4030 E DAWSON DR
 INVERNESS FL 34453

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
SCOVILLE KELLY L	IN - Individual

Homestead Exemption

Code	Homestead Year Begin
R39 - Homestead	2017

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	\$7,440	\$104,617	\$112,057	\$52,424	\$32,424	\$20,000	\$59,633	\$474.41	Link
2023	\$8,800	\$108,557	\$115,357	\$50,897	\$30,897	\$20,000	\$64,460	\$469.22	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	\$112,057	14.8306	\$1,826.71

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
0030	SOLID WASTE, RESID IMPROV	\$27.00
0131	FIRE SERVICES ASSESSMENT	\$79.00
0154	STORMWATER	\$58.84

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/L
11/21/2024	\$100	3519/0674	03-SAME FAMILY/DEED FOL	1
09/17/2020	\$100	3097/0404	07-LIFE ESTATE	1
12/12/2016	\$64,000	2799/1190	00-WARRANTY DEED	1
05/17/2016	\$100	2758/1885	02-MIN DOC STAMP (\$100)	1
01/01/2014	\$100	2601/1860	03-SAME FAMILY/DEED FOL	1
11/01/2011	\$100	2447/0921	01-CORRECTIVE/QC/TD/COT	1
02/01/2010	\$100	2341/0435	03-SAME FAMILY/DEED FOL	1
11/01/1979	\$100	0547/1177	02-MIN DOC STAMP (\$100)	1

2812 Eisenhower Street W., Inverness FL (vacant lot)

Legal Description

INVERNESS ACRES UNIT 1 AKA INVERNESS VLG UNIT 1 LOTS 7 & 8

BLK 4

4030 E. Dawson Drive Inverness, FL (house)

Legal Description

INVERNESS HGLDS UNIT 3 LOTS 158, 159, 160 & 161 BLK 76 DESC

IN OR BK 547 PG 1177

**Legal Notices for Annexation, Land Use and Zoning
4030 E. Dawson Drive**

1. Notice Registered Mail to Chair of the Citrus County Board of County Commissionrs
2. Notice Mail to All Property Owners within 200 Feet of Subject Property
3. Signage Posted at Property
4. Notice Legal Ad Citrus Chronicle



City of Inverness

Department of Administration

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

(352) 726-2611

FAX (352) 726-0607

June 9, 2025

Rebecca Bays, Chairperson
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 Chairperson Bays:

Pursuant to subsection 171.044(6) Florida Statutes and at the property owner's request, the City of Inverness intends to voluntarily annex property into the City of Inverness. The parcel is 0.19 acres located at 2030 East Dawson Street. This parcel is part of unincorporated Citrus County and adjacent to the City of Inverness. The legal description follows below:

Legal Description for 4030 East Dawson Drive. Inverness Highlands Unit 3, Lots 158, 159, 160 & 161 Block 76 as described in Plat Book 2, Pages 103 – 106, Public Records of Citrus County, Florida
Property Appraisers Parcel ID No: 19E19S020030 00760 1580 Altkey 1644763

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. The Public Notice is attached.

Thank you in advance for your understanding of this action.

Sincerely,

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

Eric C. Williams
City Manager

Cc: Steve Howard, County Administrator
Gene Davis, City Council President
Susan Jackson, City Clerk
James T. Hartley, Assistant City Attorney
Christopher Shoemaker, Community Development

Encl: Public Notice



Why am I am getting this notice?

Section 3.11 Inverness Land Development Code Notice Requirements. The designated Administrative Official shall also mail notices setting forth the time, place and purpose of the hearing to (a) the applicant; (b) the owner of the property described in the application, if other than the applicant; and (c) **the owners of every parcel of land within a distance of two hundred (200) feet from the property line of the property described in the application and if the applicant is the owner of land not described in the application but which adjoins the land described in the application, to the owners of every parcel of land within a distance of two hundred (200) feet from the property line of such adjoining lands owned by the applicant.**

So, this notice is mailed to every property owner within 200 feet of the property proposed for annexation which is 4030 E. Dawson Drive. The dividing line between the City and County is the rear lot lines between Dawson Drive and Eisenhower Street West. This is the third lot on E. Dawson that applied for annexation into the City. Questions or concerns please contact me: Christopher A. Shoemaker, Community Development Department Director Email: cshoemaker@inverness.gov Phone: 352.726-2611x1103

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 a proposed Annexation, Small-Scale Amendment to the City of Inverness Comprehensive Plan and a proposed Amendment to the Zoning Map of the City of Inverness, Florida as follows

ORDINANCE 2025-846

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 4030 EAST DAWSON DRIVE, SECTION 02, TOWNSHIP 19 SOUTH, RANGE 19 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.

altkey	owner	mailing adc mailing address2	mailing address3
1644798	RUIZ WILLIAM	129 SE PARADISE PT RD APT 1	CRYSTAL RIVER FL 34429
1673291	HAGESKOG CARL AXEL	SERAFIMEF VAXIO	35257 SWEDEN
3525235	SCOVILLE KELLY L	4030 E DAWSON DR	INVERNESS FL 34453
1648661	GRAY MARY ROBIN	25 N KAUFFMAN TER	INVERNESS FL 34453
1648670	GRAY MARY ROBIN	25 KAUFFMAN TER	INVERNESS FL 34453
1648688	SOUTHERN IMPRESSION HOMES LLC	10151 DEERWOOD PARK BLVD	JACKSONVILLE FL 32256
1673038	FLORIDA COAST CONTRACTORS LLC	6431 S SUNCOAST BLVD	HOMOSASSA FL 34446
1644763	SCOVILLE KELLY L	4030 E DAWSON DR	INVERNESS FL 34453
1673020	DUNBAR EXCAVATION SERVICES LLC	1545 W ATTUCKS LN	DUNNELLON FL 34434
1673046	HILL FRANK E	3990 E DAWSON DR	INVERNESS FL 34453
1648599	LOBIANCO JAMES	3 OLD COLONY LN	LEDYARD CT 06339
1644739	THROWER NANCY GAYLE	3990 E DAWSON DR	INVERNESS FL 34453
1644771	RUIZ WILLIAM	129 SE PARADISE POINT RD UNIT	CRYSTAL RIVER FL 34429
1672988	GRAMZ MATTHEW P	2808 W EISENHOWER ST	INVERNESS FL 34453
1673283	SCRIMP LLC	19 ROCKY POINT DR	BOW NH 03304
1644747	SECONI VALERIE T	PO BOX 371	INVERNESS FL 34451
1644755	KUSTELSKI SHARON L	4020 E DAWSON DR	INVERNESS FL 34453
1644780	WEED ANNA LYNN	1960 S MOORING DR	INVERNESS FL 34450
1673305	FLORIDA PROPERTY TRUST LLC	2221 NE 164TH ST STE 1120	NORTH MIAMI BEACH FL 33160
1648742	MOSES LLOYD CRISPIN	170 BIRCH RILL DR	ALPHARETTA GA 30022
1672996	GRAMZ MATTHEW P	2808 W EISENHOWER ST	INVERNESS FL 34453

Legal Notice for Annexation of 4030 E. Dawson Drive

Sign Posting 7.21.25

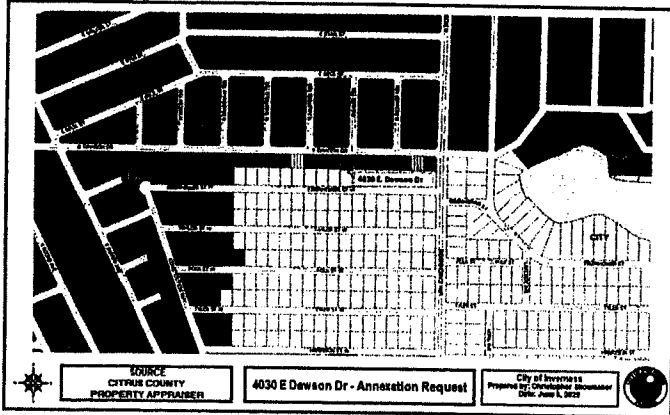


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ORDINANCE 2025-846

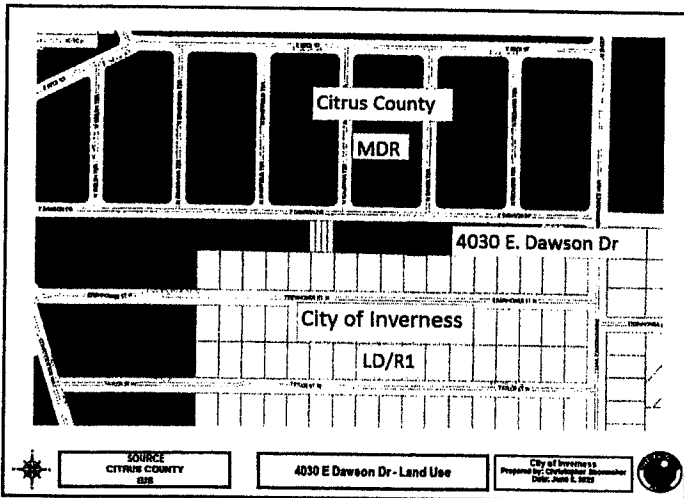
AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 4030 EAST DAWSON DRIVE, SECTION 02, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES AND PROVIDING FOR AN EFFECTIVE DATE.



AND

ORDINANCE NO 2025-847

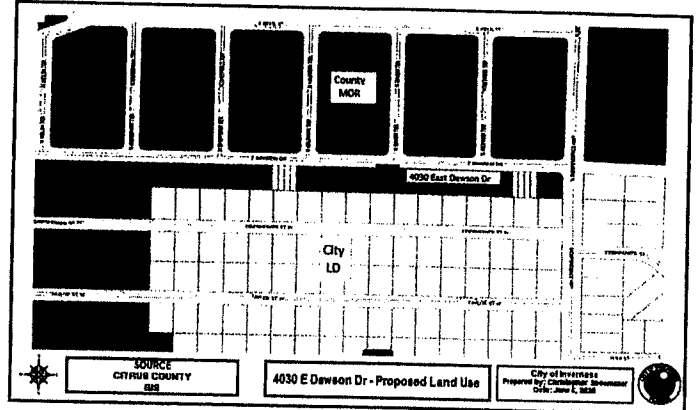
AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.19 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL ("MDR") TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL ("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.



AND

ORDINANCE NO 2025-848

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 0.19 ACR FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (MDR) TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL (LD/R1); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.



Planning & Zoning Commission

1st Reading City Council:

Wednesday, August 6, 2025

at 5:00 p.m.

2nd Reading & Public Hearing City Council:

Tuesday,

August 19, 2025

at 5:30 p.m.

Tuesday,

September 2, 2025

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 1st day of July, 2025

Attest:/s/ Susan Jackson City Clerk

/s/ Gene Davis, President of City Council

SOUND OFF

Massello is a good man

In support of Ralph Massello — especially after the useless Ingolia — Ralph has done so much. He really has. And he gave a lot of money out of his own pocket for the animal shelter. I'm a Democrat. But let me tell you something. Ralph is a good man. Ralph is a man with integrity. Vote Ralph.

Commissioners should give salaries to firefighters

None of the county commissioners need their pay. So why not firefighters, who work 10 times harder and put their lives on the line? How about the county commissioners giving their pay to five firefighters?

Fire chief asking too much

This is for Mr. Fire Chief. He needs to settle down. He's acting like our former sheriff now, and somebody needs to rein him in. People around here are not made of money.

Code enforcement

Isn't there code enforcement here in Citrus County? There is a hotel that looks bad. What an eyesore amongst a whole bunch of other places. I mean, this is getting to be ridiculous. Florida is not looking too nice lately. We're slacking.

Driving tips

Tips from a driving instructor. Number one: With the advent of steering wheel airbags in vehicles, the hands-on-wheel position has changed from 10 and 2 to 8 and 4, as far as looking at a clock is concerned. The logic is that if your hands are high on the wheel in a front-end collision, the airbags will severely damage your arms and also hinder their effectiveness. Number two: How lazy can a person be to leave their empty grocery cart stranded in a parking lot, waiting for the wind to blow it into another car, rather than taking a short walk to the cart corral?

Firefighters want to work

This is about the article where some of the county commissioners are against pay raises for firefighters. I've been retired for many years. I still have many problems. I've had knee replacements, shoulder work and so forth — all from job injuries that have come back to haunt me after many years. Although I'm retired and in my mid-80s, give me an air pack, have the fire department teach the county commissioners how to use it. I light a fire in a barn building, get it to 1,200 to 1,500 degrees — that's the average room-of-contents fire — and I'd be glad to walk in with those county commissioners to see if they still think firefighters don't deserve the pay raises.

Do you realize how many lives are saved by firefighters? Not only in fires, but EMS calls, traffic accidents. I couldn't tell you how many people I brought back to life in a big city by doing CPR or pulling them out of a burning building, or wrecked cars.

So if people don't think firefighters earn their pay, put on a mask and go into a building. It's only 1,200 to 1,500 degrees. That's not bad — especially for the county commissioners. You're all talk and no action. Let me see some action. Do something for the firefighters. Believe me, they deserve it.

Many, many years after I retired, I was still having problems with my bones. I've had many injuries. And my wife said, "Knowing now what you know, if you had known it then, would you still do the job?" And I told her, "In a heartbeat." I travel all over the world and I've talked to firefighters all over the world. I've never heard one — not one

— complain about having to go to work. It's in our blood. We love the job. But we should be compensated for it.

Remember, when we leave home, a firefighter may not come back. Firefighting is still one of the most dangerous jobs in the world. So, county commissioners, go ahead. See if you can go into a burning building and stay in five minutes. I guarantee you, you'll come out shaking.

Voting districts

Gerrymandering of political districts should be banned in all U.S. states. It takes away my right to vote, as well as many others, and that's not right. My voice should be heard through my vote, not gerrymandered by corrupt politicians.

Use your own trash can

People, when you walk your dog, please do not put your brown bag of dog feces in my garbage can. Wait until you get home and put it in your own garbage can. I do not put brown bags in my garbage can.

Don't abandon dogs

Somebody dropped off a dog on Monday, August 4, on Turner Camp Road — a medium-sized black dog with long fur — and it was running around the road looking at all the cars as though somebody had dumped it.

If you dumped your dog, why did you not call animal services or bring it to the shelter instead of leaving it on the road? I hope that the dog was just lost and you're looking for it. But if you just dropped it off, it's very cruel. You should have called animal services to pick it up if you didn't want that dog. It's disgraceful.

Florida DOGE

Well, it looks like Florida DOGE has gone to Alachua County to clean house. And I guess they're saying that even donations to charities and working with nonprofit foundations are on the chopping block. My idea is all they really have to do is find anything the governor doesn't like — and those programs will be called waste, fraud and abuse.

What Florida DOGE really ought to be looking at is Florida Hope. Remember the governor and his wife's scam of the taxpayers? Now that would be worth watching.

Too late for baseball

This is just concerning the baseball game between the Rays and the Dodgers. This is on Monday the 4th. The game is supposed to start at 9:38 p.m. I mean, am I the only person who thinks that's just a little bit late?

I mean, granted, there are different time zones. And while it might be 5 o'clock here in Florida, it might be 10 or 12 o'clock somewhere else, so you have it earlier. We do that all the time. We've had baseball games start here in Florida around noon — 12 o'clock noon — because in their time zone, it's probably 3 or 4. And that's fine.

But 9:38 p.m.? I mean, God forbid some kid wants to watch it and they can't because it's past their bedtime. This is totally ridiculous. Please, Sound Off readers — am I the only one who feels this way?

Give tickets for uncovered loads

Went through Lecanto today and saw four big branches on the ground. Some had to go on the grass to get around them. They need to start giving tickets out for uncovered loads.

SOUND OFF

The Chronicle invites you to Sound Off with opinions about local and state issues by calling 352-563-0579.

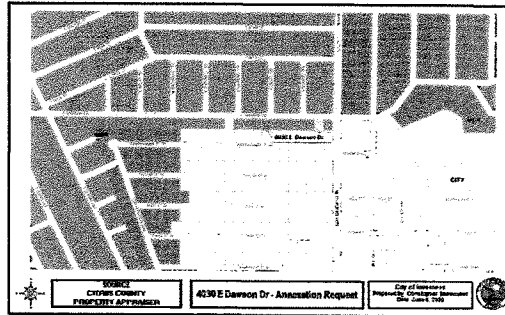
We do not publish Sound Offs about political candidates, political campaigns or national issues.

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 166.941 Florida Statutes, to consider a proposed Annexation, Small-Scale Amendment to the City of Inverness Comprehensive Plan and a proposed Amendment to the Zoning Map of the City of Inverness, Florida as follows:

ORDINANCE 2025-846

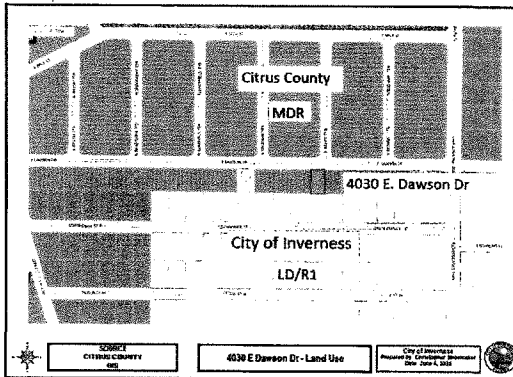
AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 4030 EAST DAWSON DRIVE, SECTION 02, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.



AND

ORDINANCE NO 2025-847

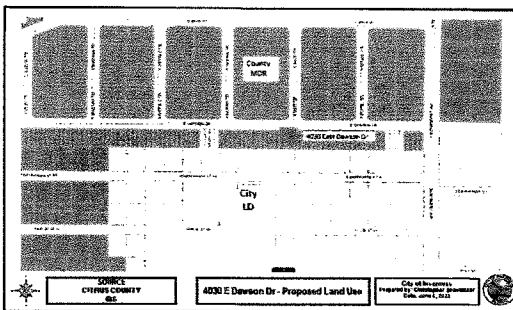
AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.19 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL ("MDR") TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL ("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.



AND

ORDINANCE NO 2025-848

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 0.19 ACRES FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (MDR) TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL (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 & Zoning Commission

1st Reading City Council:

2nd Reading & Public Hearing City Council:

Wednesday, August 6, 2025

Tuesday, August 19, 2025

Tuesday, September 2, 2025

at 5:00 p.m.

at 5:30 p.m.

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 1st day of July, 2025

Attest: /s/ Susan Jackson City Clerk

/s/ Gene Davis, President of City Council

CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/25
		TOTALS FOR ACE HARDWARE CO OF INV INC				1,583.52
		TOTALS FOR TIME WARNER CABLE				78.94
		TOTALS FOR CITRUS COUNTY BOARD OF COMMISSIONER				218,343.18
		TOTALS FOR CITRUS COUNTY CHRONICLE				36.70
		TOTALS FOR COMMERCIAL ENERGY SPECIALISTS				2,994.92
		TOTALS FOR MITCH DUNCAN & SON PLUMBING INC.				1,535.00
		TOTALS FOR GOLDEN X PLUMBING SUPPLY INC				118.67
		██				████████
		TOTALS FOR KIMLEY-HORN AND ASSOCIATES, INC				13,125.00
		TOTALS FOR LELAND COMPANIES, LLC.				848.00
		████████████████████				████████
		TOTALS FOR MT CAUSLEY, INC				8,605.16
		██				████████
		TOTALS FOR OFFICE DEPOT INC				109.61
		TOTALS FOR ON SCENE REPAIR & MAINTENANCE, LLC.				3,420.02
		TOTALS FOR RING POWER CORPORATION				48,443.28
		TOTALS FOR UNIFIRST CORPORATION				160.68
		TOTALS FOR WHETSTONE OIL COMPANY, INC				2,108.59
		TOTALS FOR WIRELESS ELECTRONICS, INC.				720.00
		REPORT TOTALS				302,231.27

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

***please note: Redacted items are credit balances owed to COI by vendors - thus not payable and not included on report.

August 19, 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 Mayor Plaisted, and the Pledge of Allegiance was led by the City Council.

ACCEPTANCE OF AGENDA

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

PRE-SCHEDULED APPEARANCES

None

PUBLIC HEARINGS / WORKSHOP

6)a) Resolution 2025-06 ICRA – * with City Manager Williams stating the Inverness Community Redevelopment Agency (ICRA) was first established in 1990 and was expanded in 2015. The City has utilized tax increment financing through ICRA to accomplish a multitude of projects and continues to utilize this valuable tool to achieve redevelopment and enhance our community. It is paramount that the ICRA term be commensurate with the scope of projects the City has envisioned and that the utility of the redevelopment tools contained in ICRA be available for the continued enhancement of the City. Therefore, it is necessary to extend ICRA's termination date. Before Council tonight is Resolution 2025-06 extending the termination date of the Inverness Community Redevelopment Agency. President Davis opened the public hearing. **Councilwoman Hepfer motioned to have the Clerk read Resolution 2025-06 by Title only. Seconded by Councilwoman Lizanich. The motion carried.**

RESOLUTION 2025-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY INVERNESS, FLORIDA APPROVING THE CONTINUED EXISTENCE OF THE INVERNESS COMMUNITY REDEVELOPMENT AGENCY AND EXTENDING ITS TERMINATION DATE IN ACCORDANCE WITH SECTION 163.3755(1), FLORIDA STATUTES; AMENDING THE REDEVELOPMENT PLAN TO EXTEND THE TIME CERTAIN FOR COMPLETING ALL REDEVELOPMENT FINANCED BY INCREMENT REVENUES IN ACCORDANCE WITH SECTION 163.361, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

No one spoke for or against the Resolution. **Councilwoman Hepfer motioned to adopt Resolution 2025-06 by roll call vote. Seconded by Councilwoman Bega. 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. The Public Hearing was closed.**

OPEN PUBLIC MEETING

None

CITY ATTORNEY REPORT

None

CONSENT AGENDA

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes* – 08/05/2025
 - Recommendation - Approval

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

CITY CLERK'S REPORT

None

CITY MANAGER'S REPORT

11)a) Cootertoiber 2025* with Parks & Rec Director Worley provided a presentation and details of the many planned events. He noted that two years ago, the City introduced a month-long set of events known as Cootertoiber. The approach relied on a multitude of public private partnerships, that maintained the Cooter brand and recognized the popularity of premium musical acts and cultural arts. With over 30 events across the City, Cootertoiber gave everyone in the family something to enjoy. This year's Cootertoiber will have over 30 events that will be sure to engage the entire community. Parks & Recreation staff presented this year's Cootertoiber events and opportunities. New this year will be decorating of the lampposts with a fall theme. **Verbal Update – No Action Required**

11)b) Resolution 2025-05 County LMS* with City Manager Williams stating all communities face some level of vulnerability to the human and economic costs of natural, technological, and societal disasters, and it is important to recognize the importance of reducing or eliminating those vulnerabilities for the overall safety, health, and welfare of the community. Community Development Director Shoemaker provided a presentation noting the Federal Disaster Mitigation Act of 2000 requires that each local jurisdiction have an approved local mitigation plan in accordance with Chapter 44 CFR Sections 201.6 prior to receiving Hazard Mitigation Grant Program funding, and Rule 9G-22 of the Florida Administrative Code, titles a local mitigation plan as the jurisdiction's Local Mitigation Strategy ("LMS") and sets forth the method for monitoring and evaluating changes to hazard assessments, project priority list, critical facilities list, repetitive flood-loss list, and map revisions. Citrus County, including the cities of Crystal River and Inverness, last updated its LMS in 2020 and Chapter 44 CFR Parts 201 & 206 provide that a local jurisdiction(s) must review and revise their LMS to reflect changes in development, progress in

local mitigation efforts, and changes in priorities, and update the LMS a minimum of every five (5) years in order to continue to be eligible for Federal hazard mitigation funds under the Federal Emergency Management Agency. The Citrus County Local Mitigation Strategy Working Group, which includes representatives of the cities of Crystal River and Inverness, has developed the Citrus County Multijurisdictional Local Mitigation Strategy 2025, which is a total revision of the 2020 LMS and complies with the updated State and Federal mitigation plan guidelines. **Councilwoman Bega motioned to have the Clerk read Resolution 2025-05 by Title only. Seconded by Councilwoman Hepfer. The motion carried.**

RESOLUTION 2025-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA ADOPTING THE CITRUS COUNTY, MULTIJURISDICTIONAL LOCAL MITIGATION STRATEGY 2025; PROVIDING FOR REPEAL AND CONFLICT; PROVIDING AN EFFECTIVE DATE.

Councilwoman Lizanich motioned to adopt Resolution 2025-05 by roll call vote. Seconded by Councilwoman Bega. 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.

11)c) Ordinance 2024-846/847/848 4030 E. Dawson Annexation– First Reading* with City Manager Williams stating 4030 E. Dawson Drive is a 0.19 acre or 8,415 square foot lot with a single-family home located at the northern end of the City limits. Community Development Director Shoemaker provided a presentation and noted a request for voluntary annexation was submitted by the property owner as they own a vacant lot to the south on Eisenhower Street West, which is within City limits. The owner plans to fence both properties and would like to work with one permitting authority for both tracts. The Planning and Zoning Commission voted 5 - 0 to recommend approval to the City Council at their meeting of August 6, 2025. The annexation process is followed by an amendment to the City's Future Land Use Map and the Official Zoning Map by designating a land use category and zoning district. **Councilwoman Lizanich motioned to have the Clerk read Ordinance 2025-846 by Title only. Seconded by Councilwoman Hepfer. The motion carried.**

ORDINANCE 2025- 846

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 4030 EAST DAWSON DRIVE, SECTION 02, TOWNSHIP 19 SOUTH, RANGE 19 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 Lizanich motioned to approve Ordinance 2025-846 by rollcall vote on a first reading. Seconded by Councilwoman Hepfer. 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.

Councilwoman Lizanich motioned to have the Clerk read Ordinance 2025-847 by Title only. Seconded by Councilwoman Hepfer. The motion carried.

ORDINANCE 2025- 847

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 0.19 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (“MDR”) TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL (“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 Lizanich motioned to approve Ordinance 2025-847 by rollcall vote on a first reading. Seconded by Councilwoman Hepfer. 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.

Councilwoman Lizanich motioned to have the Clerk read Ordinance 2025-848 by Title only. Seconded by Councilwoman Hepfer. The motion carried.

ORDINANCE 2025- 848

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 0.19 ACRES FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (MDR) TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL (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 Lizanich motioned to approve Ordinance 2025-848 by rollcall vote on a first reading. Seconded by Councilwoman Hepfer. 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.

11)d) Request for Settlement and Release of Lien – 815 Emery Street* with Community Development Director Shoemaker stating the priority of code enforcement is to maintain property values, enforce city codes, correct violations and secure reimbursement for enforcement costs. The release of lien is not processed until all fees have been paid and violations corrected. 815 Emery Street has been subject to code enforcement actions since February 2025 resulting in liens of \$8,800 from Case #857 and previously received a violation for having a carport on the property without a permit. Special Magistrate decided on April 2, 2025, to give the owner 30 days to remedy

the problem or to start a lien of \$100 per day. The lien went into effect on May 21, 2025. Current owner, Mr. Steven Smith, was made aware of the problem on July 25, 2025, and has offered to settle the \$8,800 lien for \$500. Councilwoman Bega noted a comparison between the total of the lien and the amount offered and maybe should consider a change in City policy. President Davis spoke to the requested reduction and does not want to set a precedence of anyone thinking this should be a normal practice. Spoke of personal experience when purchasing properties with liens. Councilwoman Lizanich questioned if there are habitual offenders as well as occasional offenders. **Councilwoman Hepfer motioned to discuss the settlement offer in the amount of \$500 of the \$8,800 lien amount and write-off the \$3,800 to release the lien. Seconded by Councilwoman Lizanich. The motion carried.**

11)e) Resolution 2025-03 FDOT Gateway Signage – * with City Manager Williams stating GAI-Community Services Group (CSG) was engaged by the City to assist with creation of a new street signage system to match the City's brand. Two products were designed for the program including large scale Gateway signage to enhance the welcome experience entering the City and smaller Wayfinding signage to guide residents and visitors in and around the downtown. Installation of the Gateway signs is underway. There is a final step to the installation/permitting for those within certain FDOT rights of way. The FDOT requires submission of a City Resolution, a Community Aesthetic Feature Agreement (CAF) and permit to install signage within their right of way. Before Council this evening is resolution 2025-03 that assigns full financial responsibility to the City for the feature's design, construction, and ongoing maintenance and provides the City Manager with signatory authority for the CAF Agreement and permit for installation of the three signs within the FDOT rights of way. **Councilwoman Bega motioned to have the Clerk read Resolution 2025-03 by Title only. Seconded by Councilwoman Hepfer. The motion carried.**

RESOLUTION 2025-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY INVERNESS, FLORIDA APPROVING A COMMUNITY AESTHEIC FEATURE AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR PERMISSIVE USE OF FDOT RIGHT OF WAY FOR THE CITY'S INSTALLATION OF LOCAL GATEWAY ENTRY SIGNAGE FOR THE CITY OF INVERNESS GATEWAY SIGNAGE PROGRAM.

Councilwoman Lizanich motioned to adopt Resolution 2025-03 by roll call vote. Seconded by Councilwoman Hepfer. 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.

11)f) Project/Program Updates (*Verbal*)

- Teen's Night Out with P & R Director Worley stating that changes are coming and thank everyone for their continued support. Noted this event started in 2021 and wants to continue to keep it fun for those that attend. Discussed a possible change in venue from time to time and spoke of community partners involved.
- IGC Improvements/County Lease with City Manager Williams provided a brief history of the concept of the County leasing space in the Inverness Government Center and the recent vote of the BOCC to not lease in the IGC. Days later he

received a telephone call that the BOCC wanted to reconsider the decision they made at their last meeting.

- Other with City Manager referencing the improvement of the traffic at the Middle School and the added guardrail. There has been a pool restructure to return water fitness. Spoke of lake and no wake zone activity with CCSO issuing warnings and citations. The DEP lease for the submerged land has been received. Spoke of the active road resurfacing and if there were any budget questions.

COUNCIL/MAYOR SUBJECTS

Councilwoman Hepfer stated she enjoyed the FLC conference and how other cities were amazed by what Inverness accomplishes with budget, etc.

Councilwoman Bega spoke of the FLC conference and how the budget was bragged on. Appreciated all the staff for all they do.

Mayor Plaisted enjoyed the conference and spoke of the positivity from our City, Council, etc. Excited about Cootertober. Noted a card he received thanking the City of the shade structures at the Liberty Park playground.

Councilman Craig spoke of the various sessions during the conference and spoke of the CRA extension.

Council President Davis spoke of discussions with others at the conference about all the events in our City.

CITIZENS NOT ON AGENDA

Sandy Levin represented the Downtown Inverness Business Partnership. Stated the excitement of the activities and events what are coming. Noted there are over 30 businesses involved in the partnership and have met with 25 additional businesses. Spoke of starting the Downtown Trick or Treating 4 years ago, the hay bale decorating contest, etc. Excited about the upcoming bike ride, caboose, etc. with something for all to participate. Loves Inverness.

Meeting adjourned at 6:53 p.m.

City Clerk

Council President

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

September 2, 2025

TO: Elected Officials
FROM:
SUBJECT: CCSO Quarterly Report
CC:
Enclosures:

Agenda Memorandum - *City of Inverness*

September 2, 2025

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: 2025 Chamber of Commerce Inverness Christmas Parade

CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Rob Pell, Public Works Director, Collette Schwomeyer, Administrative Assistant, Woody Worley, Parks & Recreation Director

Enclosures: 1. Cover Ltr - CR Council -2025 Christmas Parade
2. 2025 CCSO Chamber Inverness Christmas Parade

Plans are being made for the upcoming Christmas Parade in Inverness. The event this year, will be on Saturday, December 13, 2025. The staging will take place at Citrus High School as in prior years, with a start time of 12:00 pm. The parade will begin on Hwy 44 near Pizza Hut. It will follow the highway towards Downtown Inverness and end at Grace Street by Mama's Kuntry Kafe. The parade will then follow Grace Street to Highlands Blvd, where it will turn right and end at the entrance to Citrus High School.

Road closures require a permit by the Florida Department of Transportation (FDOT) along with meeting minutes of City Council confirming acknowledgment and support of the closure and parade activity. Permit documents will be signed by the Citrus County Sheriff and Inverness City Manager, and will then be submitted to FDOT for final approval of road closures.

Recommended Action:

1. Allow staff to speak
2. Motion and second to approve that State Road 44 (via Main Street) will be temporarily closed to accommodate the annual Inverness Christmas Parade on Saturday December 13th from approximately 11:00 am until 2:00 pm.
3. Deliberate the matter
4. Vote the matter

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

Eric C. Williams



July 18, 2025

Inverness City Council
City of Inverness
212 W Main Street
Inverness, FL 34450

Re: 2025 Chamber of Commerce Inverness Christmas Parade

Dear Mayor and Council Members,

The Citrus County Chamber of Commerce is pleased to submit our application to hold the 2025 Inverness Christmas Parade on **Saturday, December 13, 2025**, along Main Street.

We are excited to work with you once again on this beloved holiday tradition, which has become a signature celebration for the City of Inverness and its community. The parade will be staged off Highlands Avenue and Citrus High School, with the route proceeding along Main Street.

As always, we warmly invite you to participate in the festivities. I will provide **Susan** with all the necessary details and extend a formal invitation for you to join us in this year's "**Holiday Favorites**"-themed Inverness Christmas Parade.

Thank you for your continued partnership, and we look forward to making this year's event another memorable occasion for the City of Inverness and its families.

Warm regards,

Josh Wooten
President & CEO

Missy Slanker
Events Manager

Cc: Susan Jackson
Randy Worley
Sherry Bechtel
Kristi Brown

915 N. Suncoast Blvd., Crystal River, FL 34429

Phone 352-795-3149

Fax 352-795-1921

CitrusCountyChamber.com

Date: July 18, 2025

Permit No. _____

Governmental EntityApproving Local Government CITY OF INVERNESSContact Person SHERRY BECHTELAddress 212 W MAIN STREET, INVERNESS, FL 34450Telephone 352-726-2611 X 1303Email SBECHTEL@INVERNESS.GOV**Organization Requesting Special Event**Name of Organization CITRUS COUNTY CHAMBER OF COMMERCE Contact Person MISSY SLANKERAddress 915 N SUNCOAST BLVD., CRYSTAL RIVER, FL 34429Telephone 352-795-3149Email EVENTS@CITRUSCOUNTYCHAMBER.COM**Description of Special Event**Event Title CHAMBER'S INVERNESS CHRISTMAS PARADE Date of Event DECEMBER 13, 2025Start Time 12:01PM End Time 2:01PMEvent Route (attach map) SEE ATTACHED

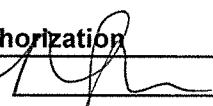
Detour Route (attach map) _____

Law Enforcement Agency Responsible for Traffic ControlName of Agency CITRUS COUNTY SHERIFF'S OFFICE**US Coast Guard Approval for Controlling Movable Bridge**Not Applicable ☒Copy of USCG Approval Letter Attached ☐

Bridge Location _____

The Permittee will assume all risk of and indemnify, defend and save harmless the State of Florida and the FDOT from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise of this event.

The Permittee shall be responsible to maintain the portion of the state road it occupies for the duration of this event, free of litter and providing a safe environment to the public.

Signatures of AuthorizationEvent Coordinator MISSY SLANKER Signature  Date JULY 18, 2025

Law Enforcement

Name/Title _____ Signature _____ Date _____

Government Official

Name/Title _____ Signature _____ Date _____

FDOT Special Conditions**FDOT Authorization**

Name/Title _____ Signature _____ Date _____

Inverness Christmas Parade

Theme: Holiday Favorites

Date & Time: Saturday, December 13, 2025 • 12:00 PM

Get ready to celebrate all your favorite holiday moments as the streets come alive with dazzling floats, festive music, and the warmth of community cheer! This year's theme, "Holiday Favorites," showcases all of our most-loved seasonal traditions, from cozy winter wonderlands and classic storybook scenes to joyful pop-culture nods and nostalgic holiday memories. Whether you dream of gliding through a snowy North Pole village or dancing under a canopy of twinkling lights, your imagination is the only limit!

Spectator Information

- **Viewing Route:** Parade kicks off on HWY 41 near Pizza Hut, moves north into downtown Inverness (Grace St. by Mama's Kuntry Kafe), then winds along Grace St. to Highlands Blvd, ending at the entrance to Citrus High School.
- **Family-Friendly Viewing:** Bring blankets and chairs and stake out your spot early—this is a great parade for kids and grandparents alike!

Traffic & Road Closures

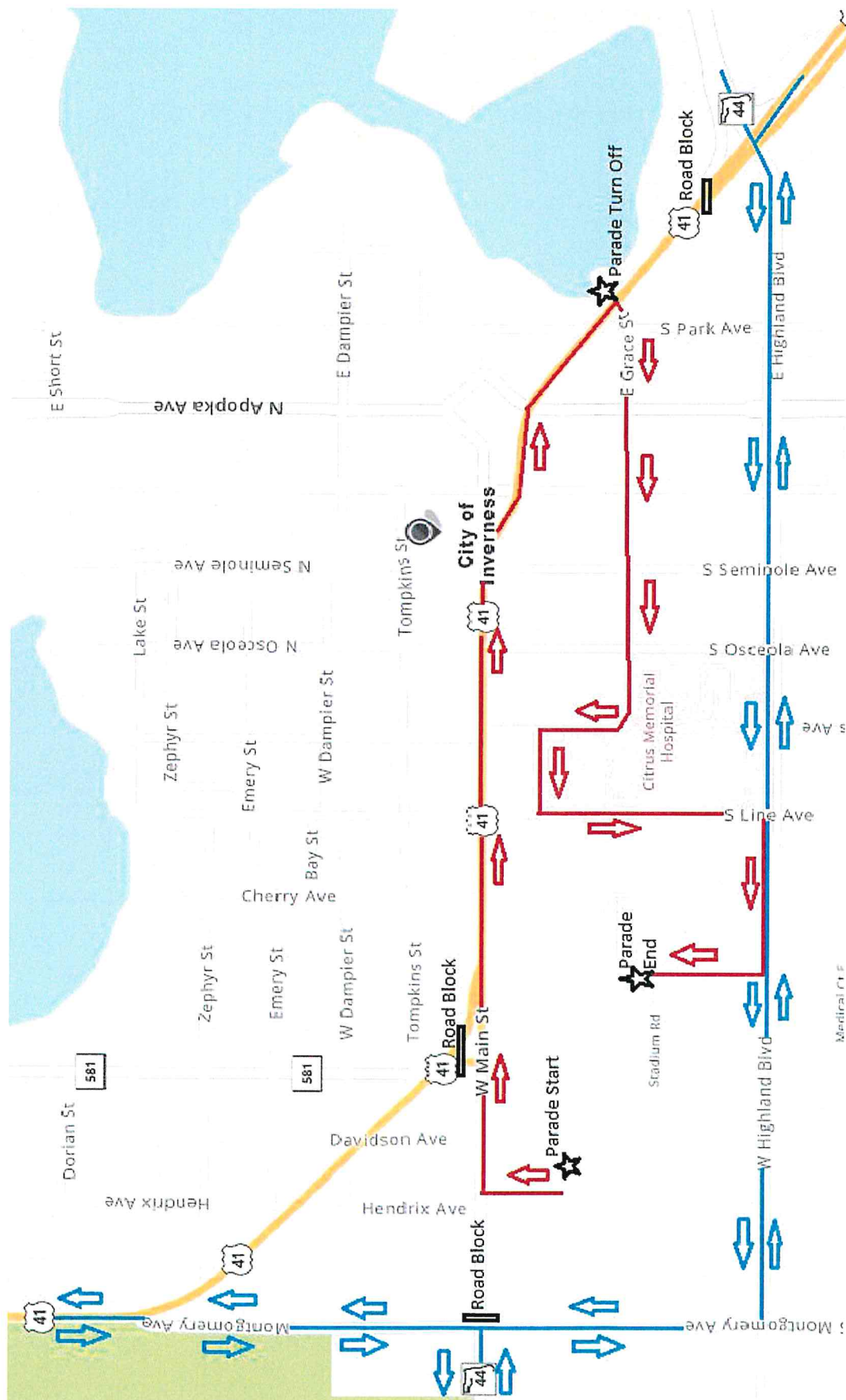
- **Main Street Detour (11:00 AM – 2:00 PM):** Traffic from SR 44 East to Montgomery Ave will be diverted onto Montgomery Ave to SR 44 West or south to W Highlands Blvd.
 - Gospel Island residents: Zephyr St. to HWY 41 North
 - Highlands South community: Hill St. and Inverness Blvd
 - Pleasant Grove Rd. residents: West Arbor St.
- Please follow posted signage and allow extra travel time around downtown.

2025 Chamber Inverness Christmas Parade

Citrus County Sheriff's Office

# of Officers	Location to be stationed:
2	SR 44 West & Montgomery St.
1	SR 44 West & North Ella St.
1	US 41 North and Montgomery Ave. (merge)
1	SR 44 West & US 41 North
1	SR 44 West (Main) & Trout Ave.
1	Main St. & Cherry Ave.
1	Main St. & Line Ave.
1	Main St. & Citrus Ave.
1	Main St. & Osceola Ave.
1	Main St. & Seminole Ave.
1	Main St. & Pine Ave.
1	Main St. & Apopka Ave.
1	Main St. & Park Ave.
2	SR 44 East / 41 South & Highland Blvd.
2	Highland Blvd. & Montgomery Ave.
1	Highland Blvd. & S. Apopka Ave.
1	Highland Blvd. & S. Line Ave.
1	Highland Blvd. & entrance to Staging Area at Citrus High School
21	

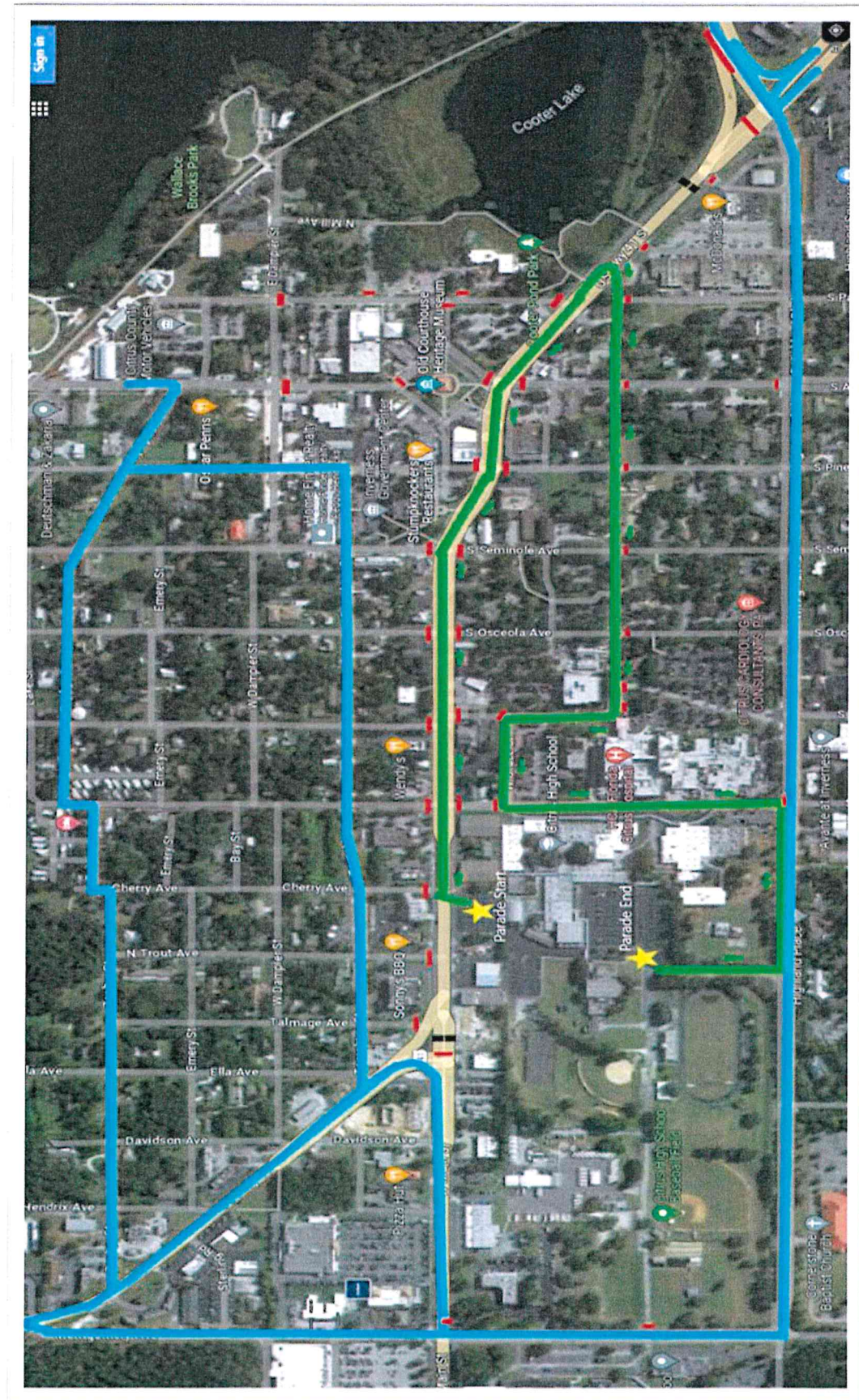
2024 INVERNESS CHRISTMAS PARADE MAP



MAP KEY:

- RED LINE/RED ARROW = PARADE ROUTE/DIRECTION
- BLUE LINE/BLUE ARROW = REROUTED TRAFFIC/DIRECTION

Map Key: Green Lines w/arrows = Parade Route
 Blue Lines = Detoured/Alternate Traffic Route



Agenda Memorandum - *City of Inverness*

September 2, 2025

TO: Elected Officials

FROM: Frank Calascione, Assistant City Manager

SUBJECT: Interlocal Agreement with Citrus County for Provision of Reclaimed Water to Holden Park

CC: Susan Jackson, City Clerk, Rob Pell, Public Works Director, Alexis Koter, Finance Director

Enclosures: 1. Reclaimed Water Agreement City and County Holden Park Final 08-06-2025 v3

The City of Inverness and Citrus County wish to cooperate for the provision of reclaimed water to irrigate the County's Holden Park. Tonight's agreement stems from a prior three-party agreement between the City, County, and the South West Florida Water Management District related to upgrades made at the City's wastewater treatment facility some years ago. The City's contractor has already constructed the line that will deliver the reclaimed water and the County has prepared the necessary easements to allow the City to maintain its infrastructure, including the pressure regulator. The County will be responsible for maintaining its infrastructure and irrigation equipment that exists after the pressure regulator. The agreement also provides the ability for the City to obtain the required easements in the future, should the City wish to extend the reclaimed water line further to serve other customers. This project will result in better utilization of the reclaimed water the City produces and allow for reduced groundwater consumption by the County.

Recommended Action:

1. Allow Staff to Present
2. Motion and second to approve the Interlocal Agreement for Provision of Reclaimed Water to Holden Park and authorize the Council President to execute the document.
3. Deliberate the Matter
4. Vote the Matter

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

Eric C. Williams

**INTERLOCAL AGREEMENT BETWEEN THE CITY
OF INVERNESS AND CITRUS COUNTY FOR
RECLAIMED WATER**

THIS RECLAIMED WATER AGREEMENT is made this 9th day of September, 2025, by and between the CITY OF INVERNESS, a Florida Municipal Corporation (hereinafter "CITY"), and CITRUS COUNTY, FLORIDA a political subdivision of the State of Florida (hereinafter "COUNTY") referred to herein, collectively, as "Parties".

WHEREAS, CITY generates a daily flow of treated wastewater effluent from its Wastewater Treatment Plant ("Reclaimed Water"); and

WHEREAS, spray irrigation of Reclaimed Water is a recognized and desirable form of Reclaimed Water disposal and is approved and encouraged by regulatory protective agencies; and

WHEREAS, COUNTY owns and operates a public park and facilities located in close proximity to the CITY'S wastewater plant (collectively referred to as the "Property"); and

WHEREAS, CITY and COUNTY are committed to maximizing the beneficial reuse of Reclaimed Water and both desire to reduce the use of groundwater for irrigation purposes; and

WHEREAS, COUNTY'S use of Reclaimed Water to irrigate the Property would be beneficial to the Parties and would reduce demand on the underground water supply;

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, the Parties hereto do hereby agree as follows:

1. Definitions:

- 1.1. *Easement Area* – That area described as the Reclaimed Water Line Utility Access Easement Area in that certain Reclaimed Water Line Utility and Access Easement to be executed consistent with the provisions contained herein and which will be recorded in the public records of Citrus County, Florida.
- 1.2. *Irrigation Facilities* – All tangible, personal property located on the Property that is necessary to accomplish the irrigation of the Property, including, but not limited to pipelines, pumps, valves, spray head assemblies, and all improvements to the now existing, or as may be modified by the COUNTY in the future, including, but not limited to, a backflow preventer or air gap, level control, and sprinkler equipment, excluding the Reclaimed Water Transmission System.
- 1.3. *Property* – The real property located in unincorporated Citrus County at 4229 S. Rainbow Drive, Inverness, Citrus County, Florida 34452, which is known as Holden Community Park, and County-owned facilities in close proximity thereto.

- 1.4. *Reclaimed Water* – Wastewater treated to public access standards, as defined in Chapter 62-610, Florida Administrative Code.
- 1.5. *Reclaimed Water Transmission System* – The pipes, lines, valves, pumps and appurtenances now existing or to be constructed up to and including the pressure regulators to transmit Reclaimed Water under pressure from the Wastewater Treatment Plant to the Property, excluding Irrigation Facilities.
- 1.6. *Wastewater Treatment Plant* – The wastewater treatment plant owned by CITY located at 3900 South Florida Avenue in Inverness, Florida.
2. CITY has, at its sole cost and expense, constructed a Reclaimed Water Transmission System for the purpose of transmitting treated Reclaimed Water from its Inverness Wastewater Plant to the Property. A portion of the Reclaimed Water Transmission System is installed under the COUNTY'S Inverness Airport and within that area described as the Reclaimed Water Line Utility Access Easement Area in that certain Reclaimed Water Line Utility and Access Easement (the "Utility Easement") to be executed consistent with the provisions contained herein and recorded in the public records of Citrus County, Florida. This Utility Easement will be executed by COUNTY, and will be delivered to the CITY and will be in substantially the same form as the draft Reclaimed Water Line Utility and Access Easement attached hereto as **Exhibit "A"**.
3. CITY shall retain ownership and maintenance of Reclaimed Water Transmission System up to and including the pressure regulator serving the Property. CITY shall be enabled to construct a lateral connection off of the Reclaimed Water Transmission System before the pressure regulator at the Property and COUNTY will cooperate with City in negotiating future easements as needed within the Property, or over other COUNTY property, to achieve a mutually agreed upon path for CITY to extend Reclaimed Water lines to other users.
4. CITY shall endeavor to provide Reclaimed Water to COUNTY at all times requested by COUNTY, but CITY shall not be held responsible for failure to provide same for any reason whatsoever.
5. CITY shall be responsible for reading the meter and will charge COUNTY at the same bulk rate for reclaimed water that CITY charges commercial customers.
6. COUNTY shall endeavor to use Reclaimed Water for irrigation purposes whenever and wherever possible, but COUNTY shall not be obligated to utilize any Reclaimed Water nor a specific amount thereof and shall have the right to use such amount of Reclaimed Water as COUNTY deems advisable.
7. CITY shall have the right, at any time and upon reasonable notice to COUNTY, to enter the Property and to inspect and review the operation and maintenance of the Irrigation Facilities, to take water samples or soil borings, and to conduct other tests and monitoring of the Property (including the installation and maintenance of monitoring wells, with COUNTY'S prior consent) in relation to the operations to be conducted under this Agreement at CITY'S sole cost.

8. In the event of service interruptions CITY shall exercise due diligence in completing the necessary repairs and restoring Reclaimed Water delivery to the Property. In the event of service interruption caused by a malfunction of the Irrigation Facilities, COUNTY shall exercise due diligence in completing the necessary repairs and restoring Reclaimed Water distribution on the Property.
9. If either CITY or COUNTY is prevented from or delayed in performing any act required of it hereunder, and such prevention or delay is caused by strikes, labor disputes, inability to obtain labor materials, or equipment, inclement weather, acts of God, governmental restrictions, regulations, or controls, judicial orders, enemy or hostile government actions, civil commotion, fire, or other casualty, or other causes beyond the CITY'S or COUNTY'S reasonable control (collectively, "Force Majeure"), the performance of such act shall be excused for a period equal to the period of prevention or delay.
10. Nothing contained in the Agreement shall be construed as a waiver of either Parties' rights to sovereign immunity under Section 768.28, *Florida Statutes*, or other limitations imposed on the Parties' potential liability under state or federal law.
11. Public Records: The Parties shall comply with all applicable provisions of the Florida Public Records Act, Chapter 119, Florida Statutes. Specifically, the Parties shall:
 - 11.1. Keep and maintain public records required by the public agency to perform the service.
 - 11.2. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
 - 11.3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the City and/or County do not transfer the records to the public agency.
 - 11.4. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the City and/or County or keep and maintain public records required by the public agency to perform the service. If the City and/or County transfers all public records to the public agency upon completion of the contract, the City and/or County shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the City and/or County keep and maintain public records upon completion of the contract, the City and/or County shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

IF THE COUNTY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE COUNTY'S DUTY TO PROVIDE PUBLIC

RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: CITY OF INVERNESS, OFFICE OF THE CITY CLERK, 212 SE W. MAIN STREET, INVERNESS, FLORIDA 34450; PHONE: 352-726-2611; E-MAIL: CITYCLERK@INVERNESS.GOV.

IF CITY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CITY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, AT 3600 W. SOVEREIGN PATH, LECANTO, FL 34461; PHONE: (352)527-5235 EMAIL: RMLO@CITRUSBOCC.COM.

12. The failure by either party to demand compliance with a provision of this Agreement will not constitute a waiver of that party's right to demand compliance with the provisions thereafter.
13. This Agreement is binding upon and inures to the benefit of the Parties and their respective successors, heirs, and assigns.
14. This Agreement shall be governed, construed, and controlled in accordance with the laws of the State of Florida.
15. This is the entire agreement between the Parties, covering everything agreed upon or understood in the transaction, and supersedes all previous correspondence, drafts, or documents on the same subject. There are no oral promises, conditions, representations, understandings, interpretations, or terms of any kind as conditions or inducements to the execution hereof in effect between the Parties. No change or additions may be made to this Agreement except by written agreement executed by the Parties.
16. This Agreement shall be effective from the day and year executed by all Parties until September 30, 2034.

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be duly executed by its proper officers, thereunto authorized and its seal to be hereunto affixed, this 9th day of September, 2025.

SIGNATURES ON NEXT PAGE

ATTEST:

CITRUS COUNTY, FLORIDA, a political
subdivision of the State of Florida

Traci Perry, Clerk of Court
Citrus County, Florida

By: _____
Rebecca Bays, Chairman

Approved for form and legality:

Denise A. Dymond Lyn,
County Attorney

ATTEST:

CITY OF INVERNESS, FLORIDA, a Florida
municipal corporation

Susan Jackson, Clerk

By: _____
Gene Davis, Council President

Approved for form and legality:

James T. Hartley, Assistant City Attorney

EXHIBIT A to Interlocal Agreement

(Perpetual Utility and Access Easement)

BEGINS ON NEXT PAGE

This instrument prepared under the direction of:
Denise A. Dymond Lyn, County Attorney
110 N. Apopka Avenue
Inverness, Florida 34450

By & Return to:
Tonya Turner, Assessment Agent III
Citrus County Technical Services Division
3600 West Sovereign Path, Suite 205
Lecanto, Florida 34461

Project: Reclaimed Water Line Agreement

PERPETUAL UTILITY AND ACCESS EASEMENT

THIS GRANT OF EASEMENT, made this 9th day of September, 2025, by and between **CITRUS COUNTY, FLORIDA**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose address is 110 North Apopka Avenue, Inverness, Florida 34450, hereinafter called the Grantor, and **CITY OF INVERNESS**, a municipal corporation existing under the laws of the State of Florida, whose address is 212 W Main Street, Inverness, Florida 34450, hereinafter called the Grantee;

WITNESSETH: The Grantor in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration in hand paid by the said Grantee to the Grantor, receipt whereof is hereby acknowledged, has granted, quitclaimed and conveyed unto the said Grantee its successors and assigns forever, a perpetual non-exclusive easement for utilities and access purposes upon, under, over, across and through any portion of those certain lands situated in Citrus County, Florida, to wit:

See **“Exhibit A”** attached hereto and made a part hereof by reference.

The perpetual, non-exclusive easement shall be for, but not limited to, purposes of constructing, operating, maintaining, upgrading, improving, relocating or removing water, wastewater and any other utilities and associated appurtenances; and the right of ingress and egress to same. After construction is complete, the lands of the Grantor shall be restored to the same, or as good as, condition as existed before construction began.

TO HAVE AND HOLD the same, together with all the tenements, hereditaments and appurtenances thereto belonging or anyway appertaining, unto the said Grantee, and its successors and assigns forever, for the utility and access purposes described herein.

The Grantor covenants to the Grantee that it is lawfully seized of said land and that it has good, right and lawful authority to grant this Easement.

The easement granted hereby is non-exclusive, and the Grantor reserves to itself and to its successors and assigns forever, the right to utilize the surface of the property for all uses that do not prevent the Grantee's reasonable access to, construction of, and maintenance of the facilities installed in the easement by the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

SIGNATURE PAGE TO FOLLOW

GRANTOR:
CITRUS COUNTY, FLORIDA a political
subdivision of the State of Florida

Witness Signature

By_____
Rebecca Bays, Chairman

Print Witness Name

Address:

Witness Signature

Print Witness Name

Address:

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before by means of ☐ physical presence or ☐ online notarization, this me this ____ day of _____, 2025, by Rebecca Bays as Chairman of the Citrus County Board of County Commissioners, on behalf of Citrus County, Florida, a political subdivision of the State of Florida.

Notary Public, State of Florida

Name:_____
(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

____ Personally known OR

____ Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: _____

EXHIBIT A

SKETCH & DESCRIPTION

OF

A PARCEL OF LAND BEING A PORTION OF SECTIONS 28 AND 29 TOWNSHIP 19 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA.

A STRIP OF LAND 15.00 FEET IN WIDTH, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 20 EAST; THENCE NORTH 0°17'43" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 29, 911.15 FEET; THENCE SOUTH 78°13'56" WEST, DEPARTING SAID EAST LINE AND ALONG THE EASTERLY EXTENSION OF THE NORTHERLY EDGE OF A 6 FOOT WOOD FENCED ENCLOSURE FOR THE RECLAIMED WATER PUMP STATION, 378.89 FEET TO THE POINT OF INTERSECTION OF A RECLAIMED WATER FORCE MAIN WITH THE FENCE ENCLOSURE, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE NORTH 10°03'14" WEST, DEPARTING LAST SAID LINE, 46.94 FEET; THENCE NORTH 82°54'03" EAST, 148.06 FEET; THENCE NORTH 0°59'54" EAST, 12.45 FEET; THENCE NORTH 79°54'41" EAST, 212.32 FEET; THENCE NORTH 6°20'48" WEST, 402.67 FEET; THENCE NORTH 89°28'13" EAST, ALONG A LINE 7.5 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE AFOREMENTIONED SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 29, 69.73 FEET TO A POINT ON THE EASTERLY LINE OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 29; THENCE NORTH 89°27'12" EAST, 93.39 FEET; THENCE NORTH 83°01'29" EAST, 168.59 FEET; THENCE SOUTH 88°56'56" EAST, 563.83 FEET; THENCE SOUTH 89°44'26" EAST, ALONG A LINE 7.5 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 20 EAST, 217.05 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE ON THE NORTHERLY FENCE LINE OF SAID RECLAIMED WATER PUMP STATION AT THE POINT OF BEGINNING AND AT A LINE PERPENDICULAR TO THE POINT OF TERMINUS.

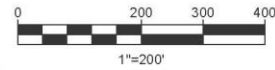
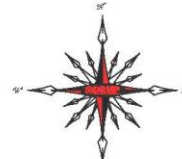
THE LANDS HEREIN DESCRIBED CONTAINS 29,025 SQUARE FEET, OR 0.67 ACRES MORE OR LESS.

SYMBOL	DENOTES
C.C.P.R.	CITRUS COUNTY PUBLIC RECORDS
CLF	CHAIN LINK FENCE
POB	POINT OF COMMENCEMENT
POT	POINT OF BEGINNING
POT	POINT OF TERMINUS

FCM	FOUND CONCRETE MONUMENT
IRC	IRON ROD & CAP
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
SEC	SECTION
WF	WITH
PARCEL ID.	PARCEL IDENTIFICATION

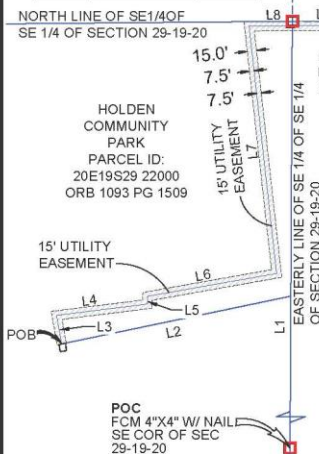
Parcel Line Table		
Line #	Direction	Length
L1	N0° 17' 43"E	911.15
L2	S78° 13' 56"W	378.89
L3	N10° 03' 14"W	46.94
L4	N82° 54' 03"E	148.06
L5	N0° 59' 54"E	12.45
L6	N79° 54' 41"E	212.32
L7	N6° 20' 48"W	402.67

Parcel Line Table		
Line #	Direction	Length
L8	N89° 28' 13"E	69.73
L9	N89° 27' 12"E	93.39
L10	N83° 01' 29"E	168.59
L11	S88° 56' 56"E	563.83
L12	S89° 44' 26"E	217.05



INVERNESS
MUNICIPAL
AIRPORT
PARCEL ID:
20E19S29 22000

IRC 5/8" CITRUS
CO SURVEY



NOTES:

- 1.) THIS IS A NOT BOUNDARY SURVEY
- 2.) THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 3.) THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
- 4.) LINE 2 (L2) IS THE EASTERLY EXTENSION OF THE NORTHERLY EDGE OF A 6 FOOT WOOD FENCED ENCLOSURE FOR THE RECLAIMED WATER PUMP STATION.

Terry Durden
Digitally signed by Terry Durden
DN: cn=Terry Durden, email=tdurden@drmp.com, o=DRMP Active Users, c=FL
Date: 2025.06.30 12:47:19-0400

Terry M. Durden,
Florida PSM #5261
Not Valid Without The Digital
Signature Of A Florida
Licensed Surveyor & Mapper



2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3086 FAX (904) 824-5753

PROJECT No: 21-00206.015
SKETCH DATE: 6-24-25
CAD FILE: 21-00206 ESMNT1.DWG
CHECKED BY: TMD
DRAWN BY: MRB
FIELD WORK: A.B.
FB: SA 14 PG.: 50

Agenda Memorandum - *City of Inverness*

September 2, 2025

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Modification to City's Employer-Sponsored Retirement Savings (457 b) Plan and Charter Officer Deferred Compensation

CC: Alexis Koter, Finance Director, Susan Jackson, City Clerk

Enclosures: 1. Roth 457b Flyer_2025
2. Addendum forCM
3. Addendum forCC

During budget development and open enrollment, employee benefits were evaluated. Currently, the City offers a pretax employer-sponsored retirement plan (457 b) that is a savings vehicle provided to help employees prepare for retirement. During this year's review of benefits, discussions included adding a Roth IRA option to the existing pre-tax (deferred compensation) 457 b plan. These plans often come with tax benefits, employer contributions, and automatic savings, making them a cornerstone of many people's retirement strategies.

In keeping with prior discussion regarding Charter Officer compensation and benefits, presented this evening is an amendment to both Charter Officers' employment agreements to include language that would effectuate payment into their respective pretax deferred compensation (457 b plan) accounts in addition to base salary. The amendment language before Council this evening has been reviewed by the City Attorney.

The approval of the aforementioned gives employees more options to build a secure retirement that fits their individual needs and helps plan confidently for their future.

Recommended Action

1. Motion and second to approve the addition of a Roth IRA option to the City's current employer-sponsored retirement savings plan and the amendments to the Charter Officer's employment agreements as presented authorizing the Council President to execute the documents.
2. Deliberate the matter
3. Vote the matter

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

Eric C. Williams
City Manager

Another way to invest in your retirement

457(b) DEFERRED COMPENSATION PLAN



Your guide to Roth 457(b) contributions

You've probably heard of Roth individual retirement accounts (IRAs). If you're a public employee of a city, county, township, park board, water district or similar entity, a Roth 457(b) offers the opportunity to designate all or part of your contributions to your governmental deferred compensation plan as after-tax contributions.

When you contribute to a Roth 457(b) account, you pay taxes on the portion of your salary that goes into the plan. Withdrawals of contributions and earnings can be tax free during retirement if certain conditions are met.¹

If you wish, you can even split your contributions between traditional pretax 457(b) contributions and Roth 457(b) contributions.

When you designate some or all of your contributions as Roth, you have the opportunity to pay taxes on your contributions now and potentially avoid taxes later.

Let's compare

	Traditional pretax 457(b)	Roth after-tax 457(b)
Pretax income	\$60,000	\$60,000
Amount contributed	\$8,000	\$8,000
Tax on contribution	\$0	\$1,760 ²
Net income after contributions	\$52,000	\$50,240
Tax on the net income ²	\$4,202	\$3,990
Net income after contributions and taxes	\$47,798	\$46,250

In the hypothetical example above, if the participant contributed on a traditional pretax basis vs. a Roth contribution of the same amount, they would have an extra \$1,548 (\$47,798 - \$46,250) this year to invest or spend as they wish.

When the participant withdraws from the pretax account, it will be subject to ordinary income tax. The participant contributing to a Roth account could receive this account's distributions tax free if the distributions meet the requirements to be considered a qualified distribution.¹

Keep in mind that ordinary income tax rates may be significantly different from the time the contribution was made compared with the time of distribution.

¹ A qualified distribution is one which is made 5 years or more after the January 1 of the first tax year in which a Roth contribution was made, AND the distribution was made on the account after the participant's attainment of age 59½, death or disability. If the participant does not meet these requirements, the earnings portion of the distribution will be subject to ordinary income tax and will be subject to an additional 10% early withdrawal tax unless an exception applies.

² This scenario assumes that the participant is single, this is their only source of income, they have a top marginal rate of 22% and their standard deduction is \$15,000. This example is for illustrative purposes only. Applicable tax rates can change at any time and may be significantly different when the contribution is made compared with the time of distribution.

What's the difference?

	Traditional (pretax) 457(b)	Roth 457(b)	Roth IRA
Current contribution limit ³	Combined \$23,500		\$7,000
Current catch-up contribution limit ³ — for those age 50 and older	Combined \$7,500		\$1,000
Contributions made after tax	No	Yes	Yes
Contributions subject to ordinary income tax in year distributed	Yes	No	No
Contribution earnings subject to ordinary income tax in year distributed	Yes	No ³	No ³
Your income determines your contribution amount	No	No	Yes, you must have earned income; contributions may be limited based on modified gross income

³ Contributions and earnings from a Roth are not taxable if the distribution is made 5 or more years after January 1 of the first year a Roth contribution was made AND the distribution is made after age 59½ or because of death or disability — or, with a Roth IRA, because of a qualified first-time home purchase.

NRM-8237M2.11 (12/24)

Is a Roth 457(b) right for you?

You may want to consider making Roth 457(b) contributions if you:

- Need tax-planning flexibility in retirement
- Want to take advantage of tax-free withdrawals in retirement if certain conditions are met
- Expect to be in a higher tax bracket upon retirement
- Are unable to contribute to a Roth IRA because of your income
- Are looking for an estate-planning tool to leave tax-free assets to heirs



Contact Nationwide today to discuss your retirement strategy.

Retirement Resource Group
888-401-5272
<https://bit.ly/45bmLGt>



Scan the QR Code to learn more about Roth, or go to www.nrsforu.com

This material is not a recommendation to buy or sell a financial product or to adopt an investment strategy. Investors should discuss their specific situation with their financial professional.

Nationwide and its representatives do not give legal or tax advice. An attorney or tax advisor should be consulted for answers to specific questions.



Nationwide®

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Addendum to Employment Contract

This Addendum effectuates changes to the Employment Contract between the City of Inverness and the Employee, and shall become effective upon Council approval.

The parties, for good consideration, hereby agree as follows:

Section 11: Retirement Plan –

Employee shall be subject to the Florida Retirement System pursuant to Chapter 121, Florida Statutes. In addition to the base salary paid by the City to the Employee, the City shall pay on behalf of the Employee, into the Employee's account in a deferred compensation plan designed by the Employee, an amount equal to the normal maximum allowed contribution under the IRS regulations.

DATED: _____

Gene Davis, Council President

Eric C. Williams, City Manager

ATTEST:

Susan Jackson, City Clerk

James Hartley, City Attorney

Addendum to Employment Contract

This Addendum effectuates changes to the Employment Contract between the City of Inverness and the Employee, and shall become effective upon Council approval.

The parties, for good consideration, hereby agree as follows:

Article 4: Other Benefits –

4 - D) The Employee shall be covered under the Senior Management Class of the Florida Retirement System, Chapter 121 F.S. In addition to the base salary paid by the City to the Employee, the City shall pay on behalf of the Employee, into the Employee's account in a deferred compensation plan designed by the Employee, an amount equal to the normal maximum allowed contribution under the IRS regulations.

DATED: _____

Gene Davis, Council President

B. Susan Jackson, City Clerk

ATTEST:

Susan Jackson, City Clerk

James Hartley, City Attorney

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

September 2, 2025

TO: Elected Officials

FROM:

SUBJECT: Project and Program Updates

- City and County Partnership - IGC Lease
- FY 26 Final Budget Hearing
- 9/11 Ceremony & Memorial
- Small Town Saturday Night - 9/13
- Other

CC:

Enclosures:
