

June 16, 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

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

The Invocation was given by Mayor Plaisted and the Pledge of Allegiance was led by the City Council.

ACCEPTANCE OF AGENDA

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

PRE-SCHEDULED APPEARANCES

4)a) South Apopka Improvement Project with Citrus County Assistant Public Works Director Mitch Eakin and the City's Public Works Director Pell provided a PowerPoint presentation regarding the road closure plans for the South Apopka Avenue paving project. Additional details were given of the area as well as various agencies involved.

PUBLIC HEARINGS / WORKSHOP

5)a) Ordinance 2026-852 Medical Marijuana Dispensary – First Reading* with City Manager Williams stating 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. The Public Hearing was opened. **Councilwoman Bega motioned to have the Clerk read Ordinance 2026-852 by Title only. Seconded by Councilman Davis. The motion carried.**

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.

For the Ordinance

The following members of the public spoke in support of the Ordinance: John Labriola, Natalie King with Anti-Drug Coalition, Edgar Rodriguez, Lala Sanders, April Wnok, Mary Seader, Robert Robinson II, and Debbie Wheatley.

Against the Ordinance

No member of the public spoke against the Ordinance.

Council comments

Councilwoman Bega spoke of legal dispensaries for medical marijuana.

Councilwoman Hepfer spoke of this being a prescribed medication, same as regular prescriptions, yet no ban on pharmacies. Spoke of compassion.

Councilman Craig stated he has been involved in the DARE program for many years. A legal business should have the right to do business. Spoke of protecting our Small Town Done Right. He agreed there is a lot of confusion in the community and spoke of THC drinks that are legally sold in many stores.

Councilman Davis agreed the City does not want to restrict availability. Our Small Town Done Right is ethical and wholesome.

President Lizanich spoke of recreational marijuana compared to medical marijuana. Concerned people are confused between a dispensary and a smoke shop. This Ordinance should have a 1-2 year review period regarding special exemptions.

The public hearing was closed. **Councilwoman Bega motioned to approve Ordinance 2026-852 by rollcall vote on first reading. Seconded by Councilman Davis. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, no; Councilman Davis, yes; Councilman Craig, yes; and President Lizanich, yes. The motion carried.**

5)b) Ordinance 2026-854 Land Use and Ordinance 2026-855 Zoning – 232 Trout Ave. – First Reading* with Interim Community Development Director Wells stating an application was submitted by Liberty Investments Citrus County LLC as owner of the subject property located within the historic LaBelle neighborhood 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. The public hearing was opened. Mayor Plaisted spoke of the number of triplex buildings, density, and the character of the community. Councilwoman Bega referenced the zoning map, duplexes, etc. City Manager Williams noted the compact surroundings and 5' setbacks., and provided details, including the various buffers. Councilman Davis questioned what dictates the front setback and spoke of buffers. Councilwoman Hepfer spoke of changing the look of a neighborhood and spoke of the history of the surrounding properties. Applicant Lisa Osborne stated the triplex on Cherry Avenue has been

well received by the community. The vision is to help beautify the neighborhoods and is excited to be a part of the community. They strive to keep as many trees as possible as a buffer. **Councilwoman Hepfer motioned to have the Clerk read Ordinance 2026-854 by Title only. Seconded by Councilwoman Bega. The motion carried.**

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.

No one spoke for or against the ordinance. The public hearing was closed. **Councilwoman Bega motioned to approve Ordinance 2026-854 by rollcall vote on first reading. Seconded by Councilman Davis. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilman Davis, yes; Councilman Craig, yes; and President Lizanich, yes. The motion carried.**

Councilwoman Bega motioned to have the Clerk read Ordinance 2026-855 by Title only. Seconded by Councilwoman Hepfer. The motion carried.

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.

No one spoke for or against the ordinance. The public hearing was closed. **Councilwoman Bega motioned to approve Ordinance 2026-855 by rollcall vote on first reading. Seconded by Councilwoman Hepfer. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilman Davis, yes; Councilman Craig, yes; and President Lizanich, yes. The motion carried.**

OPEN PUBLIC MEETING

Cami Plaisted thanked those involved with the Boy's & Girl's Club Life Camp at the Inverness Government Center today, and noted the camp started in 2016.

Lala Sanders stated she knew the difference regarding dispensaries and smoke shops.

Debbie Wheatley spoke of the new entrance to Whispering Pines Park looking great. She praised the road design and spoke of signs, etc.

John Labriola thanked Council regarding the Ordinance for medical marijuana dispensaries.

CITY ATTORNEY REPORT

7)a) Appointment of Code Enforcement Special Magistrate – Austin Dailey with City Attorney Hartley stating due to scheduling and timeliness, an additional special magistrate is allowable and would be good for the Code Enforcement cases. Councilwoman Hepfer motioned to have the Clerk read Resolution 2026-03 by Title only. Seconded by Councilwoman Bega. The motion carried.

RESOLUTION 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.

Councilman Davis motioned to adopt Resolution 2026-03 as presented by roll-call vote. Seconded by Councilwoman Hepfer. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilman Craig, yes; Councilman Davis, yes; President Lizanich, yes. The motion carried. Councilwoman Hepfer motioned to approve the agreement as presented. Seconded by Councilwoman Bega. The motion carried.

7)b) Appointment of Grossman & Kelly, LLP as Special Attorney with City Attorney Hartley stating City Attorney Hartley and conducted research and recommended Grossman & Kelly. This is in regard to a class action lawsuit. He noted the last case took many years to settle. Noted a deadline in July. City Manager Williams explained the basis of the lawsuit and there would be no cost to the City unless there is a monetary award in the future. Councilwoman Bega motioned to have the Clerk read Resolution 2026-04 by Title only. Seconded by Councilwoman Hepfer. The motion carried.

RESOLUTION 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

Councilwoman Hepfer motioned to adopt Resolution 2026-04 as presented by roll-call vote. Seconded by Councilwoman Bega. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilman Craig, yes; Councilman Davis, yes; President Lizanich, yes. The motion carried. Councilwoman Bega motioned to approve the agreement as presented. Seconded by Councilwoman Hepfer. The motion carried.

CONSENT AGENDA

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes* – 06/02/2026

- Recommendation - Approval

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

CITY CLERK'S REPORT

None

CITY MANAGER'S REPORT

10)a) Summer of 250 – July 3 Patriotic Evening* with Parks & Rec Director Worley stating 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, all are amazing. Patriotic Evening will have wrestling, games, music, food, fireworks, light pole decorating, and more. It all kicks off at 3:00 pm in the Depot Pavilion with Small Town Slam Wrestling. **No action required.**

10)b) Board and Commission Reappointments* with City Manager Williams stating an annual review of current advisory board membership was conducted and action is needed for reappointment and acceptance of any resignations. Term expirations include two members of the Architectural and Aesthetics Review Committee – Sandy Levin and Lynn Cumbie, one member of the Inverness Community Redevelopment Agency – Anissa Crowder Slaymaker, one member of the Zoning Board of Adjustment – Ron Thorpe, and two members of the Planning & Zoning Commission – Paul Hertensen and Janet Love. 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. **Councilwoman Bega motioned to approve the reappointment of members to the various advisory board positions as presented. Seconded by Councilwoman Hepfer. The motion carried.**

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

- TDC Contribution for July 3 with the TDC contributing \$2,500 to Inverness, Crystal River, and Homosassa.
- WPP Boundary Fence Legislative Request was filed but was moved to the "Turkey" list, which indicates the opinion it is not a good use of tax funds.
- Other with City Manager spoke of taxation concerns and the City will stay the course.

COUNCIL/MAYOR SUBJECTS

Mayor Plaisted spoke of Doge. Questioned who owns the old Circle K property with City Manager indicating it is State owned and not sure of future plans. Mayor noted Small Town

Saturday Night was extraordinary with a happy crowd. Looking forward to July 3 and thinks we have one of the safest cities in the State.

Councilman Davis stated he is glad to be here and was sorry to miss the recent Small Town Saturday Night. Thanked everyone for coming to the meeting.

Councilman Craig noted spoke of the caboose on the trail close to being finished and plans for July 3.

Councilwoman Hepfer stated this was a good meeting even though they don't always agree. The goal is to continue moving forward.

Councilwoman Bega questioned when the boat ramps in the City might reopen with City Manager stating it is still being analyzed.

Council President Lizanich thanked everyone for attending the meeting.

CITIZENS NOT ON AGENDA

Lala Sanders thanked Council and staff for all they do.

Meeting adjourned at 7:34 p.m.

City Clerk

Council President