

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
June 16, 2026 - 5:30 PM**

NOTICE TO THE PUBLIC

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

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

ENCLOSURES*

- 1) INVOCATION, PLEDGE OF ALLEGIANCE & ROLL CALL**
- 2) PLEASE SILENCE ELECTRONIC DEVICES**
- 3) ACCEPTANCE OF AGENDA**
- 4) PRE-SCHEDULED APPEARANCES / RECOGNITIONS**
 - a) South Apopka Improvement Project — Citrus County Public Works
- 5) PUBLIC HEARINGS / WORKSHOPS**
 - a) Medical Marijuana Treatment Centers - Ordinance 2026-852 - First Reading
 - b) 232 Trout Ave Land Use and Zoning Amendment - 2026-LU-RZ-PD-003
- 6) OPEN TO THE PUBLIC**

The public is invited to speak. (Speaking time limit: Individual - 3 minutes; Group/Organization - 5 minutes)
- 7) CITY ATTORNEY REPORT**
 - a) Appointment of Code Enforcement Special Magistrate - Austin Dailey
 - b) Appointment of Grossman & Kelly, LLP as Special Attorney
- 8) CONSENT AGENDA**

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- a) Bill Listing*
- b) Council Minutes* - 06.02.2026

9) CITY CLERK'S REPORT

10) CITY MANAGER'S REPORT

- a) Summer of 250 - July 3 Patriotic Evening
- b) Board and Commission Reappointments
- c) Project and Program Updates
 - TDC Contribution for July 3
 - WPP Boundary Fence Legislative Request
 - Other

11) MAYOR & COUNCIL SUBJECTS / REPORTS

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

12) NON-SCHEDULED PUBLIC COMMENT

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

13) ADJOURNMENT

- a) **DATES TO REMEMBER**

Small Town Slam - Wrestling
Friday, June 19 2026 from 7:30pm – 9:30pm
Depot Pavilion

Market at the Depot
Saturday, June 20, 2026 from 9:00am – 1:00pm
Depot Pavilion

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
June 16, 2026 - 5:30 PM**

Patriotic Evening – Summer of 250

Friday, July 3, 2026 from 5:00pm – 10:00pm

Liberty Park

Inverness City Council Regular Meeting

Tuesday, July 7, 2026 @ 5:30pm

IGC – Council Chambers

Agenda Memorandum - *City of Inverness*

June 16, 2026

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Medical Marijuana Treatment Centers - Ordinance 2026-852 - First Reading
CC: Susan Jackson, City Clerk, Jeffrey Wells, Interim Community Development Director

Enclosures: 1. Ordinance 2026-852 Medical Marijuana Dispensary Ban
2. Business Impact Statement
3. Law Enforcement Activity
4. MMTC Proof of Pub 1
5. MMTC Proof of Pub 2

Per consensus direction provided at the May 19 meeting of Council, an ordinance effectuating the reinstatement of a ban on new Medical Marijuana Treatment Centers (MMTC) within City limits is being presented this evening for consideration of approval on a first reading. The enclosed Ordinance 2026-852 was reviewed by the City Attorney and the Notice of Public Hearing was duly published in the Citrus County Chronicle.

Should Council proceed with approval of the ordinance on a first reading, it will be brought back for a public hearing on the July 7 Council meeting agenda for consideration of final adoption.

Recommended Action

1. Open the Public Hearing
2. Allow Staff to speak
3. Motion, Second and vote to read Ordinance 2026-852 by title only
4. Those for, Those against
5. Council to deliberate the matter
6. Motion, Second and vote to adopt Ordinance 2026-852 on first reading by roll call
7. Close the Public Hearing

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

Eric C. Williams
City Manager

ORDINANCE NO. 2026-852

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, BANNING ADDITIONAL (as of the date of adoption of this ordinance) MEDICAL MARIJUANA TREATMENT DISPENSING CENTERS A/K/A MEDICAL CANNABIS DISPENSING FACILITIES AS DEFINED BY SECTION 381.986 FLORIDA STATUTES (2017) WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF INVERNESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature in special session adopted SB8A implementing a Constitutional Amendment which amended Section 29 Article X of the State Constitution to provide for medical marijuana; and

WHEREAS, Section 381.986(1 l)(b)(l) of the Florida Statutes provides that a municipality may, by ordinance, ban medical marijuana treatment center dispensing facilities from being located within the boundaries of a municipality; and

WHEREAS, the City Council has determined that Section 381.986 Florida Statutes (2017) as recently amended by the legislature fails to adequately protect the health, safety and welfare of citizens of Inverness and that it would be appropriate until said legislation is amended to allow local regulation that medical marijuana treatment dispensing centers not be allowed within the corporate limits of the City of Inverness.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA AS FOLLOWS:

Section 1. "Whereas" Clauses Confirmed. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Medical Marijuana Treatment Dispensing Centers prohibited within the City of Inverness. It shall be a violation of this Ordinance for any person, partnership, limited liability company, corporation, or other legal entity to locate a medical marijuana treatment dispensing center a/k/a medical cannabis dispensing facilities within the corporate limits of the City of Inverness.

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

Section 4. Inclusion in the Code of Ordinances. The provisions of this Ordinance shall be included and incorporated in the Code of Ordinances of the City of Inverness as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code of Ordinances.

Section 5. Provide an Effective Date. This ordinance shall become effective immediately upon its adoption.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the 16th day of June, 2026.

Upon motion duly made and carried on second reading, the foregoing Ordinance was approved on the 7th day of July, 2026.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the _____ day of _____, 2026.

CITY OF INVERNESS, FLORIDA

CRYSTAL LIZANICH, President

ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

JAMES HARTLEY, City Attorney

Business Impact Statement

This form is to be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Inverness website by the time notice of the proposed ordinance is published.

ORDINANCE 2026-852

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, BANNING ADDITIONAL (as of the date of adoption of this ordinance) MEDICAL MARIJUANA TREATMENT DISPENSING CENTERS A/K/A MEDICAL CANNABIS DISPENSING FACILITIES AS DEFINED BY SECTION 381.986 FLORIDA STATUTES (2017) WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF INVERNESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND AN EFFECTIVE DATE.

This Business Impact Statement is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Inverness is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City of Inverness is, nevertheless, providing this Business Impact Statement as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Statement may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation.
- The proposed ordinance relates to the issuance or refinancing of debt.
- The proposed ordinance relates to the adoption of budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:

¹See Section 166.041(4)(c), Florida Statute

- a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Inverness hereby publishes the following information:

1. Summary of the proposed ordinance

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, BANNING ADDITIONAL (as of the date of adoption of this ordinance) MEDICAL MARIJUANA TREATMENT DISPENSING CENTERS A/K/A MEDICAL CANNABIS DISPENSING FACILITIES AS DEFINED BY SECTION 381.986 FLORIDA STATUTES (2017) WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF INVERNESS.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Inverness, if any: **Not quantifiable.**

- (a) An estimate of direct compliance costs that businesses may reasonably incur: **None.**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **None.**
- (c) An estimate of the City of Inverness regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **The Ordinance does not establish regulatory costs or estimated revenues.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **None.**

4. Additional information the governing body deems useful (if any):
City of Inverness staff presented this item to the Planning and Zoning Commission during a public hearing on February 4, 2026. This hearing was open to comments from businesses and the general public as to impacts to the Local Government Comprehensive Plan from the Ordinance. Two state licensed MMTC currently operate within City limits.

The proposed ordinance was noticed in the local newspaper for a public hearing with the Planning and Zoning Commission on February 4, 2026, and by the City Council at Public Hearings scheduled for June 16, and July 7, 2026. The proposed Ordinance is posted on the City of Inverness website for City Council agenda items.

The proposed ordinance is generally applicable to businesses and citizens. Both businesses and citizens may request a change of land use and zoning.

Marijuana Dispensaries

A review of recent local law enforcement activity indicates that there has been no recent crime at these dispensary locations in Inverness. These facilities are characterized by high-security protocols mandated by Florida law, including:

- **24/7 Video Surveillance:** Continuous monitoring of all points of entry and sales floors.
- **Controlled Access:** Mandatory ID checks at a secure "lobby" before entering the retail area.
- **On-site Security:** Most locations employ professional security personnel during operating hours.

This proactive approach has resulted in these businesses being among the most secure retail environments in the city, with no significant incidents of theft, loitering, or violence reported in the 2025–2026 period.

Dispensaries Within Inverness City Limits

There are currently 2 medical marijuana dispensaries operating within the city limits of Inverness. These are located along the main commercial corridors of US-41 and West Main St.

1. **Trulieve:** 950 W Main St, Inverness, FL 34450
2. **Green Dragon:** 1500 N US Hwy 41, Inverness, FL 34450

Dispensaries Withing Citrus County as a Total

There are only 8 Licensed retail locations currently active:

City	Dispensary Name	Full Address
Inverness	Trulieve	950 W Main St, Inverness, FL 34450
Inverness	Green Dragon	1500 US-41, Inverness, FL 34450
*Inverness	The Flowery	3129 E Gulf to Lake Hwy, Inverness, FL 34453

City	Dispensary Name	Full Address
Crystal River	Trulieve	275 NE US Hwy 19, Crystal River, FL 34429
Crystal River	Green Dragon	91 NE US Hwy 19, Crystal River, FL 34429
Crystal River	MÜV	941 NE US Hwy 19, Crystal River, FL 34429
Crystal River	RISE	1208 NE 5th St, Crystal River, FL 34429
Homosassa	Trulieve	5679 S Suncoast Blvd, Homosassa, FL 34446

*Unincorporated, not within the city limits.

CFS at Inverness Dispensary Locations:**

Trulieve 950 W Main St:

- **24-68062**-Trulieve Assistant Manager called in that a subject was trying to purchase cannabis illegally. Trulieve refused the sale. Subject left prior to Deputy arrival..
- **23-121450**- Property owner called and asked for a customer sitting in the parking lot to be trespassed. Subject left prior to Deputy arrival.

The Green Dragon:

- **24-85374**- Green Dragon employee called in that a male subject had made 2 hand to hand transactions in the parking lot. Subject was not identified or located upon Deputy arrival.

CFS at Citrus County Dispensary Locations:

The Flowery 3129 E Gulf to Lake Hwy:

- **25-132699** – Property owner called when a customer wouldn't leave the store after threatening violence on employees. Subject was trespassed.
- **24-144352**- Complainant's wife got into a verbal confrontation with security and staff over products not being available. Complainant said that a customer shoved complainants wife with her hips to move her away. A report was taken to document the incident.

Trulieve 275 NE US Hwy 19, Crystal River, FL 34429

- **26-9730** – Alarm—a male on site with an active warrant and possible firearm. Subject was arrested.
- **23-130482** – A Trulieve employee called in that a patient came in to purchase medical products, had altercation, then the patient grabbed product and money and left shop. No report was taken per the victim's request, but subject was trespassed.

Green Dragon 91 NE US Hwy 19, Crystal River, FL 34429

- No incidents

MÜV 941 NE US Hwy 19, Crystal River, FL 34429

- No incidents

Rise 1208 NE 5th St

- 25-167972 – Property owner called in that a customer without a marijuana card was demanding services. The incident was verbal only. Subject left prior to Deputy arrival.

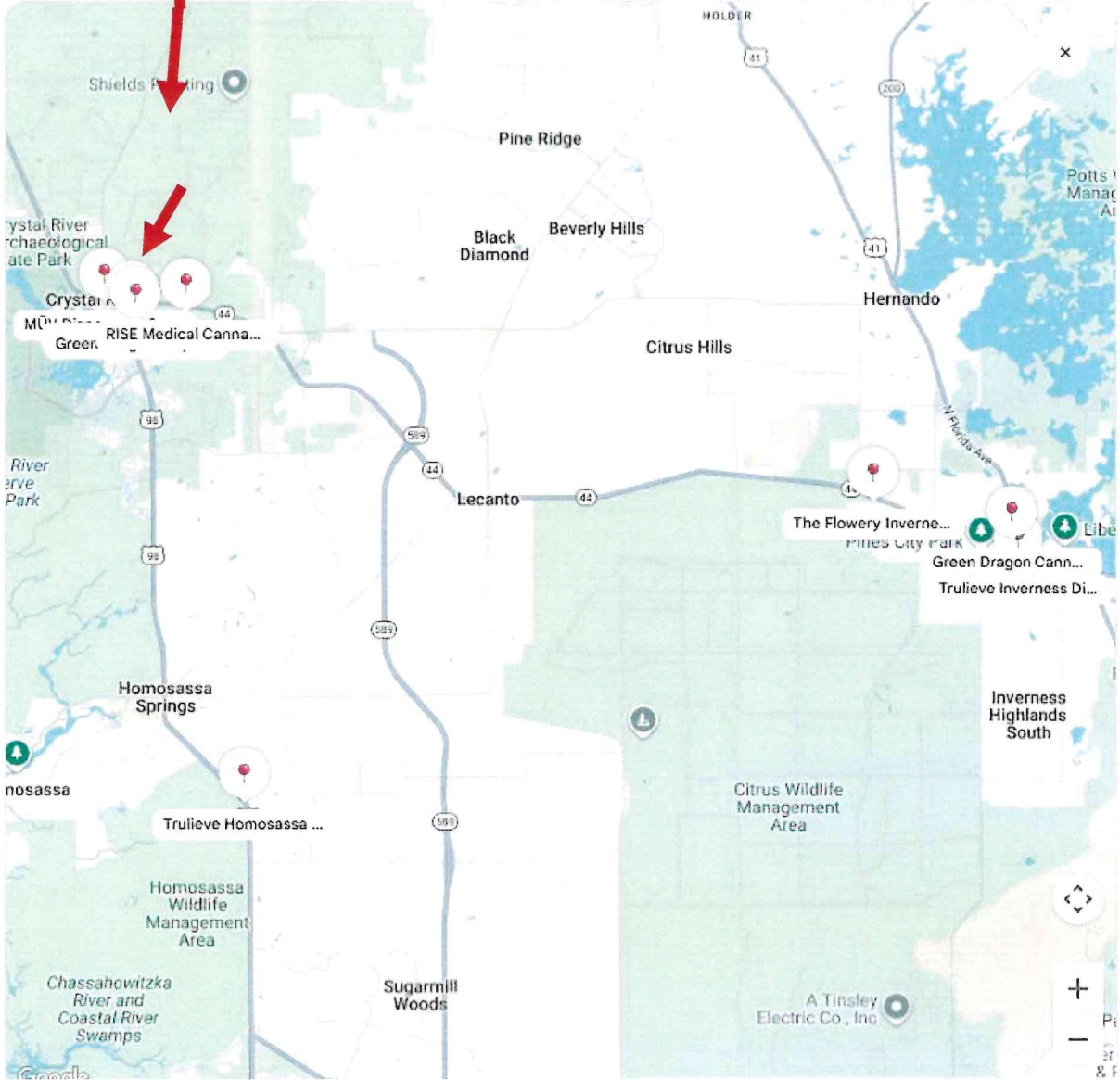
Trulieve 5679 S Suncoast Blvd, Homosassa, FL 34446

- No incidents

** The noted CFS are directly associated with the businesses listed. Other CFS at these locations, such as nearby traffic stops, are unrelated to the businesses operations and are not included.



**There are 4 in this location:
Trulieve is tucked behind Green
dragon.**



Affidavit of Publication

STATE OF FLORIDA }
COUNTY OF CITRUS } SS

Before the undersigned authority personally appeared Evelyn Larsen, who on oath says that she is a Legal Advertising Representative of the Citrus County Chronicle, a daily newspaper published at 2519 Hwy 44 W, Inverness, FL in Citrus County, Florida; that the attached copy of advertisement, being a legal notice in the matter of 0117 SACRN INV 2025-852 HRNGS, was published in said newspaper by print in the issues of January 17, 2026 or by publication on the newspaper's website, if authorized, on January 17, 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Evelyn Larsen

Affiant

Sworn to and subscribed before me this 19th day of January 2026, by Evelyn Larsen who is personally known to me.

Maria A. Parks

Maria A. Parks, Notary Public 4/20/2029



MARIA A. PARKS
Commission # HH 656337
Expires April 20, 2029

Publisher's Fee: \$ 31.00
50002926 50124945

Susan Jackson
City of Inverness- Legals
212 W Main St
Inverness, FL 34450

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 a Public Meetings and Hearings pursuant to Section 166.041 Florida Statutes, to consider Ordinance 2025-852, Medical Marijuana Treatment Dispensing Centers, Regulating the proper use of fertilizers as follows:

Ordinance 2026-852 - Medical Marijuana Dispensary

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, BANNING THE LOCATION OF MEDICAL MARIJUANA TREATMENT DISPENSING CENTERS A/K/A MEDICAL CANNABIS DISPENSING FACILITIES AS DEFINED BY SECTION 381.986 FLORIDA STATUTES (2017) WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF INVERNESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND AN EFFECTIVE DATE

Public Hearing
Planning and Zoning Commission
Wednesday, February 4, 2026 at 5:00 p.m.

1st Reading, City Council
Tuesday, February 17, 2026 at 5:30 p.m.

2nd Reading, City Council Public Hearing/Adoption
Tuesday, March 3, 2026 at 5:30 p.m.

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 January 17, 2026.

/s/ Gene Davis
President of City Council
Attest: /s/ Susan Jackson
City Clerk
Published January 17, 2026.

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/s/ Gene Davis
President of City Council

Attest: */s/ Susan Jackson*
City Clerk

Published January 17, 2026.

Lecanto man's estate awaits governor's signature

Lecanto man lost his leg when hit by a state-owned tractor

NEWS SERVICE OF FLORIDA

A pair of bills are now before Gov. Ron DeSantis that would pay millions of dollars to the estate of a Lecanto man who lost his leg when hit by a state-owned tractor and to a man who claimed St. Petersburg police officers left him paralyzed and a double amputee.

The bills were among 17 measures from the regular session sent to DeSantis.

Known as claims bills, the measures are tied to a legal concept called "sovereign immunity," which caps payouts from state and local government agencies in

lawsuits. To receive money above the caps, an injured person must get the Legislature to pass a claims bill to collect the full amount, even if they were awarded a large sum by the courts.

A separate bill approved by the Legislature this year (HB 145) that has yet to be sent to DeSantis raises the current caps of \$200,000 per individual and \$300,000 per incident to \$350,000 per individual and \$500,000 per incident.

Among the proposals now before DeSantis, one bill (HB 6509) would pay \$1.2 million to the estate of Mark LaGatta. According to the state documents, on July 27, 2020, LaGatta was riding his 2010 Harley Davidson with his daughter as a passenger on State Road 24 when a Department of Transportation-owned

Among the proposals now before DeSantis, one bill (HB 6509) would pay \$1.2 million to the estate of Mark LaGatta. ... LaGatta's leg was amputated and he endured other serious injuries. He died Aug. 24, 2024, at the age of 60.

tractor assisting in road maintenance "wrongfully entered the travel lane and caused the collision."

LaGatta's leg was amputated and he endured other serious injuries. He died Aug. 24, 2024, at the age of 60.

Another measure (HB 6517) pays \$2.3 million to Heriberto Sanchez-Mayen.

In 2023, Sanchez-Mayen was reportedly knocked unconscious while not secured to a seat in a jail transport van after being arrested on a trespassing charge. The case drew media attention

when surveillance video showed an officer dragging Sanchez-Mayen, unconscious, from the van onto the county jail floor.

Sanchez-Mayen, who was given a notice to appear



Florida Gov. Ron DeSantis.

on the charge of "trespassing on property other than a structure or conveyance" while being transported to HCA Largo Hospital, was determined to have spinal injuries and required, "owing to his traumatic injuries," above-the-knee amputation of both legs. DeSantis has until June 11 to act on the bills.

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Ordinance 2026-852 - Medical Marijuana Dispensary

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Public Hearing
1st Reading, City Council Public Hearing
Tuesday, June 16, 2026 at 5:30 p.m.

2nd Reading, City Council Public Hearing/Adoption
Tuesday, July 7, 2026 at 5:30 p.m.

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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 June 2, 2026.

ATTEST: /s/ Susan Jackson
City Clerk

/s/ Crystal Lizanich
President of City Council

Brannen Bank

FINANCIAL SOLUTIONS SINCE 1926

CELEBRATING



Wednesday, July 1

9:00 AM
320 HWY 41 S
INVERNESS

11:30 AM
865 NE HWY 19
CRYSTAL RIVER

Be a part of a legacy

Ceremonial
Ribbon Cutting

Brunch

Brannen Bank Day
Proclamation

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Get Ready for a Wild Adventure!

New NIU Dirt Bikes

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Home of the Lifetime Powertrain Warranty!

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* While supplies last.



Upgrade your ride with Oleton Energy Lithium Kits.

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* Exclusively for 105 Oleton models. Includes battery and components only. Additional wiring, switches, labor, or miscellaneous parts not included.

Cricket Carts **\$4,999**

from **\$4,999**

Trades are welcome & financing is available!

* Accessories at additional cost. New cart price does not include, freight, prep, dealer fees or taxes.



New Honor Carts

from **\$199** Per Month

* E250059, selling price \$11,648, includes \$499 dealer fee. Financing \$7,852.50 with \$2,500 down. Plus applicable tax. 8.79% apr for 60 months, with approved credit. See dealer for details.



On US 19 in Homosassa 352-794-1884

LoveEsports.com

SCAN HERE TO VIEW OUR INVENTORY



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Agenda Memorandum - *City of Inverness*

June 16, 2026

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: 232 Trout Ave Land Use and Zoning Amendment - 2026-LU-RZ-PD-003

CC: Jeffrey Wells, Interim Community Development Director, Susan Jackson, City Clerk

Enclosures: 1. 2026-LU-RZ-PD-003 Staff Report with supp docs FINAL
2. Ord 2026-854 - Land Use
3. Ord 2026-855 - Zoning
4. Proof of publication

BACKGROUND

An Application for Future Land Use Amendment, Rezoning, and Planned Development Project was submitted by Liberty Investments Citrus County LLC as owner of the subject property. The subject property is located within the historic LaBelle neighborhood of the City of Inverness, located north of SR44/W. Main Street, south of Lake Henderson, and five blocks west of the Central Business District.

The Applicant intends to split the existing 0.42-acre parcel into two equal new parcels of 0.21 acres and then construct a residential triplex on each new parcel. Three dwelling units on the resulting 0.21 acres is a gross density of 14.2 dwelling units per acre. The Future Land Use of the property is currently designated as Low Density which limits the density to 2.5 dwelling units per acre requiring a land use amendment from Low Density to High Density.

Concurrent with the land use amendment is a request for rezoning from LD/R1 to PDP which will allow the applicant to craft product design that meets their needs and also accomplishes the goals of the Comprehensive Plan. Please see attached staff report.

TIMELINE

The land use change and zoning change under consideration by City Council is the approval requested for this project to proceed (see timeline below).

1. Small-scale comprehensive plan amendment to change the land use to High Density (HD).
 1. Planning & Zoning Commission recommends approval of Ordinance 2026-854 on June 3, 2026 by a vote of 4-1 in favor
 2. Ordinance 2026-854 with exhibits to be presented to City Council on first reading at tonight's meeting.
2. Zoning Map Amendment to Planned Development Project (PDP)

1. Planning & Zoning Commission recommends approval of Ordinance 2026-855 on June 3, 2026 by a vote of 4-1 in favor. The Commission also approves the preliminary site plan.
2. Ordinance 2026-855 with exhibits to be presented to City Council on first reading at tonight's meeting.

STAFF ANALYSIS

Staff finds that Ordinance 2026-854 and Ordinance 2026-855 are consistent with the Comprehensive Land Use Plan and the Preliminary Site Plan is consistent with the regulations of the Land Development Code. Should Council approve the presented ordinances this evening, they will be brought back at the July 7 meeting of council for consideration of final adoption.

RECOMMENDED ACTION

1. Open the public hearing
2. Allow staff to speak
3. Allow Applicant to speak
4. Motion, second, and vote to read Ordinance 2026 - 854 (Landuse) by title only
5. Those for, Those Against
6. Deliberate the matter
7. Motion, second, and vote to adopt Ordinance 2026 - 854 (Landuse) on a first reading by roll call
8. Motion, second, and vote to read Ordinance 2026 - 855 (Zoning) by title only
9. Those for, Those against
10. Deliberate the matter
11. Motion, second, and vote to adopt Ordinance 2026 - 855 (Zoning) on a first reading by roll call
12. Close the public hearing

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

Eric C. Williams

CITY OF INVERNESS

APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT, SMALL-SCALE ZONING MAP
AMENDMENT, AND PLANNED DEVELOPMENT PROJECT

INVERNESS PLANNING & ZONING COMMISSION



Community Development Department

June 3, 2026

APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT, SMALL-SCALE ZONING MAP
AMENDMENT, AND PLANNED DEVELOPMENT PROJECT

INVERNESS PLANNING & ZONING COMMISSION

STAFF REPORT

Background Information and Description

Analysis

Comprehensive Plan Consistency

Comprehensive Plan – Future Land Use Map Amendment

Zoning Map Amendment

LDC Sec 6.4 Exemptions to Subdivision Plan Review

Variance/Deviation from paragraph C.2.c

Administrative lot split under paragraph c.3.b

Public Facilities and Services Impacts

Exhibits

Exhibit A Overview Map

Exhibit B Detail Map

Exhibit C Current Future Land Use Map

Exhibit D Current Zoning Map

Exhibit E Proposed Site Plan

Exhibit F Graphical Rendering of Proposed Triplex

Exhibit G Front Elevation Plan

Basis for Planning & Zoning Commission Action

Legal Notices

Ordinance 2026-854 Small-scale Comprehensive Plan Land Use Map Amendment

Ordinance 2026-855 Zoning Map Amendment

SUPPORTING DOCUMENTS

1. Planning and Zoning Application for Small-scale Land Use Map Amendment and Small-scale Zoning Map Amendment
2. Planning and Zoning Application for administrative lot split
3. Current Warranty Deed
4. Citrus County Property Appraiser Property Record Card
5. Updated survey indicating proposed new lots
6. Site plan
7. Floor plan and elevation
8. Elevation rendering showing landscaping



City of Inverness Planning & Zoning Commission
 Staff Report
 Department of Community Development

EXECUTIVE SUMMARY

Application No.:	2026-LU-RZ-PD-003	
Meeting Dates:	Planning & Zoning Commission: June 3, 2026 City Council 1 st Reading: June 16, 2026 City Council 2 nd Reading & Public Hearing: July 7, 2026	
Proposed Amendments:	Comprehensive Plan	Small-Scale Comprehensive Plan Amendment to the Future Land Use Map to change 0.42 acres +/- from Low Density Residential to High Density Residential.
	Zoning Map	Amendment to the City of Inverness Zoning Map to change 0.42 acres +/- from R-1 to PDP
Applicant:	Liberty Investments Citrus County LLC	
Property Owner:	Liberty Investments Citrus County LLC	
Nature of the Request:	Comprehensive Plan Future Land Use Map Amendment, Zoning Map Amendment, and Planned Development Project	
Subject Property:	232 N. Trout Avenue – Located on the northeast corner of N. Trout Avenue and Emery Street	
Parcel ID:	20E19S180050 B0020 0014	
ALTKEY:	3292045	
Acreage:	Approximately 18,225 square feet (+/- 0.42 acres)	
Current Future Land Use:	Low Density Residential	
Current Zoning:	LD/R1	
Existing Use:	Vacant	
Proposed Future Land Use:	High Density Residential	
Proposed Zoning:	PDP	
Proposed Use:	Two triplexes	
Flood Zone:	According to the Flood Insurance Rate Map (FIRM), the subject property is not within a designated Flood Zone	
Adjacent Properties:	The subject property is currently vacant North – existing single-family residence within LD land use and R1 zoning East – existing single-family residence within LD land use and R1 zoning South – duplexes within LMD land use and R-3 zoning West – 8-plex attached residential within LD land use and R-1 zoning	
Ordinance 2026-854	Proposes changing the Future Land Use from Low Density to High Density	
Ordinance 2026-855	Proposes changing the zoning from R-1 to PDP	
Prepared By	Jeff Wells – City Planner	
Dated:	May 27, 2026	

BACKGROUND INFORMATION AND DESCRIPTION:

An Application for Future Land Use Amendment, Rezoning, and Planned Development Project was submitted by Liberty Investments Citrus County LLC as owner of the subject property. The Applicant intends to split the existing 0.42-acre parcel into two equal new parcels of 0.21 acres and then construct a residential triplex on each new parcel. Three dwelling units on the resulting 0.21 acres is a gross density of 14.2 dwelling units per acre. The Future Land Use of the property is currently designated as Low Density which limits the density to 2.5 dwelling units per acre requiring a land use amendment from Low Density to High Density.

The subject property is located within the historic LaBelle neighborhood of the City of Inverness, located north of SR44/W. Main Street, south of Lake Henderson, and five blocks west of the Central Business District. See maps in Exhibits A and B

Concurrent with the land use amendment is a request for rezoning from LD/R1 to PDP which will allow the applicant to craft a product design that meets their needs and also accomplishes the goals of the Comprehensive Plan; consistency with the Comprehensive Plan is outlined below.

The proposed new parcels will be 68 feet wide and 67 feet wide by 135 feet deep for a total of 9,112.5 square feet. The proposed lot width is a deviation from Section 6.4(C)(2)(c) of the City of Inverness Land Development Code, outlined further below, which requires a minimum lot width of 80 feet. The resulting corner lot will have a front setback on Emery Street of 25 feet and a front setback on Trout Avenue of 5 feet. The setback facing Trout Avenue is a deviation from Section 2.6(F) of the LDC which requires all yards fronting on a street have a minimum 25-foot setback. Both the deviation for the lot width and for the corner lot front setback can be addressed through the PDP approval process. Building dimensions, lot dimensions, and impervious coverage in the proposed plan, other than those specified above, all comply with provisions of the Land Development Code.

Adjacent properties are zoned LD/R1 to the north, east, and west, and LMD/R3 to the south. See Zoning Map in Exhibit D below.

On the south side of Emery Street, across from the subject property, is a series of three single-story duplexes. Elsewhere in the neighborhood are numerous attached single-family housing units. These examples illustrate how the general character of uses in the neighborhood are similar to that proposed for the subject property.

BUILDING COVERAGE AND TOTAL LOT COVERAGE

Square footage of each proposed lot	9,112sf
Impervious coverage of each triplex	3,574
Impervious coverage of 3 driveways	870
Total impervious	4,444
Proposed building impervious per lot	39%
Allowed building impervious	40%
Proposed total impervious per lot	48%
Allowed total impervious	75%

ANALYSIS

Comprehensive Plan Consistency

The application is consistent with the City of Inverness Comprehensive Land Use Plan and no conflicts were found. Following are the most relevant and applicable policy language from the City of Inverness Comprehensive Plan from which deliberation can be drawn. Comprehensive plan consistency is a central focus for the Planning and Zoning Commission.

Future Land Use Element

Goal 1.1: The Future Land Use Element will maintain a Future Land Use Plan to provide balanced and controlled city growth; to secure local residents' comfort and welfare, and to ensure that the character, magnitude, and location of all land uses provide a system for orderly growth and development.

Objective 1.1.1: Guide and control future development through implementation of the Inverness Comprehensive Plan and Land Development Regulations.

Policy 1.1.1.4: The City shall discourage isolated residential development that requires higher service costs.

Policy 1.1.1.7: The City shall encourage redevelopment and infill opportunities in the urbanized nodes and central town core. These activities shall support the efforts of the Community Redevelopment Area and the Central Business District as shown on the Future Land Use map.

Policy 1.1.1.8: The City shall encourage redevelopment of infill parcels. The city, through its Land Development Regulations and Future Land Use Map, shall encourage innovative land development techniques including planned use development (PUD), and mixed-use land use categories to support higher densities and multimodal connectivity appropriate for the Transportation Concurrency Exception Area.

Policy 1.1.1.11: The developer/owner of any site shall retain ultimate responsibility for on-site construction, maintenance, and management of stormwater runoff, which shall be provided in such a manner that post-development runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions. The provision of stormwater runoff as it applies to single family dwellings shall fall under the City’s existing stormwater drainage requirements in Chapter 19, City of Inverness Code of Ordinances.

Goal 1.2: To avoid land use conflicts with state, regional, and local governments having jurisdiction over lands within or adjacent to Inverness.

Objective 1.2.4: Coordinate all future land use with topography, soil conditions, and other natural features, and direct proposed development to areas with public facilities, services and promote infill opportunities in order to use the land in an efficient and environmentally acceptable manner.

Objective 1.2.5: The city shall promote redevelopment particularly where infill opportunities exist within the Transportation Concurrency Exception Area.

Policy 1.2.5.2: The City shall encourage higher densities, pedestrian facilities for walkability and bicycle access for multimodal transportation within the Transportation Concurrency Exception Area.

Objective 1.2.6: Discourage urban sprawl and promote orderly and compact development by directing new development into areas served by public facilities and services

Policy 1.2.6.1: The City shall locate future land uses at densities and intensities which will control urban sprawl and leapfrog developments that unduly deplete the physical, social, and fiscal resources of the City.

Goal 1.3: Provide a variety of residential opportunities to match the housing needs of existing and future residents.

Objective 1.3.1: Permit a variety of densities within the City for contrast in the residential land use categories.

Policy 1.3.1.2: The City shall encourage the use of innovative land development techniques including provisions in the Inverness Land Development Regulations for planned unit developments, zero lot line subdivisions, antiquated subdivisions land-use blending, and cluster housing.

Housing Element

Goal 2.1: Ensure a sufficient supply and variety of sound, safe, sanitary, and affordable dwellings in appropriate locations.

Objective 2.1.1: Continue to implement land development regulations which effectively guide and manage future growth to ensure that adequate and affordable housing will be met.

Policy 2.1.1.4: The City shall provide for variety of residential densities, housing sizes, and housing types, including manufactured homes, through the Future Land Use Plan and the Land Development Regulations.

Comprehensive Plan – Future Land Use Map Amendment – The proposed FLUM amendment will change the Future Land Use category from Low Density Residential to High Density Residential. The following comparison table is provided for reference.

Comprehensive Plan FLUM Category:	From Existing Low Density	To Proposed High Density
Maximum Density:	5.0 units/acre	17.5 units/acre

Source: City of Inverness Comprehensive Plan, Future Land Use Element

Zoning Map Amendment – The proposed Zoning Map Amendment will change the Zoning from LD-R1 to PDP. The following table is provided for reference.

Zoning District:	LD-R1	PDP
Allowable Uses:	Single-family dwellings, group home facilities, adult assisted living facilities.	Multi-family residential type units. Churches, schools, community or club buildings, and similar public and semi-public facilities, non-residential uses, offices, clinics and professional uses.
Maximum Density:	5.0 units/acre	Determined on case-by-case basis
Maximum Lot Coverage:	40%	Determined on case-by-case basis
Maximum Height:	30 feet per 2.5 floors	Determined on case-by-case basis

Source: City of Inverness Land Development Code

LAND DEVELOPMENT CODE Sec. 6.4
Exemptions to Subdivision Plan Review

C. Minor Subdivision.

2. To qualify for the exemption through this minor subdivision provision, the following conditions shall apply:

- a. An application for approval of the minor subdivision and exemptions to the platting requirement shall be required.

- b. Three (3) copies showing the original parcel of land and subsequent minor subdivision of land shall be prepared by a professional land surveyor and shall include the following information:
 - 1) Existing legal description, boundary survey and dimensions of the lot(s) to be subdivided.
 - 2) Legal descriptions, boundary survey and dimensions of the created parcels (lots).
 - 3) A statement whether water and/or sanitary sewer service is available to the property.
- c. All parcels so created shall meet the minimum lot frontage, area and dimensional requirements for the land use/zoning district in which they are located; however in no case shall residential lots have a minimum lot width of less than eighty (80) feet or in no case shall a non-residential lot have a minimum lot width of less than one hundred (100) feet.

(The application includes a deviation from this requirement as a reduction from 80 feet wide to 67 feet wide and can be considered through the PDP approval process.)

- d. A minor subdivision shall not result in an increase in density beyond that allowed by the Inverness Comprehensive Plan or this Code.
- e. A minor subdivision shall comply with all other provisions of this Code.
- f. If the proposed minor replat meets the conditions of this section and otherwise complies with all applicable laws and ordinances, the appropriate official shall approve the minor replat by signing the application form.
- g. After approval of the Plan Review Committee, the applicant shall, within thirty (30) days of receipt of the signed plat, submit the approved plat to the Circuit Court Clerk. Two (2) copies of the recorded plat shall be presented to the Clerk of the City of Inverness.

3. Restrictions

- a. No further division of an approved minor replat is permitted under this section, unless a development plan is prepared and submitted in accordance with this section.
- b. A minor subdivision shall contain no more than twelve (12) lots.

(This application proposes a minor subdivision resulting in two new lots. Being 12 or fewer lots, the request can be approved administratively.)

Public Facilities and Services Impacts

- A. Potable Water System:** The subject property is located within the City of Inverness Potable Water System Service Area. Any future development on the site will be served by the municipal water system. The Potable Water System is currently meeting or exceeding the adopted level of service standard for potable water established by the City's Comprehensive Plan. The LOS standard is 125 gallons per capita per day. The comprehensive plan averages residential units at 2.14 persons per household. Therefore, for calculation of water supply needs this assessment employs a base residential unit level of service of 267.5 gallons per day (gpd).

Project Impact: 6 units x 267.5 gpd = 1,605 gpd which is well within the water system's surplus treatment capacity.

- B. Sanitary Sewer Facilities:** The subject property is located within the City of Inverness sanitary sewer system service area. Any future development on the site will be served by the municipal wastewater system. The wastewater system is currently meeting or exceeding the adopted level of service (LOS) standard established by the City's Comprehensive Plan. The LOS standard is 75 gallons per capita per day. The comprehensive plan averages residential units at 2.14 persons per household. Therefore, for calculation of wastewater needs this assessment employs a base residential unit level of service of 160.5 gallons per day.

Project Impact: 6 units x 160.5 gpd = 963 gpd which is well within the wastewater system's surplus treatment capacity.

- C. Solid Waste:** The Level of Service standard for the City of Inverness is 3.5 pounds of solid waste per day per capita, as defined in the Infrastructure Element. Residential and commercial land uses in the city are served by a private service provider. Generally, solid waste is collected, hauled and landfilled by private sector providers under contract.

Project Impact: There are no municipal solid waste facilities.

- D. Traffic Circulation Impacts - Roads:** The addition of six (6) new dwelling units is expected to have little to no impact on the adjacent streets and surrounding neighborhood.

EXHIBIT A – Area Overview Map

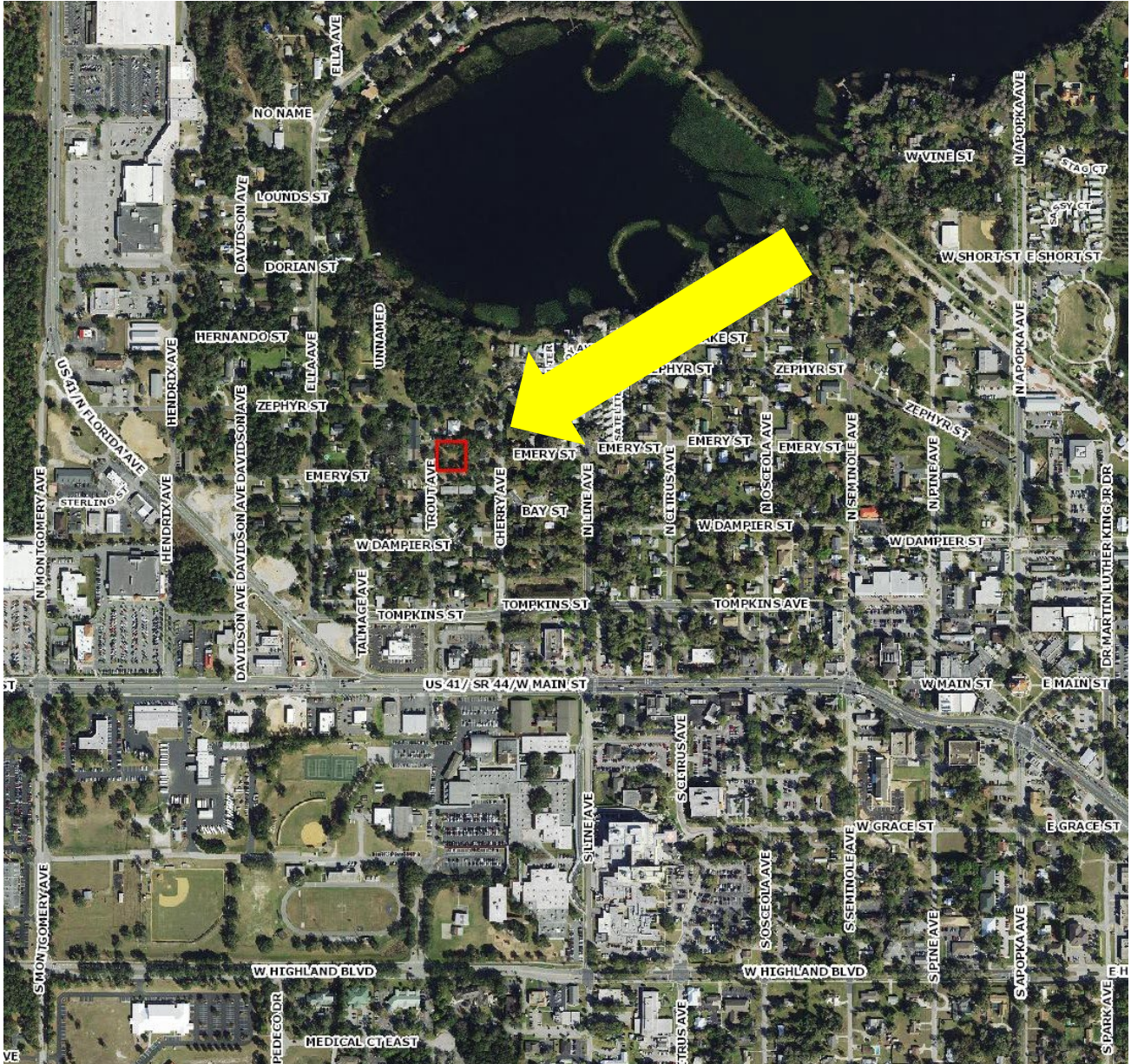
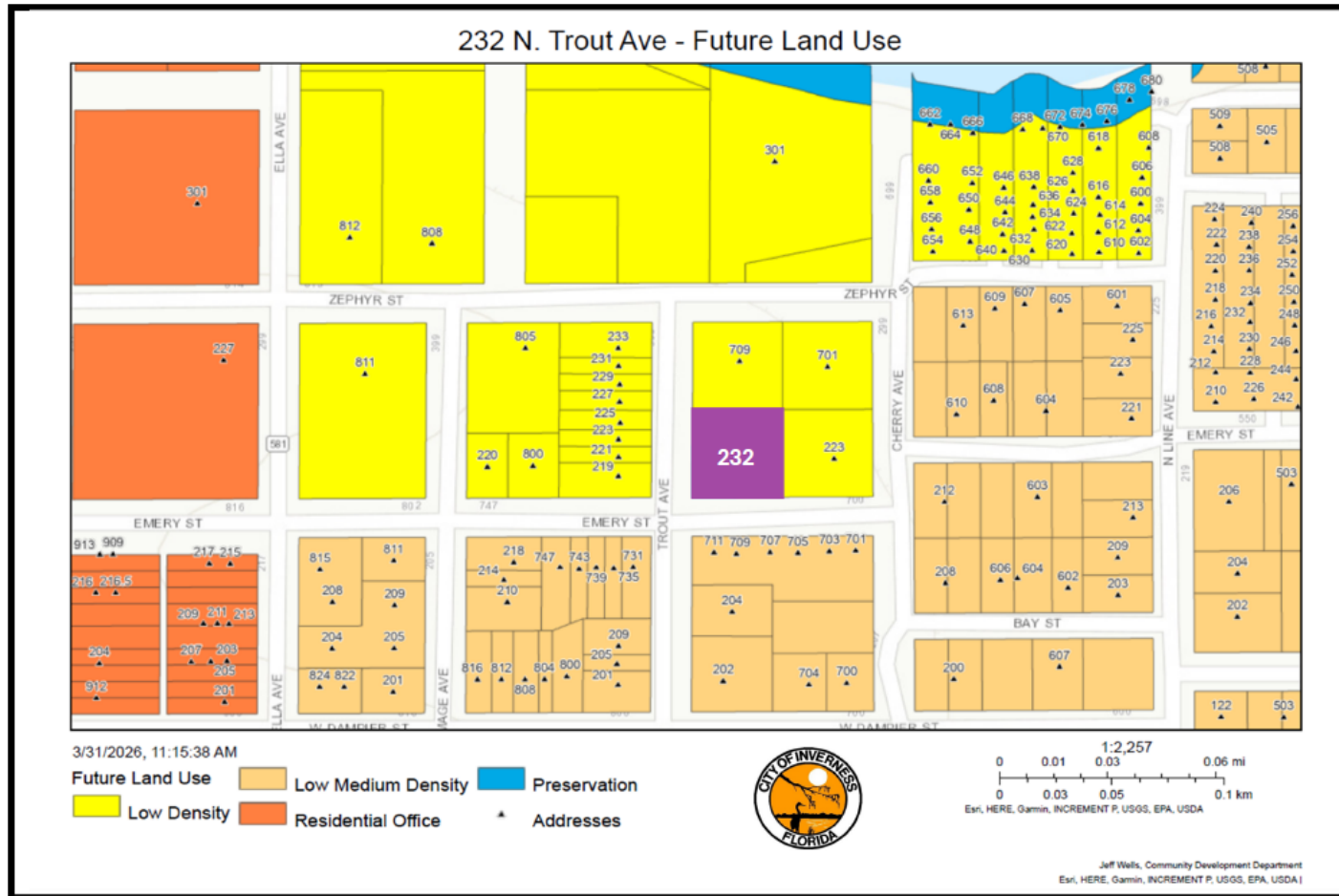


EXHIBIT B – Detail Map



EXHIBIT C – Current Future Land Use Map

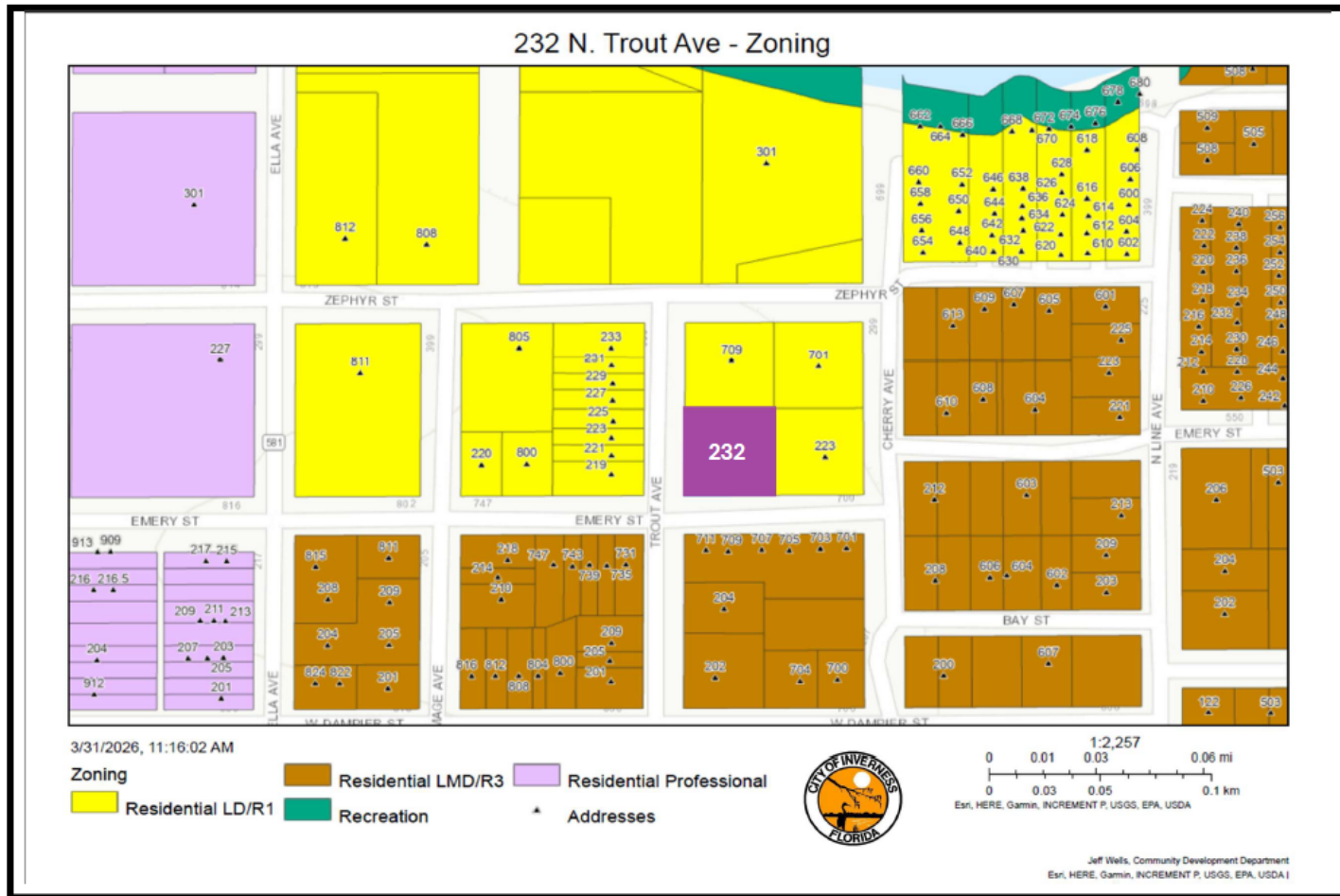


232 N. Trout Ave

City of Inverness
 Prepared by: Jeff Wells
 Date: April 23, 2026



EXHIBIT D – Current Zoning Map

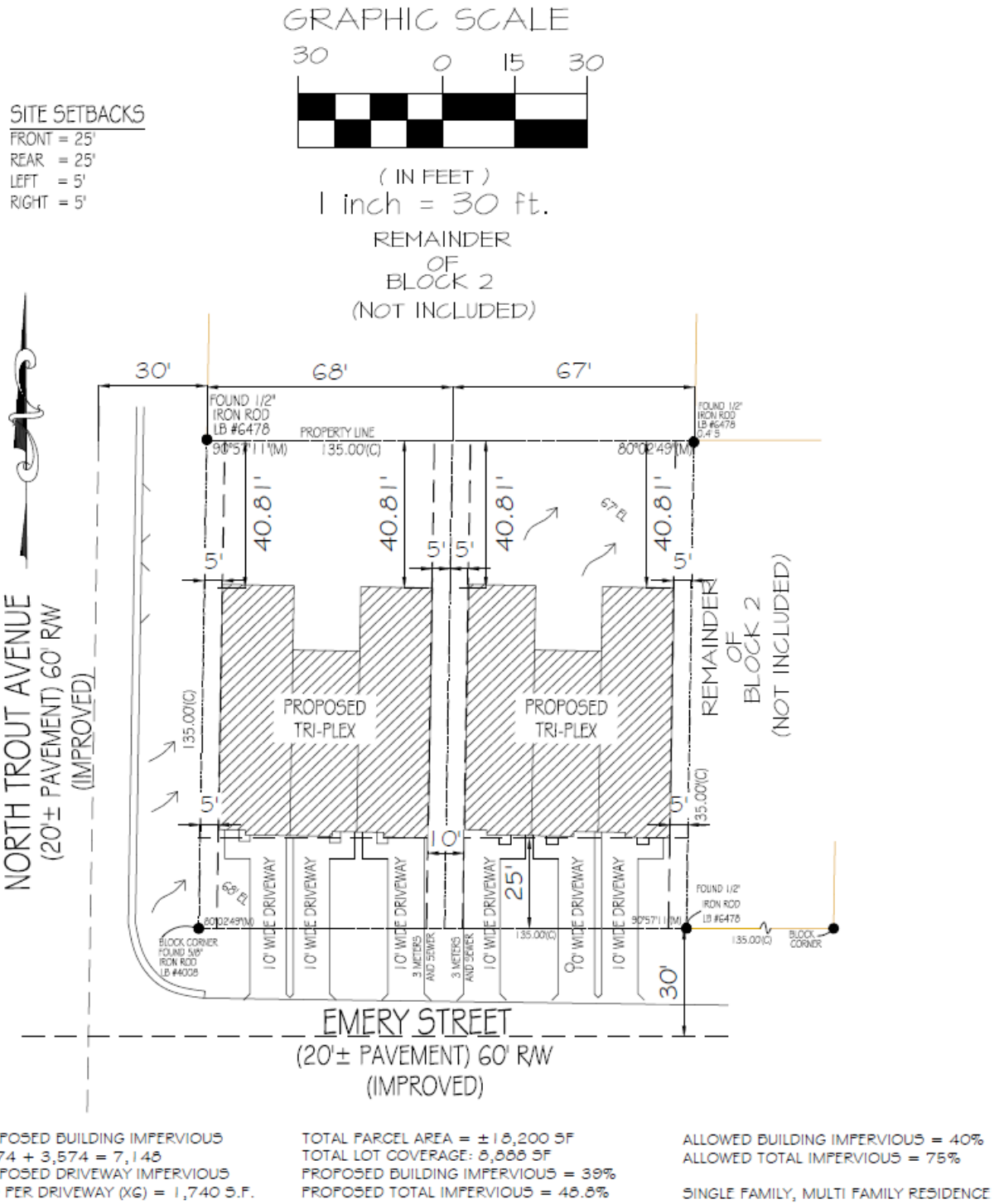


232 N. Trout Ave

City of Inverness
 Prepared by: Jeff Wells
 Date: April 23, 2026



EXHIBIT E – Proposed Site Plan



Proposed site plan

EXHIBIT F – Graphical Rendering of Proposed Triplex



EXHIBIT G – Front Elevation Plan



EXHIBIT H – Current Property Photos





Ordinance 2026-854

AN ORDINANCE AMENDING THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN ORDINANCE 2016-713 OF THE INVERNESS CODE OF ORDINANCES FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY REVISING THE GENERALIZED FUTURE LAND USE MAP ON APPROXIMATELY 0.42 ACRES FROM LOW DENSITY (LD) TO HIGH DENSITY (HD); PROPERTY AS FURTHER DESCRIBED HEREIN BELOW; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance 2026-855

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 0.42 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL (LD/R-1) TO PLANNED DEVELOPMENT PROJECT (PDP) AS FURTHER DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

BASIS FOR PLANNING & ZONING COMMISSION ACTION

§ 163.3184, Fla. Stat. (2025)

(2) COMPREHENSIVE PLANS AND PLAN AMENDMENTS.—

(a) Plan amendments adopted by local governments shall follow the expedited state review process in subsection (3), except as set forth in paragraphs (b) and (c).

(b) Plan amendments that qualify as small-scale development amendments may follow the small-scale review process in s. 163.3187.

Land Development Code – SEC. 3.5

C. Duties and Responsibilities. The local planning agency, in accordance with F.S. §§ 163.3161 through 163.3211, shall:

1. Conduct the comprehensive planning program and prepare the comprehensive plan or elements or portions thereof for the City.
2. Coordinate such comprehensive plan or elements or portions thereof with the comprehensive plan of other appropriate local governments and the state.
3. Recommend such comprehensive plan or elements or portions thereof to the City Council for adoption.
4. Monitor and oversee the effectiveness and status of the comprehensive plan and recommend to the City Council such changes in the comprehensive plan as may be required from time to time.

LAND DEVELOPMENT CODE – SEC. 4.2

Amendments to Zoning District Map

The zoning district map may be amended from time to time to change the zoning district within the incorporated area of the City of Inverness, Florida, in accordance with section 4.1 of this Code and the following procedures:

- A. Origination of Proposed Amendments.** *Proposed amendment to the zoning district map changing the zoning district within the incorporated area of the City of Inverness, Florida, may originate by resolution of the City Council, the Planning and Zoning Commission or by application of the owners of fifty-one (51) percent or more of the land area involved in the proposed change.*

Proposals originating with the City Council or the Planning and Zoning Commission must be reflected in an appropriate resolution of the originating body and a copy of such resolution, upon adoption, shall be filed with the designated Administrative Official.

Proposals originating with the owners of fifty-one (51) percent or more of the land area involved in the proposed change shall be in the form of an application required and provided by the designated Administrative Official and shall be submitted to the designated

Administrative Official together with the fee established in the manner prescribed in this Code. Such application shall be signed by the owner of fifty-one (51) percent or more of the land area involved in the proposed change and described in the application or by the authorized agent of such owner or owners. Notarized written authority authorizing a person other than the property owner to sign an application shall be attached to such application.

B. Referral to the Planning and Zoning Commission. *Any proposal for amendment to the zoning district map pursuant to this section shall, upon receipt by the designated Administrative Official, be referred to the Planning and Zoning Commission for consideration and the formulation of a recommendation to the City Council.*

C. Hearing by Planning and Zoning Commission. *Upon receipt of an application for amendment to the zoning district map pursuant to this section and reference thereof to the Planning and Zoning Commission, the designated Administrative Official shall, upon notification by the Chairman of the Planning and Zoning Commission of the date fixed for hearing, cause notices of the time, place and purpose of a hearing upon the application to be published, mailed and posted in the manner provided in section 3.11B of this Code. At the time and date established by such notice, the Planning and Zoning Commission shall conduct a hearing upon the application in the manner provided by section 3.11C and D of this Code and, shall recommend adoption or denial of the application to the City Council; provided, however, that in the case of a Proposed Planned Development Project Plan (PDP), the Planning and Zoning Commission shall recommend adoption, adoption with modifications and/or conditions or denial of the application to the City Council.*

D. Action by City Council. *Following hearing by the Planning and Zoning Commission, the designated Administrative Official shall submit the proposed amendment to the zoning district map, with the recommendation of the Planning and Zoning Commission, to the City Council for consideration. No proposal to amend the zoning district map shall be permitted to be withdrawn by the applicant from and after the date on which the Planning and Zoning Commission makes its recommendation to the City Council regarding such proposed amendments. The City Council shall consider and act upon such application and the recommendation of the Planning and Zoning Commission in the manner prescribed by law for the adoption of ordinances by the City Council and thereafter adopt or refuse to adopt such proposed amendment.*

E. Special Requirements Respecting Amendment to Zoning District. *If any requested land use, or presently given use, is not specifically identified or permitted in a given zoning district by the provisions of this Code, it shall not be permitted by any agency unless this Code is amended according to the required amendment procedure.*

F. Finality of Decision. *Whenever the City Council has taken action to deny a proposed amendment to the zoning district map originating upon application of the owners of fifty-one (51) percent or more of the property involved in the proposed change, unless such denial is specifically without prejudice to reapplication, no other application by the*

owners of such land for amendment to the zoning district map respecting such land shall be accepted by the designated Administrative Official of consideration by the Planning and Zoning Commission or City Council for a period of one (1) year from the date of the action denying the proposed amendment.

LAND DEVELOPMENT CODE – APPENDIX D, SEC. 4.0

Planned Development Project Approval Procedure

Approval for a planned development project is obtained through a two-step process. The first step is an approval of the preliminary master plan and zoning of the land. The second step consists of final master plan approval along with the recording to the developer's commitment agreement form.

INTERVENING ACTIONS

None

LEGAL NOTICES

Section 3.11(B) lists procedures to be used to Notice a Public Hearing by the Planning and Zoning Commission and the Zoning Board of Adjustment. These requirements include the following: 1) Notice of Hearing to be published at least once in a newspaper of general circulation; 2) mail similar notice to all property owners within a distance of 200 feet from the property line; and 3) posting of notices of the hearing date, time, purpose and location. The Legal Notice, List of property owners within 200' that were sent direct mail notice, and pictures of the signage posted at the property are attached herein.

Notices Mailed to Neighboring Property Owners on May 18, 2026

	"PATRICIA MARJORIE MCELROY 301 CHERRY AVE INVERNESS FL 34450"
"BECKY MICHELLE LOWE-COTTON 204 TROUT AVE INVERNESS FL 34450"	"JEAN W CONSTANT 701 ZEPHYR ST INVERNESS FL 34450"
"ANDREA C ROCHFORD 610 EMERY ST INVERNESS FL 34450-4010"	"ETHAN MORRISON 709 ZEPHYR ST INVERNESS FL 34450"
"MELISSA BLAIR 735 EMERY ST INVERNESS FL 34450"	"TRACY COLLINS 805 ZEPHYR ST INVERNESS FL 34450"
"BETTY JO MEEK 743 EMERY ST INVERNESS FL 34450-4061"	"LIBERTY INVESTMENTS CITRUS COUNTY LLC 412 KISMET AVE INVERNESS, FL 34450"
"DAVID C PALUMBO JR 77 S HUNTING LODGE DR INVERNESS FL 34453"	"EMERY PROPERTIES LLC 3100 JENNINGS DR SARASOTA FL 34239"
"THOMAS L HAGAR PO BOX 309 INVERNESS FL 34451-0309"	"MELISSA BLAIR 5317 FRUITVILLE RD 177 SARASOTA FL 34232"
"JOHN PARKS MALONE II 212 CHERRY AVE INVERNESS FL 34450"	"CARLOS DELGADO 1997 E FM120 DENISON TX 75021"
"TAMMY L POSEY 223 CHERRY AVE INVERNESS FL 34450"	PETER S SNYDER 11709 E. CROW LN INVERNESS, FL 34450
	TIFFANY ROBINSON 800 EMERY ST INVERNESS, FL 34450

Notice published in the Citrus Chronicle on April 22, 2026

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 Sections 163.3184 and 163.3187 Florida Statutes to consider a proposed Small-Scale Amendment to the City of Inverness Comprehensive Plan by Ordinance 2026-854, and Section 4.2 of the City of Inverness Land Development Code to consider a proposed Amendment to the Zoning Map of the City of Inverness, Florida by Ordinance 2026-855 as follows:



232 N. Trout Avenue City of Inverness
Planning and Zoning Commission 408-268-14-2026

Planning & Zoning Commission:
Wednesday, May 6, 2026 at 5:00 p.m.

1st Reading for City Council:
Tuesday, May 19, 2026 at 5:30 p.m.

Adoption Public Hearing for City Council:
Tuesday, June 2, 2026 at 5:30 p.m.

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

ORDINANCE 2026-854

AN ORDINANCE AMENDING THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN ORDINANCE 2016-713 OF THE INVERNESS CODE OF ORDINANCES FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY REVISING THE GENERALIZED FUTURE LAND USE MAP ON APPROXIMATELY 0.42 ACRES FROM LOW DENSITY (LD) TO HIGH DENSITY (HD); PROPERTY AS FURTHER DESCRIBED HEREIN BELOW; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE.

AND

ORDINANCE 2026-855

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 0.42 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL (LD/R-1) TO PLANNED DEVELOPMENT PROJECT (PDP) AS FURTHER DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

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 14th day of April, 2026.

Attest: /s/ Susan Jackson /s/ Crystal Lizanich
Susan Jackson City Clerk Crystal Lizanich, President of City Council

C1954-M0302

Signs posted on the subject property on May 4, 2026



REFERENCES

The following information is attached for reference:

1. Planning and Zoning Application
2. Warranty Deed
3. Property Record Card
4. Staff Report dated May 27, 2026
5. Updated survey
6. Site plan
7. Floor plan and elevation
8. Elevation rendering showing landscaping
9. Ordinance 2026-854 Small-scale Comprehensive Plan Land Use Map Amendment
10. Ordinance 2026-855 Zoning Map Amendment

STAFF RECOMMENDATION

Based on the information and analysis contained within this report, staff recommends a finding of consistency with the Comprehensive Land Use Plan for the following:

1. Ordinance 2026-854 Future Land Use Map Amendment changing the land use from Low Density Residential to High Density Residential
2. Ordinance 2026-855 Zoning Map Amendment changing the zoning district from LD-R1 to PDP
3. Proposed Master Plan for Planned Development on each of the two new parcels following an administrative lot split



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: February 5, 2026

Application No: _____

Applicant Name: Liberty Investments Citrus County, Phone # 504-416-8072

Address: P.O. Box 352, Inverness, FL 34451 LLC — matto@osbornecontractors.com

Email Address: lisa@osbornecontractors.com Fax # _____

Applicant is: Owner Agent Purchaser Lessee Other _____

Owner's Name: Liberty Investments Citrus County, Phone # _____

Address: P.O. Box 352, Inverness 34451 LLC

Email Address: matto@osbornecontractors.com Fax # _____

Application Type:

- | | | |
|---|--|--|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Variance – Residential | <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Preliminary Plat Review |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Special Exception Use |
| <input type="checkbox"/> Road/Easement Vacation | <input checked="" type="checkbox"/> Planned Unit Development | |
| <input type="checkbox"/> Other: _____ | | |

Reason for Request: Build 7 townhouses

Project Title (If any): _____

Property Address: 232 Trout Ave., Inverness

Property size (acres): .42

Parcel ID Number: 20E195180050B0020014

Existing use of Property: Vacant Lot

Existing Zoning: LD

Existing land use designation: LD

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

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

Proposed use of Property: 7 Townhouses

Proposed Zoning: PD Proposed land use designation: HO Res

Please explain your request for the proposed zoning and/or future land use: Proposed build of 7 townhouses with off-street parking

What utilities currently exist on the site?

Water Sewer Well Septic None

What utilities are proposed to be used?

Water Sewer Well Septic None

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

Yes No

If yes, please describe and give application numbers: _____

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

All applications MUST provide the following:

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

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

- Lot Plan
- Survey of the Property
- Diagram

Specific attachments:

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

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, Matthew T. Osborne (property owner's name), who being by me duly on oath, deposes and says: for Liberty Investments Citrus County, LLC

1. That said authority is a fee-simple owner of the property legal described in this application.
2. That said authority desires to: Request to build 7 townhouses at 232 Trout Ave, Inverness, Florida
3. That said authority (Property owner) has appointed _____ (Agent's name to act in his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

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

Property Owner's Signature

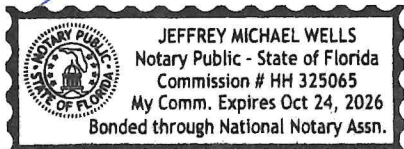
Agent's Signature

STATE OF FLORIDA
COUNTY OF CITRUS
Subscribed and sworn to (or affirmed) before me on February 5, 2026 (date) by Matthew T. Osborne (name) of an affiant deponent or other signer. He/She is personally known to me or has presented FL Driver Lic as identification.

STATE OF FLORIDA
COUNTY OF CITRUS
Subscribed and sworn to (or affirmed) before me on _____ (date) by _____ (name) of an affiant deponent, or other signer. He/She is personally known to me or has presented _____ as identification.

Public Notary

Public Notary





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: 5/11/26 Application No: _____

Applicant Name: Liberty Investments, Citrus County, LLC Phone # 504-416-8072

Address: P.O. Box 352, Inverness, FL 34451

Email Address: matto@osbornecontractors.com Fax # _____

Applicant is: Owner Agent Purchaser Lessee Other _____

Owner's Name: Liberty Investments Citrus County, LLC Phone # 504-416-8072

Address: P.O. Box 352, Inverness, FL 34451

Email Address: matto@osbornecontractors.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: An application for approval of the minor subdivision and exemptions to platting requirement of Sec. 6.4.

Reason for Request: _____

Project Title (If any): _____

Property Address: 232 N. Trout Ave., Inverness 34450

Property size (acres): .42 Parcel ID Number: 20E19S180050 B0020

Existing use of Property: Vacant lot Existing Zoning: LMD 0014

Existing land use designation: _____

Current number of structure(s) on the property: None

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

Proposed use of Property: _____

Proposed Zoning: _____ Proposed land use designation: _____

Please explain your request for the proposed zoning and/or future land use: Intention to split the lot into 2 parcels - please include this request with my application for land use change, zoning change, and P.D.

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:

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- Survey of the Property
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Specific attachments:

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- 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, Liberty Investments (property owner's name), who being by me duly on oath, deposes and says: Citrus County, LLC

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

3. That said authority (Property owner) has appointed _____ (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.

Lisa Osborne
Property Owner's Signature
for Liberty Investments
Citrus County, LLC

Agent's Signature

STATE OF FLORIDA
COUNTY OF CITRUS

STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed) before me on

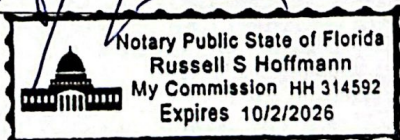
Subscribed and sworn to (or affirmed before me on

MAY 11 2024 (date) by
LISA OSBORNE (name) of an affiant
deponent or other signer. He/She is personally known to me
or has presented _____ as identification.

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

Public Notary

Public Notary



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dawn Martone

American Title Services of Citrus Co. Inc.

2230 Highway 44 West

Inverness, FL 34453

Property Appraisers Parcel I.D. No: **20E19S180050 B0020 0014**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED,

made the 19 day of December, 2025 by **Gordon J. Ash**, herein called the grantor, to **Liberty Investments Citrus County LLC, a Florida Limited Liability Company**, whose post office address is 1426 N. Roman Street, New Orleans, LA 70116, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of **\$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, State of Florida**, viz.:

The West 1/2 of the South 1/2 of Lot or Block 2 in the South 1/2 of Government Lot 1, Labelle Addition to the City of Inverness, according to the Plat thereof, recorded in Plat Book 1, Page(s) 55, of the Public Records of Citrus County, Florida.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and easements and restrictions of record, the mention of which shall not serve to re-impose them.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 incurred by the Grantors, except taxes for the current year and all subsequent years.


IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness #1 Signature
Dawn Martone

Witness #1 Printed Name

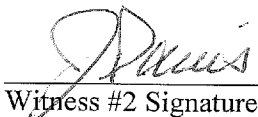


Gordon J. Ash
327 Bay Breeze Drive , Elk Rapids, MI 49629

Witness #1 Post Office Address (Street)

2230 Hwy 44 W Inverness FL 34453

Witness #1 Post Office Address (City, State, Zip)



Witness #2 Signature

JACQUELINE DAVIS

Witness #2 Printed Name

Witness #2 Post Office Address (Street)

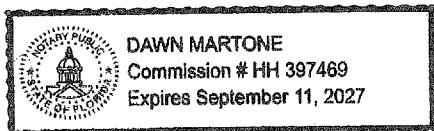
2230 Hwy 44 W Inverness FL 34453

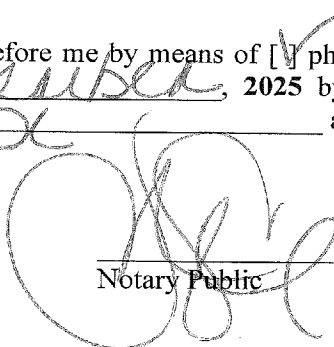
Witness #2 Post Office Address (City, State, Zip)

STATE OF FL
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19 day of December, 2025 by **Gordon J. Ash** who is personally known to me or has produced FL as identification.

SEAL





Notary Public

My commission expires:

Altkey: 3292045
LIBERTY INVESTMENTS CITRUS COUNTY LLC

Parcel ID: 20E19S180050 B0020 0014
232 TROUT AVE , INVERNESS, 34450

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 4730 - INVERNESS (TOWN OF) AREA
 Tax District 000T - CITY OF INVERNESS
 Subdivision 001115 - LA BELLE
 Short Legal LA BELLE ADD PB 1 PG 55 TRACT 4: W1/2 OF S1/2 OF BLK 2 INS1/2 OF GOVT LOT 1 TITLE IN OR BK 1874 PG 2123 & OR BK 1897PG 1422 OR BK 2475 PG 1787
 Est. Parcel Sqft 18,225
 Est. Parcel Acres .42
 Map SC-TW-RG 18-19S-20E

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

Mailing Address

Name LIBERTY INVESTMENTS CITRUS COUNTY LLC
 Mailing Address 1426 N ROMAN ST
 NEW ORLEANS LA 70116

All Owners

Name	Owner Type
LIBERTY INVESTMENTS CITRUS COUNTY LLC	BU - Business

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2025	\$35,250	\$0	\$35,250	\$23,745	\$0	\$23,745	\$0	\$579.48	Link
2024	\$23,500	\$0	\$23,500	\$21,586	\$0	\$21,586	\$0	\$483.23	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000T	CITY OF INVERNESS	\$35,250	21.8118	\$768.87

Buyer Beware!

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

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/19/2025	\$32,500	3630/2066	00-WARRANTY DEED	V
07/19/2022	\$100	3304/1017	07-LIFE ESTATE	V
04/01/2012	\$8,000	2475/1787	00-WARRANTY DEED	V
07/01/2005	\$100	1897/1422	02-MIN DOC STAMP (\$100)	V
06/27/2005	\$227,000	1874/2123	00-WARRANTY DEED	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	135.00	135.0	135				LD

Total Misc Value



6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

<h2>Invoice</h2>

To: AMERICAN TITLE SERVICES
Survey Number: 725016
Order Date: 12/9/2025
Deliver To Attn: DAWN MARTONE
Deliver To: AMERICAN TITLE SERVICES
2230 HWY 44 WEST
INVERNESS, FL 34453

Property Address: 232 NORTH TROUT AVENUE
INVERNESS, FL 34450

Buyers:
Sellers:
Client File #:

Item	Description	Amount
Survey	Survey	\$385.00

Invoice Total \$385.00

Amount Invoiced To Date: \$385.00

Amount Paid To Date: \$0.00

Total Amount Due: \$385.00

To pay with a credit card please use this link <https://securepayment.link/targetsurveying>

LEGAL DESCRIPTION AND CERTIFICATION

THE WEST ½ OF THE SOUTH ½ LOT OR BLOCK 2, IN THE SOUTH ½ OF GOVERNMENT LOT 1, LABELLE ADDITION TO THE CITY OF INVERNESS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA,

Community Number: 120348 Panel: 0354 Suffix: D F.I.R.M. Date: Flood Zone: X Field Work: 12/12/2025

Certified To:
; AMERICAN TITLE SERVICES; ;

Property Address:
232 NORTH TROUT AVENUE
INVERNESS, FL 34450















Survey Number: 725016

Client File Number:

ABBREVIATION DESCRIPTION:

A.E. ANCHOR EASEMENT	F.F. EL. FINISH FLOOR ELEVATION	O.R.B. OFFICIAL RECORDS BOOK
A/C AIR CONDITIONER	F.I.P. FOUND IRON PIPE	(P) PLAT
B.M. BENCH MARK	F.I.R. FOUND IRON ROD	P.B. PLAT BOOK
B.R. BEARING REFERENCE	F.P.K. FOUND PARKER-KALON NAIL	P.C. POINT OF CURVATURE
(C) CALCULATED	(L) LENGTH	P.C.C. POINT OF COMPOUND CURVE
? CENTRAL / DELTA ANGLE	L.A.E. LIMITED ACCESS EASEMENT	P.O.B. POINT OF BEGINNING
CH CHORD	L.M.E. LAKE MAINTENANCE EASEMENT	P.O.C. POINT OF COMMENCEMENT
(D) DEED / DESCRIPTION	(M) MEASURED / FIELD VERIFIED	P.R.C. POINT OF REVERSE CURVE
D.E. DRAINAGE EASEMENT	M.H. MANHOLE	P.T. POINT OF TANGENCY
D.H. DRILL HOLE	N&D NAIL & DISK	R/W RIGHT-OF-WAY
D.W. DRIVEWAY	N.R. NOT RADIAL	(R) RADIAL / RADIUS
E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	S.I.R. SET IRON ROD
F.C.M. FOUND CONCRETE MONUMENT	O.H.L. OVERHEAD UTILITY LINES	T.O.B. TOP OF BANK
		U.E. UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

 = CATCH BASIN	 = MISC. FENCE
 = CENTERLINE ROAD	 = PROPERTY CORNER
 = COVERED AREA	 = UTILITY BOX
 = EXISTING ELEVATION	 = UTILITY POLE
 = HYDRANT	 = WATER METER
 = MANHOLE	 = WELL
 = METAL FENCE	 = WOOD FENCE



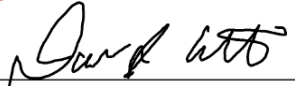
SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.



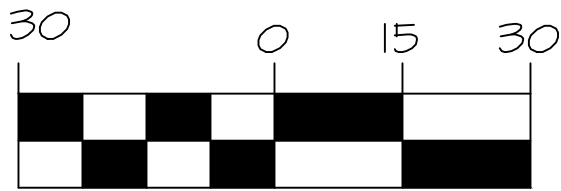
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

PRINTING INSTRUCTIONS:
WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"

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

(SIGNED) 
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

REMAINDER
OF
BLOCK 2
(NOT INCLUDED)

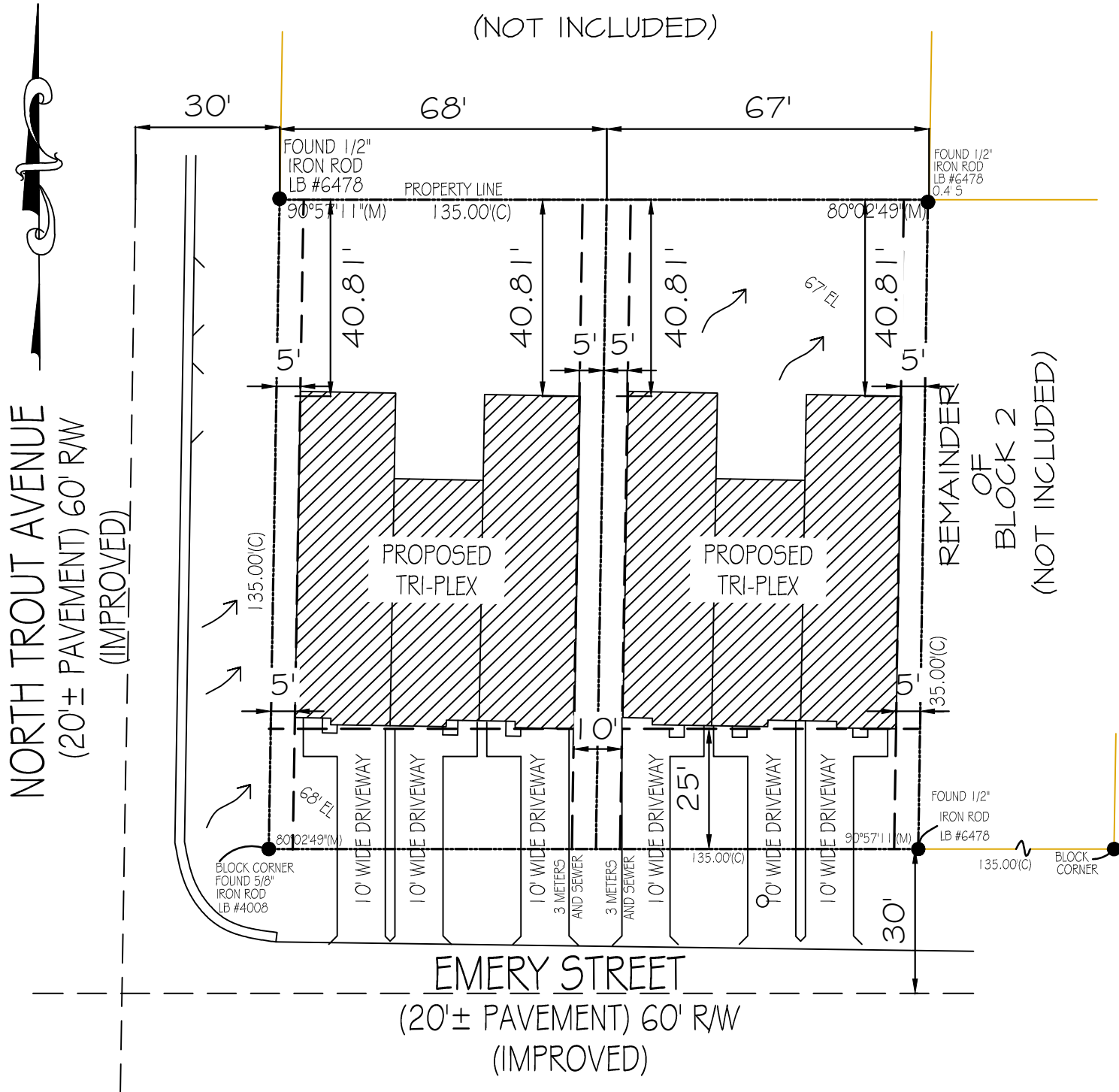
SITE SETBACKS

FRONT = 25'

REAR = 25'

LEFT = 5'

RIGHT = 5'



PROPOSED BUILDING IMPERVIOUS
3,574 + 3,574 = 7,148
PROPOSED DRIVEWAY IMPERVIOUS
290 PER DRIVEWAY (X6) = 1,740 S.F.

TOTAL PARCEL AREA = ±18,200 SF
TOTAL LOT COVERAGE: 8,888 SF
PROPOSED BUILDING IMPERVIOUS = 39%
PROPOSED TOTAL IMPERVIOUS = 48.8%

ALLOWED BUILDING IMPERVIOUS = 40%
ALLOWED TOTAL IMPERVIOUS = 75%

SINGLE FAMILY, MULTI FAMILY RESIDENCE

BLUEWATER DRAFTING, INC.

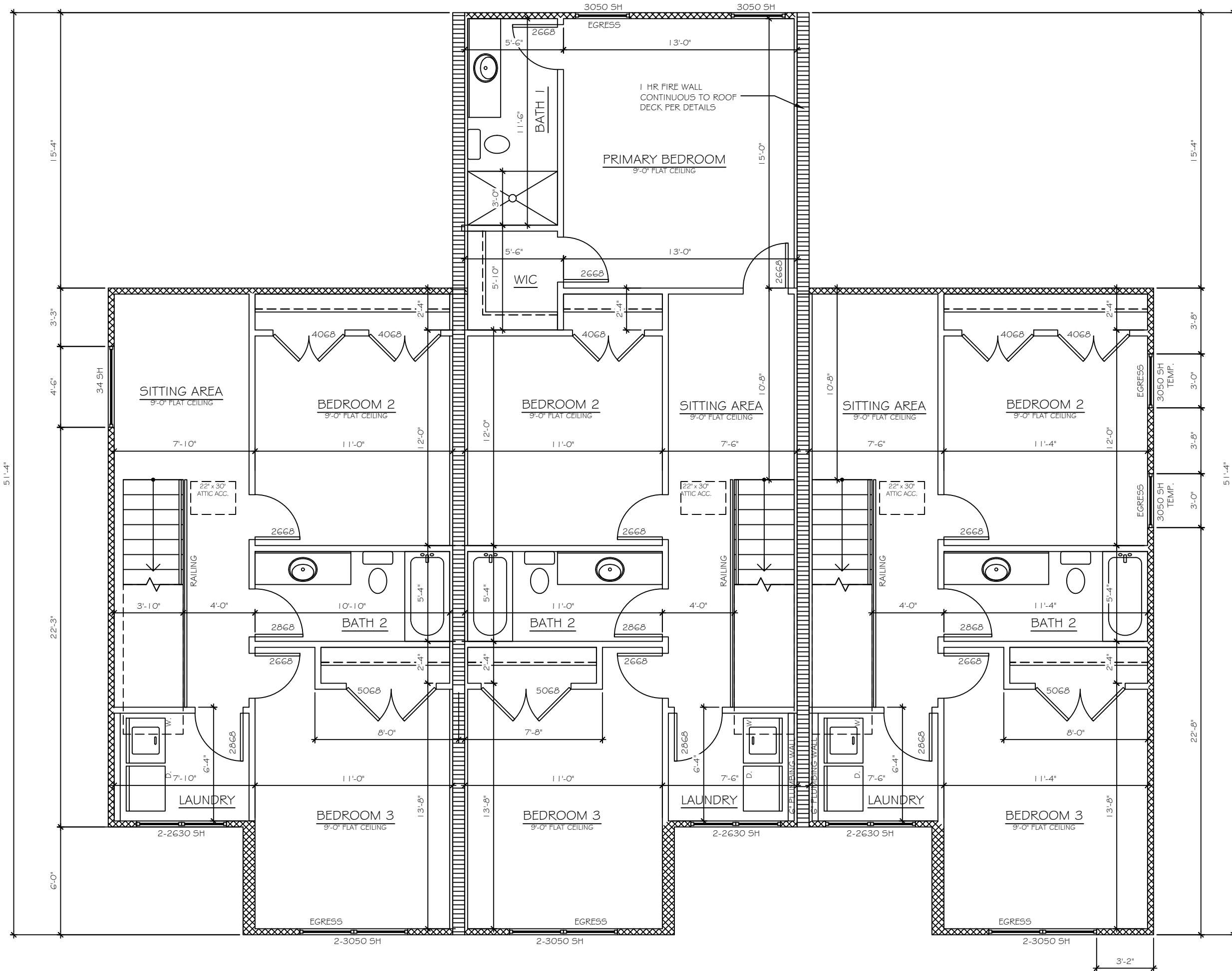
1196 S. Lecanto hwy, Lecanto, Fl 34461
Citrus PH: 352-436-4225 Marion PH: 352-522-0650
FAX: 352-436-4265
EMAIL: plans@bluewaterdrafting.com

A SITE PLAN FOR:
232 N TROUT AVE.
INVERNESS, FL 34450
04-09-2026

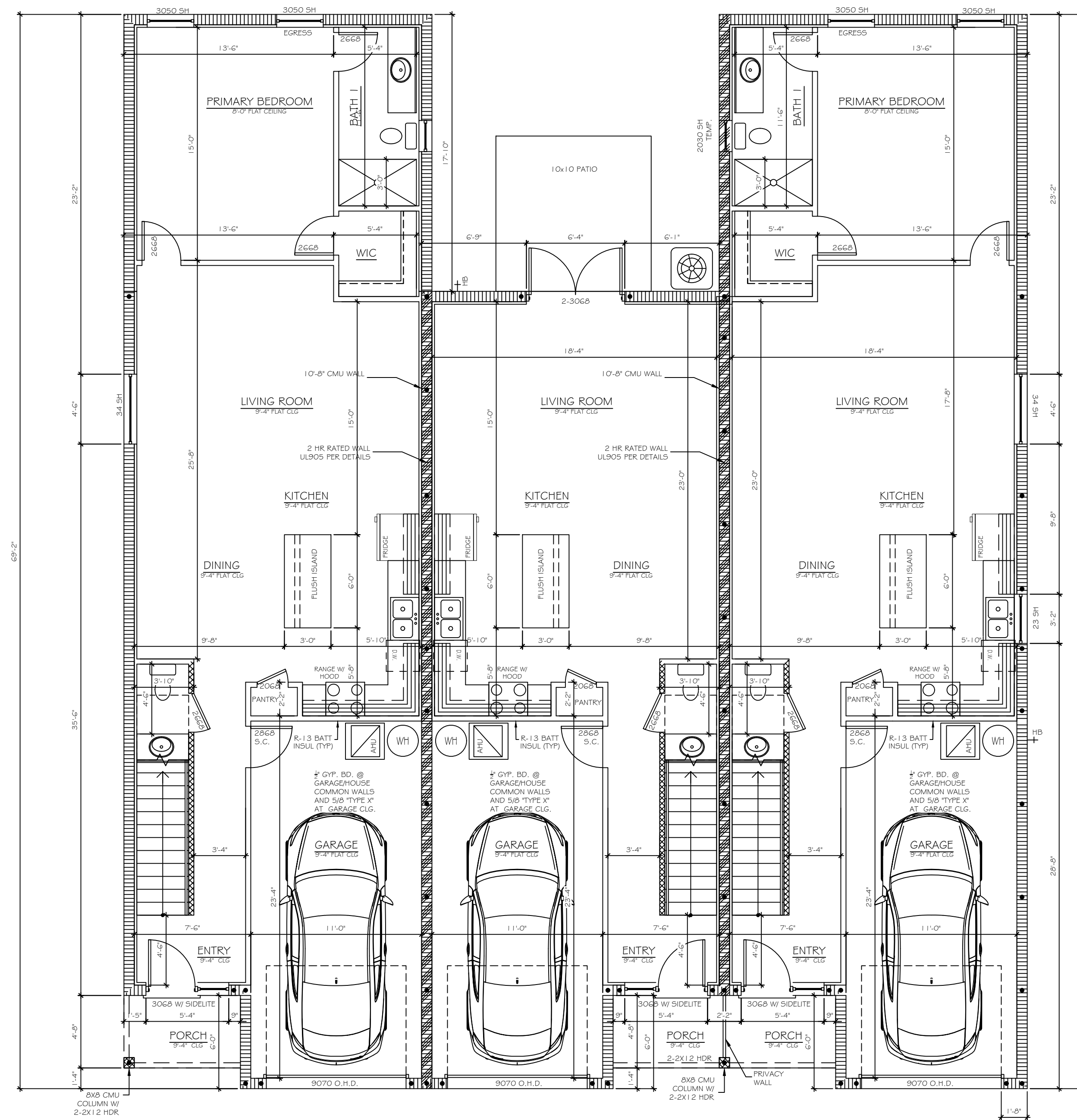




FRONT ELEVATION
SCALE: 3/16" = 1'-0"



UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"



LOWER FLOOR PLAN
SCALE: 3/16" = 1'-0"

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS SHOWN, AND THAT ALL CONSTRUCTION COMPLIES WITH LOCAL BUILDING CODE & ORDINANCES. DESIGN AND ELEVATIONS WERE PROVIDED BY THE CLIENT. BLUEWATER DRAFTING, INC. HAS CONDUCTED VISUAL VERIFICATION THAT ARE THROUGHOUT THE REPRODUCTION OF ANY PLANS OR CONSTRUCTION OF ANY HOME RELATED OR UNRELATED TO ANY COPY RIGHT INFRINGEMENT. OWNER SHALL ASSUME ALL COPYRIGHT RESPONSIBILITY.

A CUSTOM PLAN FOR:
OSBORNE CONTRACTORS

Project: BW-11407
Date: 4-8-2026
Prelim: 4-8-2026

Final:

Michael A. Robinson, P.E.

MICHAEL A. ROBINSON, P.E.
(PROF)
STRUCTURAL ENGINEERING, INC.
INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL
921 SHADOW DRIVE
SUITE No. 3
LAKELAND, FLORIDA 33809
OFFICE: 863-815-9541
FAX: 863-858-9861
EMAIL: mrobinson24@st-eng.com

Florida Registration
No. 26317

SHEET

1

ORDINANCE 2026 - 854

AN ORDINANCE AMENDING THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN ORDINANCE 2016-713 OF THE INVERNESS CODE OF ORDINANCES FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY REVISING THE GENERALIZED FUTURE LAND USE MAP ON APPROXIMATELY 0.42 ACRES FROM LOW DENSITY (LD) TO HIGH DENSITY (HD); PROPERTY AS FURTHER DESCRIBED HEREIN BELOW; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; 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 accord with the requirements of the 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 INVERNESS, FLORIDA, in regular session, as follows:

Section 1. Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness Comprehensive Plan Amendment 2026-LU-RZ-PD-003 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:

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. 0.42 acres depicted on the “Land Use Map” attached hereto is hereby reclassified from Low Density (LD) to High Density (HD).

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 approved on the _____ day of _____, 2026.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the _____ day of _____, 2026.

CITY OF INVERNESS, FLORIDA

CRYSTAL LIZANICH, President

ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

JAMES HARTLEY, City Attorney

EXHIBIT "A"
Legal Description

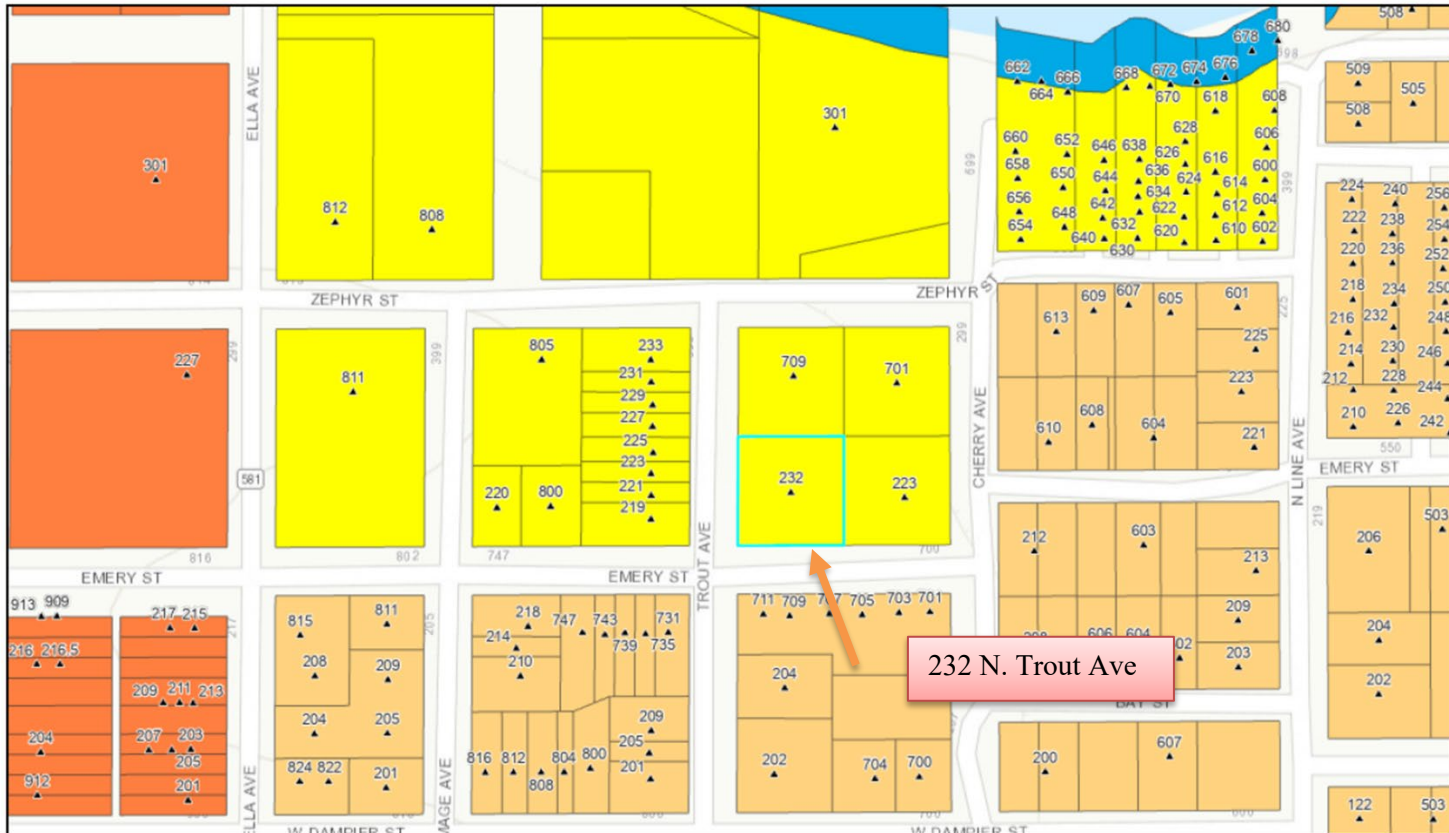
LEGAL DESCRIPTION

PARCEL ID: 20E19S180050 B0020 0014

THE WEST ½ OF THE SOUTH ½ OF LOT OR BLOCK 2 IN THE SOUTH ½ OF GOVERNMENT LOT 1, LABELLE ADDITION TO THE CITY OF INVERNESS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 55, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. ALL OF THE ABOVE LAND LYING, BEING AND SITUATE IN SECTION 18, TOWNSHIP 19 SOUTH, RANGE 19 EAST.

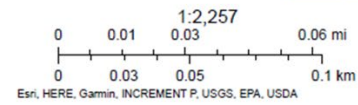
EXHIBIT "B" Future Land Use Map

232 N. Trout Ave - Future Land Use



3/31/2026, 11:15:38 AM

Future Land Use
 Low Density
 Low Medium Density
 Residential Office
 Preservation
 Addresses



Jeff Wells, Community Development Department
 Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ORDINANCE 2026 - 855

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 0.42 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL (LD/R-1) TO PLANNED DEVELOPMENT PROJECT (PDP) AS FURTHER DESCRIBED HEREIN; 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 2026-LU-RZ-PD-003 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 and Chapter 163 Part II, Florida Statutes, the City of Inverness Zoning Map is hereby amended in conformity with the Zoning Map attached hereto as **Exhibit A**, assigning a new zoning designation of residential Planned Development Project (PDP) to the subject property, consisting of approximately 6.5 acres of lands more particularly described in the attached **Exhibit B** ("Property").

Section 3. The PDP zoning district classification hereby approved shall be controlled by the Master Plan, which is attached hereto as **Exhibit C** ("Master Plan"). All uses and improvements shall comply with the Master Plan.

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. 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 6. Conditions of Approval. In addition to complying with all plans and specifications set forth on the Master Plan, the proposed use of the Property rezoned herein requires further approvals including but not limited to final master plan approval pursuant to section 4.2 of the City's Land Development Code.

Section 7. This Ordinance shall become effective as provided by law.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the _____ day of _____, 2026.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the _____ day of _____, 2026.

CITY OF INVERNESS, FLORIDA

CRYSTAL LIZANICH, President

ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

JAMES HARTLEY, City Attorney

Exhibit "A"
Legal Description

PARCEL ID: 20E19S180050 B0020 0014

THE WEST ½ OF THE SOUTH ½ OF LOT OR BLOCK 2 IN THE SOUTH ½ OF GOVERNMENT LOT 1, LABELLE ADDITION TO THE CITY OF INVERNESS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 55, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. ALL OF THE ABOVE LAND LYING, BEING AND SITUATE IN SECTION 18, TOWNSHIP 19 SOUTH, RANGE 19 EAST.

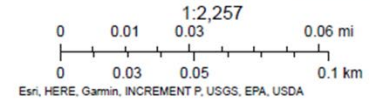
EXHIBIT "B" Zoning Map

232 N. Trout Ave - Zoning



3/31/2026, 11:16:02 AM

- Zoning**
- Residential LD/R1
 - Residential LMD/R3
 - Residential Professional
 - Recreation
 - Addresses



Jeff Wells, Community Development Department
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

ORDINANCE 2026 - 854

AN ORDINANCE AMENDING THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN ORDINANCE 2016-713 OF THE INVERNESS CODE OF ORDINANCES FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY REVISING THE GENERALIZED FUTURE LAND USE MAP ON APPROXIMATELY 0.42 ACRES FROM LOW DENSITY (LD) TO HIGH DENSITY (HD); PROPERTY AS FURTHER DESCRIBED HEREIN BELOW; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; 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 accord with the requirements of the 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 INVERNESS, FLORIDA, in regular session, as follows:

Section 1. Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness Comprehensive Plan Amendment 2026-LU-RZ-PD-003 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:

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. 0.42 acres depicted on the “Land Use Map” attached hereto is hereby reclassified from Low Density (LD) to High Density (HD).

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 approved on the _____ day of _____, 2026.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the _____ day of _____, 2026.

CITY OF INVERNESS, FLORIDA

CRYSTAL LIZANICH, President

ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

JAMES HARTLEY, City Attorney

EXHIBIT "A"
Legal Description

LEGAL DESCRIPTION

PARCEL ID: 20E19S180050 B0020 0014

THE WEST ½ OF THE SOUTH ½ OF LOT OR BLOCK 2 IN THE SOUTH ½ OF GOVERNMENT LOT 1, LABELLE ADDITION TO THE CITY OF INVERNESS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 55, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. ALL OF THE ABOVE LAND LYING, BEING AND SITUATE IN SECTION 18, TOWNSHIP 19 SOUTH, RANGE 19 EAST.

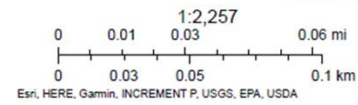
EXHIBIT "B" Future Land Use Map

232 N. Trout Ave - Future Land Use



3/31/2026, 11:15:38 AM

- Future Land Use**
- Low Density
 - Low Medium Density
 - Residential Office
 - Preservation
 - Addresses



Jeff Wells, Community Development Department
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

ORDINANCE 2026 - 855

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 0.42 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL (LD/R-1) TO PLANNED DEVELOPMENT PROJECT (PDP) AS FURTHER DESCRIBED HEREIN; 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 2026-LU-RZ-PD-003 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 and Chapter 163 Part II, Florida Statutes, the City of Inverness Zoning Map is hereby amended in conformity with the Zoning Map attached hereto as **Exhibit A**, assigning a new zoning designation of residential Planned Development Project (PDP) to the subject property, consisting of approximately 6.5 acres of lands more particularly described in the attached **Exhibit B** ("Property").

Section 3. The PDP zoning district classification hereby approved shall be controlled by the Master Plan, which is attached hereto as **Exhibit C** ("Master Plan"). All uses and improvements shall comply with the Master Plan.

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. 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 6. Conditions of Approval. In addition to complying with all plans and specifications set forth on the Master Plan, the proposed use of the Property rezoned herein requires further approvals including but not limited to final master plan approval pursuant to section 4.2 of the City's Land Development Code.

Section 7. This Ordinance shall become effective as provided by law.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the _____ day of _____, 2026.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the _____ day of _____, 2026.

CITY OF INVERNESS, FLORIDA

CRYSTAL LIZANICH, President

ROBERT PLAISTED, Mayor

ATTEST:

SUSAN JACKSON, City Clerk

Approved as to form and correctness:

JAMES HARTLEY, City Attorney

Exhibit "A"
Legal Description

PARCEL ID: 20E19S180050 B0020 0014

THE WEST ½ OF THE SOUTH ½ OF LOT OR BLOCK 2 IN THE SOUTH ½ OF GOVERNMENT LOT 1, LABELLE ADDITION TO THE CITY OF INVERNESS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 55, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. ALL OF THE ABOVE LAND LYING, BEING AND SITUATE IN SECTION 18, TOWNSHIP 19 SOUTH, RANGE 19 EAST.

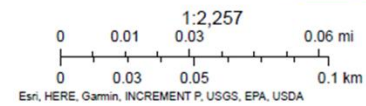
EXHIBIT "B" Zoning Map

232 N. Trout Ave - Zoning



3/31/2026, 11:16:02 AM

- Zoning**
- Residential LD/R1
 - Residential LMD/R3
 - Residential Professional
 - Recreation
 - Addresses



Jeff Wells, Community Development Department
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

STATE OF FLORIDA
COUNTY OF CITRUS

Before the undersigned authority personally appeared
Sierra Fink, who on oath says that she is an
Advertising Representative of the Citrus County
Chronicle, a daily newspaper published at 2519 Hwy
44 W, Inverness, FL in Citrus County, Florida; this copy

TROUT AVENUE

was published in said newspaper by print in the
issues of April 22, 2026, or by publication on the
newspaper's website, if authorized, on April 22, 2026.

Affiant further says that the newspaper complies with
all legal requirements for publication in chapter 50
Florida Statutes.

Affiant 

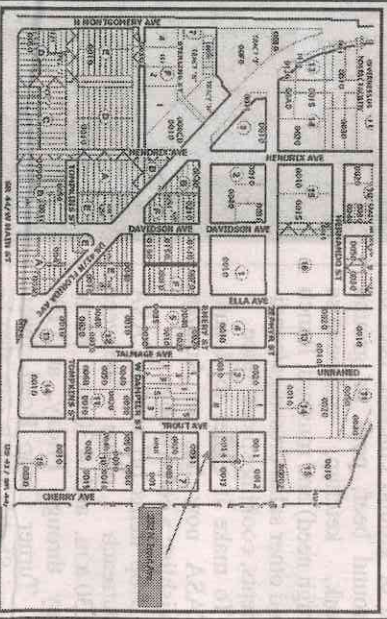
Sworn to and subscribed before me
this 15 day of May,
by Sierra Fink, who is personally known to me.



Notary Public
EVELYN H. LARSEN

NOTICE OF PUBLIC HEARINGS

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 Sections 163.3184 and 163.3187 Florida Statutes to consider a proposed Small-Scale Amendment to the City of Inverness Comprehensive Plan by Ordinance 2026-854, and Section 4.2 of the City of Inverness Land Development Code to consider a proposed Amendment to the Zoning Map of the City of Inverness, Florida by Ordinance 2026-855 as follows:



232 N. Trout Avenue
City of Inverness
Prepared by: Jeff Hahn
Date: 05/15/2026

Planning & Zoning Commission:
Wednesday, May 6, 2026 at 5:00 p.m.
1st Reading for City Council:
Tuesday, May 19, 2026 at 5:30 p.m.
Adoption Public Hearing for City Council:
Tuesday, June 2, 2026 at 5:30 p.m.

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

ORDINANCE 2026-854

AN ORDINANCE AMENDING THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN ORDINANCE 2016-713 OF THE INVERNESS CODE OF ORDINANCES FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY REVISING THE GENERALIZED FUTURE LAND USE MAP ON APPROXIMATELY 0.42 ACRES FROM LOW DENSITY (LD) TO HIGH DENSITY (HD); PROPERTY AS FURTHER DESCRIBED HEREIN BELOW; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE.

AND

ORDINANCE 2026-855

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 0.42 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL (LD/R-1) TO PLANNED DEVELOPMENT PROJECT (PDP) AS FURTHER DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

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.

Agenda Memorandum - *City of Inverness*

June 16, 2026

TO: Elected Officials
FROM:
SUBJECT: Appointment of Code Enforcement Special Magistrate - Austin Dailey
CC: Eric Williams, City Manager, Susan Jackson, City Clerk
Enclosures: 1. Austin Dailey Profile
2. Special Magistrate Agreement - Inverness - Austin Dailey
3. Special Magistrate Resolution - Austin Dailey

Before Council this evening is a resolution and agreement for the potential appointment of Austin Daily as a Code Enforcement Special Magistrate.

Recommended Action

1. Allow City Attorney to speak
2. Motion, second, and vote to read resolution 2026-03 by title only
3. Deliberate the matter
4. Motion, second, and vote to adopt resolution 2026-03 by roll call
5. Motion, second, and vote to approve the agreement as presented

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

James Hartley

Austin T. Dailey, Esquire
Klein & Klein, LLC
40 SE 11th Avenue
Ocala, FL 34471
[\(352\) 732-7750](tel:(352)732-7750)
<https://kleinandkleinpa.com/>



Profile

Austin T. Dailey is an Ocala attorney with the law firm of Klein & Klein, LLC. His legal practice consists primarily of real estate law, estate planning, probate matters, and corporate law.

Background

Austin was born and raised in Ocala and received a Bachelor of Science degree from the University of Florida's College of Agriculture in 2015. During his time at UF, he actively participated in Florida Blue Key, UF Student Government, and the Alpha Gamma Rho Fraternity. Austin and his wife Lea were married in 2021. Austin and his family are involved in their beloved church, First Presbyterian Church of Ocala.

Law School

Austin earned his J.D. from Florida State University College of Law in 2018. During law school, he received an academic scholarship and gained practical experience through internships with the Florida Department of Agriculture and the Florida Department of Environmental Protection. He was also selected for the prestigious Florida Legislative Fellowship Program, where he served with the Florida House of Representatives' Majority Office.

Community Involvement

- Marion County 4-H Foundation
 - Board of Directors
- Marion County Cattleman's Association
- Marion County Farm Bureau

Practice Areas

- Real Estate Law
 - Code Enforcement
 - Rezoning
 - Special Use Permits
 - Closings & Title Insurance
 - Commercial Leases
 - Foreclosures
- Probate & Trust Administration
- Estate Planning
- Corporate Representation
- Business Formation (LLC, Corporation, Partnerships)
- Business Mergers, Conversions, & Domestication

AGREEMENT FOR CODE ENFORCEMENT SPECIAL MAGISTRATE SERVICES

THIS AGREEMENT, is effective this 16th day of June 2026 (“Effective Date”), by and between the City of Inverness, Florida, a Florida municipal corporation (“City”), and Austin T. Dailey, of Klein & Klein, PLLC, 40 SE 11th Avenue, Ocala, Florida (“Magistrate”).

WHEREAS:

A. Pursuant to Section 162.03, Florida Statutes, and Section 3.4, City of Inverness Code of Ordinances (the “Code”) the City may appoint a special magistrate in lieu of a code enforcement board to hold hearings and assess fines against violators of the Code.

B. The City Council (the “Council”) at a public meeting held June 16, 2026, approved the appointment of Magistrate to such position.

C. At such meeting, the Council found that the Magistrate is and has been a member in good standing of the Florida Bar for a minimum of five (5) years, has demonstrated adequate knowledge of the City Code of Ordinances and the Land Development Code, and possess a reputation in the community for integrity, responsibility, and professional ability.

D. Magistrate has agreed to accept the position of Code enforcement special magistrate; and

E. Magistrate represents that he is capable of providing in an able and competent manner the required services described below; and

F. City desires to engage Magistrate to hear and decide alleged violations of the Code on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Scope of Services. Magistrate hereby agrees to perform all services required of a Magistrate as set forth in Section 3.4 of the Code and Chapter 162, Florida Statutes (collectively the “Scope of Services”), including holding hearings and assessing fines against violators of the Code. The Scope of Services shall include review of any relevant documents prior to hearings, attending hearings, making rulings based on evidence presented at said hearings, executing Final Orders, and any additional services deemed reasonable and necessary in connection with the foregoing.

2. Term. This Agreement shall commence as of the Effective Date and shall remain in effect for so long as Magistrate serves as a Code Enforcement Special Magistrate for the City. This Agreement shall automatically renew upon each reappointment by the Council and shall terminate upon the expiration or termination of Magistrate's appointment, removal in accordance with applicable law or the City Code, or Magistrate's resignation upon not less than sixty (60) days' prior written notice to the City.

3. Authority to Practice, Conflict of Interest Professional Responsibility. Hearing Officer hereby represents and warrants that Hearing Officer is qualified to perform the Scope of Services contemplated in this Agreement, shall continue to be a member in good standing with The Florida Bar, and shall maintain all licenses required to perform the Scope of Services rendered under this Agreement. Hearing Officer shall be prohibited from handling cases in his private practice that may be adverse to City. Hearing Officer shall not hear any case in which he has a conflict through a family relationship or a financial interest. Hearing Officer shall promptly notify the City of any conflicts of interest that may arise in the discharge of duties arising out of this Agreement or the Code of Professional Responsibility and the Rules Regulating the Florida bar.

4. Neutrality of Magistrate. Magistrate acknowledges and agrees that, although appointed and compensated by the City pursuant to Section 162.03, Florida Statutes, and Section 3.4 of the Code, Magistrate shall conduct all code enforcement hearings in a fair, impartial, and neutral manner, free from any actual or perceived influence by the City, its staff, or any other party. Magistrate shall perform all duties consistent with principles of due process and fundamental fairness.

5. Effective Date. Services performed pursuant to this Agreement shall commence on the date of execution of this Agreement (“Effective Date”). This Agreement may be amended only by mutual agreement of the parties, in writing. This Agreement may not be assigned by any party, and the work performed hereunder may not be assigned to another attorney with Magistrate’s firm, without City’s prior written approval. Either Party may terminate this Agreement at any time upon ten (10) days’ written notice to the other party.

6. Compensation. City shall pay Magistrate Two Hundred Fifty Dollars (\$250.00) per hour for performing the Scope of Services. Time shall be billed in one-tenth (1/10) hour increments and shall include reasonable travel time to and from Magistrate's office and the Inverness Government Center, or such other location as may be requested by the City for the performance of the Scope of Services.

7. Invoices. Magistrate shall submit detailed invoices to City on a monthly basis, and said invoice, billings shall be itemized as to dates, description of work performed, time spent on each task, hourly rate, and total amount payable for each entry.

8. Jurisdiction and Venue; Attorney’s Fees. The parties agree that any disputes arising from this Agreement shall be governed by the laws of the State of Florida. The parties agree that venue and jurisdiction for any such disputes shall be in the state courts located in Citrus County, Florida.

9. Independent Contractor. Magistrate is, and shall be, in the performance of all services under this Agreement, an independent contractor, and not an employee, agent, or servant of the City.

10. Indemnification and Insurance. Magistrate shall be solely and entirely responsible for Magistrate’s tortious acts and for the tortious acts of his agents, employees, or servants during the performance of this Agreement. Magistrate shall indemnify and hold harmless the City, its agents, employees and officers from and against all liabilities, claims, demands, or actions at law and

equity including court costs and attorney's fees that may hereafter at any time be made or brought by anyone for the purposes of enforcing a claim on account of any injury or damage allegedly caused or occurring to any person or property in which was caused in whole or in part by any tortious, wrongful, or intentional acts or omissions of Magistrate during performance under this Agreement. If permitted by law, Magistrate shall be allowed to enjoy the sovereign immunity protections and limitations of liability set forth in Section 768.28 Florida Statutes, as it may be amended from time to time. Magistrate shall maintain appropriate professional liability or malpractice coverage.

11. Notice. All notices, demands, and other writings either required and/or permitted under this Agreement shall be deemed to have been fully given, made, or sent when it is either (a) prepared in writing and deposited in the United States Mail, certified, return receipt requested, postage pre-paid, and properly addressed to the Party to be notified at its address of record, or (b) actually delivered by nationally recognized courier service, with receipt thereof by the addressee being acknowledged by an authorized signature.

12. General. The parties agree that this Agreement is entered into knowingly and voluntarily, after having the opportunity to fully discuss it with an attorney. The parties agree that this Agreement shall be construed as if the parties jointly prepared it, so that any uncertainty or ambiguity shall not be interpreted against any one party and in favor of the other. This Agreement supersedes any prior understandings or agreements between the parties, there are no other agreements between the parties concerning this subject matter except as set forth herein; and there are no representations, warranties, or oral agreements other than those expressly set forth herein. This Agreement may be executed in electronic format and in any number of identical counterparts. If so executed, each such counterpart is to be deemed an original for all purposes, and all such counterparts shall, collectively, constitute one agreement. In making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart. The invalidity of any provision of this Agreement or any covenant herein contained on the part of any party shall not affect the validity of any other provision or covenant hereof or herein contained, which shall remain in full force and effect. This Agreement shall inure to the benefit of and be binding upon the Parties, their successors, heirs, and personal representatives. The waiver by any party hereto of a breach of any provisions of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any party. Time shall be of the essence of this Agreement. All parties agree to cooperate fully and to execute any supplementary documents, and to take any additional actions that may be necessary or appropriate to give full force and effect to the basic terms and intent of this Agreement, and which are not inconsistent with its terms. Captions or paragraph headings herein contained are for organizational convenience only and shall not be construed as material provisions of this Agreement or to limit any provisions hereunder. Whenever the context shall so require, all words in this Agreement of one gender shall be deemed to include the other gender, all words in their singular form shall be construed as if the plural had been used where the context of

the part so requires, and the rest of the sentence shall construed as if the grammatical and the terminological changes thereby rendered necessary had been made.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF INVERNESS, FLORIDA, a
Florida municipal corporation

By: _____
Crystal Lizanich, Council President

ATTEST:

Susan Jackson, City Clerk

For use and reliance of City only, approved as
to form and legal sufficiency:

James T. Hartley, City Attorney

MAGISTRATE

Austin T. Dailey

RESOLUTION NO. 2026-03

**A RESOLUTION OF THE CITY OF INVERNESS, FLORIDA,
APPOINTING AUSTIN T. DAILEY TO THE POSITION OF
CODE ENFORCEMENT SPECIAL MAGISTRATE FOR THE
CITY OF INVERNESS; APPROVING THE AGREEMENT
FOR CODE ENFORCEMENT SPECIAL MAGISTRATE
SERVICES; PROVIDING FOR CONFLICTS AND
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, pursuant to Section 162.03, Florida Statutes, and Section 3.4, City of Inverness Code of Ordinances (the “Code”) the City Council may appoint a code enforcement special magistrate in lieu of a code enforcement board to hold hearings and assess fines against violators of the Code.

WHEREAS, the City Council desires to appoint Austin T. Dailey to serve as a code enforcement special magistrate; and,

WHEREAS, Austin T. Dailey has agreed to serve as code enforcement special magistrate

WHEREAS, the Council finds that the Austin T. Dailey is and has been a member in good standing of the Florida Bar for a minimum of five (5) years, has demonstrated adequate knowledge of the City Code of Ordinances and the Land Development Code, possess a reputation in the community for integrity, responsibility, and professional ability, and is otherwise qualified to serve as code enforcement special magistrate

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Inverness, Florida:

1. The above Whereas clauses are incorporated into this Resolution as if fully restated herein.
2. The City Council orders the appointment of Austin T. Dailey to serve as code enforcement special magistrate for a one-year term, unless reappointed prior to such expiration of such term pursuant to the Code.
3. The City Council hereby approves, and authorizes the Council President to execute, the Agreement for Code Enforcement Special Magistrate Services between the City and Austin T. Dailey.
4. If any provision of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, then to the extent possible to do so without destroying the overall intent and effect of this Resolution, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of this Resolution shall continue in full force and effect as if it were enacted without including the

portion found to be invalid or unenforceable.

5. All Resolutions or parts of Resolutions which are in conflict with this Resolution are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting Resolutions, in which case those Resolutions so affected shall hereby be repealed in their entirety.
6. This Resolution shall take effect immediately upon adoption.

ADOPTED by the City Council of the City of Inverness, Florida this 16th day of June, 2026.

CITY OF INVERNESS, FLORIDA, a
Florida municipal corporation

By: _____
Crystal Lizanich, Council President

ATTEST:

Susan Jackson, City Clerk

For use and reliance of City only, approved as
to form and legal sufficiency:

James T. Hartley, City Attorney

Agenda Memorandum - *City of Inverness*

June 16, 2026

TO: Elected Officials

FROM:

SUBJECT: Appointment of Grossman & Kelly, LLP as Special Attorney

CC: Eric Williams, City Manager, Susan Jackson, City Clerk

Enclosures: 1. Applying for Compensation
2. Legal Services Contract
3. Response to PFAS
4. Special Attorney Resolution - PFAS Settlement JTH 6-11-26

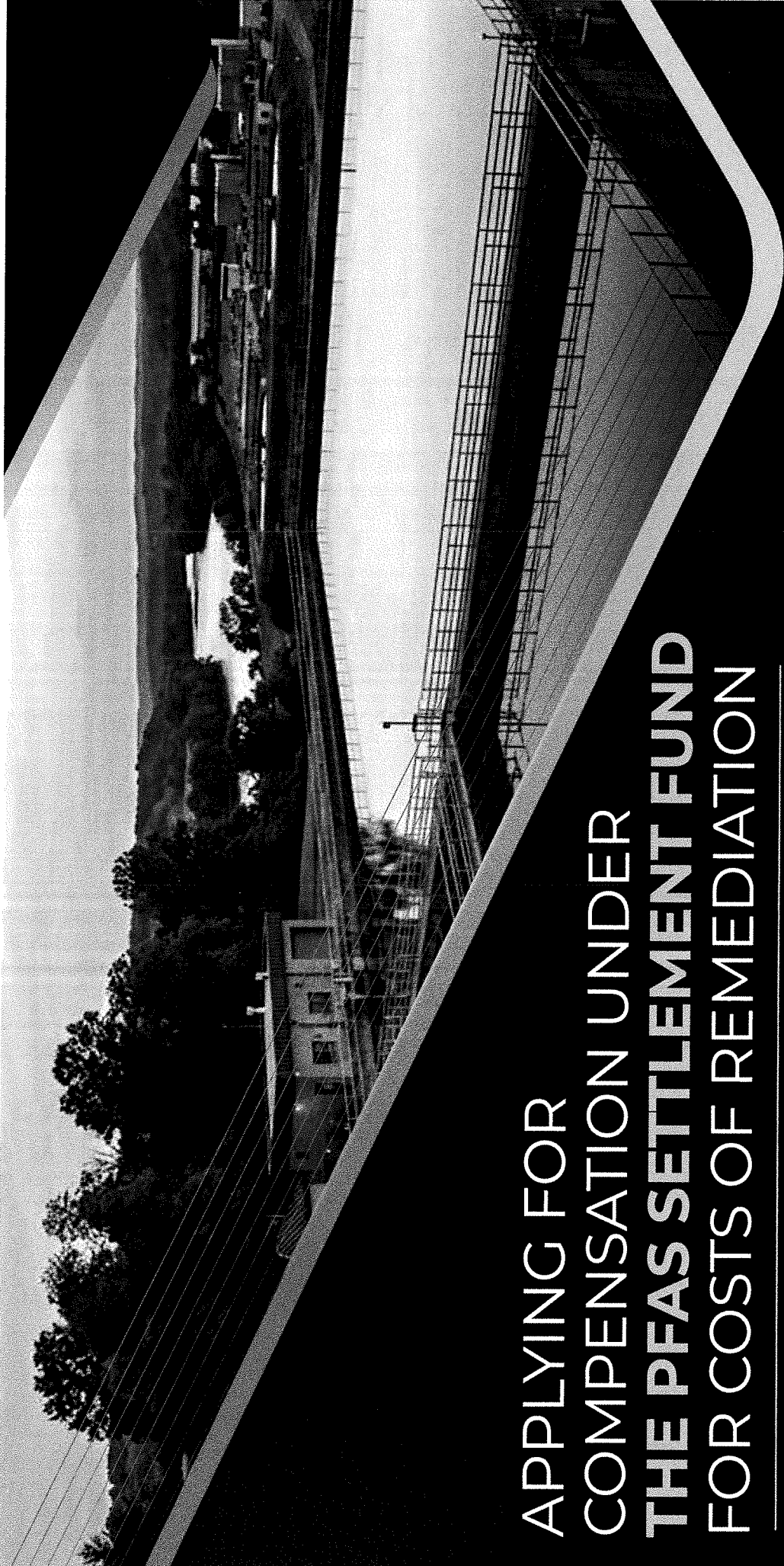
Before Council this evening is a resolution and agreement for the potential appointment of Grossman & Kelly, LLP as Special Attorney for the City in certain litigation.

Recommended Action

1. Allow City Attorney to speak
2. Motion, second, and vote to read resolution 2026-04 by title only
3. Deliberate the matter
4. Motion, second, and vote to adopt resolution 2026-04 by roll call
5. Motion, second, and vote to approve the agreement as presented

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

James Hartley



APPLYING FOR
COMPENSATION UNDER
THE PFAS SETTLEMENT FUND
FOR COSTS OF REMEDIATION

GROSSMAN & KELLY, LLP
BARTLETT LAW OFFICES, P.C.

Attorney-Client Communication. Not For Distribution

ELIGIBILITY & COST

The Fund for PFAS is presently in excess of **\$14B**

Public water systems that detected PFAS after June 2023 are eligible. Must have a Public Water System (PWS) ID issued under SDWIS.

We pursue a claim under the fund on a contingency basis. There are no up-front fees or costs.

We pay the cost of testing for PFAS. This cost as well as the costs of PFAS remediation will be recovered from the PFAS Fund.



ACTION FUNDS

PHASE TWO ELIGIBLE PUBLIC WATER SYSTEMS

VERIFICATION First qualifying PFAS test result for source occur after Settlement Date and tested under UCMR5 or serve more than 3,300 people

BASELINE TESTING PAYMENTS Covers PFAS testing, **must file prior to March 31, 2026**

BASELINE TESTING Required for each source, follow UCMR5 methods

DEADLINE **Must file by July 31, 2026**

FIRST INSTALLMENT PAYMENTS Projected in 4th quarter of 2027

SPECIAL NEEDS FUND

PHASE TWO ELIGIBLE PUBLIC WATER SYSTEMS

Compensation of spent money to address PFAS detections in impacted water sources

EXAMPLES

- Taking wells offline
- Reducing flow rates
- Drilling new wells
- Pulling water from other sources
- Purchasing supplemental water

DEADLINE
Must file by
August 1, 2026

SUPPLEMENTAL FUND PHASE TWO ELIGIBLE PUBLIC WATER SYSTEMS

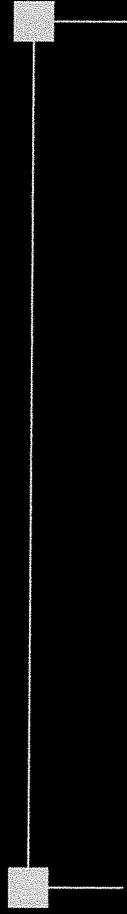
WATER SOURCES

Reported test results submitted under Phase Two

- Phase Two baseline testing **results showing no PFAS** and then test prior to December 31, 2030 showing measurable concentration
- Phase Two baseline testing **results not exceeding State or Federal MCL** and then test prior to December 31, 2030 showing an exceedance
- Sources are eligible for Supplemental Fund compensation

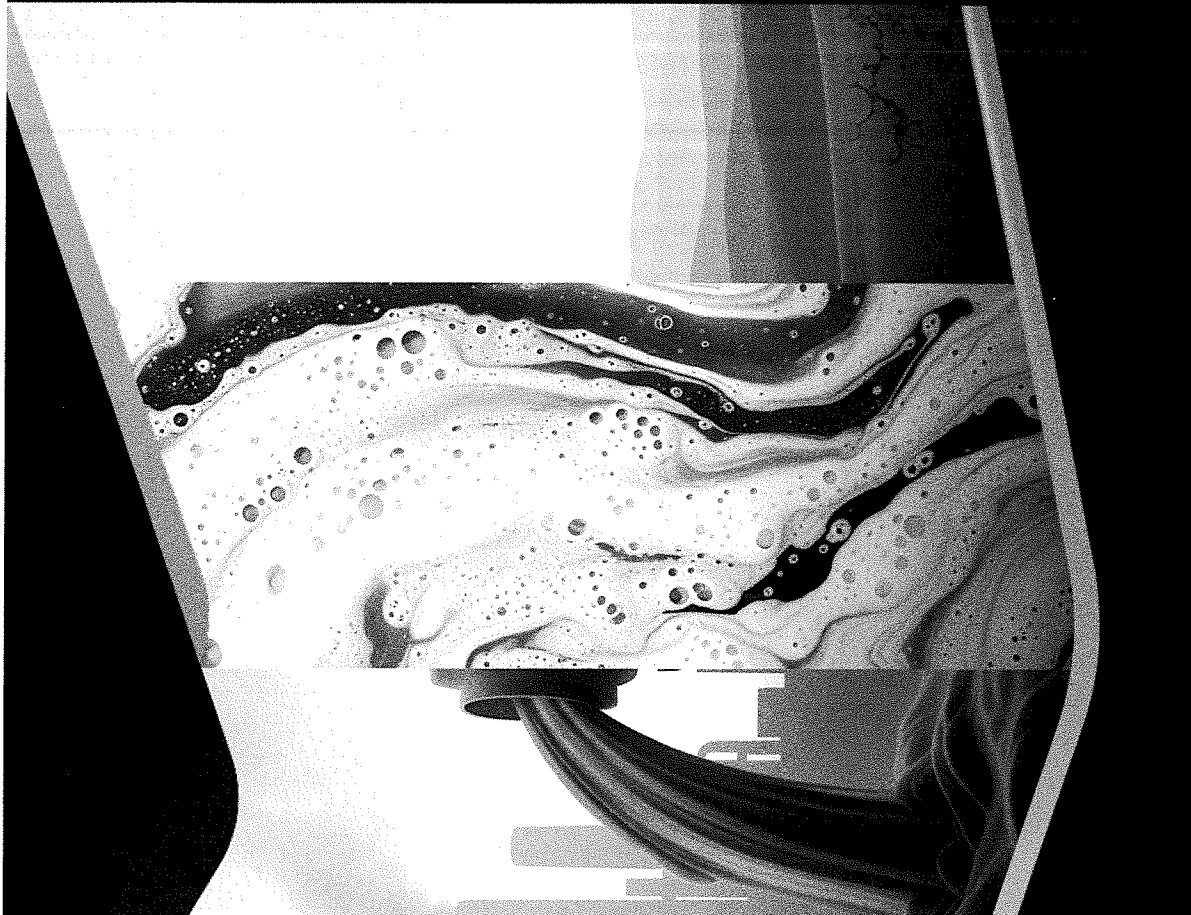
DEADLINE
Must file by
December 31, 2030

KEY DEADLINES



June 30, 2026 (DuPont)
July 31, 2026 (3M)
Action Fund claims due

August 1, 2026
Special Needs Fund
claims for PFAS-related
expenses already
incurred due



PFAS BACKGROUND

Per- and polyfluoroalkyl substances (PFAS) are a group of man-made chemicals that includes PFOA, PFOS, GenX, and many other chemicals.

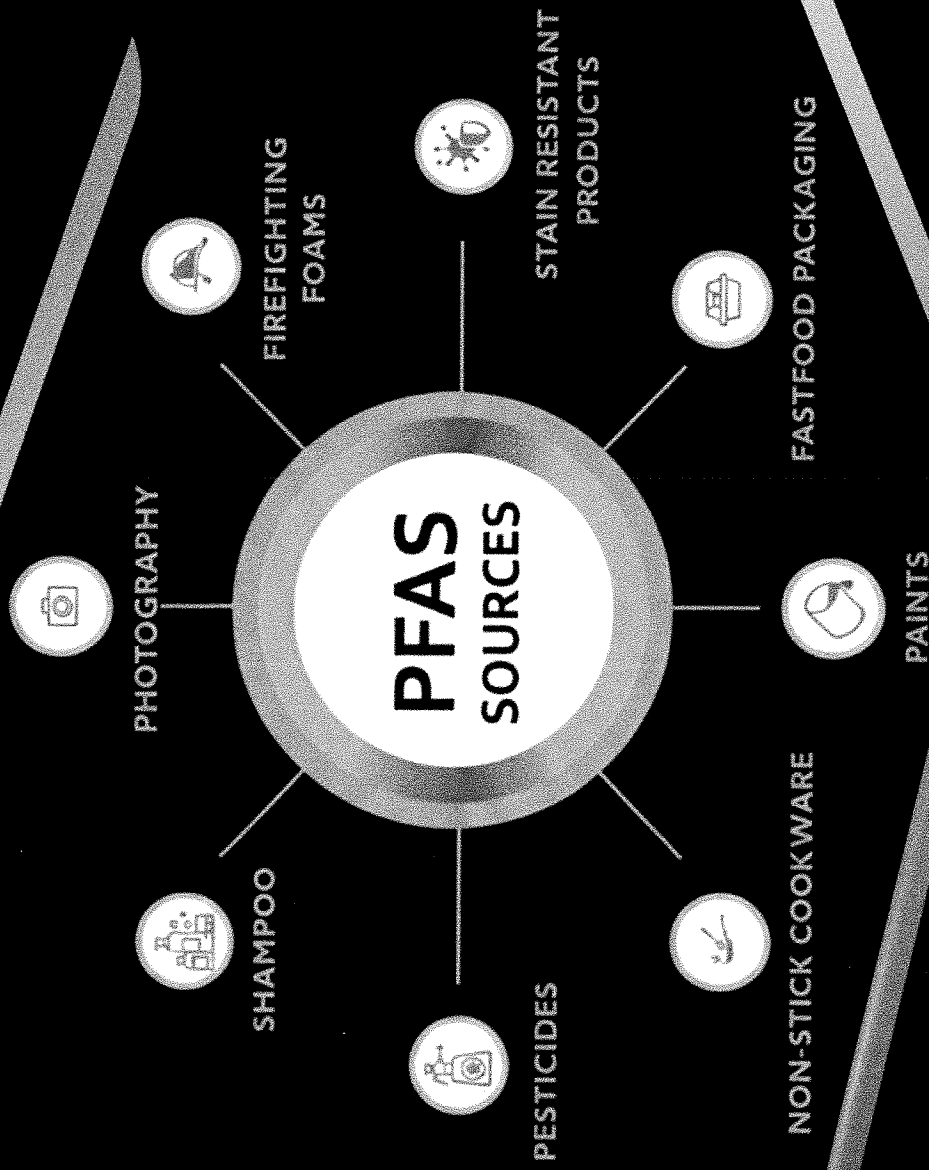


MANUFACTURERS

PFOA/PFOS	AFFF	Chemguard
3M/Dyneon	3M	Kidde
Asahi Glass	Ansul	National Foam
Arkema	Amerex	Tyco
Ciba	Buckeye	

PFOS was solely produced by 3M in the U.S.

WHERE IS PFAS FOUND?



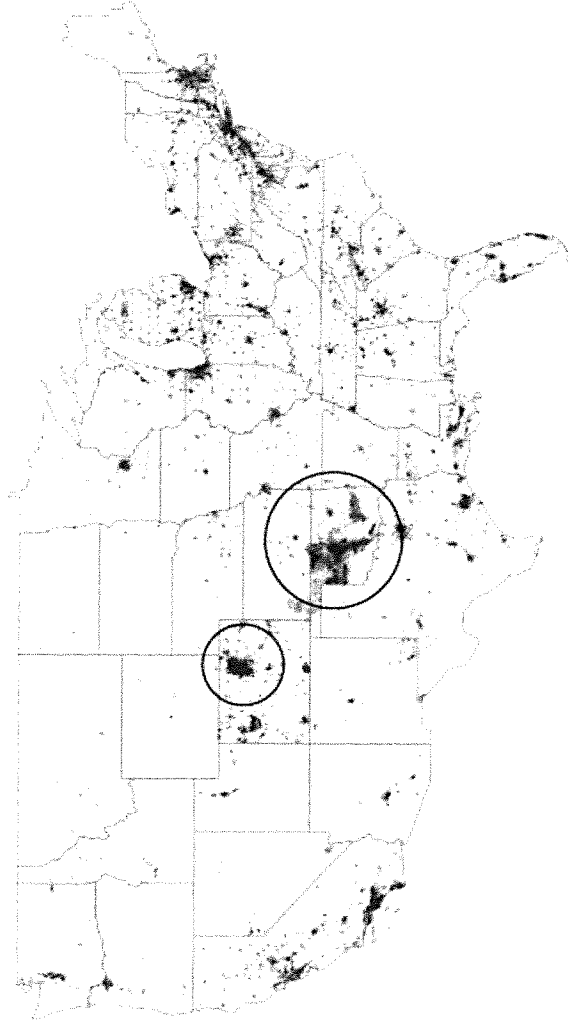
INVESTIGATIVE RESOURCES

Known as Forever Chemicals for their persistence in the environment and human body

INCREASED EXPOSURE RISKS

- Cancer (Bladder, Kidney, Liver, Prostate, Testicular)
- Thyroid Problems
- Fetal Development Issues
 - Low Birth Weight
 - Premature Babies

The EPA identified more than 120,000 facilities that may expose people to PFAS

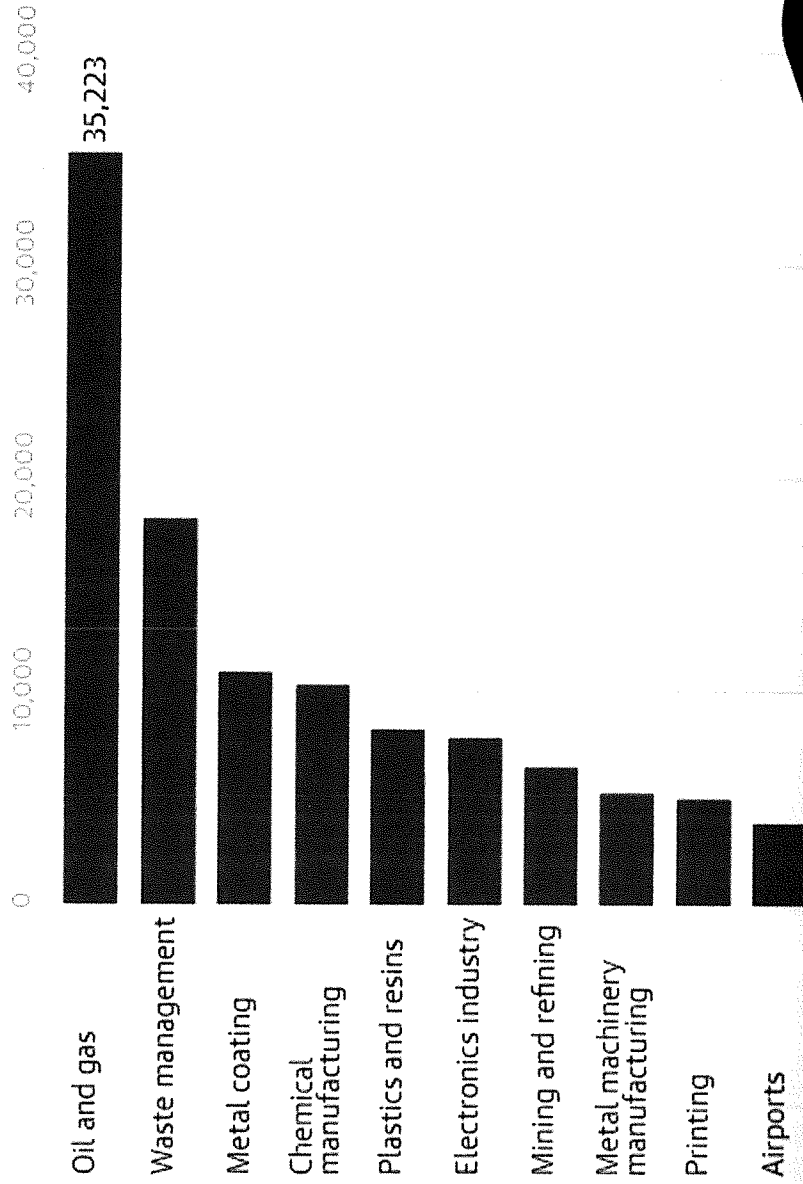


Guardian graphic. Source: US Environmental Protection Agency

INDUSTRIES HANDLING PFAS

Facilities potentially handling PFAS - top 10 industries

Facilities may be counted twice if they belong to multiple industries



Guardian graphic. Source: US Environmental Protection Agency

Attorney-Client Communication. Not For Distribution



REGULATORY LANDSCAPE

EPA Federal Safe Drinking Water Act PFAS Rule

- PFAS Rule finalized by EPA - April 2024
- Set Maximum Contaminant Level (MCL) under the Safe Drinking Water Act for PFAS chemicals

CHEMICAL

MCL

PFOA & PFOS

4 ppt each

PFNA, PFHxS, GenX

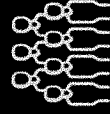
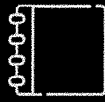
10 ppt each

Mixture containing two or more (PFNA, PFHxS, PFBS, GenX)

Hazard Index of 1.0

EPA's PFAS Rule requires public water systems to complete initial monitoring by 2027 and meet compliance by 2029

THE FIFTH UNREGULATED CONTAMINANT MONITORING RULE (UCMR5)



**INTRODUCED
2023**

Effective early 2023, the EPA introduced UCMR5 as its most extensive effort to date for monitoring PFAS

**WATER SYSTEMS
SERVING >3300 PEOPLE**

Applies to all water systems serving > 3,300 people (plus a representative sample of 800 smaller systems)

**REQUIRED
TESTING**

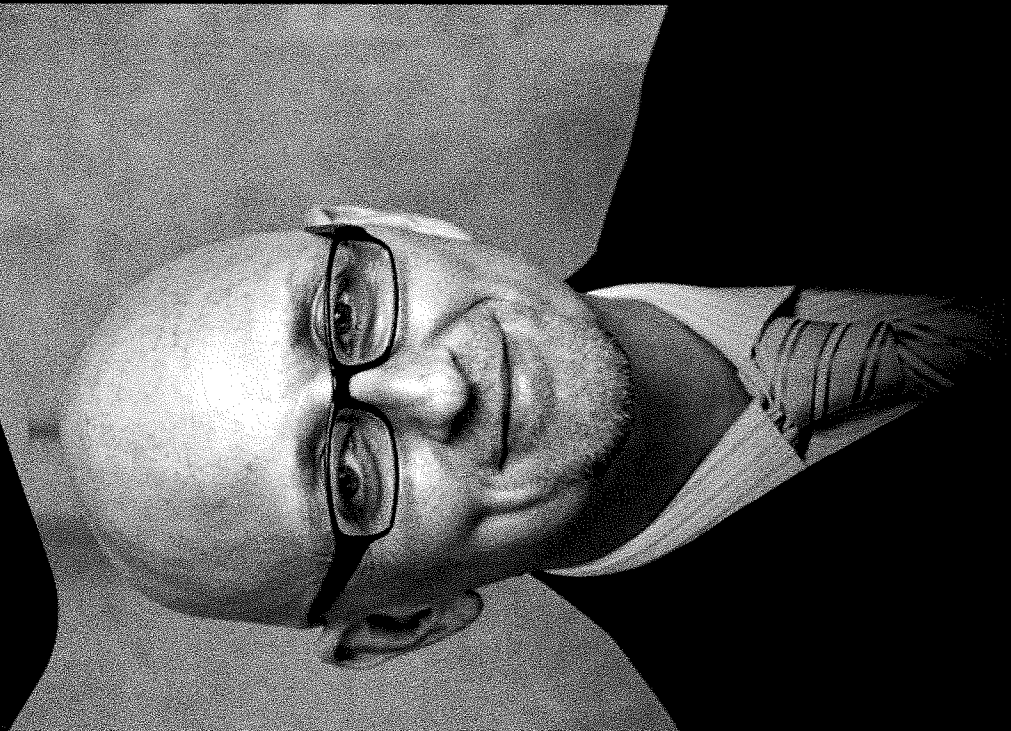
Required all public water suppliers to test for 29 PFAS compounds between January 2023 and December 2025

DAVID GROSSMAN

ATTORNEY DAVID GROSSMAN HAS REPRESENTED LARGE GROUPS OF PLAINTIFFS IN NATIONAL LITIGATIONS AGAINST MAJOR CORPORATE DEFENDANTS, INCLUDING IN THE AREAS OF ENVIRONMENTAL AND MASS TORTS.

He has secured numerous multi-million-dollar verdicts, including the highest nursing home neglect verdict, and the first to allow punitive damages in Kings County, with a jury award of over \$16 million in the case of *Danzy v. Brooklyn Queens*.

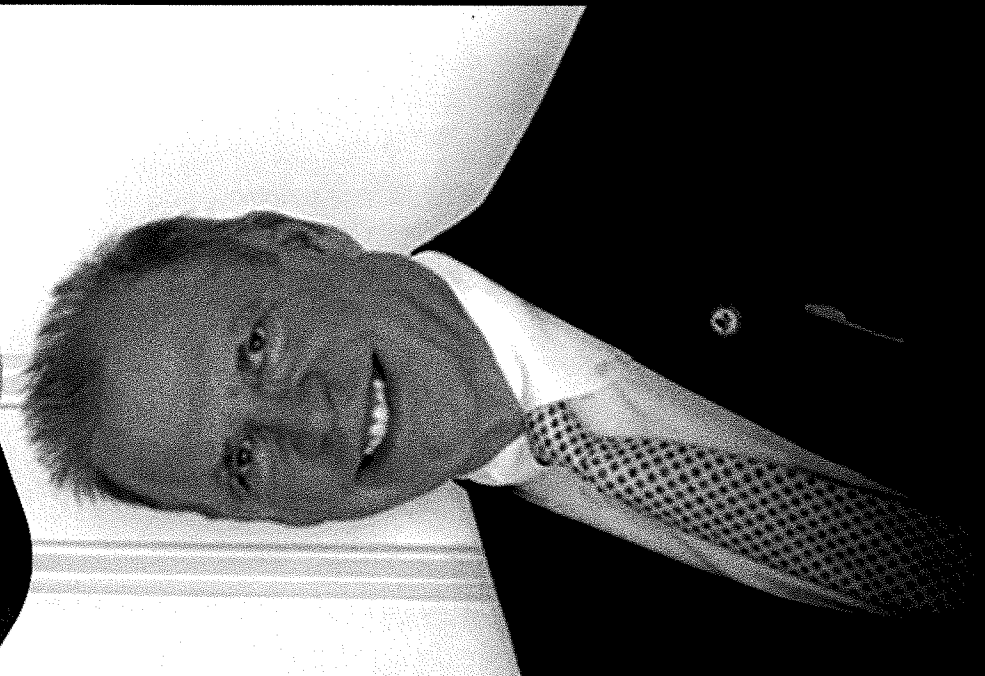
He has been in private Practice since 2001 and frequently lectures to Bar Association groups on a variety of legal topics.



KENNETH BARTLETT

ATTORNEY KENNETH BARTLETT IS A NATIONALLY RECOGNIZED LEGAL AUTHORITY IN ENVIRONMENTAL LAW AND HAZARDOUS SUBSTANCES

- **Scientific Foundation:** Former National Science Foundation Research Fellow conducting trace metal analysis at the Jackson Estuarine Laboratory (Tier 1) under Professor Henri E. Gaudette; holds a B.A. in Hydrogeology
- **Published Authority:** Co-author of the authoritative text *The Law of Toxics & Toxic Substances* (CRC Press) and former co-editor of the *Toxic Substances Journal*
- **Trial Experience:** Dual-boarded NBTA certified trial attorney with over 100 jury verdicts, also serving as senior trial counsel to the New York law firm Finkelstein & Partners
- **Litigation Focus:** Leading a team that has handled large-scale environmental litigation since 1995, currently focused on PFAS remediation, Paraquat, and Zantac claims



**DAVID GROSSMAN ESQ.
GROSSMAN & KELLY, LLP**

grossmankelly.com

dgrossman@grossmankelly.com

**KENNETH BARTLETT ESQ.
BARTLETT LAW OFFICES, P.C.**

bartlettlawpc.com

ken@bartlettlawpc.com

CONTACT US

1248 MONTAUK HIGHWAY - WEST ISLIP NEW YORK 11795
Telephone: (631) 314-4996 Facsimile: (516) 686-6771
dgrossman@grossmankelly.com - www.grossmankelly.com

Of Counsel
Kenneth G. Bartlett
www.bartlettlawpc.com

LEGAL SERVICES CONTRACT

THIS CONTRACT IS SUBJECT TO THE FEDERAL AND STATE ARBITRATION ACTS

WHEREAS, the undersigned (the “Client”) agrees to retain Grossman & Kelly LLP and its partners (the “Law Firm”) as its attorneys to assert a claim for contamination/remediation and harms caused by AFFF/PFAS, microplastics, 1,4 in its Public Water System.

1. **FEE PERCENTAGE**: As consideration for legal services rendered and to be rendered by the Attorneys in carrying out the purpose hereof, Client agrees to pay Law Firm one-third (3 3 1/3 %) of all gross amounts recovered, plus expenses as outlined in section #2 (“Disbursements”) below. Client assigns, and the Law Firm accepts and acquires as its fee, a proportionate interest in the subject matter of any claim, action, or suit instituted or asserted under the provisions of this agreement. **The Client shall pay no expenses or fees in the event there is no recovery.**
2. **DISBURSEMENTS**: In the event there is no recovery, the Client shall not be obligated to pay the Law Firm a legal fee for services rendered. It is anticipated that the law firm will advance the costs of the PFAS testing. The prime reimbursable expense will be the cost of this PFAS testing. If there are additional expenses that exceed \$ 250.00, the attorneys will discuss with the client before occurring. At the time of settlement and before the distribution of proceeds, any additional expenses will be discussed with the client. These disbursements shall be deducted from the Client’s share after computation of the Attorney’s Fee as described in section # 1 above.
3. **APPEALS**: The above contingency fee does not contemplate any appeal. The Law Firm is under no duty to perfect or prosecute any such appeal until a satisfactory fee arrangement is made between the Parties and is reduced to writing regarding costs and attorneys’ fees.
4. **NO GUARANTEE OF FINAL OUTCOME**: No attorney can accurately predict the outcome of any legal matter. Accordingly, the Law Firm makes no express or implied representations as to the final outcome of the matter(s) contemplated by this Agreement.
5. **PARTIES BOUND**: This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representative, successors and assigns.
6. **PRIOR AGREEMENTS SUPERSEDED**: This Agreement constitutes the sole and only agreement of the Parties hereto and supersedes all prior understandings or written or oral agreement between the Parties respecting the within subject matter, if any.

7. **TERMINATION OF REPRESENTATION:** The Client may terminate the Law Firm's representation of it at any time by providing written notice to the Law Firm at the above address.
8. **APPROVAL NECESSARY FOR SETTLEMENT:** Client hereby grants the Law Firm power of attorney so that the Law Firm may have full authority to prepare, sign and file all legal instruments, pleadings, drafts, authorizations, and papers as shall be reasonably necessary to conclude the representation including settlement and/or reducing to possession any and all monies or other things of value due to Client under its claim as fully as the Client could do so. The Law Firm is authorized and empowered to act as Client's sole negotiator in any and all negotiations concerning the subject of this Agreement. However, all decisions regarding final resolution of the litigation, including settlement, are within the sole power of the Client. The firm will not settle any matter without explicit consent of the client.
9. **ASSOCIATION OF OTHER ATTORNEYS:** Client understands and agrees that Law Firm may engage as additional counsel the law firm where Charles Platt ("Platt") is employed to assist the Law Firm in: (i) assessing the expected value of Client's claims; (ii) determining expected settlement timing based upon the claim type and location; (iii) assisting with the identification of Client as a potential client and the onboarding of Client with the Law Firm; (iv) preparing internal memoranda and correspondence on, and consulting with the Law Firm regarding, strategic questions and factual and expert development; (v) coordinating requisite water samplings and testing and other fact-gathering activities; (vi) coordinating with any expert witnesses in connection with their evaluation of claims and preparation of reports; (vii) assisting the Law Firm with the completion of settlement claims forms; and (viii) such other matters as Platt and the Law Firm may agree. Client further acknowledges and agrees that the Law Firm shall be solely responsible for the representation of Client and Platt and the law firm where he is employed are not assuming any joint responsibility for the representation of Client. In exchange for services described herein, the law firm that employs Platt will receive twenty-five percent (25%) of the fees payable to the Law Firm hereunder (which amount is payable by the Law Firm and does not increase the fee payable by Client hereunder), and such division of fees is in proportion to the services rendered by the Law Firm and the law firm where Platt is employed for the benefit of Client.
10. **LEGAL CONSTRUCTION:** In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other provisions hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained.
11. **DISPUTE:** In the event of a dispute between the Client and the Law Firm, it will be resolved at National Arbitration in Garden City, New York and New York law will govern. Each party to pay its own costs and expenses. This arbitration provision shall be enforceable in either federal or state court in New York pursuant to the substantive federal laws established by the Federal Arbitration Act. Any party to any award rendered in such arbitration proceeding may seek a judgment upon the award and that judgment may be entered by any Supreme Court in New York having jurisdiction.

Client certifies and acknowledges that Client has had the opportunity to read this Agreement. Client further affirms that Client has voluntarily entered into this Agreement, that Client has been advised that Client may seek legal counsel to review this Agreement before signing, and that Client is fully aware of the terms and conditions contained in this Agreement.

SIGNED AND ACCEPTED ON THIS _____ day of _____, 2026.

CLIENT SECTION

LAW FIRM SECTION

Please print Client Entity Name :	Grossman & Kelly LLP
Print Name & Title of Authorized Representative:	David Grossman, Esq
Signature of Authorized Representative:	DATE:
Contact Email:	
Contact Phone:	co-counsel
Address(Street + Suite if Applicable):	Kenneth Bartlett, Esq Bartlett Law Offices, P.C. P.O. Box 4017 Madison, CT 06070
City, State, Zip:	203-421-4400 ken@bartlettlawpc.com Charles Platt, Esq

INFORMATION DETAILS:

EIN#:

PWSID:

Client: _____

1. Main contact person: _____

Phone number: _____

Email address: _____

Address: _____

2. Legal counsel (if applicable): _____

Main contact person: _____

Phone number: _____

Email address: _____

Address _____

**SCAN THE SIGNED RETAINER AND THE INFORMATIONAL
DETAILS (4th page) TO:**

ken@bartlettlawpc.com

Or send overnight mail with tracking to:

**Bartlett Law Offices, P.C.
9 Whisper Cove Road
Old Saybrook, CT 06475**

Any questions or concerns:

Kenneth Bartlett cell/ text (203) 503-1420



KENNETH G. BARTLETT
BOARD CERTIFIED TRIAL ATTORNEY

P.O. BOX 4017
MADISON, CT 06443
(203)421-4400 | CELL/TEXT (203)503-1420
KEN@BARTLETTLAWPC.COM
WWW.BARTLETTLAWPC.COM

Response to PFAS in Public Drinking Water Systems

Bartlett Law Offices, P.C., and Grossman & Kelly, LLP offer comprehensive and expert legal support for all stages of PFAS fund claims. More than \$13 billion is available to help public water systems impacted by PFAS contamination in their drinking water.

The deadline to file is June 30, 2026. Public water systems serving over 3,300 people and detecting PFAS after June 2023 are eligible.

Raw Water Testing for PFAS

We partner with Eurofins, a federally certified lab, to conduct PFAS tests for filing to the PFAS Fund. No upfront costs; services are contingency-based. Baseline PFAS raw water testing coordinated through certified lab, and partners, assists and preserves future funding options under current PFAS fund program frameworks.

EPA's PFAS Safe Drinking Water Act Rule

Raw water PFAS testing provides valuable information for assessing the effectiveness of current or future treatment technologies. We can conduct raw water tests now, enabling your water system to utilize these results in planning compliance strategies ahead of the EPA's PFAS Rule regulatory deadline in 2029.

Managing PFAS Fund Claim Complexity

We expertly oversee every aspect of the PFAS fund claims process. We submit all required documentation to the PFAS Fund on your behalf. Your community is eligible to receive funding for contaminants detected in source water, regardless of whether PFAS levels are below the EPA's current maximum contaminant thresholds.

Below are PFAS Fund details:

- **PFAS Settlement Funds:** If PFAS contamination is identified, funding could be accessible as early as 2027. Our team manages all steps and ensures your filing is complete by June 30, 2026.
- **PFAS Special Needs:** Your system may be eligible to receive funds beginning in 2027 for actions taken in response to PFAS contamination, such as source shutdowns or the procurement of alternative water supplies. This funding is provided through the Special Needs Fund, and it is necessary to conduct baseline testing and submit Claims filing prior to June 30, 2026 in order to be considered for these special needs funding.
- **PFAS Supplemental Funds in the Future:** Submitting test results now under this settlement for all sources—even those with non-detectable PFAS—preserves eligibility for settlement funding if PFAS contamination is discovered before December 31, 2030. This funding comes from the settlement's supplemental fund, and you must complete testing and claims filing submission by June 30, 2026, to preserve eligibility for these resources.

EPA's Public Notice & CCR Requirements

UCMR5 PFAS testing results from 2023 to 2025 are now accessible on the EPA's official website. Public water systems are required to inform the public if PFAS concentrations exceed the EPA's established MCL regulatory limits. Further the Consumer Confidence Report must report on PFAS and explain future actions. Gaining access to PFAS settlement funding could lessen the impact on the community and help foster the required treatment solution for PFAS contamination.

PFAS Settlement Funding

Signing on with our legal team today starts with signing the Legal Services Contract to get the process started. This preserves your community's eligibility for funding pathways.

Deadline June 30, 2026

Fund claim filing deadline is approaching. Preserve your PFAS options before the window closes.

Scope of Work and Engagement Process

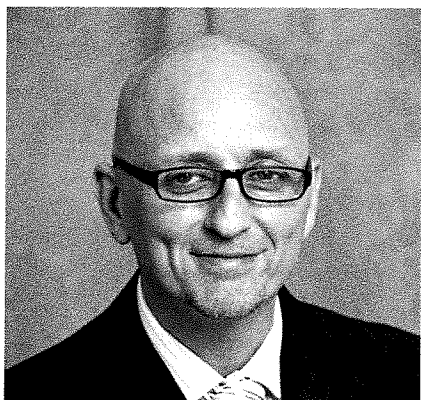
Upon signing the Legal Services Contract, the engagement proceeds through a structured process to ensure a smooth transition to recovery action:

- **Client Data Provision:** You will provide a list detailing the following system data:
 - Number of pumping stations
 - Gallons per minute or per day pumped at each station
 - Tax ID or EIN for the system
 - Public water system ID
- **Sample Logistics & Collection:** You will designate a responsible contact person to receive empty test vials and a prepaid return package, which our partnered law firm will direct a prequalified laboratory to ship. The vials must be filled with untreated water at each source. This can be completed by your team or, if necessary, we can arrange for a representative to perform the sampling.
- **Sample Return & Reporting:** After filling, the vials will be placed in the prepaid overnight return package and shipped back to the laboratory. The laboratory will analyze the water samples and provide test results approximately ten days later.
- **Onboarding for Recovery Action:** Should any tests exceed the agreed minimum contamination level, we will onboard your organization into the recovery process to recover payment.

Additional Considerations

- **Intended Use of Allocated Funding:** The allocated funding is intended to support upgrading filtration systems to halt the delivery of contaminated water to customers, as well as ongoing maintenance needs to ensure continuous, safe water delivery.
- **Source Site Cleanup:** In parallel with managing the procurement of funding, our legal team will initiate steps to clean up the identified source sites. We are also available to assist in selecting qualified planners and contractors, should you require recommendations.

Our Team



David Grossman, Esq.

Trial Counsel, Grossman & Kelly, LLP

Since 2001, Attorney David Grossman has maintained a private practice focused on representing large groups of plaintiffs in national litigation against major corporate defendants. His work primarily addresses complex legal challenges within the fields of environmental and mass torts.

Throughout his career, Grossman has secured numerous multi-million-dollar verdicts, most notably in the landmark case of *Danzy v. Brooklyn Queens*. In this matter, he achieved a jury award exceeding \$16 million—the highest nursing home neglect verdict in Kings County history and the first in that jurisdiction to allow for punitive damages.

Beyond his courtroom successes, David is a frequent lecturer for Bar Association groups, where he shares his expertise on a wide range of evolving legal topics.



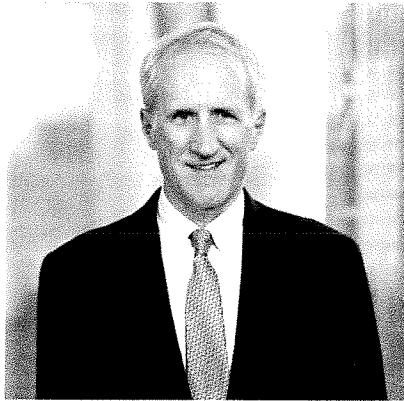
Kenneth G. Bartlett, Esq.

Trial Counsel, Bartlett Law Offices, P.C.

Attorney Kenneth Bartlett is a nationally recognized authority in environmental law and hazardous substances, distinguished by a rare combination of scientific literacy and elite trial experience. A former National Science Foundation Research Fellow, Mr. Bartlett holds a B.A. in Hydrogeology, a foundation that allows him to navigate the technical complexities of trace metal analysis and toxic exposure with peerless precision.

Since beginning his career in 1981, Mr. Bartlett has built a formidable litigation record. He is a dual-boarded NBTA certified trial attorney who has led over 100 jury cases to verdict. His reputation for courtroom excellence is further evidenced by his role since 2002 as Senior Trial Counsel to the New York law firm Finkelstein & Partners, LLP.

Beyond the courtroom, Mr. Bartlett is a defining voice in legal scholarship. He is the co-author of the authoritative text *The Law of Toxics & Toxic Substances* and the former co-editor of the *Toxic Substances Journal*.



Charles Platt, Esq.

Senior Strategic Advisor, Class Action & Environmental Litigation

Attorney Charles Platt is a distinguished litigator and strategic leader with a career defined by high-stakes advocacy. A graduate of the University of Virginia and Brooklyn Law School (top 10%), his background includes a U.S. District Court (SDNY) clerkship and service as a Special Assistant U.S. Attorney.

Over a decades-long career, Mr. Platt has defended over 100 class actions and served as the Partner-in-Charge of a 300-person New York office for a major international practice. His current work remains at the forefront of environmental protection, representing 60 public water systems in the landmark AFFF/PFAS drinking water settlement.

A New York Law Journal Distinguished Leader, Mr. Platt serves on the boards of the NYU Law School Center for Civil Justice and the Nantucket Land and Water Council, reinforcing his dedication to legal reform and environmental stewardship.



Lori J. Mathieu

*Former Branch Chief, Environmental Health & Drinking Water,
Connecticut Department of Public Health*

Lori J. Mathieu is a titan of public health who retired in 2024 after 36 years of dedicated service to Connecticut's drinking water regulation. As Branch Chief at the Connecticut Department of Public Health, she managed 120 staff members and directed \$400 million in federal infrastructure funding to improve statewide public drinking water systems.

A pioneer in environmental safety, Ms. Mathieu initiated CT's PFAS public health programs and co-chaired the public health subcommittee for the Governor's PFAS Task Force. Her strategic leadership shaped the state's PFAS Action Plan, specifically enhancing testing and remediation efforts.

Nationally, Ms. Mathieu was the 2022 President of the Association of State Drinking Water Administrators and testified before Congress on federal funding. A three-time EPA Environmental Merit Award recipient and 30 years Coventry Inland Wetland Agency commissioner. Her career stands as a benchmark for regulatory excellence and environmental stewardship.

RESOLUTION NO. 2026-04

**A RESOLUTION OF THE CITY OF INVERNESS, FLORIDA,
APPOINTING GROSSMAN & KELLY, LLP, AND ITS
PARTNERS TO THE POSITION OF SPECIAL ATTORNEY;
APPROVING THE LEGAL SERVICES CONTRACT;
PROVIDING FOR CONFLICTS AND SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, pursuant to Section 5.17, City of Inverness Code of Ordinances (the “Code”) the City Council may appoint a special attorney whenever it shall appear to be in the best interest of the City.

WHEREAS, the City may be entitled to settlement funds related to the Aqueous Film-Forming Foam (AFFF) multi-district Litigation no. 2873, overseen by the United States District Court for the District of South Carolina (the “Settlement Funds”).

WHEREAS, the City Council finds that it is the City’s best interest to appoint an attorney knowledgeable in such matters to represent its interest related to the Settlement Funds.

WHEREAS, the City Council finds that the law firm of Grossman & Kelly, LLP, and its partners (“Law Firm”), are knowledgeable in matters related to the Settlement Funds.

WHEREAS, the City Council desires to appoint Grossman & Kelly, LLP, and its partners (“Law Firm”) to the position of Special Attorney; and,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Inverness, Florida:

1. The above Whereas clauses are incorporated into this Resolution as if fully restated herein.
2. The City Council orders the appointment of Law Firm to serve as Special Attorney under the terms of the Legal Services Contract between City and Law Firm (“Agreement”).
3. The City Council hereby approves, and authorizes the Council President to execute, the Agreement.
4. If any provision of this Resolution is declared invalid or unenforceable by a court of competent jurisdiction, then to the extent possible to do so without destroying the overall intent and effect of this Resolution, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of this Resolution shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

5. All Resolutions or parts of Resolutions which are in conflict with this Resolution are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting Resolutions, in which case those Resolutions so affected shall hereby be repealed in their entirety.
6. This Resolution shall take effect immediately upon adoption.

ADOPTED by the City Council of the City of Inverness, Florida this 16th day of June, 2026.

CITY OF INVERNESS, FLORIDA, a
Florida municipal corporation

By: _____
Crystal Lizanich, Council President

ATTEST:

Susan Jackson, City Clerk

For use and reliance of City only, approved as
to form and legal sufficiency:

James T. Hartley, City Attorney

BILL LIST FOR COUNCIL

06.16.26

<i>Payee</i>	<i>Amount</i>
A-1 ORANGE CLEANING SERVICE COMPANY, INC	\$ 1,347.00
ACE HARDWARE CO OF INV INC	\$ 224.15
ADAMS HOMES OF NORTHWEST FLORIDA INC	\$ 90.47
APEX OFFICE PRODUCTS INC	\$ 203.31
JOSEPH V. BASAK III	\$ 2,300.00
BOARD OF COUNTY COMMISSIONERS	\$ 20,195.84
BRIGHT, DAWN E	\$ 233.53
TIME WARNER CABLE	\$ 119.99
CASALVIERI, BRIAN A. CASALVIERI, JODI L.	\$ 84.12
CENTRAL AUTO AND TRUCK PARTS, INC.	\$ 10.47
CITY TIRE OF INVERNESS	\$ 31.50
CLEMENT, JORDAN D. CLEMENT, ZACHARY R.	\$ 17.45
COON, GARY GARVEY, BRANDI	\$ 35.39
CORE & MAIN LP	\$ 3,362.07
CREMEANS, PATRICIA BENNETT, KATHLEEN A.	\$ 14.11
DEPARTMENT OF ENVIRONMENTAL PROTECT	\$ 75.00
EPIC SPORTS	\$ 214.24
FLORIDA COAST EQUIPMENT, LLC.	\$ 637.20
FRITZ, DUANE FRITZ, PATRICIA	\$ 22.16
FUDDS ENTERPRISES LLC DBA FUDDS PACK & SHIP	\$ 137.22
GAS SOUTH, LLC.	\$ 355.20
GEM SUPPLY COMPANY	\$ 45.00
GFL SOLID WASTE SOUTHEAST LLC	\$ 724.85
GFL SOLID WASTE SOUTHEAST LLC	\$ 23,932.00
GORMAN COMPANY	\$ 55.30
HARRIS, MATTHEW O.	\$ 26.77
HUMPHREY & SALTMARSH, PL CERTIFIED PUBLIC ACCOUNTANTS	\$ 2,450.00
JMEMG PROPERTIES, INC. MOORE, JAMES T.	\$ 118.94
GEORGE KENNEDY	\$ 580.00
LEE'S LEATHER AND EMBROIDERY, LLC.	\$ 600.00
LELAND COMPANIES, LLC.	\$ 261.06
CHELSEA LONG-DAWSON WRIGHTEOUS SOLUTIONS	\$ 250.00
LORDCO ENTERPRISES	\$ 95.85
NICK NICHOLAS FORD INC	\$ 4,125.34
ONLINE INFORMATION SERVICES, INC	\$ 272.72
PATEL, BHIKABHAI B. PATEL, MADHUBEN B.	\$ 78.06
PREGNANCY & FAMILY LIFE CENTER, INC	\$ 608.45
CHARLES W. ROSS	\$ 1,974.00
REX A. RUSAW	\$ 950.00
SHAUD, BRITTANI E.	\$ 110.24
SHAWN FOSTER, LLC.	\$ 3,000.00
SITEONE LANDSCAPE SUPPLY, LLC	\$ 61.92
SUNSHINE STATE ONE CALL OF FLORIDA	\$ 103.92
U.S. WATER SERVICES CORPORATION	\$ 80,171.69
UNIFIRST CORPORATION	\$ 110.64
JOSHUA WEEKS	\$ 1,692.00
WILSON, EDWARD WALLACE WILSON, BEVERLE KIPP	\$ 73.77

June 2, 2026
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 Lizanich
Vice President Bega
Councilwoman Hepfer
Councilman Craig
Councilman Davis
Mayor Plaisted – *Absent*

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

The Invocation was given by Councilwoman Hepfer and the Pledge of Allegiance was led by the City Council.

ACCEPTANCE OF AGENDA

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

PRE-SCHEDULED APPEARANCES

4)a) Proclamation Presentation – Brannen Bank’s 100th Anniversary with Vice President Bega reading the proclamation that was presented to several members from Brannen Bank, who attended with Joe Brannen, Matt Brannen, .

4)b) Cooter Kudo – Apopka Marine with Councilwoman Hepfer and City Manager Williams presenting Linda Bega with Apopka Marine a kudo in recognition of the commitment and continued support of many City events, especially the Joe Bega Big Bass Classic.

4)c) Cooter Kudo – Dale McClellan with Councilwoman Hepfer and City Manager Williams presenting Mr. McClellan a kudo in recognition of his partnership and dedication to the Big, Bass, Bluegrass & BBQ event.

4)d) Cooter Kudo – Ice Cream Club with Councilwoman Hepfer and City Manager Williams presenting Mr. McClellan, who represented Rich Draper, a kudo in recognition of his generous contributions to the Big Bass, Bluegrass & BBQ event.

PUBLIC HEARINGS / WORKSHOP

None

OPEN PUBLIC MEETING

Karen Esty spoke of past Council action regarding medical marijuana dispensaries prohibition. Spoke about Whispering Pines Park and if it becomes City owned, will be the premier park in the County. Referenced public art throughout the City and monument signs for new businesses.

Lala Sanders referenced an email she had sent to City officials and quoted a few excerpts from it regarding medical marijuana dispensaries and a potential City ordinance. City Manager Williams explained the process regarding ordinances and land use.

Debbie Wheatley stated Whispering Pines Park new entrance is looking great and noted the signs regarding speed and speed bumps. Questioned who determines the speed limit within the park with City Manager Williams explaining the involvement of a traffic engineer.

CITY ATTORNEY REPORT

City Attorney Hartley reiterated the process of notice regarding ordinances involving land use and noted similar cases.

CONSENT AGENDA

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes* – 05/19/2026
 - Recommendation - Approval

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

CITY CLERK'S REPORT

None

CITY MANAGER'S REPORT

10)a) 2026 Public Art Project* with Program Coordinator Brown providing a slide presentation noting in April 2021, the City of Inverness initiated its new public art program. The plan was to annually bring a public art installation to Inverness. In that initial year, the City unveiled the mural on the side of Coach's Pub & Eatery. In 2022, the three projects were the Wallace Brooks Turtle Sculpture and Withlacoochee Trail Bench were repainted, the Outdoor Bike Sculptures were added, and the trash receptacles were wrapped with art from local artists. In 2023, two murals were painted on the side of buildings along N Pine Avenue. In 2024, the Painted Turtle Project was unveiled, which saw 11 turtles displayed in six different locations within the historic downtown. In 2025, the City of Inverness partnered with HCA Florida Citrus Hospital to install two painted benches alongside the crosswalk in front of the emergency room entrance and Grace Street. This year, the City of Inverness is looking to partner with HCA Florida Citrus Hospital again to install an immersive, wellness-centered public art display. This interactive journey of music, movement, nature-inspired design would be installed along Highlands Blvd along the pedestrian pathway of the medical district, and will provide responsive visual experiences that promote healing, relaxation, and human connection. Councilwoman Bega stated this is a nice location. Councilwoman Hepfer spoke of her excitement of this concept. Council President Lizanich questioned safety along Highland Blvd. with Coordinator Brown noting there is 88 feet of space to use. **Council consensus was to proceed as presented.**

10)b) Project/Program Updates (Verbal)

- Pine Ave. Stormwater and Parking Expansion with Public Works Director Pell providing an update with a slide presentation.
- IGC Parking Lot Improvements with Public Works Director Pell noting the repaving of the parking lot is scheduled for June 8 & 9, closing ½ of the lot at a time to allow for downtown parking and let interruption.

- Legislative Special Session – Property Tax with City Manager Williams referencing the recent legislative action regarding homestead property tax. Spoke of future effects on City. There will be options regarding the City revenues.
- Other with City Manager stated this is busy time with the kick-off of Summer of 250. Spoke of the wildlife incident at Wallace Brooks Park last weekend. The area remains closed.

COUNCIL/MAYOR SUBJECTS

Councilman Davis was happy to be here and for the residents getting involved in the City. The goal always is to leave Inverness better than we found it.

Councilman Craig spoke of the Withlacoochee State Trail and origin. Noted that hurricane season and Summer of 250 began on June 1.

Councilwoman Hepfer was pleased to be here and the City is on a good path. Spoke of future Councilmembers in years to come.

Councilwoman Bega attended last week’s CCCCCF meeting in place of President Lizanich and noted the funding of various charities.

Council President Lizanich was grateful to be here after her recent medical procedure. Noted upcoming dates to remember.

CITIZENS NOT ON AGENDA

Lala Sanders stated the public art is wonderful and reiterated her concern regarding the medical marijuana dispensaries ban.

Meeting adjourned at 6:26 p.m.

City Clerk

Council President

Agenda Memorandum - *City of Inverness*

June 16, 2026

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Summer of 250 - July 3 Patriotic Evening
CC: Susan Jackson, City Clerk, Aidan Marshall, Assistant City Manager, Woody Worley, Parks & Recreation Director
Enclosures: 1. Patriotic Evening 2026 Council PPT

The City of Inverness has launched the **Summer 250**, which is an exciting seasonal celebration leading up to **America's 250th Anniversary**. This summer-long event series has already brought residents and visitors together through family-friendly activities, community celebrations, entertainment, local partnerships, and events designed to showcase the very best of Inverness.

The biggest event of the summer is **Patriotic Evening**, the celebration of **America's 250th Anniversary**, which the City of Inverness celebrates on July 3rd. This celebration is built through strong public private partnerships, community organizations, local businesses, and volunteers. These partnerships have helped expand the programming, reduce costs, increase participation, and create a stronger economic impact throughout the event.

Patriotic Evening will have wrestling, music, fireworks, and more. There will be something for everyone during the event, and it all kicks off at 3:00 pm in the Depot Pavilion with the Small Town Slam Wrestling. We look forward to seeing everyone and making **America's 250th Anniversary** a night to remember.

Recommended Action:

No action is required at this time.

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

Eric C. Williams



Summer of
250

**WE WANT
YOU!**

- to celebrate with us -



Celebrations
BEGINNING
JUNE 1ST



AMERICA
250

CELEBRATING 250 YEARS
OF THE UNITED STATES

PATRIOTIC EVENING

— JULY 3, 2026 —





★ ★ ★ Celebrating ★ ★ ★
COMMUNITY, FREEDOM & FUN!



EVENT HIGHLIGHTS



★ **AMERICA 250 MEMORABILIA GIVEAWAYS**
AT TOWER STAGE

★ **PATRIOTIC POLE DECORATING CONTEST**

★ **SPECIAL GUESTS**
FEATURING A SPECIAL ARMY FLYOVER
DURING THE EVENT





SMALL TOWN SLAM WRESTLING

3 - 4:30 PM @ DEPOT PAVILION



★ CELEBRATING 250 YEARS OF THE UNITED STATES ★

JULY 3, 2026



Delicious FOOD & GOOD TIMES!

LOCAL FAVORITES ★ TASTY TREATS ★ SOMETHING FOR EVERYONE





CITY OF INVERNESS



LIVE ENTERTAINMENT

@ LIBERTY PARK

4 - 5:30 PM - OPENING MUSIC

5:30 PM - NUTHIN' FANCY

A TRIBUTE TO LYNYRD SKYNYRD



CELEBRATING 250 YEARS OF THE UNITED STATES



JULY 3, 2026





Family Fun GAMES & ACTIVITIES!

★ FUN FOR KIDS OF ALL AGES ★





LIVE ENTERTAINMENT @ LIBERTY PARK

7:45 - 9:15 PM - HAYDEN COFFMAN



★ CELEBRATING 250 YEARS OF THE UNITED STATES ★

JULY 3, 2026





FIREWORCKS

★ 9:15 PM ★



★ CELEBRATING 250 YEARS OF THE UNITED STATES ★

— JULY 3, 2026 —

THANK YOU TO THIS YEARS SPONSORS!



Agenda Memorandum - *City of Inverness*

June 16, 2026

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Board and Commission Reappointments

CC: Jeffrey Wells, Interim Community Development Director, Susan Jackson, City Clerk

Enclosures: 1. Sandy Levin email
2. Lynn Cumbie email
3. Anissa Slaymaker email
4. Paul Hertensen email
5. Janet Love email
6. Ron Thorpe email

Staff has conducted an annual review of current advisory board membership. From this review, action is needed by the Council to provide for reappointment and acceptance of any resignations. Below is the resulting information and action needed from this year's review.

Two members of the Architectural and Aesthetics Review Committee, one member of the Inverness Community Redevelopment Agency, one member of the Zoning Board of Adjustment, and two members of the Planning & Zoning Commission have expired terms.

The following members have requested and are eligible for reappointment:

ARCHITECTURAL AND AESTHETICS REVIEW COMMITTEE (AARC)

Seat #	Board Member	Term Length	Term Start	Term End
5	Sandy Levin	4	June 2026	June 2030
6	Lynn Cumbie	4	June 2026	June 2030

INVERNESS COMMUNITY REDEVELOPMENT AGENCY (ICRA)

Seat #	Board Member	Term Length	Term Start	Term End
4	Anissa Crowder Slaymaker	4	June 2026	June 2030

PLANNING AND ZONING COMMISSION (P&Z)

Seat #	Board Member	Term Length	Term Start	Term End
5	Paul Hertensen	3	June 2026	June 2029
6	Janet Love	3	June 2026	June 2029

ZONING BOARD OF ADJUSTMENT (ZBA)

Seat #	Board Member	Term Length	Term Start	Term End
4	Ron Thorpe	3	June 2026	June 2029

Additionally, several vacancies on the boards are open at present which include: one alternate member of the Architectural and Aesthetic Review Committee; one regular member of the Inverness Community Redevelopment Agency; one regular member and two alternates of the Zoning Board of Adjustment; and one regular member and two alternates of the Planning & Zoning Commission. These vacancies are currently listed on the City website.

Recommended Action

1. Allow staff to present
2. Motion and second to approve the reappointment of members to the various advisory board positions as presented.
3. Deliberate the matter.
4. Vote on the matter.

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

Eric C. Williams
City Manager

Jeffrey Wells

From: Sandy 11 <bigredsandy11@yahoo.com>
Sent: Monday, June 8, 2026 5:44 AM
To: Jeffrey Wells
Subject: Re: AARC reappointment

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

Yes I am interested

[Yahoo Mail: Search, Organize, Conquer](#)

On Sat, Jun 6, 2026 at 1:18 PM, Jeffrey Wells
<jwells@Inverness.Gov> wrote:

Hi Sandy,

We need to go through a round of reappointments at the next council meeting on June 16th. Just reaching out to see if you are interested in serving for another term. If you could let me know by Monday I'd appreciate it. Thanks.

Sincerely,

Jeff Wells

Interim Director

Community Development Department

City of Inverness

212 W. Main Street

Inverness, FL 34450

Phone: 352.726-2611x1105

Mobile: **352.201.4355**

Email: jwells@inverness.gov

www.inverness-FL.gov



DISCLAIMER: If any records contained in this email are inaccessible due to disability, please contact the City of Inverness in order to identify a reasonable accommodation for accessibility.

Jeffrey Wells

From: Lynn Cumbie <cumbiejewelers@gmail.com>
Sent: Saturday, June 6, 2026 1:43 PM
To: Jeffrey Wells
Subject: Re: AARC reappointment

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

Mr. Wells,

Please accept this email as my confirmation that I would be honored to be considered for reappointment to the AARC for the next four years.

Sincerely,

Lynn Cumbie
Cumbie Jewelers 1
101 Courthouse Square
Inverness, FL 34450
CumbieJewelers@gmail.com
(352) 302-6146 Cell

On Sat, Jun 6, 2026 at 1:14 PM Jeffrey Wells <jwells@inverness.gov> wrote:

Hi Lynn,

We spoke on the phone last week but can you confirm for me that you are interested in being reappointed to the AARC?

Sincerely,

Jeff Wells

Interim Director

Jeffrey Wells

From: Anissa Slaymaker <anissa@pinestreetpub.com>
Sent: Thursday, June 4, 2026 2:50 PM
To: Jeffrey Wells
Subject: Pine Street Pub

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

It was very nice to speak with you today. I just wanted to inform you that I would like to be reappointed to ICRA.

Thank you,

Anissa Crowder-Slaymaker
Pine Street Pub

<https://www.facebook.com/pinestreetpubinverness>

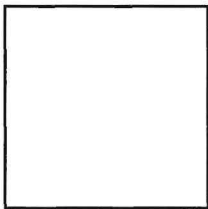
Jeffrey Wells

From: Chris Shoemaker
Sent: Thursday, June 4, 2026 1:01 PM
To: Jeffrey Wells
Subject: FW: Reappointment to P&Z - response from paul

From: Paul Hertensen <paulhertensen@gmail.com>
Sent: Friday, May 29, 2026 5:34 PM
To: Chris Shoemaker <cshoemaker@Inverness.Gov>
Subject: Re: Reappointment to P&Z

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

Hello, Chris. I would like to apply to the planning and zoning commission again. Thank you



On Fri, May 29, 2026, 3:21 PM Chris Shoemaker <cshoemaker@inverness.gov> wrote:

Hello Paul

Hope all is well and your new dock is under construction.

Your appointment to the P&ZC expired and we would like to reappoint you but will need an email from you requesting another term.

What say you? Let me know and lets have lunch next time your downtown

Jeffrey Wells

From: Chris Shoemaker
Sent: Thursday, June 4, 2026 12:56 PM
To: Jeffrey Wells
Subject: Janet Love
Attachments: RE: Reappointment to P&Z

Thanks Janet. We will take the reappointment to Council June 16 or July 7 and send you the agenda item.

Many thanks and we greatly appreciate your participations.

Christopher A. Shoemaker

Email: cshoemaker@inverness.gov

Phone: 352.726-2611x1103

Mobile: 352.419.3727

212 W. Main Street, Inverness, FL 34450

www.inverness-FL.gov

From: Janet Love <janet.m.love@icloud.com>
Sent: Friday, May 29, 2026 5:22 PM
To: Chris Shoemaker <cshoemaker@Inverness.Gov>
Subject: Re: Reappointment to P&Z

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

I would like to remain on the P&Z Board.

Janet Love

Sent from my iPhone

On May 29, 2026, at 3:23 PM, Chris Shoemaker <cshoemaker@inverness.gov> wrote:

Hello Janet

Our records indicate your appointment to the P&ZC expired and we would like to reappoint you. We will need an email from you requesting another term.

What say you? Let me know and will move forward to place on Council agenda.

Thanks
Chris

Jeffrey Wells

From: Ron Thorpe <ret689@yahoo.com>
Sent: Sunday, June 7, 2026 12:05 PM
To: Jeffrey Wells
Subject: BZA

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

Yes I would like to continue serving on the BZA. Ron Thorpe Sent from my iPhone

Agenda Memorandum - *City of Inverness*

June 16, 2026

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Project and Program Updates

- TDC Contribution for July 3
- WPP Boundary Fence Legislative Request
- Other

CC: Susan Jackson, City Clerk

Enclosures:
