

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
May 7, 2024 - 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) Citrus Vettes & Camaros Car Club - Check Presentation
 - b) Proclamation Presentation - Mental Health Month
- 5) PUBLIC HEARINGS / WORKSHOPS**
 - a) FY 25-29 Capital Improvement Plan Budget Workshop
 - b) Public Hearing - 819 Poplar St. Annexation - Final Adoption*
- 6) OPEN TO THE PUBLIC**

The public is invited to speak. (Speaking time limit: Individual - 3 minutes; Group/Organization - 5 minutes)
- 7) CITY ATTORNEY REPORT**
- 8) CONSENT AGENDA**
 - a) Bill Listing*
 - b) Council Minutes* - 04/16/2024

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INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
May 7, 2024 - 5:30 PM**

9) CITY CLERK'S REPORT

10) CITY MANAGER'S REPORT

- a) Whispering Pines Park New Entrance Design
- b) Lincoln Park Subdivision Road Vacate - Unnamed Road - Resolution for Public Hearing
- c) Board and Committee Reappointment Requests
- d) Inverness Fire Department Fire Training Site*
- e) Project / Program Updates
 - Ladder Truck Funding - Federal Appropriation Request
 - Wallace Brooks Park Vendor Building
 - Water Tower Lights
 - IGC Compactor/Generator Project
 - Other

11) MAYOR & COUNCIL SUBJECTS / REPORTS

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

12) NON-SCHEDULED PUBLIC COMMENT

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

13) ADJOURNMENT

- a) **DATES TO REMEMBER**
 - Market at the Depot
Wednesday, May 8, 2024 from 5:00pm – 8:00pm
Depot Pavilion
 - Comedy Night at the Valerie

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May 7, 2024 - 5:30 PM**

Saturday, May 11, 2024 @ 3:00pm & 7:00pm
Valerie Theatre

Teen's Night Out

Thursday, May 16, 2024 from 5:30pm & 7:00pm
Depot Pavilion

Third Friday Car Show

Friday, May 17, 2024 from 5:00pm – 8:00pm
Downtown Inverness

Rob Keys Presents – You're the Star: Acting-oke

Friday, May 17, 2024 @ 6:00pm
Valerie Theatre

Market at the Depot

Saturday, May 18, 2024 from 9:00am – 1:00pm
Depot Pavilion

Inverness City Council Regular Meeting

Tuesday, May 21, 2024 @ 5:30pm
Inverness Government Center

****Every Wednesday @ 6:00pm
Pavilion***

Cornhole League

Depot

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

May 7, 2024

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: FY 25-29 Capital Improvement Plan Budget Workshop
CC: Alexis Koter, Frank Calascione, Assistant City Manager
Enclosures:

Agenda Memorandum - *City of Inverness*

May 7, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Public Hearing - 819 Poplar St. Annexation - Final Adoption*

CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk,
Christopher Shoemaker, Director of Community Development

Enclosures: 1. 5.7 ENCL 819 Poplar Staff Report
2. 5.7 ENCL 819 Poplar Survey
3. Ordinance 2024-827
4. Ordinance 2024-828
5. Ordinance 2024-829

At the previous meeting of council, a request for voluntary annexation submitted by the property owner with plans to build a single-family home was reviewed and approved on a first reading. A final adoption of this annexation will allow for home construction under City regulations and permitting. The subject lot, like others on Poplar Street, are split between the City and County (see lot survey enclosed).

The legal notice requirements were completed by publication in the Citrus Chronicle, mailing to adjacent property owners and posting of signage at the property. The Planning and Zoning Committee voted to recommend approval at their meeting of April 3, 2024. The City Council approved the enabling Ordinances on a first reading in a Public Hearing on April 16, 2024. The second public hearing, second reading and adoption is scheduled for Council on May 7th.

The annexation action is followed by an amendment to the Comprehensive Land Use Map and Zoning Map designating a land use category and zoning district for the annexed parcel as shown below:

Existing Conditions

Future Land Use - Medium Density Residential (MDR) (County)
Zoning - Medium Density Residential (MDR) (County)
Existing Use - Single Family Residential

Proposed Changes

Future Land Use - Low Density (City)
Zoning - Single Family Residential R-1(City)

Recommended Action

1. Open Public Hearing
2. Allow Staff to Present

Annexation Ordinance

1. Motion, second, and vote to read Ordinance 2024-827 (Annexation) by title only.
2. Those for and those Against
3. Deliberate the matter
4. Motion, second and vote to adopt Ordinance 2024-827 (Annexation) on a second reading by roll call.

Landuse Ordinance

1. Motion, second, and vote to read Ordinance 2024-828 (Land Use) by title only.
2. Those for, those Against
3. Deliberate the matter
4. Motion, second and vote to adopt Ordinance 2024-828 (Land Use) on a second reading by roll call.

Zoning Ordinance

1. Motion, second, and vote to read Ordinance 2024-829 (Zoning) by title only.
2. Those for, those Against
3. Deliberate the matter
4. Motion, second and vote to adopt Ordinance 2024-829 (Zoning) on a second reading by roll call.
5. Close the Public Hearing

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

Eric C. Williams



DEPARTMENT OF COMMUNITY DEVELOPMENT

STAFF REPORT

EXECUTIVE SUMMARY

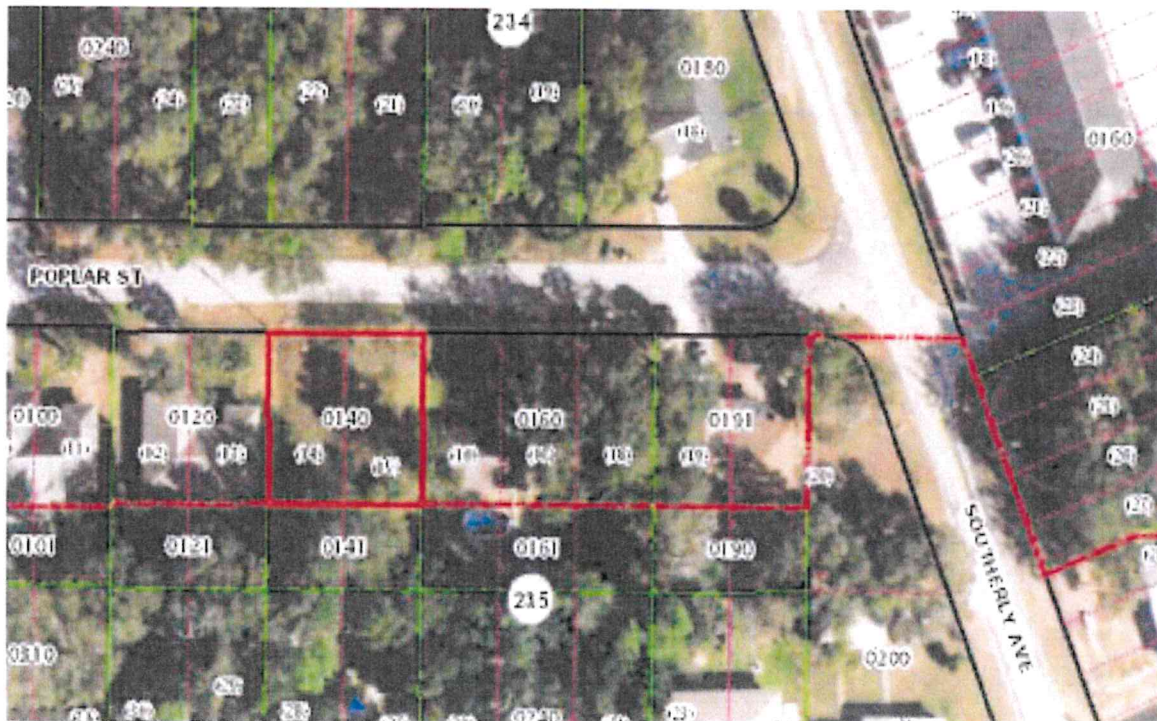
Project Name: 819 Poplar Street. Lots 14 and 15, Block 235

Request: Request for Annexation, Small-Scale Comprehensive Plan Map Amendment and Zoning Designation. Part of the lot is within City Limits while part of the lot is located within unincorporated Citrus County.

Purpose: Following annexation, the City designates its own land use category and zoning district for the newly annexed parcel.

Case Description: 419 Poplar Street (Lots 14 & 15) is located in a residential neighborhood where a portion of the lots are within City Limits and a portion out of City Limits within unincorporated Citrus County (survey attached).

Aerial Photograph of Subject Property



Applicant: Drico Santiago LLC (Lots 14 and 15, Block 235)

Ordinance(s): 2024-827 (Annexation); 2024-828 (Future Land Use); and 2024-829 (Zoning Designation)

Location: 819 Poplar Street is located on the southern City limit line, just west of U.S. Highway 41 and Southerly Boulevard

Altkey(s) 1773831

Land Area: 0.073 Acres

Presenter: Chris Shoemaker, Community Development Director

Recommendation: 1. Approval of Ordinance 2024-827 Annexation
2. Approval of Ordinance 2024-828 Future Land Use Map
3. Approval of Ordinance 2024-829 Zoning Designation

EXISTING CONDITIONS

Future Land Use: Medium Density Residential (MDR)

Zoning: Medium Density Residential (MDR)

Existing Use(s): Residential Single-Family

PROPOSED CHANGES

Future Land Use: Low Density (LD)

Zoning: Single-Family Residential (R-1)

ANALYSIS

State Statute Consistency

The City of Inverness follows the statutory procedure outlined below.

171.044 Voluntary annexation. —

- (1) The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

- (2) Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice will give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk.
- (3) An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within 7 days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.
- (4) The method of annexation provided by this section shall be supplemental to any other procedure provided by general or special law, except that this section shall not apply to municipalities in counties with charters which provide for an exclusive method of municipal annexation.
- (5) Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.
- (6) Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located. The notice provision provided in this subsection may be the basis for a cause of action invalidating the annexation.

Comp Plan Consistency

There is one section of the Intergovernmental Coordination Element that supports the proposed land use designation for the 819 Poplar Street annexation (see below).

Policy 7.1.2.4: Prior to annexation of any parcel(s) of land, the City shall ensure that the intended action is consistent with the adopted plans of all affected local governments.

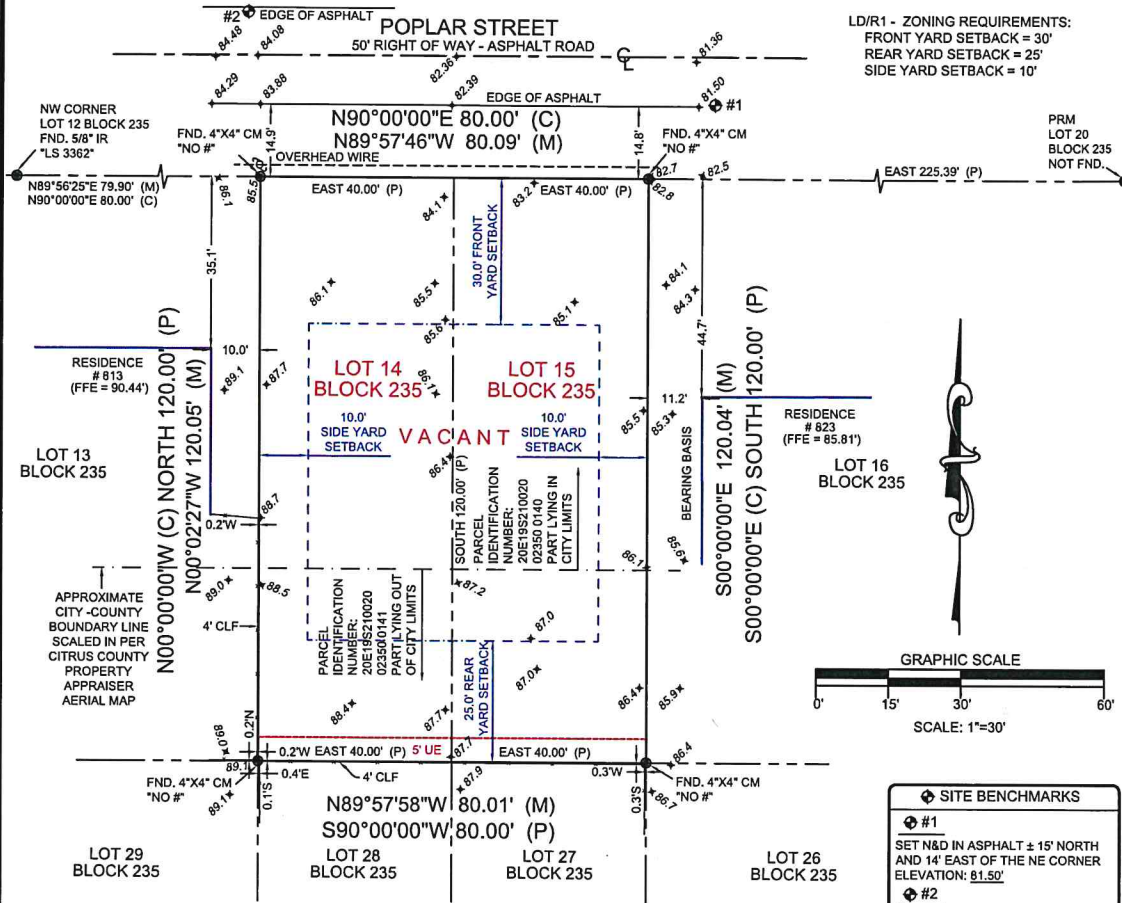
Zoning Consistency

The proposed zoning designation is consistent with the surrounding zoning.

INTERVENING ACTIONS

Notice of the Proposes Annexation was provided to Citrus County as required. Notice was mailed to all property owners within 200-feet and published in the Citrus Chronicle as required. Signage posted at the property as required. Approved by the Planning and Zoning Committee on April 3rd. Approved in Public Hearing and first reading by City Council on April 16th. Scheduled for Second Reading and Final Adoption on May 7, 2024.

BOUNDARY AND TOPOGRAPHIC SURVEY



* THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, OR TITLE COMMITMENT.
A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.

LEGAL DESCRIPTION:

LOTS 14 AND 15, BLOCK 235, INVERNESS HIGHLANDS SOUTH, A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 51
THROUGH 66, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. PART
LYING IN CITY LIMITS.
PARCEL IDENTIFICATION NUMBER: 20E19S210020 02350 0140
LOTS 14 AND 15, BLOCK 235, INVERNESS HIGHLANDS SOUTH, A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 51
THROUGH 66, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. PART
LYING OUT OF CITY LIMITS.
PARCEL IDENTIFICATION NUMBER: 20E19S210020 02350 0141

LEGEND:

AT&T - AT&T VAULT	E - EAST	NW - NORTHWEST
A/C - AIR CONDITIONER	EB - ELECTRIC BOX	O/W - OVERHEAD WIRE
BM - BENCHMARK	FEMA - FEDERAL EMERGENCY	(P) - PLAT
(C) - CALCULATED	MANAGEMENT AGENCY	PCP - PERMANENT CONTROL POINT
C - CENTERLINE	FIRM - FLOOD INSURANCE	PRC - POINT OF REVERSE CURVATURE
CR - CABLE RISER	RATE MAP	P.E. - POOL EQUIPMENT
CLF - CHAIN LINK FENCE	FFE - FINISHED FLOOR ELEVATION	PT - POINT OF TANGENCY
CO - CLEANOUT	RATE MAP	R - RADIUS
CONC - CONCRETE	FND - FOUND	TR - TELEPHONE RISER
COVD - COVERED	IR - IRON PIPE	S - SOUTH
CP - CONCRETE PAD	ID - IDENTIFICATION	SE - SOUTHEAST
CW - CONCRETE SIDEWALK	IP - IRON REBAR	SW - SOUTHWEST
DE - DRAINAGE EASEMENT	L - ARC LENGTH	UE - UTILITY EASEMENT
DP - DUMPSTER PAD	N - NORTH	W - WEST
DW - DRIVEWAY	NE - NORTHEAST	WF - WOOD FENCE
		WU - WOOD UTILITY POLE

JOB # 056 FILE: CC3-51LOTS14-15BLK235-056
SIGNED DATE: 01/25/2024
FIELD DATE: 01/19/2024
SCALE: 1" = 30'
DRAWN BY: DCM

SITE PHOTO:



ADDRESS:
819 POPLAR STREET
INVERNESS, FLORIDA 34452.

CERTIFIED TO:

DRICO SANTIAGO LLC
AMARANTE INVESTMENTS LLC
ADRAINO PASCHOAL SANTIAGO

BENCHMARK INFORMATION

ELEVATIONS ARE BASED ON
FDOT NETWORK, GPS NAVD88.

GENERAL SURVEY NOTES:

1. SURVEY IS BASED UPON THE LEGAL DESCRIPTION RECORDED IN INSTRUMENT # 2016003325, CITRUS COUNTY, FLORIDA.
2. ABUTTING PROPERTIES DEEDS HAVE NOT BEEN RESEARCHED FOR GAPS, OVERLAPS AND/OR HIATUS.
3. SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.
4. BEARING BASIS SHOWN IS BASED ON THE EAST LINE OF LOT 15 BLOCK 235; BEING: S00°00'00"E PER PLAT.
5. BUILDING TIES ARE NOT TO BE USED TO RECONSTRUCT PROPERTY LINES.
6. FENCE OWNERSHIP IS NOT DETERMINED.
7. ROOF OVERHANGS, UNDERGROUND UTILITIES AND/OR FOOTERS HAVE NOT BEEN LOCATED UNLESS OTHERWISE NOTED.
8. SEPTIC TANKS AND/OR DRAINFIELD LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED BY APPROPRIATE UTILITY LOCATION COMPANIES.
9. USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.
10. THIS PROPERTY IS IN ZONE X, BASED ON FLOOD INSURANCE RATE MAP NO. 12017C0354D, WITH AN EFFECTIVE DATE OF 09/26/2014, CITY OF INVERNESS, LYING IN CITRUS COUNTY, FLORIDA.
11. FLOOD ZONE DETERMINATION SHOWN HEREON IS SUBJECT TO FINAL APPROVAL BY F.E.M.A. THIS DETERMINATION MAY BE AFFECTED BY FLOOD FACTORS AND/OR OTHER INFORMATION NEITHER KNOWN BY NOR GIVEN TO THIS SURVEYING COMPANY AT THE TIME OF THIS ENDEAVOR. CENTRAL FLORIDA LAND SURVEYING AND THE SIGNING SURVEYOR ASSUME NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION.

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION ON THE DATE SHOWN, BASED ON INFORMATION FURNISHED TO ME AS NOTED AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Benjamin E Fordham

Digitally signed by
Benjamin E Fordham
Date: 2024.01.25
11:45:44 -05'00'



PSM 7481 LB 8573 BENJAMIN E. FORDHAM
THIS SURVEY IS INTENDED ONLY FOR THE USE OF SAID CERTIFIED PARTIES.
THIS SURVEY NOT VALID UNLESS SIGNED
AND EMBOSSED WITH SURVEYOR'S SEAL.



ORDINANCE 2024-827

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 819 POPLAR STREET, SECTION 20 EAST, TOWNSHIP 19 SOUTH, RANGE 21 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

W I T N E S S E T H:

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

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

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

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

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 20 EAST, RANGE 20 EAST CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; LOTS 14 AND 15, BLOCK 235, INVERNESS HIGHLANDS SOUTH, A SUBDIVISION ACCORDNIG TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 51 THROUGH 66, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA PART LYING IN CITY LIMITS AND PART LYING OUTSIDE OF CITY LIMITS PARCEL IDENTIFICATION NUMBER: 20E19210020 02350 0140 AND IDENDIFICATION NUMBER 20E19S210020 023500141

Section 2. Severability Clause. Should any provision or section of this ordinance be held by a Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

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

Section 4. The effective date of this ordinance shall be the same as the effective date of Ordinance 2024-801.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on this _____ day of _____, 2024.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on this _____ day of _____, 2024.

CITY OF INVERNESS, FLORIDA

JACQUIE HEPFER, President

ROBERT PLAISTED, Mayor

ATTEST:

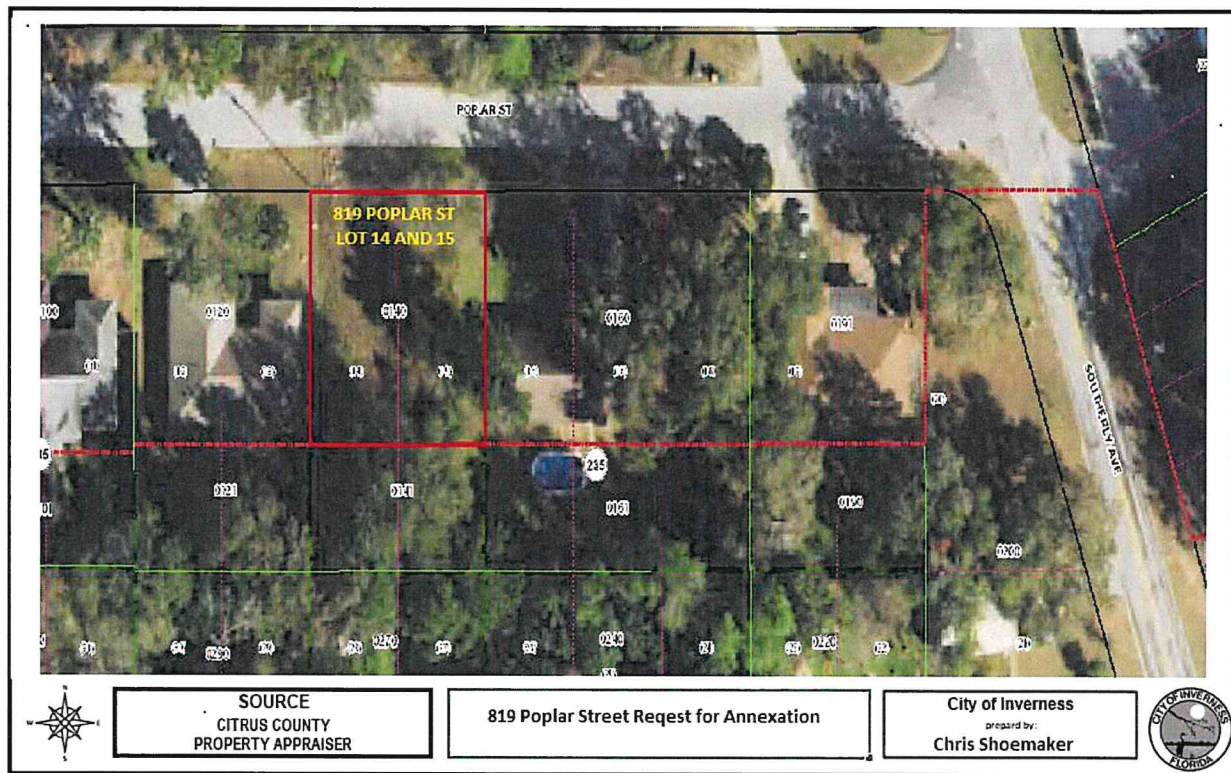
SUSAN JACKSON, City Clerk

Approved as to form and correctness:

ROBERT BATSEL, City Attorney

ANNEXATION CASE MAP

OWNER:	Domonic Santiago, LLC
CASE NUMBER:	2024-02SSA
PARCEL NUMBER:	1773831
PROPERTY SIZE:	0.073 acres
CURRENT LAND USE:	Medium Density Residential "MDR" (County)
PROPOSED LAND USE:	Low Density Residential "LD" (City)



ORDINANCE NO 2024-828

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.073 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (“MDR”) TO CITY OF INVERNESS LOW DENSITY RESIDENTIAL (“LD”); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

Section 1. Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness (Comprehensive Plan Amendment 24-02SSA) and shall be effective within the incorporated areas of the City of Inverness.

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

LOTS 14 AND 15, BLOCK 235, INVERNESS HIGHLANDS SOUTH, A SUBDIVISION RECORDED IN LAT BOOK 3, PAGES 51 THROUGH 66, PUBLIC RECORDS CITY COUNTY, FLORIDA. PARCEL IDENTIFICATION

NUMBER(S): 20E19S210020 02350 0140 AND 20E19S210020 02350 0141.

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. 0.073 acres depicted on the “Land Use Map” attached hereto is hereby reclassified from Citrus County Medium Density Residential (“MDR”) to City of Inverness Low Density (“LD”). Total Lot measures 120 feet by 80 feet, or 9,600 sq ft of which 6,400 square feet or 0.17 acres is within City Limits while approximately 80 feet by 40 feet, or 3,200 square feet or 0.073 acres is outside the City Limits and lies in unincorporated Citrus County.

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 this _____ day of _____, 2024.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on this _____ day of _____, 2024.

CITY OF INVERNESS, FLORIDA

JACQUIE HEPFER, President

ROBERT PLAISTED, Mayor

ATTEST:

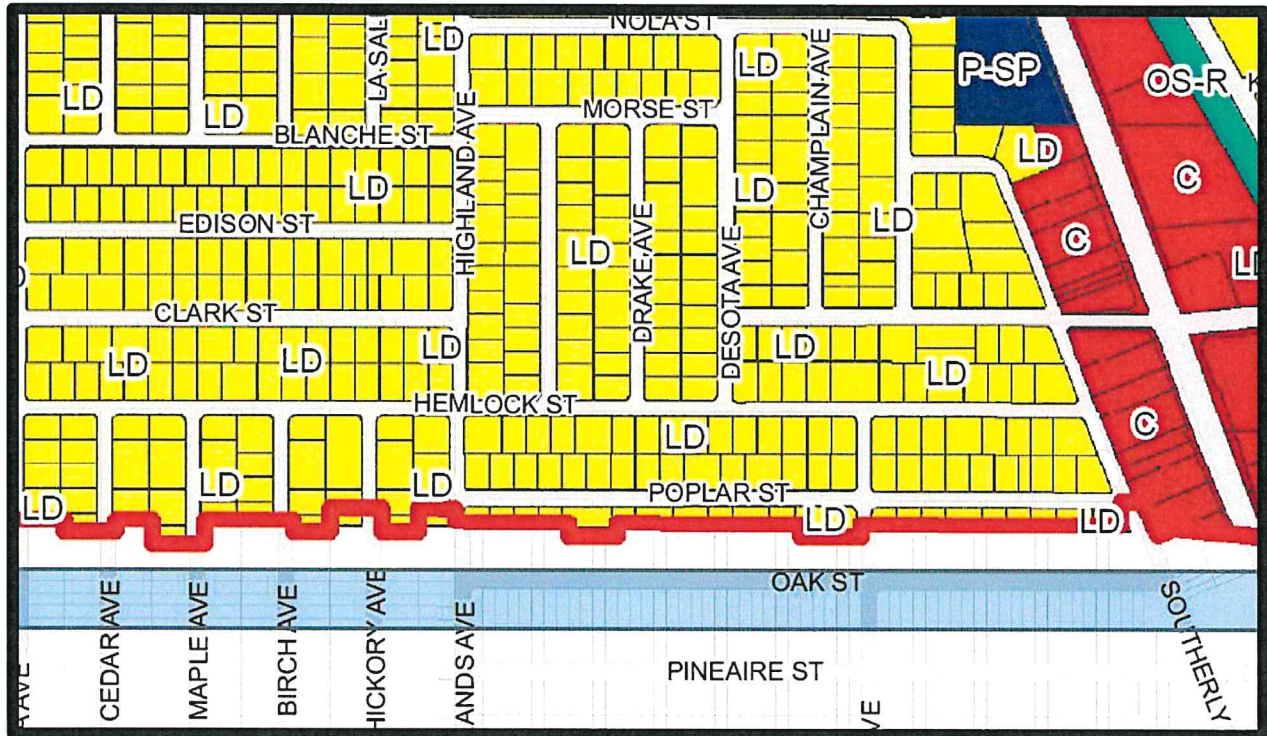
SUSAN JACKSON, City Clerk

Approved as to form and correctness:

ROBERT BATSEL, City Attorney

LAND USE CHANGE CASE MAP

OWNER:	Domonic Santiago, LLC
CASE NUMBER:	2024-02SSA
PARCEL NUMBER:	1773831
PROPERTY SIZE:	0.073 acres
CURRENT LAND USE:	Medium Density Residential "MDR" (County)
PROPOSED LAND USE:	Low Density Residential "LD" (City)



ORDINANCE NO 2024-829

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.073 ACRES FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (MDR) TO CITY OF INVERNESS RESIDENTIAL (LD/R1); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

Section 1. Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness Zoning Map Amendment 2024-02-ZO and shall be effective with the incorporated areas of the City of Inverness.

Section 2. Revisions and Additions to the Zoning Map of the City of Inverness. Pursuant to Chapter 4 of the Land Development Code, the City of Inverness Zoning Map is hereby amended in conformity with the Zoning Map attached hereto and hereby incorporated, assigning new zoning designations to the lands described in the attached map. This City of Inverness Zoning Map Amendment 2023-01-ZO is adopted pursuant to Chapter 163 Part II, Florida Statutes, assigning a Residential (LD/R1) to 0.073 acres to the lands described on the corresponding portions of the attached Zoning Map.

Section 3. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent Jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City Council of the City of Inverness hereby declares that it would have passed this ordinance and each Section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more Section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

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

Section 5. The effective date of this ordinance shall be the same as the effective date of Ordinance 2024-827.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on this _____ day of _____, 2024.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on this _____ day of _____, 2024.

CITY OF INVERNESS, FLORIDA

JACQUIE HEPFER, President

ROBERT PLAISTED, Mayor

ATTEST:

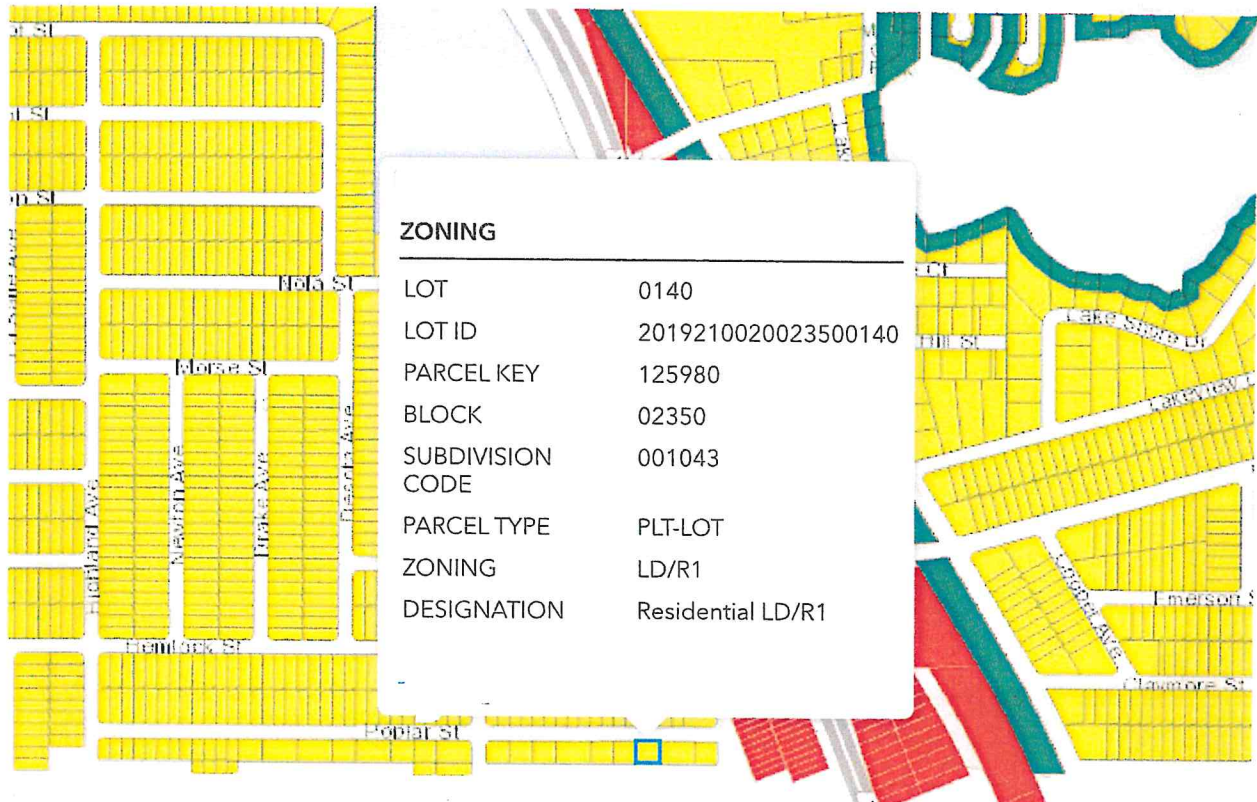
SUSAN JACKSON, City Clerk

Approved as to form and correctness:

ROBERT BATSEL, City Attorney

ZONING CASE MAP

OWNER: Draco Santiago LLC
CASE NUMBER: 2024-02-ZO
PARCEL NUMBER: 1773831
PROPERTY SIZE: 0.073 acres
CURRENT ZONING: Medium Density Residential "MDR" (County)
PROPOSED ZONING: Low Density Residential "LD/R1" (City)



CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/24
		TOTALS FOR ACE HARDWARE CO OF INV INC				130.79
		TOTALS FOR AQUA TRIANGLE 1 CORP				1,118.05
		TOTALS FOR AT & T MOBILITY NATIONAL ACCOUNTS LLC				2,532.25
		TOTALS FOR CENTRAL AUTO AND TRUCK PARTS, INC.				129.53
		TOTALS FOR EMBARQ FLORIDA, INC				520.54
		TOTALS FOR CHESAPEAKE UTILITIES CORPORATION AND SUB				820.51
		TOTALS FOR CITRUS COUNTY CHRONICLE				303.15
		TOTALS FOR CITRUS COUNTY HEALTH DEPARTMENT				500.00
		TOTALS FOR CITRUS VETTES & CAMAROS CAR CLUB, INC.				650.00
		TOTALS FOR CIVICPLUS, LLC.				1,476.14
		TOTALS FOR E.J. SPRINKLER SYSTEMS, INC.				650.00
		TOTALS FOR FLORIDA REDEVELOPMENT ASSN				745.00
		TOTALS FOR GFL SOLID WASTE SOUTHEAST LLC				18,122.40
		TOTALS FOR DAVID GIBSON				100.00
		TOTALS FOR GORMAN COMPANY				66.72
		TOTALS FOR PAMELA S. HALL				100.00
		TOTALS FOR HILLMAN SUPPLY COMPANY				1,157.00
		TOTALS FOR KYOCERA DOCUMENT SOLUTIONS SOUTHEAST, LL				9.50
		TOTALS FOR LORDCO ENTERPRISES				68.95
		TOTALS FOR NORLAB, INC.				287.00
		TOTALS FOR OFFICE DEPOT INC				550.90
		TOTALS FOR PAVE-RITE				5,800.00
		TOTALS FOR RICHIE'S GARAGE				147.08
		TOTALS FOR LAWRENCE J. RUSKI JR.				4,000.00
		TOTALS FOR SITEONE LANDSCAPE SUPPLY, LLC				183.00
		REPORT TOTALS				39,961.95

CASH REQUIREMENTS REPORT

VENDOR	DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/24
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** END OF REPORT - Generated by Stacey Iddings **

PLEASE NOTE: REDACTED LINES ARE CREDIT BALANCES OWED TO THE CITY BY A VENDOR.

April 16, 2024
5:30 PM

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

President Hepfer
Vice President Davis
Councilwoman Bega
Councilwoman Lizanich
Councilman McBride
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

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

PRE-SCHEDULED APPEARANCES

4)a) Nature Coast Bike Fest with representatives presenting checks to Citrus County Veterans Foundation and Jessie's Place in the amount of \$3,772 each.

PUBLIC HEARINGS / WORKSHOP

5)a) Ordinance 2024-827, 2024-828, 2024-829 819 Poplar St. Annexation– First Reading* with City Manager Williams stating the applicant requests voluntary annexation of property located at 819 Poplar St. with plans to build a single-family home. The legal notice requirements were completed by publication in the Citrus Chronicle, mailing to adjacent property owners and posting of signage at the property. The Planning and Zoning Committee voted to recommend approval at their meeting on April 3, 2024. Community Development Director Shoemaker provided a presentation and overview of the annexation area. **The Public Hearing was opened. Councilman McBride motioned to have the Clerk read Ordinance 2024-827 by Title only. Seconded by Councilman Davis. The motion carried.**

ORDINANCE NO. 2024-827

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 819 POPLAR STREET, TOWNSHIP 19 SOUTH, RANGE 21 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilman Davis motioned to approve Ordinance 2024-827 by roll-call vote on a first reading. Seconded by Councilwoman Lizanich. Roll call vote was as follows: Councilwoman Bega, yes; Councilman Davis, yes; Councilwoman Lizanich, yes; Councilman McBride, yes; President Hepfer, yes. The motion carried.

Councilman Davis motioned to have the Clerk read Ordinance 2024-828 by Title only. Seconded by Councilwoman Lizanich. The motion carried.

ORDINANCE NO. 2024-828

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.073 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (“MDR”) TO CITY OF INVERNESS LOW DENSITY (“LD”); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilman Davis motioned to approve Ordinance 2024-828 by roll-call vote on a first reading. Seconded by Councilman McBride. Roll call vote was as follows: Councilwoman Bega, yes; Councilman Davis, yes; Councilwoman Lizanich, yes; Councilman McBride, yes; President Hepfer, yes. The motion carried.

Councilman McBride motioned to have the Clerk read Ordinance 2024-829 by Title only. Seconded by Councilwoman Lizanich. The motion carried.

ORDINANCE NO. 2024-829

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF INVERNESS, FLORIDA; AMENDING THE OFFICIAL ZONING MAP FOR 0.073 ACRES FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL (MDR) TO CITY OF INVERNESS LOW DENSITY SINGLE FAMILY RESIDENTIAL (LD/R1); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Councilwoman Lizanich motioned to approve Ordinance 2024-829 by roll-call vote on a first reading. Seconded by Councilman McBride. Roll call vote was as follows: Councilwoman Bega, yes; Councilman Davis, yes; Councilwoman Lizanich, yes; Councilman McBride, yes; President Hepfer, yes. The motion carried. No one spoke for or against the Ordinances. The Public Hearing was closed.

OPEN PUBLIC MEETING

Karen Esty provided a report of a recent BOCC meeting she attended regarding growth in Citrus County. Followed up with an hour-long teleconference call with County Administrator Howard. Spoke of past experiences in South Florida communities.

CITY ATTORNEY REPORT

None

CONSENT AGENDA

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 04/02/2024*
 - Recommendation – Approval

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

CITY CLERK'S REPORT

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

- 2004 Chevy 2500 Heavy Duty Pickup Truck
- 2004 Chevy Silverado 1500
- 2012 Bobcat Skid Steer
- 2018 Toro Grand Stand 60" Mower
- 2014 Toro 60" Zero Turn Mower
- 2018 Toro Grand Stand 60" Mower
- 2017 Toro 40" Grand Stand Mower
- 2012 Bobcat Backhoe Attachment

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

CITY MANAGER'S REPORT

10)a) 908 Constitution – Lien Reduction Request* with City Manager Williams stating the residential property owned by the United States Department of Agriculture located at 908 Constitution Boulevard has been subject to code enforcement action since July of 2021 for accumulation of trash and multiple unregistered vehicles and has accumulated fines totaling \$44,750. The property was last inspected in January of 2024 and remains out of compliance. Cutting Edge Contracting and Field Services performed a lien search in February of 2024 and contacted the City to request a reduction in the total amount of fines. Community Development Director Shoemaker explained the reduction amount will cover City costs. Councilman Davis questioned if all the work was done by due date in the request with Director Shoemaker confirming except for one last vehicle. **Councilman McBride motioned to approve the settlement offer of \$2,500 and authorize the City Manager to execute a Release of Lien upon the property being brought into compliance. Seconded by Councilwoman Lizanich. The motion carried.**

10)b) Painted Turtle Art Project Agreement with Inverness Arts and Cultural Alliance* with City Manager Williams stating the Painted Inverness Turtle Project was introduced at the 2023 Festival of the Arts with the Inverness Arts and Cultural Alliance (IACA) engaging a local artist to paint focal points of the City onto a 6-foot cast recycled aluminum turtle and transform it into an attractive piece of art. The art piece was placed on display in the entry of the Inverness Government Center following the festival. The IACA has proposed the fabrication and painting of nine (9) turtles, including 5 large turtles and four (4) small turtles and will hire professional artists to paint the turtles with a theme to correspond with a "Small Town Done Right" motif with themes depicting Patriotism, Civic Life, Vibrancy/The Arts, Small Business, and Gateway/Welcome. Once complete, the art will be installed within the Downtown Entertainment District at certain locations. Assistant City Manager Calascione provided an overview presentation denoting various locations for the artwork and the 5 themes for paint design. It was noted this project will receive City funding if \$25,000. Mayor Plaisted questioned landscaping and mounting of the art with City Manager Williams stating a plan is in the works on a location basis. Landscaping will be included. President Hepfer questioned the weight of the turtle sculptures with City Manager noting the larger turtle weights approx. 600 lbs. Councilwoman Lizanich asked the cost of maintaining the painted turtles with City Manager describing the turtles being constructed of aluminum and maintenance should be no more than keeping sidewalks clean. Councilman Davis thanked Mr. Hertensen for his dedication and commitment of hours invested in the project to help improve the City. Councilman McBride questioned signage for no climbing on the turtles. Councilwoman Bega questioned a plaque for each installation with the artist and theme with Mr. Hertensen confirming there will be a plaque for each. Mayor Plaisted thanked Mr. Hertensen for all he has done for the City to uplift culture and add to a great future. Mr. Hertensen reported there are now 24 people involved in the Art Alliance and they will continue to make our community special. **Councilman Davis motioned to approve the agreement with the Inverness Arts and Cultural Alliance and authorize the City Manager to execute the agreement. Seconded by Councilman McBride. The motion carried.**

10)c) Resolution 2024-04 Fire Citation Fee Schedule* with City Manager Williams stating in 2016, Ordinance 2016-714 amended Chapter 9 of the Code of Ordinances regarding Fire Inspections and Citations, and at that time a Fee Schedule and Citation were not implemented. To maximize the City's ISO Credits for Fire Code Enforcement and lower insurance costs for residents and businesses, it is recommended that the City implement a Fire Citation Fee Schedule and Citation. Fire Chief Bessler provided an overview. **Councilman McBride motioned to have the Clerk read Resolution 2024-04 by Title only. Seconded by Councilman Davis. The motion carried.**

RESOLUTION 2024 - 04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INVERNESS, ESTABLISHING THE FEES AND FINES FOR VIOLATIONS OF CHAPTER 9 OF THE CODE OF ORDINANCES ENTITLED "FIRE PREVENTION AND PROTECTION"; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilman McBride motioned to adopt Resolution 2024-04 by roll-call vote. Seconded by Councilwoman Lizanich. Roll call vote was as follows: Councilwoman

Bega, yes; Councilman Davis, yes; Councilwoman Lizanich, yes; Councilman McBride, yes; President Hepfer, yes. The motion carried.

10)d) Whispering Pines Park New Entrance Agreement * with City Manager Williams stating FDOT is in the process of widening US 41 North. The City and State have been working together on the project to include the stub out of a new entrance to Whispering Pines Park. The State has awarded a \$1,000,000 appropriation for the completion of the entrance and connection to an interior park road and the City's contribution is the provision of professional services for the entire project. The professional services contract was brought before the Council on September 5, 2023, and approved. Parks and Rec Director Worley provided an overview. **Councilman McBride motioned to approve the funding Agreement between the State of Florida Department of Transportation and the City of Inverness as presented for the development of a new entrance on US41 North for Whispering Pines Park. Seconded by Councilwoman Bega. The motion carried.**

10)e) Liberty Park Playground Shade Structures* with City Manager Williams stating in July of 2023 a proposal was brought to Council for shade structures that would cost approximately \$200,000. The Council chose to table action at that time. Three other equipment providers were contacted and either declined to quote the project or did not respond to staff. A \$55,500 quote from WillyGoat for purchase and installation of shade structures over the two major playground modules at Liberty Park was received. An allocation of \$50,000 is currently in the Parks' CIP for shade structures at Liberty Park to be used toward the shading of the two major playground modules, with approximately \$5,000 additionally from another existing revenue line in the Parks' Budget will fully fund the WillyGoat quote. Parks and Rec Director Worley provided a presentation overview regarding quotes, etc. City Manager Williams described the metal structures with sails and the locations noting the tables and benches are excluded from coverage, just the play apparatus will be shaded. Councilwoman Lizanich questioned how long the sails would last with City Manager quoting approx. 10 years. President Hepfer thanked Councilman Davis for his involvement in finding the best option and cost for this project. **Councilman Davis motioned to approve the proposal with WillyGoat for the installation of shade structures at the Liberty Park Playground and authorization for the City Manager to execute any documents necessary to complete the project. Seconded by Councilwoman Bega. The motion carried.**

10)f) Pine Ave. Stormwater Improvement Professional Services* with City Manager Williams stating the City continues to make great strides to address stormwater concerns identified in the Stormwater Master Plan completed in 2022. Last year the City Council authorized Vanasse Hangen Brustlin, Inc. (VHB) to initialize and prioritize the \$450,000 LPQ0033 Grant Agreement received from Florida Department of Environmental Protection, Springs, and Watershed Restoration Program. This resulted in the selection of Pine Avenue for design, permitting and proposed stormwater improvement. Included will be project administration, grant assistance, survey services, geotechnical services, design plans, construction cost estimate and permit, etc. Public Work Director Dilmore provided an overview including various water issues. Councilman Davis referenced the area of Pine Ave. near Zephyr St. and ratio that is under design. City Manager Williams provided a visual map for reference. **Councilwoman Bega motioned to approve the proposal for professional**

services with Vanasse Hangen Brustlin, Inc. (VHB) in the amount of \$95,701 as presented and authorize the City Manager to execute the document. Seconded by Councilwoman Lizanich. The motion carried.

10)g) Project/Program Updates (Verbal)

- Fire Training Facility proposed on City property on 581 and the benefit to the ISO rating. Chief Bessler spoke of components to be located to create the training facility, costs, requirement of 2 acres, etc. with City Manager noting this would be a true return on investment. Councilman Davis questioned the location on the City property and other location options. City Manager spoke of wells currently located in the same property, which will never be developed, and this location could become a future fire station. President Hepfer questioned if the lower ISO rating is the better with Chief Bessler explaining the class levels, etc. City Manager will bring a list of pros and cons of the location to an upcoming Council meeting.
- Water Tower Lighting carries a proprietary issue and lighting expert Tim Nash has located a non-proprietary open source for puck design lights to be installed by the end of April.
- Other included the growing popularity of the Wednesday Evening Market at the Depot, downtown up lighting project issues with underground conduit size being too small and researching options, and July 3 huge event is around the corner, and it takes a community to make all of this happen.

COUNCIL/MAYOR SUBJECTS

Mayor Plaisted spoke of his recent 5 ½ weeks visit to Ecuador and how their communities work together just like here and spoke of their various murals located in their town.

Councilman McBride stated he attend the recent MPO meeting on April 4 and a topic of discussion as a sidewalk on Independence Highway and an application process. City Manager noted that most of that roadway is in the County and maintained by the County under an agreement.

Councilman Davis thanked everyone for attending the meeting and thanked the staff for all they do. Thanked the Chief and the Community Resource Officers for keeping us safe.

President Hepfer spoke of the Festival of the Arts committee (FOTA) and the Inverness Arts and Cultural Alliance (IACA) working together and it is progressing smoothly.

CITIZENS NOT ON AGENDA

None

Meeting adjourned at 7:09 p.m.

City Clerk

Council President

Agenda Memorandum - *City of Inverness*

May 7, 2024

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Whispering Pines Park New Entrance Design
CC: Susan Jackson, City Clerk, Cory Dilmore, Public Works Director, Woody Worley, Parks & Recreation Director
Enclosures: 1. Whispering Pines Park Entrance Construction Plans

For decades, Whispering Pines Park has had a single vehicular entrance coming off of Forest Drive. So, when FDOT began plans to widen US 41 N, it was the right time to collaborate with the state on a new entrance off the main highway. With the widening of US 41N, the state agreed to stub out the new entrance to Whispering Pines Park. The City worked with the state legislature and was awarded a \$1,000,000 appropriation to complete the entrance with a connection to an existing road within the park. As part of the agreement, the City would fund professional services to handle the project in its entirety. That agreement was approved by the Council in September 2023.

Before Council this evening are the 90% engineered plans from the Wantman Group Inc. (WGI). In keeping with the timeline from FDOT, WGI will submit these plans for review to FDOT for any modifications. FDOT will then submit any feedback or corrections needed. Final plans will be submitted to FDOT in August, in which those will be brought back to council for final approval. This evening the 90% plans will be presented with an approach to garner council feedback and comment.

Recommended Action-

1. Allow staff and consultant to speak/present
2. Council review and provide feedback/comment

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

Eric Williams

PREPARED BY:

 WGL™

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

WHISPERING PINES PARK ENTRANCE ROAD IMPROVEMENTS

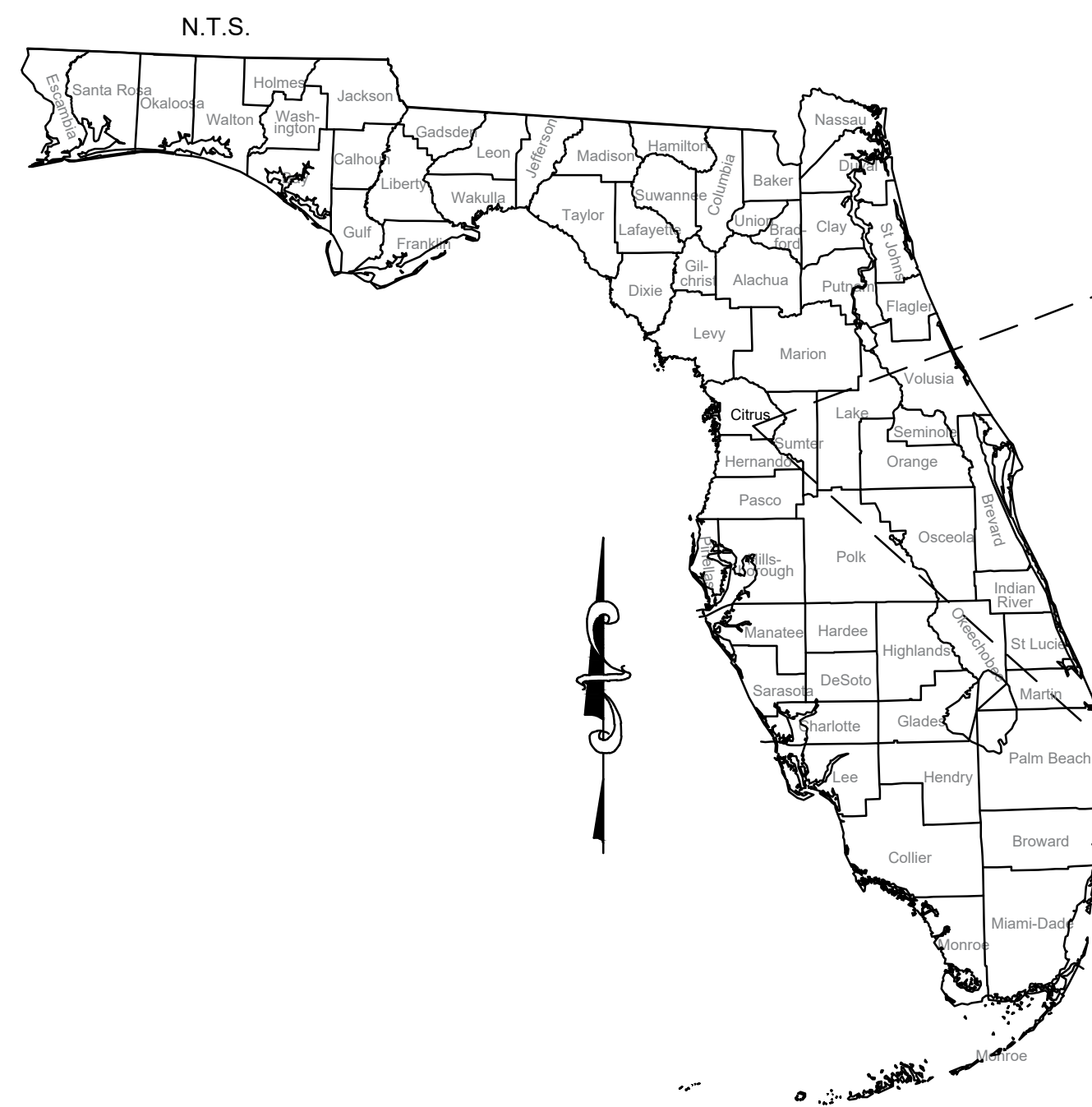
ENGINEER OF RECORD
CHRIS J. HOLMES, PE
P.E. #66344
ON 2024-05-01

SHEET INDEX	
Sheet Description	Sheet Title
C-001	COVER SHEET
C-002	GENERAL NOTES
C-100	ERSOSION AND SEDIMENTATION CONTROL PLAN
C-101	ERSOSION AND SEDIMENTATION CONTROL PLAN
C-200	SITE DEMOLITION PLAN
C-201	SITE DEMOLITION PLAN
C-300	PAVING, GRADING ANDDF DRAINAGE PLAN
C-301	PAVING, GRADING ANDDF DRAINAGE PLAN
C-400	SIGNAGE AND STRIPING PLAN
C-500	SITE DETAILS
C-501	SITE DETAILS
LH-100	HARDSCAPE PLAN
LH-101	HARDSCAPE NOTES
LD-100	TREE DISPOSITION PLAN
LD-101	TREE DISPOSITION PLAN
LD-102	TREE DISPOSITION LIST
LD-103	TREE PROTECTION DETAILS
LP-100	LANDSCAPE PLAN
S-001	GENERAL NOTES
S-100	ENTRANCE SIGN ELEVATION
S-300	CONNECTIONS
E-001	ELECTRICAL LEGEND AND GENERAL NOTES
E-100	ELECTRICAL SITE PLAN AND RISER DIAGRAM

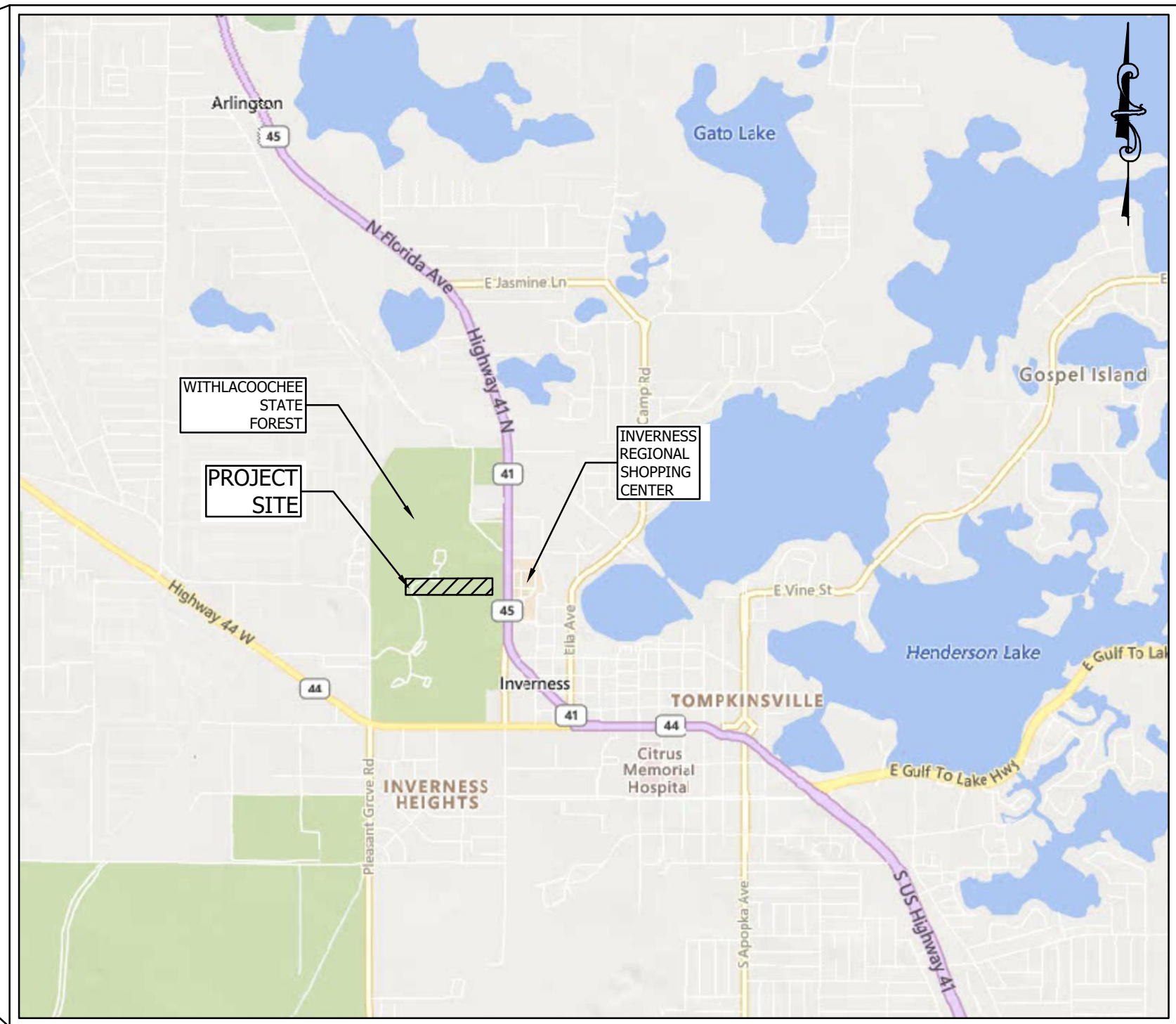
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CONSTRUCTION PLANS

SHEET #:	TOTAL SHEETS
01	11



LOCATION MAP



PROJECT LOCATED IN
SECTION 7 & 18 / TOWNSHIP 19 SOUTH / RANGE 20 EAST
CITRUS COUNTY, FL

PERMIT TRACKING			
PERMITTING AGENCY	PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE
SWFWMD			
ERP			

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988
(NAVD88)

HORIZONTAL DATUM:
NORTH AMERICAN DATUM OF 1983, FLORIDA STATE
PLANES, EAST ZONE, U.S. FEET (NAD83)



GENERAL CONSTRUCTION NOTES

- STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS. LATEST PRINTING AND AMENDMENTS TO THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY. DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION NOT REGULATED BY THE GOVERNING AUTHORITY SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
- EXAMINATION OF PLANS: PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THE WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- EXAMINATION OF SITE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND SATISFYING THEMSELVES AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRICAL POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE. CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE PERFORMANCE OF THE WORK. FAILURE BY THE CONTRACTOR TO ACQUAINT THEMSELVES WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE THEM FROM RESPONSIBILITY FOR ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
- SUBSURFACE INVESTIGATION: SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT. THE SUBSURFACE INFORMATION WILL BE MADE AVAILABLE FOR THE CONTRACTOR'S USE. THE ENGINEER DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION PREPARED BY OTHERS.
- TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED.
- COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, THEY SHALL IMMEDIATELY REPORT THIS TO THE OWNER FOR RESOLUTION.
- PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OR PROTECTION DURING PERFORMANCE OF THE WORK. THIS RESPONSIBILITY FOR EQUIPMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS. MATERIALS STORED ON THE WORK SITE SHALL BE PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE OWNER AND NOT TO PREVENT FREE UNINTERRUPTED ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
- STORM WATER POLLUTION PREVENTION PLAN (SWPPP): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWPPP WHILE CONDUCTING THEIR ACTIVITIES ON THE PROJECT.
- PERMITS AND LICENSES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF SUCH PERMITS TO THE OWNER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS HAVE BEEN OBTAINED.
- APPROVED PLANS: THE CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED PLANS ON-SITE AT ALL TIMES.
- BONDS: PERFORMANCE, PAYMENT AND MAINTENANCE BONDS MAY BE REQUIRED FROM THE CONTRACTOR FOR "PUBLIC" IMPROVEMENTS. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE THE BONDS IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH PROVIDING THE BONDS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TESTING: THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY EMPLOYED AND PAID DIRECTLY BY THE OWNER. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- INSPECTION: THE GOVERNING AUTHORITIES AND/OR THE OWNER WILL PROVIDE INSPECTION OF THE PROPOSED CONSTRUCTION. THE OWNER WILL PAY THE COSTS FOR INSPECTION SERVICES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR OWNER FOR SCHEDULING OF INSPECTION SERVICES.
- SHOP DRAWINGS: THE CONTRACTOR SHALL HAVE PREPARED, REVIEW, AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS.
- SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE OWNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THE COSTS ASSOCIATED WITH THE CONSTRUCTION STAKING SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- EXISTING STRUCTURES: THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES, HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION. SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IS SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.
- PROTECTION OF EXISTING UTILITIES: AS REQUIRED BY "THE FLORIDA UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," ONE CALL SYSTEM MUST BE CONTACTED (811) AT LEAST 48 HOURS PRIOR TO EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ONE CALL SYSTEM, THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE OWNER OR ENGINEER TO BE ACCURATE AS TO THE LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF THEIR ACTIVITIES IN ORDER THAT THEY MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES, AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES. THE OWNER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY BECAUSE OF THE ABOVE.
- DAMAGE TO EXISTING FACILITIES: ALL EXISTING UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION AS GOOD OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK.
- FIRE AND SAFETY SYSTEMS: THE CONTRACTOR SHALL NOT REMOVE, DISABLE, OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT RECEIVING PRIOR WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
- TRENCH SAFETY: THE CONTRACTOR IS RESPONSIBLE FOR HAVING A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT. THE COSTS FOR PREPARATION OF THE TRENCH SAFETY PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- ACCESS TO ADJACENT PROPERTIES: ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR OWNER.
- ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.
- PARKING OF CONSTRUCTION EQUIPMENT: AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS WHICH ARE APPROVED BY THE OWNER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING

- AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE OWNER, THE GOVERNING AUTHORITIES, THE PUBLIC AND THE OTHER WORK. ALL BARRICADES, LIGHTS AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
- WATER FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR THEIR USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
 - TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR THEIR USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH PURCHASING THESE SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
 - FENCES: ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT. WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS NOT TO BE CROSSED, THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
 - COORDINATION WITH OTHERS: IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE THEIR PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
 - CONDITION OF SITE DURING CONSTRUCTION: THE CONTRACTOR SHALL KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE. THE CONTRACTOR SHALL REMOVE MATERIAL, DEBRIS AND RUBBISH FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE OWNER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.
 - EXISTING ROADWAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADWAYS AND FOR MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
 - DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH DUST CONTROL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
 - CLEAN UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK PRIOR TO ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
 - REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: ALL WORK, WHICH HAS BEEN REJECTED OR CONDEMNED, SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT REQUIRED INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE OWNER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE OWNER, THE OWNER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF ANY MONIES DUE TO OR TO BECOME DUE TO THE CONTRACTOR.
 - DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. COSTS ASSOCIATED WITH THE DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
 - RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE OWNER AND/OR ENGINEER BEFORE REQUESTING FINAL PAYMENT.

DIMENSION CONTROL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE BOUNDARY MONUMENTATION AND THE PROJECT BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. THE BOUNDARY MONUMENTATION SHALL BE USED AS HORIZONTAL PROJECT CONTROL AND SHALL BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE. ALL CURB RADII SHALL BE 3.0' MINIMUM UNLESS NOTED OTHERWISE.

DEMOLITION NOTES

- ALL WORK SHALL CONFORM TO THE LOCAL, STATE AND FEDERAL STANDARDS AND SPECIFICATIONS.
- PRIOR TO COMMENCING DEMOLITION, THE CONTRACTOR SHALL HAVE IN HIS POSSESSION ALL NECESSARY PERMITS AND LICENSES TO PERFORM THE WORK.
- THE CONTRACTOR SHALL HAVE ONE (1) SET OF APPROVED CONSTRUCTION DOCUMENTS ON THE SITE AT ALL TIMES.
- ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE PROPERLY DISPOSED OFF SITE IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS.
- TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS FOR ACCESS TO AND FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING DEMOLITION WORK.
- EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION OPERATIONS. REFER TO THE EROSION CONTROL PLAN FOR THE SEQUENCE OF EROSION CONTROL DEVICES TO BE INSTALLED.

EROSION & SEDIMENTATION CONTROL NOTES

- EROSION CONTROL MEASURES SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ANY CHANGES TO THE SWPPP SHALL SUPERSEDE THE EROSION CONTROL PLAN. THE SWPPP IS TO BE KEPT ON-SITE AT ALL TIMES WITH THESE CONSTRUCTION DOCUMENTS AS NECESSARY FOR COMPLIANCE WITH THE NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND MAINTAINING COMPLIANCE WITH THE GENERAL PERMIT.
- PRIOR TO COMMENCING ANY CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE AND NECESSARY PERIMETER CONTROLS SHALL BE INSTALLED.
- THE STABILIZED CONSTRUCTION ENTRANCE HAS BEEN SHOWN ARBITRARILY. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY (IN COMPLIANCE WITH ALL MUNICIPAL REGULATIONS) TO DETERMINE THE LOCATION(S) OF PROJECT INGRESS/EGRESS POINTS. HOWEVER ALL ENTRANCES AT ALL TIMES SHALL BE PREPARED IN ACCORDANCE WITH THE STABILIZED CONSTRUCTION ENTRANCE DETAILS (SEE EROSION CONTROL DETAILS) AND CONTINUOUSLY MAINTAINED UNTIL FINAL PAVING IS ESTABLISHED.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, ROUTINE INSPECTION AND/OR MAINTENANCE OF EROSION CONTROL DEVICES.
- THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATION COVERAGE HAS BEEN ACHIEVED IN ACCORDANCE WITH THE GENERAL PERMIT.
- ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO COMPLY WITH THE SWPPP OR TCEQ STORMWATER POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR, AT THEIR EXPENSE.
- DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR AT LEAST FOURTEEN DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE PERMANENTLY SEEDED/SODDED WITHIN SEVEN DAYS IN ACCORDANCE WITH THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED/SODDED AREAS AS NECESSARY UNTIL 70% VEGETATION IS ESTABLISHED IN ACCORDANCE WITH THE PLANS.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EROSION CONTROL MEASURES ONCE FINAL GROUND STABILIZATION IS ACHIEVED AND THE PROJECT IS COMPLETED.

STORM DRAINAGE NOTES

- TRENCH SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A TRENCH SAFETY SYSTEM PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
- LOCATION OF EXISTING UTILITIES: THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE AREA OF CONSTRUCTION.
- PROTECTION OF EXISTING UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL EXISTING UTILITIES (POLES, LINES, CABLES, STRUCTURES, ETC.) LOCATED BOTH ABOVE AND BELOW THE GROUND.
- LOCATION OF PROPOSED DRAINAGE IMPROVEMENTS: THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
- PUBLIC STORM DRAIN PIPE: UNLESS OTHERWISE NOTED IN THE PLANS, ALL PIPE FOR PUBLIC STORM DRAIN IMPROVEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III.
- PRIVATE STORM DRAIN PIPE: UNLESS OTHERWISE NOTED IN THE PLANS, ALL PIPES FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:
3" THROUGH 15": PVC SCHEDULE 40, SDR-35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12.
- EMBEDMENT: EMBEDMENT FOR STORM DRAINAGE PIPE, PUBLIC AND PRIVATE, SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS.
- BENDS & WYES: PREFABRICATED BENDS AND WYES SHALL BE USED ON ALL PIPE CONNECTIONS AND JUNCTIONS.
- GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATER TIGHT CONNECTIONS.
- CONCRETE COLLARS: CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
- ROOF DRAINS: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH THE BUILDING PLANS FOR DOWNSPOUT CONNECTIONS.
- STORM DRAINAGE STRUCTURES: STORM DRAINAGE STRUCTURES (INLETS, JUNCTION BOXES, ETC.) ON PUBLIC LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITIES' STANDARD DETAILS. UNLESS OTHERWISE NOTED, STRUCTURES ON PRIVATE LINES ARE TO BE PRECAST STRUCTURES MANUFACTURED BY APPROVED PROVIDER, OR APPROVED EQUIVALENT.
- ADJUSTMENT OF STRUCTURES: ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR TO MATCH THE FINISHED GRADE.
- PRIVATE CURB INLETS: PRIVATE CURB INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' STANDARD DETAILS, APPROVED PROVIDER OR APPROVED EQUIVALENT.
- PRIVATE GRATE INLETS: PRIVATE GRATE INLETS SHALL BE PER APPROVED PROVIDER OR APPROVED EQUIVALENT.

GRADING NOTES

- GEOTECHNICAL REPORT: SITE PREPARATION, GRADING, FILL COMPACTION, AND BUILDING PAD PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. IN THE EVENT OF A CONFLICT BETWEEN THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND THE NOTES ON THE GRADING PLAN, THE GEOTECHNICAL REPORT SHALL GOVERN.
- TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED FOR THE PROJECT.
- EXISTING CONDITIONS: PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS, INCLUDING GRADES AND DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
- UNDISTURBED AREAS: PRIOR TO COMMENCING CLEARING, GRADING OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREA(S) OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED.
- EROSION CONTROL: EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING CLEARING, STRIPPING AND GRADING OPERATIONS. REFER TO THE EROSION CONTROL PLAN FOR THE SEQUENCE OF EROSION CONTROL DEVICES TO BE INSTALLED.
- PROPOSED GRADES: THE PROPOSED ELEVATIONS AND CONTOURS SHOWN ARE TO FINISHED GRADE. THE PROPOSED CONTOURS ARE APPROXIMATE. THE PROPOSED SPOT ELEVATIONS AND GRADIENTS ARE TO BE USED IN THE EVENT OF ANY DISCREPANCY WITH THE PROPOSED CONTOURS. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE.
- ACCESSIBLE ROUTES/PARKING: SIDEWALKS AND CROSSWALKS ALONG ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH FBC AND ADA STANDARDS WITH A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- STRIPPING AND DEBRIS REMOVAL: THE BUILDING PAD(S), AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS AND OTHER ORGANIC MATERIAL. THE DEPTH OF THE STRIPPING SHALL BE BASED ON THE DEPTH OF SURFACE SOIL CONTAINING ORGANIC MATERIAL. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF SITE. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON THE SITE APPROVED BY THE DEVELOPER.
- PROOF-ROLLING: AFTER COMPLETION OF THE NECESSARY STRIPPING, CLEARING AND EXCAVATION AND PRIOR TO PLACING ANY REQUIRED FILL, THE EXPOSED SUBGRADE SHALL BE EVALUATED BY PROOF ROLLING WITH A HEAVY PNEUMATIC TIRED ROLLER, LOADED DUMP TRUCK OR SIMILAR EQUIPMENT WEIGHING APPROXIMATELY 10 TONS TO CHECK FOR POCKETS OF SOFT OR LOOSE MATERIAL. THE PROOF-ROLLING PROCEDURES SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR DESIGNATED REPRESENTATIVE. ANY UNDESIRABLE MATERIAL EXPOSED FROM PROOF-ROLLING SHALL BE REMOVED. PRIOR TO THE PLACEMENT OF ANY FILL, THE EXPOSED SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES AND RECOMPACTED.
- CONTROLLED FILL: ALL SOILS USED FOR CONTROLLED FILL SHALL BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. THE FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT DEPTH SHALL NOT EXCEED 8". EACH LAYER SHALL BE PROPERLY PLACED, MIXED, SPREAD AND COMPACTED IN ACCORDANCE WITH THE FILL COMPACTION SECTION.
- FILL COMPACTION: FILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- LANDSCAPE AREAS: REFER TO THE LANDSCAPE PLAN FOR SOIL REQUIREMENTS IN LANDSCAPE AREAS.
- TESTING: TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.

PAVING NOTES

- STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- GEOTECHNICAL REPORT: SUBGRADE PREPARATION AND PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND SUPPLEMENTS AND/OR AMENDMENTS THERETO.
- PAVEMENT WARRANTY: THE CONTRACTOR SHALL PROVIDE A TWO (2) YEAR UNCONDITIONAL MAINTENANCE FREE WARRANTY ON ALL PAVEMENT SURFACES.
- PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBGRADE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- PAVEMENT SUBGRADE PREPARATION: PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- SAND CUSHION PROHIBITED: THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED.
- CONCRETE PAVEMENT DESIGN: ALL ON SITE CONCRETE PAVEMENTS SHALL BE THE THICKNESS, COMPRESSIVE STRENGTH (28 DAYS) AND REINFORCED AS SHOWN ON THE PAVING PLANS AND DETAILS. HAND PLACED CONCRETE SHALL HAVE A WATER-CEMENT RATIO TO PRODUCE A MINIMUM OF 3 TO MAXIMUM OF 6 INCH SLUMP AND CONTAIN PERCENT-ENTRAINED AIR RANGING FROM 3 TO 6.
- WEATHER CONDITIONS FOR CONCRETE PLACEMENT: CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 36 DEGREES AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR RAIN IS IMMINENT.
- CONCRETE PAVEMENT CURING: CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS.
- PAVEMENT JOINTING:
a. JOINT LAYOUT: CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE (1) WEEK PRIOR TO PLACING PAVEMENT. JOINTS SHALL BE SPACED AS FOLLOWS:
CONCRECTION JOINT SPACING: 12" ON CENTER SPACED, 14" LONG, 3/4" DIAMETER DOWELS SHALL HAVE A MAXIMUM JOINT SPACING OF LESS THAN 30 TIMES THE THICKNESS OF THE CONCRETE PAVEMENT OR 15 FEET, WHICHEVER IS SMALLER (PER THE GEOTECH REPORT).
b. SAW CUTTING: SAW CUTTING SHALL BE DONE WITHIN 8 HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. ALL SAWED JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH THE CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN 18 INCHES.
c. JOINT SEALING: ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, DIRT, DUST, SCALE, CRACK COMPOUND AND CONCRETE, BLOWN BY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT. THE CONTRACTOR SHALL SUBMIT SEALANT SPECIFICATIONS/COLOR TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT.
- PAVEMENT REMOVAL: BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT (WHEN ADJACENT TO REMOVED PAVEMENT AND/OR CURBS).
- CONNECTION TO EXISTING PAVEMENT: PROPOSED PAVEMENT AND/OR CURBS SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
- PAVEMENT MARKINGS:
a. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)."
b. FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' LOCAL CODES.
c. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAG) AND STATE AND LOCAL CODES.
- PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDULIOL, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED EARLIER THAN 7 DAYS PRIOR TO THE STORE OPENING. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
- CONDUIT: CONTRACTOR SHALL REFER TO THE SITE MEP PLAN AND LANDSCAPE IRRIGATION PLAN FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION. ACCESSIBLE ROUTES: SIDEWALKS, CROSSWALKS AND RAMPS ALONG ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FLORIDA BUILDING CODE (FBC) AND ADA STANDARDS. PAVEMENT AND CROSSWALKS ALONG ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- TESTING: TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.
- CLEAN UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PAVED AREAS PRIOR TO ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE POWER WASHING THE PAVEMENT.

ABBREVIATIONS:

NOTE: SOME ABBREVIATIONS LISTED BELOW ARE NOT USED IN THIS PLAN SET.

AC	ACRE
APPROX	APPROXIMATELY
ASPH	ASPHALT
BFP	BACK FLOW PREVENTOR
BGN	BEGIN
BLDG	BUILDING
BOC	BACK OF CURB
CO	CLEAN OUT
CONC	CONCRETE
CCDV	DOUBLE CHECK DETECTOR VALVE
DI	DUCTILE IRON
DIA	DIAMETER
E	ELECTRIC
E1	EASTING
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESC	EROSION & SEDIMENTATION CONTROL
EXIST / EX	EXISTING
FD	FILTER DIKE
FDC	FIRE DEPARTMENT CONNECTION
FF / FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FND	FOUND
FO	FIBER OPTIC
FOS	FACE OF CURB
FP	FLOOD PLAIN
G	GUTTER
GRND	GROUND
GV	GATE VALVE
GW	FINISHED GRADE AT WALL
HDPE	HIGH-DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
INFO	INFORMATION
IP	STORM INLET PROTECTION
IR	IRON ROD
LAT	LATERAL
LF	LINEAR FEET
LIM	LIMITS OF CONSTRUCTION
LP	LOW POINT
LT	LEFT
LUP	LAND USE PLAN
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
No	NUMBER
NTS /	NOT TO SCALE
N.C.	ON CENTER
O/S	OFFSET
OU	OVERHEAD UTILITY
P	PIPELINE
PC	TANGENT - CURB INTERSECTION
PCC	POINT OF CURB INTERSECT
PG	PAGE
PI	TANGENT - TANGENT INTERSECTION
PB	POINT OF BEGINNING
PROP	PROPOSED
PT	CURVE - TANGENT INTERSECTION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RB	ROCK BERM
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
RIM	TOP OF MANHOLE LID ELEVATION
RIPZ	REDUCED PRESSURE ZONE
ROW / R/W	R.O.W. - RIGHT OF WAY
RSOV	RESILIENT SEAT GATE VALVE
RT	RIGHT
SD / STM	STORM DRAIN
SF	SILT FENCE
SHT	SHEET
SHTS	SHEETS
SQ. FT.	SQUARE FEET
STA	STATION
T	TELEPHONE
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TC	TIME OF CONCENTRATION
TM	TOP OF MEDIA
TP	TREE PROTECTION
TOB	TOP OF BANK
TW	TOP OF WALL
TYP	TYPICAL
UE	UNDERGROUND EASEMENT
UNK	UNKNOWN
UT	UNDERGROUND TELEPHONE
VERT	VERTICAL
VOL	VOLUME
W	WATER
WL	WATER LINE
W/	WITH
WM	WATER METER
WSE	WATER SURFACE ELEVATION
WW	WASTEWATER
YO	YARD DRAIN
YR	YEAR



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P.E. #66344
ON 2024-05-01.

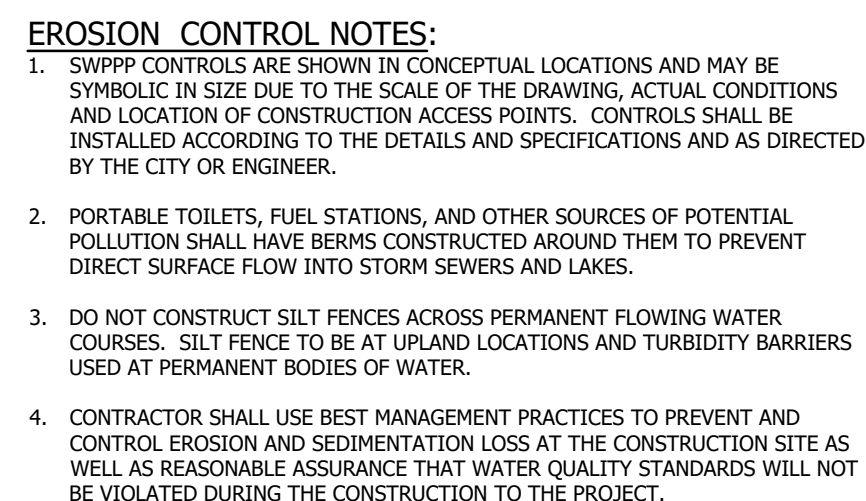
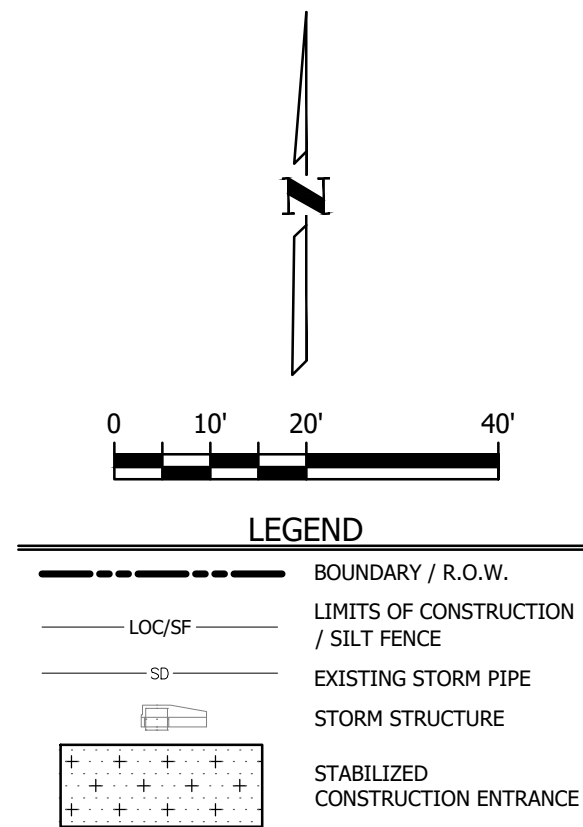
INITIAL SUBMITTAL
APRIL 22, 2024

WHISPERING PINES PARK
ENTRANCE ROAD IMPROVEMENTS
INVERNESS, FLORIDA
GENERAL NOTES

SHEET

C-002

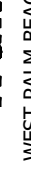
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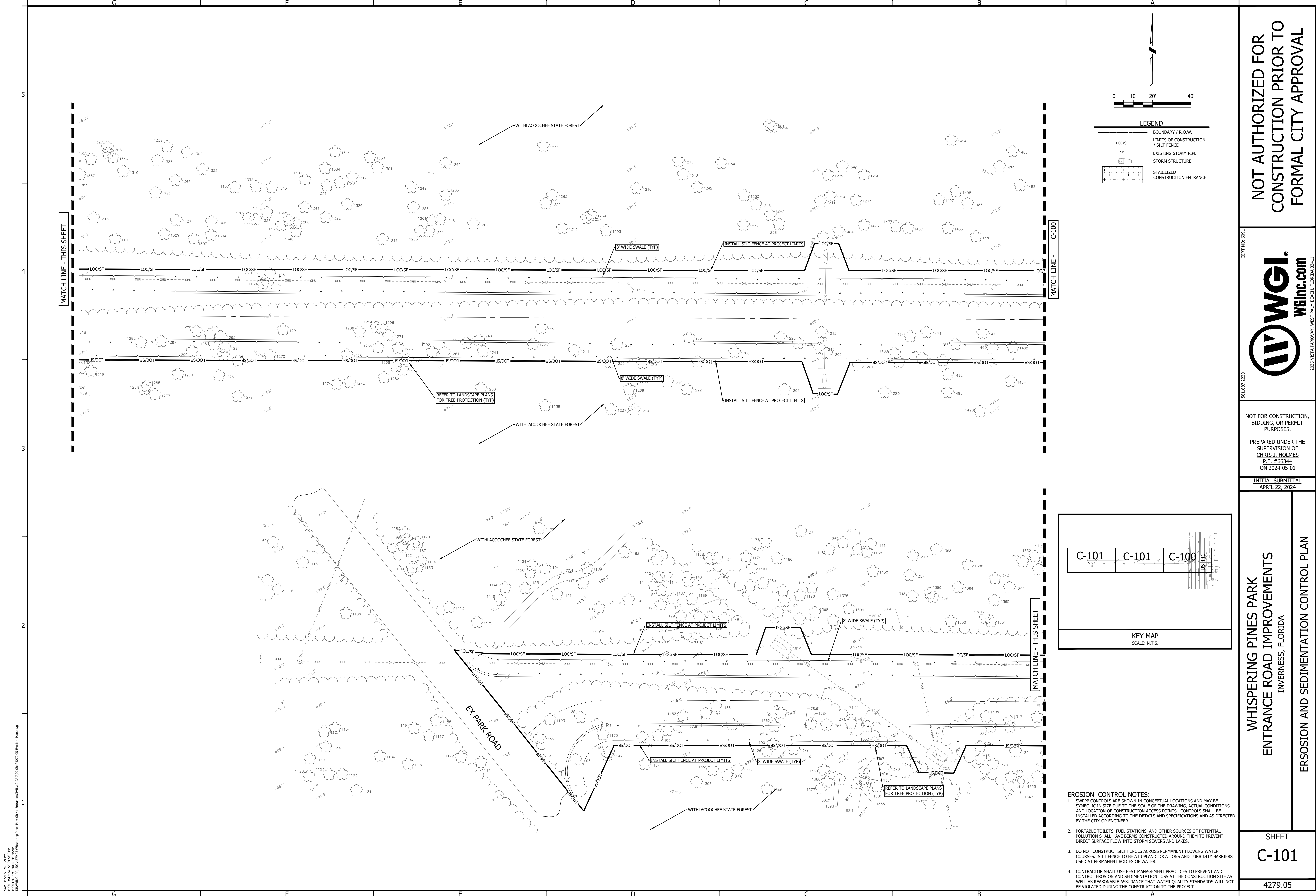
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APRIL 22, 2024

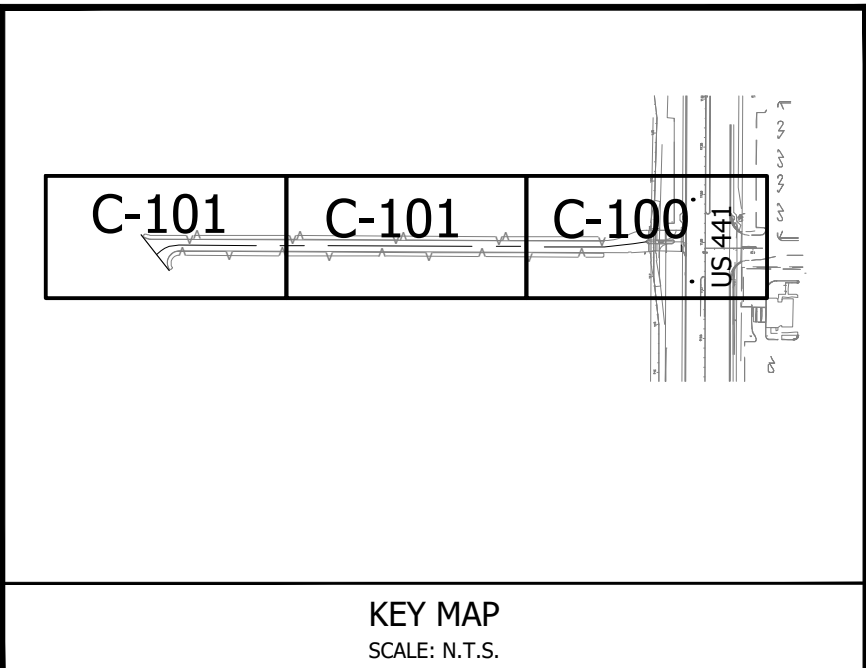
**WHISPERING PINES PARK
ENTRANCE ROAD IMPROVEMENTS
INVERNESS, FLORIDA**

SHEET
C-100
4279.05



LEGEND

- BOUNDARY / R.O.W.
- LIMITS OF CONSTRUCTION / SILT FENCE
- EXISTING STORM PIPE
- STORM STRUCTURE
- STABILIZED CONSTRUCTION ENTRANCE



- EROSION CONTROL NOTES:**
- SWPPP CONTROLS ARE SHOWN IN CONCEPTUAL LOCATIONS AND MAY BE SYMBOLIC IN SIZE DUE TO THE SCALE OF THE DRAWING. ACTUAL CONDITIONS AND LOCATION OF CONSTRUCTION ACCESS POINTS. CONTROLS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND SPECIFICATIONS AND AS DIRECTED BY THE CITY OR ENGINEER.
 - PORTABLE TOILETS, FUEL STATIONS, AND OTHER SOURCES OF POTENTIAL POLLUTION SHALL HAVE BERMS CONSTRUCTED AROUND THEM TO PREVENT DIRECT SURFACE FLOW INTO STORM SEWERS AND LAKES.
 - DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
 - CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO PREVENT AND CONTROL EROSION AND SEDIMENTATION LOSS AT THE CONSTRUCTION SITE AS WELL AS REASONABLE ASSURANCE THAT WATER QUALITY STANDARDS WILL NOT BE VIOLATED DURING THE CONSTRUCTION TO THE PROJECT.

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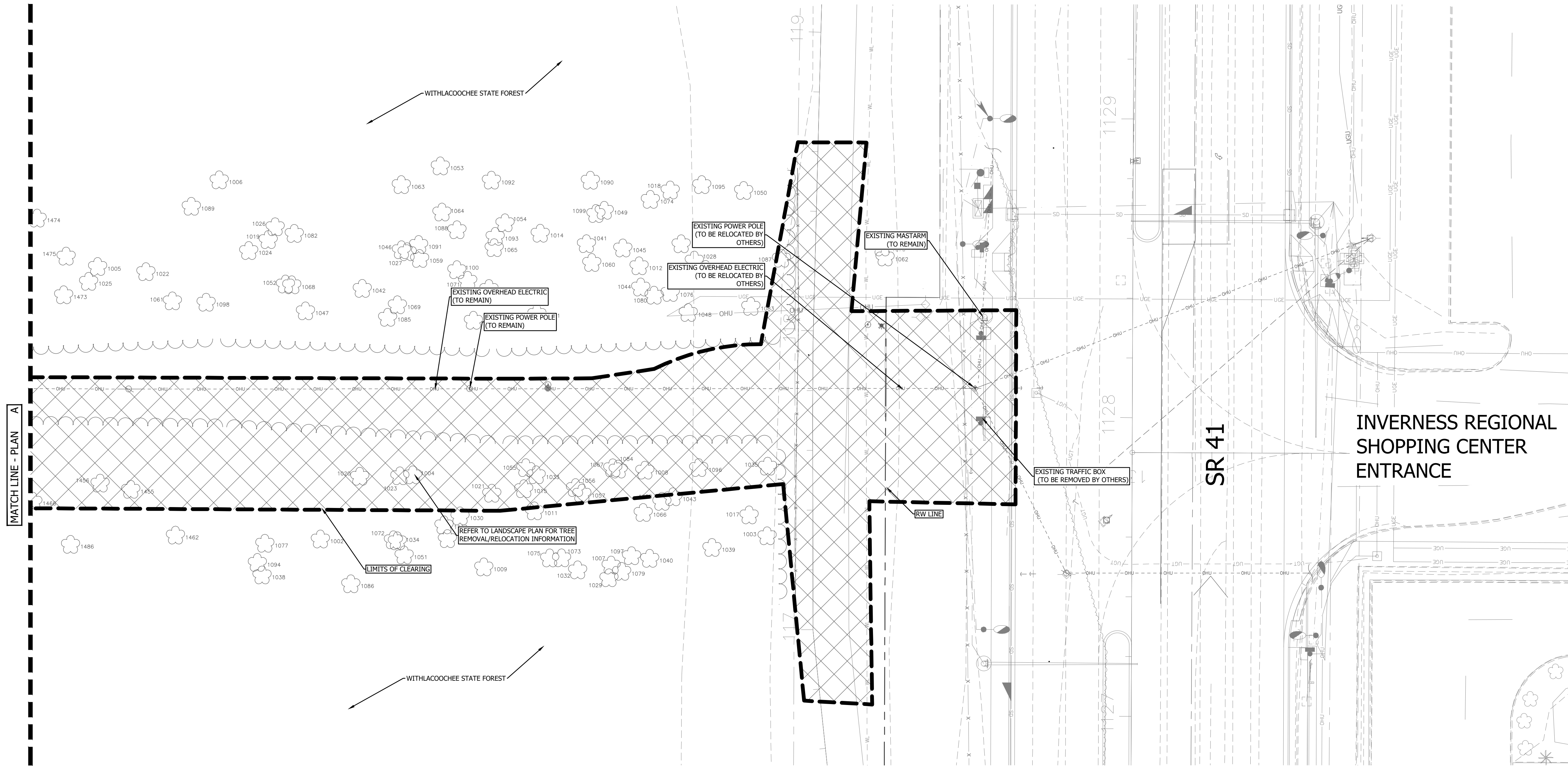
WHISPERING PINES PARK
ENTRANCE ROAD IMPROVEMENTS
INVERNESS, FLORIDA

ERSOSION AND SEDIMENTATION CONTROL PLAN

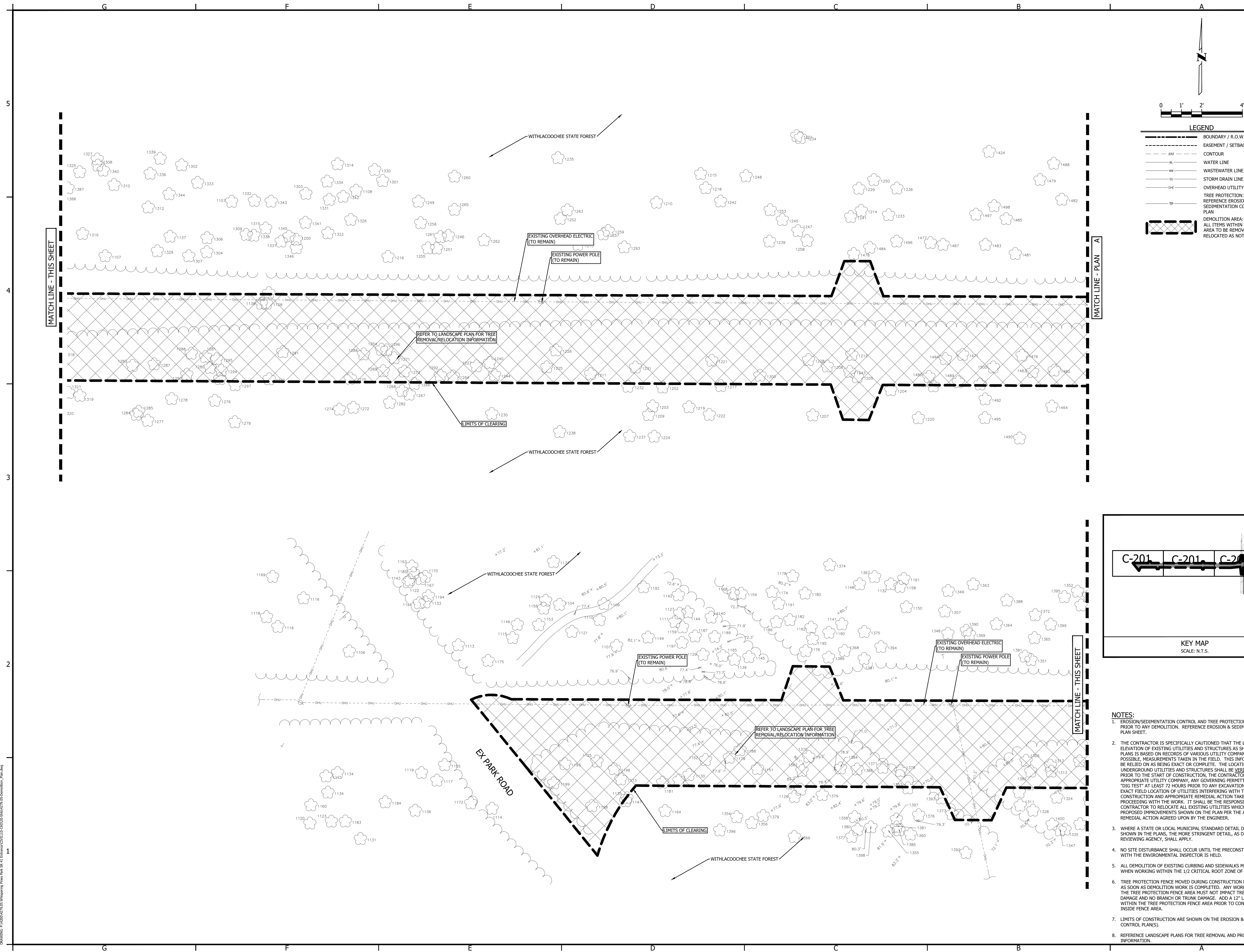
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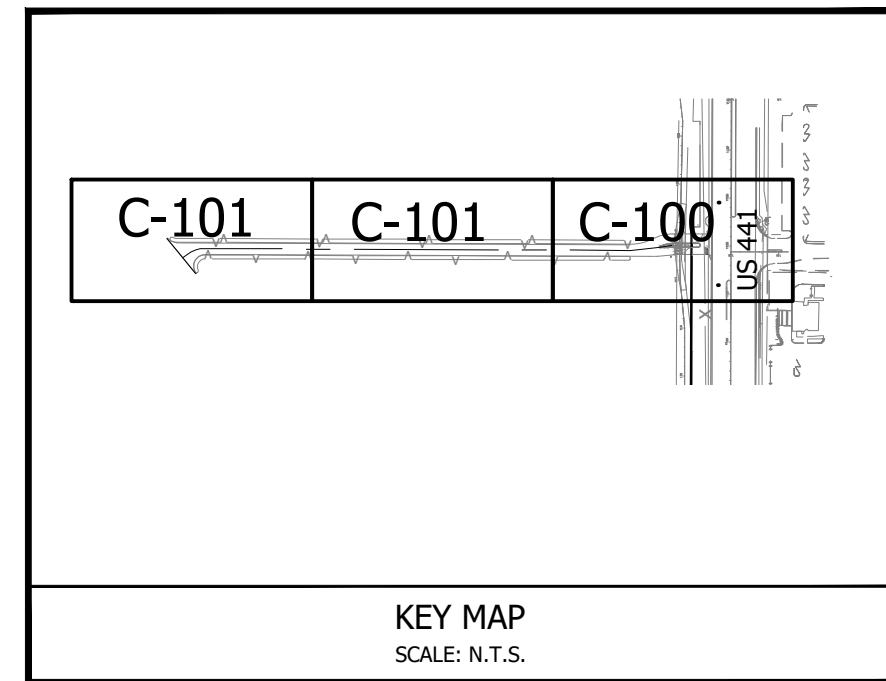
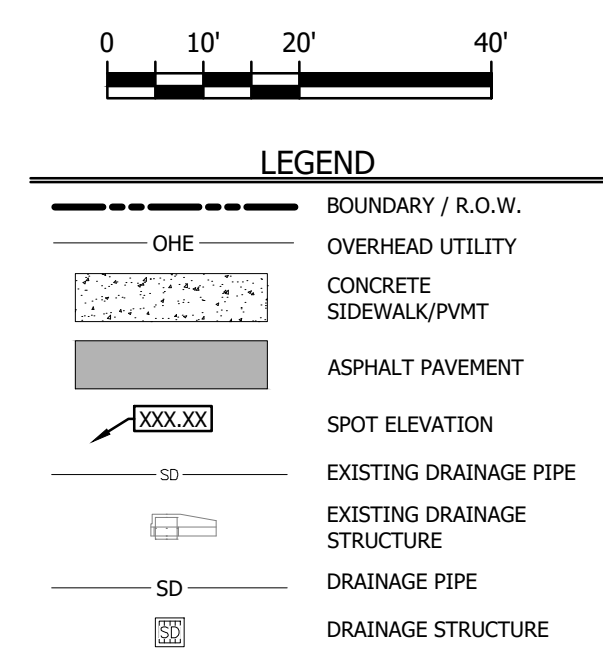
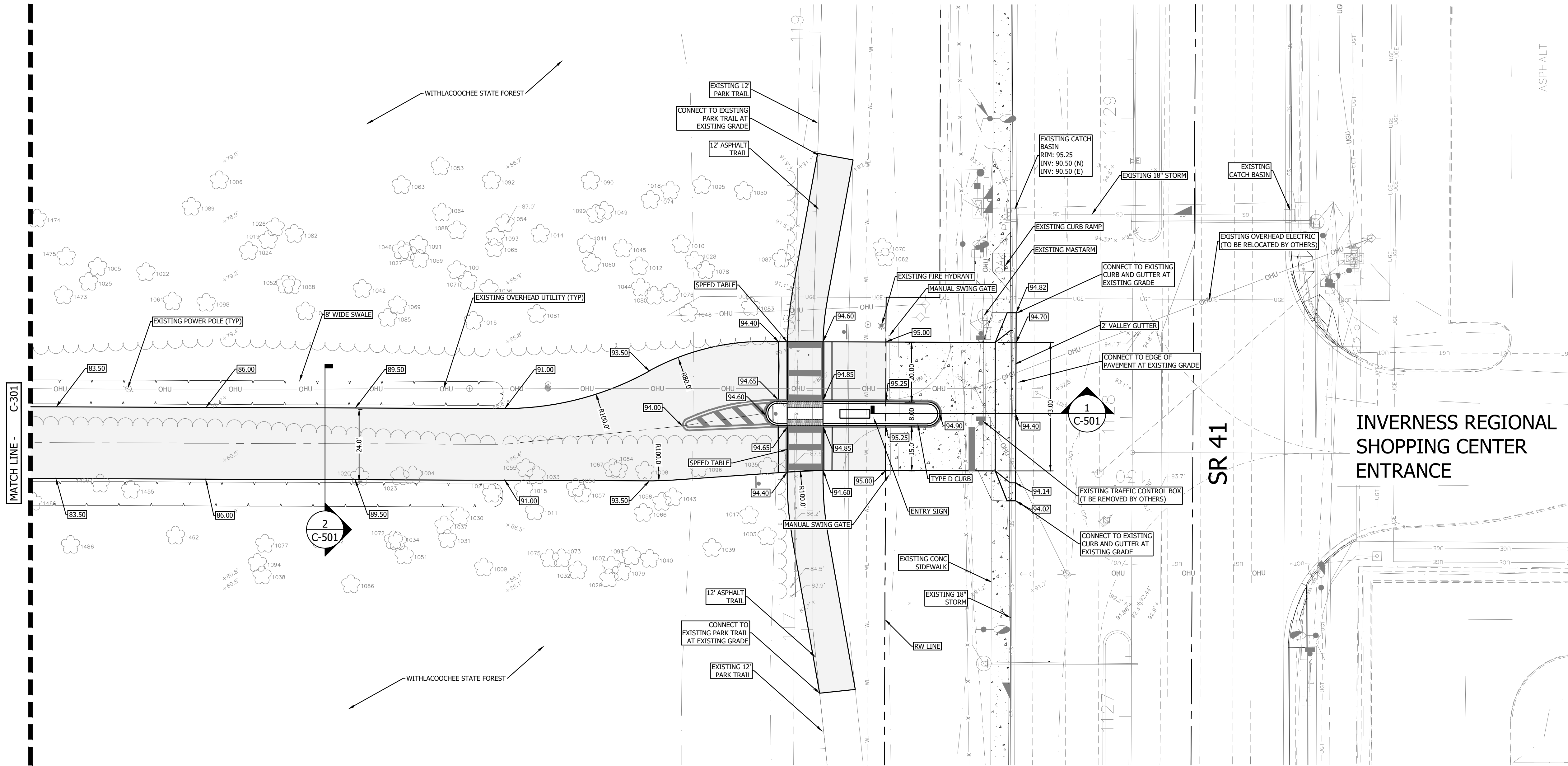
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CHECKED BY: JESSICA HARRIS
DATE: 5/1/2024
PROJECT: WHISPERING PINES PARK
SHEET: 5/1/2024 3:32 PM
DRAWN BY: JESSICA HARRIS
CHECKED BY: JESSICA HARRIS
DATE: 5/1/2024
PROJECT: WHISPERING PINES PARK



SHEET: 3/1/2024 3:32 PM
PLOTTED BY: JERAMIE HARR
DRAWING: PAVING/GRADING/DRAINAGE PLAN



NOTES:

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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ON 2024-05-01

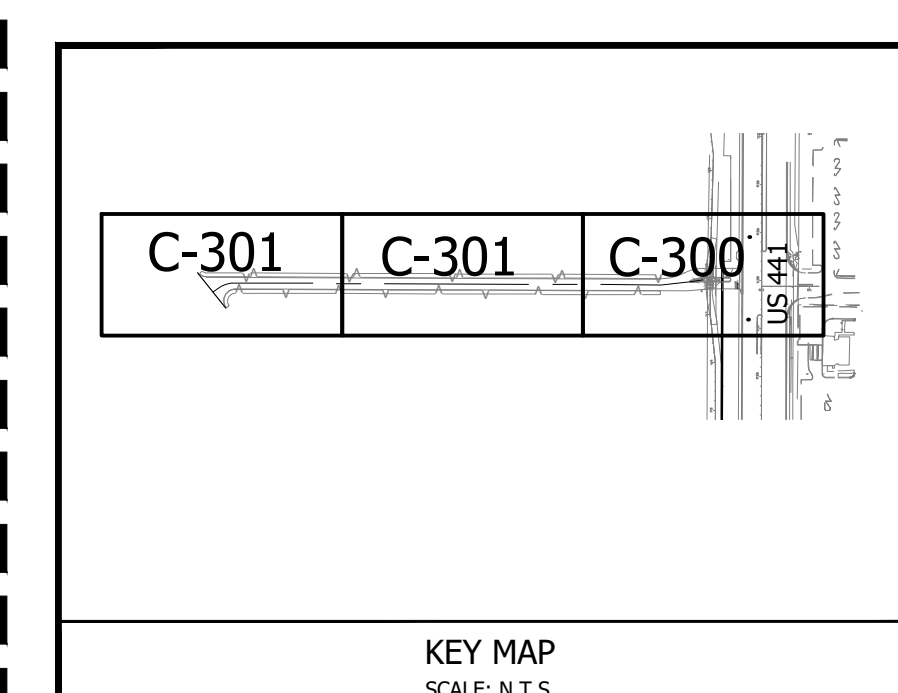
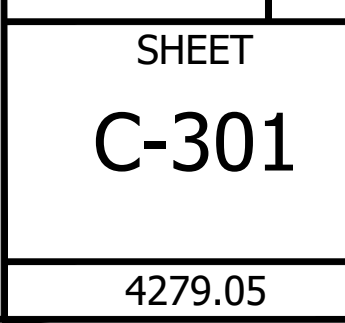
INITIAL SUBMITTAL
APRIL 22, 2024

WHISPERING PINES PARK
ENTRANCE ROAD IMPROVEMENTS
INVERNESS, FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

SHEET
C-300

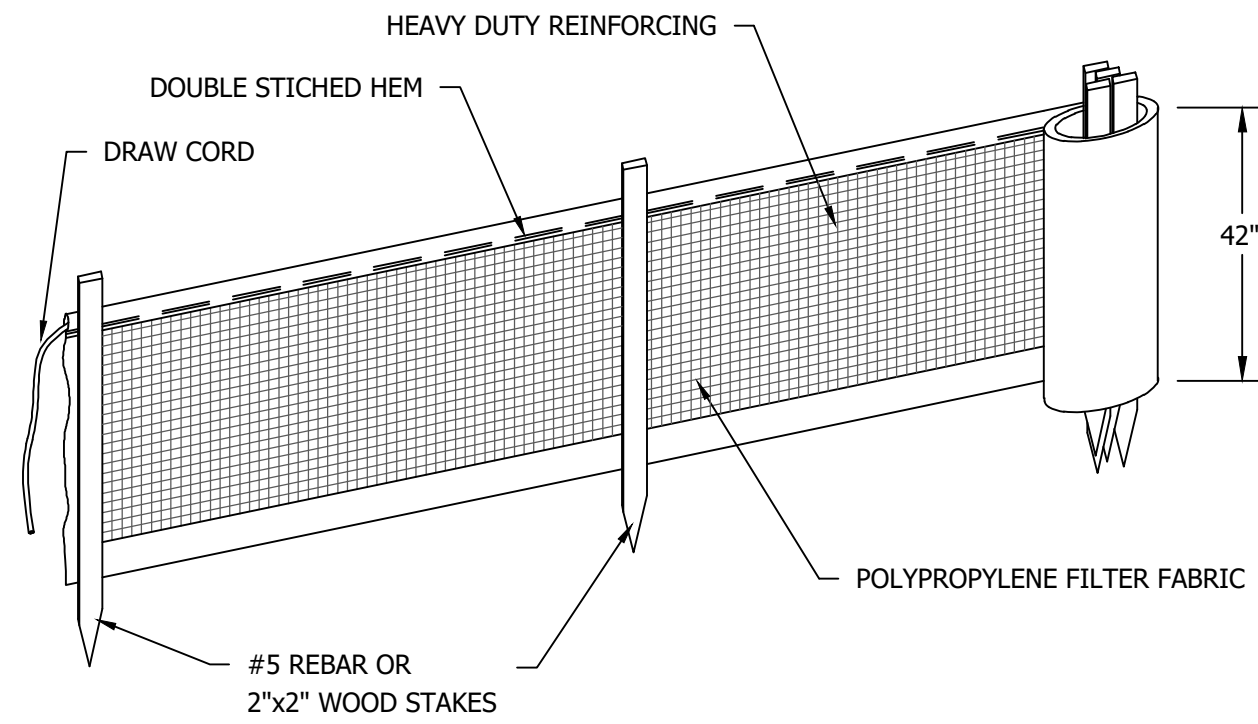
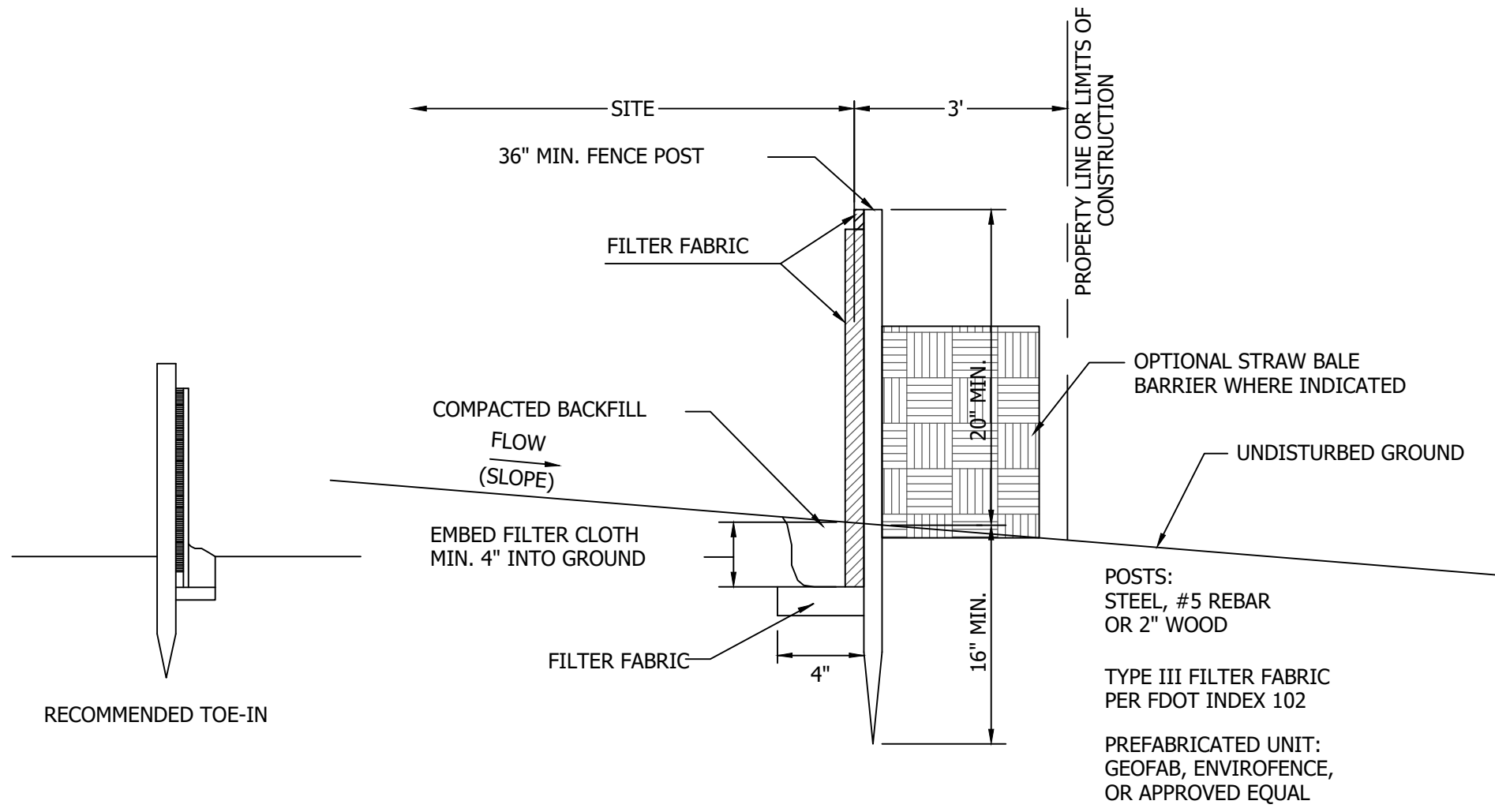
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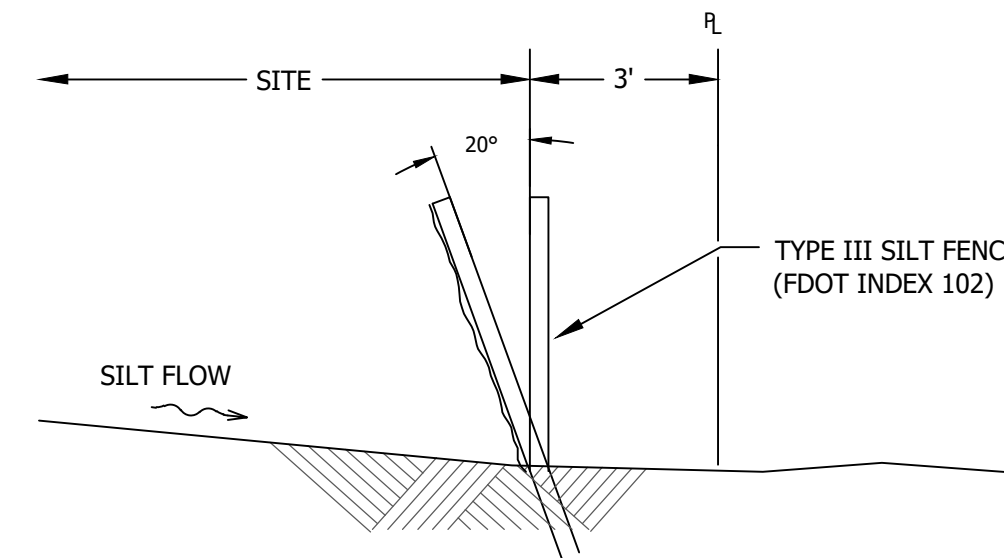
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DRAWING: P:\A200\A279.05 Whispering Pines Park SR 41 Entrance\CIVIL\A200-SR41-Grading_Plan.dwg



NOTES:

1. FILTER FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES SPACED EVERY 24" AT TOP AND BOTTOM.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
4. SILT FENCE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
5. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
6. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.
7. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
8. IF DITCH LEVEL IS DEEPER THAN 30", THEN A FLOATING SILT SCREEN SHALL BE USED.

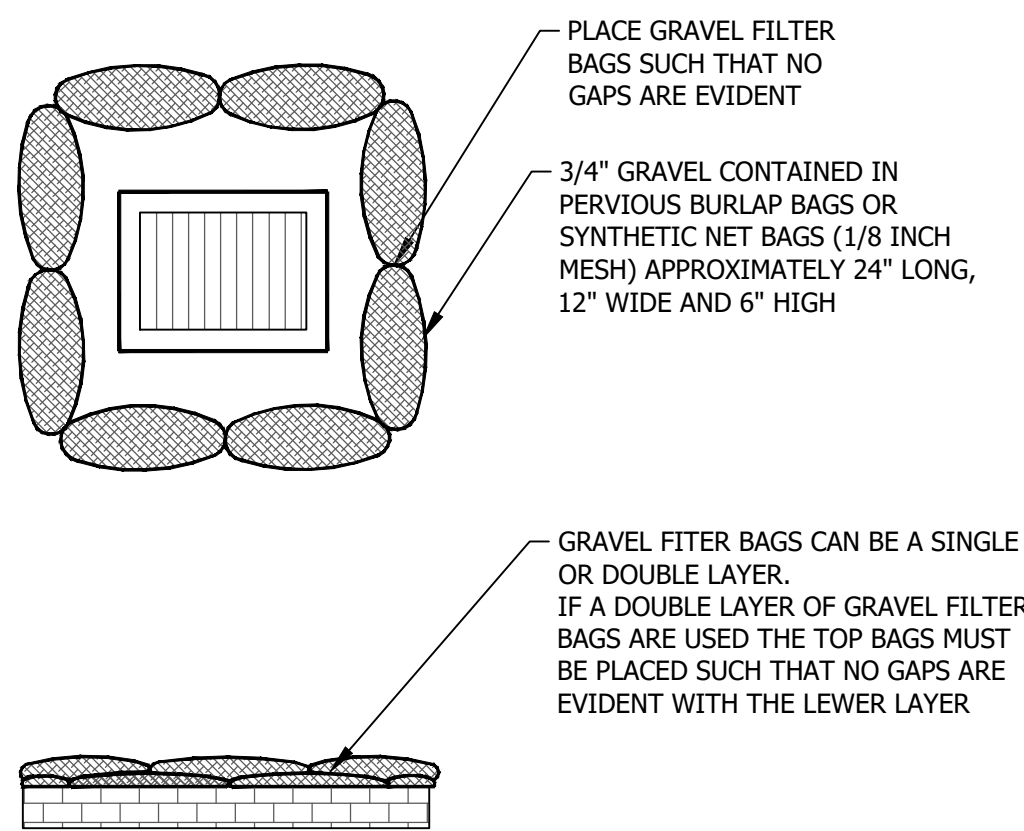


SILT FENCE

SCALE: NONE

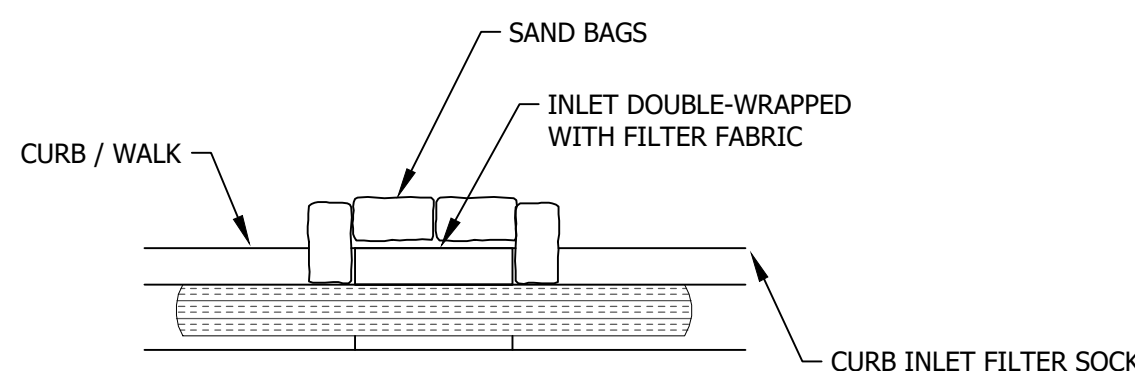
SILT FENCE INSTALLATION

SCALE: NONE



DITCH/PAVEMENT INLET PROTECTION

SCALE: NONE

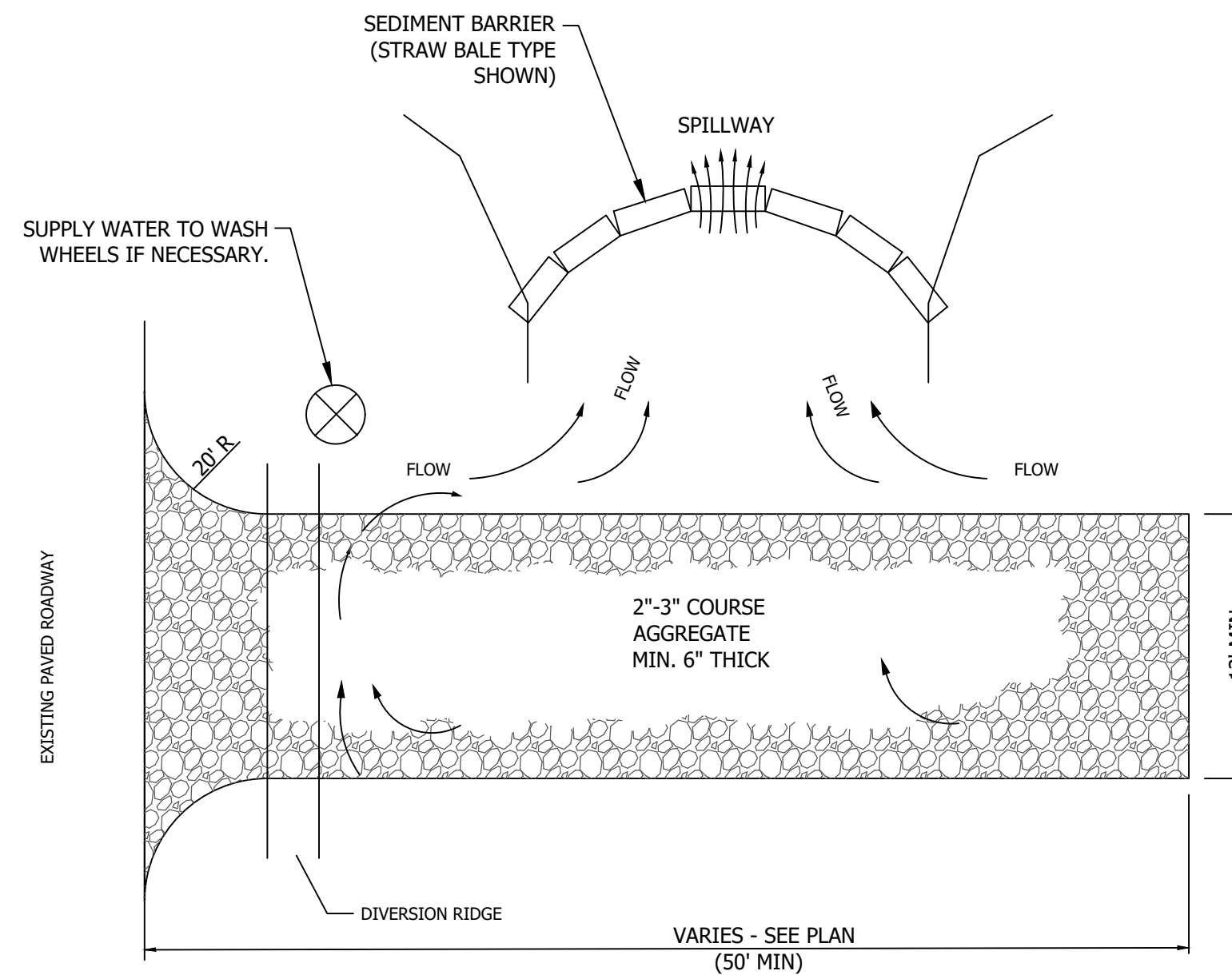


NOTES:

1. CURB INLET SOCK SHALL NOT BE ABOVE THE SIDEWALK IF OPEN TO PEDESTRIANS.

CURB INLET PROTECTION

SCALE: NONE



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ENTRANCE

SCALE: NONE

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ON 2024-05-01

INITIAL SUBMITTAL
APRIL 22, 2024

WHISPERING PINES PARK

INVERNESS, FLORIDA

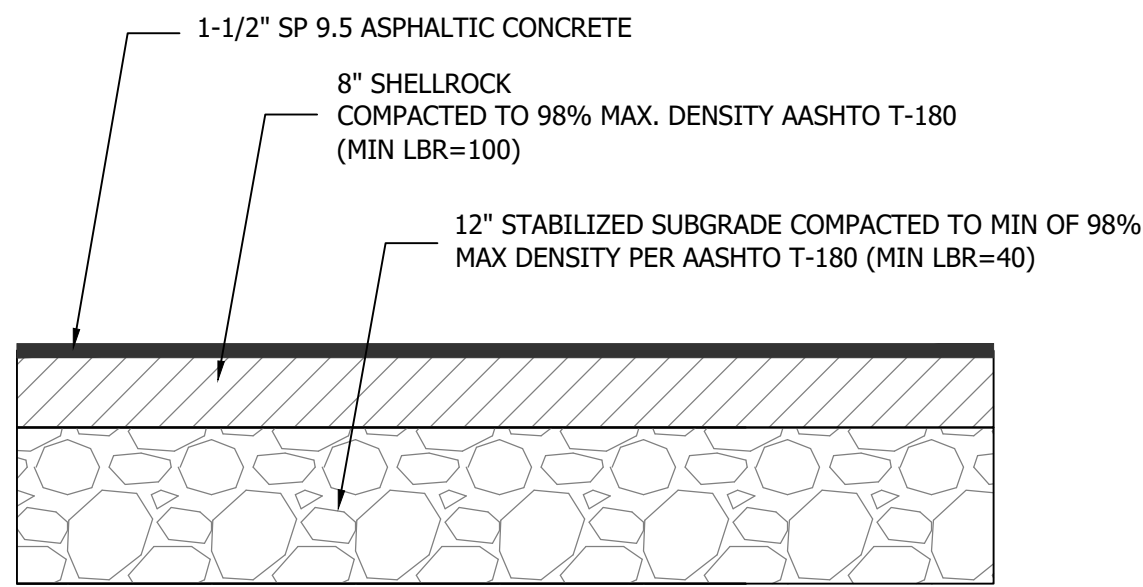
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SHEET

C-500

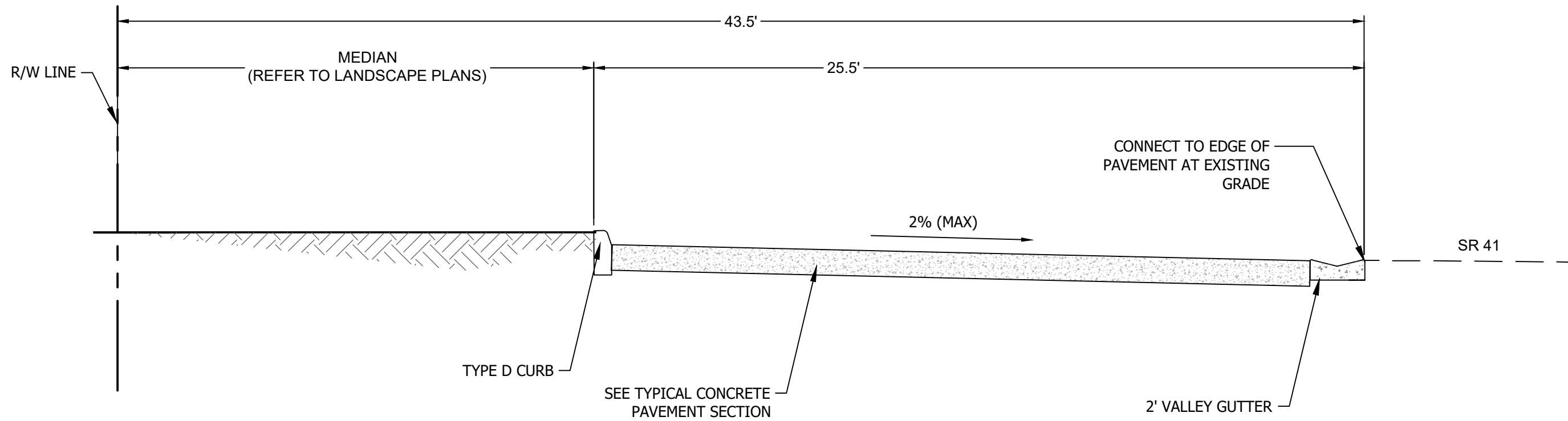
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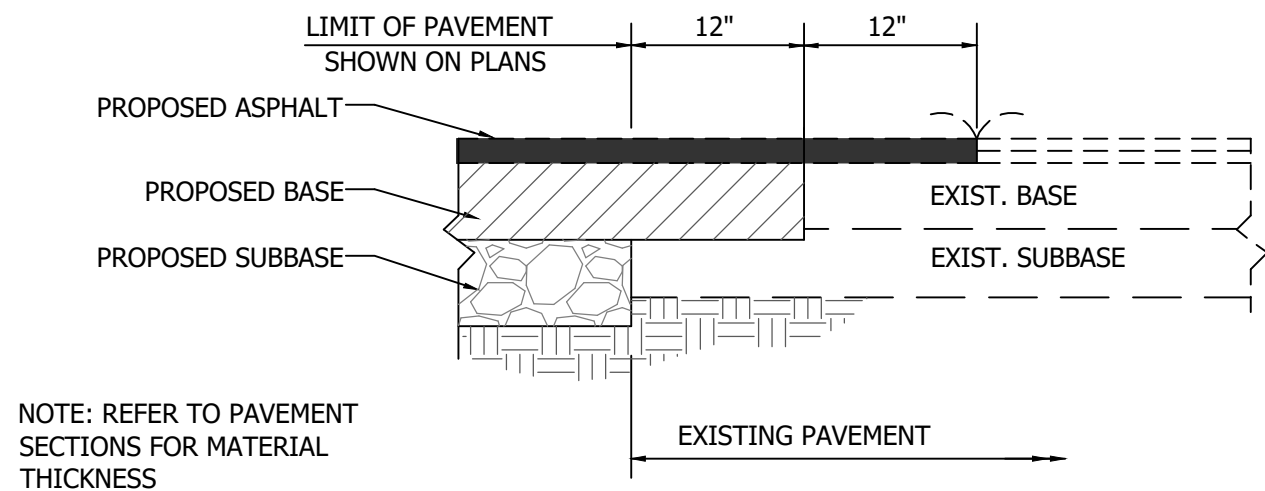
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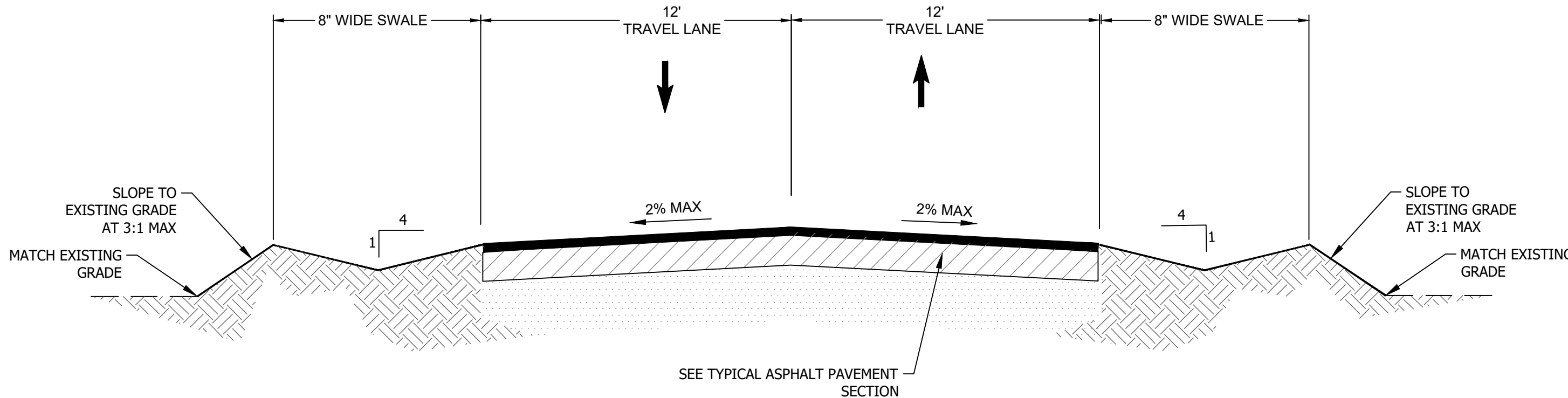
1 TYPICAL CROSS SECTION

Scale: NTS



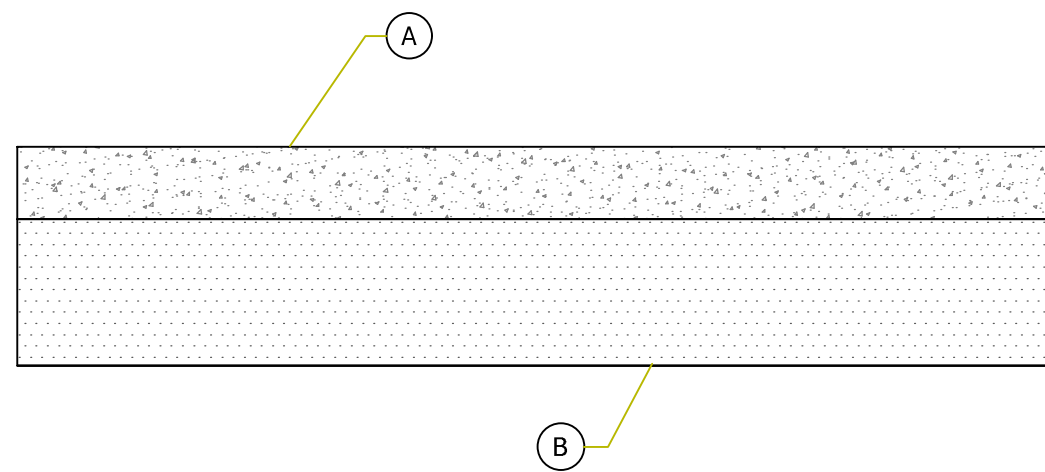
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SCALE: NONE



2 TYPICAL CROSS SECTION

Scale: NTS

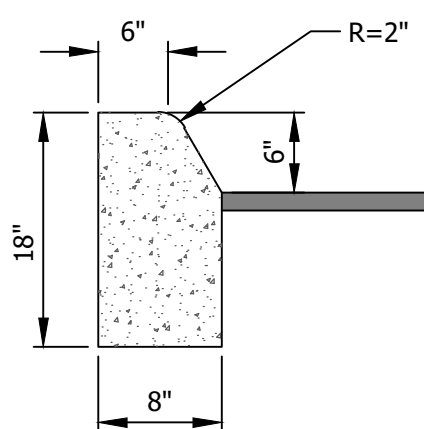


TYPICAL CONCRETE PAVEMENT SECTION

SCALE: NONE

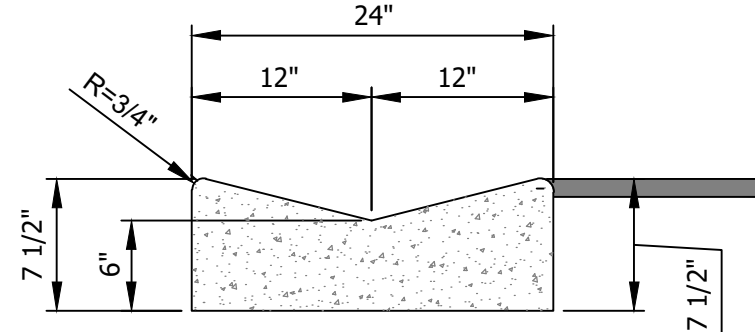
MATERIALS AND SPECIFICATIONS:
(CONCRETE PAVEMENT)

- A 6" MIN. 3,000 PSI 28 DAY COMPRESSIVE STRENGTH CONCRETE (STANDARD DUTY)
- B MIN. 12" SUBGRADE COMPACTED TO A MIN. OF 95% MAX. DENSITY PER AASHTO T-180



TYPE "D" CURB

SCALE: NONE



2' VALLEY GUTTER

SCALE: NONE

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ON 2024-05-01

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APRIL 22, 2024

WHISPERING PINES PARK

INVERNESS, FLORIDA

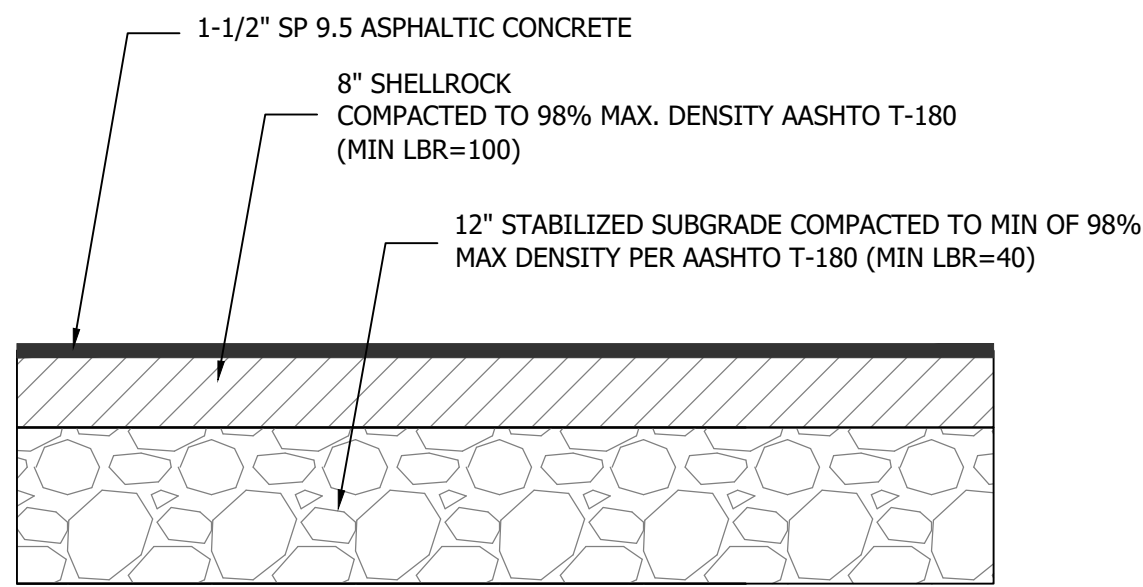
SITE DETAILS

SHEET

C-501

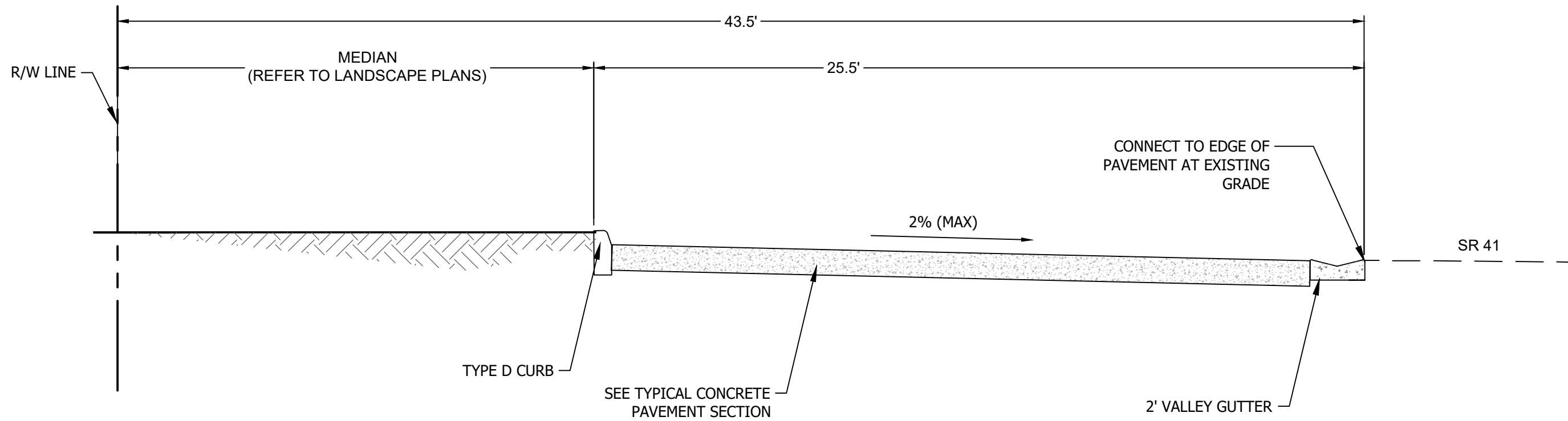
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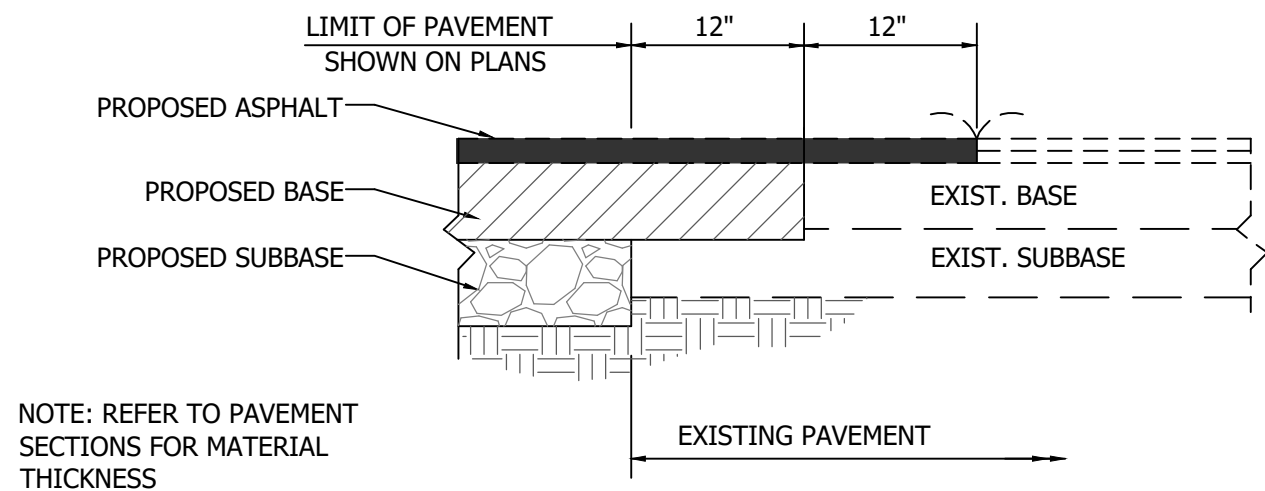
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SCALE: NONE



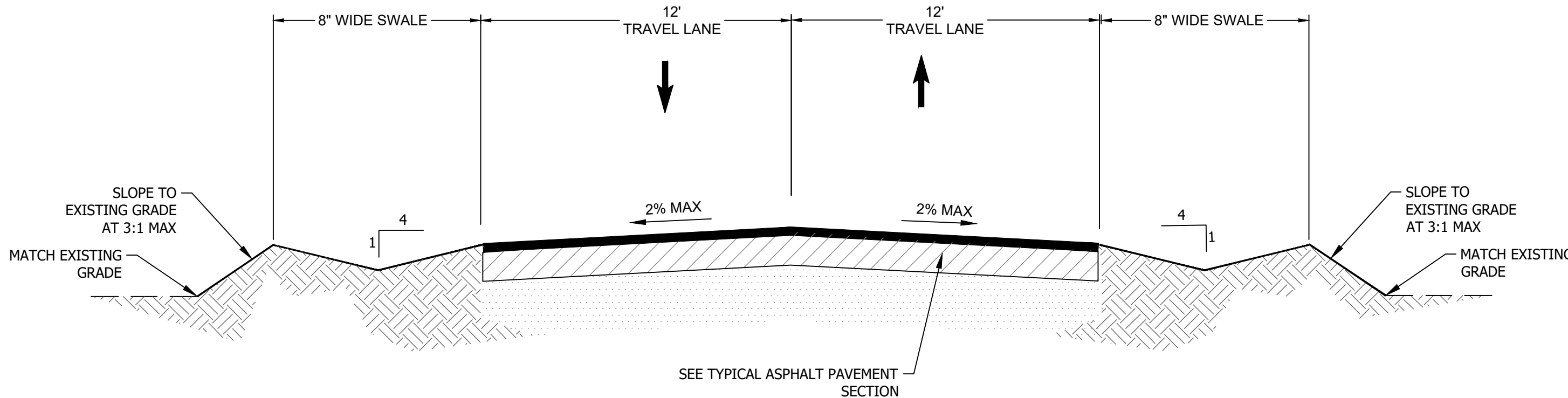
1 TYPICAL CROSS SECTION

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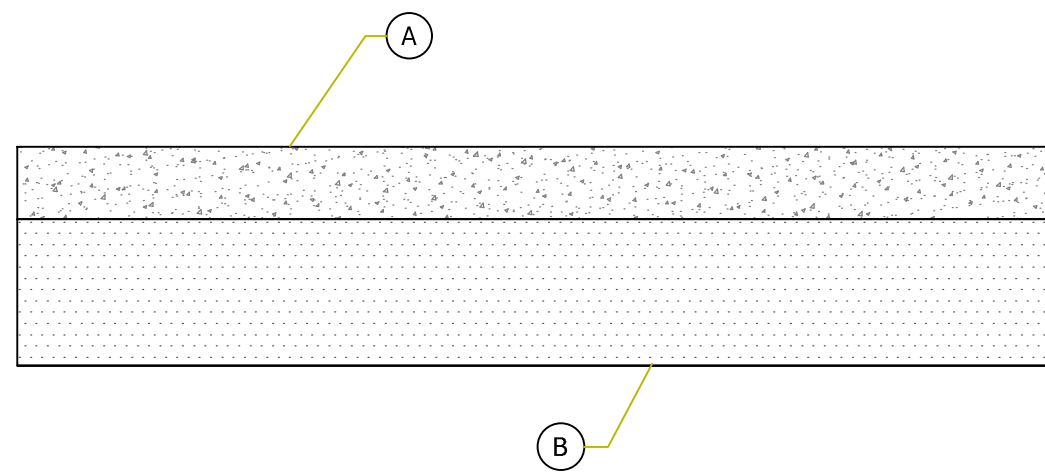
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SCALE: NONE



2 TYPICAL CROSS SECTION

Scale: NTS

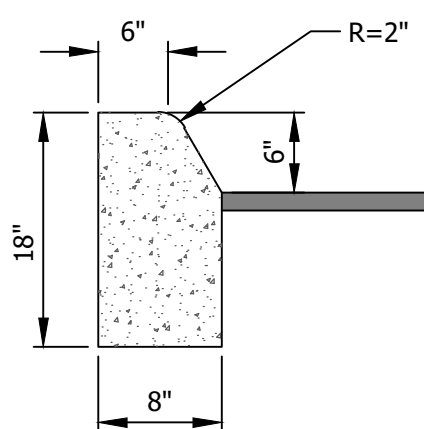


TYPICAL CONCRETE PAVEMENT SECTION

SCALE: NONE

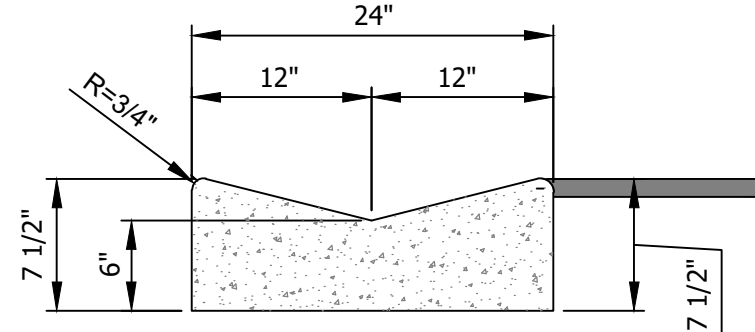
MATERIALS AND SPECIFICATIONS:
(CONCRETE PAVEMENT)

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- B MIN. 12" SUBGRADE COMPACTED TO A MIN. OF 95% MAX. DENSITY PER AASHTO T-180



TYPE "D" CURB

SCALE: NONE



2' VALLEY GUTTER

SCALE: NONE

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ON 2024-04-18

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APRIL 22, 2024

WHISPERING PINES PARK
INVERNESS, FLORIDA
SITE DETAILS

SHEET
C-501
11 OF XX
4279.05

SWDT: 4/18/2024 2:28:49 PM
ROUTED BY: KIRSTEN SIEGEL
DRAWING: P:\HARDWARE\Whispering Pines Park 04-11-2024\LA\Drawings\Hardscape\HARDSCAPE NOTES.dwg

GENERAL HARDSCAPE NOTES

1. THESE CONSTRUCTION DOCUMENTS ARE ONLY INTENDED TO CONVEY OVERALL DESIGN INTENT, FORM, AND FINISHES. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL WORK IN ACCORDANCE WITH THE RELEVANT AND APPLICABLE SECTIONS OF THE CSI, ASTM, AND/OR OTHER AIA/ASLA RECOGNIZED TRADE AGENCY, OR ANY LOCAL, COUNTY, OR STATE BUILDING CODES. THE LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR ANY CONTRACTOR'S METHODS OF WORK.
2. THE CONTRACTOR SHALL VISIT THE SITE TO UNDERSTAND THE SCOPE AND EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. NO ALLOWANCES WILL BE MADE DUE TO A FAILURE TO THOROUGHLY UNDERSTAND EXISTING CONDITIONS.
3. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE MANUFACTURER'S TECHNICAL SPECIFICATIONS OR RECOMMENDED METHODS OF INSTALLATION.
4. QUANTITIES PROVIDED ARE FOR REFERENCE ONLY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES PRIOR TO SUBMITTING A BID.
5. CONTRACTOR SHALL GUARANTEE THE WORK FOR THE PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY.
6. CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCING OF THEIR OPERATIONS ON-SITE. INCLUDING THE LOCAL MUNICIPALITY, COUNTY, AND STATE IN WHICH THE SITE IS LOCATED. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER AND KEPT ON-SITE BY THE GENERAL CONTRACTOR.
7. ALL WORK SHALL CONFORM WITH GOVERNING JURISDICTIONS.
8. ANY WORK IN THE RIGHT-OF-WAY SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE HIGHWAY JURISDICTION.
9. THE APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR - (SUNSHINE 811) - AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION. CONTRACTOR TO COORDINATE FIELD VISITS WITH UTILITY REPRESENTATIVES TO LOCATE UTILITIES AND INVESTIGATE FOR CONFLICTS WITHIN THE PROJECT LIMITS.
10. LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR WILL NOTIFY DESIGN TEAM IF CONFLICTS ARE DISCOVERED.
11. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER.
12. CONTRACTOR RESPONSIBLE FOR LEGAL REMOVAL AND DISPOSAL OF DEMOLISHED CONCRETE, SUB-BASE AND COMPACTED ROAD ROCK.
13. CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING EXISTING LANDSCAPE MATERIAL SPECIFICALLY NOTED PER THE PLANS. IF ANY OF THE PROTECTED, PRESERVED, OR RELOCATED TREES DIE DURING CONSTRUCTION OR THE WARRANTY PERIOD, THE CONTRACTOR SHALL REPLACE THE LANDSCAPE MATERIAL IN TIMELY FASHION.
14. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO ITS CONDITION PREVIOUS TO CONSTRUCTION.
15. ALL PRODUCTS SHALL BE AS SPECIFIED, IF AN EQUIVALENT PRODUCT IS TO BE USED, IT MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. CONSTRUCTION ACCESS AND STAGING AREAS TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING.
17. CONTRACTOR SHALL MAINTAIN A SAFE AND CLEAN WORK SITE AT ALL TIMES WITH NO ACCESS TO THE PUBLIC. IF WORK IS TO BE COMPLETED IN THE RIGHT-OF-WAY THE CONTRACTOR SHALL PROVIDE SAFE ACCESS AND PROTECTION AROUND THE CONSTRUCTION SITE AT ALL TIMES.
18. CONTRACTOR SHALL COORDINATE WITH THE OWNER'S TESTING FIRM TO ASSURE THAT PROPER COMPACTION HAS BEEN ACHIEVED ON SUBGRADES, BASE MATERIALS, ETC. AS PER THE PLANS AND PROVIDE COPIES TO THE OWNER, UPON REQUEST.
19. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS/SUBMITTALS/ENGINEERING DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
20. SHALL THERE BE QUESTION AS TO WHICH FINISH MATERIAL IS SPECIFIED FOR ANY SURFACE SHOWN IN THE DRAWING SET, IT IS UP TO THE CONTRACTOR TO REACH OUT TO THE LANDSCAPE ARCHITECT IN THE FORM OF AN RFP, FOR CLARIFICATION. ANY USE OF MATERIAL THAT IS NOT SPECIFIED IS SUBJECT TO REMOVAL AND REPLACEMENT.
21. 'PA' INDICATES PLANTING AREA. IN THESE AREAS, THE FILL SOIL SHALL BE OF A QUALITY OF SANDY LOAM ABLE TO SUPPORT PLANT LIFE, AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE FREE OF ROCKS, SHELLS, OR RUBBLE.
22. INSTALL ALL HARDSCAPE ELEMENTS IN ACCORDANCE WITH ENGINEERS DRAWINGS INCLUDING DRAINAGE, OR ANY OTHER STRUCTURES.

LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATELY SURVEYING AND LAYING OUT THE PROPOSED WORK FOR CONSTRUCTION. ANY DISTURBED OR LOST SURVEY MARKERS TO BE REPLACED AS REQUIRED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, LINES, DIMENSIONS, EXISTING CONDITIONS AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE THE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO CONTINUING WITH THE WORK.
3. CONTRACTOR MAY REQUEST DIGITAL DRAWING FILES FOR CONSTRUCTION LAYOUT PURPOSES.
4. THE LIMIT OF WORK LINE SHOULD BE STAKED TO ESTABLISH THE DISTURBED AREAS.

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

CERT NO: 6091



951.687.2220

NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
KIRSTEN SIEGEL
LA #6667375

INITIAL SUBMITTAL
APRIL 22, 2024

WHISPERING PINES PARK
ENTRANCE ROAD IMPROVEMENTS
INVERNESS, FL

HARDSCAPE NOTES

SHEET
LH-101

4279.05



SHEET: 4/10/2024 12:04PM
ROUTED BY: KIRSTEN SIEGEL
DRAWING: P:\A04040\A04040\Whispering Pines Park 04-41\Drawings\LD-102.dwg

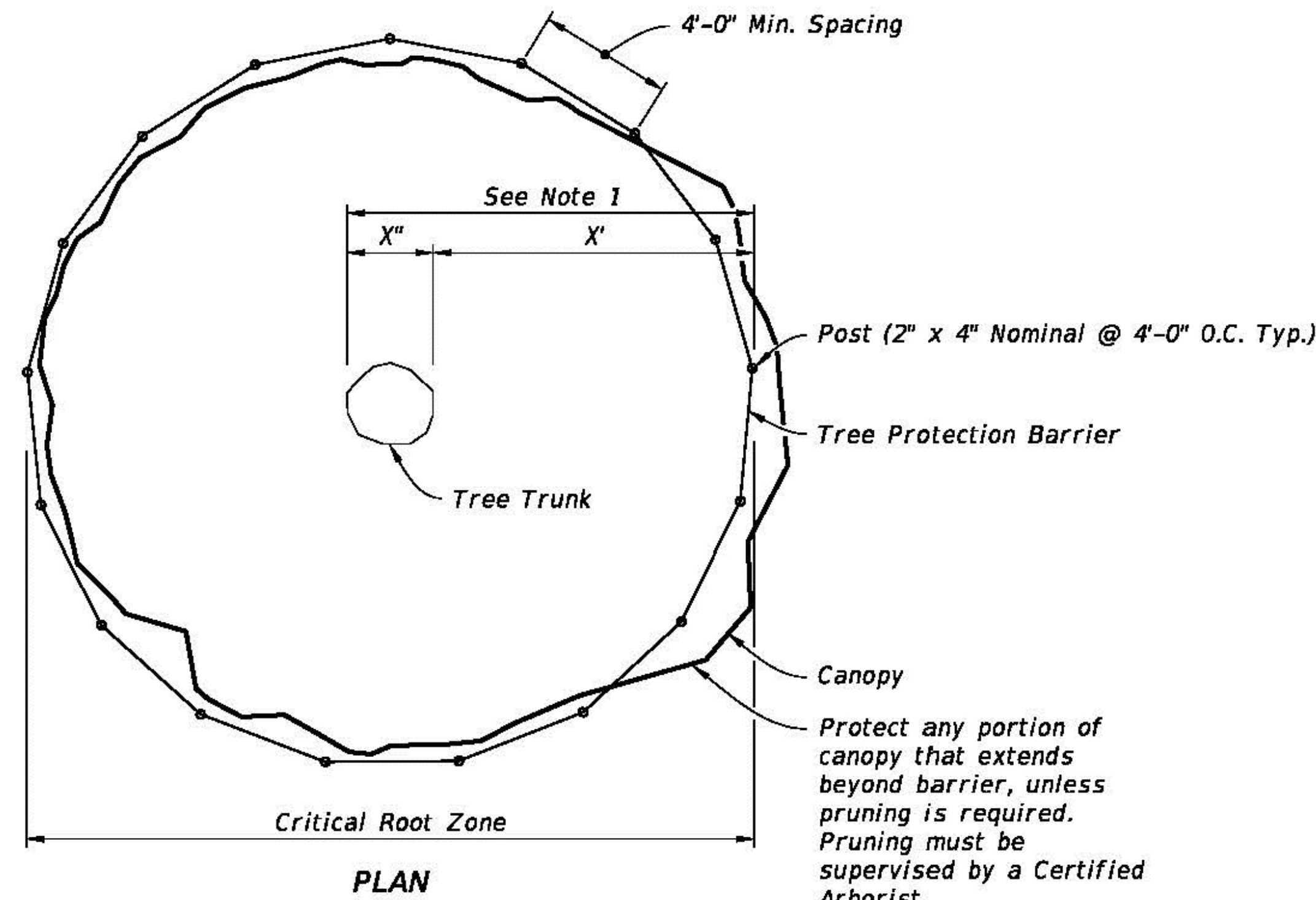
Tag #	Common Name	Scientific Name	DBH (inches)	Disposition
1001	Laurel Oak	Quercus laurifolia	8	Remove
1002	Laurel Oak	Quercus laurifolia	12	Preserve
1003	Laurel Oak	Quercus nigra	13	Preserve
1004	Laurel Oak	Quercus laurifolia	5	Remove
1005	Laurel Oak	Quercus laurifolia	11.5	Preserve
1006	Water Oak	Quercus nigra	17	Preserve
1007	Laurel Oak	Quercus laurifolia	6.5	Preserve
1008	Laurel Oak	Quercus laurifolia	7	Remove
1009	Laurel Oak	Quercus laurifolia	4	Preserve
1010	Laurel Oak	Quercus laurifolia	9	Preserve
1011	Laurel Oak	Quercus laurifolia	11	Remove
1012	Water Oak	Quercus nigra	4.5	Preserve
1014	Slash Pine	Pinus elliptii	12	Preserve
1015	Laurel Oak	Quercus laurifolia	12	Remove
1016	Laurel Oak	Quercus nigra	8.5	Preserve
1017	Laurel Oak	Quercus laurifolia	5	Preserve
1018	Laurel Oak	Quercus laurifolia	7	Preserve
1019	Water Oak	Quercus nigra	12.5	Preserve
1020	Laurel Oak	Quercus laurifolia	4	Remove
1021	Laurel Oak	Quercus laurifolia	6	Remove
1022	Water Oak	Quercus nigra	14	Preserve
1023	Laurel Oak	Quercus laurifolia	4	Remove
1024	Water Oak	Quercus nigra	8	Preserve
1025	Laurel Oak	Quercus laurifolia	13	Preserve
1026	Water Oak	Quercus nigra	10	Remove
1027	Water Oak	Quercus nigra	7	Preserve
1028	Laurel Oak	Quercus laurifolia	7	Preserve
1029	Slash Pine	Pinus elliptii	13	Preserve
1030	Laurel Oak	Quercus laurifolia	3	Remove
1031	Laurel Oak	Quercus laurifolia	6	Preserve
1032	Laurel Oak	Quercus laurifolia	3	Preserve
1033	Slash Pine	Pinus elliptii	12	Remove
1034	Laurel Oak	Quercus laurifolia	N/A	Preserve
1035	Laurel Oak	Quercus laurifolia	6	Remove
1036	Laurel Oak	Quercus laurifolia	6	Preserve
1037	Laurel Oak	Quercus laurifolia	N/A	Remove
1038	Laurel Oak	Quercus laurifolia	23	Preserve
1039	Laurel Oak	Quercus laurifolia	7	Preserve
1040	Laurel Oak	Quercus laurifolia	5	Preserve
1041	Water Oak	Quercus nigra	5	Preserve
1042	Water Oak	Quercus nigra	13.5	Preserve
1043	Laurel Oak	Quercus laurifolia	6.5	Preserve
1044	Water Oak	Quercus nigra	5	Preserve
1045	Slash Pine	Pinus elliptii	13	Preserve
1046	Laurel Oak	Quercus laurifolia	11	Preserve
1047	Water Oak	Quercus nigra	7.5	Preserve
1048	Laurel Oak	Quercus laurifolia	6.5	Preserve
1049	Laurel Oak	Quercus laurifolia	4	Preserve
1050	Water Oak	Quercus laurifolia	9.5	Preserve
1051	Laurel Oak	Quercus laurifolia	17	Preserve
1052	Laurel Oak	Quercus laurifolia	4	Preserve
1053	Water Oak	Quercus nigra	12.5	Preserve
1054	Live Oak	Quercus virginiana	5	Preserve
1055	Laurel Oak	Quercus laurifolia	9	Remove
1056	Laurel Oak	Quercus laurifolia	12	Remove
1057	Laurel Oak	Quercus laurifolia	6	Remove
1058	Laurel Oak	Quercus laurifolia	12	Preserve
1059	Slash Pine	Pinus elliptii	17.5	Preserve
1060	Water Oak	Quercus nigra	12.5	Preserve
1061	Water Oak	Quercus nigra	15	Preserve
1062	Laurel Oak	Quercus laurifolia	8	Preserve
1063	Water Oak	Quercus nigra	12	Preserve
1064	Live Oak	Quercus virginiana	7	Preserve
1065	Live Oak	Quercus virginiana	5	Preserve
1066	Live Oak	Quercus virginiana	10	Remove
1067	Laurel Oak	Quercus laurifolia	6	Remove
1068	Laurel Oak	Quercus laurifolia	14	Preserve
1069	Water Oak	Quercus nigra	6.5	Preserve
1070	Laurel Oak	Quercus laurifolia	10	Preserve
1071	Water Oak	Quercus nigra	4.5	Preserve
1072	Laurel Oak	Quercus laurifolia	10	Preserve
1073	Laurel Oak	Quercus laurifolia	9	Preserve
1074	Water Oak	Quercus nigra	7.5	Preserve
1075	Laurel Oak	Quercus laurifolia	13	Preserve
1076	Laurel Oak	Quercus nigra	9	Preserve
1077	Laurel Oak	Quercus laurifolia	12	Preserve
1078	Laurel Oak	Quercus nigra	9	Preserve
1079	Laurel Oak	Quercus laurifolia	6	Preserve
1080	Water Oak	Quercus nigra	10	Preserve
1081	Laurel Oak	Quercus laurifolia	4	Preserve
1082	Water Oak	Quercus nigra	9.5	Preserve
1083	Laurel Oak	Quercus laurifolia	5.5	Preserve
1084	Laurel Oak	Quercus laurifolia	9	Remove
1085	Water Oak	Quercus nigra	4	Preserve
1086	Live Oak	Quercus virginiana	6	Preserve
1087	Laurel Oak	Quercus laurifolia	11	Preserve
1088	Live Oak	Quercus virginiana	5	Preserve
1089	Water Oak	Quercus nigra	18	Preserve
1090	Sabal Palm	Sabal palmetto	7'	Preserve
1091	Water Oak	Quercus nigra	9	Preserve
1092	Live Oak	Quercus virginiana	6	Preserve
1093	Slash Pine	Pinus elliptii	18	Preserve
1094	Laurel Oak	Quercus laurifolia	13	Preserve
1095	Slash Pine	Pinus elliptii	11.5	Preserve
1096	Slash Pine	Pinus elliptii	13	Remove
1097	Laurel Oak	Quercus laurifolia	3	Preserve
1098	Water Oak	Quercus nigra	5	Preserve
1099	Slash Pine	Pinus elliptii	10	Preserve
1100	Water Oak	Quercus nigra	5	Preserve
1101	Water Oak	Quercus nigra	13	Preserve
1102	Water Oak	Quercus nigra	6	Remove
1103	Laurel Oak	Quercus laurifolia	17.5	Preserve
1104	Slash Pine	Pinus elliptii	15	Preserve
1105	Slash Pine	Pinus elliptii	12	Remove
1106	Slash Pine	Pinus elliptii	17	Preserve
1107	Slash Pine	Pinus elliptii	13	Preserve
1108	Slash Pine	Pinus elliptii	12	Preserve
1109	Slash Pine	Pinus elliptii	14	Preserve
1110	Slash Pine	Pinus elliptii	12	Preserve
1111	Water Oak	Quercus nigra	7	Preserve
1112	Water Oak	Quercus nigra	15	Preserve
1113	Laurel Oak	Quercus laurifolia	15	Preserve
1114	Live Oak	Quercus virginiana	18	Preserve
1115	Laurel Oak	Quercus laurifolia	17	Preserve
1116	Slash Pine	Pinus elliptii	7	Preserve
1117	Water Oak	Quercus nigra	7	Preserve
1118	Camphor Tree	Camphora officinarum	10	Preserve
1119	Laurel Oak	Quercus laurifolia	15	Preserve
1120	Water Oak	Quercus nigra	16	Preserve

Tag #	Common Name	Scientific Name	DBH (inches)	Disposition
1121	Laurel Oak	Quercus laurifolia	16	Preserve
1122	Laurel Oak	Quercus laurifolia	6	Preserve
1123	Water Oak	Quercus laurifolia	8	Preserve
1124	Water Oak	Quercus nigra	8	Preserve
1125	Laurel Oak	Quercus laurifolia	12	Remove
1126	Slash Pine	Pinus elliptii	16	Preserve
1127	Water Oak	Quercus nigra	N/A	Preserve
1128	Slash Pine	Pinus elliptii	9	Remove
1129	Water Oak	Quercus nigra	5	Preserve
1130	Slash Pine	Pinus elliptii	13	Remove
1131	Slash Pine	Pinus elliptii	10	Preserve
1132	Slash Pine	Pinus elliptii	14	Preserve
1133	Slash Pine	Pinus elliptii	N/A	Preserve
1134	Water Oak	Quercus nigra	7.5	Preserve
1135	Slash Pine	Pinus elliptii	10	Remove
1136	Slash Pine	Pinus elliptii	23	Preserve
1137	Water Oak	Quercus virginiana	11	Preserve
1138	Slash Pine	Pinus elliptii	8	Remove
1139	Laurel Oak	Quercus laurifolia	8	Preserve
1140	Water Oak	Quercus nigra	11	Preserve
1141	Slash Pine	Pinus elliptii	8	Preserve
1142	Slash Pine	Pinus elliptii	14	Preserve
1143	Water Oak	Quercus nigra	5	Preserve
1144	Slash Pine	Pinus elliptii	16	Preserve
1145	Laurel Oak	Quercus laurifolia	6	Preserve
1146	Slash Pine	Pinus elliptii	15	Preserve
1147	Slash Pine	Pinus elliptii	15	Remove
1148	Water Oak	Quercus nigra	9	Preserve
1149	Bald Cypress	Taxodium distichum	6.5	Preserve
1150	Slash Pine	Pinus elliptii	14	Preserve
1151	Slash Pine	Pinus elliptii	11	Remove
1152	Slash Pine	Pinus elliptii	17	Remove
1153	Water Oak	Quercus nigra	15	Preserve
1154	Slash Pine	Pinus elliptii	14	Preserve
1155	Slash Pine	Pinus elliptii	25	Preserve
1156	Laurel Oak	Quercus laurifolia	7	Preserve
1157	Laurel Oak	Quercus laurifolia	5	Preserve
1158	Water Oak	Quercus nigra	8	Preserve
1159	Slash Pine	Pinus elliptii	6.5	Preserve
1160	Slash Pine	Pinus elliptii	13	Preserve
1161	Water Oak	Quercus nigra	7	Preserve
1162	Slash Pine	Pinus elliptii	5	Preserve
1163	Slash Pine	Pinus elliptii	6	Preserve
1164	Laurel Oak	Quercus laurifolia	13	Preserve
1165	Slash Pine	Pinus elliptii	16	Preserve
1166	Slash Pine	Pinus elliptii	14	Preserve
1167	Slash Pine	Pinus elliptii	11	Preserve
1168	Water Oak	Quercus nigra	4	Preserve
1169	Laurel Oak	Quercus laurifolia	10	Preserve
1170	Slash Pine	Pinus elliptii	7	Preserve
1171	Laurel Oak	Quercus laurifolia	8	Preserve
1172	Laurel Oak	Quercus laurifolia	16	Preserve
1173	Laurel Oak	Quercus laurifolia	N/A	Remove
1174	Slash Pine	Pinus elliptii	14	Preserve
1175	Laurel Oak	Quercus laurifolia	15	Preserve
1176	Slash Pine	Pinus elliptii	14	Preserve
1177	Water Oak	Quercus nigra	7.5	Preserve
1178	Slash Pine	Pinus elliptii	10	Preserve
1179	Water Oak	Quercus nigra	7	Remove
1180	Slash Pine	Pinus elliptii	9	Preserve
1181	Laurel Oak	Quercus laurifolia	11	Remove
1182	Slash Pine	Pinus elliptii	11	Preserve
1183	Slash Pine	Pinus elliptii	15	Preserve
1184	Slash Pine	Pinus elliptii	10	Preserve
1185	Water Oak	Quercus nigra	6.5	Preserve
1186	Slash Pine	Pinus elliptii	11	Preserve
1187	Laurel Oak	Quercus laurifolia	7	Preserve
1188	Slash Pine	Pinus elliptii	14	Remove
1189	Slash Pine	Pinus elliptii	17.5	Preserve
1190	Water Oak	Quercus nigra	4	Preserve
1191	Water Oak	Quercus nigra	6	Preserve
1192	Water Oak	Quercus nigra	7	Preserve
1193	Laurel Oak	Quercus laurifolia	10	Remove
1194	Slash Pine	Pinus elliptii	14	Preserve
1195	Laurel Oak	Quercus laurifolia	5	Preserve
1196	Laurel Oak	Quercus laurifolia	5	Remove
1197	Laurel Oak	Quercus laurifolia	6	Preserve
1198	Laurel Oak	Quercus laurifolia	14	Remove
1199	Laurel Oak	Quercus laurifolia	10	Remove
1200	Slash Pine	Pinus elliptii	13	Preserve
1201	Magnolia	Magnolia grandiflora	10	Preserve
1202	Camphor Tree	Camphora officinarum	6	Remove
1203	Magnolia	Magnolia grandiflora	11	Preserve
1204	Camphor Tree	Camphora officinarum	8	Remove
1205	Camphor Tree	Camphora officinarum	7	Remove
1207	Laurel Oak	Quercus laurifolia	N/A	Preserve
1208	Camphor Tree	Camphora officinarum	6	Remove
1209	Laurel Oak	Quercus laurifolia	N/A	Preserve
1210	Laurel Oak	Quercus laurifolia	15	Preserve
1211	Laurel Oak	Quercus laurifolia	13	Remove
1212	Laurel Oak	Quercus laurifolia	14	Remove
1213	Water Oak	Quercus nigra	4	Preserve
1214	Laurel Oak	Quercus laurifolia	18	Preserve
1215	Sabal Palm	Sabal palmetto	10'	Preserve
1216	Laurel Oak	Quercus laurifolia	5	Preserve
1217	Laurel Oak	Quercus laurifolia	17	Remove
1218	Water Oak	Quercus nigra	18	Preserve
1219	Camphor tree	Camphora officinarum	5	Preserve
1220	Magnolia	Magnolia grandiflora	8	Preserve
1221	Laurel Oak	Quercus laurifolia	N/A	Remove
1222	Camphor Tree	Camphora officinarum	12	Preserve
1224	Sabal Palm	Sabal palmetto	5.5'	Preserve
1225	Magnolia	Magnolia grandiflora	7	Remove
1226	Laurel Oak	Quercus laurifolia	5	Remove
1227	Laurel Oak	Quercus laurifolia	8	Remove
1228	Laurel Oak	Quercus laurifolia	17	Remove
1229	Sabal Palm	Sabal palmetto	6'	Preserve
1230	Laurel Oak	Quercus laurifolia	13	Preserve
1231	Red Cedar	Juniperus virginiana	10	Remove
1232	Laurel Oak	Quercus laurifolia	13	Remove
1233	Laurel Oak	Quercus laurifolia	11	Preserve
1234	Sabal Palm	Sabal palmetto	14'	Preserve
1235	Laurel Oak	Quercus laurifolia	15	Preserve
1236	Slash Pine	Pinus elliptii	33	Preserve
1237	Camphor Tree	Camphora officinarum	6	Preserve
1238	Laurel Oak	Quercus laurifolia	N/A	Preserve
1239	Water Oak	Quercus nigra	12	Preserve
1240	Magnolia	Magnolia grandiflora	4	Remove
1241	Magnolia	Magnolia grandiflora	13	Preserve

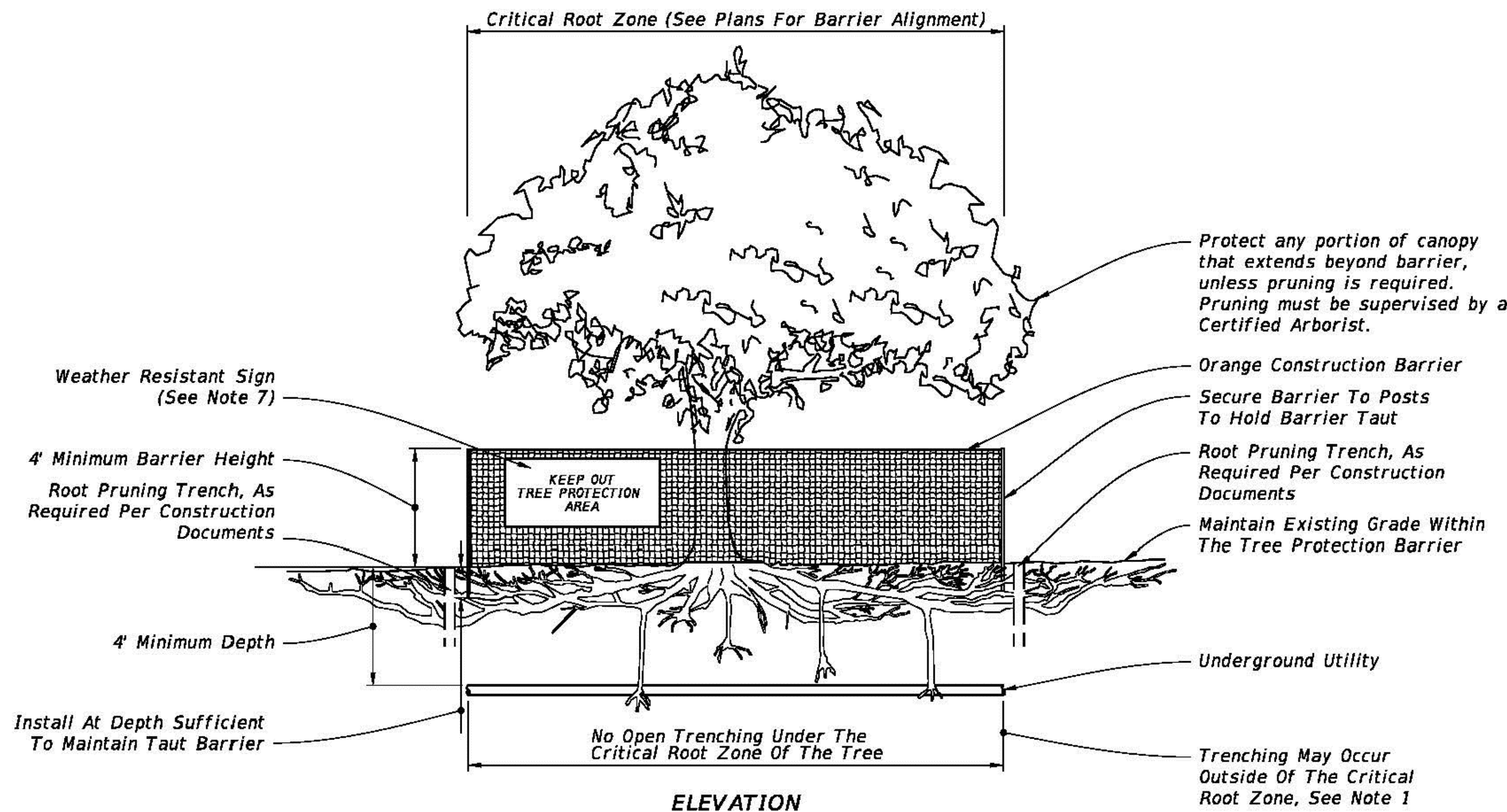
Tag #	Common Name	Scientific Name	DBH (inches)	Disposition
1242	Laurel Oak	Quercus laurifolia	N/A	Preserve
1243	Camphor Tree	Camphora officinarum	7	Remove
1244	Laurel Oak	Quercus laurifolia	12	Remove
1245	Slash Pine	Pinus elliptii	29	Preserve
1246	Sabal Palm	Sabal palmetto	16'	Preserve
1247	Water Oak	Quercus nigra	5	Preserve
1248	Laurel Oak	Quercus laurifolia	11	Preserve
1249	Slash Pine	Pinus elliptii	13	Preserve
1250	Laurel Oak	Quercus laurifolia	13	Preserve
1251	Water Oak	Quercus nigra	5	Preserve
1252	Water Oak	Quercus nigra	5	Preserve
1253	Magnolia	Magnolia grandiflora	7	Preserve
1254	Laurel Oak	Quercus laurifolia	15	Remove
1255	Laurel Oak	Quercus laurifolia	10	Preserve
1256	Water Oak	Quercus nigra	8	Preserve
1257	Laurel Oak	Quercus laurifolia	16	Preserve
1258	Live Oak	Quercus virginiana	11	Preserve
1259	Magnolia	Magnolia grandiflora	3	Preserve
1260	Slash Pine	Pinus elliptii	N/A	Preserve
1261	Slash Pine	Pinus elliptii	14	Preserve
1262	Slash Pine	Pinus elliptii	15	Preserve
1263	Camphor Tree	Camphora officinarum	6	Preserve
1264	Slash Pine	Pinus elliptii	13	Remove
1265	Slash Pine	Pinus elliptii	10	Preserve
1266	Laurel Oak	Quercus laurifolia	13	Remove
1267	Laurel Oak	Quercus laurifolia	7	Remove
1268	Slash Pine	Pinus elliptii	17	Remove
1269	Slash Pine	Pinus elliptii	10	Remove
1270	Slash Pine	Pinus elliptii	15	Remove
1271	Laurel Oak	Quercus laurifolia	9	Remove
1272	Laurel Oak	Quercus laurifolia	12	Preserve
1273	Slash Pine	Pinus elliptii	14	Remove
1274	Laurel Oak	Quercus laurifolia	12	Preserve
1275	Slash Pine	Pinus elliptii	14	Remove
1276	Slash Pine	Pinus elliptii	17	Preserve
1277	Laurel Oak	Quercus laurifolia	5	Preserve
1278	Laurel Oak	Quercus laurifolia	8	Preserve
1279	Slash Pine	Pinus elliptii	10	Preserve
1280	Laurel Oak	Quercus laurifolia	7.5	Remove
1281	Slash Pine	Pinus elliptii	15	Remove
1282	Laurel Oak	Quercus laurifolia	13	Preserve
1283	Laurel Oak	Quercus laurifolia	8	Remove
1284	Slash Pine	Pinus elliptii	10	Preserve
1285	Laurel Oak	Quercus laurifolia	6	Preserve
1286	Slash Pine	Pinus elliptii	17	Remove
1287	Slash Pine	Pinus elliptii	16	Remove
1288	Slash Pine	Pinus elliptii	10	Remove
1289	Slash Pine	Pinus elliptii	7	Remove
1290	Slash Pine	Pinus elliptii	14	Remove
1291	Laurel Oak	Quercus laurifolia	12	Remove
1292	Slash Pine	Pinus elliptii	13	Remove
1293	Sabal Palm	Sabal palmetto	6'	Preserve
1294	Slash Pine	Pinus elliptii	7	Remove
1295	Laurel Oak	Quercus laurifolia	7	Remove
1296	Slash Pine	Pinus elliptii	10	Remove
1297	Laurel Oak	Quercus laurifolia	7	Remove
1300	Laurel Oak	Quercus laurifolia	18	Remove
1301	Slash Pine	Pinus elliptii	18	Preserve
1302	Slash Pine	Pinus elliptii	12	Preserve
1303	Slash Pine	Pinus elliptii	15	Preserve
1304	Water Oak	Quercus nigra	3	Preserve
1305	Slash Pine	Pinus elliptii	12	Remove
1306	Magnolia	Magnolia grandiflora	5.5	Preserve
1307	Laurel Oak	Quercus laurifolia	5	Preserve
1308	Slash Pine	Pinus elliptii	10	Preserve
1309	Water Oak	Quercus nigra	8	Preserve
1310	Water Oak	Quercus nigra	8	Preserve
1311	Slash Pine	Pinus elliptii	14	Preserve
1312	Slash Pine	Pinus elliptii	10	Preserve
1313	Slash Pine	Pinus elliptii	11	Remove
1314	Water Oak	Quercus nigra	4	Preserve
1315	Laurel Oak	Quercus laurifolia	9	Preserve
1316	Water Oak	Quercus nigra	14	Preserve
1317	Laurel Oak	Quercus laurifolia	11	Remove
1318	Laurel Oak	Quercus laurifolia	7	Remove
1319	Laurel Oak	Quercus laurifolia	8	Preserve
1320	Laurel Oak	Quercus laurifolia	8	Preserve
1321	Laurel Oak	Quercus laurifolia	7	Preserve
1322	Water Oak	Quercus nigra	8	Preserve
1323	Laurel Oak	Quercus laurifolia	4	Remove
1324	Slash Pine	Pinus elliptii	12	Preserve
1325	Slash Pine	Pinus elliptii	9.5	Preserve
1326	Slash Pine	Pinus elliptii	13	Preserve
1327	Magnolia	Magnolia grandiflora	6	Preserve
1328	Laurel Oak	Quercus laurifolia	9	Preserve
1329	Slash Pine	Pinus elliptii	11	Preserve
1330	Slash Pine	Pinus elliptii	9	Preserve
1331	Slash Pine	Pinus elliptii	13	Preserve
1332	Water Oak	Quercus nigra	4	Preserve
1333	Slash Pine	Pinus elliptii	10	Preserve
1334	Water Oak	Quercus nigra	7	Preserve
1335	Slash Pine	Pinus elliptii	17	Preserve
1336	Water Oak	Quercus nigra	12	Preserve
1337	Slash Pine	Pinus elliptii	10	Preserve
1338	Water Oak	Quercus nigra	11	Preserve
1339	Laurel Oak	Quercus laurifolia	10	Preserve
1340	Slash Pine	Pinus elliptii	10.5	Preserve
1341	Slash Pine	Pinus elliptii	9	Preserve
1342	Laurel Oak	Quercus laurifolia	4	Preserve
1343	Slash Pine	Pinus elliptii	17	Preserve
1344	Live Oak	Quercus virginiana	20	Preserve
1345	Slash Pine	Pinus elliptii	10	Preserve
1346	Water Oak	Quercus nigra	12	Preserve
1347	Laurel Oak	Quercus laurifolia	7	Preserve
1348	Water Oak	Quercus nigra	14	Preserve
1349	Slash Pine	Pinus elliptii	16	Preserve
1350	Slash Pine	Pinus elliptii	8	Preserve
1351	Laurel Oak	Pinus elliptii	8	Preserve
1352	Laurel Oak	Quercus laurifolia	7.5	Preserve
1353	Slash Pine	Pinus elliptii	10	Remove
1354	Water Oak	Quercus nigra	4	Preserve
1355	Water Oak	Quercus nigra	6	Preserve
1356	Water Oak	Quercus nigra	7	Preserve
1357	Slash Pine	Pinus elliptii	7	Preserve
1358	Slash Pine	Pinus elliptii	16	Preserve
1359	Laurel Oak	Quercus laurifolia	6	Preserve
1360	Water Oak	Quercus nigra	8	Preserve
1361	Laurel Oak	Quercus laurifolia	8	Preserve
1362	Water Oak	Quercus nigra	12	Remove

NOTES:

1. Critical Root Zone: Extends in all directions from trunk of tree to a distance equal to one foot per inch of trunk diameter at breast height.
2. Staging, storage, dumping, washing and operation of equipment is not permitted within the limits of the tree protection barrier, including during barrier installation.
3. Install all tree protection prior to commencement of construction and remove when directed by the Engineer. Maintain protection at all times.
4. For closely spaced groups of trees, place the tree protection barrier around the entire group.
5. Inspect trunk protection and tree quarterly to prevent girdling. Adjust bands to allow tree growth as needed.
6. See plans for any additional requirements or modifications within the tree protection area.
7. Place weather resistant sign every 50' along the barrier, with 6" minimum text height and provide text in English and Spanish. Sign should read "Keep Out Tree Protection Area".
8. Alternate tree protection systems approved by the Engineer may be used in lieu of the tree protection barrier detailed on this Index as long as the critical root zone is protected.
9. The Critical Root Zone may be reduced, in the field, by a certified Arborist or Landscape Architect.

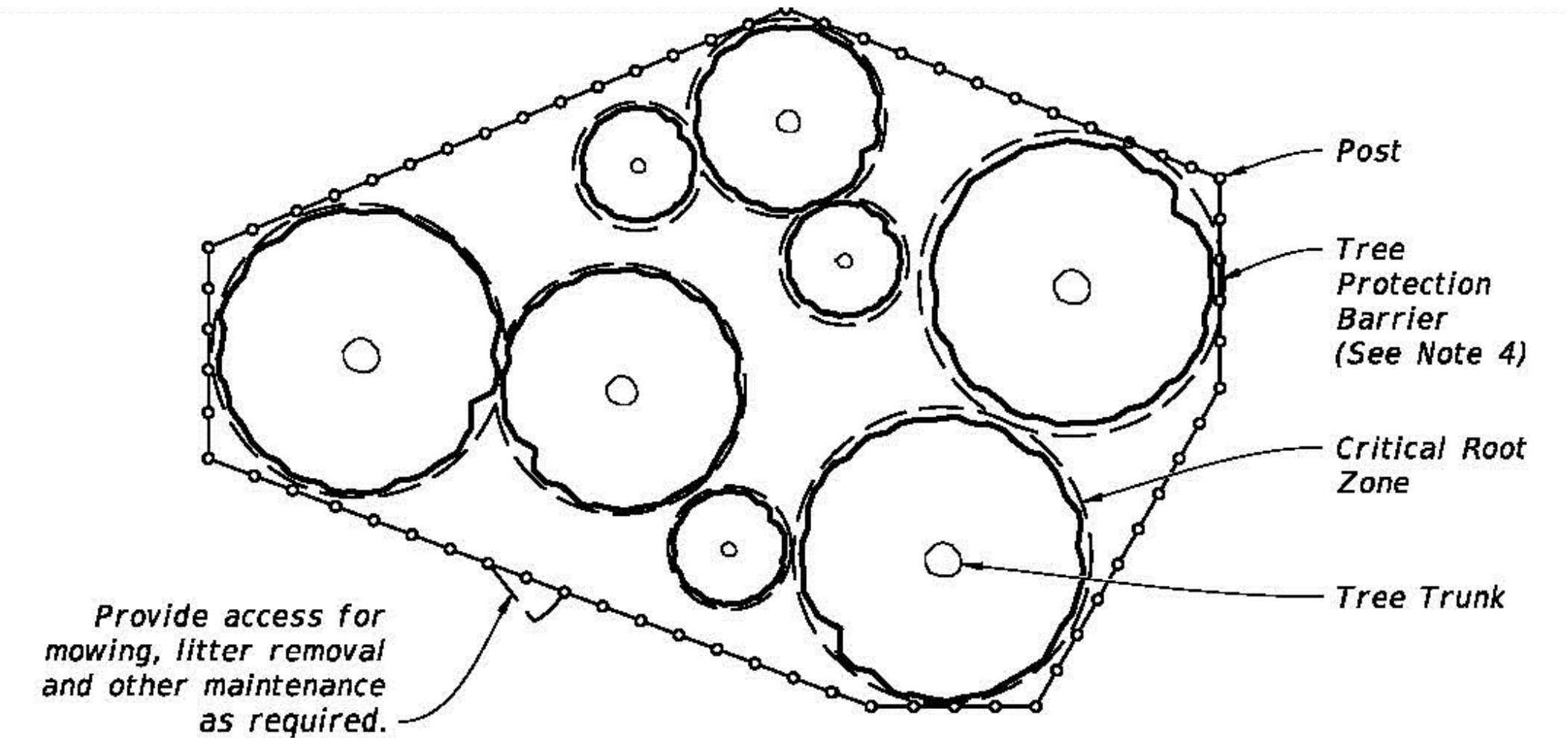


PLAN



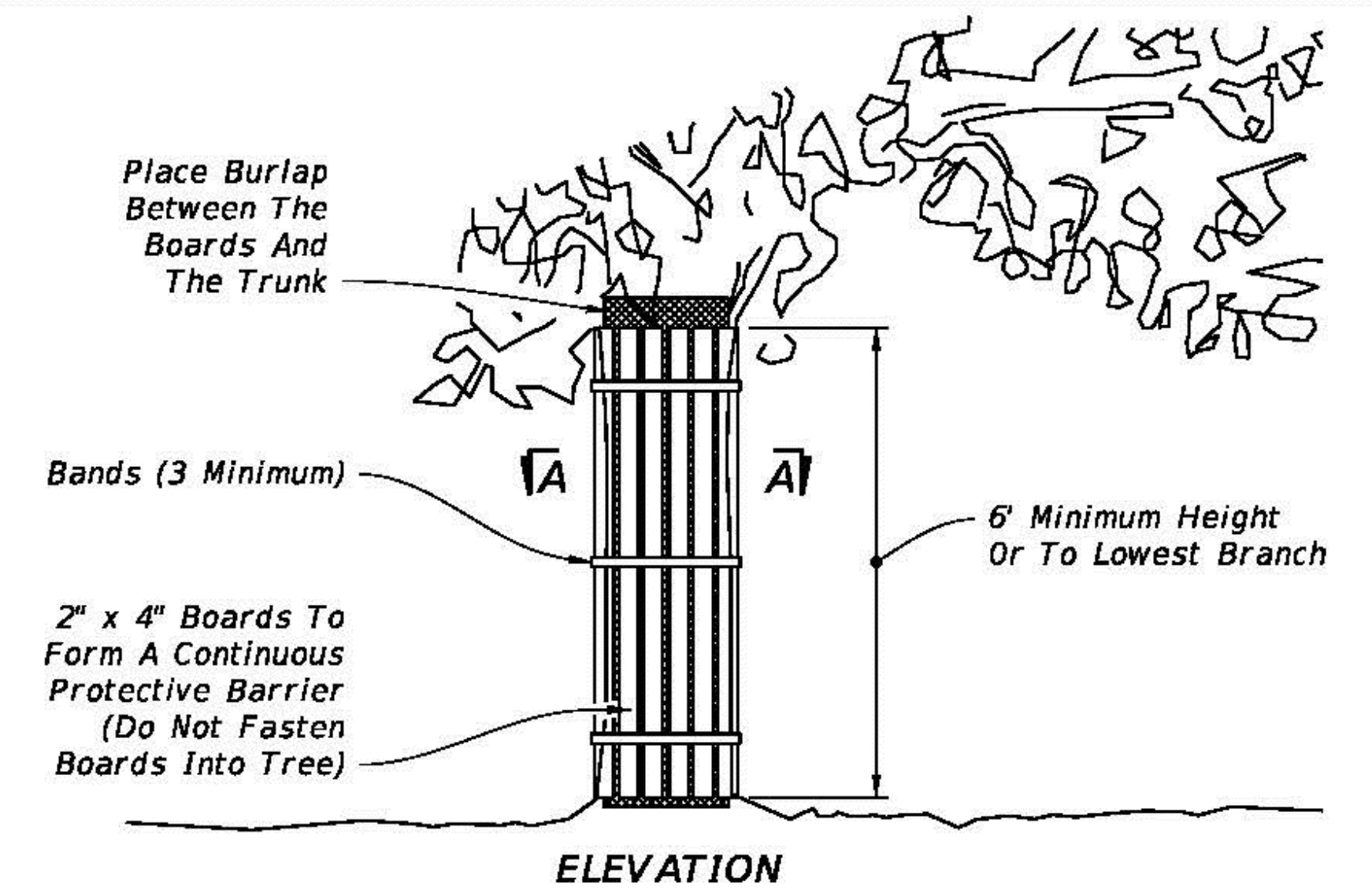
ELEVATION

TREE PROTECTION BARRIER

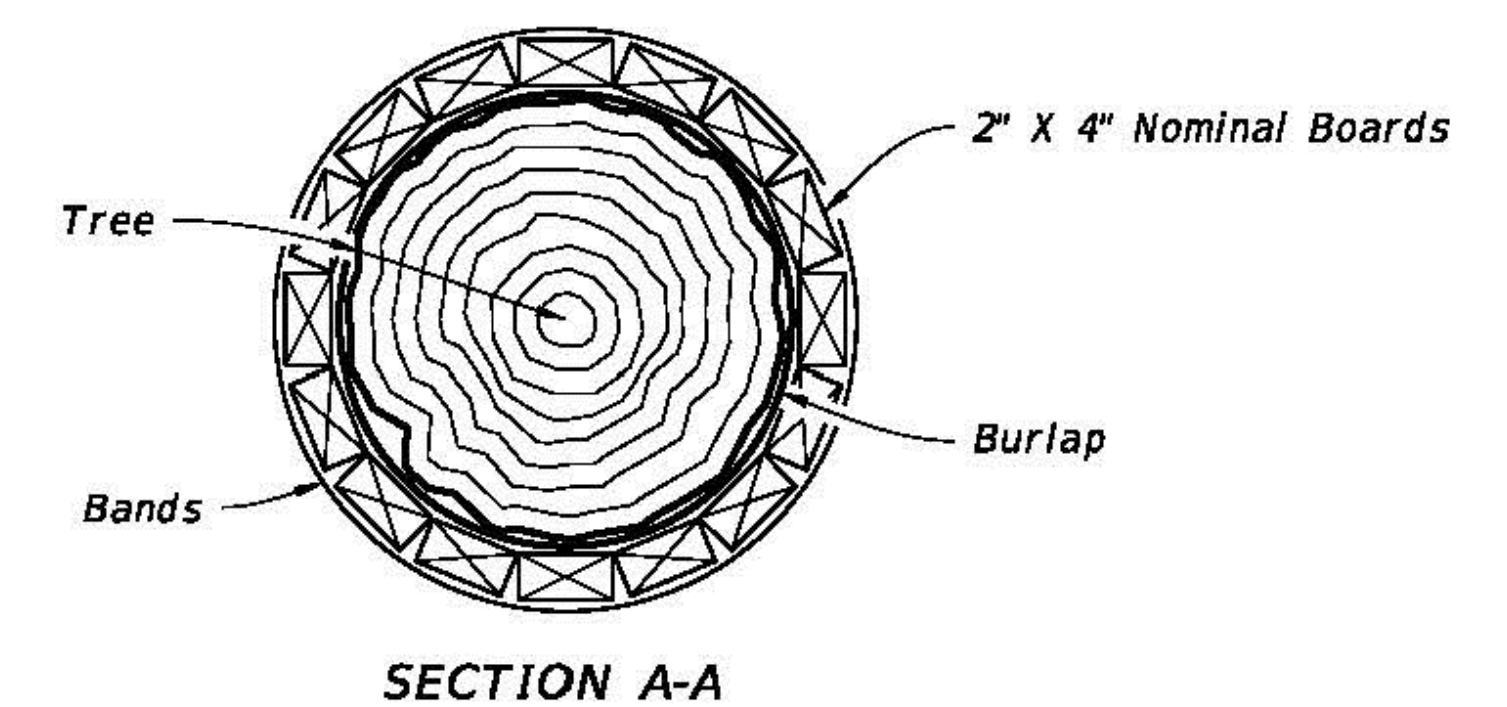


PLAN

PROTECTION BARRIER FOR TREE GROUPINGS



ELEVATION



SECTION A-A

NOTES:

1. Trunk protection may be used when Tree Protection Barrier can not be reasonably erected, when approved by Engineer.
2. See Selective Clearing and Grubbing Plan for location of trunk protection, when applicable.
3. Adjust bands to allow tree growth (inspect quarterly to prevent girdling).

TRUNK PROTECTION

NOT AUTHORIZED FOR
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FORMAL CITY APPROVAL

WGI
wginc.com
2033 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

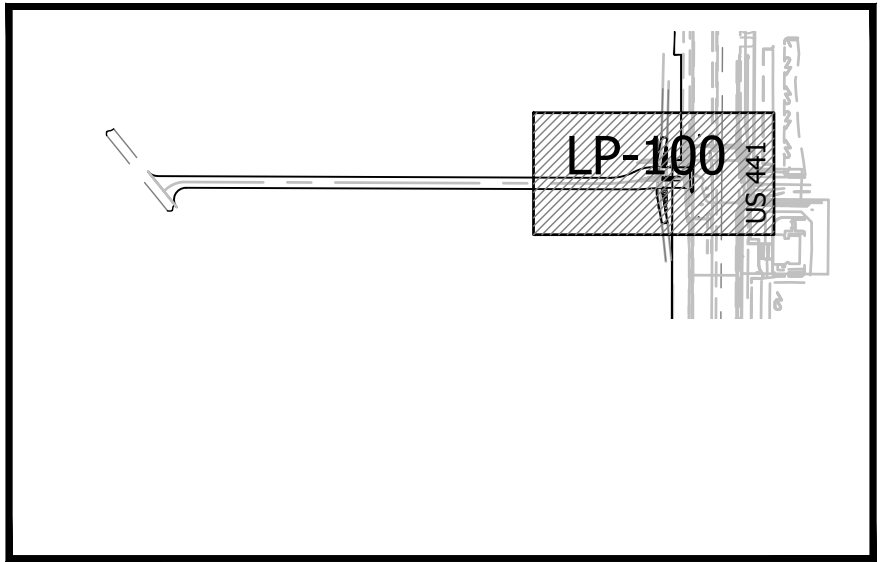
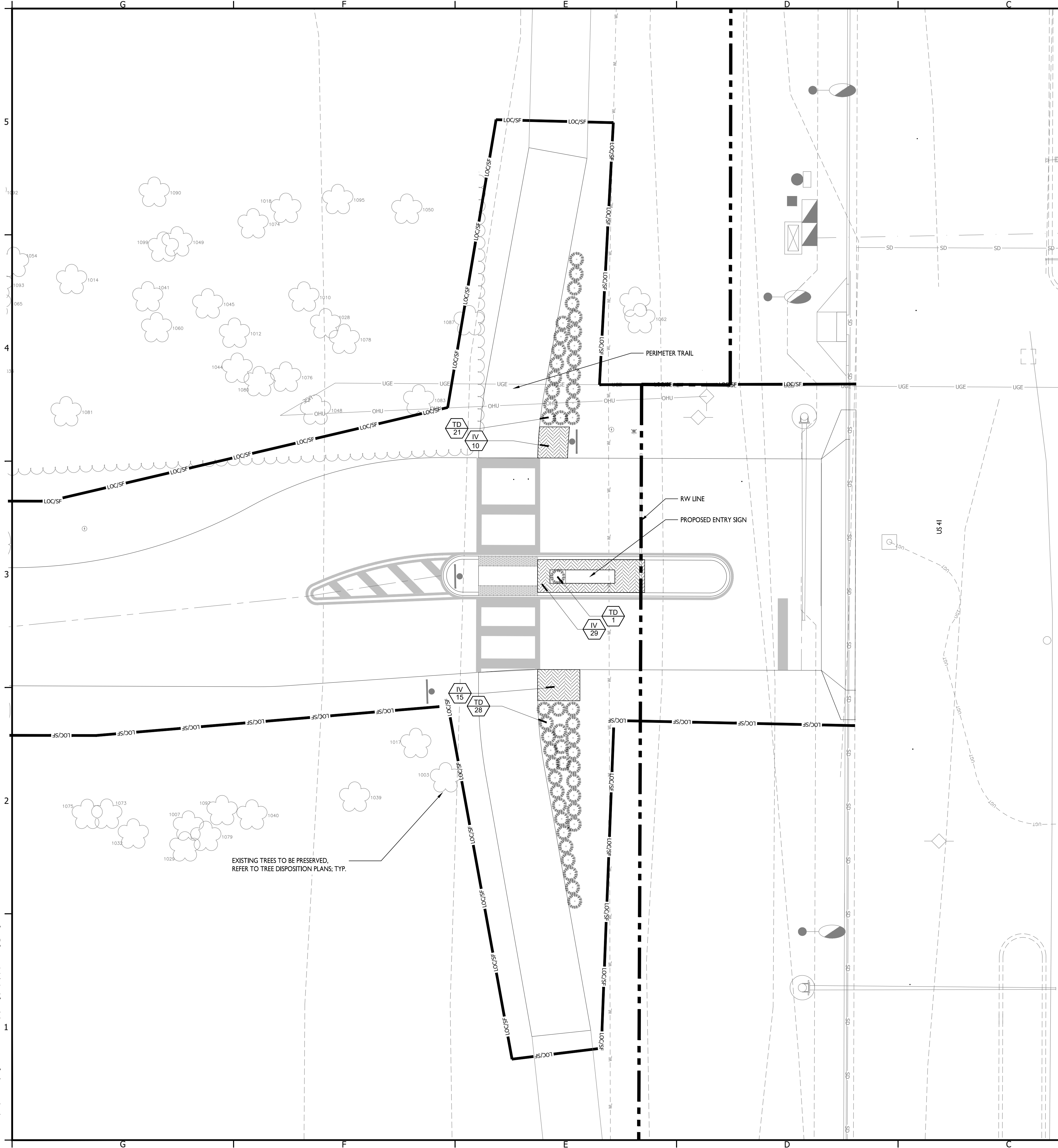
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PURPOSES.
PREPARED UNDER THE
SUPERVISION OF
KIRSTEN SIEGEL
LA #6667375

INITIAL SUBMITTAL
APRIL 22, 2024

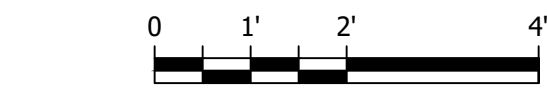
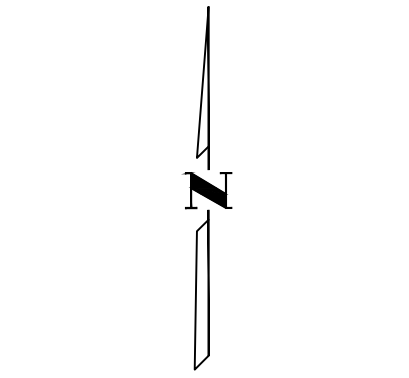
WHISPERING PINES PARK
ENTRANCE ROAD IMPROVEMENTS
INVERNESS, FL
TREE PROTECTION DETAILS

SHEET
LD-103

SHEET: 4/10/2024, 1:58:49 PM
ROUTED BY: KIRSTEN SIEGEL
DRAWING: P:\DRAWING\2024\Whispering Pines Park CA 41 - Entrance\LA\Drawings\landscape\ENTRANCE LP 100.dwg



KEY MAP
SCALE: N.T.S.



LEGEND

- BOUNDARY / R.O.W.
- LOC/SF LIMIT OF CONSTRUCTION
- EXISTING TREE TO BE PRESERVED

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
SHRUBS				
TD	50	Dwarf Fakahatchee Grass	Tripsacum dactyloides nana	24" HT X 24" SPRD
SHRUB AREAS				
IV	54	Yaupon Holly	Ilex vomitoria	12" HT x 12" SPRD

LANDSCAPE NOTES:

- THESE NOTES ARE IN ADDITION TO FDOT STANDARD LAP SPECIFICATIONS. IF ANY CONFLICTS EXIST, FDOT SPECIFICATIONS TAKE PRECEDENCE.
- CONTRACTOR IS REQUIRED TO FURNISH AN ARBORIST FOR THE CARE OF VEGETATION DURING CONSTRUCTION, INCLUDING ROOT AND BRANCH PRUNING.
- REFER TO THE FLORIDA INVASIVE SPECIES COUNCIL'S (FISC; FORMERLY THE FLORIDA EXOTIC PEST PLANT COUNCIL, FLEPPC) LATEST LIST OF (CATEGORY I) INVASIVE PLANT SPECIES REFER TO THE WEBSITE, [HTTP://WWW.FLEPPC.ORG/](http://www.fleppc.org/) FOR THE PLANT LIST. MAINTAIN THE SITE THROUGHOUT THE ESTABLISHMENT PERIOD TO PREVENT THE REGROWTH OF VEGETATION REMOVED (EITHER WITH THE USE OF HERBICIDES OR HAND REMOVAL).
- TREE PROTECTION BARRIERS SHALL BE INSTALLED TO PROTECT ROOT SYSTEMS OF EXISTING TREES AND PALMS IN THE CONSTRUCTION AREA DURING CONSTRUCTION. CONSTRUCTION MATERIALS, VEHICLES AND EQUIPMENT SHALL NOT BE STORED WITHIN THE TREE PROTECTION BARRIERS.
- CARE SHALL BE TAKEN TO AVOID EXCESSIVE ROOT DAMAGE TO EXISTING TREES AND PALMS WHEN EXCAVATING.
- STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
- CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
- TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
- IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
- ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
- IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
- REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
- ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL TO WARRANTIED BY LANDSCAPE CONTRACTOR FOR 1 YEAR AFTER FINAL ACCEPTANCE

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL

CERT NO: 6091



951.687.2220

NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
KIRSTEN SIEGEL
LA #6667375

INITIAL SUBMITTAL
APRIL 22, 2024

WHISPERING PINES PARK
ENTRANCE ROAD IMPROVEMENTS
INVERNESS, FL

LANDSCAPE PLAN

SHEET

LP-100

4279.05

PLANNED BY: WILSON ENGINEERING
 DRAWN BY: WILSON ENGINEERING
 CHECKED BY: WILSON ENGINEERING
 DATE: 04/22/2024
 PROJECT: WHISPERING PINES PARK
 SHEET: S-001

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 CONSTRUCTION PRIOR TO
 FORMAL CITY APPROVAL

CERT NO. 16951

 2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

NOT FOR CONSTRUCTION,
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 PURPOSES.
 PREPARED UNDER THE
 SUPERVISION OF
 THOMAS TUSTIN
 PE No. 91257

INITIAL SUBMITTAL
 APRIL 22, 2024

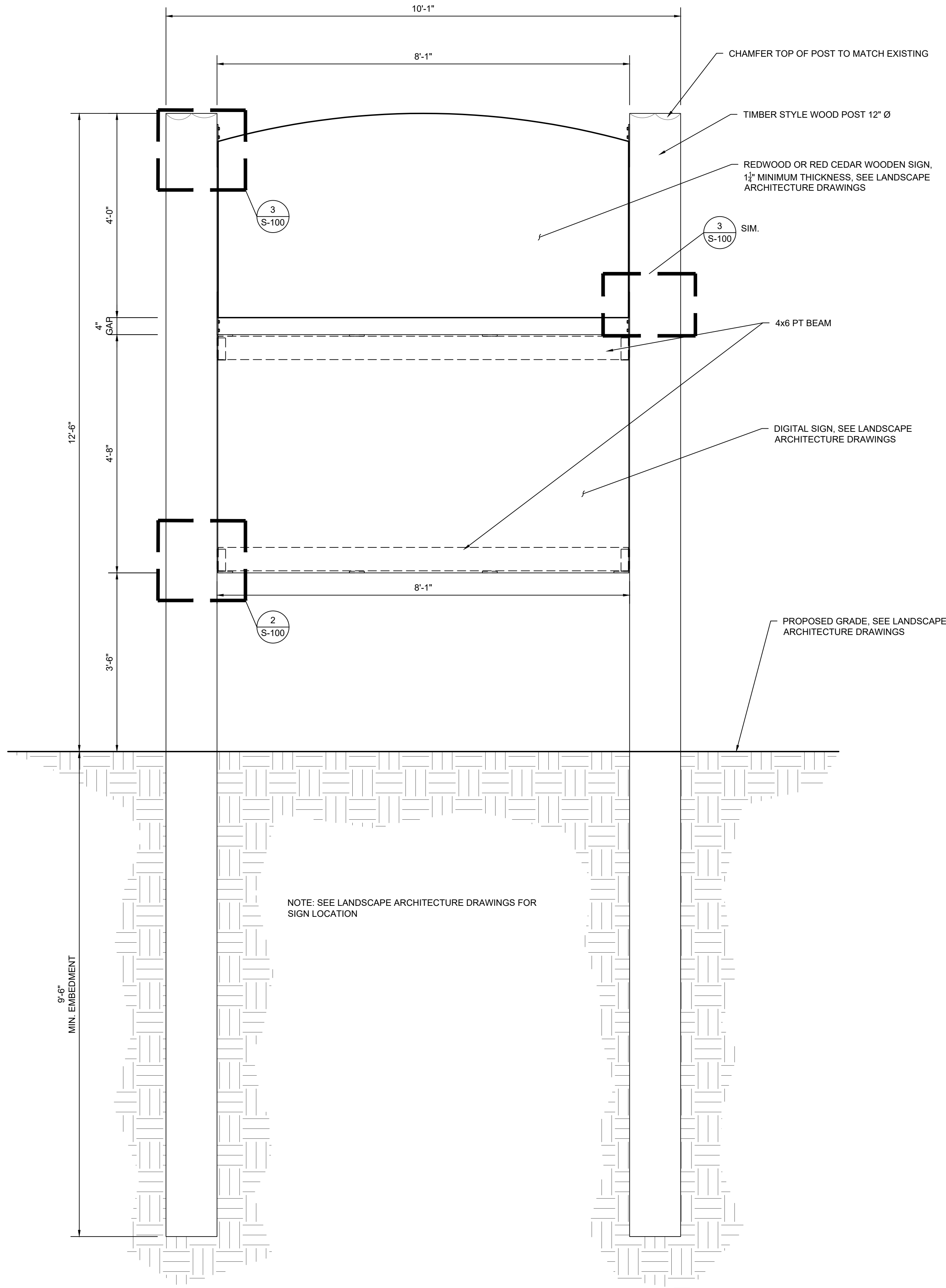
WHISPERING PINES PARK
 ENTRANCE ROAD IMPROVEMENTS
 INVERNESS, FL

GENERAL NOTES

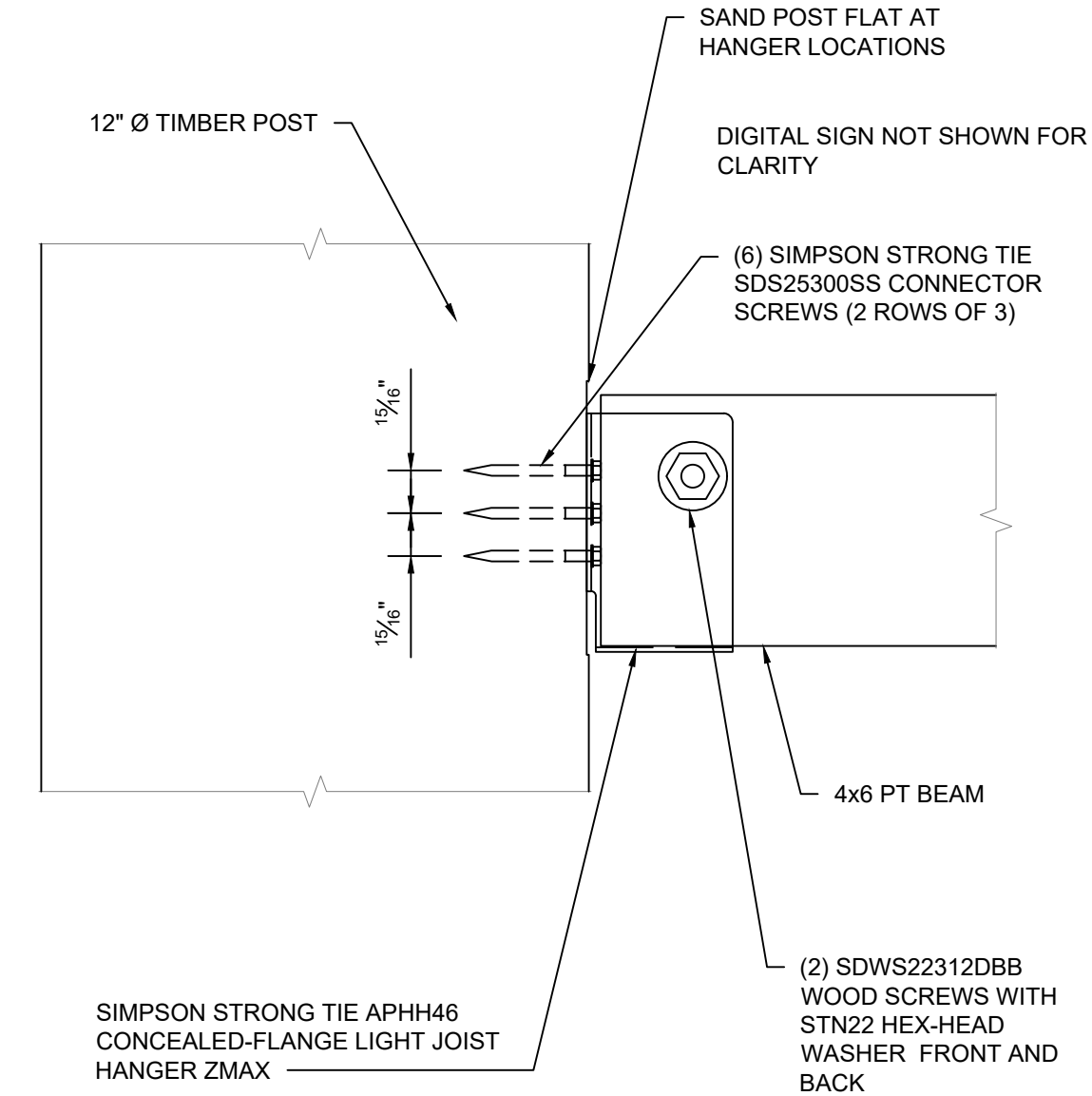
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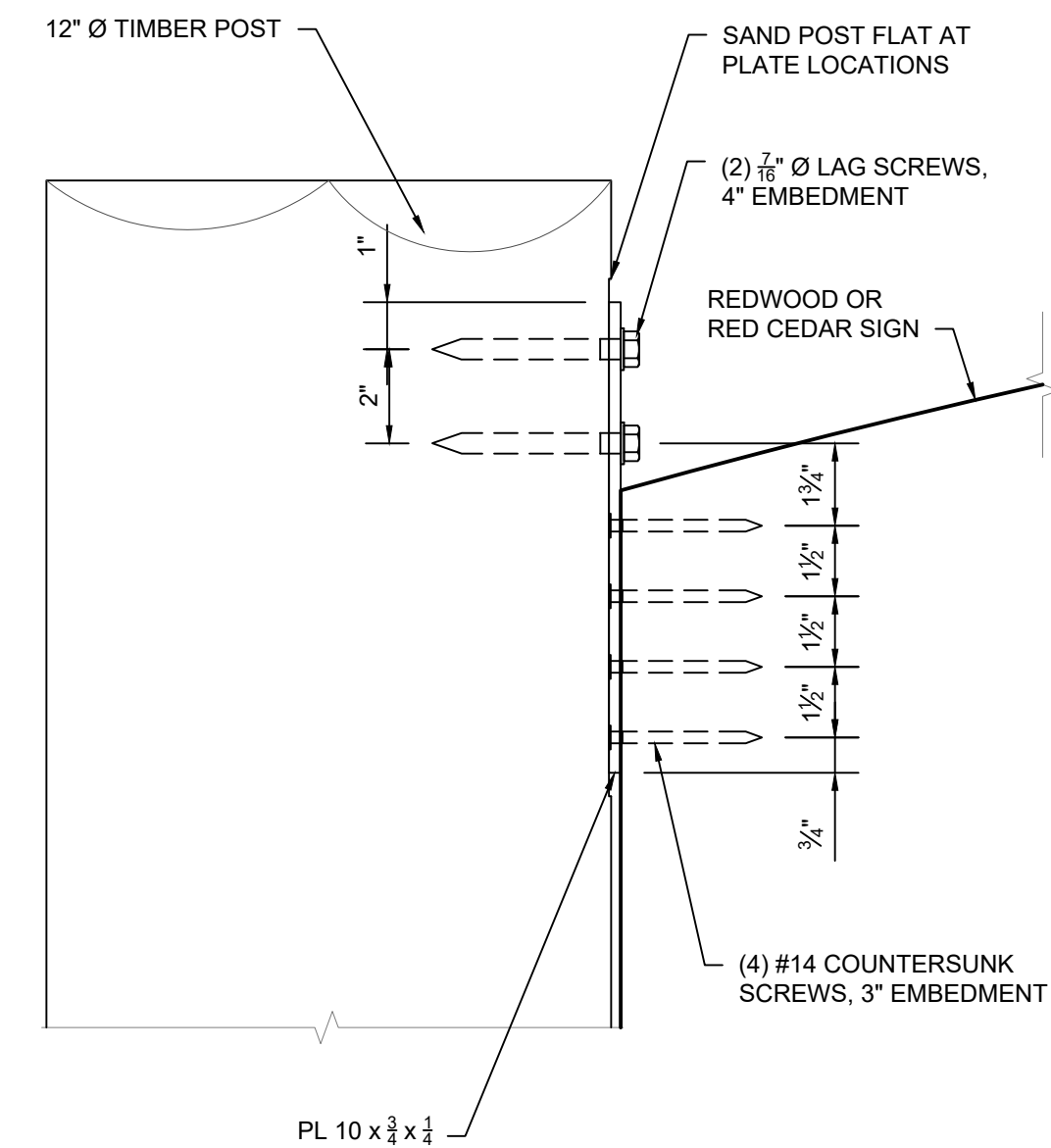
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CHECKED BY: T. C. FULTON
PROJECT: WHISPERING PINES PARK, CA 41
FILE: 12/20/2023 10:51 AM



1 ENTRANCE SIGN ELEVATION
Scale: 3/4" = 1'-0"



2 BEAM CONNECTION DETAIL
Scale: 3" = 1'-0"



3 WOOD SIGN CONNECTION DETAIL
Scale: 3" = 1'-0"

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FORMAL CITY APPROVAL



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PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
THOMAS TUSTIN
PE No. 91257

INITIAL SUBMITTAL
APRIL 22, 2024

WHISPERING PINES PARK
ENTRANCE ROAD IMPROVEMENTS
INVERNESS, FL

ENTRANCE SIGN DETAILS

SHEET
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S:\MKTG\4727\2024\8-30\AM
ROUTED BY: TIG GEBALDO
DRAWING: P-429-000-000-Whispering Pines Park GS-41-Entrance-MEP PL-029-000.dwg

ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR	G, GND	GROUND
AFG	ABOVE FINISHED GRADE	GWB	GYP SUM WALL BOARD
E	EXISTING	H.D.	HAND DRYER
ETR	EXISTING TO REMAIN	INT	INTERCOM/PAGING CABINET
EWC	ELECTRIC WATER COOLER	MTG	MOUNTING
EW H	ELECTRIC WATER HEATER	MTD	MOUNTED
EG	EQUIPMENT GROUND	M.H.	MOUNTING HEIGHT
ESB	ENERGY SAVING BALLAST	N/A	NOT APPLICABLE
EXP	EXPLOSION PROOF	PROJ	PROJECTOR LOCATION
FACP	FIRE ALARM CONTROL PANEL	U.O.N.	UNLESS OTHERWISE NOTED
FATC	FIRE ALARM TERMINAL CABINET	R	REMOVE
GFI	GROUND FAULT PROTECTION	RL	RELOCATED
		WP	WEATHER PROOF

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	MOUNTING
	BRANCH CIRCUIT CONDUIT AND WIRE CONCEALED ABOVE CEILING OR BEHIND FINISHED WALL	N/A
	BRANCH CIRCUIT CONDUIT AND WIRE CONCEALED BELOW FINISHED FLOOR OR UNDERGROUND.	N/A
	RACEWAY EXPOSED ON WALL OR CEILING	N/A
	HOMERUN TO PANELBOARD - LETTER INDICATES PANEL, NUMBER INDICATES CIRCUIT, MINIMUM 3/4" CONDUIT. NOTE: ANY HOMERUN WITHOUT FURTHER DESIGNATION INDICATES TWO #12 AWG AND #12 AWG EQUIPMENT GROUND. PC OUTLET REQUIRES SEPARATE NEUTRAL, MIN. #10 AWG. DEDICATED CIRCUIT REQUIRES SEPARATE NEUTRAL	N/A
	RACEWAY RISER, UP OR DOWN AS NOTED	N/A
	CONDUIT CAPPED	N/A
	120/208 VOLT POWER PANELBOARD	M.H. 6'-0" TO TOP OR AS NOTED
	NON-FUSIBLE SWITCH	M.H. 6'-0" TO TOP OR AS NOTED
	FUSIBLE SAFETY SWITCH	M.H. 6'-0" TO TOP OR AS NOTED
	JUNCTION BOX OR OUTLET BOX, 4" SQUARE BOX UNLESS OTHERWISE NOTED	AS NOTED
	JUNCTION BOX OR OUTLET BOX, 4" SQUARE BOX UNLESS OTHERWISE NOTED	WALL MOUNTED
	POWER COMPANY METER ENCLOSURE	AS NOTED

THIS IS A STANDARD LEGEND. NOT ALL DEVICES SHOWN ARE USED IN THESE DOCUMENTS.

ELECTRICAL GENERAL NOTES:
(THESE NOTES APPLY TO ALL SHEETS)

- ALL ELECTRICAL WORK SHALL MEET ALL OF THE REQUIREMENTS OF THE FOLLOWING:
 - FLORIDA BUILDING CODE (FBC) 8TH EDITION (2023): THIS CODE INCLUDES THE 2023 FBC BUILDING, MECHANICAL, PLUMBING, ENERGY CONSERVATION, FUEL GAS, ACCESSIBILITY, AND TEST PROTOCOLS VOLUMES. FURTHER, SEE "REFERENCED STANDARDS" IN THE FBC BUILDING CHAPTER 35; FBC MECHANICAL CHAPTER 15; FBC PLUMBING CHAPTER 15; FBC ENERGY CONSERVATION CHAPTER 6; AND FBC FUEL GAS CHAPTER 8) (EFFECTIVE DECEMBER 31, 2023).
 - 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE (FFPC): THIS CODE ALSO INCLUDES THE FLORIDA VERSIONS OF NFPA 1 AND NFPA 101. (EFFECTIVE DECEMBER 31, 2023).
 - 2020 NATIONAL ELECTRIC CODE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND VERIFY THE EXISTING CONDITIONS TO GAIN KNOWLEDGE OF THE SCOPE OF WORK INVOLVED.
- "PROVIDE" SHALL MEAN "FURNISH AND INSTALL".
- IN GENERAL, THESE DRAWINGS ARE SCHEMATIC IN NATURE AND SHOULD NOT BE SCALED. IT SHALL NOT BE THE INTENT OF THESE PLANS AND/OR SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM.
- ELECTRICAL INSTALLATION SHALL BE CLOSELY COORDINATED WITH ALL OTHER TRADES. REVIEW THE ENTIRE SET OF DOCUMENTS FOR COORDINATION. NO COST SHALL BE ASSOCIATED WITH ILL-TIMED INSTALLATION INCLUDING ANY REPAIRS OR REPLACEMENTS.
- ALL CONDUITS AND BOXES SHALL BE CONCEALED UNLESS OTHERWISE NOTED. ALL CONDUIT RUNS ARE SCHEMATIC IN NATURE. EXACT ROUTING TO BE DETERMINED IN THE FIELD UNLESS OTHERWISE NOTED.
- APPLY A BITUMASTIC COATING FOR ALL CONDUITS PENETRATING FLOOR SLABS FROM BELOW GRADE.
- PROVIDE ALL REQUIRED PULL BOXES, JUNCTION BOXES, ETC. FOR A COMPLETE INSTALLATION.
- ALL CONDUCTORS SHALL BE STRANDED COPPER, THHN/THWN, MINIMUM #12 AWG. ALL CONDUCTORS SHALL BE IN CONDUIT. FLEXIBLE CONDUIT SHALL BE LIMITED TO A MAXIMUM OF 6'-0" IN LENGTH.
- MC CABLE OR OTHER PREMANUFACTURED CABLING SHALL NOT BE USED UNLESS APPROVED BY THE OWNER AND ENGINEER.
- ALL CIRCUITS SHALL CONTAIN A SEPARATE, GREEN, COPPER GROUNDING CONDUCTOR.
- PANELBOARDS SHALL BE ACCURATELY LABELED TO IDENTIFY FINAL CIRCUIT NUMBERS UTILIZED, THEIR LOAD AND LOCATON.
- PROVIDE HANDLE TIES FOR 2 OR MORE SINGLE POLE WITH SHARED NEUTRALS TO COMPLY WITH NEC 210.4 (B)

ELECTRICAL DRAWING INDEX

- E-001 ELECTRICAL LEGEND AND GENERAL NOTES
E-100 ELECTRICAL SITE PLAN AND RISER DIAGRAM

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
ROBERT C. ANSTO
P.E. #40858

INITIAL SUBMITTAL
APRIL 22, 2024

WHISPERING PINES PARK
ENTRANCE ROAD IMPROVEMENTS
INVERNESS, FL

ELECTRICAL LEGEND AND GENERAL NOTES

SHEET
E-001

4279.05

MechanicalElectrical

Plumbing

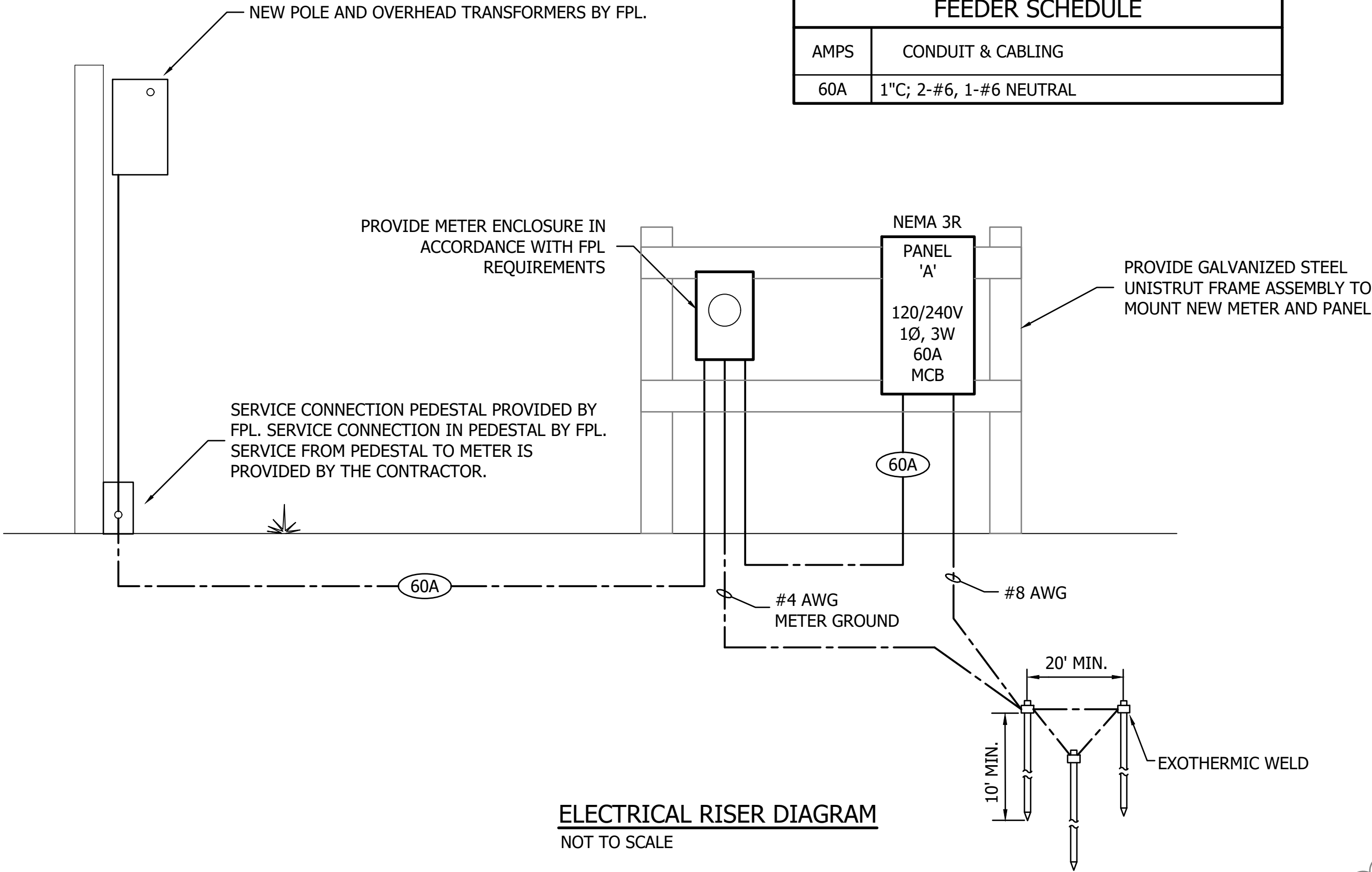
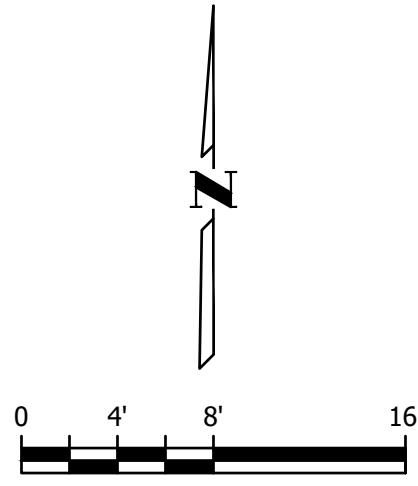
3111 W DR. MARTIN LUTHER KING JR.
BOULEVARD, SUITE 375,
TAMPA, FLORIDA, 33607 813.574.3190

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WGI - MEP PROJECT NO. - 23009

FEEDER SCHEDULE	
AMPS	CONDUIT & CABLING
60A	1" C; 2-#6, 1-#6 NEUTRAL



ELECTRICAL RISER DIAGRAM
NOT TO SCALE

PROVIDE POWER FOR ENTRY SIGN. PROVIDE TWO (2) 20 AMP, 120 VOLT, SINGLE POLE CIRCUITS FOR CONNECTION TO EACH SIDE OF THE SIGN. MAKE CONNECTION AT JUNCTION BOX ON SIGN.

NEW ENTRY SIGN

ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"



Mechanical • Electrical

Plumbing

3111 W DR. MARTIN LUTHER KING JR. BOULEVARD, SUITE 375, TAMPA, FLORIDA, 33607 813.574.3190

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WGI - MEP PROJECT NO. - 23009

NOT AUTHORIZED FOR
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TAMPA, FLORIDA, 33607 | 813.574.3190

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PURPOSES.

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SUPERVISION OF
ROBERT C. ANSTO
P.E. #40858

INITIAL SUBMITTAL
APRIL 22, 2024

WHISPERING PINES PARK
ENTRANCE ROAD IMPROVEMENTS
INVERNESS, FL

ELECTRICAL SITE PLAN AND RISER DIAGRAM

SHEET
E-100

4279.05

Agenda Memorandum - *City of Inverness*

May 7, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Lincoln Park Subdivision Road Vacate - Unnamed Road - Resolution for Public Hearing

CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Cory Dilmore, Public Works Director, Christopher Shoemaker, Director of Community Development

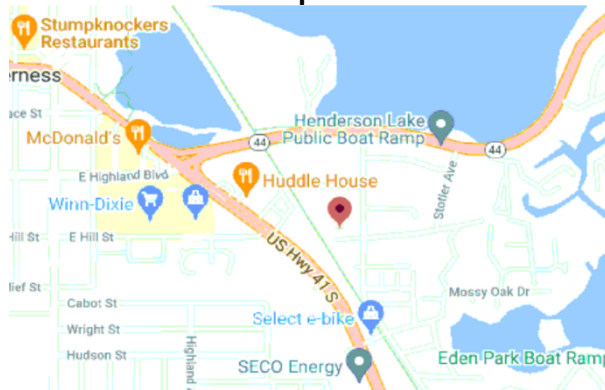
Enclosures:

1. Resolution 2024-05 Public Hearing Vacate Lincoln Park
2. Exhibit 1 Legal Description of Area to be Vacated and Application
3. Exhibit 2 Map and Sketch of Area to be Vacated
4. Exhibit 3 Utility Easements Not Applicable
5. Exhibit 4 Ownership and Encumbrance Report
6. Exhibit 5 Subdivision Plat Dedication
7. Exhibit 6 No Objection Utility Providers

Background

Street vacation is the legal process of undoing the creation of a public street typically created by the platting process. If approved, the City will renounce any claim or right to the land described. The vacated street ceases to be a public street and can no longer be accessed by the public. This request is for the vacation of an unnamed road that was created in 1949.

General Location Map



Street Vacation Policy

The City of Inverness has a detailed street vacation policy dating back to 1989. To initiate the process, the applicant(s) must submit a petition with the six exhibits listed below:

1. Completed, notarized Petition containing a legal description of the street/alley/easement being

petitioned for vacation.

2. Map clearly showing the location and vicinity of the street/alley/easement being petitioned for vacation.

3. If it is determined there are utility lines within the street/alley/easement, or if there are plans to install utilities in that location, a duly executed Utility Easement Agreement

indicating the area to be used. The Easement must be submitted and recorded when the Resolution vacating the street/alley/easement is recorded (NOT APPLICABLE)

4. Current Ownership and Encumbrance Report from a title company verifying ownership of all contiguous property owners – this must agree with the names submitted on the Petition.

5. A copy of the subdivision plat cover sheet, if applicable, for review of the dedication.

6. Consent/Objection/Comment form from all utility companies, signed by authorized representative which shall indicate their approval, objection or comments regarding the proposed vacation. The executed form will become a part of the official street vacation file.

7. Upon receiving the petition, staff reviews the petition for completeness and then initiates the City approval process shown below.

Street Vacation Approval Process

1. Planning and Zoning Committee recommend action on the petition 5.1.24
2. City Council reviews action by Planning and Zoning Committee
3. City Council initiates public hearing date 5.21.24 at their meeting of 5.7.24
4. City Clerk provides Notice of Public Hearing for publication Citrus Chronicle
5. City Council conducts public hearing 5.21.24
6. City Council considers final passage to vacate by Resolution (4 votes required)
7. City Clerk provides Notice of Council Action for publication Citrus Chronicle
8. City Clerk records final Resolution and public notices

This property was platted in 1949 and the road is “on paper only” as it was never paved or used for ingress and egress for the subdivision. The 25-foot road is split by the property boundary of the Florida Trail owned by the State of Florida and the private property owned by the applicant.

A typical road vacation splits the road and provides fifty percent of the area to the property owner on either side of the road. In this case the applicant and the State of Florida own the underlying fee simple land. This vacation is to remove the platted roadway so the applicant may develop the 12.5-feet of their property where the platted road is located.

Recommended Action:

1. Allow staff to present
2. Motion, second, and vote to read Resolution 2024-05 by title only
3. Deliberate the matter
4. Motion, second, and vote to adopt Resolution 2024-05 to set a Public Hearing on May 21, 2024 for the Vacation of an Unnamed Road within the Lincoln Park Subdivision by roll call

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

Eric Williams

RESOLUTION 2024 – 05

A RESOLUTION PROVIDING PUBLIC HEARING ON PETITION FOR VACATING A CITY STREET OR ALLEY.

WHEREAS Bryan Mobley did petition the City Council of the City of Inverness, Florida to vacate, abandon, discontinue, and close that certain street located in the City of Inverness, Florida, and described in the Exhibit A to follow; and

WHEREAS it is further petitioned this Council to renounce and disclaim any right of the City or Public in and to said land; and

WHEREAS, it further Petitioned the City Council to hold a public hearing and advertise the same in accordance with the laws of the State of Florida.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Inverness, Florida in meeting duly assembled on the 7th day of May, 2024, that a Public Hearing be held on the 21st day of May 2024, at 5:30 PM to determine the advisability of vacating, abandoning, discontinuing and closing the above named streets. The Public Hearing shall be held at the City Hall, Inverness, Florida 212 W. Main Street.

BE IT FURTHER RESOLVED that Notice of said hearing shall be published one time in a newspaper of general circulation in Citrus County at least two weeks prior to the date of said hearing.

CITY OF INVERNESS

Date _____, 2024

BY: _____
Jacquie Hepfer
City Council President

ATTEST:

Susan Jackson
City Clerk

EXHIBIT "A"

Unnamed Platted Roadway – Lincoln Park Subdivision

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK D, LINCOLN PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 85°13'00" WEST, A DISTANCE OF 46.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°13'00" WEST FOR 27.91 FEET TO THE NORTHEAST RAILROAD RIGHT OF WAY LINE; THENCE NORTH 31°11'53" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 307.26 FEET; THENCE SOUTH 89°56'53" EAST, A DISTANCE OF 29.24 FEET; THENCE SOUTH 31°11'53" EAST, A DISTANCE OF 304.50 FEET TO THE POINT OF BEGINNING COVERING 6,476 +/- SQ.FT.

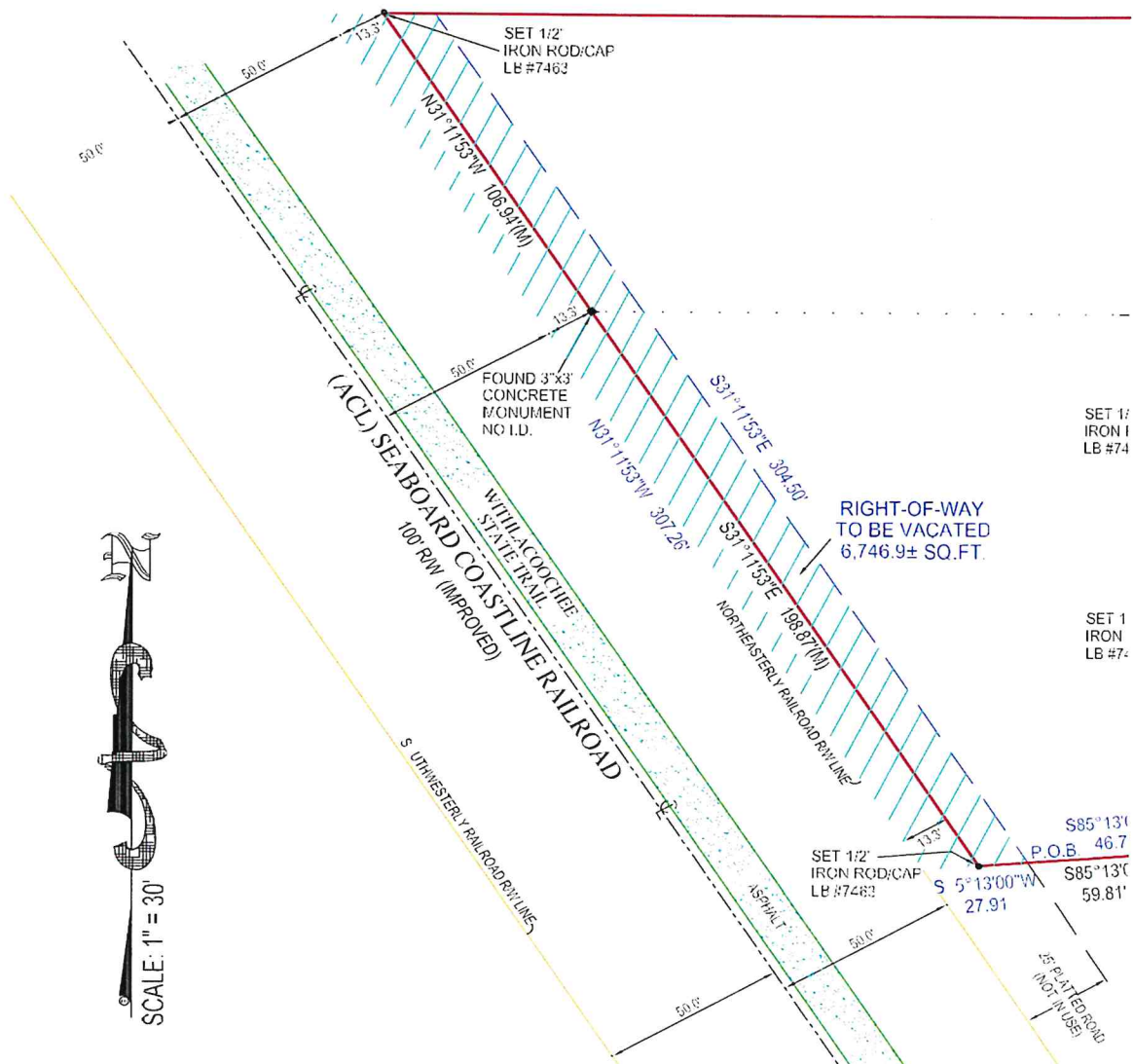


Exhibit 1 – Legal Description of Area to be Vacated

COMMENCE AT THE SOTHWEST CORNER OF LOT 1, BLOCK D, LINCOLN PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 85°13'00" WEST, A DISTANCE OF 46.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°13'00" WEST FOR 27.91 FEET TO THE NORTHEAST RAILROAD RIGHT OF WAY LINE; THENCE NORTH 31°11'53" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 307.26 FEET; THENCE SOUTH 89°56'53" EAST, A DISTANCE OF 29.24 FEET; THENCE SOUTH 31°11'53" EAST, A DISTANCE OF 304.50 FEET TO THE POINT OF BEGINNING



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: 1/12/24

Application No: _____

Applicant Name: Bryan Mobley

Phone # _____

Address: 14573 Copeland Way Bradenton FL 34604

Email Address: Deputy Mobley@yahoo.com

Fax # _____

Applicant is: ☒ Owner ☐ Agent ☐ Purchaser ☐ Lessee

☐ Other _____

Owner's Name: Bryan Mobley

Phone # _____

Address: _____

Email Address: _____

Fax # _____

Application Type:

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

Reason for Request: Vacate prop. boundary 25'

Project Title (If any): _____

Property Address: 318 Washington Ave Inverness FL 34450

Property size (acres): 2.37

Parcel ID Number: _____

Existing use of Property: Undeveloped

Existing Zoning: _____

Existing land use designation: Residential

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

Type of Structure(s) on the property (house, shed, etc.): N/A

Proposed use of Property: Multi family

Proposed Zoning: MOR4 Proposed land use designation: _____

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

What utilities currently exist on the site?

☐ Water ☐ Sewer ☒ Well ☐ Septic ☐ None

What utilities are proposed to be used?

☐ Water ☐ Sewer ☐ Well ☐ Septic ☐ None

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

☐ Yes ☐ No

If yes, please describe and give application numbers: _____

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

All applications MUST provide the following:

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

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

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

Specific attachments:

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

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



City of Inverness

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

Property Owner & Agent Affidavit

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

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

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.

[Signature]
Property Owner's Signature

Agent's Signature

STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed) before me on
11/1/2024 (date) by
Bryan Mosby (name) of an affiant
deponent or other signer. He/She is personally known to me
or has presented DL as identification.

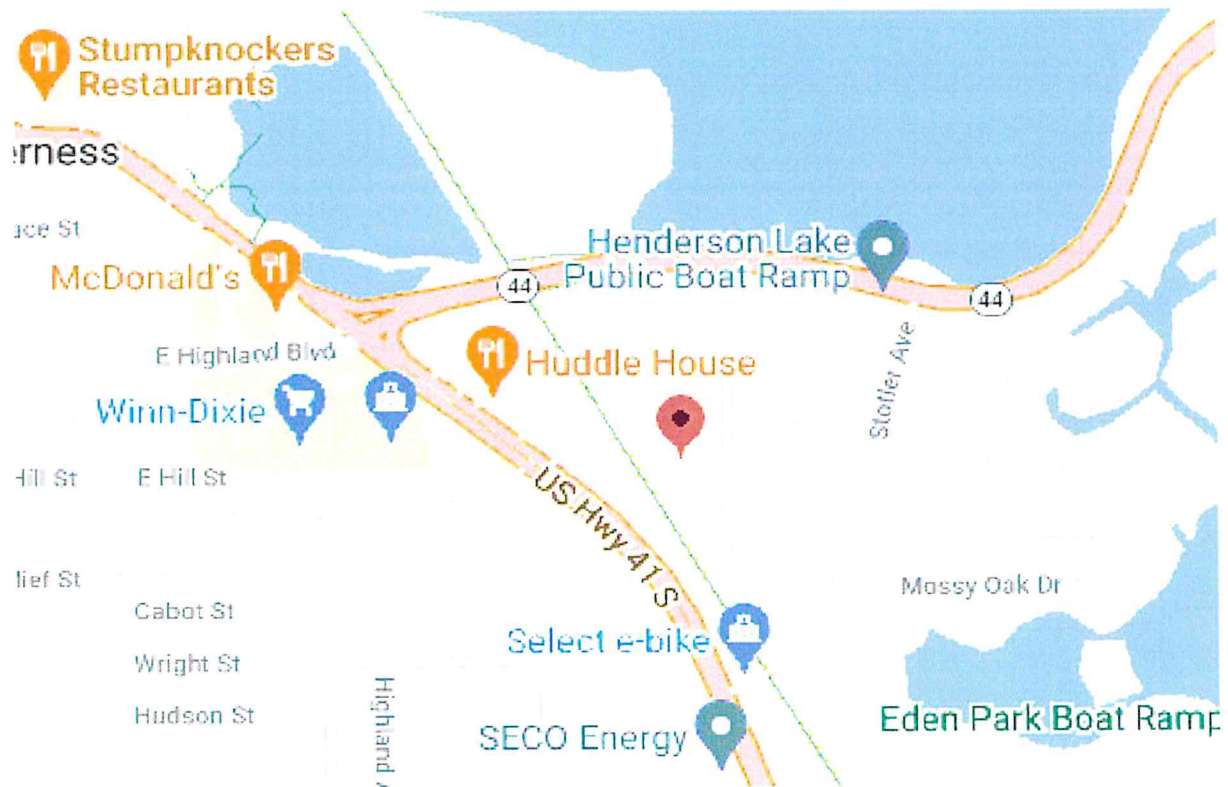
[Signature]
Public Notary

STATE OF FLORIDA
COUNTY OF CITRUS

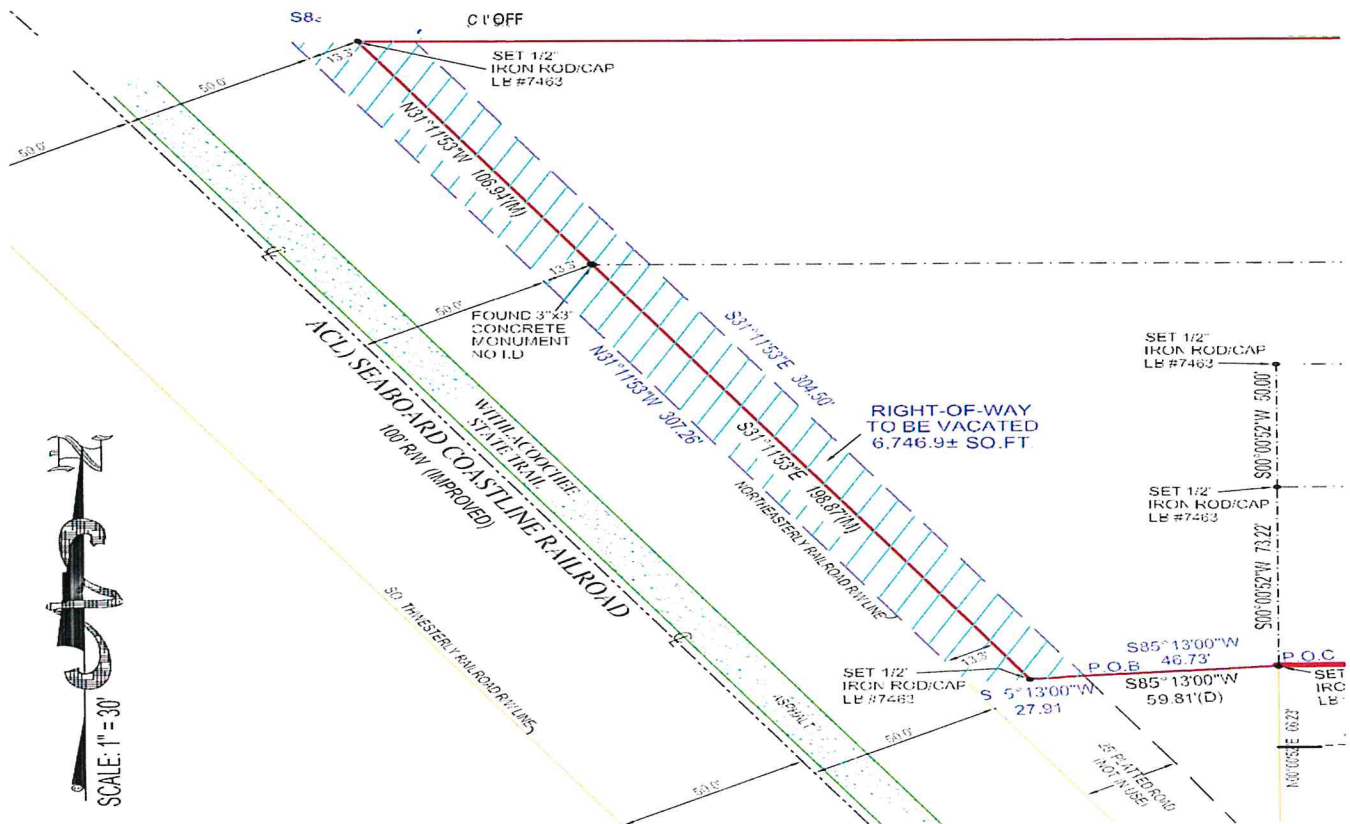
Subscribed and sworn to (or affirmed) before me on
____ (date) by
____ (name) of an affiant
deponent, or other signer. He/She is personally known to me
or has presented _____ as identification.

Public Notary

Exhibit 2 – Location Map and Sketch of Area to be Vacated



PARCEL I.D. #20E19S172
ALTKEY: 1959616



SCALE: 1" = 30'

Exhibit 3 – Utility Easements (Not Applicable)

Exhibit 4 – Current Ownership and Encumbrance Report

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

File Number 31742

Effective Date: May 11, 2022 at 8:00 a.m.

1. Policy or policies to be issued:

ALTA Owners 2006 with Florida Modifications

OWNER'S: \$40,000.00

PROPOSED INSURED: Bryan Mobley

2. The estate or interest in the land described in this Commitment and covered herein is Fee Simple, and the title thereto is at the effective date hereof vested in:

Deborah Hagin, Successor Trustee of the Pasco Land Trust #1, dated June 25, 1987, by virtue of that certain Declaration of Appointment of Successor Trustee of the Pasco Land Trust #1, dated March 11, 2022 and recorded on March 22, 2022, in Official Records Book 3265, Page 1520; Warranty Deed recorded in Official Records Book 834, Page 225; Warranty Deed recorded in Official Records Book 1290, Page 1643, all of the Public Records of Citrus County, Florida.

3. The land referred to in this Commitment is described as follows:

See Attached Exhibit "A" Legal Description

AGS TITLE AGENCY
3812 West Linebaugh Avenue
Tampa, Florida 33618
(813) 933-3322

COUNTERSIGNED: Wmca

Exhibit "A"
Legal Descriptions

PARCEL 1:

PARCEL NUMBER: 20E19S1722120

TAX ALTKEY NUMBER: 1959730

Parcel 47PASCO.02: Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ Section 17, Township 19 South, Range 20 East, thence run North $89^{\circ}50'30''$ West a distance of 20 Feet to the Westerly right of way line of Washington Street as shown on the plat of Lincoln Park Subdivision, as recorded in Plat Book 2, Page 50, of the Public Records of Citrus County, Florida, thence run South along said Westerly right of way line a distance of 479.42 Feet to the Point of Beginning, thence run North $89^{\circ}56'30''$ West a distance of 528.06 Feet to the Northeasterly right of way line of the Seaboard Coastline Railroad (ACL Railroad). Thence run South $31^{\circ}11'53''$ East along said right of way line a distance of 107.34 Feet, thence run South $89^{\circ}56'30''$ East 472.45 Feet to the aforementioned Westerly right of way line of Washington Street, thence North along said right of way line 91.42 Feet to the Point of Beginning.

AND

PARCEL 2:

PARCEL NUMBER: 20E19S1722210

TAX ALTKEY NUMBER: 1959705

Parcel 47PASCO.01: Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 19 South, Range 20 East, thence North $89^{\circ}56'30''$ West, a distance of 20 Feet to the Westerly right-of-way line of Washington Street as Shown on the plat of Lincoln Park Subdivision, as recorded in Plat Book 2, Page 50, of the Public Records of Citrus County, Florida, thence South along said Westerly right-of-way line a distance of 570.84 Feet to the Point of Beginning, thence North $89^{\circ}56'30''$ West a distance of 472.45 Feet to the Northeasterly right-of-way line of the Seaboard Coastline Railroad (ACL Railroad), thence South $31^{\circ}11'53''$ East along said right-of-way line, a distance of 198.49 Feet, to the Northerly right-of way line of the Old Wildwood Road, thence North $85^{\circ}31'00''$ East along said right-of-way line, a distance of 59.81 feet to the Southwesterly corner of Lot 1, Block D of said Lincoln Park Subdivision, thence North 73.22 feet to the Northwest corner of said Lot 1, Block D, thence continue North 50 Feet, thence run East 155 Feet, thence run South 50 Feet, thence run East along the Northerly boundary of Lot 2, Block D, of Lincoln Park Subdivision a distance of 155 Feet to the Northeast corner of said Lot 2, Block D, thence run North along the aforementioned Westerly right of way of Washington Street a distance of 91.42 Feet to the Point of Beginning.

The above Parcel being a part of 17-19-20, known as Parcel 22210 on Citrus County Assessment Maps, more fully described in Official Records Book 549, Page 822, Less part described in Official Records Book 576, Page 1122 to McMahon (Parcel 22200) of the Public Records of Citrus County, Florida. Said Parcel also described in Official Records Book 832, Page 1707.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION 1**

File Number: 31742

All the following requirements must be met:

1. The proposed insured must notify the Company in writing of the name of any party not referred to in this commitment who will obtain an interest in the land or who will make a loan on the land. The Company will then make additional requirements or exceptions.
2. Documents satisfactory to the Company that convey the title or create the mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records:

Warranty Deed from Deborah Hagin, Individually and as Successor Trustee of the Pasco Land Trust #1, dated June 25, 1987, to Bryan Mobley, conveying the land described in Exhibit "A".
3. Pay the agreed amount for the estate or interest to be insured.
4. Pay the premiums, fees and charges for the Policy to the Company.
5. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable or which may be escrowed under the provisions of F.S. 196.295.
6. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are paid.
7. Evidence must be furnished from any taxing authorities having jurisdiction of the property that there do not exist pending assessments or liens against the property not shown by the Public Records.
8. Proof of payment, satisfactory to the Company, of all special assessments, recorded or unrecorded, including but not limited to special assessments arising under Chapter 159 of the Florida Statutes.
9. Payment of all County and/or municipal taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION 1 (Continued)**

File Number: 31742

County Property Taxes: Parcel 1

Parcel Number: 20E19S1722120

Tax Account No.: 1959730

The 2021 Taxes are paid in the gross tax amount of \$300.28

Homestead Exemption was not filed for 2021

County Property Taxes: Parcel 2

Parcel Number: 20E19S1722210

Tax Account No.: 1959705

The 2021 Taxes are paid in the gross tax amount of \$210.30

Homestead Exemption was not filed for 2021.

County Taxing Authority: Citrus County Tax Collector
210 N. Apopka Ave. Suite 100, Inverness, FL, 34450-4298
Telephone Number: (352) 341-6500
Tax Collector's Website: www.citrustc.us

NOTE: All items under Schedule B-1 to be deleted at closing upon satisfaction of all requirements set forth herein. The company reserves the right to make additional requirements when additional facts are disclosed by the compliance of the requirements shown on Schedule B, Section 1 herein.



**ALTA COMMITMENT FOR TITLE INSURANCE
WITH FLORIDA MODIFICATIONS**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

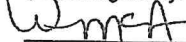
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:

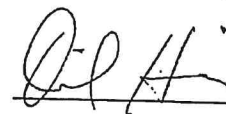

Authorized Countersignature

AGS Title Agency
Company Name

3812 West Linebaugh Avenue
Tampa, FL 33618
City, State




Frederick H. Eppinger
President and CEO


David Hisey
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I - Requirements;
 - (f) Schedule B, Part II - Exceptions; and
 - (g) "a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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Parcel Search ▼

Summary

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Residential

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Pictometry

Altkey: 1959730
MOBLEY BRYANParcel ID: 20E19S17 22120
314 WASHINGTON AVE , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

1 of 1

Return to Search Results
My Tax Year: 2024 ▼

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 4729 - SOUTHSIDE/LINCOLN PARK IN CITY LIMITS
 Tax District 000T - CITY OF INVERNESS
 Subdivision 003638 - UNREC TRACTS IN 17-19S-20E
 Short Legal PT OF 17-19-20 KNOWN AS PARCEL 22120 ON CITRUS
 COASSESSMENT MAP 157A : COM AT THE SE CORNER
 OF THE NE 1/4 OF SE 1/4 OF SEC 17-19-20 TH RUN N
 89DEG 56M 30S W A DIS OF 20

Est. Parcel Sqft 45,723
 Est. Parcel Acres 1.05
 Map SC-TW-RG 17-19S-20E

Actions

Neighborhood Sales
 Printable Summary
 Printable Version

Reports

Attribute Export
 Mailing List
 Property Record Card
 Original Trim Notice

Go

Mailing Address

Name MOBLEY BRYAN
 Mailing Address 14573 COPELAND WAY
 BROOKSVILLE FL 34604

Links

Search Help

All Owners

Name	Owner Type
MOBLEY BRYAN	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2023	\$15,270	\$0	\$15,270	\$15,270	\$0	\$15,270	\$0	\$338.34	Link
2022	\$15,270	\$0	\$15,270	\$15,270	\$0	\$15,270	\$0	\$329.96	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2023	000T	CITY OF INVERNESS	\$15,270	22.1563	\$338.33

Buyer Beware!

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

Special Assessments

Project #	Description	Amount
IARD	INVERNESS ADDITIONAL REDEVELOP	\$0.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/08/2022	\$40,000	3292/0285	14-SALE / MORE THAN 1 PARCEL	V
02/01/1999	\$4,000	1290/1643	14-SALE / MORE THAN 1 PARCEL	V
11/01/1979	\$8,600	0549/0786	14-SALE / MORE THAN 1 PARCEL	V

DISCLAIMER

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

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	A-ACREAGE	1.05		.0				LD

Home

Parcel Search ▾

Summary

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Land & Agriculture

Residential

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Misc Improvements

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Quick Links

Map

Pictometry

Altkey: 1959705
MOBLEY BRYANParcel ID: 20E19S17 22210
318 WASHINGTON AVE , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

1 of 1

[Return to Search Results](#)
My Tax Year: 2024 ▾

PC Code 0000 - VACANT
 Bldg Counts Res 0 / MH 0 / Comm 0
 Nbhd 4729 - SOUTHSIDE/LINCOLN PARK IN CITY LIMITS
 Tax District 000T - CITY OF INVERNESS
 Subdivision 003638 - UNREC TRACTS IN 17-19S-20E
 Short Legal COM AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF S17,19S, 20E, THN N 89DEG 56M 30S W, A DIST OF 20FT TO THE W'RLYROW LN OF WASHINGTON ST AS SHOWN ON PLAT OF LINCOLD PARK

Est. Parcel Sqft 39,281
 Est. Parcel Acres .90
 Map SC-TW-RG 17-19S-20E

Actions

Neighborhood Sales
 Printable Summary
 Printable Version

Reports

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

Go

Mailing Address

Name MOBLEY BRYAN
 Mailing Address 14573 COPELAND WAY
 BROOKSVILLE FL 34604

Links

[Search Help](#)

All Owners

Name	Owner Type
MOBLEY BRYAN	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2023	\$9,180	\$0	\$9,180	\$9,180	\$0	\$9,180	\$0	\$203.41	Link
2022	\$9,180	\$0	\$9,180	\$9,180	\$0	\$9,180	\$0	\$198.35	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2023	000T	CITY OF INVERNESS	\$9,180	22.1563	\$203.39

Buyer Beware!

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

Special Assessments

Project #	Description	Amount
IARD	INVERNESS ADDITIONAL REDEVELOP	\$0.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/08/2022	\$40,000	3292/0285	14-SALE / MORE THAN 1 PARCEL	V
11/01/1989	\$100	0834/0225	03-SAME FAMILY/DEED FOL	V
10/01/1989	\$1,900	0832/1707	01-CORRECTIVE/QC/TD/COT	V
11/01/1979	\$8,600	0549/0822	14-SALE / MORE THAN 1 PARCEL	V

DISCLAIMER

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

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0008-SFR NON-WATERFRONT	A-ACREAGE	.90	.0					LD

LINCOLN PARK

SUBDIVISION

IN SECTIONS 16 & 17, T. 19 S., R. 20 E.

CITRUS CO. FLORIDA.

JUNE 1949. SCALE 1" = 50 FT.

MOORHEAD ENG. CO.

OCALA FLORIDA.

DESCRIPTION

The 1/2 of W 1/2 of Government Lot 2, Section 16 Twp 19 S., R 20 E., more particularly described as follows: Beginning at the S.W. Corner of Section 16, T19 S., R 20 E. run thence East along the South line of said Section 16, 531.96 ft, thence N 2° 48' E, 932.85 ft, thence West 577.57 ft to the West line of said Section 16, thence South along the West boundary of said Section 16, 931.75 ft to the point of beginning, and the E 1/2 of the SE 1/4, of SE 1/4, of Section 17, Twp 19 S., R 20 E lying East of the A.C.L. Railway R/W.

STATE OF FLORIDA } SS
COUNTY OF CITRUS }

The undersigned Corporation which is duly organized under the Laws of the State of Florida, and the owners of the real estate situate and included in this plat, does hereby authorize the same to be recorded in the Public records of Citrus County, Florida, and does hereby dedicate to the public and to the purchasers of the property herein, all streets, alleys and public places shown on this plat, and does hereby warrant that it is the owner of the said property situate and included in said plat, with full authority to authorize the record of the plat thereof, and to execute this dedication.

IN WITNESS whereof the said corporation has caused its name to be hereinto subscribed and its corporate seal affixed by its undersigned officials hereinto duly authorized by its Board of Directors.

Attest: *W. Scofield*
Secretary.

W. Scofield
President.

STATE OF FLORIDA } SS
COUNTY OF CITRUS }

Before me this day personally appeared G.W. Scofield and M.C. Scofield, President and Secretary, respectively of the Central Land and Mortgage Company, a Florida corporation, and acknowledged before me that they executed the dedication hereon shown for the uses and purposes therein stated on behalf of the said Central Land and Mortgage Company as its act and deed and have been duly authorized so to do by the Board of Directors thereof.

Witness my hand and seal this 6th day of June AD. 1949.

My Commission Expires Dec. 27, 1952

Mary B. Friestman
Notary Public

I, J.R. Moorhead, of the Moorhead Engineering Co., makers of this plat do hereby certify that it is a correct representation of the land platted, and that Permanent Reference Monuments have been placed thereon as called for under Section 7, Chapter 10275, Laws of Florida.

J.R. Moorhead
State Surveyors Licence No. 56.

This certifies that this plat was presented to the Board of County Commissioners of Citrus County, Florida, and approved by them for record on the 6th day of June 1949. This is not an approval of title to the land platted and has no reference to the value thereof.

Attest: *J.D. Stevens, Clerk*

James E. Harris
Chairman

I, F.D. Stevens Clerk of the Circuit Court of Citrus County, Florida, do hereby certify that this foregoing conforms to the provisions of Chapter 10275, Laws of Florida, was filed in my office for recording on the 6th day of June 1949 and was recorded in the public records of said County on the 6th day of June 1949, in Plat Book 2 at page 50.

F.D. Stevens
Clerk

Exhibit 6 – No Objection Utility Providers

From: E
To: C
Subject: F
Date: Tuesday, January 23, 2024 8:45:40 AM

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.

Sent from Yahoo Mail on Android

----- Forwarded Message -----

From: "Sunshine 811 Exactix" <no-reply@exactix.sunshine811.com>

To: "deputymobley@yahoo.com" <deputymobley@yahoo.com>

Sent: Tue, Jan 23, 2024 at 7:01 AM

Subject: Responses for Sunshine 811 locate request 018403726

The following facility operators have responded for this locate request:

Ticket 018403726

FL : CITRUS County, INVERNESS

314-318 WASHINGTON AVE

CENTRAL FLORIDA GAS-CITRUS

- Clear No Facilities

CENTURYLINK

- No Conflict - utility is outside of the requested work site

CITY OF INVERNESS

- Marked **WATER AND SEWER WASHINGTON AVE ONLY NOT IN PROJECT AREA**

COMCAST COMMUNICATIONS/PREV LK CNTY CBLV

- No Conflict - utility is outside of the requested work site

LIKWID COMMUNICATIONS **THIS COMPANY IS NO LONGER IN BUSINESS**

- ***Response has not been entered***

SUMTER ELECTRIC COOPERATIVE INC

- Clear No Facilities

CHARTER COMMUNICATIONS - SPECTRUM CABLE NO OBJECTION LETTER

ATTACHED

The most up-to-date response status can always be gathered at
<https://exactix.sunshine811.com/> or by calling 1 - (800) 852 - 8057.



January 31 2024

Mr. Bryan Mobley

RE: Street Vacate Request: Section 17, Township 19 South, Range 17 East Inverness
Citrus County Florida.

Mr. Bryan Mobley,

Please be advised that Charter Communications has no objection to the Street Vacate proposed on your request. I have enclosed your original request for your reference. Please let me know if I can be of further assistance.

Sincerely,

Dwayne Leachman

Dwayne Leachman | Construction Supervisor Citrus and Marion Counties | 407-532-8510



Agenda Memorandum - *City of Inverness*

May 7, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Board and Committee Reappointment Requests

CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk,
Christopher Shoemaker, Director of Community Development

Enclosures: 1. Encl Agency, Board and Commission Appointments

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

One member of the Planning and Zoning Committee and one member of the Community Redevelopment Agency have resigned. Vacancies include: two alternate members of the Architectural and Aesthetic Review Committee; one alternate member of the Inverness Community Redevelopment Agency; and two alternates and three members of the Zoning Board of Adjustment. These vacancies are currently listed on the City website.

The following members have requested and are eligible for reappointment:

PLANNING AND ZONING COMMISSION (P&Z)

Seat #	Board Member	Term Length	Term Start	Term End
1	Janice Devine	3	May 2024	May 2027
2	Karen Esty	3	May 2024	May 2027
3	Leslie Barras	3	May 2024	May 2027
4	Rob Tessmer, Sr.	3	May 2024	May 2027
5	David Belknap	3	May 2024	May 2027

ZONING BOARD OF ADJUSTMENT (ZBA)

Seat #	Board Member	Term Length	Term Start	Term End
1	Rob Tessmer, Sr.	3	May 2024	May 2027
2	Pete Kelly	3	May 2024	May 2027
3	Althea Franklin	3	May 2024	May 2027

INVERNESS COMMUNITY REDEVELOPMENT AGENCY (ICRA)

Seat #	Board Member	Term Length	Term Start	Term End
3	Cindy DeVries	4	May 2024	May 2028

Recommended Action

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

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

Eric C. Williams

February 26, 2024

Janice Devine

11098 S. Flutter Terrace

Inverness, FL 34452

Re: Planning and Zoning Commission

To Whom This May Concern

My current seat on the Planning and Zoning Commission expires in February 2024. I would like to remain on the Planning and Zoning Commission. I understand that my seat will now expire in February 2027.

Thank you.

A handwritten signature in blue ink, appearing to read "Janice Devine", is written over the printed name.

Janice Devine

February 26, 2024

Karen Esty

2409 Wilson Street

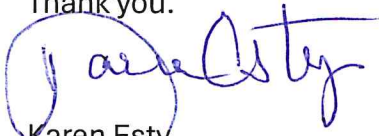
Inverness, FL 34452

Re: Planning and Zoning Commission

To Whom This May Concern

My current seat on the Planning and Zoning Commission expires in February 2024. I would like to remain on the Planning and Zoning Commission. I understand that my seat will now expire in February 2027.

Thank you.



Karen Esty

February 26, 2024

Leslie Barras

568 San Remo Circle

Inverness, FL 34450

Re: Planning & Zoning Commission

My current seat on the Planning & Zoning Commission expires in February 2024. I would like to remain on the P & Z board. I understand that my seat will now expire in February 2027.

Thank you,

A handwritten signature in blue ink, appearing to read "Leslie Barras", with a stylized, cursive script.

Leslie Barras

Debra Schramm

From: Rob Tessmer, Jr <robtessmerjr@gmail.com>
Sent: Thursday, April 4, 2024 10:56 AM
To: Debra Schramm
Subject: Re: ZBA Board

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.

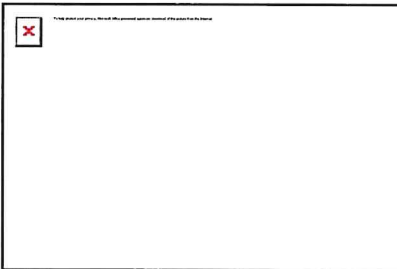
Yes, I accept. Unless you need to move me up to P&Z, just let me know.

Thanks,

[Click Here to View My Video of Citrus County!](#)

[Click Here for New Homes in a Gated 55+ Community!](#)

[Click Here to Visit My Website!](#)



Rob Tessmer, Jr. - GRI, SFR

Broker-Owner, REALTOR
Coldwell Banker Investors Realty
314 W. Main Street
Inverness, Florida 34450

352-302-0469 cell

352-726-9533 office

2022 Florida Realtors District 7 Vice President

2015 & 2016 REALTOR of the Year

Past President, REALTORS Association of Citrus County

Past President, Rotary Club of Inverness

FL Lic. # BK3038141

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February 26, 2024

David Belknap

605 Zephyr Street

Inverness, FL 34450

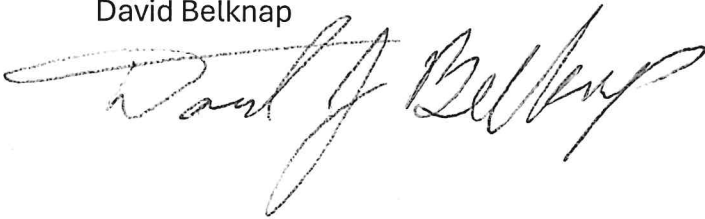
Re: Planning and Zoning Commission

To Whom This May Concern

My current seat on the Planning and Zoning Commission expires in February 2024. I would like to remain on the Planning and Zoning Commission. I understand that my seat will now expire in February 2027.

Thank you.

David Belknap

A handwritten signature in black ink, appearing to read "David J. Belknap". The signature is fluid and cursive, with the first name "David" and last name "Belknap" clearly distinguishable.

February 26, 2024

Rob Tessmer, Sr.

314 W. Main Street

Inverness, FL 34450

Re: Planning and Zoning Commission

To Whom This May Concern

My current seat on the Planning and Zoning Commission expires in February 2024. I would like to remain on the Planning and Zoning Commission. I understand that my seat will now expire in February 2027.

Thank you

Rob Tessmer, Sr.

February 26, 2024

Pete Kelly

P.O. Box 804

Inverness, FL 34451

Re: Zoning Board of Adjustment

To Whom This May Concern

My current seat on the Zoning Board of Adjustments expires in February 2024. I would like to remain on the ZBA Board. I understand that my seat will now expire in February 2027.

Thank you.

Pete Kelly

February 26, 2024

Althea Franklin

202 N. Zephyr Street

Inverness, FL 34451

Re: Zoning Board of Adjustment

To Whom This May Concern

My current seat on the Zoning Board of Adjustments expires in February 2024. I would like to remain on the ZBA Board. I understand that my seat will now expire in February 2027.

Thank you.

Althea Franklin

A handwritten signature in black ink that reads "Althea Franklin". The signature is written in a cursive style with a large initial "A".

February 26, 2024

Cindy DeVries

106 N. Pine Avenue

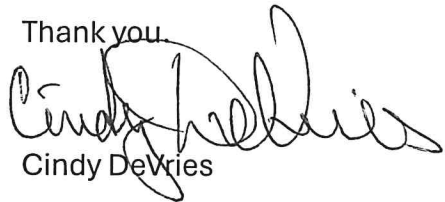
Inverness, FL 34450

Re: Inverness Community Redevelopment Agency

To Whom This May Concern

My current seat on the ICRA Board expires in March 2024. I would like to remain on the ICRA Board. I understand that my seat will now expire in March 202~~8~~.

Thank you.

A handwritten signature in black ink, appearing to read "Cindy DeVries", written over the printed name.

Cindy DeVries

Debra Schramm

From: Doran Doss <doran_doss@hotmail.com>
Sent: Friday, March 8, 2024 4:43 PM
To: Debra Schramm
Subject: P&Z resignation

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.

Debra, it is with regret that I am unable to serve on the Board at this time.

Thank you for asking me, maybe in the future.

Doran Doss

Debra Schramm

From: Susannah Fix <susannah@landmarkinverness.com>
Sent: Thursday, January 4, 2024 7:49 PM
To: Debra Schramm; Susan Jackson; Chris Shoemaker
Subject: ICRA Resignation

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.

Happy New Year!

I hope this message finds you well. I wanted to express my sincere gratitude for the opportunity to serve on the ICRA board. However, after careful consideration, I'm concerned my connection to Janet Bega as my broker creates a potential sunshine law conflict.

I believe it's in the best interest of the board and the community for me to step down from my position. I want to emphasize that this decision is not a reflection of my commitment or enthusiasm for the work being done but rather a proactive measure to uphold the integrity of the board.

I am grateful for the opportunity and regret leaving a position so shortly after such a short time. I look forward to continuing to contribute to our community in other capacities.

Best,
Susannah Fix
302-463-6856

Agenda Memorandum - *City of Inverness*

May 7, 2024

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Inverness Fire Department Fire Training Site*
CC: Susan Jackson, City Clerk, Frank Calascione, Assistant City Manager, Bobby Bessler, Fire Chief
Enclosures: 1. Inverness Fire Department Training Site

At the April 16, 2024, Council meeting, discussion ensued regarding the location of the proposed Inverness Fire Department Fire Training Site. Several possible locations were identified at the city-owned Public Works property. This property is located on Public Works Road at the intersection of Pleasant Grove Road.

After discussion regarding the location of possible sites, two sites were identified as the best options:

- **Site A (581 Side)** is a 2-acre area located at the corner of the intersection of Pleasant Grove Road and Public Works Road.
- **Site B (PW Side)** is a 2-acre area located next to the Public Works compound to the East along Public Works Road.

It was recommended that staff identify the Pros and Cons of each site at this location and present the findings to the Council.

Staff recommends using Site B (PW Side) as the location for this project.

Recommended Action

1. Motion and second to approve the selection Site B (PW side) for the development of a future Inverness Fire training Site.
2. Deliberate the matter.
3. Vote on the matter.

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

Eric C. Williams



Site A (581 Side)

Pros

- Close to main road for response
- Preserves land to W of PW for future expansion of PW.

Cons

- Smoke and training activity could distract drivers, cause rubbernecking, and result in the public stopping to watch or make inquiries.
- Could result in smoke complaints from residential neighbors or school as adjacent neighbors to the N&S.
- Will require two hydrants to be installed instead of just one.
- No restrooms or conference area at that end of the property.
- Visibility could result in trespassing or vandalism.

Site B (PW Side)

Pros

- Moves smoke and training activity away from direct road visibility to avoid driver distraction, rubbernecking, public stopping to watch or make inquiries.
- Could mitigate smoke complaints from neighbors (residents and school to the N&S).
- Allows firefighters to utilize restroom facilities and conference room at PW.
- Reserves frontage on Pleasant Grove Rd. for siting a future fire station.
- One existing hydrant near PW can be utilized and only one more will need to be added to meet the ISO requirements for two hydrants.
- One side of the security fence that borders PW can be utilized for the fencing requirement.
- Less visible site which could help discourage trespassing or vandalism.

Cons

- Further from road for response.
- Future expansion of PW facilities would have to be to the N if the site is chosen for the training site.

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

May 7, 2024

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Project / Program Updates

- Ladder Truck Funding - Federal Appropriation Request
- Wallace Brooks Park Vendor Building
- Water Tower Lights
- IGC Compactor/Generator Project
- Other

CC: Frank Calascione, Assistant City Manager

Enclosures:
