

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET**

**January 20, 2015 - 5:30 PM**

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**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.

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**ENCLOSURES\***

- 1) INVOCATION, PLEDGE OF ALLEGIANCE AND ROLL CALL**
- 2) PLEASE SILENCE ELECTRONIC DEVICES**
- 3) ACCEPTANCE OF AGENDA**
- 4) PUBLIC HEARINGS**
- 5) OPEN PUBLIC MEETING**  
*The public is invited to express opinion on any item for this meeting or pending action at a future meeting of City Council.*
- 6) PRE-SCHEDULED PUBLIC APPEARANCES**
  - a) Employee Service Awards
- 7) MAYOR'S LOCAL ACHIEVEMENT AWARDS**
- 8) CITY ATTORNEY REPORT**

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET  
January 20, 2015 - 5:30 PM**

**9) CONSENT AGENDA**

- 4 a) Bill Listing \*

*Recommendation - Approval*

- 5 - 11 b) Council Minutes - January 6th, 2015 \*

*Recommendation - Approval*

**10) CITY MANAGER'S REPORT Correspondence/Reports/Recommendations**

- 12 - 17 a) City Property Lease Renewal - Pleasant Grove Road\*

- 18 - 23 b) E-Cigarette Regulations in City Buildings\*

- 24 - 26 c) HCA Trauma Center Need - Resolution\*

- 27 - 33 d) Vacation Rentals Legislation\*

- 34 - 38 e) Veterans War Memorial Project Update\*

- f) Valerie Project Update (verbal)

- g) Other

**11) COUNCIL/MAYOR SUBJECTS**

**12) NON-SCHEDULED PUBLIC COMMENT**

**13) ADJOURNMENT**

- a)

**DATES TO REMEMBER**

ROCCS – Annual Citrus Sprints Regatta  
January 24, 2015; 7 a.m. – 2 p.m.

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET**

**January 20, 2015 - 5:30 PM**

Liberty and Wallace Brooks Parks

Inverness City Council Regular Meeting

Tuesday, February 3, 2015 at 5:30pm

Inverness Government Center



01/15/2015 16:05  
pcarnevale

CITY OF INVERNESS  
CASH REQUIREMENTS REPORT

P 1  
apcshreq

| VENDOR DOCUMENT | INVOICE | VOUCHER | DESCRIPTION                                      | DUE DATE | DUE 01/21/15 |
|-----------------|---------|---------|--|----------|--------------|
|                 |         |         | TOTALS FOR H M INVERSTORS LLC BAYSHORE SOLUTIONS |          | 460.50       |
|                 |         |         | TOTALS FOR EASY MODERN LIVING INC                |          | 5,662.21     |
|                 |         |         | TOTALS FOR FOSTER & FOSTER, INC.                 |          | 1,500.00     |
|                 |         |         | TOTALS FOR GORMAN COMPANY                        |          | 635.52       |
|                 |         |         | TOTALS FOR BEAR GRAPHICS INC.                    |          | 127.68       |
|                 |         |         | TOTALS FOR MICHAEL T. KOVACH, JR.                |          | 300.00       |
|                 |         |         | TOTALS FOR MT CAUSLEY, INC                       |          | 5,378.75     |
|                 |         |         | TOTALS FOR SHERWIN WILLIAMS CO                   |          | 615.80       |
|                 |         |         | TOTALS FOR UB REFUND                             |          | 82.54        |
|                 |         |         | TOTALS FOR UNIFIRST CORPORATION                  |          | 78.34        |
|                 |         |         | REPORT TOTALS                                    |          | 14,841.38    |

\*\* END OF REPORT - Generated by Paula Carnevale \*\*

January 6<sup>th</sup>, 2015  
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 Hinkle  
Vice President Hepfer  
Councilwoman Bega  
Councilman McBride  
Councilman Ryan  
Mayor Plaisted

Also present were City Manager DiGiovanni, City Attorney Haag, Asst. City Manager Williams, Community Development Director Malm, Public Finance Director Chiodo, Event Director Skeele-Hogan, Woodard & Curran Director Regina, and City Clerk Davis.

The Invocation was given by Councilman McBride and the Pledge of Allegiance was led by the City Council.

#### **ACCEPTANCE OF AGENDA**

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

#### **PUBLIC HEARINGS**

None

#### **OPEN PUBLIC MEETING**

**Citrus County Commissioner Scott Carnahan** spoke of the recent county workshop and the finding of many holes in the medical corridor issue. He advised that it may be expanded into a four lane, but the medical corridor will probably come to a screeching halt. They are aware of the impact that would be caused to the city should the medical corridor proceed. The outlook is to reach out to HCA to keep investing in the city and keeping the economy strong.

Councilman McBride questioned the issue of binding contracts with Mr. Carnahan stating he understood that there are possibly 47 contracts that may be binding with the County. He spoke of the consultant hired for this project, and how mind boggling all of this is. Mr. Carnahan believes there is a consensus to four-lane Lecanto Highway eventually.

Council President Hinkle congratulated the County on hiring new County Administrator, Mr. Randy Oliver. Council President is looking forward to a good relationship and a good future for our County.

### **SCHEDULED APPEARANCES**

**6)a) Ray Morris, Deco Café Petition** was addressed. Mr. Ray Morris appeared before Council and reading back portions of a letter written to him from City Manager DiGiovanni, which listed statements made by him to City Manager DiGiovanni, and Councilman David Ryan. Mr. Morris stated that he was not against Car Shows, but due to the shortage of parking spaces and the closure of the street for the events, it was hurting his business. His customers for his fine dining on Friday evenings, were not willing to walk a block or two to get to the restaurant. He additionally stated that the vendors were competing with the local businesses, by selling the same things in the street. They pay taxes and the City should be helping them. Mr. Morris proposed that the city move the Car Show back to the Government Center parking lot. Mr. Morris stated that some of the business owners were talking of taking legal action against the City if it remains as is. He stated that there were 40 empty buildings in the city limits of Inverness and if we don't start working together we are going to have more of them.

President Hinkle stated that the City was pro-business and we try to do things to bring business into the City, such as decreasing the Impact Fees.

Mr. Morris stated that a member who used to sit on the City Board, asked to have her letter read at the meeting this evening regarding the events in downtown Inverness. She questioned who is and is not benefiting from the events, the successfulness of the events, and why are the majority of them downtown.

He questioned why the Council does not meet with the downtown merchants, and Council President Hinkle advised that the Council meetings are open to the public and they may come to a Council meeting anytime to discuss things.

### **MAYOR'S LOCAL ACHIEVEMENT AWARDS**

None

### **CITY ATTORNEY REPORT**

Attorney Haag advised that he had attended the County Commission meeting today and it was very enlightening and wished to congratulate our new commissioners on asking some very pointed questions.

### **CONSENT AGENDA**

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

- a) Bill Listing\*
  - Recommendation – Approval
- b) Council Minutes – December 16<sup>th</sup>, 2014\*
  - Recommendation - Approval
- c) Cemetery Lot Repurchase – Lot 291, Southwest Addition\*
  - Recommendation – Approval

## CITY MANAGER'S REPORT

**10)a) Impact Fee Resolution** was addressed by City Manager DiGiovanni who spoke to correspondence received from Jeanette Collins, Planning and Development Director for Citrus County, and how the Board of County Commission (BOCC) has directed a rescission of all Impact Fees for a three-year period. The City of Inverness currently participates with the County School Board, City of Crystal River and the BOCC in a cooperative agreement, which includes school impact fees. Newly Elected County Officials have brought forward the notion to review and possibly alter the assessment and collection of the school impact fees. City of Inverness and the City of Crystal River have the responsibility to assess and collect school impact fees, based on the cooperative agreement and founded within the county ordinance. He explained the complexities involved, should the county choose to rescind or place a moratorium on the collection of these fees. The recent belief is to temporarily suspend Impact Fees to spur development, but should be accomplished with a plan to reinstate such fees over time. The approach would be for School Impact Fees, once suspended, be appropriately reinstated over a three year period.

Councilwoman Bega spoke to the documents and resolution included in the agenda. She stated the documents do not give any detail of what the school board would not be receiving.

City Manager DiGiovanni explained that conversations with the school system centered around that. There is room for consideration to suspend the impact fees short-term, look at the activity in the community, and then look to reinstate. School Board has voiced what they believe and we are in concert with them.

Councilman Ryan questioned if School Board is in agreement with the suspension of the impact fees. City Manager DiGiovanni stated that the school board understands what has been happening and their preference is to leave the protocol in place, suspend them, evaluate, and then reinstate the impact fees.

Councilman McBride was not sure what he is voting on, and would like to take a step back and address at a later date.

City Manager DiGiovanni wants the city to state to County government that we are saying we understand the suspension would be okay, but not eliminate the program. He spoke of the gray areas within the resolution so that other entities can include particulars. This is saying that Council understands the situation, can agree with a suspension, but that the program remains in place so it may be restarted when necessary, with regard to a 3 year time period, in a measured way.

Council and City Manager discussion included possible actions by County government, if the two cities in the County are on board, economic variables, getting into our County, etc.

Chuck Dixon, Citrus County School District, stated that enrollment is flat. October 2014 they received \$49,000 from impact fees which goes into a trust fund through the Board of County Commissioners so that when the school board has a project that impact fees can fund, they request funding from their own funds. BOCC has scheduled a public hearing to have a moratorium on all impacts fees. A better scenario would be a measured

suspension rather than eliminate impact fees. If a measured response is quantifiable, it is a better alternative than elimination.

Councilman McBride questioned the amount of current funds in coffers, with Mr. Dixon stating approximately \$2 million for schools, which is not much if you have to build a school.

City Attorney Haag questioned Mr. Dixon if the county repealed the impact fee ordinance and before could be re-instituted would there be a completely new impact fee study. Mr. Dixon stated there is a plan to have a workshop in February and update the study. BOCC are looking at suspending all 8 impact fee categories.

**Councilman Ryan motioned to have City Clerk Davis read Resolution 2015-01 by title only. Seconded by Councilwoman Hepfer. The motion carried.**

RESOLUTION 2015-01

A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF INVERNESS, SUPPORTING THE MULTI-JURISDICTIONAL INTERLOCAL AGREEMENT APPROACH TO THE COLLECTION OF SCHOOL IMPACT FEES.

Councilman McBride questioned why we are doing this now with City Manager stating if no action is taken now, the City's voice will not be in the stream prior to action. The impact fee issue is scheduled to be presented before the BOCC next week. This is the opportunity to be part of the process that can lend a voice to the suspension approach vs something else.

**Councilwoman Hepfer motioned to adopt Resolution 2015-01, by roll call vote. Seconded by Councilman Ryan. Roll call vote was as follows: Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried.**

**10)b) Inverness Big Bass Fishing Tournament** – Resolution was addressed by City Manager DiGiovanni, who explained that the Event and Visitors Bureau (EVB) will be utilizing the waterfront park system for the Inverness Big Bass Classic on March 21, 2015. As Council is aware, fees for a city event must be adopted by resolution and is included for council to acknowledge and establish the fee. The fees for this event will be \$85.00 per fisherman which registers a fisherman (max 2 per boat) for the opportunity to win prize money for the biggest fish of the day, etc. The EVB is working with corporate support from Yamaha and Skeeter Boats to bring a profession grade tournament to the City.

He noted a change in the resolution to change the wording after \$85.00/ per registrant (inclusive of sales tax), to read (**Non**-inclusive of sales tax) vs (Inclusive of sales tax).

Councilwoman Bega, stated that she wished to exercise an abundance of caution and recuses herself from this discussion and abstains from the vote due to her affiliation with a business sponsoring the event.

**Councilman Ryan motioned to have City Clerk Davis read Resolution 2015-02 by title only. Seconded by Councilwoman Hepfer. The motion carried.**

RESOLUTION 2015-02

A RESOLUTION OF THE CITY OF INVERNESS, FLORIDA ESTABLISHING A FISHING TOURNAMENT REGISTRATION FEE AND PROVIDING FOR AN EFFECTIVE DATE.

**Councilwoman Hepfer motioned to adopt Resolution 2015-02, with noted changes, by roll call vote. Seconded by Councilman Ryan. Roll call vote was as follows: Councilman Ryan, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried.**

**10)c) Legislative Delegation meeting – Topics of Discussion** were addressed. City Manager DiGiovanni referenced the recent letter received from Senator Charles Dean with regard to the annual meeting by the Delegation members for residents and City/County Officials to present their concerns. He reviewed a few topics of discussion they may wish to bring forward. **1)** Project Assistance Funding for US 41N; Low Density Community Fire Service Qualification; Alteration to Whispering Pines Park Management Plan; Inter-Model Bicycle Plan; RCW Extension. **2)** To Reduce or eliminate unfunded mandates & fund items previously passed. **3)** Maintain the integrity of State Revenue Sharing and all pass through revenues. **4)** Oppose any erosion or interference of Home Rule 50; lake protection, clean-up, and related improvements. City Manager recommended that Council discuss the listed suggestions and address the items they wish to bring forward.

Councilwoman Hepfer stated this is how we have previously discussed concerns on the State level and is presented perfectly.

Councilwoman Bega questioned how this will be presented, with City Manager stating the correspondence was addressed to Mayor's Office that this would be an open meeting, therefore they need to discuss who would make the presentation. This can be put in letter form and have signed by the Council President and hand to them after speaking.

This meeting will be held January 14<sup>th</sup> at 3:00pm at the Courthouse.

Mayor Plaisted suggested that Councilman McBride speak. and Councilman McBride stated, that to get 41 expanded further, we will need additional funding and noted others could go.

Council President Hinkle commented on several issues coming up this year such as Whispering Pines management, fire services, etc.

**Consensus was to present noted items listed by letter at the meeting on January 14<sup>th</sup> with Councilman McBride and Mayor Plaisted agreeing to attend. Councilwoman Bega also advised that she would attend.**

**10)d) Budget – Trim Compliance Correspondence** was presented for information only, keeping Council informed that we received correspondence from the Dept. of Revenue, noting that the revised and re-advertised millage certification of the Final Budget process went well, and the State accepted everything. We have commenced conversation with the Property Appraiser Office to try to avoid any future problems.

**10)e) Valerie Theatre Update (verbal)** City Manager DiGiovanni advised that the project is moving forward and we had a lengthy discussion at our last meeting with some of the representatives from the building to the right (of the Valerie). He wanted council to understand, that to get on the property to maintain your own building, the State of Florida has passed legislation, (FS 704) which provided language to give us the ability, if it becomes absolutely necessary, to file for some relief through the court system to secure the benefit of an “easement of necessity”. The Valerie Theatre is no different than any other building in the downtown. This investment of the City to improve the building benefits property owners in any town, whether immediately adjoining the property or ½ to a block away, for properties to be well maintained. If dilapidated, or falling down, buildings only bring down the value. Our petition, if necessary, will be inclusive of language as that and be a reasonable approach.

Staff is also looking into a full analysis of the appraisal that was performed. He stated that a city government and community need to keep a keen understanding of the what the values are, and what the market of the downtown can support on a square foot basis. If the square ft. number is too high the business fails. We may be ordering an additional appraisal or two, to keep in sync.

City Manager DiGiovanni additionally reported on the following:

- The State of City address and what was heard earlier this evening can see some of the difficulties and challenges in coming up with meaningful activities.

He spoke to the past efforts and events from 1994 forward being what made the City what is today, and how the merchants were in support of events downtown. The greater good and marketing of Inverness is not for the benefit of the few or one, but for the many. It cannot be allowed that the few drive what the protocols will be for the many. The greater good is what we are here for and we will fail without it!

### **COUNCIL/MAYOR SUBJECTS**

Mayor Plaisted agreed totally with what was stated by City Manager. This is the place to be and people love coming here. Last meeting was a great State of City address and took highlights to the Women’s Political Network of Citrus County meeting. They were enthusiastic about it. Mayor noted the amount of traffic on 200/Hwy 41North to and from Ocala and we really need to get the road done. He questioned if there are meetings set up with new County Administrator.

Councilman McBride underscored the appreciation of the new commissioners. They are going to focus on how our money is being spent, and where they want to go now and how to get there. He is looking forward to the upcoming meeting with the legislative delegation. Questioned the number of new business opening up in City being 83.

Councilwoman Hepfer was glad to be healthy again, and watched the BOCC meeting online. It was refreshing to watch and hopes there will be positive changes. Finds it amazing that people are complaining about things.

Councilwoman Bega thinks it is important to listen to comments from merchants and take into consideration their concerns. One merchant wants the car show moved from downtown and yet another merchant wanted to move the car show away from IGC. There is no pleasing everyone, but it is important to listen. She will attend the meeting on 14<sup>th</sup> with Mayor and Councilman McBride.

Councilman Ryan noted his attendance at the car show, and all the city events, and noted his appreciation of all the hard work the staff does. Majority of businesses he has spoken with in downtown love what we do, and agrees with Councilwoman Bega that we must listen to concerns.

Council President Hinkle stated we try to do for the better good. When car show is downtown people go to the other businesses. He referenced speaking to merchants, all events, 2015 and challenges ahead.

**CITIZENS NOT ON AGENDA**

**George Gouldbourne**, Huntinglodge Dr. Questioned the Thomas/Mountjoy property and asked if the Contractor for the Valerie Theatre project had insurance to cover damage during construction, and was informed that they did.

Meeting adjourned @ 7:11pm

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**City Clerk**

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**Council President**

## Interoffice Memorandum – *City of Inverness*

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January 8, 2015

**TO:** Elected Officials

**FROM:** City Manager

**SUBJECT:** City Property Lease Renewal – Pleasant Grove Road

**CC:** Office of City Clerk, Finance Director and Public Works Director

**Enclosure:** Letter from Charles Dean, Dated 01/6 /15  
Lease Renewal 2015 (5-pages)

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Reference is made to attachments.

This matter involves the traditional use of property, owned by the City, off Pleasant Grove Road. The property is located in-front of the 581 Water Plant and ground storage tank, and is bordered by Pleasant Grove Elementary School. The lease has been reviewed with the renewal components, term and conditions all being identical to what has previously been used. The lease may be terminated by either party with sixty-day notice, and Section 7 provides full access and ability of the Lessor to make improvements as deemed necessary and appropriate.

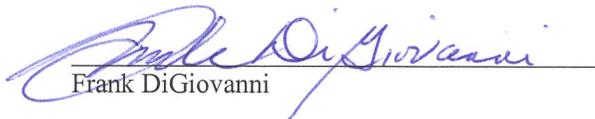
This arrangement has been actively engaged for decades to the benefit of the parties and without compromise of City interests; accordingly, renewal of the stipulated agreement is supported.

Note: Per the City Charter, four affirmative votes are required to execute this document.

***Recommended Action –***

It is recommended that City Council motion, second and vote to accept the 2015 Lease Renewal between Charles Dean and City of Inverness for use of available property, and authorize the Council President to execute the documents.

Thank you,

  
Frank DiGiovanni

January 6, 2015

Deborah J. Davis, City Clerk  
City of Inverness  
212 W. Main Street  
Inverness, FL 34450

Dear Ms. Davis:

This letter will serve as my formal request to renew and extend my annual lease of the City owned property located next to the Pleasant Grove Elementary School on Rt. 581. The current lease is to expire January 31, 2015.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Charles S. Dean

**LEASE RENEWAL**

THIS LEASE made this 1st day of February A.D. 2015, by and between the City of Inverness, a political subdivision of the State of Florida, hereinafter called the "LESSOR" and Charles S. Dean, hereinafter called the "TENANT."

WITNESSETH, in consideration of the rents, covenant and agreements hereinafter contained on the part of the TENANT to be paid, observed and performed, the LESSOR hereby renews its previous lease and leases to the TENANT and the TENANT accepts from the LESSOR the following described lands in Citrus County, Florida, to-wit:

The South ½ of the NW 1/4 of Section 10, LESS AND EXCEPT the SE 1/4 of the SE 1/4 of NW 1/4, Sections 19, Township 19 South, Range 20 East, less and except and portion previously conveyed to the Citrus County School Board.

together with all dwellings located thereon, for a term of one year commencing on the first day of February 2015 and ending on the last day of January 2016, on the following terms and conditions and covenants:

Section 1. Termination: This Lease can be terminated by either party upon sixty (60) days notice to other.

Section 2. Rent: The TENANT hereby agrees to pay to the LESSOR without demand, at the office of the City Clerk of the City of Inverness, Citrus County, Florida, the following rents, for the aforesaid leased premises, for the term of this lease, to-wit: TWO HUNDRED FIFTY DOLLARS AND NO/100 (\$250.00) for each year of the lease, payable on February 1st of each year of the duration of the lease.

Section 3. Use: The leased premises shall be used by the TENANT for and as a farm. The TENANT shall be responsible for the maintenance of the fences and the cutting of the grass

thereon. The TENANT shall at all time keep the leased premises in as good of a state of repair as the same was at the commencement of the term and return same to as good a condition as it is at the time of the execution of this lease in accordance with all laws, directions, rules and regulations of regulatory bodies or officials having jurisdiction in that regard. The TENANT agrees to replace all broken or damaged sections of fence and fence post with fence or fence posts of the same size and quality that may become damaged, to as good condition as it is at the time of the execution of this lease. If TENANT refuses or neglects to commence repairs within ten (10) days after written demand by LESSOR adequately to complete such repairs within a reasonable time thereafter, it shall be considered a breach of this lease on the part of the TENANT.

Section 4. That the LESSOR shall not be liable for any damage occasioned by failure to keep the premises in repair or for any damage done or occasioned by the acts or neglects of the TENANT or TENANT'S agents, servants or employees. That the TENANT shall not allow the premises to be used for any other purposes as stated herein or for any unlawful purpose or for any purpose that will injure the reputation of same or will disturb other tenants of the neighborhood and shall not allow any sign or placard to be posted or placed on the premises without the LESSOR's consent, except such signs or placards as may be used by the LESSOR for their own purposes.

Section 5. The TENANT agrees not to permit any alteration of or upon the premises except by written consent of the LESSOR and that all alterations and additions to the premises shall remain for the benefit of the LESSOR unless otherwise provided in such consent.

Section 6. The TENANT agrees not to sell, assign, mortgage, pledge, or in any manner transfer this lease or any estate or interest hereunder and not to sublet the leased premises or any part or parts thereof and not to prevent any licensee or cessionaire therein, without the previous written consent of the LESSOR in each instance. Consent by the LESSOR to one assignment of this

lease or to one subletting of the leased premises shall not be a waiver of the LESSOR's rights under this section as to any subsequent assignment or subletting shall be construed to include a prohibition against any assignment or subletting by operation of law. The LESSOR's rights to assign this Lease are and shall remain unqualified.

Section 7. The TENANT agrees to allow the LESSOR at all times free access to the demised premises for the purposes of examining, exhibiting the same and in making any needful repair or alteration thereof which the LESSOR may see fit to make. That the LESSOR expressly has the right to make or license any improvements, erect power/communication poles, drill any wells or place any buildings upon said property and use said improvements without the consent of said TENANT or without any diminution in the rent. TENANT acknowledges that LESSOR may license a communication company to construct a tower on the leased property and TENANT consents to such license or lease of a portion of the demised premises for a tower site and agrees to not interfere with the construction thereof.

Section 8. Upon the termination of this Lease by the lapse of time or otherwise the LESSOR shall surrender the premises in good repair and condition as it was at the commencement of said term, excluding reasonable use and wear thereof or other casualty, not occurring through the fault of the TENANT.

Section 9. The TENANT agrees to pay and discharge all reasonable costs, attorneys fees and expenses that shall be made or incurred by the LESSOR in enforcing the covenants and agreements thereof and the said LESSOR shall have a lien for such costs, fees, and expenses upon all personal property of the TENANT.

Section 10. This lease contains the entire agreement between the parties hereto and all previous negotiations leading thereto and it may be modified only by an agreement in writing and

sealed by the LESSOR and TENANT. No surrender of the demised premises, or of the remainder of the term of this Lease shall be valid unless accepted by the LESSOR in writing.

Provided always, and these presents are upon the express condition, that if the TENANT shall fail or neglect to perform and observe any of the covenants on TENANT'S part therein contained, it shall be lawful for the LESSOR at any time thereafter, without notice or demand, to enter into and upon the demised premises and repossess the same as of its former estate, and to expel the TENANT and any person claiming under TENANT, forcibly, if necessary, and to remove their effects, without prejudice to any remedies which might be used for arrears of rent or previous breach of covenant. IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed, in duplicate, on the day and year first above written, the LESSOR causing the same to be executed in its name by KEN HINKLE, as President of the City Council of the City of Inverness, Citrus County, Florida, attested by DEBORAH J. DAVIS, as City Clerk of said City Council each of whom were theretofore duly authorized by the City Council of the City of Inverness, Florida, at a meeting held the \_\_\_\_ day of January 2015.

THE CITY OF INVERNESS,  
A POLITICAL SUBDIVISION  
OF THE STATE OF FLORIDA

ATTEST:

\_\_\_\_\_  
DEBORAH J. DAVIS  
City Clerk

By: \_\_\_\_\_  
KEN HINKLE  
PRESIDENT of the City Council,  
LESSOR

\_\_\_\_\_  
CHARLES S. DEAN, TENANT  
Signed, sealed and  
delivered in our presence:

\_\_\_\_\_

## Agenda Memorandum – *City of Inverness*

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**DATE:** January 16, 2015  
**ISSUE:** E-Cigarette Regulation  
**FROM:** City Manager  
**CC:** N/A  
**ATTACHED:** 3-Published News/Info Articles

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We may not like regulation or always find the need; however, e-cigarettes are an emerging product that is intended to help people reduce intake of habitual substances found in regular cigarettes.

Current regulations that govern smoking and the use of tobacco products are found in State Statutes. We would not allow the use of tobacco products in the IGC and do not allow employees to smoke in vehicles or while on the clock. As of this moment, use of e-cigarettes is allowed in the IGC and other locations that regular cigarettes are prohibited: City vehicles and during work.

The intent is not to argue the health benefits of e-cigarettes, because it is not the point. Respectfully, consideration may be warranted by Council to direct development of an ordinance to govern such use of e-cigarettes as customarily done for tobacco products and smoking in general.

***Recommended Action –***

No action is essentially requested.

If the desire is to direct action, please motion, second and vote to direct that the City Manager and City Attorney return with an Ordinance for consideration that would regulate the use of e-cigarettes consistent with regulation of tobacco products and smoking during work, in public buildings and when using City vehicles and/or equipment.

  
Frank DiGiovanni

Administrative Offices  
212 West Main Street, Inverness Florida 34450  
[www.Inverness-FL.gov](http://www.Inverness-FL.gov)

## Delray Beach gives initial OK to indoor e-cigarette ban

By Marisa  
Gottesman

Jan 6,  
2015

The Delray Beach City Commission voted unanimously Monday night to continue on with a proposal to limit the use of e-cigarettes in the city.

E-cigarette users may have to step outside to light up in Delray Beach  
Delray gives initial OK to banning use of e-cigarettes where smoking regular cigarettes is already prohibited.

Folks who want to smoke an electronic cigarette in [Delray Beach](#) likely will have to light up outdoors.

Commissioners have given preliminary approval to a new rule that would ban the use of e-cigarettes where smoking regular cigarettes is already prohibited.

[Delray considers proposal banning indoor use of electronic cigarettes](#)

The city's proposed ban would prohibit e-cigarette smokers from lighting up in enclosed indoor workplaces. E-cigarettes would be permitted in private residences, retail tobacco shops, designated smoking guest rooms, stand-alone bars or places where medical or scientific research takes place.



An electronic cigarette is "one of these products that's becoming all too familiar to our coffee shops, restaurants and stores," Commissioner Adam Frankel said. "For nonsmokers who don't want to breathe what's coming out of these things, it's important to protect these people."

Those who violate the rule would be subject to a fine, arrest or both.

The rule change will be up for public hearing and final approval on Jan. 20.

E-cigarettes dispense nicotine through a vapor. Advocates say e-cigs can help people kick their smoking habit. But experts from the American Heart Association say they can potentially expose nonsmokers to the addictive substance.

Commissioner Jordana Jarjura on Tuesday night said she supports limiting the use of electronic cigarettes because it will help promote the city as a place that fosters healthy living.

Delray isn't the only Florida city passing rules on e-cigarettes. City Attorney Noel Pfeffer said similar ordinances have been adopted in other parts of the state including Sebastian, Stewart, Orange Park and Alachua and Marion counties.

In Delray, the proposal extends the ban on tobacco smoking under the Florida Clean Indoor Air Act to electronic cigarettes. The ban states it also echoes the American Heart Association's new guidelines, which discourage the use of e-cigarettes in confined spaces.

[mgottesman@sunsentinel.com](mailto:mgottesman@sunsentinel.com), 561-243-6544 or Twitter [@marisagottesman](#)



## Florida should ban e-cigarettes for kids

Cigarettes should be kept away from [children](#). That holds true even for these newfangled electronic versions that have users trendily "vaping" nicotine rather than puffing it.

So it's good that such South [Florida](#) cities as Weston, Lighthouse Point and Sunrise are banning sales of e-cigarettes to minors. These communities are taking a stand where state and federal laws have failed.

It would be better if the Florida Legislature were to attack the problem, rather than an inconsistent patchwork of [local](#) laws. After all, what good does it do to ban e-cig sales in Weston if a minor can travel next door to Southwest Ranches and score an electronic smoke?

Senate Bill 224, co-sponsored by Senate Majority Leader Lizbeth Benacquisto, R-Fort Myers, which forbids e-cigarette retailers statewide from selling to anyone younger than 18, [offers](#) a good start.

Should Florida pass a ban for minors, it would become the 28th state.

If you haven't noticed, e-cigarettes are popping up everywhere, from bars and [restaurants](#) to local parks and kids' birthday parties. The thin, battery-powered cigarettes let users inhale vaporized nicotine. For many, they aid in the process of weaning off traditional, nicotine-heavy cigarettes.

Others believe e-cigarettes are cleverly marketed to hook a new generation on nicotine. Some are sold with candy flavors, including cherry, chocolate and grape. An estimated 1.78 million children and teenagers "vape." Ten percent of high school students used e-cigs in 2012, double the number from the previous year, according to the Centers for Disease Control.

E-cigarettes now represent a \$1.5 billion industry, yet relatively little is known about their impact on the health of users or those around them. The Food and Drug [Administration](#) currently does not regulate the product, but is studying it.

Last month, Weston banned the sale of e-cigarettes to minors, following the steps of Lighthouse Point and Sunrise.

## Electronic Cigarettes

On April 24, 2014, the U.S. Food and Drug Administration (FDA) publicly released a draft of its proposed rule – commonly called a “deeming document” – which seeks to regulate e-cigarettes and other tobacco products not currently regulated by the FDA. The Florida Department of Health appreciates the long overdue release by the FDA of its draft proposed rule regarding electronic cigarettes.

### Bureau of Tobacco Free Florida’s Statement Regarding Electronic Cigarettes

The emergence of electronic cigarettes (also known as e-cigarettes, vapors, vaporizers, nicotine vaporizers or hookah pens) has triggered a flood of questions and considerable debate and discussion regarding their safety, ability to help smokers quit, and the risks they pose to children and teens. While the makers of e-cigarettes claim they are safe, there is uncertainty as to whether e-cigarettes are a safe alternative to smoking and Floridians should be very cautious. The Florida Department of Health’s Bureau of Tobacco Free Florida advises consumers to wait for reliable scientific evidence on their safety and effectiveness to become available before using e-cigarettes.

Preliminary analysis from the FDA e-cigarette samples contained detectable levels of known carcinogens and toxic chemicals to which users could potentially be exposed.<sup>1</sup> There are more than 200 brands on the market and they have different chemicals that they use. Scientific testing shows that the products vary widely in the amount of nicotine and other chemicals they deliver. Therefore, currently there is no way for consumers to know what is actually delivered by the product they have purchased. Furthermore, these products have simply not been around long enough to determine their long-term health effects.

Tobacco Free Florida is concerned that, in addition to their possibly harmful effects, e-cigarettes may become a tool used to get youth and young adults hooked on nicotine, which is a highly addictive chemical.<sup>2,3,4</sup> Many e-cigarette brands offer their products in fruit and candy flavors, like cotton candy and gummy bears, that are especially enticing to young people, and currently, they are easily available online, at mall kiosks or at local retailers. Furthermore, while tobacco products like cigarettes and dip have been banned from advertising on TV for decades, we have seen a notable increase in the marketing of e-cigarettes, including TV commercials. E-cigarette companies are using the same tactics of the tobacco industry to successfully market regular cigarettes to young people. In fact, according to the CDC, the number of middle school and high school students in the United States who used electronic cigarettes doubled in 2012 compared to just a year earlier.<sup>5</sup>

Furthermore, the number of calls to poison centers involving e-cigarette liquids containing nicotine rose from one per month in September 2010 to 215 per month in February 2014, according to a CDC study published April 3, 2014. The number of calls per month involving conventional cigarettes did not show a similar increase during the same time period. More than half of the calls to poison centers due to e-cigarettes involved young children under age 5.<sup>6</sup>

According to the FDA, e-cigarette makers cannot legally claim that an e-cigarette product “helps stop or reduce the cigarette urge,” “helps stop or reduce smoking,” or similar claims that it is a smoking deterrent drug product.<sup>7</sup> Yet, many e-cigarette ads openly violate this restriction, causing concern that they are not interested in public safety. It is also worrisome that e-cigarette companies fought against treating e-cigarettes as drug-delivery devices, a standard that proven smoking cessation products like the patch and gum have met; products that have met the requirement to be drug-delivery devices have to submit clinical

trials to the FDA to prove they are safe and effective and it appears e-cigarette companies want it both ways, to be able to make the claims without having to prove those claims are true.

There are additional important questions about e-cigarettes that remain unanswered. Some of these questions include:

Are they a youth gateway to nicotine addiction and the use of other tobacco products?

Does the alarming increase in e-cigarette use among youth and in their availability have the potential to normalize smoking again?

Do they encourage former smokers and current smokers who are trying to quit to reignite their nicotine addiction?

To what extent are current smokers using e-cigarettes and continuing to smoke traditional cigarettes thereby negating any potential health benefits, if any, of using e-cigarettes?

By using e-cigarettes inside places where they wouldn't have normally smoked, current and former smokers may be increasing the amount of nicotine they're consuming. Consequently, could e-cigarettes increase a person's nicotine dependence?

Are current smokers using them to quit or to circumvent smoke-free indoor air laws?

How are they affecting people who have never smoked?

Without adequate scientific evidence from credible sources and without regulations from a national regulatory body, Tobacco Free Florida cannot endorse e-cigarettes.

For tobacco users looking for an effective way to quit, the best plan is to talk to your health care provider or seek help from an evidence-based resource, like Tobacco Free Florida. Additionally, there are nicotine replacement therapies (NRTs) and other quit aids that are approved by the FDA to help tobacco users quit and have been scientifically proven effective as part of a quit plan. These include: FDA-approved over-the-counter NRTs like the patch, gum and lozenges;<sup>8</sup> FDA-approved prescription non-nicotine medications;<sup>8,9</sup> and FDA-approved prescription NRTs such as the nicotine inhaler and nasal spray.<sup>8</sup> FDA-approved means that these quit aids have gone through clinical trials to prove they are safe and effective.

Floridians who want to quit tobacco have access to the state's free and proven-effective resources, which include free FDA-approved NRT like the patch or a combination of the patch and nicotine gum, when medically appropriate. This combined approach of counseling and NRT may double or triple a tobacco user's chance of quitting. Tobacco Free Florida's 3 Free & Easy Ways to Quit include:

**CALL:** Call the Florida Quitline at 1-877-U-CAN-NOW to speak with a Quit Coach who will help assess a user's addiction and help create a personalized quit plan.

**CLICK:** Enroll in the Web Coach®, which will help to create a web-based quit plan unique to each individual user, visit [www.quitnow.net/florida](http://www.quitnow.net/florida).

**COME IN:** Visit AHEC's website, [www.ahectobacco.com](http://www.ahectobacco.com), to locate a local AHEC and sign up for group classes.

For more information about these resources, visit [www.tobaccofreeflorida.com/how-to-quit/3-ways-quit/](http://www.tobaccofreeflorida.com/how-to-quit/3-ways-quit/).

**Tobacco Free Florida will update its recommendations as the body of scientific evidence strengthens and as regulations are made by a competent national regulatory body, such as the FDA.**

#### **What the Public Health Community Has Said About Electronic Cigarettes**

**“The increased use of e-cigarettes by teens is deeply troubling. Nicotine is a highly addictive drug. Many teens who start with e-cigarettes may be condemned to struggling with a lifelong addiction to nicotine and conventional cigarettes.” — Dr. Tom Frieden, Director of the Centers for Disease Control and Prevention (CDC)<sup>10</sup>**

**“This is an unproven device and we know very little about its long-term health effects. E-cigarettes are probably less harmful than combustible cigarettes, [but] we don’t have data to say that and can’t talk about long-term effect.” — Jennifer Pearson, PhD, MPH, Research Investigator at the Schroeder Institute for Tobacco Research and Policy Studies at Legacy<sup>11</sup>**

**“E-cigarettes may have the potential to make an important contribution to public health by helping some smokers stop. They are not likely to be a magic bullet any more than other quit smoking tools have been, at least to date. But their safety and effectiveness, their potential to keep some smokers from quitting, and possibly encourage young people to start smoking, require both investigation and thoughtful behavior and commentary by those on either side of this issue.” — Thomas J. Glynn, MA, MS, PhD, Director of Cancer Science and Trends and Director of International Cancer Control for the American Cancer Society<sup>12</sup>**

**“The electronic cigarette is not a proven nicotine replacement therapy. WHO has no scientific evidence to confirm the product’s safety and efficacy. Its marketers should immediately remove from their web sites and other informational materials any suggestion that WHO considers it to be a safe and effective smoking cessation aid.” — Dr. Ala Alwan, Assistant Director-General of WHO’s Noncommunicable Diseases and Mental Health Cluster<sup>13</sup>**

## Agenda Memorandum – *City of Inverness*

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**DATE:** January 16, 2015  
**ISSUE:** Hospital Corporation of America Level II Trauma Center Resolution  
**FROM:** City Manager  
**CC:** Office of City Clerk  
**ATTACHED:** Resolution-2015-03

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The enclosed Resolution is submitted for consideration by City Council to support the planning, construction, development and operation of a Level II Trauma Center in downtown Inverness at the Regional Hospital.

***Recommended Action –***

1. Motion, second and vote to read the Resolution by title
  - a. Clerk reads Resolution title
2. Deliberate the merits and statement of the Resolution
3. Motion and second to adopt the Resolution by roll-call

  
Frank DiGiovanni

Administrative Offices  
212 West Main Street, Inverness Florida 34450  
[www.Inverness-FL.gov](http://www.Inverness-FL.gov)

**RESOLUTION 2015-03**

**A RESOLUTION OF THE CITY COUNCIL, OF THE CITY OF INVERNESS, TO SUPPORT DEVELOPMENT OF A LEVEL II TRAUMA CENTER AND HELIPAD IN INVERNESS**

WHEREAS, the City of Inverness values and supports existing medical facilities and desires to support additional investment to expand services that will involve Trauma care to both the injured citizens of Inverness and Citrus County and beyond; and

WHEREAS, the Hospital Corporation of America is fully committed to expand and improve medical care to all citizens of the community and beyond by developing a Level II Trauma Center and Helipad; and

WHEREAS, Health Corporation of America as owners and operators of the Regional Hospital in Inverness is committed and prepared to follow guidelines established by the State of Florida and Medical Community for a Level II facility; and

WHEREAS, the City of Inverness has a long history of providing support to the medical community and Regional Hospital and related facilities; and,

WHEREAS, the goals of the parties is to have developed and located in Inverness as a Level II Trauma Center to having the ability to:

1. Provide optimal care for the trauma patient.
2. Provide total care for every aspect of injury for trauma victims.
3. Maintain a leadership role in the delivery of care to injured patients.
4. Assist in the coordination of trauma systems within the community.
5. Provide education in trauma care for medical students, residents, attending physicians, nurses, and other paramedical personnel.
6. Conduct research in the care of injured patients.
7. Maintain a leadership role in injury prevention.

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

The City of Inverness City Council affirms that the organization and management of the Regional Resource Trauma Center is an institutional effort, the success of which is dependent upon a firm commitment of the entire medical staff, institutional leadership and support by the community at large.

This resolution shall be effective on the 20<sup>th</sup> day of January, 2015.

**PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2015.

CITY OF INVERNESS

By: \_\_\_\_\_

**Ken Hinkle**  
Council President

ATTEST:

\_\_\_\_\_  
**Deborah Davis**  
City Clerk

## Agenda Memorandum – *City of Inverness*

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**DATE:** January 16, 2015  
**ISSUE:** Vacation Rentals State Legislation  
**FROM:** City Manager  
**CC:** City Legal Counsel  
**ATTACHED:** Meeting Notice  
Proposed Law  
Analysis Summary

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Reference is made to attachments.

Time changes; customs change and the need to find a regulatory balance is more difficult.

The discussion centers on vacation rentals, but could transcend to any single family home on any street. Vacation rentals have caused strife in many communities, but not yet Inverness.

This is not distributed to suggest immediate action is necessary, but the intention is to bring attention to an emerging problem that I don't think would be welcomed.

We look forward to a discussion that may request action by the Manager and Attorney, or we could yield to the outcome by the Legislature.

***Recommended Action*** –  
None

  
Frank DiGiovanni

Administrative Offices  
212 West Main Street, Inverness Florida 34450  
[www.Inverness-FL.gov](http://www.Inverness-FL.gov)

**Committee Meeting Notice**  
**HOUSE OF REPRESENTATIVES**

**Local Government Affairs Subcommittee**

**Start Date and Time:** Wednesday, January 21, 2015 10:00 am  
**End Date and Time:** Wednesday, January 21, 2015 12:00 pm  
**Location:** Webster Hall (212 Knott)  
**Duration:** 2.00 hrs

Meeting Overview/Summary:

-Discussion on the regulation of vacation rentals and implementation of Ch. 2014-71, Laws of Florida, amending s. 509.032(7), F.S., including potential presentations from regulators, local governments, and interested constituencies.

**NOTICE FINALIZED on 01/14/2015 14:01 by Kassabaum.Mary**

01/14/2015 2:01:23PM

Leagis ®

Page 1 of 1

2014356er

1  
2 An act relating to the regulation of public lodging  
3 establishments and public food service establishments;  
4 amending s. 509.032, F.S.; revising the permitted  
5 scope of local laws, ordinances, and regulations  
6 regarding vacation rentals; providing an effective  
7 date.

8  
9 Be It Enacted by the Legislature of the State of Florida:

10  
11 Section 1. Subsection (7) of section 509.032, Florida  
12 Statutes, is amended to read:

13 509.032 Duties.—

14 (7) PREEMPTION AUTHORITY.—

15 (a) The regulation of public lodging establishments and  
16 public food service establishments, including, but not limited  
17 to, sanitation standards, inspections, training and testing of  
18 personnel, and matters related to the nutritional content and  
19 marketing of foods offered in such establishments, is preempted  
20 to the state. This paragraph does not preempt the authority of a  
21 local government or local enforcement district to conduct  
22 inspections of public lodging and public food service  
23 establishments for compliance with the Florida Building Code and  
24 the Florida Fire Prevention Code, pursuant to ss. 553.80 and  
25 633.206.

26 (b) A local law, ordinance, or regulation may not ~~restrict~~  
27 ~~the use of vacation rentals,~~ prohibit vacation rentals, or  
28 regulate the duration or frequency of rental of vacation rentals  
29 ~~based solely on their classification, use, or occupancy.~~ This

Page 1 of 2

**CODING:** Words ~~stricken~~ are deletions; words underlined are additions.

2014356er

30 paragraph does not apply to any local law, ordinance, or  
31 regulation adopted on or before June 1, 2011.

32 (c) Paragraph (b) does not apply to any local law,  
33 ordinance, or regulation exclusively relating to property  
34 valuation as a criterion for vacation rental if the local law,  
35 ordinance, or regulation is required to be approved by the state  
36 land planning agency pursuant to an area of critical state  
37 concern designation.

38 Section 2. This act shall take effect July 1, 2014.

## Vacation Rentals

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In 2011, the Florida Legislature passed HB 883, which blocked local governments from "regulating, restricting, or prohibiting" vacation rental properties in any way except communities that had regulations on vacation rentals in place prior to the passage of the legislation.

In 2014, HB 307 (Rep. Hudson) and SB 356 (Sen. Thrasher) have been filed, which would return the home rule authority of local governments to regulate vacation rentals in a way that fits the character of their community.

Recently, these bills were modified in ways that allow local governments to narrowly regulate vacation rentals. Specifically, the bills do the following:

**HB 307:** States that *"a local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of vacation rentals."* However, the bill eliminates an existing provision in law that states a county ordinance or regulation *"may not restrict the use of vacation rentals."*

**SB 356:** States that *"a local law, ordinance, or regulation may not limit the frequency of rentals or set a minimum stay requirement for vacation rental of greater than 7 days."* The bill also preserves existing law that grandfathers ordinances adopted before June 1, 2011.

While not perfect, these bills represent the best opportunity to address the 2011 preemption on counties. SB 356 is scheduled to pass the Senate on Wednesday, March 26, while HB 307 will be heard next in the House Regulatory Affairs Committee.

**FAC encourages your county to contact your representative today and ask them to support HB 307 and SB 356.**

# VACATION RENTALS

“The whole idea that you could have 24 or so people in a particular home in a residential neighborhood kind of spoils the whole concept of a residential neighborhood.”

-Senator John Thrasher



In 2011, the Florida Legislature passed HB 883, which blocked local governments from “regulating, restricting, or prohibiting” vacation rental properties in any way, except communities that had regulations on vacation rentals in place prior to the passage of the legislation, or those who successfully lobbied to have an exception included in the bill. Jurisdiction over vacation rental properties was given exclusively to the State of Florida under the Department of Business and Professional Regulation (DBPR), an agency that had no prior history in the regulation and control of these properties. The DBPR has not adopted any standards for vacation rentals since the passage of the legislation, and is not staffed for these functions, leaving these properties essentially unregulated. In doing this, HB 883 removed the home rule authority of Florida’s cities and counties to deal with the local issues faced by their communities.

By pre-empting the regulation of vacation rentals to the State, HB 883 has seriously impacted neighborhoods throughout Florida. The absence of regulations on vacation rentals has allowed these large commercial

rental activities to take place in quiet residential communities, in many cases allowing single family homes to be occupied by over 20 people for time periods as short as one day, right next door to permanent residents. The impacts on parking, noise, garbage collection, and other community concerns have been staggering. In essence, HB 883 has allowed commercial hotel and motel type operations in Florida’s residential neighborhoods - except for those communities that already had regulations in place.

By “grandfathering” regulations that were in place prior to the passage of HB 883 in 2011, the bill created a regulatory loophole, resulting in an uneven playing field among Florida’s cities and counties. Some communities are still able to regulate and control vacation rentals, while in other communities, vacation rentals are a free-for-all, operating with no state or local oversight.



2014 Legislative Priorities

**Support legislation to repeal the provisions of HB 883 relating to vacation rentals**

# VACATION RENTALS

Beside destroying single family neighborhoods, the vacation rental legislation creates an unfair business advantage for traditional hotel and motel businesses, who are much more tightly regulated. HB 883 also allowed vacation rentals to circumvent health and life safety rules and inspections that protect the public, and that all other lodging establishments must follow.

Below are the key concerns that local governments across Florida have with HB 883:

- Many local governments cannot regulate vacation rental properties to minimize the negative impact on neighborhoods.
- Some cities and counties are able to regulate vacation rentals, while others are not.
- Even communities with “grandfathered” regulations prior to 2011 are not able to amend those regulations because of the pre-emption to the State
- Developers are now beginning to target certain neighborhoods, replacing existing houses with very large houses (“McMansions”) meant only for short-term renters
- The pre-emption to the state has removed the “home rule” authority of cities and counties to deal with the issues facing their communities.

As a county, we are in favor of normal, single family vacation rentals that fit in with the overall character of our neighborhoods, but we believe that the home rule authority to regulate vacation rentals in the best interest of our communities should be returned to local governments, where such authority belongs.



2014 Legislative Priorities

**Support legislation to repeal the provisions of HB 883 relating to vacation rentals**

## Agenda Memorandum – *City of Inverness*

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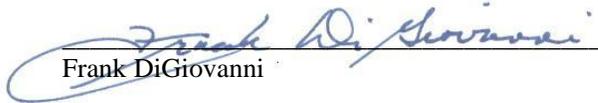
**DATE:** January 16, 2015  
**ISSUE:** War Memorial Relocation Project  
**FROM:** City Manager  
**CC:** N/A  
**ATTACHED:** Concept Drawing

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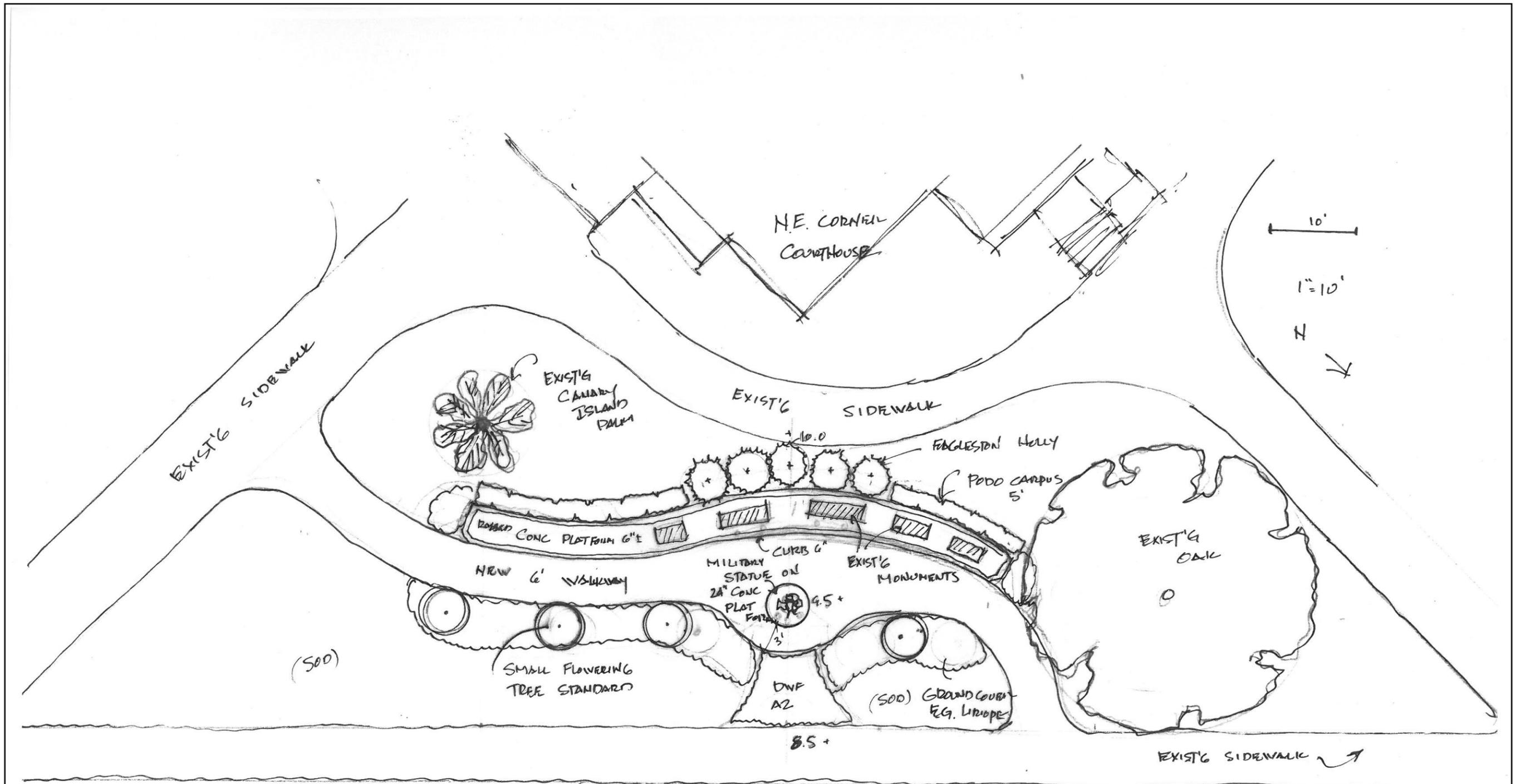
With reference to the attached, the project to relocate war memorial monuments is proceeding nicely. The latest location of choice places the display across from the soon to be completed Valerie Theatre, and will be a wonderful addition to that section of Courthouse Square.

No action is required by Council.

***Recommended Action*** –  
None

  
Frank DiGiovanni

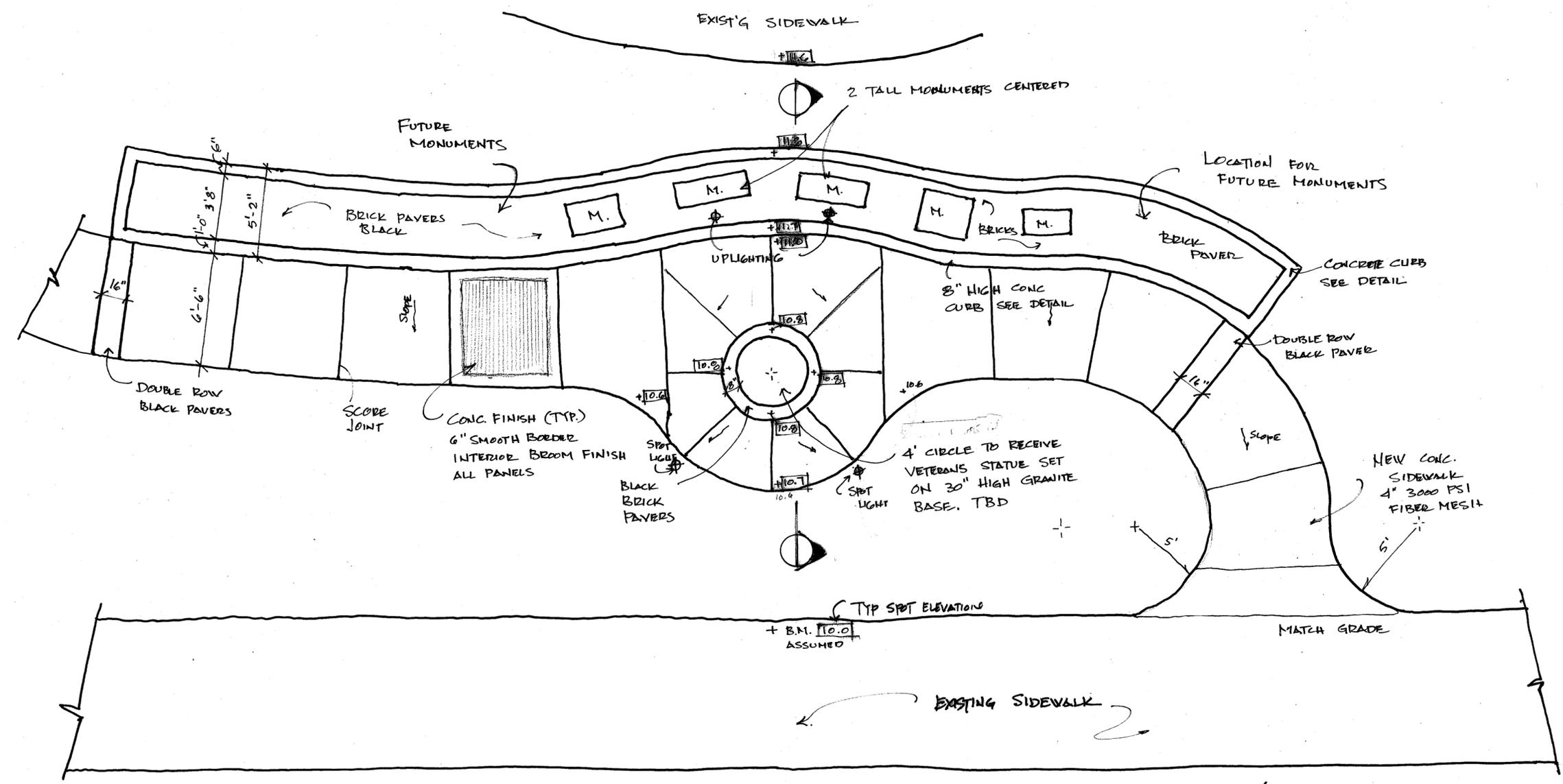
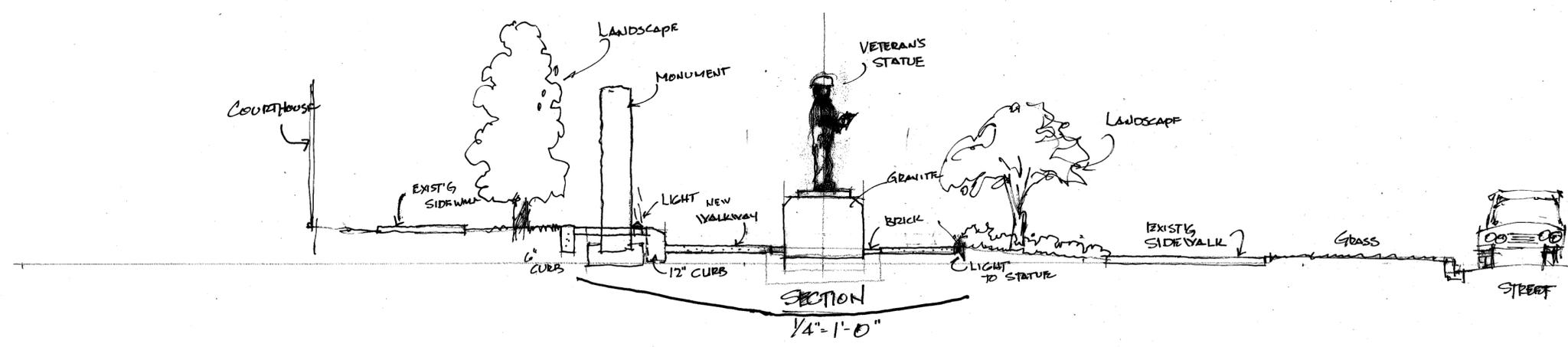
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STREET

WAR MEMORIAL PLAN VIEW  
CITRUS COUNTY COURTHOUSE

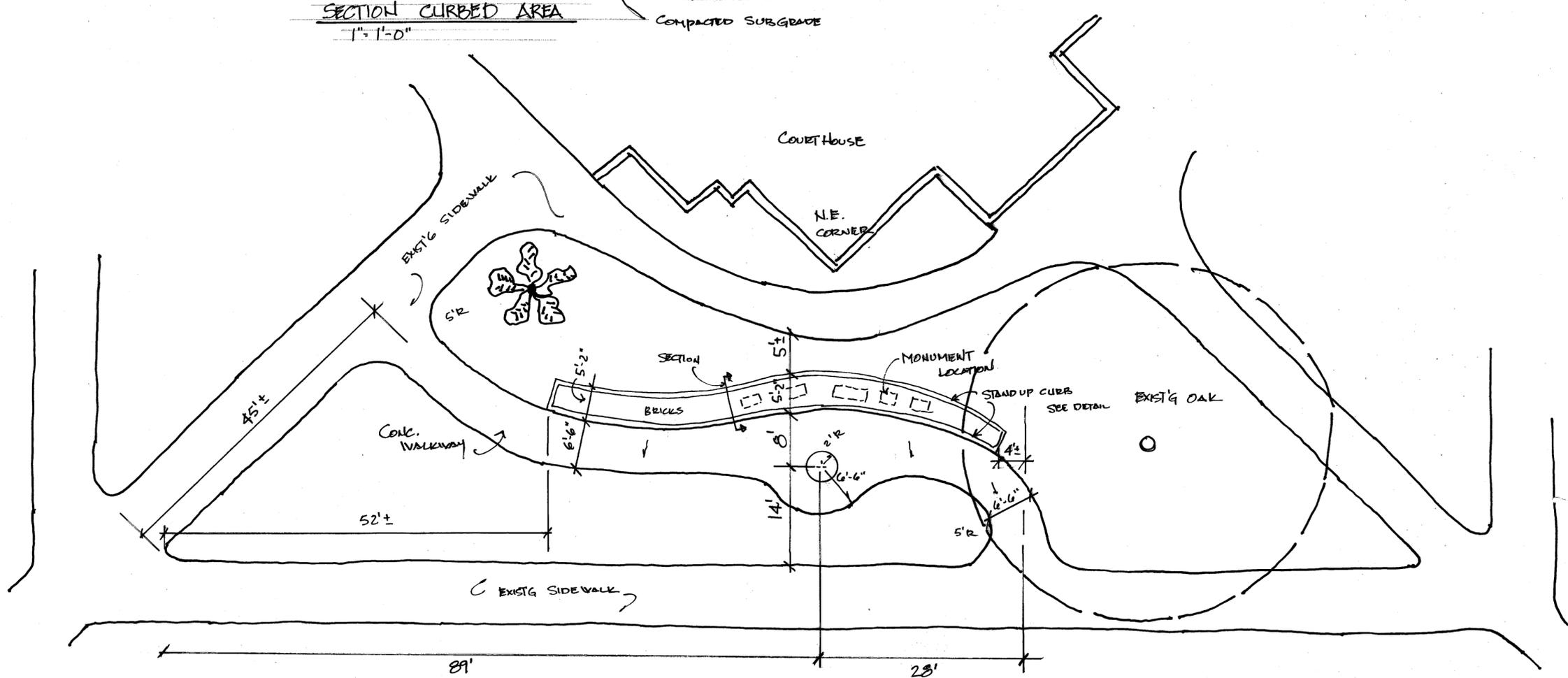
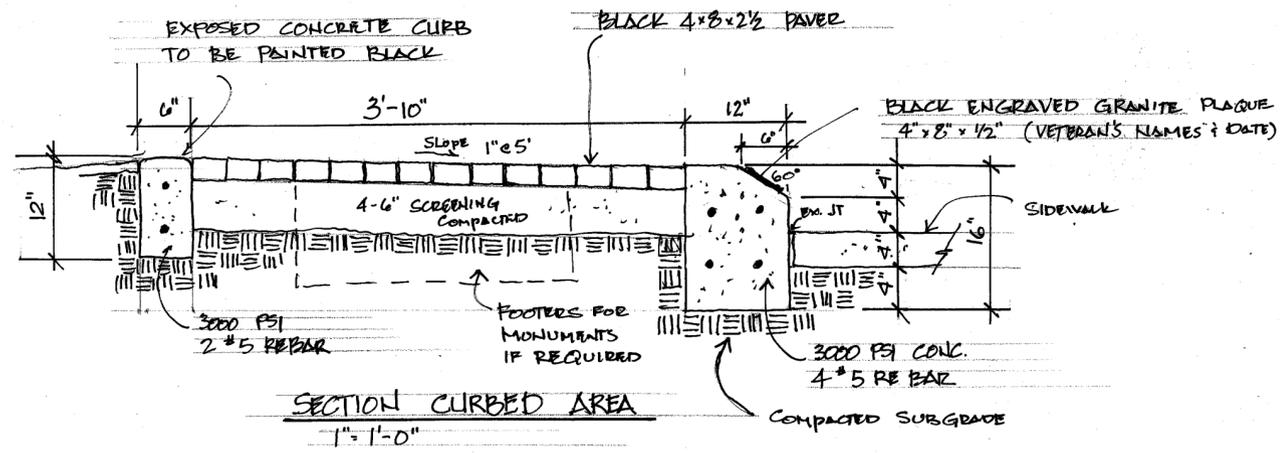
12-15-14  
TAL



**VETERAN'S WAR MEMORIAL**  
CITRUS COUNTY HISTORIC COURTHOUSE

PLAN VIEW  
1/4" = 1'-0"  
SHEET 2

T. Lagoo  
1/2015



**VETERAN'S WAR MEMORIAL**  
CITRUS COUNTY HISTORIC COURTHOUSE

PLAN LAYOUT  
1"=10'-0"

1/2015  
T. L. ...

SHEET 1

In Memory of  
*Donald and Betty  
Holsapple*

 He Is Risen  
*Rev. William (Pip) &  
Wanda Brady*  
July 2, 1964

In Memory of  
*Virginia Moorhead  
Arlene Holt  
Leslie Hamit  
Anne Fisher*

