

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
May 21, 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**
- 5) PUBLIC HEARINGS / WORKSHOPS**
 - a) Lincoln Park Subdivision Unnamed Road Vacate - Public Hearing
- 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 *- 05/07/2024
- 9) CITY CLERK'S REPORT**
- 10) CITY MANAGER'S REPORT**
 - a) Enhanced Law Enforcement Service Agreement*- 10/1/24 to 9/30/25

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- b) School Traffic Control Services Agreement – FY 24/25
- c) FDOT Right-Of-Way Donation - US 41N*
- d) Project / Program Updates
 - Septic to Sewer 44 West
 - Tower Lights
 - Small Town Saturday Night
 - 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 22, 2024 from 5:00pm – 8:00pm
Depot Pavilion

 - Under Siege Presents: Bill W. and Dr. Bob**
Friday, May 31, 2024 @ 7:30pm
Saturday, June 1, 2024 @ 3:30pm
Sunday, June 2, 2024 @ 3:30pm
Valerie Theatre

 - Market at the Depot**
Saturday, June 1, 2024 from 9:00am – 1:00pm
Depot Pavilion

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
May 21, 2024 - 5:30 PM**

Small Town Saturday Night – Caribbean Chillers
Saturday, June 1, 2024 from 5:00pm – 9:00pm
Downtown Inverness

Inverness City Council Regular Meeting
Tuesday, June 4, 2024 @ 5:30pm
Inverness Government Center

****Every Wednesday @ 6:00pm Cornhole League Depot
Pavilion***

Agenda Memorandum - *City of Inverness*

May 21, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: Lincoln Park Subdivision Unnamed Road Vacate - Public Hearing

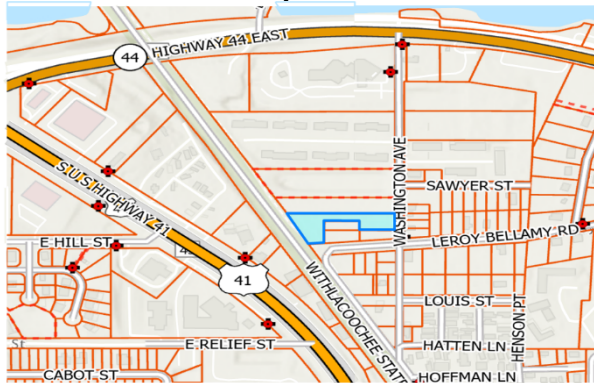
CC: Susan Jackson, City Clerk, Cory Dilmore, Public Works Director, Christopher Shoemaker, Director of Community Development

Enclosures: 1. Aerial View Lincoln Park Road Vacation
2. 5.21 Encls Road Vacate Lincoln Park
3. Resolution 2024-06 Vacate Lincoln Park

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.

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 recommends action on the petition 5.1.24
2. City Council reviews action by Planning and Zoning Committee
3. City Council initiates public hearing date of 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. Open the Public Hearing
2. Allow Staff to Present
3. Motion, second, and vote to discuss Resolution 2024-06
4. Those for, Those Against
5. Deliberate the matter
6. Motion, second, and to adopt Resolution 2024-06 Vacating a Unnamed Road - Lincoln Park Subdivision by roll call.
7. Close the Public Hearing

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

Eric C. Williams
City Manager



EXHIBIT 1 - PETITION AND LEGAL DESCRIPTION OF ROAD TO BE VACATED



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 Bradsville 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. roadway 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.): 0 N/A

Proposed use of Property: multi family

Proposed Zoning: M024 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 Mosley (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.

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 Mosley (name) of an affiant

deponent or other signer. He/She is personally known to me or has presented DL as identification.

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

LEGAL DESCRIPTION OF RIGHT-OF-WAY TO BE VACATED:

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 80, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 65°13'00" WEST, A DISTANCE OF 46.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 65°13'00" WEST FOR 27.91 FEET TO THE 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 88°56'53" EAST, A DISTANCE OF 28.24 FEET; THENCE SOUTH 31°11'53" EAST, A DISTANCE OF 304.50 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
NOT TO SCALE

ORIGINATION BENCHMARK
NATIONAL GEODETIC SURVEY
NAD 83 W ELEVATION 2007

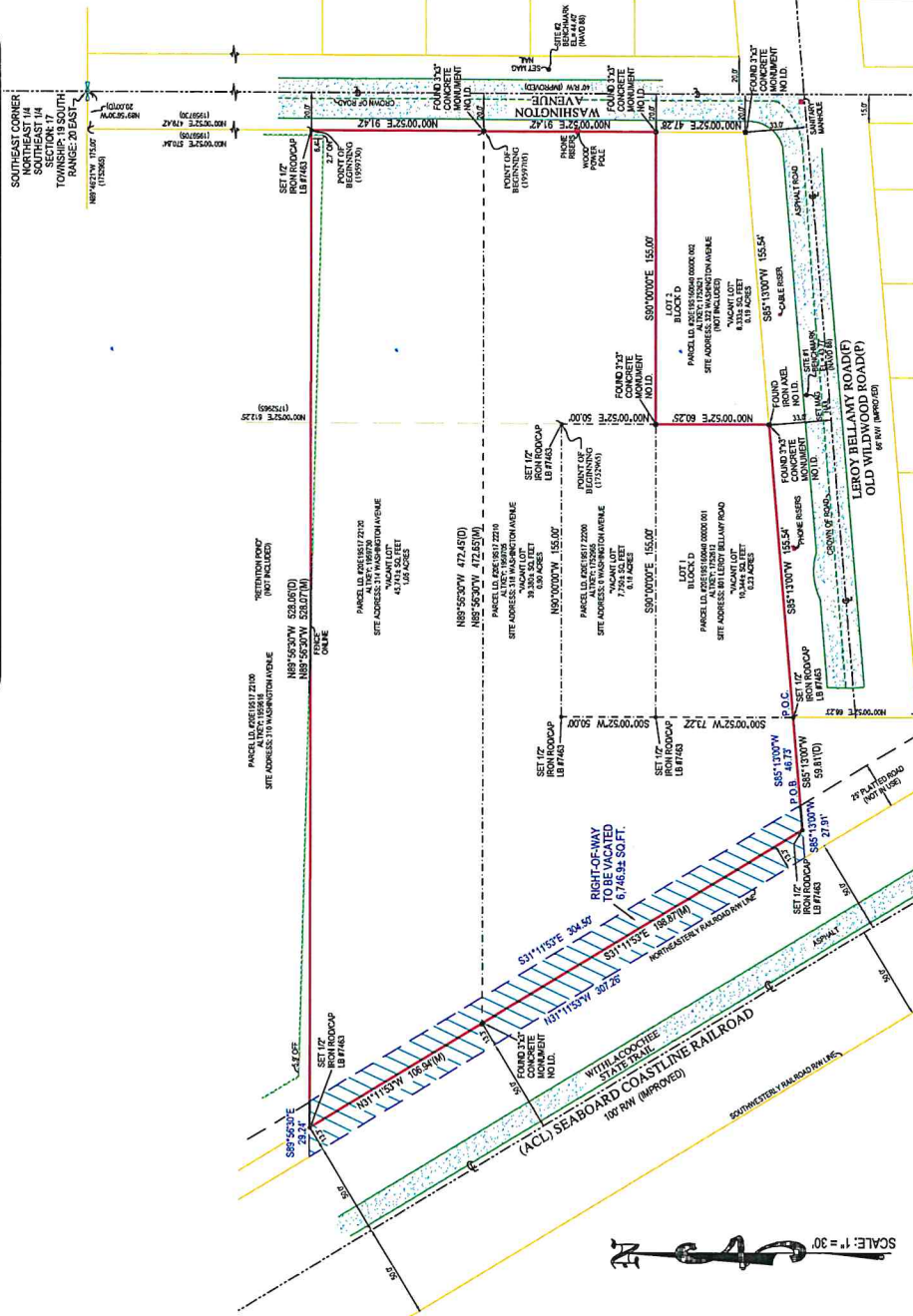
Flood Zone: X1/EA
Community Number: 120348
Panel: 1201700354
Sheet: D
Base Flood Elevation: 43.5'
FIRM Date: 09-26-2014
FIRM Elected/Rev Date: 09-26-2014

- LEGEND
- BOUNDARY
- RIGHT-OF-WAY
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING BEACHMARK
- PROPOSED BEACHMARK
- EXISTING CORNER
- PROPOSED CORNER
- EXISTING MONUMENT
- PROPOSED MONUMENT
- EXISTING TOPGRAPHIC ELEVATION
- PROPOSED TOPGRAPHIC ELEVATION

NOTES:
1. LEGAL DESCRIPTION PROVIDED BY CLIENT.
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
3. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH PROPERTY LINE, HAVING A BEARING OF S88°13'00"W.

SKETCH AND DESCRIPTION OF:
801 LEROY BELLAMY ROAD;
0 WASHINGTON AVENUE;
318 WASHINGTON AVENUE;
314 WASHINGTON AVENUE
INVERNESS, FL 34450

CERTIFIED TO:
BRYAN MOBLEY



Project: C-387136
Date: 05-15-2023
Scale: 1" = 30'

REVISIONS:
1. REVERSE BOUNDARY: 05-11-2023
2. CREATED SKETCH: 05-03-2024

COMPASS SURVEYING
6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
WWW.COMPASSSURVEYING.NET
LB #7463

**EXHIBIT 2 – MAP SHOWING LOCATION AND VICINITY
OF
ROAD TO BE VACATED**



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, GeoDatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

**EXHIBIT 3 – UTILITY LINES WITHIN THE ROAD AND EASEMENT
(NOT APPLICABLE)**

EXHIBIT 4 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.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION 2**

File Number: 31742

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following exceptions unless cleared to the satisfaction of the Company

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the commitment date and the date on which all of the Schedule B – Section 1 requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters, which would be disclosed by an accurate survey and inspection of the premises.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any adverse ownership claims by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled or artificially exposed lands and lands accreted to such lands.
7. Taxes for the year 2022 and subsequent years, which are not yet due and payable.
8. Any Lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
9. Any County and/or municipal resolution for public improvements or special assessments which are not recorded or are not properly recorded in the public records and which do not provide notice to the owner of record in the public records.

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION 2**

File Number: 31742

NOTE: Items 1, 2, 5, 8 and 9 will be deleted upon receipt of fully executed affidavits regarding the issues raised in said items.

NOTE: Items 3 and 4 will be deleted upon receipt of a satisfactory boundary survey.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting the Stewart Title Guaranty Company at P.O. Box 2029, Houston, Texas 77252.



**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.

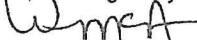
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

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:

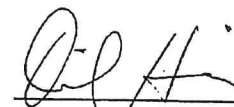

Authorized Countersignature

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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File Number: 31742
FL ALTA Commitment For Title Insurance with Florida Modifications 8-1-16
Page 1 of 3 Agent ID: 092520



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.

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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File Number: 31742

FL ALTA Commitment For Title Insurance with Florida Modifications 8-1-16

Page 2 of 3 Agent ID: 092520

—SUBDIVISION—

CITRUS CO. ——— FLORIDA. ———

-JUNE 1949.- -SCALE 1" 50FT.-

— MOORHEAD ENG. CO. —

— Ocala — Florida. —

DESCRIPTION —

The S $\frac{1}{2}$ of W $\frac{1}{2}$ of Government Lot 2, Section 16 Twp 19S., R 20E., more particularly described as follows: Beginning at the S.W. Corner of the S.W. T19S., R 20E., 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, 331.75 ft to the point of beginning, and the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, of SE $\frac{1}{4}$, Section 17, Twp 19S., R 20E lying East of the A.C.L. Railway R/W.

STATE OF FLORIDA }
COUNTY OF CITRUS } SS

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. C. C. Field
Secretary.

Central Land and Mortgage Company
H. W. Sanford
 President.

STATE OF FLORIDA }
COUNTY OF CITRUS } SS.

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.

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

My Commission Expires Dec. 31 - 1952

Mary B. Tristram
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 T. A. Stevens, Clerk
By ailing, &c,

James E. Horvitz
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.

J. D. Stevens.
Clerk.

Exhibit 6 – No Objection Utility Providers

From: E
To: S
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



RESOLUTION 2024 – 06

A RESOLUTION OF THE CITY COUNCIL, CITY OF INVERNESS, FLORIDA VACATING A CERTAIN STREET, ALLEY AND/OR EASEMENT WITHIN THE CITY OF INVERNESS.

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

Exhibit A – 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**

WHEREAS, pursuant to said petition and in accordance with the law, this City Council did publish, or cause to be published, a notice of public hearing to be held on the 21st day of May 2024; and

WHEREAS, said hearing was held on the 21st day of May 2024, at 5:30 pm, in the Inverness Government Center, Inverness, Florida; and

WHEREAS it appears to this City Council that it would be in the best interest of the City to renounce and disclaim any right of the City in and to said land described above.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, in meeting duly assembled on this 21st day of May 2024, that the above-described streets located in the City of Inverness, Florida be and the same is hereby vacated, renounced, and disclaimed.

Be it further Resolved that a copy of this Resolution be signed by the PRESIDENT of the City Council, attested by the Clerk and that the seal of the City be affixed thereto, and the same recorded in the Public Records of Citrus County.

Be it further Resolved that Notice of adoption of this Resolution be published one time following its adoption in one issue of a newspaper of general publication published in the County of Citrus.

DATE: _____, 2024

CITY OF INVERNESS

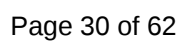
BY: _____

Jacquie Hepfer
City Council President

ATTEST:

Susan Jackson
City Clerk

PARCEL I.D.
#20E19S172
ALTKEY:



CASH REQUIREMENTS REPORT

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 09/30/24
			TOTALS FOR TIME WARNER CABLE		493.17
			TOTALS FOR CENTRAL MATERIALS CO INC		233.47
			TOTALS FOR CORE & MAIN LP		20,729.64
			TOTALS FOR GARMAS, PEDRO L.		44.04
			TOTALS FOR INTERNATIONAL ECONOMIC DEVELOPMENT COUNC		535.00
			TOTALS FOR OFFICE DEPOT INC		37.15
			TOTALS FOR UNIFIRST CORPORATION		66.41
			TOTALS FOR WASTE MANAGEMENT OF CENTRAL FL		29,641.14
			REPORT TOTALS		51,780.02

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

***REDACTED LINES REPRESENT CREDITS DUE TO US FROM VENDORS - THUS NOT PAYABLE.

May 7, 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 Councilman McBride 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 Councilman Davis. The motion carried.

PRE-SCHEDULED APPEARANCES

Proclamation Presentation – Mental Health Month with Mayor Plaisted presenting the proclamation to Cindi Fein, Executive Director of NAMI Citrus with the Florida. Ms. Fein spoke of mental health care and national concerns and issues.

PUBLIC HEARINGS / WORKSHOP

5)a) FY 2025-29 Capital Improvement Plan Budget Workshop with City Manager Williams stating the workshop as another step to the development of the upcoming budget with focus on Plan – Fund – Execute. The presentation included the following information:

Current Year Capital Projects included road resurfacing and sidewalk improvements, Pine Ave. stormwater, Wayfinding/Gateway signs, Septic to Sewer projects, Fire Station training grounds, IGC generator and parking, Shoreline redevelopment, Depot fence, etc.

Capital Improvement Program 2024 – 2029 funding summary for the General Fund, ICRA, Utilities, and Oak Ridge Cemetery. Totals: 2023-24 \$12,284,530; 2024-25 \$15,549,356; 2025-26 \$19,417,978; 2026-27 \$10,811,118, 2027-28 \$4,991,300 and 2028-29 \$3,823,250.

Capital Improvement Program 2024 – 2029 General Fund funding summary for projects included IT projects for equipment, intranet, chambers av, security cameras, and telephone equipment. Fire projects included extrication gear, training grounds SCBA bottles, thermal cameras, radios, fencing, station renovation, parking lot repaving, rescue cart, exterior staircase replacement, rescue airbags, upstairs flooring, etc. Parks & Cultural Affairs included ballfield lighting upgrade, trucks, mowers, Liberty Park lighting, park shade structures, Liberty boardwalk, Depot fence, RV park, WPP Playground, court construction and resurfacing, pool furniture splash pad shade, Valerie carpet replacement, Valerie chairs, interior and exterior painting, projector, etc. Public Works projects included road and sidewalk improvements, mower and vehicle replacements, W. Inverness Trail, Pine St. stormwater, wheel-loader, and

various equipment, etc. Stated there is no need to use reserves. Totals: 2023-24 \$2,796,073; 2024-25 \$3,417,199; 2025-26 \$1,650,600; 2026-27 \$1,546,386, 2027-28 \$2,779,200 and 2028-29 \$1,625,000.

Inverness Community Redevelopment Agency (ICRA) 2023 - 2028 funding summary for projects included Public Art Initiative, downtown lighting, Wayfinding signs, Medical Arts Corridor study, City Walk, shoreline development, WPP entrance, parking options, etc. Totals: 2023-24 \$1,432,395; 2024-25 \$600,000; 2025-26 \$625,000; 2026-27 \$600,000, 2027-28 \$1,025,000 and 2028-29 \$1,025,000.

Capital Improvement Program – Utilities 2024-2028 funding summary for projects included lines, rehabilitation, and replacements. Totals: 2023-24 \$8,056,059; 2024-25 \$11,532,157; 2025-26 \$17,112,378; 2026-27 \$8,664,732; 2027-28 \$1,152,100 and 2028-29 \$1,173,250.

Utilities – Lines funding summary for projects included Fire Hydrant Replacement, Sewer & Water Lines, Utility Mapping, Vehicle Replacement, US 41N Septic to Sewer, Hwy 44 W Septic to Sewer, Hydrovac and Sewer Rodder trailers, E. Hill St./Windemere St./Middle School Dr. WM improvements, etc. Totals: 2023-24 \$7,501,631; 2024-25 \$9,749,490; 2025-26 \$16,588,578; 2026-27 \$6,146,732; 2027-28 \$413,500 and 2028-29 \$745,250.

Utilities – Plants & Lifts funding summary for projects included laboratory cabinets, lift station pumps, sewer system VFD replacement, Water System BFD replacement, vehicles, Process Water Pump rebuilds, Reuse pond liner, Effluent pump station high service pump, Citrus Booster Station flow meter, Lift Station rehab, Floral City and County interconnect, etc. Totals: 2023-24 \$554,482; 2024-25 \$1,782,667; 2025-26 \$523,800; 2026-27 \$2,518,000; 2027-28 \$738,600 and 2028-29 \$428,000.

Capital Improvement Program – Cemetery funding summary included the construction of an additional columbarium. Totals: 2023-24 \$0; 2024-25 \$0; 2025-26 \$30,000; 2026-27 \$0; 2027-28 \$30,000 and 2028-29 \$0.

City Manager's recapped with closing considerations as does the 5-year CIP strengthen the City, are we planning to invest and boost the economy, are we focused on projects with return on investments, is this affordable and attainable, and are we leaving Inverness better than when we started.

5)b) Ordinance 2024-827, 2024-828, 2024-829 819 Poplar St. Annexation– Final Adoption* with City Manager Williams stating the applicant requested voluntary annexation of 819 Poplar St. to build a single-family home. The legal notice requirements were met, and the Planning and Zoning Committee voted to recommend approval at their April 3, 2024 meeting. **The Public Hearing was opened.** Community Development Director Shoemaker provided a presentation and overview of the annexation area. **Councilwoman Bega motioned to have the Clerk read Ordinance 2024-827 by Title only. Seconded by Councilwoman Lizanich. 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.

Councilwoman Bega motioned to adopt Ordinance 2024-827 by roll-call vote on final adoption. 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.

Councilwoman Bega motioned to have the Clerk read Ordinance 2024-828 by Title only. Seconded by Councilman Davis. 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.

Councilwoman Bega motioned to adopt Ordinance 2024-828 by roll-call vote on a final adoption. 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 2024-829 by Title only. Seconded by Councilwoman Bega. 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 Bega motioned to adopt Ordinance 2024-829 by roll-call vote on final adoption. 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.

No one spoke for or against the Ordinances. The Public Hearing was closed.

OPEN PUBLIC MEETING

Shannon Harp with Florida Department of Health in Tallahassee presented the 2022 Water Fluoridation Quality Award from CDC. Mayor Plaisted and Public Works Director Dilmore accepted the award with Mayor reading the award certificate.

CITY ATTORNEY REPORT

None

CONSENT AGENDA

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 04/16/2024*
 - Recommendation – Approval

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

CITY CLERK'S REPORT

None

CITY MANAGER'S REPORT

10)a) Whispering Pines Park New Entrance Design* with City Manager Williams stating for decades, Whispering Pines Park has had a single vehicular entrance coming off Forest Drive. When FDOT began plans to widen US 41 N, it was time to collaborate with the State on a new entrance off the main highway. 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. In keeping with the timeline from FDOT, the 90% engineered plans from the Wantman Group Inc. (WGI) will be submitted for review to FDOT for any modifications. Parks & Rec Director Worley introduced Jason Mihalovits, Landscape Architect and Brett Oldford, Civil Engineer with WGI to provide a presentation and overview of the project. Mr. Mihalovits spoke of the coordination with FDOT through Parks & Rec Director Worley and how helpful that has been. The presentation included conceptual design, including RV park & access, gates, signage w/ digital display, etc. In the process of fine tuning the details. A goal is to minimize tree impacts. Designs have been submitted to FDOT. Council had various questions answered with Mr. Mihalovits describing the process with FDOT, permitting, etc.

10)b) Resolution 2024-05 Call Public Hearing – Lincoln Park Subdivision Road Vacation – Unnamed Road* with City Manager Williams stating street vacation is the legal process of undoing the creation of a public street typically created by the platting process. Following the City's detailed street vacation policy, 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 in the Lincoln Park Subdivision. Required exhibits include a petition, map, utilities, and easement, if necessary, etc. **Councilwoman Lizanich motioned to have the Clerk read Resolution 2024-05 by Title only. Seconded by Councilman McBride. The motion carried.**

RESOLUTION 2024 - 05

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

Councilwoman Bega motioned to adopt Resolution 2024-05 to set the Public Hearing on May 21, 2024 for the vacation of an unnamed road within the Lincoln Park subdivision 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)c) **Board and Commission Reappointment Requests*** with City Manager Williams stating annually a review of current advisory board membership is conducted. 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

Councilwoman Bega motioned to approve the reappointment of members to the various advisory board positions as presented. Seconded by Councilwoman Lizanich. The motion carried.

10)d) **Inverness Fire Department Fire Training Site*** with City Manager Williams stating at the April 16, 2024 Council meeting, there was discussion regarding the location of the proposed Inverness Fire Department Fire Training Site. Several possible locations were identified at the City-owned Public Works property 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; and Site B (PW Side) is a 2-acre area located next to the Public Works compound to the East along Public Works Road. Fire Chief Bessler provided a presentation and overview of the potential site. Councilman Davis motioned to approve the selection Site B (PW side) for the development of a future Inverness Fire training site. Seconded by Councilwoman Lizanich. The motion carried.

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

- Ladder Truck Funding – Federal Appropriation Request working with Congressman Bilirakis’ office and request is moving forward. Have received several letters of support from local agencies.
- Wallace Brooks Park Vendor Building lessee has opted to close the lease early, understanding the balance of the lease fees will be due.
- Water Tower Lights should be completed by the end of this week.
- IGC Compactor/Generator Project has the compactor in use since last Friday, which equals 4 dumpsters. Generator has been ordered and awaiting delivery.
- Other included things happening, noted this past weekend with 100’s of people for bike ride, at the Depot, Market at the Depot, and Valerie Theatre. Spoke of new volunteer program starting. National Day of Prayer had a record crowd. This is a Small Town Done Right.

COUNCIL/MAYOR SUBJECTS

Councilwoman Bega spoke of her research regarding a Northbound turning lane on US 41N in the FDOT construction.

Mayor Plaisted spoke of National Day of Prayer getting better every year, and the great location. Worked the Bike City Fun Ride for the Rotary this past weekend, with people from many different areas coming to participate. Inverness is a bicycle city.

Councilwoman Lizanich noted she was unable to attend recent events. Thanked City volunteers and City Manager Williams for the CIP presentation.

Councilman McBride attended the recent MPO meeting where certain actions were taken to include Councilman Davis as the City’s alternate member. Spoke of concerning happenings at Universities and of N. Carolina law enforcement officers killed in the line of duty, speaking each name as they are true American heroes.

Councilman Davis thanked all for attending the meeting and for the opportunity to serve on Council to make this Small Town Done Right even better.

President Hepfer thanked Councilman McBride for addressing the N. Carolina incident. Spoke of the amazing Fun City Bike Ride this past weekend where she spoke to West Palm people on their first visit to Inverness. Attended recent Arts & Cultural Alliance meeting for the upcoming Festival of the Arts. Amazed the National Day of Prayer drew over 300 attendees.

CITIZENS NOT ON AGENDA

None

Meeting adjourned at 7:46 p.m.

City Clerk

Council President

Agenda Memorandum - *City of Inverness*

May 21, 2024

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: Enhanced Law Enforcement Service Agreement*– 10/1/24 to 9/30/25
CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Alexis Koter
Enclosures: 1. Enhanced Law Enforcement Services

The City of Inverness continues to maintain excellent and highly effective relations with the Citrus County Sheriff's Office through the Interagency Agreement. The Sheriff provides a full complement of law enforcement services. Statistically, crime indicators are favorable and low.

The enclosed correspondence is structured to continue the program through September 30, 2025. Program cost for next fiscal year to maintain the current staffing/level of service is \$1,310,059 which represents an 2.37% increase from the current year. The majority of the increase would be due to benefit/salary adjustments.

Representatives from the CCSO are present this evening to address any questions or concerns of the Council and Mayor

Recommended Action –

1. Allow Staff to Present
2. Discuss the Matter
3. Motion, second and vote to support and approve the agreement with the Citrus County Sheriff's Office for Enhanced Law Enforcement Services through September 30, 2025 based on the presented costs, and authorize the City Manager to execute the agreement and letter.

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

Eric C. Williams
City Manager



May 10, 2024

Eric Williams, City Manager
City of Inverness
212 W. Main Street
Inverness, Florida 34450

RE: 2024/2025 Contract for Enhanced Law Enforcement Services

Dear Mr. Williams,

Please allow this correspondence to serve as the agreement for fiscal year 2024/2025 funding for the City of Inverness Enhanced Law Enforcement Agreement. This year's funding reflects a budget of \$1,310,059, an increase of (2.37%) from the 2023/2024 budget year. We understand any changes in costs impact budget preparations and we want to assure you this adjustment is necessary to sustain the highest level of enhanced services the City of Inverness has come to expect from the Citrus County Sheriff's Office.

Over the years, we have made substantial investments in personnel training, technology upgrades, and equipment acquisition to ensure our law enforcement professionals are equipped with the latest tools and resources needed to fulfill their duties effectively and maintain the highest-level public safety. Our advances in data management systems, enhanced communication infrastructure, and security measures all directly contribute to streamlined operations benefitting both our professionals and the communities we serve.

We value our partnership with the City of Inverness and remain committed to delivering exceptional enhanced law enforcement services to the community.

The enhanced services related to this contract include two full-time community resource officers, six full-time deputies, two part-time PSO's, and enhanced detective services. The Sheriff additionally makes all other services available as outlined in section 4.(c) of the 2018-2019 contract, available to the City of Inverness.

As always, thank you for your understanding and we appreciate your continued support as we strive to deliver Enhanced Law Enforcement Services to the City of Inverness, through our collaborative efforts. Please return the below signed agreement to our office for our records at your earliest convenience. If you have any questions or concerns regarding the information contained herein, please do not hesitate to contact me.

Yours in Service,



Sheriff Mike Prendergast
Date 5/14/24

City of Inverness
Accepted by:

Eric Williams, City Manager
Date _____

Agenda Memorandum - *City of Inverness*

May 21, 2024

TO: Elected Officials
FROM: Eric Williams, City Manager
SUBJECT: School Traffic Control Services Agreement – FY 24/25
CC: Frank Calascione, Assistant City Manager, Susan Jackson, City Clerk, Alexis Koter
Enclosures: 1. School Crossing Guards

The City recognizes the importance of student safety and the fact state level funding reductions caused the local School System to seek assistance at certain traffic crossings. In 2011, the City approved an agreement to provide funding for certain Crossing Guard locations in keeping with Florida Statutes. The enclosed agreement is structured for the City of Inverness to fund Crossing Guards at a cost of \$23,093.55 (0.28% decrease from previous year), which is allocated in the ensuing budget, and will be applied during School Year 2024-25, for students making their way (walking and/or cycling) from population centers to school facilities at the following traffic locations:

- (Hwy 41/44) Main Street & Line A venue
- Ella Avenue & Middle School Drive

Recommended Action –

1. Allow Staff to Present
2. Discuss the Matter
3. Motion, second and vote to approve the Inter-Agency Agreement for School Crossing Guards for the 2023-24 School Year and authorize the Council President to execute the document.

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

Eric C. Williams
City Manager

**2024-2025 AGREEMENT
BETWEEN
THE CITY OF INVERNESS, FLORIDA
AND
THE CITRUS COUNTY SHERIFF'S OFFICE
FOR**

SCHOOL CROSSING GUARDS

PREAMBLE

It is generally understood by both parties that School Crossing Guards will be responsible to provide for the safety of children at crossings near schools and to maintain a minimal disruption to normal traffic flow. It is in the best interest of The City of Inverness and the Sheriff's Office to cooperatively work to maintain the highest levels of safety for children and motorists.

The program objectives will be to facilitate the orderly and safe crossing of students, parents and staff to and from educational centers in the City of Inverness and various locations throughout the county at crosswalk locations and other areas deemed necessary before and after school.

It is understood that for the purposes of this agreement the term "School Crossing Guard" refers to person whose function is to help children safely cross a street as they walk or bicycle to/from school, while promoting safe crossing skills, as defined by the Florida Department of Transportation. The term "Traffic Control Officer", as defined in F.S.S. 316.640 (4), refers to a person who may direct traffic after receiving the appropriate amount of instruction in traffic control procedures. Additionally, the designations for "Hazardous Walking Conditions" and "Student" will be defined by F.S.S. 1006.23.

THIS AGREEMENT, made and entered into this 1st day of July, 2024 between THE CITY OF INVERNESS, FLORIDA, (hereinafter referred to as "the City"), and THE CITRUS COUNTY SHERIFF'S OFFICE, (hereinafter referred to as the "Sheriff's Office");

WITNESSETH:

- A. The City and the Sheriff's Office desire to provide safety and student crossing services to the public schools of Inverness in designated areas that may be deemed a hazardous walking condition or known locations that have consistent pedestrian volume before and after school ; and
- B. A School Crossing Guard Program has been proposed for the public school system in Citrus County, Florida, as hereinafter described; and
- C. The City and the Sheriff's Office recognize the potential benefit of the School Crossing Guard Program to the citizens and particularly the school children of Citrus County, Florida; and
- D. It is in the best interest of the City and the Sheriff's Office to establish this program;



NOW, THEREFORE, in consideration of the mutual agreement and covenants contained herein, the City and the Sheriff's Office hereby agree to the following:

ARTICLE I

ESTABLISHMENT

A School Crossing Guard Program is hereby established for the public school system of Citrus County, Florida, for a 12-month period, annually commencing from the start of the official school calendar to one year later.

ARTICLE II

RIGHTS AND DUTIES OF THE SHERIFF'S OFFICE

The City will fund Crossing Guards for the 2024-25 school year. The Sheriff's Office will provide School Crossing Guards as follows:

See Attachment A, attached hereto and incorporated herein by reference

Additional zones, as mutually agreed.

The Sheriff's Office, with input by the respective principal, will determine the number of personnel needed to successfully fill the required posts and manage the program.

Regular Duty Hours of School Crossing Guards

1. Each School Crossing Guard shall be assigned on days school is in regular session.
2. The School Crossing Guard shall report to the assigned sites at the times listed on Attachment A.

Duties of the School Crossing Guards

1. The School Crossing Guards will work to expeditiously guide students across thoroughfares in the safest manner possible.
2. Crossing Guards are expected to minimize the frequency of interruption to vehicular traffic.
3. When school zones become congested, assigned School Crossing Guards, if trained as a Traffic Control Officer, are to use their best efforts to improve traffic flow.



ARTICLE III

RIGHTS AND DUTIES OF THE CITY

The City shall cooperate and communicate with the Sheriff through the Sheriff's Office to provide appropriate services for the schools.

ARTICLE IV

FINANCING OF SCHOOL CROSSING GUARDS

The Sheriff's Office shall fund the School Crossing Guards as follows:

Ancillary costs of all School Crossing Guards, to include uniforms, equipment, training instruction.

The City shall fund the School Crossing Guard program in the sum of \$23,093.55. This sum shall be paid in equal quarterly installments no later than the 15 days following the end of the quarter then due.

ARTICLE V

EMPLOYMENT STATUS OF SCHOOL CROSSING GUARDS

School Crossing Guards shall remain employees of the Sheriff's Office and shall not be deemed employees of the City of Inverness. The Crossing Guards will be under the direct supervision, control and chain of command of the Sheriff.

ARTICLE VI

APPOINTMENT OF SCHOOL CROSSING GUARDS

The Sheriff's Office shall be responsible for the recruitment, interviewing and evaluation of the School Crossing Guards and personnel as assigned through that agency.

ARTICLE VII

DISMISSAL/REPLACEMENT CROSSING GUARDS

If the Principal of a school believes that a School Crossing Guard assigned to that school is not effectively performing his/her duties or responsibilities, the Principal shall recommend to the Superintendent that said Crossing Guard be removed from the program at that school and shall state the reasons in writing. Within (30) days after receiving the recommendation from the Principal, the Superintendent, or his/her designee shall advise the Sheriff or his/her designee of said request. If the Sheriff's Office so desires, a meeting between the Principal or their respective designee shall be arranged to mediate any problem(s) that may exist. The Crossing Guard's attendance at this meeting will be optional. If the problem cannot be resolved in thirty (30) days or in the event mediation is not sought by the Sheriff's Office, then the Crossing Guard will be removed from that school site by the Sheriff and a replacement obtained.



ARTICLE VIII

TERMINATION OF AGREEMENT

This Agreement may be terminated by either party upon 30 days written notice to the other party, indicating a dissatisfaction of performance in accordance with the terms and conditions of this Agreement. In the event this Agreement is terminated, reimbursement will be made to the Citrus County Sheriff's Office for all services rendered prior to the date of termination. Termination of this Agreement may only be accomplished as provided herein.

ARTICLE IX

NOTICES

Any and all notices or any other communication required or permitted with regard to the structure and scope of this Agreement, shall be deemed to have been given when deposited in the United States Postal Service as regular mail, postage, prepaid and addressed as follows:

City Manager
City of Inverness
212 W. Main Street
Inverness, Florida 34450

Sheriff of Citrus County
Citrus County Sheriff's Office
1 Dr. Martin Luther king Jr. Ave
Inverness, Florida 34450

ARTICLE X

GOOD FAITH

The City, the Sheriff's Office, their agents and employees agree to cooperate in good faith in fulfilling the terms of this Agreement. Unforeseen difficulties or questions will be resolved by negotiations between the immediate parties, Sheriff and City, or the Superintendent and Sheriff or their designees as deemed necessary.

ARTICLE XI

MODIFICATION

This document constitutes the full understanding of the parties and no terms, conditions, understandings or agreement purporting to modify or vary the terms of this document shall be binding unless hereafter agreed to in writing and signed by both parties.



ARTICLE XII

NON-ASSIGNMENT

This Agreement and each and every covenant herein shall not be capable of assignment unless express written consent of the City of Inverness and the Sheriff's Office is obtained.

SIGNATURES

We, the undersigned, have reviewed this Agreement for the provision of the School Crossing Guard Program, and express our concurrence with the methodologies and goals contained. Revisions to this Agreement must be mutually approved by the City of Inverness and the Sheriff of Citrus County.

City Council



Sheriff Mike Prendergast

Date



Date



Attachment “A”
School Zones/Times

Main Street/ Line Street - Citrus High	8:30am-9:30am/3:00pm-4:00pm
Ella Street/Turner Camp Rd.- Inverness Middle School	7:00am-8:00am/1:50pm-2:50pm



Agenda Memorandum - *City of Inverness*

May 21, 2024

TO: Elected Officials

FROM: Eric Williams, City Manager

SUBJECT: FDOT Right-Of-Way Donation - US 41N*

CC: Susan Jackson, City Clerk, Alexis Koter, Cory Dilmore, Public Works Director

Enclosures: 1. FDOT_ROW_Donation_Request_maps.5-21-24
2. 4-2571654 P808 Perpetual Easement & Resolution Pkg 5 9 24-completeinfo

In continuation of the US 41N widening project, FDOT is moving forward with the necessary right of way (ROW) acquisitions for the segment between the Highway 41N bridge over the State Trail and N Sportsman's Point. The City has been actively involved with FDOT during the current project phase as it relates to its impact on the City Utilities and Whispering Pines Park.

FDOT has requested a perpetual easement over a small portion of City-owned property for ROW. The portion consists of approximately 705 square feet needed to effectuate drainage improvements within the next phase of road widening. The City owns said parcel of land in a fee simple capacity as part of the vacated former Seaboard Air Line Railroad land. The easement is needed for the widening project and rather than navigating the costs/process to sell FDOT the land it is proposed that we take action to provide the perpetual easement. FDOT has provided an enabling resolution for the permanent easement and corresponding Donation of Property/Perpetual Easement Form for the subject parcel.

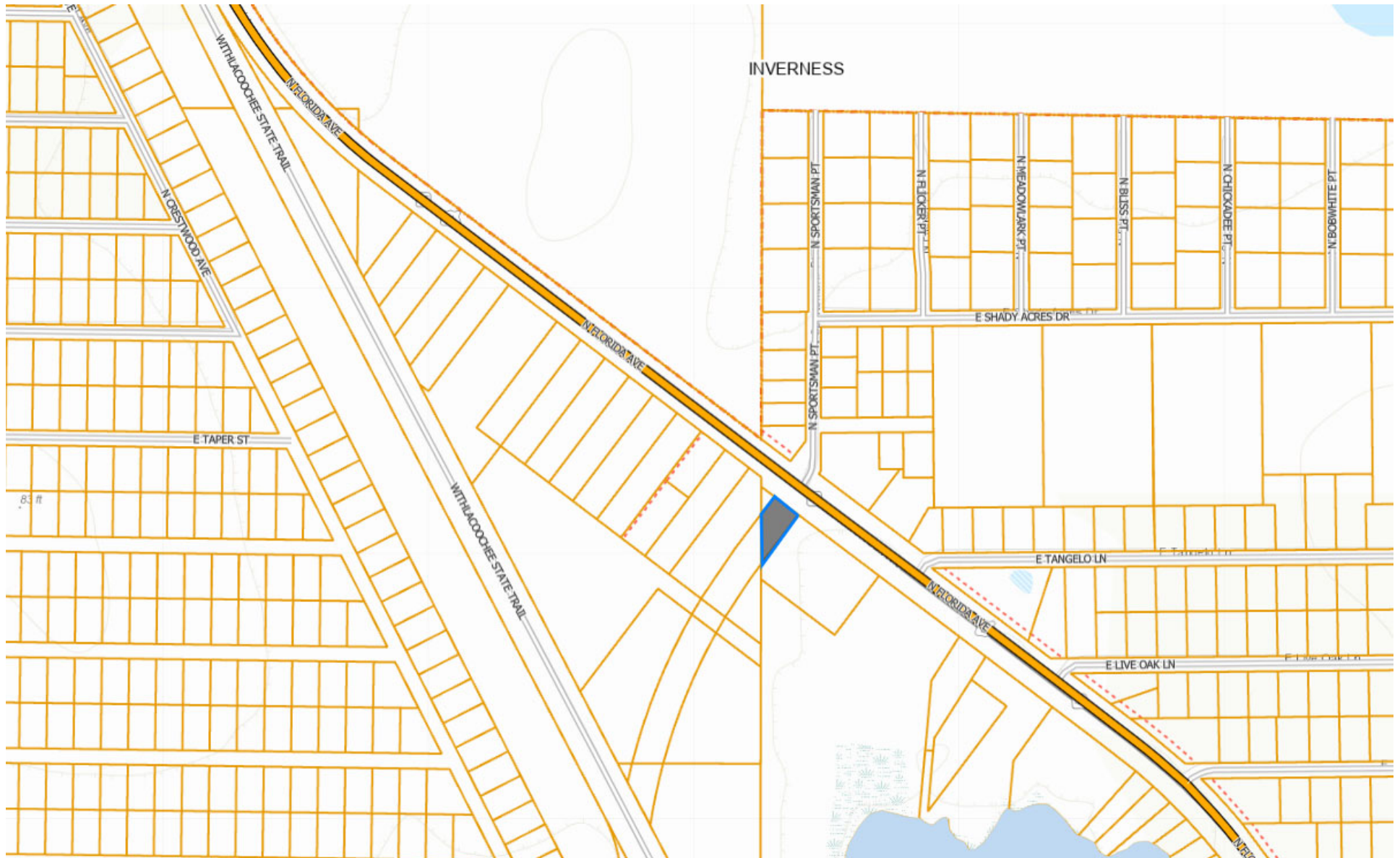
This widening project is much needed and this is an opportunity to help keep it moving forward. It is recommended that we proceed with the Resolution granting Perpetual Easement and complete the Donation of Property/Perpetual Easement Form to the FDOT.

Recommended Action:

1. Allow Staff to Present
2. Motion, second, and vote to read FDOT Resolution by title only.
3. Deliberate the matter.
4. Motion, second, and vote to adopt FDOT Resolution for Permanent Easement and authorize the Council President to execute the FDOT Donation of Property/Permanent Easement Form by roll call.

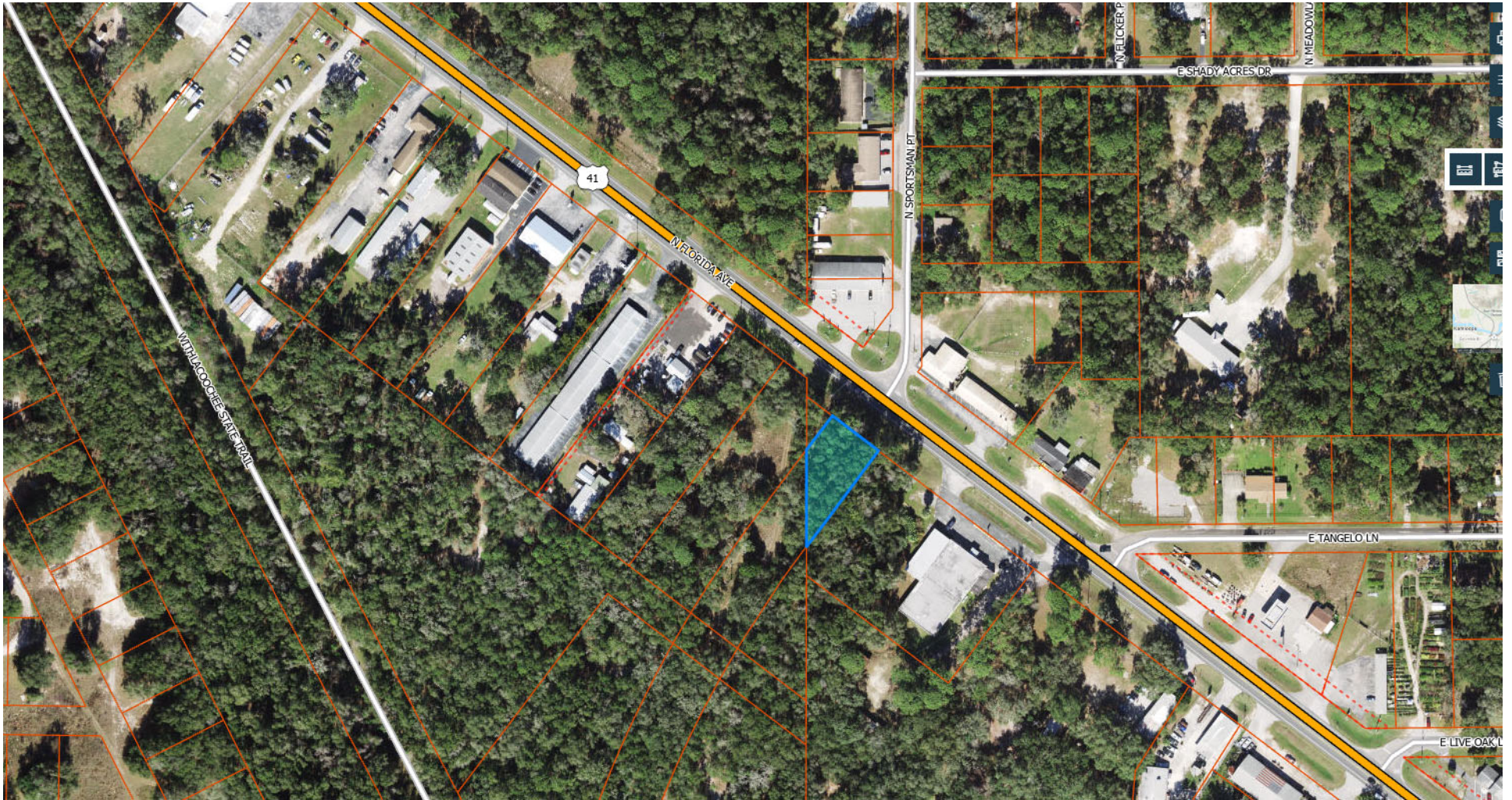
If you wish to discuss this further, please contact me at your convenience.

Eric C. Williams
City Manager

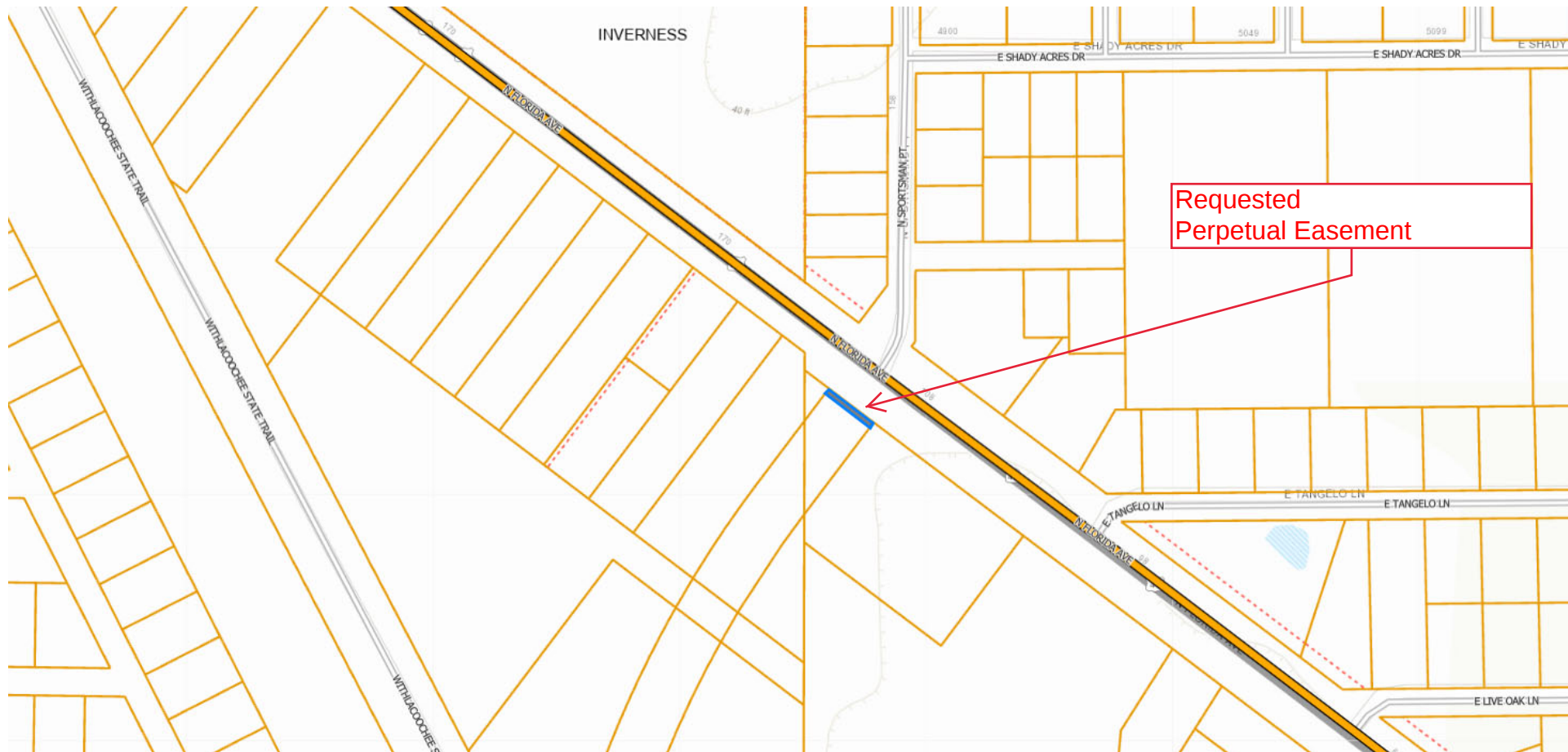


PARCEL ID
2019060000700000060
ACREAGE
0.32

LEGAL OWNER
CITY OF INVERNESS



Aerial View of Parcel



FDOT Requested donation

705 sqft Perpetual Easement for Drainage

This instrument prepared by,
or under the direction of
By: Julie Hardy
569A00D0E856432
Department of Transportation
11201 N. Malcolm McKinley Drive
Tampa, Florida 33612

PARCEL : 808.01
WPI/SEG : 2571654
S.R. NO.: 45
COUNTY : CITRUS
SECTION : 02010-XXXX
MANAGING DISTRICT: SEVEN

Legal Description Approved:
Date: 08/01/2023 By: MICHAEL KASPRZYK

PE.13

PERPETUAL EASEMENT

THIS EASEMENT made this 21st day of May, 2024, by the City of INVERNESS, a municipality of the State of Florida, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 11201 N. McKinley Dr. Tampa, Fl 33612, its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual easement for the purpose of constructing and maintaining (a/an) PERMANENT DRAINAGE EASEMENT TO REPLACE AND MAINTAIN THE DITCH easement in, over, under, upon and through the following described land in CITRUS County, Florida, viz:

A portion of Section 6, Township 19 South, Range 20 East, being a portion of lands described in Official Record Book 2737, Page 1282, Public Records of Citrus County, Florida, being more particularly described as follows:

COMMENCE at a 4"x 4" Concrete Monument with no identification marking the Southwest corner of Section 6, Township 19 South, Range 20 East, Citrus County, Florida; thence N00°18'14"E, 1196.98 feet to the Southeasterly line of lands described in Official Record Book 2737, Page 1282, Public Records of Citrus County, Florida; thence N37°21'05"E, along said Southeasterly line of said lands, 196.29 feet to the POINT OF BEGINNING; thence N51°35'37"W, 100.02 feet to the Northwesterly line of said lands; thence N37°21'05"E, along said Northwesterly line, 6.18 feet to the Southwesterly right of way line of State Road 45 (U.S. 41) per Official Record Book 10, Page 410, Public Records of Citrus County, Florida; thence S52°35'37"E, along said right of way line, 100.00 feet to said Southeasterly line of said lands; thence S37°21'05"W, along said Southeasterly line, 7.93 feet to the said POINT OF BEGINNING.

Containing 705 square feet, more or less.

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever, together with immunity unto the said grantee, its successors and assigns from all claims for damage, if any, arising from or growing out of such construction and/or maintenance to the lands, if any, owned by the grantor, lying adjacent or contiguous to the lands hereinabove described.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Council President, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

ATTEST: _____
Susan Jackson, City Clerk

The City of INVERNESS

By: _____
Its Council President

PRINT NAME Jacquie Hepfer

ADDRESS 212 W. Main Street

Inverness, FL 34450

STATE OF FLORIDA

COUNTY OF Citrus

The foregoing instrument was acknowledged before me by means of: Physical presence ☒ or online notarization ☐ this 21st day of May, 2024, by Jacquie Hepfer, Council President, of THE CITY OF INVERNESS, Florida who is personally known to me or who has produced _____ as identification.

[Notary Seal]

NOTARY PUBLIC

Susan Jackskon
Name typed, printed, or stamped
My Commission expires 04/27/2027

R E S O L U T I O N 2024-07 FDOT

ON MOTION of Councilperson _____, seconded by Councilperson _____, the following Resolution was adopted:

WHEREAS, the State of Florida Department of Transportation proposes to construct or improve State Road No. 45, Section No. 0210-2543, in CITRUS County, Florida: and

WHEREAS, it is necessary that an easement across certain lands now owned by THE CITY OF INVERNESS, Florida, be acquired by the State of Florida Department of Transportation: and

WHEREAS, said use is in the best interest of the City: and

WHEREAS, the State of Florida Department of Transportation has made application to said City to execute and deliver to the State of Florida Department of Transportation a perpetual easement, or easements, in favor of the State of Florida Department of Transportation for the purpose of constructing and maintaining (a/an) PERMANENT DRAINAGE EASEMENT TO REPLACE AND MAINTAIN TH DITCH, easement and said request having been duly considered.

NOW THEREFORE, BE IT RESOLVED by the City Council of THE CITY OF INVERNESS, Florida, that the application of the State of Florida Department of Transportation for a perpetual easement, or easements, is for transportation purposes which are in the public or community interest and for public welfare; that a perpetual easement, or easements, in favor of the State of Florida Department of Transportation in the City of INVERNESS, Florida, should be drawn and executed by this City Council. Consideration shall be \$ 10.00.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded forthwith to the State of Florida Department of Transportation at 11201 N. Malcolm McKinley Drive Tampa, Florida 33612.

STATE OF FLORIDA

CITY OF Citrus

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the City Council of Inverness, Florida, at a meeting held on the 21st day of May, 2024.

PRINT NAME Jacquie Hepfer
President, of City Council CITY
OF INVERNESS _____, Florida

PRINT NAME Susan Jackson
Clerk, of City Council
City of Inverness, Florida



Florida Department of Transportation

RON DESANTIS
GOVERNOR

Office of Right of Way
11201 North McKinley Drive, MS 7-900
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

Donation of Property to the Florida Department of Transportation

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

ITEM/SEGMENT NO.:	<u>7</u>
MANAGING DISTRICT:	<u>7</u>
F.A.P. NO.:	<u>N/A</u>
STATE ROAD NO.:	<u>45</u>
COUNTY:	<u>Citrus</u>
PARCEL NO.:	<u>808</u>
INTEREST CONVEYED:	<u>Perpetual Easement</u>
	<u> </u>

This is to advise that the undersigned, as owner of the property or property interest referenced above and as shown on Right of Way maps for referenced project, desires to make a voluntary donation of said property or property interest to the State of Florida for the use and benefit of the Florida Department of Transportation.

The undersigned hereby acknowledges that he/she has been fully advised by a Department representative of his/her right to have the referenced property or property interest appraised, to accompany the appraiser during the appraisal inspection of the property, to receive full compensation for the above referenced property, and to receive reimbursement for reasonable fees and costs incurred, if any. Having been fully informed of the above rights, I hereby waive those rights unless otherwise noted below.

Owner's Signature

Jacquie Hepfer, Council President, City of Inverness, Florida
Type or Print Property Owner's Name

212 W. Main Street
Street Address

Inverness, FL 34450
City, State, Zip Code

May 21, 2024
Date



Florida Department of Transportation

INSTRUCTIONS FOR COMPLETION OF THE DONATION OF PROPERTY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FORM 575-030-12)

This form should be printed on official DOT letterhead.

DATE AND INSIDE ADDRESS:	Space is provided for a date and inside address of the property owner.
PROJECT/PARCEL INFORMATION:	The following information can be located in the legal documents and Right of Way map for each project and is required on official Department forms: Item/Segment No. Managing District F.A.P. No. State Road No. County Parcel No.
OWNER'S SIGNATURE BLOCK:	The owner must sign and provide an address and date before the Department can accept the donation.
ORIGINAL:	Parcel File
COPIES:	Owner(s)

PARCEL INFORMATION SHEET

WPIS NO. 2571654 SECTION NO.: 02010-2543 STATE ROAD 45 COUNTY CITRUS
DESCRIPTION

THIS IS A DONATION PARCEL

PARCEL 808

PERPETUAL EASEMENT

A portion of Section 6, Township 19 South, Range 20 East, being a portion of lands described in Official Record Book 2737, Page 1282, Public Records of Citrus County, Florida, being more particularly described as follows:

COMMENCE at a 4"x 4" Concrete Monument with no identification marking the Southwest corner of Section 6, Township 19 South, Range 20 East, Citrus County, Florida; thence N00°18'14"E, 1196.98 feet to the Southeasterly line of lands described in Official Record Book 2737, Page 1282, Public Records of Citrus County, Florida; thence N37°21'05"E, along said Southeasterly line of said lands, 196.29 feet to the POINT OF BEGINNING; thence N51°35'37"W, 100.02 feet to the Northwesterly line of said lands; thence N37°21'05"E, along said Northwesterly line, 6.18 feet to the Southwesterly right of way line of State Road 45 (U.S. 41) per Official Record Book 10, Page 410, Public Records of Citrus County, Florida; thence S52°35'37"E, along said right of way line, 100.00 feet to said Southeasterly line of said lands; thence S37°21'05"W, along said Southeasterly line, 7.93 feet to the said POINT OF BEGINNING.

Containing 705 square feet, more or less.

Legal Description Approved By: <u>Michael Kasprzyk</u>	Date: <u>08/01/23</u>
Original Subordination By: <u>James F. Guthrie</u>	Date: <u>05/26/16</u>
Subord. Interest Update By: <u>Stephanie Wolchok</u>	Date: <u>05/09/24</u>

* * * * * NOT A DEED - FOR INFORMATION PURPOSES ONLY * * * *

WPI NO. N/A

M.S. NO. 8

PARCEL 808

Page 1 of 2

GRANTOR: .01 (BSD.05) CITY OF INVERNESS, FLORIDA, A MUNICIPAL
CORPORATION; O.R. BOOK 2737 PAGE 1282

PURPOSE OF EASEMENT: N/A

(SEE PARCEL NO.155)

SUBJECT TO:

.02 (UTL.02) RIGHT OF WAY EASEMENT - 11/10/1964 - FROM OR AGAINST:
Robert L. Simon and Beatrice L. Simon, his wife; IN FAVOR OF: Sumter
Electric Cooperative, Inc.; O.R. Book 292 Page 223

TAX FOLIO NUMBER: 2665084

AREA: Containing 705 square feet, more or less.

REMAINDER:

N O T E: TAXES NOT UPDATED

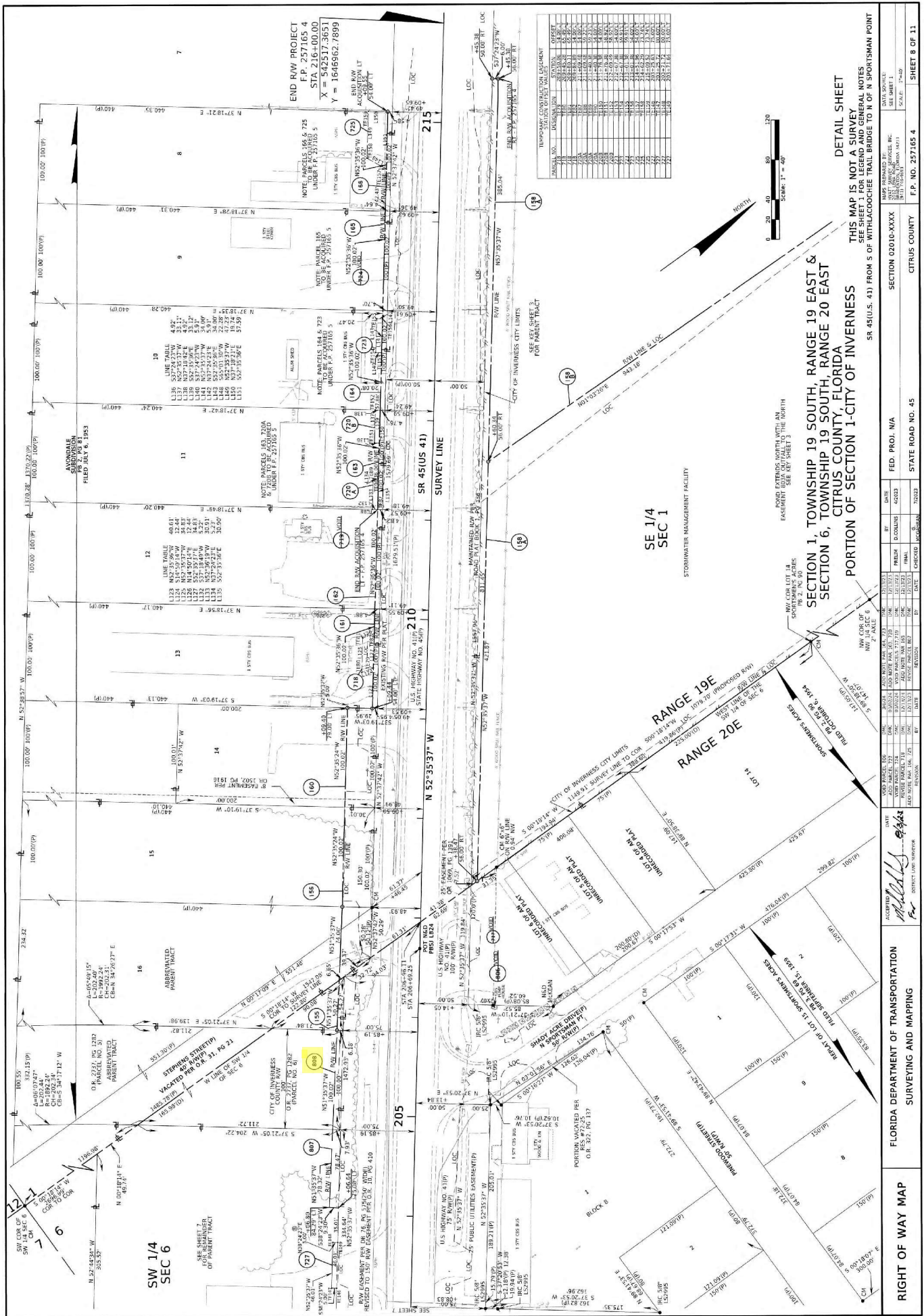
PARCEL 808

PERPETUAL EASEMENT

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Containing 705 square feet, more or less.



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

May 21, 2024

TO: Elected Officials

FROM:

SUBJECT: Project / Program Updates

- Septic to Sewer 44 West
- Tower Lights
- Small Town Saturday Night
- Other

CC:

Enclosures:
