

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
March 17, 2015 - 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 AND ROLL CALL**

- 2) PLEASE SILENCE ELECTRONIC DEVICES**

- 3) ACCEPTANCE OF AGENDA**

- 4) INVERNESS COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD**
 - a) Open CRA Meeting

- 5) PUBLIC HEARINGS**
 - 4 - 6 a) CRA Board Resolution # CRA 2015-02*
(see Resolution Exhibits below)

 - 7 - 119 b) City Council - CRA Ordinance 2015-710 and Resolution 2015-05*

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

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
March 17, 2015 - 5:30 PM**

7) CITY ATTORNEY REPORT

8) PRE-SCHEDULED PUBLIC APPEARANCES

9) MAYOR'S LOCAL ACHIEVEMENT AWARDS

10) CONSENT AGENDA

120 - 122 a) Bill Listing *

Recommendation - Approval

123 - 130 b) Council Minutes - 03/03/15*

Recommendation - Approval

131 - 133 c) Proclamations:
• "National Service Recognition Day"
• "Water Conservation Month"

Recommendation - Approval

11) CITY MANAGER'S REPORT Correspondence/Reports/Recommendations

134 - 156 a) E-Cigarette Ordinance (First Reading)

157 - 158 b) Re-Appointment of Board Members*

c) Valerie Theatre Project - 209 Courthouse Square (verbal)

159 - 167 d) Citrus County List of Projects/Policy Items*

168 - 170 e) Council Re-Organization*

f) Other

**AGENDA FOR REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF
INVERNESS, FLORIDA, CITY HALL, 212 WEST MAIN STREET
March 17, 2015 - 5:30 PM**

12) COUNCIL/MAYOR SUBJECTS

13) NON-SCHEDULED PUBLIC COMMENT

14) ADJOURNMENT

a)

DATES TO REMEMBER

Friday Night Thunder

Friday, March 20, 2015 from 5:00pm - 8:00pm
Downtown Inverness

Clean Air Bike Ride

Saturday, March 21, 2015 from 7:00am - 3:00pm
Inverness Bicycle Trailhead

Inverness Bass Tournament / Inverness Farmers Market

Saturday, March 21, 2015 from 9:00am - 3:00pm
Liberty Park

MOPAR Car Show

Saturday, March 21, 2015 from 9:00am - 3:00pm
Inverness Government Center

Inverness City Council Regular Meeting

Tuesday, April 7, 2015 at 5:30pm
Inverness Government Center

RESOLUTION NO. 2015-2

A RESOLUTION OF THE INVERNESS COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF INVERNESS RELATING TO COMMUNITY REDEVELOPMENT; FINDING THE EXISTENCE OF BLIGHTED AREA CONDITIONS WITHIN THE CITY OF INVERNESS, FLORIDA; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING A NEED FOR EXPANDING THE EXISTING COMMUNITY REDEVELOPMENT AREA PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF THE INVERNESS COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF INVERNESS, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS AND DEFINITIONS. The City Council hereby determines and declares:

(A) By Resolution No. 2014-18 adopted by the City Council of the City of Inverness ("City Council") on April 15, 2014, the City Council adopted certain Findings of Necessity providing expanded community development area, within the City of Inverness (the "City").

(B) A study has been done, supported by data and analysis, of the conditions in that part of the City, known and referred to as the Redevelopment Area described in Exhibit "A" hereof (such area being referred to herein as the "Area" or the "Redevelopment Area") and this is one and the same as the area described in Resolution No. 2014-18 (the "Study").

(C) The results of the Study have been presented to the City Council for its consideration, are included in the public records, and are contained within the Findings of Necessity Report for the Redevelopment Study Area, a copy of which is attached hereto as Exhibit "B" ("Findings of Necessity"); and the City Council has also considered Resolution No. CRA 2015-1 adopted by the Inverness Community Redevelopment Agency on February 19, 2015.

(D) The City, the Area and the conditions therein are well known to the City Council and have not appreciably changed for the purposes of this Resolution during the recent past after adoption of Resolution No. 2014-18.

(E) After having considered the information, data, analysis, determinations in the Study and Findings of Necessity, individual knowledge of the members of the City Council, the facts and evidence of conditions in the area and such other evidence of the conditions in the Area as have been presented to it, the City Council of the City has determined that conditions in the Area continue to and presently meet the requisite criteria and definitions which evidence the existence of blighted area conditions as described in Part III, Chapter 163, Florida Statutes (2014) ("the "Act").

(F) The City Council previously provided actual written notice to the Citrus County Board of County Commissioners, has provided extraordinary notice to all taxing authorities as required by the Act, and has provided published notice as required by the Act, as is evidenced by composite Exhibit "C".

(G) The City Council has ascertained and determined, based upon the evidence presented and collective experience and knowledge of the community, that inclusion in the applicable community redevelopment plan of specific provisions for development of low and moderate income housing, including housing for the elderly, will not materially further redevelopment within the modified Redevelopment Area.

SECTION 2. FINDINGS OF BLIGHTED AREA CONDITIONS. Based upon information, evidence, data, analysis and facts presented to the City Council and individual knowledge of its members to the extent permitted by law, the City Council does hereby find:

(A) Conditions are present in the Area of the City which are detrimental to the sound growth of the City and which substantially impair or arrest the growth within the Area and adjacent territory, and present conditions and uses in the Area are detrimental to the public safety, morals and public welfare.

(B) There are a substantial number of deteriorated or deteriorating structures in the Area, in which conditions, as indicated by government maintained statistics or other studies, are leading to economic distress or endanger life or property.

(C) There is a predominance of defective or inadequate street layout, roadways, and public transportation facilities within the Area.

(D) Aggregate assessed values of real property in the Area for and valorem tax purposes have failed to show any appreciable increase over the five (5) years prior to this date and the date of the Study.

(E) There exist unsanitary and unsafe conditions with the Area.

(F) There is deterioration of site and other improvements with the Area.

SECTION 3. FINDING OF NECESSITY. The City Council does hereby ratify, make and confirm a legislative finding that the conditions in the Area meet the criteria described in Section 2 hereof and in Section 163.340(8), Florida Statutes (2014) and the following:

(A) One or more blighted areas and blighted area conditions exist in the City which comprise the Redevelopment Area; and

(B) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, later, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

SECTION 4. COMMUNITY REDEVELOPMENT AREA. Based upon facts presented and contained in the public record, the City Council does hereby find the Area contains conditions of blight as defined in Section 163.340, Florida Statutes (2014), and that such Area is appropriate as, and is hereby additionally ratified, designated, confirmed and established as, a community redevelopment area as defined in Section 163.340(10), Florida Statutes (2014).

SECTION 5. EFFECTIVE DATE. This Resolution shall be liberally construed as additional, confirmatory, alternative and supplemental, if necessary, and shall take effect immediately and remedially, as the context requires, upon its passage.

PASSED, APPROVED AND ADOPTED by the Board of the Inverness Community Redevelopment of the City of Inverness, Florida, at or after a public hearing on the matter, at its duly noticed meeting on this ___ day of _____ 2015.

INVERNESS COMMUNITY REDEVELOPMENT AGENCY

By: _____

Charles Davis - Chairman

ATTEST:

Debra Schramm – Recording Secretary

Agenda Memorandum – *City of Inverness*

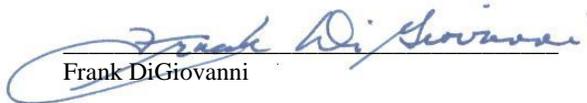
DATE: March 13, 2015
ISSUE: Public Hearing, Resolution, Ordinance Reading
Community Redevelopment Area Expansion
FROM: City Manager
CC: City Clerk, ICRA Board, Legal Counsel
ATTACHED: Prior Agenda Memo to Council
Resolution 2015-05
Publication
Ordinance 2015-710
Amended CRA Plan

The action this evening continues movements of the Inverness Community Redevelopment Agency and Inverness City Council.

Recommended Action –

1. Open a Public Hearing for the Purpose of receiving Public Comment regarding the planned expansion to the CRA.
2. Following Comment from all parties who wish to speak DO NOT close the Public Hearing.
3. Motion, second and vote to read the Resolution by title that was considered for adoption on March 3, 2015.
4. If the Resolution is still determined to be satisfactory, motion and second to adopt by roll-call.
5. Motion, second and vote to read the Ordinance by title,
6. Discuss the matter of the Ordinance based on Public Comments from the Public Hearing that will remain open,
7. Motion, second and vote to continue the Public Hearing and pending adoption of the Ordinance at a “to be announced date and time”.

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


Frank DiGiovanni

Administrative Offices
212 West Main Street, Inverness Florida 34450
www.Inverness-FL.gov

Agenda Memorandum – *City of Inverness*

February 27, 2015

TO: Elected Officials
FROM: City Manager
SUBJECT: ICRA Supplemental Finding of Necessity (FON) Resolution and Supplemental Ordinance
CC: City Clerk
Enclosure: Resolution 2015 - 05
ICRA Adopted Resolution
Ordinance 2015-710

During the early part of 2014 Council addressed the extension, expansion, and plan update for the Inverness Community Redevelopment Agency which was established in 1990. Paramount to that discussion was that the current redevelopment plan and service to the area will Sunset in coming years, but can be extended and/or expanded with appropriate actions.

Those actions were carried out in good faith with notice being hand-delivered to the County Commission chairman along with a copy of the modified Inverness Community Redevelopment Agency plan. No objections or comments were ever proffered, and information was in fact received by the County (date stamped by the County Administration and Commission offices showing the internal circulation process).

Regretfully, it appears that there were technical objections and allegations of legal insufficiency at the County which were not shared or communicated. These concerns have now come to light and apparently there was a likely hope that timing of sharing the concerns would make any timely corrections not possible in order to diminish the increment revenue available for community redevelopment within Inverness.

There was substantial compliance, but instead of dispute basis on substantial compliance, prompt remedial action has been undertaken to preserve the policy directions of City Council and its Redevelopment Agency and will provide certainty for all public officials involved.

Swiftly, the City and its Redevelopment Agency have undertaken remedial review and activity designed to provide technical compliance. This is designed such that the intended policy result of expanding the redevelopment area and extension of the period in which increment revenue will be available for the entire expanded redevelopment area will be achieved (including the Hospital campus and buildings).

Staff surely hopes that actions to delay or 'draw out' the process will not be employed by the County, inasmuch as these remedial acts have just enough time in a smartly conducted critical events schedule to be concluded timely even if the County resists or intentionally were to not be cooperative.

Two documents are before Council for consideration: (1) a supplemental 'finding of necessity' resolution; and (2) a supplemental ordinance which will implement the process. These are unusually being offered for two readings - March 3 and March 17. A public hearing on both has been noticed for both (by registered mail and publication).

Even if the County objects, the City can still hear the those objections in a required process and timely adopt these documents so that the increment revenue is not diminished (apparently it was the objective of County staff to diminish the revenue involved as a result of the Hospital lands becoming taxable) since this activity has never been addressed publicly with the County Commission.

Recommended Action –

It is recommended that Council to :

1. Motion, second and vote to read the Resolution by title
2. Discuss the matter
3. Motion to second and adopt upon second reading and consideration on March 17 after a public hearing on this remedial measure.

4. Motion, second and move to read the ordinance by title.
5. Discuss the matter.
6. Motion to second and adopt the ordinance on first reading, subject to public hearing, and second reading noticed and scheduled for consideration on March 17 after a public hearing on this remedial measure.

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


Frank DiGiovanni

RESOLUTION NO. 2015-05

A RESOLUTION OF THE CITY OF INVERNESS RELATING TO COMMUNITY REDEVELOPMENT; FINDING THE EXISTENCE OF BLIGHTED AREA CONDITIONS WITHIN THE CITY OF INVERNESS, FLORIDA; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING A NEED FOR EXPANDING THE EXISTING COMMUNITY REDEVELOPMENT AREA PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INVERNESS, FLORIDA, AS FOLLOWS:

SECTION 1. FINDINGS AND DEFINITIONS. The City Council hereby determines and declares:

(A) By Resolution No. 2014-18 adopted by the City Council of the City of Inverness ("City Council") on April 15, 2014, the City Council adopted certain Findings of Necessity providing expanded community development area, within the City of Inverness (the "City").

(B) A study has been done, supported by data and analysis, of the conditions in that part of the City, known and referred to as the Redevelopment Area described in Exhibit "A" hereof (such area being referred to herein as the "Area" or the "Redevelopment Area") and this is one and the same as the area described in Resolution No. 2014-18 (the "Study").

(C) The results of the Study have been presented to the City Council for its consideration, are included in the public records, and are contained within the Findings of Necessity Report for the Redevelopment Study Area, a copy of which is attached hereto as Exhibit "B" ("Findings of Necessity"); and the City Council has also considered Resolution No. CRA 2015-1 adopted by the Inverness Community Redevelopment Agency on February 19, 2015.

(D) The City, the Area and the conditions therein are well known to the City Council and have not appreciably changed for the purposes of this Resolution during the recent past after adoption of Resolution No. 2014-18.

(E) After having considered the information, data, analysis, determinations in the Study and Findings of Necessity, individual knowledge of the members of the City Council, the facts and evidence of conditions in the area and such other evidence of the conditions in the Area as have been presented to it, the City Council of the City has determined that conditions in the Area continue to and presently meet the requisite criteria and definitions which evidence the existence of blighted area conditions as described in Part III, Chapter 163, Florida Statutes (2014) ("the "Act").

(F) The City Council previously provided actual written notice to the Citrus County Board of County Commissioners, has provided extraordinary notice to all taxing authorities as required by the Act, and has provided published notice as required by the Act, as is evidenced by composite Exhibit "C".

(G) The City Council has ascertained and determined, based upon the evidence presented and collective experience and knowledge of the community, that inclusion in the applicable community redevelopment plan of specific provisions for development of low and moderate income housing, including housing for the elderly, will not materially further redevelopment within the modified Redevelopment Area.

SECTION 2. FINDINGS OF BLIGHTED AREA CONDITIONS. Based upon information, evidence, data, analysis and facts presented to the City Council and individual knowledge of its members to the extent permitted by law, the City Council does hereby find:

(A) Conditions are present in the Area of the City which are detrimental to the sound growth of the City and which substantially impair or arrest the growth within the Area and adjacent territory, and present conditions and uses in the Area are detrimental to the public safety, morals and public welfare.

(B) There are a substantial number of deteriorated or deteriorating structures in the Area, in which conditions, as indicated by government maintained statistics or other studies, are leading to economic distress or endanger life or property.

(C) There is a predominance of defective or inadequate street layout, roadways, and public transportation facilities within the Area.

(D) Aggregate assessed values of real property in the Area for and valorem tax purposes have failed to show any appreciable increase over the five (5) years prior to this date and the date of the Study.

(E) There exist unsanitary and unsafe conditions with the Area.

(F) There is deterioration of site and other improvements with the Area.

SECTION 3. FINDING OF NECESSITY. The City Council does hereby ratify, make and confirm a legislative finding that the conditions in the Area meet the criteria described in Section 2 hereof and in Section 163.340(8), Florida Statutes (2014) and the following:

(A) One or more blighted areas and blighted area conditions exist in the City which comprise the Redevelopment Area; and

(B) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, later, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

SECTION 4. COMMUNITY REDEVELOPMENT AREA. Based upon facts presented and contained in the public record, the City Council does hereby find the Area contains conditions of blight as defined in Section 163.340, Florida Statutes (2014), and that such Area is appropriate as, and is hereby additionally ratified, designated, confirmed and established as, a community redevelopment area as defined in Section 163.340(10), Florida Statutes (2014).

SECTION 5. EFFECTIVE DATE. This Resolution shall be liberally construed as additional, confirmatory, alternative and supplemental, if necessary, and shall take effect immediately and remedially, as the context requires, upon its passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Inverness, Florida, at or after a public hearing on the matter, at its duly noticed meeting on this ___ day of _____ 2015.

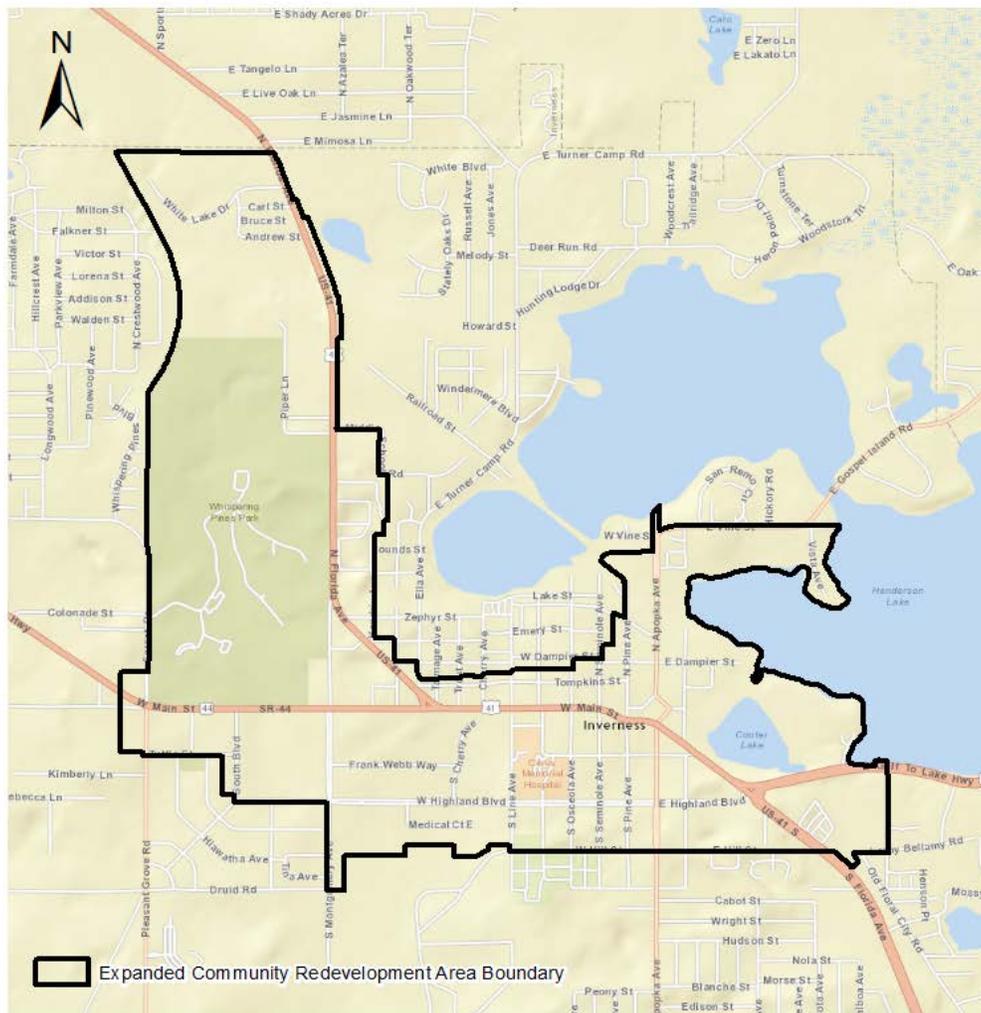
CITY OF INVERNESS

By: _____
Bob Plaisted, Mayor

ATTEST:

Deborah Davis, City Clerk

EXHIBIT A



Expanded Community Redevelopment Area Boundary (Legal Description)

A PARCEL OF LAND LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF INVERNESS (A MUNICIPAL CORPORATION), PORTIONS OF WHICH LIE IN SECTIONS 12 & 13, TOWNSHIP 19 SOUTH, RANGE 19 EAST, AND SECTIONS 7, 8, 17 & 18, TOWNSHIP 19 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 20 EAST; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID SECTION 7, TO ITS SOUTHERLY INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VACATED SEABOARD AIRLINE RAILROAD; THENCE NORTHERLY, ALONG SAID EASTERLY VACATED RIGHT-OF-WAY LINE, TO ITS NORTHERLY INTERSECTION WITH THE AFOREMENTIONED WEST LINE OF SECTION 7 AND THE EAST LINE OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 19 EAST; THENCE CONTINUE ALONG SAID EASTERLY VACATED RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 12; THENCE EASTERLY, ALONG SAID NORTH LINE OF SECTION 12, TO THE NORTHEAST CORNER OF SAID SECTION 12 AND THE NORTHWEST CORNER OF AFOREMENTIONED SECTION 7; THENCE CONTINUE EASTERLY, ALONG THE NORTH LINE OF SAID SECTION 7, TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH FLORIDA AVENUE (ALSO KNOWN AS U.S. HIGHWAY NO. 41 AND STATE ROAD NO. 45); THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE EAST, ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, TO THE NORTHEAST CORNER OF THE WEST 132 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 132 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, TO THE SOUTHEAST CORNER OF THE WEST 132 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 7 AND THE NORTH LINE OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 20 EAST, TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF THE NORTH 1/2 OF THE WEST 1/2 OF LOT (OR BLOCK) 2 IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 18 OF LABELLE ADDITION TO INVERNESS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 1, AT PAGE 55, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH, ALONG SAID PROJECTION AND SAID EAST LINE, TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE WEST 1/2 OF SAID LOT (OR BLOCK) 2 OF LABELLE ADDITION TO INVERNESS; THENCE WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE WEST 1/2 OF SAID LOT (OR BLOCK) 2 OF LABELLE ADDITION TO INVERNESS, TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE WEST 1/2 OF SAID LOT (OR BLOCK) 2 OF LABELLE ADDITION TO INVERNESS AND THE EAST RIGHT-OF-WAY LINE OF HENDRIX AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF LOT (OR BLOCK) 2 IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 18 AS SHOWN ON THE AFOREMENTIONED PLAT OF LABELLE ADDITION TO INVERNESS; THENCE EAST, ALONG

THE NORTH RIGHT-OF-WAY LINE OF EMERY STREET, TO THE SOUTHEAST CORNER OF SAID LOT (OR BLOCK) 2 OF LABELLE ADDITION TO INVERNESS; THENCE SOUTH, ALONG THE WEST RIGHT-OF-WAY LINE OF DAVIDSON AVENUE, TO THE SOUTHEAST CORNER OF LOT 21, BLOCK F OF PINE HILL ADDITION TO INVERNESS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF SAID PUBLIC RECORDS; THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST DAMPIER STREET, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK F, OF SAID PINE HILL ADDITION TO INVERNESS; THENCE SOUTH, ALONG THE WEST RIGHT-OF-WAY LINE OF ELLA AVENUE, TO A POINT THAT LIES 150 FEET NORTH OF ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NORTH FLORIDA AVENUE (ALSO KNOWN AS U.S. HIGHWAY NO. 41 AND STATE ROAD NO. 45); THENCE SOUTHEASTERLY ACROSS ELLA AVENUE, TO THE NORTHWEST CORNER OF THE SOUTH 60 FEET OF LOT (OR BLOCK) 12, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 18 AS SHOWN ON THE AFOREMENTIONED PLAT OF LABELLE ADDITION TO INVERNESS; THENCE EAST, TO THE NORTHEAST CORNER OF THE SOUTH 60 FEET OF SAID LOT (OR BLOCK) 12, OF LABELLE ADDITION TO INVERNESS; THENCE NORTHEASTERLY, ACROSS TALMAGE AVENUE, TO THE NORTHWEST CORNER OF THE SOUTH 85 FEET OF LOT (OR BLOCK) 11, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 18 AS SHOWN ON THE AFOREMENTIONED PLAT OF LABELLE ADDITION TO INVERNESS; THENCE EAST, TO THE NORTHEAST CORNER OF THE SOUTH 85 FEET OF SAID LOT (OR BLOCK) 11, OF LABELLE ADDITION TO INVERNESS; THENCE NORTHEASTERLY ACROSS TROUT AVENUE, TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1848, AT PAGE 731, OF SAID PUBLIC RECORDS; THENCE EAST, ALONG THE NORTH LINE OF SAID LANDS, TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH, ALONG THE EAST LINE OF SAID LANDS, TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1399, AT PAGE 2306, OF SAID PUBLIC RECORDS; THENCE EAST, ALONG THE NORTH LINE OF SAID LANDS, TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTHEASTERLY ACROSS CHERRY AVENUE, TO THE NORTHWEST CORNER OF LOT 8, BLOCK A, OF THE RE-SUBDIVISION OF BLOCKS 4, 5, 8, AND 9 OF TOMPKINSVILLE ADDITION TO THE TOWN OF INVERNESS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 12, OF SAID PUBLIC RECORDS; THENCE EAST, ALONG THE NORTH LINE OF LOTS 8 THROUGH 14, INCLUSIVE, BLOCK A, OF SAID RE-SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 14, BLOCK A, OF SAID RE-SUBDIVISION; THENCE NORTHEASTERLY ACROSS LINE AVENUE, TO THE NORTHWEST CORNER OF LOT 6, BLOCK 4, OF THE SUBDIVISION OF THE S.W. 1/4 OF THE N.W. 1/4 SEC. 17, T. 19 S. R. 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 25, AND IN PLAT BOOK 2, AT PAGE 51, OF SAID

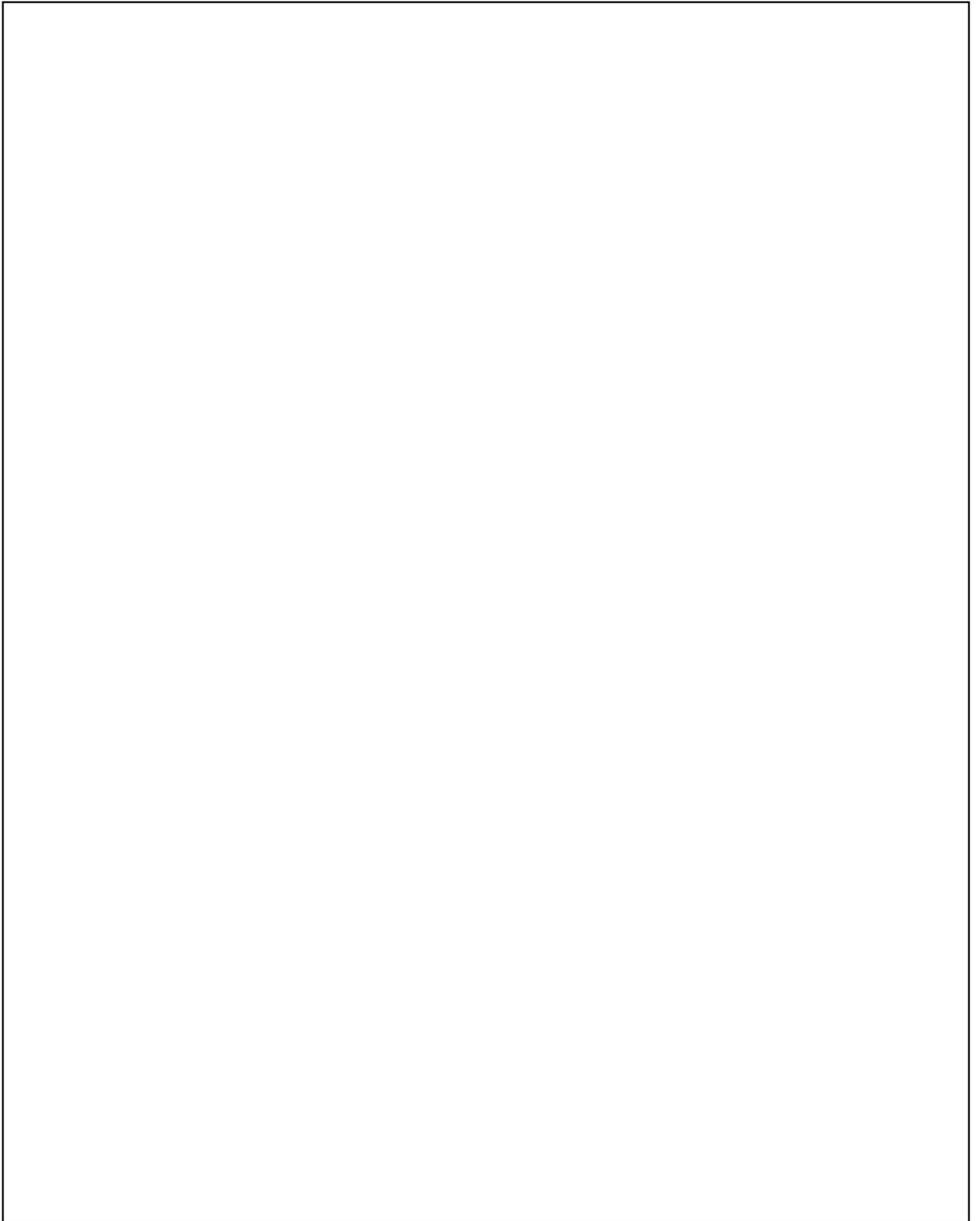
PUBLIC RECORDS; THENCE EAST, ALONG THE NORTH LINE OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 4, OF SAID SUBDIVISION, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE EAST ACROSS NORTH CITRUS AVENUE, TO THE NORTHWEST CORNER OF LOT 8, BLOCK 5, OF SAID SUBDIVISION; THENCE EAST, ALONG THE NORTH LINE OF LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 5, OF SAID SUBDIVISION, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE EAST ACROSS NORTH OSCEOLA AVENUE, TO THE EAST RIGHT-OF-WAY LINE THEREOF; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF BLOCK 6 OF SAID SUBDIVISION; THENCE EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST DAMPIER STREET, TO THE EAST RIGHT-OF-WAY LINE OF NORTH SEMINOLE AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 5, BLOCK 119, TOWN OF INVERNESS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 36, OF SAID PUBLIC RECORDS; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 5, TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH, ALONG THE WEST LINE OF LOTS 9 THROUGH 12, INCLUSIVE, BLOCK 119, OF SAID TOWN OF INVERNESS AND ITS NORTHERLY PROJECTION, TO IT'S

INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ZEPHYR STREET; THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTER RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PINE AVENUE; THENCE NORTH, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2019, AT PAGE 1861, OF SAID PUBLIC RECORDS; THENCE EAST, TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, TO THE EASTERNMOST CORNER OF SAID LANDS' THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, TO THE NORTHERNMOST CORNER OF SAID LANDS; THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LANDS, TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE WITHLACOOCHEE STATE TRAIL; THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE ORDINARY HIGH WATER LINE OF LITTLE LAKE HENDERSON; THENCE NORTHEASTERLY, ALONG SAID ORDINARY HIGH WATER LINE, TO ITS INTERSECTION WITH THE NORTH LINE OF LOT 3, BLOCK 130, OF THE AFOREMENTIONED TOWN OF INVERNESS; THENCE EAST, ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE CONTINUE EAST ACROSS NORTH PINE AVENUE, TO THE NORTHWEST CORNER OF LOT 3, BLOCK 131, OF AFOREMENTIONED TOWN OF INVERNESS; THENCE CONTINUE EAST, ALONG THE NORTH LINE OF SAID LOT 3 AND THE NORTH LINE OF LOT 6, BLOCK 131, OF SAID TOWN OF INVERNESS, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NORTH APOPKA AVENUE AND TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE NORTH, ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH APOPKA AVENUE, TO ITS INTERSECTION WITH THE AFOREMENTIONED ORDINARY HIGH WATER LINE OF LITTLE LAKE HENDERSON; THENCE NORTHEASTERLY, ALONG SAID ORDINARY HIGH WATER LINE, TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF NORTH APOPKA AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF EAST GOSPEL ISLAND ROAD (ALSO KNOWN AS COUNTY ROAD NO. 470); THENCE NORTHEASTERLY AND EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ITS EASTERLY PROJECTION, TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID GOSPEL ISLAND ROAD WITH THE NORTH RIGHT-OF-WAY LINE OF EAST VINE STREET; THENCE CONTINUE EAST,

ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST VINE STREET, TO ITS INTERSECTION WITH THE ORDINARY HIGH WATER LINE OF BIG LAKE HENDERSON; THENCE SOUTHERLY AND FOLLOWING ALONG SAID ORDINARY HIGH WATER LINE IN A COUNTER-CLOCKWISE DIRECTION, TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE (SAID WASHINGTON AVENUE LYING IN THE VICINITY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 17); THENCE SOUTH, ALONG SAID PROJECTION ACROSS EAST GULF TO LAKE HIGHWAY (ALSO KNOWN AS STATE ROAD NO. 44) AND ALONG SAID EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE, TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LEROY BELLAMY ROAD; THENCE WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS WESTERLY PROJECTION, TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED WITHLACOOCHEE STATE TRAIL; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, TO THE EASTERNMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2305, AT PAGE 1482, OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA AVENUE (ALSO KNOWN AS STATE ROAD NO. 45 AND U.S. HIGHWAY NO. 41) AND TO THE SOUTHERNMOST CORNER OF SAID LANDS; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE EASTERLY

PROJECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST HILL STREET; THENCE WEST, ALONG SAID PROJECTION AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST HILL STREET, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH LINE AVENUE; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE SOUTHEAST CORNER OF LEE VILLA, AS RECORDED IN PLAT BOOK 2, AT PAGE 8, OF SAID PUBLIC RECORDS; THENCE WEST, ALONG THE SOUTH LINE OF SAID LEE VILLA AND ITS WESTERLY PROJECTION, TO ITS INTERSECTION WITH THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2270, AT PAGE 661, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH, ALONG THE EAST LINE OF SAID LANDS, TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, TO A CORNER OF SAID LANDS; THENCE WEST, ALONG THE SOUTH LINE OF SAID LANDS, TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH, ALONG THE WEST LINE OF SAID LANDS, TO A CORNER OF SAID LANDS AND THE SOUTH LINE OF HIGHLAND MEDICAL OFFICE COMPLEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, AT PAGES 125 THROUGH 126, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE WEST, ALONG SAID SOUTH LINE OF HIGHLAND MEDICAL OFFICE COMPLEX AND THE SOUTH LINE OF ESPEDECO DRIVE, TO THE SOUTHWEST CORNER OF SAID ESPEDECO DRIVE AS SHOWN ON SAID PLAT AND A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2184, AT PAGE 138, OF SAID PUBLIC RECORDS; THENCE SOUTH, ALONG SAID EAST LINE, TO A CORNER OF SAID LANDS; THENCE WEST, ALONG A SOUTH LINE OF SAID LANDS, TO A CORNER OF SAID LANDS; THENCE SOUTH, ALONG AN EAST LINE OF SAID LANDS, TO A CORNER OF SAID LANDS; THENCE WEST, ALONG THE SOUTH LINE OF SAID LANDS, TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE CONTINUE WEST, ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID LANDS, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH MONTGOMERY AVENUE (FORMERLY KNOWN AS GARDENIA DRIVE AS SHOWN ON THE PLAT OF INVERNESS HEIGHTS UNIT 2, AS RECORDED IN PLAT BOOK 11, AT PAGE 56, OF SAID PUBLIC RECORDS, AND AS SHOWN ON THE PLAT OF INVERNESS HEIGHTS SUBDIVISION REVISED, AS RECORDED IN PLAT BOOK 4, AT PAGES 58 THROUGH 59, OF SAID PUBLIC RECORDS); THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF LOT 10, BLOCK N, OF SAID INVERNESS HEIGHTS SUBDIVISION REVISED; THENCE WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST HIGHLAND BOULEVARD (FORMERLY KNOWN AS EAST BOULEVARD AS SHOWN ON THE AFOREMENTIONED PLAT OF INVERNESS HEIGHTS SUBDIVISION REVISED), TO ITS INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH AVENUE (FORMERLY KNOWN AS SOUTH BOULEVARD AS SHOWN ON THE AFOREMENTIONED PLAT OF INVERNESS HEIGHTS SUBDIVISION REVISED); THENCE NORTH, ALONG SAID PROJECTION AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH AVENUE, TO THE NORTHEAST CORNER OF LOT 14, BLOCK E, OF THE AFOREMENTIONED INVERNESS HEIGHTS SUBDIVISION REVISED; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT, TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH, ALONG THE WEST LINE OF LOTS 10 THROUGH 13, INCLUSIVE, AND LOT 8, OF SAID BLOCK E, TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF TUTTLE AVENUE (FORMERLY KNOWN AS PARK AVENUE AS SHOWN ON THE AFOREMENTIONED PLAT OF INVERNESS HEIGHTS SUBDIVISION REVISED) AND THE NORTHWEST CORNER OF SAID LOT 8; THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ITS WESTERLY PROJECTION, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PLEASANT GROVE ROAD (ALSO KNOWN AS COUNTY ROAD NO. 581); THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 65 OF FLETCHER HEIGHTS NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 41, OF SAID PUBLIC RECORDS; THENCE WEST, ALONG SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT, TO THE NORTHWEST CORNER OF SAID LOT; THENCE

CONTINUE NORTH ACROSS MAIN STREET, TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF LOT 64 OF FLETCHER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 41, OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT AND THE WEST LINE OF THE EAST 1/2 OF LOT 63 OF SAID FLETCHER HEIGHTS, TO THE NORTHWEST CORNER OF THE SOUTH 154 FEET OF THE EAST 1/2 OF SAID LOT 63; THENCE EAST, ALONG THE NORTH LINE OF THE SOUTH 154 FEET OF THE EAST 1/2 OF SAID LOT 63 AND ITS EASTERLY PROJECTION, TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF FOREST DRIVE (FORMERLY KNOWN AS CRYSTAL BOULEVARD AS SHOWN ON THE AFOREMENTIONED PLAT OF FLETCHER HEIGHTS); THENCE NORTH, ALONG SAID RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 19 EAST; THENCE NORTH, ALONG SAID WEST LINE, TO THE NORTHWEST CORNER OF SAID SECTION AND THE POINT OF BEGINNING



A GAI COMPANY
Real Estate RESEARCH

C O N S U L T A N T S

618 E. South Street
Suite 600
Orlando, FL 32801
407.843.5635

Inverness Finding of Necessity for Expanded CRA Boundary

City of Inverness, Florida

March 2014

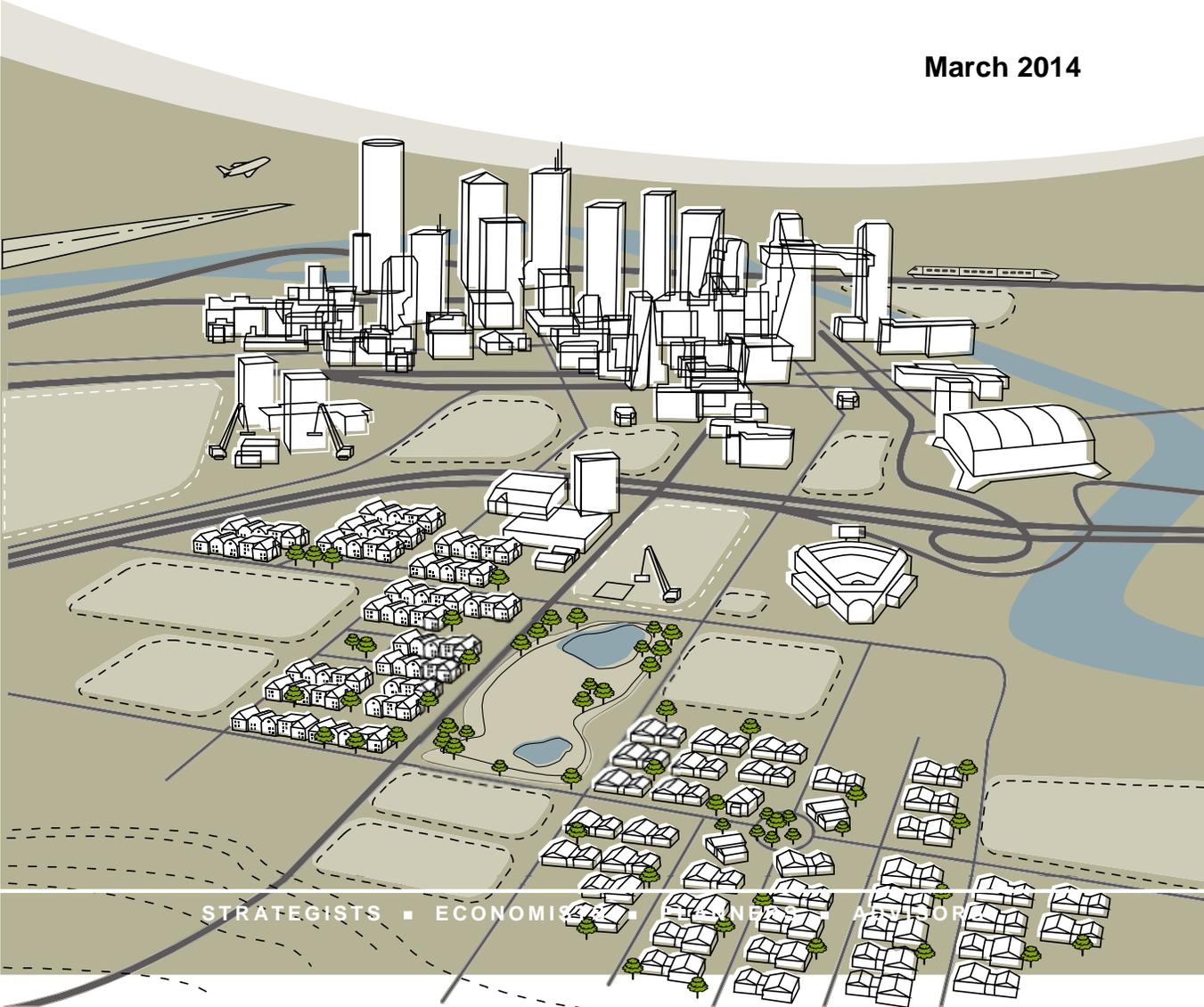


Table of Contents

Introduction.....	1
Area Overview	2
Community Redevelopment Act of 1969: Objectives and Purpose	3
Declarations and Process.....	5
Findings of Necessity.....	5
Existing Land Use Characteristics	6
Area Composition	6
Visual Character, Existing Building, and Site Conditions Analysis.....	10
Building Conditions and Structure Documentation	10
Transportation, Road, and Traffic Conditions	14
Reported Investment and Disinvestment Activity.....	17
Stormwater and Utility Infrastructure.....	18
Additional Indicators of Deterioration and Blight	19
Conclusions/Summary.....	20
Assessment of “Substantial Deterioration”.....	20
Blight Factors Present in the Study Area	21

Introduction

The initiative to expand the CRA and update the redevelopment plan for the Inverness area arises from the need to stimulate reinvestment in the area and identify new funding sources which would improve existing conditions and generate additional improvement activity. A key concern of the area is the low property values that deter further growth. A redevelopment initiative to identify new market potential for the area and the supporting upgrades and additions to the infrastructure, commercial and/or office uses, and overall physical environment is a necessary component to the broader goal of attracting investment.

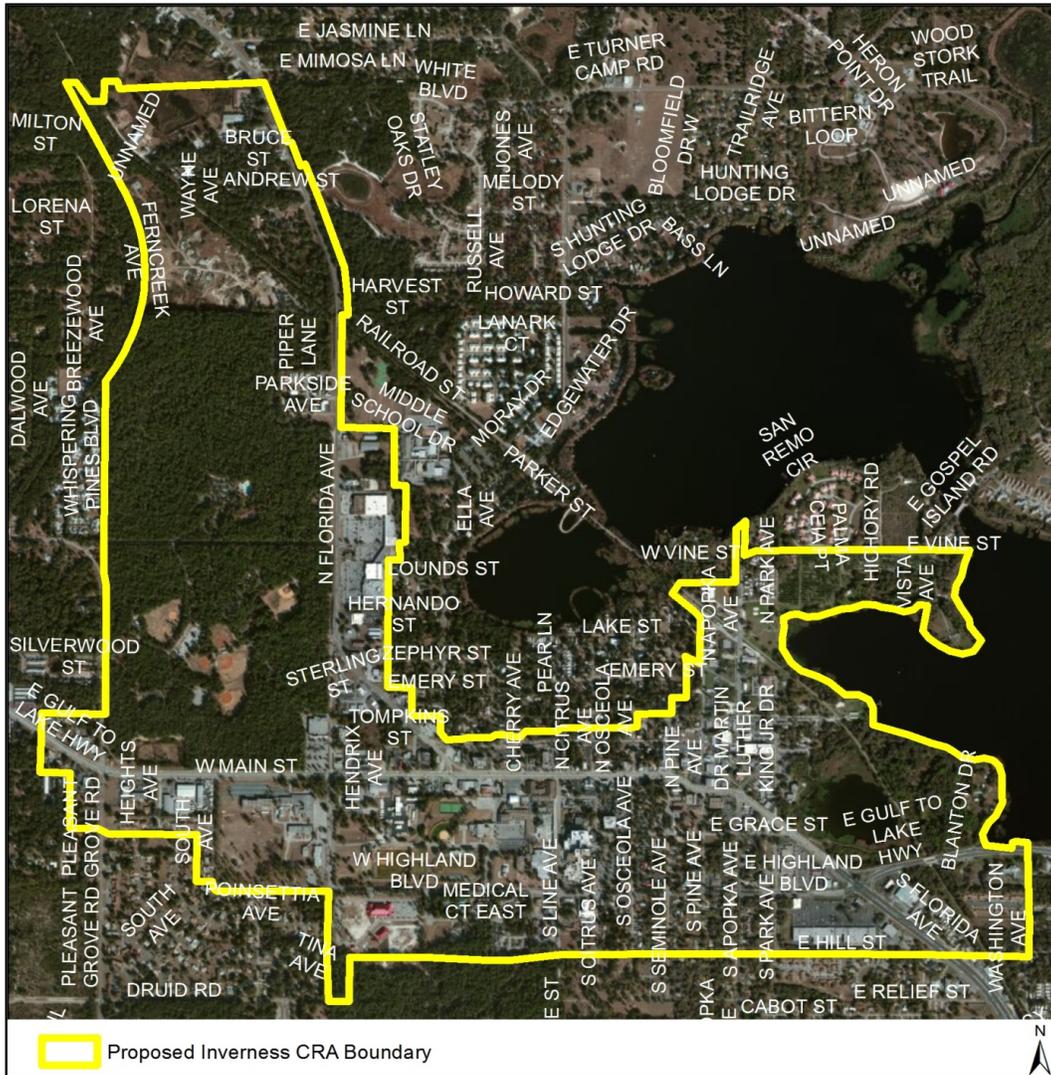
Before identifying prospective private sector interest in the area, current blighting influences should be addressed to begin rebuilding the infrastructure necessary to support and attract investment. Deteriorating conditions of structures, utilities, and general physical environment undermine economic development efforts and impede the improvement of the area. Symptomatic of the deterioration is indicated by the decrease in ad valorem tax revenues.

Identifying resources to remove blighting influences is essential to remain competitive in the economic marketplace. An initial step is creating the CRA with community approved boundaries. A Finding of Necessity (FON) assists in identifying a proposed redevelopment area. A subsequent community redevelopment plan will specify the desired improvement projects and implementation steps to execute them. The CRA will be funded in most part by increment revenues designated specifically to the proposed redevelopment area. These monies will be contributed to a Trust Fund for redevelopment efforts pursuant to the City's Inverness CRA Development Initiative, and further, the capital improvement and job creation program.

The purpose of this analysis is to support the link between the statutory definition of a "blighted area" and the Inverness proposed redevelopment area expansion under examination. If the determination of such conditions of blight can be established based on the statutory definitions set forth in Section 163, Part III, Florida Statutes (F.S.), the "Redevelopment Act," the Community Redevelopment Agency (CRA) can be created, or in this case expanded, in conjunction with preparation and adoption of a redevelopment plan. Analysis of data and documentation of the Inverness Study Area within this report is evaluated based on the provisions established in Florida's Redevelopment Act, Section 163, Part III, Florida Statutes (F.S.).

City of Inverness data, county maps, study area specific maps, and government maintained statistics have been examined in conjunction with Real Estate Research Consultants' staff interpretations of supplied data in assessing the proposed redevelopment area.

Inverness Proposed Redevelopment Area



Area Overview

Located in Northwest Central Florida near Interstate-75, Inverness encompasses seven square miles and is bordered on the east by the Tsala Apopka Chain of Lakes. Downtown Inverness is quaint and rich in history, with the 1912 Historic Courthouse (now a historical museum of Citrus County) serving as the focal point in the area. Inverness, incorporated in 1917, is one of two incorporated cities in Citrus County. According to the 2010 Census, by population, Citrus County is the 32nd largest county in Florida. Geographically, it is the 46th largest Florida county.

Crystal River is the other incorporated city in Citrus County, about 18 miles east of Inverness. Inverness, Crystal River, and Citrus County have populations of 7,269, 3,217, and 141,157 respectively according to the 2011 Census estimates. These population statistics indicate that more than 90% of Citrus County residents live in unincorporated areas.

According to the State of Florida unemployment data from the Bureau of Labor Statistics, between October 2012 and September 2013, Citrus County hosted an average labor force of 57,012 individuals, of which, 52,180 were supported by employment. Unemployed individuals averaged 4,832 in the same time period and the unemployment rate of the county as of September 2013 was 7.6%, an improvement over the prior year when the unemployment rate was 9.8%.

There are four schools in the area including Inverness Primary School, Inverness Middle School, Citrus High School, and Withlacoochee Area Vocational-Technical Center. There are also several daycare centers within the proposed CRA boundary. The Citrus Memorial Hospital Board, currently a non-profit institution, is in serious negotiations for the sale to a for-profit healthcare provider. The significance of the sale relates to change in tax status and the resulting addition to the city, county, and school district ad valorem tax base.

In pursuit of addressing the compounding issues associated with the Central Business District, the City of Inverness has indicated an interest in expanding the Community Redevelopment Area boundary to provide a broader focus to the rehabilitation of the area. The continuation of the Community Redevelopment Agency governing the redevelopment efforts within the expanded area will provide opportunities to encourage new capital investments in the areas of residential, commercial, recreational, and tourism development. The key focus would be to encourage job-generating investments as part of the redevelopment initiative. For the purposes of this report, the area under examination will be referred to as the proposed redevelopment area, as well as the Study Area.

Community Redevelopment Act of 1969: Objectives and Purpose

Overall, the purpose of the Redevelopment Act of 1969 is to provide a legal process for local governments to establish community redevelopment agencies to combat deteriorating conditions specific to an area and rehabilitate the physical, social, and economic environment through financing and regulatory tools provided in the statutes. Each area is different and requires a specific analytical approach to determine the deteriorating conditions. The referenced Florida Statutes address the definition of slum and blight conditions, the effects such conditions impose on communities, and the creation of CRA as an implementing force through which to maintain economic stability.

Section 163.335(1), F.S.....*Slum and blighted areas constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall*

not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

Section 163.335(2), F.S. *...certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.*

Section 163.335(2), F.S. *...certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.*

Section 163.335(3), F.S. *... powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.*

Section 163.335(5), F.S. *...the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefore and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns.*

Section 163.335(6), F.S. *...there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such conditions is a proper matter of state policy and state concern is for a valid and desirable purpose.*

According to Chapter 163.356 of the Redevelopment Act, a FON analysis focuses on a determination of blight and/or slum conditions in an area which may “*constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state,*” and negatively burden a community’s traffic system, utilities, ad valorem revenues, property values, and social fabric which would otherwise contribute positively to the economic stability of the community. As a simultaneous operation in conjunction with the finding of such a blighted area, the need for a CRA is established.

The CRA will possess the authority to govern the course of action concerning the redevelopment and rehabilitation of the Study Area, and further, in the corporate limits of the City of Inverness in the case that the governing body of the City has acceded in the community redevelopment plan set forth by the City.

Declarations and Process

The initial step in pursuing the expansion of an existing CRA is documenting the existing conditions. This analysis of the Inverness Study Area summarizes the extent and effects of blight which lead to the deterioration of economic, social, and physical components of the Study Area. This analysis documenting the extent of blight, represented through the physical conditions, economic instability, and conclusionary analysis in support of that documentation is referred to herein as the “Report.” Real Estate Research Consultants staff, along with Inverness staff, has analyzed government maintained statistics and reports and the physical condition of the area, resulting in the documentation and analysis of the blighting conditions of the Study Area contained within this Report.

Findings of Necessity

This Finding of Necessity (FON) report is intended to be adopted by the Inverness City Council to support the need for updating of a CRA plan as well as designating the expanded Study Area’s proposed boundary. The FON, as set forth in Section 163.355 of the Florida Statutes, is a tool for assessing an area on the blighting influences and how these conditions affect the area’s economic viability relative to the City of Inverness and Citrus County as a whole. Two explicit pathways exist for verifying the existence of blight under Chapter 163, sufficient to warrant the full application of redevelopment powers conveyed by such a designation.

- “Alternative One” involves the layering of two tests. As the legislation follows, test one must be satisfied before the criteria for test two can be analyzed. The first test is broadly conditional and requires a study area to contain a “substantial number of deteriorated or deteriorating structures, in which conditions indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property.” Structures as stated includes infrastructure, which the term itself encompasses “the system of public works of a country, state, or region; the resources (as personnel, buildings, or equipment) required for an activity (Merriam-Webster, 2012).

Upon satisfying the first test, the applicant may proceed to fulfill the second test, which is criteria specific. The second test states the area must be one in “which two or more of the following factors are present.”

- a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
 - b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
 - c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - d) Unsanitary or unsafe conditions
 - e) Deterioration of site or other improvements;
 - f) Inadequate and outdated building density patterns;
 - g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
 - h) Tax or special assessment delinquency exceeding the fair value of the land;
 - i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
 - j) Incidence of crime in the area higher than in the remainder of the county or municipality;
 - k) Fire and emergency medical service calls to the area proportionally higher than in the remainder of the county or municipality;
 - l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
 - m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
 - n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- "Alternative Two" involves a specific agreement among parties subject to a prospective trust fund agreement. If an agreement exists, the jurisdiction seeking to designate a redevelopment area need pass a less rigorous test. This test relates to specific criteria, similar to the first alternative, and must conclude affirmatively. Under the Redevelopment Act, a blighted area may be "any area in which at least one of the factors identified in paragraphs (a) through (n) of Section 163.40(8), F.S. are present and all taxing authorities (as such term is defined in the Redevelopment Act) subject to Section 163.387 (2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted.

The focus of this report remains within the requirements of the alternative one, including the first and second tests. The documentation of Study Area conditions within this report execute the first test and second test of alternative one in that order, following the process set forth within Chapter 163 of the Florida Statutes.

Existing Land Use Characteristics

This section of the report details the land composition and characteristics associated with parcels within the proposed Redevelopment Area.

Area Composition

As currently drawn, the Inverness Proposed Redevelopment Area depicted in the figure on page 2 encompasses about 542 parcels, and over 1203 acres of property in the city. Of these 1,203 acres, only about 616 acres are platted and identified as parcels by the Citrus County Property

Appraiser. Acres excluded from the tax roll data may be water bodies or rights of way, for example. Approximately 293 acres are included in the state-owned Whispering Pines Park which is not taxable and not included on the following table. In terms of number of acreage, the other current land use distribution is approximately 7.7 percent improved residential and 3.5 percent vacant residential. All residential uses including mobile homes and multi-family uses account for 16.8 percent of total land use in the study area. Government property including schools and public hospitals accounts for about 28.3 percent of the study area land use. Shopping centers and stores make up 13.8 percent of the land use. Office or professional buildings in the study area make up 8.0 percent of the land use. **Table 2** includes all other uses and the corresponding percentage of acreage distribution in the Study Area. Any uses not listed in **Table 1 and 2** are not seen within the boundaries of the proposed CRA.

There is not a single predominant use in the study area. The 83 improved residential parcels, or approximately 7.7 percent of all land uses, comprise about 47 acres. The 2012 tax roll reported these residential parcels contributed \$3,539,503 in taxable value non-school district. There are 17 residential properties consisting of 10 units or less. The vacant residential parcels in the area account for about 21 acres, or about 3 percent of total parcels, and represent a total taxable value non-school district of \$438,194.

There are a total of 68 vacant parcels (residential, commercial, institutional), or about 13.0 percent, which encompass slightly under 47 acres or 7.5% of land area. The 2012 Tax Roll reported these vacant parcels to represent \$2,898,504 in taxable value. The majority of the taxable contributing values in the Study Area stem primarily from commercial structures, while residential units are the next greatest contributors. Refer to **Table 1** for detailed land use distribution.

City of Inverness
 Inverness Finding of Necessity for Expanded CRA Boundary

Table 1: Study Area Land Use Distribution by Parcel, Acreage, and Total Tax Value, 2012

Property Code	Description	# Parcels	Acreage	Total Assessed Value School District	Total Taxable Value Non-School District
0	Vacant Residential	17	21.26	\$439,197	\$438,984
1	Improved Residential	83	47.17	\$5,232,490	\$3,539,503
2	Improved Mobile Home	4	1.32	\$113,860	\$88,860
3	Multi-Family 10 or More Units	1	5.30	\$975,765	\$975,765
6	Retirement Home	1	0.70	\$1,361,514	\$1,361,514
8	Multi-Family less than 10 units	17	27.72	\$2,402,216	\$2,107,574
10	Vacant Commercial	33	11.49	\$2,236,272	\$2,054,511
11	One Story Store	34	23.74	\$15,668,836	\$13,983,252
12	Mixed Use	40	11.22	\$3,705,882	\$3,067,154
13	Department Store	1	5.43	\$2,975,632	\$2,975,632
14	Supermarket	1	4.32	\$2,051,343	\$2,051,343
16	Community Shopping Center	12	40.43	\$19,206,166	\$19,206,166
17	Office, Non-Professional	44	22.41	\$10,307,249	\$9,934,452
18	Office, Multi-Story	5	1.73	\$2,221,884	\$2,221,884
19	Professional Building	49	25.22	\$18,046,313	\$17,377,754
21	Restaurant	15	11.39	\$6,467,446	\$6,452,024
22	Restaurant, Fast Food	7	5.02	\$3,240,063	\$3,240,063
23	Bank/Financial	10	10.78	\$9,102,009	\$9,102,009
25	Service and Repair/Non-Vehicle	2	1.68	\$204,712	\$204,712
26	Service Station (Gas)	2	0.99	\$517,508	\$517,508
27	Vehicle Sales and Repair	7	5.30	\$1,707,770	\$1,707,770
28	Parking	2	8.42	\$1,265,582	\$1,217,583
33	Nightclub/Bar/Liquor Service	2	0.71	\$584,870	\$584,870
34	Bowling Alley	1	6.16	\$860,672	\$860,672
39	Hotel/Motel	2	1.47	\$384,348	\$384,348
40	Vacant Industrial	18	13.87	\$405,009	\$405,009
41	Light Manufacturing	2	2.52	\$646,132	\$646,132
43	Lumber Yard/Sawmill	1	3.09	\$550,000	\$550,000
48	Warehouse/Distribution	8	4.94	\$1,495,853	\$1,495,853
50	Rural Building Site	1	1.50	\$31,470	\$31,470
55	Timber	2	0.44	\$251	\$251
66	Juice (Agriculture)	4	24.03	\$13,917	\$13,917
71	Improved-Church	5	27.56	\$8,072,300	\$0
72	School/Private	4	1.92	\$908,001	\$750,671
73	Hospital/Private	1	0.41	\$212,071	\$212,071
74	Nursing Home	3	7.04	\$8,314,019	\$3,998,210
75	Charitable Services	1	0.44	\$210,900	\$0
76	Death Services	1	1.22	\$998,980	\$998,980
77	Club/Lodge/Union Hall	1	0.79	\$325,186	\$0
80	Government Off Highway	40	27.84	\$5,102,226	\$0
83	School/County/Not Classified	3	103.45	\$33,393,164	\$0
85	Hospital/County/Non-Taxable	7	22.64	\$59,189,865	\$0
86	County Property	7	8.98	\$23,152,154	\$0
88	Federal/Not Classified	1	2.83	\$1,149,949	\$0
89	Municipal Property	11	8.74	\$5,599,260	\$0
91	Utilities	2	1.58	\$634,546	\$634,546
92	Mining	2	38.50	\$366,204	\$366,204
94	Right-of-Way	8	10.14	\$174,905	\$340
Total		525	615.85	\$262,225,961	\$115,759,561

Citrus County Property Appraiser 2012 Final Real Property Tax Roll; Real Estate Research Consultants, Inc.

City of Inverness
 Inverness Finding of Necessity for Expanded CRA Boundary

Table 2: Land Use Summary in Inverness Study Area by Percentage of Totals, 2012

Property Code	Description	# Parcels	Acreage	Total Taxable Value Non-School District
0	Vacant Residential	3.2%	3.5%	0.4%
1	Improved Residential	15.8%	7.7%	3.1%
2	Improved Mobile Home	0.8%	0.2%	0.1%
3	Multi-Family 10 or More Units	0.2%	0.9%	0.8%
6	Retirement Home	0.2%	0.1%	1.2%
8	Multi-Family less than 10 units	3.2%	4.5%	1.8%
10	Vacant Commercial	6.3%	1.9%	1.8%
11	One Story Store	6.5%	3.9%	12.1%
12	Mixed Use	7.6%	1.8%	2.6%
13	Department Store	0.2%	0.9%	2.6%
14	Supermarket	0.2%	0.7%	1.8%
16	Community Shopping Center	2.3%	6.6%	16.6%
17	Office, Non-Professional	8.4%	3.6%	8.6%
18	Office, Multi-Story	1.0%	0.3%	1.9%
19	Professional Building	9.3%	4.1%	15.0%
21	Restaurant	2.9%	1.8%	5.6%
22	Restaurant, Fast Food	1.3%	0.8%	2.8%
23	Bank/Financial	1.9%	1.8%	7.9%
25	Service and Repair/Non-Vehicle	0.4%	0.3%	0.2%
26	Service Station (Gas)	0.4%	0.2%	0.4%
27	Vehicle Sales and Repair	1.3%	0.9%	1.5%
28	Parking	0.4%	1.4%	1.1%
33	Nightclub/Bar/Liquor Service	0.4%	0.1%	0.5%
34	Bowling Alley	0.2%	1.0%	0.7%
39	Hotel/Motel	0.4%	0.2%	0.3%
40	Vacant Industrial	3.4%	2.3%	0.3%
41	Light Manufacturing	0.4%	0.4%	0.6%
43	Lumber Yard/Sawmill	0.2%	0.5%	0.5%
48	Warehouse/Distribution	1.5%	0.8%	1.3%
50	Rural Building Site	0.2%	0.2%	0.0%
55	Timber	0.4%	0.1%	0.0%
66	Juice (Agriculture)	0.8%	3.9%	0.0%
71	Improved-Church	1.0%	4.5%	0.0%
72	School/Private	0.8%	0.3%	0.6%
73	Hospital/Private	0.2%	0.1%	0.2%
74	Nursing Home	0.6%	1.1%	3.5%
75	Charitable Services	0.2%	0.1%	0.0%
76	Death Services	0.2%	0.2%	0.9%
77	Club/Lodge/Union Hall	0.2%	0.1%	0.0%
80	Government Off Highway	7.6%	4.5%	0.0%
83	School/County	0.6%	16.8%	0.0%
85	Hospital/County	1.3%	3.7%	0.0%
86	County Property	1.3%	1.5%	0.0%
88	Federal/Not Classified	0.2%	0.5%	0.0%
89	Municipal Property	2.1%	1.4%	0.0%
91	Utilities	0.4%	0.3%	0.5%
92	Mining	0.4%	6.3%	0.3%
94	Right-of-Way	1.5%	1.6%	0.0%
Total		100%	100%	100%

Citrus County Property Appraiser 2012 Final Real Property Tax Roll; RERC, Inc.

Visual Character, Existing Building, and Site Conditions Analysis

This section of the report provides an assessment of characteristics of the land and built properties within the Study Area. This section documents conditions through location specific photographs verifying a “substantial number of deteriorated or deteriorating structures.” With reference to blight criteria, it addresses the following:

- Building Conditions and Photographic Documentation
- Transportation, Road, and Traffic Conditions
- Reported Investment and Disinvestment Activity
- Stormwater and Utility Infrastructure
- Additional Indicators of Deterioration and Blight

Building Conditions and Structure Documentation

For the purposes of this Report, a *dilapidated* structure is defined as one which is not safe for occupation. Dilapidated structures exhibit roof holes and leaks; more than half of the windows boarded up; structural damage; exterior paint has eroded away showing stucco and cracks; rotted wood; fallen fences and property abandonment. A *deteriorated* property is defined as one which has been neglected by property owners and is in need of maintenance to prevent hazardous conditions. These properties exhibit the following: worn roofs; missing tiles or shingles; several roof patches; boarded up or broken windows; littered properties; overgrown grass; faded paint; a lack of swale maintenance; cracked sidewalks and walkways, and broken fences.

Dilapidated and deteriorated residential structures were identified through a site inspection of the Study Area conducted on December 3, 2013. The parameters of the survey were based on the definition of a “blighted area” pursuant to Chapter 163.340, F.S. Through windshield survey, residential areas were viewed for structural deficiencies, landscaping and upkeep of property.

Factors of residential deterioration evident include trash in yards, cracked roads and sidewalks, poor housing conditions, broken/boarded up windows, vacancies, and neglect of landscape. Condition of the buildings and landscape maintenance were two of the main factors considered when examining residential properties. A common attribute of many of the residential, industrial, and commercial properties is unkempt landscape on properties and rights-of-way. A visual analysis of the Study Area indicated a significant number of residential properties can be classified as dilapidated or deteriorated.

A number of commercial structures did exhibit qualities of dilapidation including more than half of the windows boarded up, eroding exterior paint, and property abandonment. In addition, the commercial structures documented can be classified as deteriorated properties due to the general neglect from property owners and exhibiting a need of maintenance to prevent hazardous conditions.

The following field photographs taken by RERC staff on December 3, 2013, contribute to the significant number of deteriorated structures in the Study Area:

The photos below are of a single family home, one of the few in downtown Inverness. The house is likely vacant because it shows signs of deterioration due to lack of maintenance. The

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary

windows appear shuttered from the inside, there is vegetation growing from the chimney, and there is mildew and vegetation creeping up the side of the house. The lawn, though not completely out of control, does need to be mowed and some attention needs to be paid to the condition of the grass. The roof appears to be in bad condition, with the roof of the porch taking a concave shape. The zoning for this single family home use does not follow the land use pattern for the downtown. In fact, there is only one single family home in the *existing* CRA boundary.



The following houses are definitely occupied and still show signs of deterioration or code violations. The house on the left has a property use code of Stores, Office, Resident Combo and is less than two blocks from City Hall. Built in 1949, the house shows many signs of aging including mildew and has junk displayed throughout the front porch area. The house on the right has installed some sort of overhang on their driveway and proceeded to place at least 10 lawn chairs, 3 tables, and 2 coolers underneath. It can be assumed that such temporary items assembled in the front of a house are a violation of code.



The residential property pictured below is located on the south side of Main Street/FL 44/US 41 behind Citrus Memorial Hospital near the cemetery. Though it may be difficult to tell from the photographs, these pictures are taken of the same lot. The picture on the left shows a dirt path that is being used as a driveway and an RV parked in the yard which is against county code. In the middle of the picture there is what looks to be the remnants of a tent. The fabric part has

been ripped to the point that the tent is highly unusable, yet the frame remains creating an eyesore and an unsafe structure. The picture also shows a shed in questionable condition and unkempt overgrowth. The picture on the right shows the actual house on the lot. The house has multiple items stored outside including brooms, a table, chairs, tarp, bicycle, children's ride-in car, and trash cans. There is also an empty cardboard box in the front lawn that is rubbish. This lot is just one example of many houses with similar conditions that are seen in the area.



The capture on the left below from Google Maps shows a disorganized mobile home park within the proposed CRA boundary. With no designated lot lines or plots, the property is an indicator of blight. The random placement of the homes could cause health issues, especially since so many are extremely close to one another. The streets within the property do not have a drainage mechanism to prevent flooding and standing water. The photo on the right shows the view from US 41/FL 45. The dirt lawn, random collection of lawn chairs, and general run down condition contribute to the Study Area's negative appearance.



The commercial structures also indicate deteriorating conditions. Below shows a rundown retail space that is no longer operational. The location is at the intersection of US 41 and Montgomery Avenue which is a highly travelled stretch near the Inverness Regional Shopping Center. This could be a prime location for a commercial business but currently sits unoccupied and in need of maintenance, creating blight in the area.

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary



There was a grocery store in the Inverness Regional Shopping Center but it is now closed and sits vacant as shown in the picture below. As indicated by the sign for the center, it has become a mix of discount stores, low end services, and local restaurants. The shopping center is set back a great deal from the road by poorly landscaped asphalt parking lot. This urban form is not conducive to pedestrian activity and the majority of the parking lot sits empty and unused almost every day of the year, as a result of the significant vacancies.



The proposed expanded CRA boundary would include the White Lake Drive industrial area which is just off US 41 within the City of Inverness northern boundary. The photographs below are representative of the area. The upper left picture shows insulation hanging from the roof of the portico, as well as random objects scattered around the site. The upper right picture is of a closed business which has clear signs of deterioration. The site is overgrown and the building, particularly the roof, is in poor condition. The bottom left photo has an assortment of litter and rubbish, as well as an extreme overgrowth problem. The picture on the bottom right is of some sort of greenhouse facility with pallets and concrete blocks stored throughout the property. There is litter on the ground and the property is overgrown, displaying signs of blight. This area is in desperate need of resources to help it become a successful, thriving industrial park. General trash clean up, resurfacing roads, new signage, and landscaping are just a few items that would benefit the area. The overall appearance of this area reflects a lack of maintenance in the basic quality level of properties, thus limiting the marketability for future industrial investment and potential job generating businesses.

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary



Transportation, Road, and Traffic Conditions

With the exception of a few limited areas, curbs, gutters, sidewalks, and bike lanes are generally absent throughout the Study Area. With the absence of sidewalks, pedestrian crossings, and bike lanes, the environment is not conducive for walking, jogging, or bicycling. Furthermore, other improvements, such as street light fixtures, pavement markings, and pedestrian signs generally are missing or are in need of repairs/upgrading. The absence of pedestrian transportation infrastructure is evidence of an inadequate transportation system in the Study Area. The figure below illustrates the lack of pedestrian sidewalks in the residential section of the proposed CRA, very near to Citrus Memorial Hospital. These homes are near some commercial/medical uses but there is not an integrated pedestrian network for the residents to utilize.

W Highland Blvd from S Citrus Ave to S Seminole Ave



Google Maps, Real Estate Research Consultants, Inc.

Examination of the residential neighborhoods reveals the deteriorating conditions of many driveways in front of residential units. Paved driveways exhibit broken and cracked pavement, while others are either unpaved or covered in gravel and vegetation. The overall transportation conditions outlined in this report contribute to the disinvestment of properties along the roads in residential areas and are in need of repair or replacement to prevent hazardous conditions.

The following series of photographs demonstrate the roadway and pavement conditions which contribute to the predominance of defective parking facilities and roadways in and around the Citrus Memorial Hospital. Upgrading the infrastructure for this area would significantly improve the investment opportunity for healthcare related services. The following are indications of blighting influences:

The photographs below exhibit deteriorating infrastructure/pavement. These photographs were taken in the residential part of the Study Area near the hospital and surrounding facilities. The photos on the left show that the road has been patched in several places, as evidenced by the two colors of asphalt, but even the patches continue to crack and break. The picture on the right shows a large pothole in front of a doctor's office. There is also an unsightly dumpster in the photo that appears to be stored in the middle of an open grass patch in plain view of the road. The photo in the bottom right is from the industrial area which has unpaved roads. Dirt

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary

roads could discourage some businesses from locating in the industrial park, especially if they have heavy trucks that may get stuck in the dirt on a rainy day.



The photographs below show an unpaved parking lot near the hospital. This lot is currently underutilized and has no aesthetic value. The lot should be paved, landscaped, and lit to allow for safe and easy parking.



The following pictures show elements of the drainage system for the Study Area. The left picture shows the system for the industrial area. The system consists of exposed pipe and concrete, creating eyesores and potential hazards. The picture on the right is an example of residential streets which, in general lack curb and gutter for stormwater control. The streets in the downtown core have stormwater infrastructure and should serve as a model for other streets in the Study Area. A curb and gutter system is not only more aesthetically pleasing, but it is also better equipped to handle storms with large amounts of rain.



The infrastructure upon which the long-term social and economic well being depends is generally deficient, absent, or deteriorated beyond a level which justifies repair or maintenance. The *overall* conditions in the Study Area are such that they combine to create a context of functional and physical deterioration which is conducive to economic, physical, and social distress. The conditions and circumstances are leading to economic distress which, in their current condition, is certainly capable of endangering life and property if not substantially modified, retrofitted, repaired, rebuilt, or redeveloped entirely.

There is evidence of “a substantial number of deteriorated, or deteriorating structures, in which condition are leading to economic distress or endanger life or property.” The first test of alternative one has been satisfied and permits a transition to a discussion of the second test. Test two of alternative one is to prove two or more of the factors delineated in Section 163.340(8) paragraphs (a) through (n) of the Florida Statutes exists within the Study Area. The following sections address test two of alternative one.

Reported Investment and Disinvestment Activity

Approximately 529 properties comprised the Study Area (improved and unimproved) in 2013. This count varies slightly from the earlier tables because it includes a few parcels that are governmentally owned lakes or detention ponds. The total tax base in the Study Area as of the 2013 certified tax roll was about \$266,598,254.

The City of Inverness, like Citrus County, experienced depreciation in values over the past five years. The Study Area exhibited the greatest negative percent annual change from 2010 to 2011, -5.68 percent, while during the same time period, countywide taxable values saw a change of -4.36 percent. The aggregate taxable values of the City of Inverness saw an overall

depreciation over a period of five years beginning in 2009 of \$71,161,430, or an aggregate decrease of approximately 11.12 percent. The Study Area shows a depreciation of aggregate taxable value from the 2009 value to that of 2013 equaling \$17,465,005, and at an aggregate decrease of 6.15 percent. Aggregate taxable value data is available in the table below. These "conditions, as indicated by government maintained statistics, are leading to economic distress" which hinders recovery from present levels of economic and social well being.

Aggregate Taxable Values, 2009 to 2013

Year	Inverness Study Area			City of Inverness		
	Total Tax Value	% Annual Change	Total # Parcels	Total Tax Value	% Annual Change	Total # Parcels
2013	\$266,598,254	0.47%	529	\$568,692,479	-0.03%	6,244
2012	\$265,338,423	-1.19%	533	\$568,835,285	-3.59%	6,251
2011	\$268,545,422	-5.68%	536	\$589,991,486	-4.36%	6,255
2010	\$284,703,089	0.23%	541	\$616,863,590	-3.59%	6,269
2009	\$284,063,259	-	523	\$639,853,909	-	6,256

Citrus County Property Appraiser, Real Estate Research Consultants, Inc.

There were a total of 17 vacant residential parcels in the Study Area with an aggregate taxable value of approximately \$439,197 in 2012. Vacant commercial land accounts for 33 parcels, which represent an aggregate taxable value of \$2,236,272. There are 18 vacant industrial properties in the Study Area with an aggregate taxable value of \$405,009. Combined, vacant residential, commercial, and industrial properties equate to approximately 12.9 percent of all the properties within the Study Area and only 1.3 percent of the taxable value.

In determining whether the Study Area should be designated as a CRA, the following points should be considered:

- Aggregate assessed values of real property in the area for ad valorem purposes have failed to show any appreciable increase over the five years prior to the finding of such conditions in this report. In 2009 the aggregate taxable value of Study Area properties was \$284,063,259 and in 2013 it was \$266,598,254, a decrease of \$17,465,005, or -6.15 percent, in taxable value over a period of five years.

Stormwater and Utility Infrastructure

The core downtown portion of the Study Area has updated stormwater infrastructure thanks to a Small Cities Community Development Block Grant (CDBG), the City of Inverness, and TIF monies from the existing CRA. This project was completed in 2010 and replaced deteriorating sidewalks, upgraded waterlines, repaved roads, and provided stormwater drainage enhancements on West Dampier Street from N Apopka Avenue to Wallace Brooks Park.

Despite these 2010 improvements, an adequate stormwater system in the Study Area is lacking. Main arterial roads are the only roads with stormwater infrastructure, generally consisting of curb inlets which feed the larger collection system. Collector roads, especially in residential areas, did not exhibit curbs, gutters, or inlet systems to prevent flooding in the event of heavy precipitation. Water is forced to flow through front yards and along the sides of road pavement, which erodes the pavement causing premature cracks and issues of ponding.

These photos represent the conditions found within various parts of the study area. There is an inlet to collect stormwater, but no curbs or gutters to enhance the system.



The cumulative effect of septic disposal of wastewater is considered undesirable under current standards. It is estimated by the Environmental Protection Agency (EPA) that 10 to 20 percent of systems malfunction each year, causing pollution to the environment and creating a risk to public health. As a matter of practicality, individual septic systems, while undesirable for single family homes, are especially unsuitable for servicing commercial properties. Efforts to attract commercial development to the area are impeded by septic and well systems.

Like central wastewater systems, central water systems are preferred in areas with major development because of the implied health risks. Controlled water supplies are a major concern in the development of public policy, and the use of wells as a source of potable water is discouraged because of the implied health hazards. When treated water is accessible from a public utility, it is encouraged to be used. As with septic systems, the current regulations would not permit the widespread use of wells as a means of providing water. Given the current number of residential units and the relatively small number of commercial structures, wells have not yet been a source of problems.

The past experience with these types of water supplies, however, should not be confused with a heightened interest in removing the area's dependence on well water. The prospect of numerous wells located near numerous septic systems, considering the interest in redevelopment, is a major potential health concern. Organic nitrates come from wastewater from septic tanks and municipal wastewater application sites, which can penetrate the drinking water sources and cause purification costs to increase, affecting utility prices.

Additional Indicators of Deterioration and Blight

These photographs document additional indicators of deterioration and blight that have to do with commercial or industrial structures. The structures are in disrepair in need of maintenance, showing peeling paint, cracked or overgrown roads or sidewalks, and/or an unpleasant face on the street. These examples are all in or near downtown Inverness and do not project a positive image for the community.



Conclusions/Summary

This FON Report assesses conditions of blight in the Inverness Study Area to determine if the expansion of a CRA area is justified to protect the public health, safety, morals, and welfare.

Providing the basis for the expansion of a CRA, in accordance with Chapter 163.355, Florida Statutes require a detailed examination of existing land use characteristics and other indicators. Working with City of Inverness staff, RERC prepared this report, conducted field surveys, and analyzed the data, in a manner consistent with Florida Statutes, and **finds the Inverness Study Area does meet the requirements necessary to support creation, and in this case expansion, of a CRA. In the context of assessing substantial deterioration under the Redevelopment Act, we believe the term “structure” reasonably includes not only the buildings in the designated area but the infrastructure built or constructed previously and now incapable of supporting any substantial development.**

Assessment of “Substantial Deterioration”

The Redevelopment Act provides little specific criteria or guidance in Section 163.340(8), F.S. regarding the definition or attributes of deteriorating structures other than that implied. Florida Statutes focus on a series of indicators which in the aggregate are assumed to lead to economic, physical, or social distress. The representative examples of residential and

commercial structures speak to the context of the Study Area and are functionally deteriorated and rendered functionally and physically obsolete in their current condition.

The infrastructure upon which the long-term economic stability of the Study Area depends is generally deficient, absent, or deteriorated beyond a level which justifies repair or maintenance. The *overall* conditions in the Study Area are such that they combine to create a context of functional and physical deterioration which is conducive to economic, physical and social distress. The conditions and circumstances documented in this report and readily observable in the Study Area evidence a “substantial number of deteriorated, or deteriorating structures” leading to economic distress which, in their current condition, are certainly capable of endangering life and property if not substantially modified, retrofitted, repaired, rebuilt, or redeveloped entirely.

Blight Factors Present in the Study Area

Of the fourteen conditions indicative of blight listed in the Redevelopment Act, this analysis indicates at least four such conditions exist in the Study Area. The conditions outlined in this report are hindering the immediate and longer term social, economic, and physical development of the Study Area. This finding is based upon a determination in which the following criteria of blight are met, applicable to the Study Area.

Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (“blight”) (Section 163.340(8) a, F.S.)

- *With the exception of a few limited areas, curbs, gutters, sidewalks, and bike lanes are generally absent throughout the Study Area. With the absence of sidewalks, pedestrian crossings, and bike lanes, the environment is not conducive for walking, jogging, or bicycling. Furthermore, other improvements, such as street light fixtures, pavement markings, and pedestrian signs generally are missing or are in need of repairs/upgrading. The absence of pedestrian transportation infrastructure is evidence of an inadequate transportation system in the Study Area.*
- *There is at least one disorganized mobile home park within the proposed CRA boundary. With no designated lot lines or plots, the property is an indicator of blight. The random placement of the homes could cause health issues, especially since so many are extremely close to one another. The streets within the property do not have a drainage mechanism to prevent flooding and standing water.*

Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions (“blight”) (Section 163.340(8) b, F.S.)

- *Aggregate assessed values of real property in the area for ad valorem purposes have failed to show any appreciable increase over the five years prior to the finding of such conditions in this report. In 2009 the aggregate taxable value of Study Area properties was \$284,063,259 and in 2013 it was \$266,598,254, a decrease of \$17,465,005, or -6.15 percent, in taxable value over a period of five years.*

Deterioration of site or other improvements (“blight”) (Section 163.340(8) a, F.S.)

- *Many commercial and industrial structures are in disrepair in need of maintenance, showing peeling paint, cracked or overgrown roads or sidewalks, and/or an unpleasant face on the street.*
- *The White Lake industrial area includes properties in disrepair including overgrowth, roofs in need of replacement, litter and junk, poor drainage, and outdated signage. Most, if not all, of the buildings within the area show these and other signs of deterioration.*

Unsanitary or Unsafe Conditions (“blight”) (Section 163.340(8) d, F.S.)

- *An adequate stormwater system in the Study Area is lacking. Collector roads, especially in residential areas, do not exhibit curbs, gutters, or inlet systems to prevent flooding in the event of heavy precipitation.*
- *The cumulative effect of septic disposal of wastewater is considered undesirable under current standards. It is estimated by the Environmental Protection Agency (EPA) that 10 to 20 percent of systems malfunction each year, causing pollution to the environment and creating a risk to public health. As a matter of practicality, individual septic systems, while undesirable for single family homes, are especially unsuitable for servicing commercial properties.*

When compared to the City of Inverness, conditions of the proposed CRA expansion Study Area are indicative of blight as documented in this report. This review provides documentation of blight in the area, and through the Redevelopment Act, the area qualifies for assistance in redevelopment efforts and financing by expanding the boundary of the designated Community Redevelopment Area. Government maintained statistics coupled with staff field observation and documentation of the blighted conditions indicate the current conditions of the Study Area “are leading to economic distress or endanger life or property,” according to the Redevelopment Act. The current conditions of the area impede the immediate and long-term physical, economic, and social development.

The information summarized in this report justifies the City of Inverness in acknowledging the described conditions and adopting the requisite resolution declaring the need for the rehabilitation, redevelopment, and conservation of the Study Area in the interest of public health, safety, morals, and welfare.



ORDINANCE 2015-710

AN ORDINANCE OF THE CITY OF INVERNESS RELATING TO COMMUNITY REDEVELOPMENT; CONFIRMING, RATIFYING, AND SUPPLEMENTALLY ADOPTING A MODIFICATION TO THE INVERNESS COMMUNITY REDEVELOPMENT PLAN; EXPANDING THE BOUNDARIES OF THE COMMUNITY REDEVELOPMENT AREA; EXTENDING THE TIME CERTAIN TO COMPLETE REDEVELOPMENT FINANCED BY TAX INCREMENT REVENUES; PROVIDING DIRECTION AND AUTHORITY CONCERNING REDEVELOPMENT FINANCING AND THE ISSUANCE OF REDEVELOPMENT REVENUE BONDS; PROVIDING FOR AMENDMENT OF PART II, CHAPTER 2, ARTICLE V, SECTION 2-203, REDEVELOPMENT TRUST FUND, OF THE CITY OF INVERNESS CODE OF ORDINANCES; PROVIDING FOR RESTATEMENT AND REPEAL OF INCONSISTENT ORDINANCES; RESERVING RIGHTS; PROVIDING SEVERABILITY; PROVIDING FOR LIBERAL INTERPRETATION AND CORRECTION OF ERRORS, IF ANY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 15, 2014, the City of Inverness City Council (“City Council”) adopted a resolution finding the existence of blight in certain areas of the City of Inverness (“City”); and on March 3, 2015 and March 17, 2015 again ratified and confirmed same by Resolution;

WHEREAS, on June 3, 2014, the City Council enacted an ordinance adopting a modification to the Community Redevelopment Plan addressing blight within such areas;

WHEREAS, in an abundance of caution and to avoid doubt, and in all ways supplementally and additionally to such resolutions and ordinances previously adopted, the City Council desires to ratify, confirm, and supplementally adopt the modification to the Inverness Community Redevelopment Plan;

WHEREAS, the information, data, analysis, and statistics contained in both the Draft and Final Reports produced by Real Estate Research Consultants, Inc., on behalf of the Inverness Community Redevelopment Agency, dated February and March, 2014, respectively, (collectively, the “Report”) has been reviewed by City’s staff, consultants, counsel, and the City Council and remains substantially and materially accurate at the time of the adoption of this Ordinance;

WHEREAS, the areas described in the Report (the “Area” or “Community Redevelopment Area”) are within the City of Inverness and have not appreciably changed or been altered in the past year;

WHEREAS, it is reasonable and necessary to expand the boundaries of the Community Redevelopment Area and extend the time certain for completion of redevelopment activity using increment financing for a period of thirty years to accomplish a matter of state policy and state concern, evidenced in part by the information and public policies set forth in the Report;

WHEREAS, the Inverness Community Redevelopment Agency has submitted the draft Community Redevelopment Plan amendment to the Planning & Zoning Board, which is the Local Planning Agency for the City of Inverness as described in chapter 163, Florida Statutes, for a determination of consistency with the City of Inverness Comprehensive Plan, and the Planning & Zoning Board has determined in writing that the Community Redevelopment Plan is consistent with the City of Inverness Comprehensive Plan;

WHEREAS, the City Council has ascertained and determined, based upon the evidence presented and collective experience and knowledge of the community, that inclusion in the Community Redevelopment Plan of specific provisions for development of low and moderate income housing, including housing for the elderly, in this circumstance will not materially further redevelopment within the modified Redevelopment Area;

WHEREAS, the Inverness Community Redevelopment Agency has ratified and confirmed its adoption of the Community Redevelopment Plan modification and submitted the same to the City Council for approval, and supplementally submitted the plan to all taxing authorities within the Area;

WHEREAS, the City and the Inverness Community Redevelopment Agency share a rich and demonstrated record of success with community redevelopment;

WHEREAS, the City recognizes that in this circumstance the legal and final responsibility to make a policy decision concerning redevelopment and redevelopment funding, by directive of the Legislature, must rest with the City;

WHEREAS, the City is willing to consider reasonable input or communication from any taxing authority or person, and in fact has engaged in any extensive public process to consider and advance redevelopment in the Area;

WHEREAS, the City nonetheless desires to avoid after-the-fact, tardy, vague, or lesser or unreasonable, in its view, competing policy goals and plans for public funds other than those emanating from the Report and the Community Redevelopment Plan;

WHEREAS, the City, pursuant to Article VIII, Section 2(b) of the Florida Constitution, and Sections 166.021 and 166.041, Florida Statutes, and Chapter 163, Part III, Florida Statutes, the City has all powers of local self-government and express powers granted by the Legislature for community redevelopment purposes to perform municipal functions and render municipal services except when prohibited by law and such power may be exercised by the enactment of City ordinances; and

WHEREAS, all conditions precedent to final adoption of the Community Redevelopment Plan by the City, whether contained in section 163.346, Florida Statutes, 163.361(3), Florida Statutes, 163.361(2), Florida Statutes, or otherwise, have been met at the time of adoption of this Ordinance;

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

SECTION 1. FINDINGS. The City Council hereby finds, declares, and determines that the matters set forth in the above recitals are reasonable, true, and correct. Such findings, declarations, and determinations are incorporated herein as if set forth fully in this Section.

SECTION 2. MODIFICATION OF COMMUNITY REDEVELOPMENT PLAN.

(A) Where all required actions under part III, chapter 163, Florida Statutes, are properly and eventually taken in due course, even by ratification of prior actions where the steps in the process may have been addressed somewhat out of order, there is no legal impediment to compliance with the requirements of Part III, Chapter 163, Florida Statutes, sometimes called the Community Redevelopment Act. All steps necessary to the adoption of the amendment to the Community Redevelopment Plan ordained in this Ordinance have been completed, and all requisite timeframes fairly observed, regardless of completion of required actions or conditions precedent in a different order than typically employed under the requisite statutes, if any.

(B) In an abundance of caution and to avoid doubt, all actions previously taken with regard to adoption of the modified Community Redevelopment Plan are hereby ratified, confirmed, and supplementally, additionally and alternatively adopted. A copy of the final Community Redevelopment Plan is attached hereto as Exhibit A and incorporated in this Ordinance as if fully set forth herein. Such modification includes, but is not limited to, an expansion of the boundaries of the Community Redevelopment Area as set forth in the Community Redevelopment Plan and an extension of the time certain for completion of redevelopment financed through increment revenues for thirty years as more particularly described in the Community Redevelopment Plan and herein. This Ordinance is supplemental evidence of adoption of the modified Community Redevelopment Plan.

SECTION 3. CONSTRUCTION AND CORRECTION OF ERRORS.

(A) This Ordinance, being for the purpose of promoting community redevelopment and promoting the public good and the welfare of the entire region, the County, the City of Inverness and the Community Redevelopment Area, and the citizens, inhabitants, and taxpayers residing therein, shall be liberally construed to effect the purposes of this Ordinance and maximizing the use and benefits of increment revenue for community redevelopment

purpose within the entirety of the initial and expanded Redevelopment Area and shall be deemed confirmative, cumulative, supplemental, and alternative authority for the exercise of the powers and actions provided for herein and part III, chapter 163, Florida Statutes. The City Council authorizes and directs appropriate City officials and the Inverness Community Redevelopment Agency to make such technical, conforming, and correcting changes to the Community Redevelopment Plan from time to time as may be identified and as do not substantively affect the Community Redevelopment Plan's goals, objectives, and actions.

(B) Unless expressly provided otherwise herein, in all circumstances the City and its community redevelopment agency shall be entitled to rely upon, preserve and retain all rights and opportunities to require the payment of all increment revenue from the expanded Redevelopment Area beginning on January 1, 2015 based upon substantial compliance with the Community Redevelopment Act.

(C) Claims of failure of due process when there is evidence of actual notice shall not be deemed material or persuasive. Claims of technical impropriety when determinations were in fact included by incorporation or reference of appended exhibits, or later provided, cured, remedied, remediated or restated verbatim prior to the adoption hereof or subsequently, shall be given nominal or no weight and shall not be used to defeat the Legislature's express intentions of a matter of state policy and state concern with regard to the necessity and requirement of contributions of increment revenue by general-purpose taxing authorities as articulated in section 163.335(1) and (5), Florida Statutes.

(D) No action, or failure to act, or sequence of acts out of order, provision of additional or extraordinary due process opportunities, or acts of reconsideration, ratification, confirmation which otherwise do not materially impede the reasonable intent of advancing community redevelopment shall be construed as a waiver or acquiescence to the release of any intent, right or demand for timely payment of the increment revenue under the Community Redevelopment Act.

(E) The following provisions offer compromise and certainty to public officials and the community, and is not required by law. In the event of a dispute as to the sequence, legal or technical propriety of actions taken by the City or its redevelopment agency, or other objection to the validity of the community redevelopment related actions, processes or documentation leading up to and provided for herein, the City:

1. May, by and through its City Manager, (a) waive payment of increment revenue due January 1, 2015, and (b) agree and bind the City for all purposes that the most recent tax roll for the purposes of section 163.387(1)(a)2., Florida Statutes, shall be that which was developed on or before November 1, 2014 and that the increment contribution obligations hereunder shall end upon the payment to be made on or before

January 1, 2045 if the dispute is resolved and settled with finality (with finality being determined to the satisfaction of the City Attorney) by April 16, 2015; or

2. If evidence of the foregoing described dispute continues past April 16, 2015, then the City directs and authorizes the City Manager and City Attorney, and their designees, to assert that the most recent tax roll for the purposes of section 163.387(1)(a)2., Florida Statutes, shall be that which was developed on or about November 1, 2014 and that the increment contribution obligations hereunder shall end upon the payment to be made on or before January 1, 2046.

SECTION 4. ISSUANCE OF REVENUE BONDS. Upon approval by resolution or ordinance of the City, the City or the Agency may agree to, authorize and issue redevelopment revenue bonds, notes, or other obligations of any kind, from time-to-time and in various series, to finance the undertaking of community redevelopment. This legislative authorization shall be deemed additional, alternative and supplemental to any power and authority of the City.

SECTION 5. AMENDMENT OF CITY CODE. After April 15, 2015, the Code of Ordinances of the City of Inverness shall be amended accordingly, and as to section 2-203 such that the increment revenue calculation for those properties included in the initial or original portion of the Community Redevelopment Area in 1990 remains unaffected.

SECTION 6. REPEAL OF INCONSISTENT ORDINANCES. All ordinances or parts of ordinances inconsistent herewith are hereby null and void and shall stand repealed as of the effective date of this Ordinance.

SECTION 7. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, unlawful, unconstitutional, or otherwise unenforceable for any reason by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council by this provision declares that its intent in enacting this ordinance was that each and every section, subsection, sentence, clause, or phrase be adopted independent of every other section, subsection, sentence, clause, or phrase irrespective of such section, subsection, sentence, clause, or phrase being determined to be invalid, unlawful, unconstitutional, or otherwise unenforceable.

SECTION 8. INCLUSION IN THE CODE OF ORDINANCES. The provisions of this Ordinance shall, upon passage, be included in the Code of Ordinances of the City of Inverness, whether addition to, amendment of, or replacement of such language currently existing therein, and shall be appropriately numbered and re-numbered within the uniform numbering system of the Code of Ordinances.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage.

UPON a motion duly made and carried on the first reading, the foregoing Ordinance was approved on the ___ day of _____ 2015.

UPON a motion duly made and carried on the second reading, the foregoing Ordinance was approved on the ___ day of _____ 2015.

Adopted at a regular meeting of the City Council of the City of Inverness this ___ day of _____ 2015.

CITY OF INVERNESS, FLORIDA

BY:

Ken Hinkle, President

BY:

Robert Plaisted, Mayor

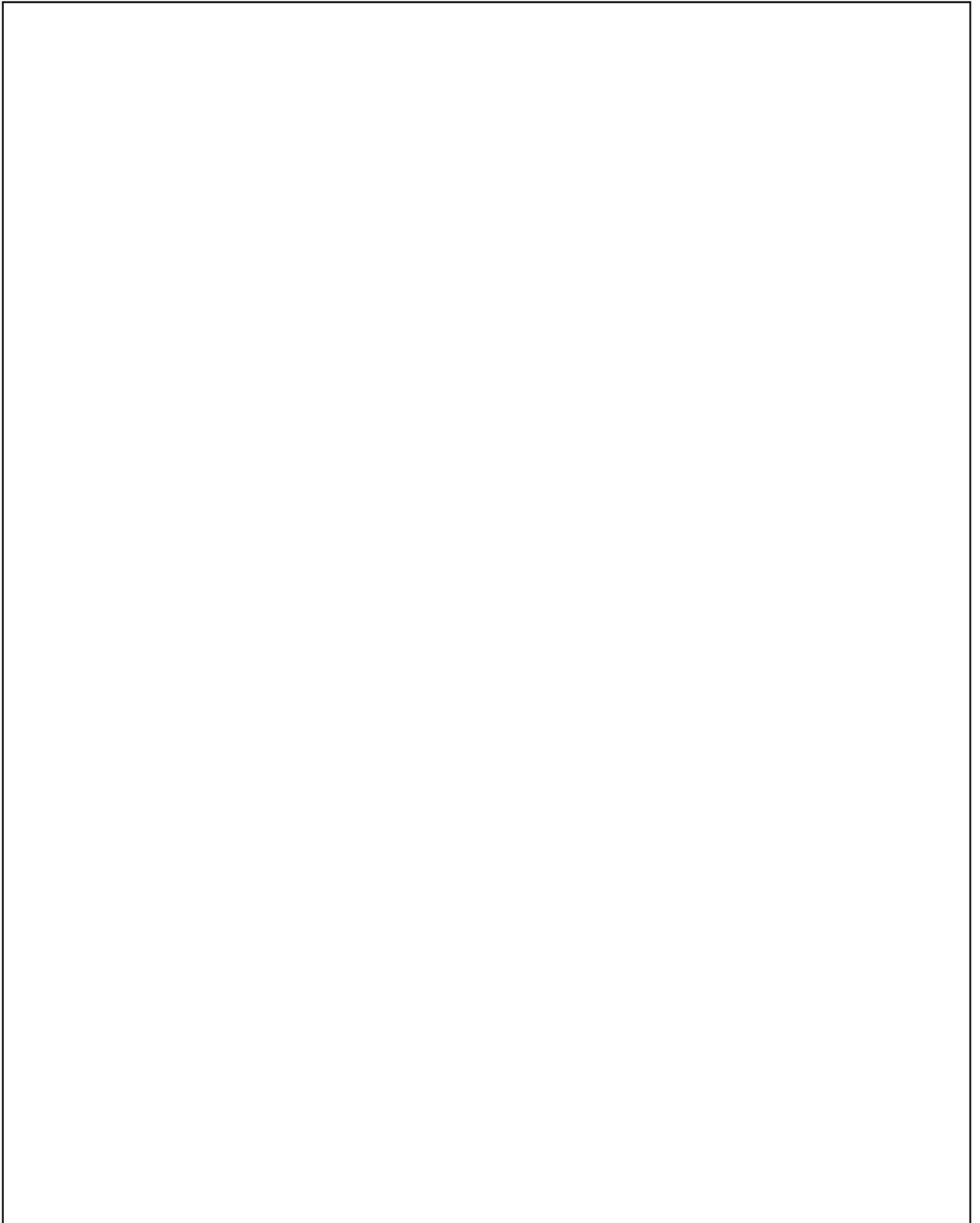
ATTEST:

Deborah Davis, City Clerk

Approved as to Form and Correctness

Larry M. Haag, City Attorney

_____, 2015



A GAI COMPANY
Real Estate RESEARCH

C O N S U L T A N T S

618 E. South Street
Suite 600
Orlando, FL 32801
407.843.5635

Inverness Community Redevelopment Plan

City of Inverness, Florida

Final Report

March, 2014

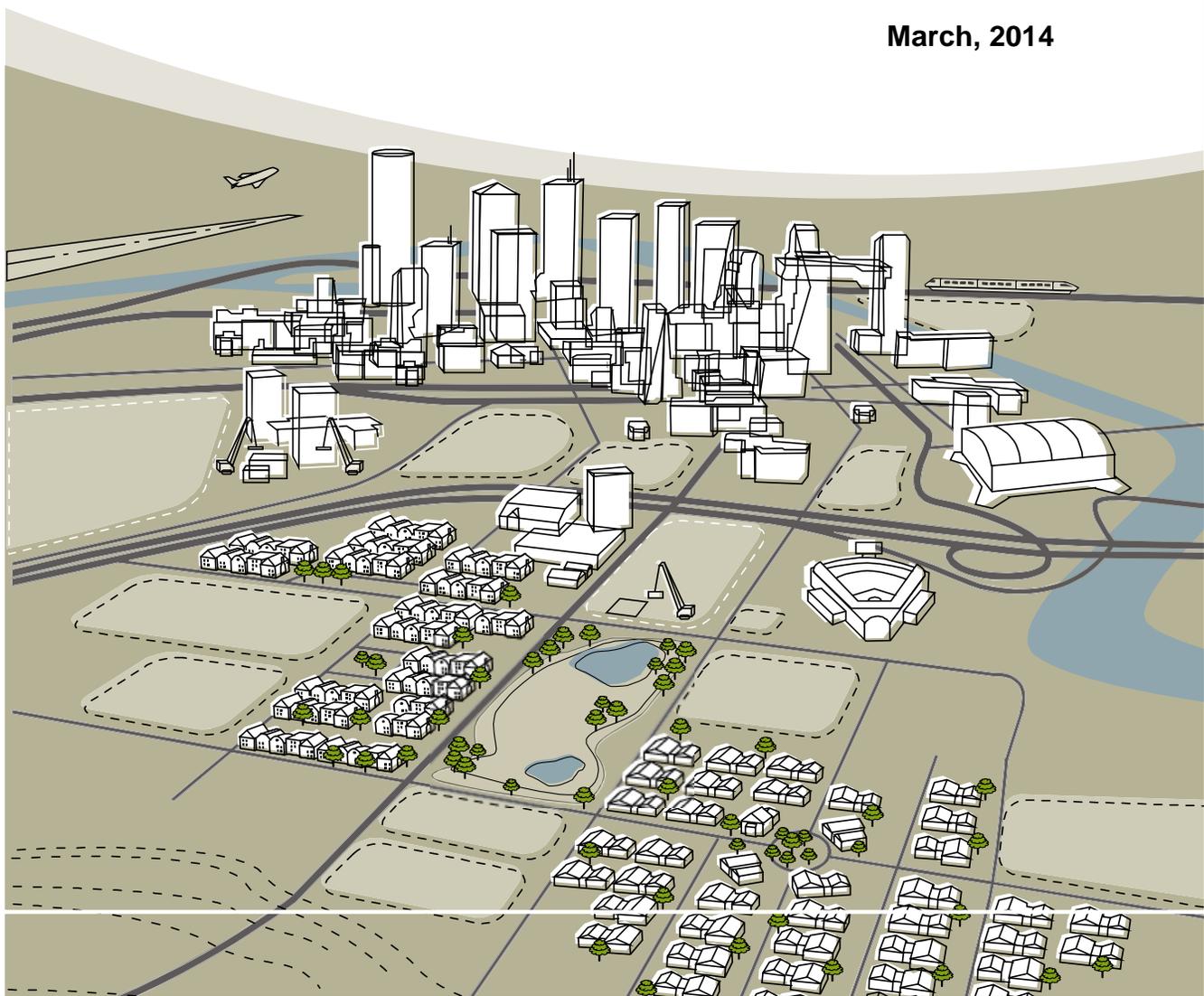


Table of Contents

1.0	Introduction	1
1.1.	Historical Perspective of the Study Area	1
1.2.	Finding of Necessity Overview	3
1.3.	Intent of the Community Redevelopment Plan	5
1.4.	Revitalization Tools	5
2.0	Legal Boundary Description of Redevelopment Area	7
3.0	Redevelopment Objectives and Initiatives	12
3.1.	Economic Development	12
3.2.	White Lake Industrial Park	12
3.2.1.	Medical Arts District	13
3.2.2.	Commercial Corridors Revitalization	14
3.2.3.	Enhancements to Eco-tourism/Recreational Facilities	14
3.3.	Infrastructure and Utility Investments	15
3.4.	Continued Downtown Revitalization	15
3.5.	Environmental Enhancements	16
4.0	Financial Analysis and Implementation Program	17
4.1.	Increment Revenue Projections	22
4.2.	Capital Improvement Program	24
4.2.1.	Stormwater Management and Utility Improvements	24
4.3.	Government/Redevelopment Administration	26
4.3.1.	Agency Administration	26
4.3.2.	Land Use and Development Regulations	27
4.4.	Redevelopment Policy	27
4.4.1.	Focus on Existing Blighting Influences	27
4.4.2.	Prevent the Future Occurrence of Slum and Blight	28
4.4.3.	Land Assembly and Demolition	29
4.4.4.	Oversee Future Development Proposals	29
4.5.	Economic Development	29
4.5.1.	Supporting Existing Businesses and New Investment	29
4.5.2.	Revitalize Commercial Corridors	30
4.5.3.	Market the Redevelopment Area	31
5.0	Statutory Provisions	32
5.1.	Establishing Redevelopment Trust Fund	32
5.2.	Redevelopment Powers	32
5.3.	Relocation Procedures	36
5.4.	Duration of Plan	36
5.5.	Plan Modification	36
5.6.	Severability	38
5.7.	Safeguards, Controls, Restrictions, or Covenants	38
5.8.	Consistency with City of Inverness Comprehensive Plan	39
	APPENDIX 1	1

1.0 Introduction

1.1. Historical Perspective of the Study Area

Located in Northwest Central Florida near Interstate-75, Inverness encompasses 7 square miles and is bordered on the East by the Tsala Apopka Chain of Lakes. Downtown Inverness is the quintessential small town with rich in history, with the 1912 Historic Court House (now a historical museum of Citrus County) serving as the focal point in the area. Inverness, incorporated in 1917, is one of two incorporated cities in Citrus County. According to the 2010 Census, by population, Citrus County is the 32nd largest County in Florida. Geographically, it is the 46th largest Florida County. Crystal River is the other city in Citrus County about 18 miles east of Inverness. Inverness, Crystal River, and Citrus County have populations of 7,269, 3,217, and 141,157 respectively according to the 2011 Census. This shows that more than 90% of Citrus County residents live in unincorporated areas.

The City of Inverness takes pride in their park system, serving both active and passive needs of visitors and residents. The Whispering Pines Park is a 290 acre complex near the downtown. The park has free admission and includes picnic areas, a playground, a water playground, swimming pool, tennis courts, racquetball courts, basketball courts, athletic fields, walking trails, mountain biking trails, disc golf, dog walking trail, and various classes and programs. Part of the Whispering Pines Park is included in the proposed CRA boundary to help form a better connection to the City and its residents.

As currently adopted, the Inverness Redevelopment Area encompasses only 37 acres. The proposed boundary expansion includes 1,203 acres. The primary land use in the proposed expanded boundary is Whispering Pines Park and School/County property which are tax exempt. The secondary land use in the proposed expanded boundary, from which approximately 2.0 percent of the total taxable value is derived, is classified as Improved Residential. According to 2012 property tax records, the proposed redevelopment area includes a total of 528 parcels, which account for a total taxable value of \$262,225,961. The proposed Inverness CRA expansion is used for analysis of demographics, housing, and economic data.

The initiative to expand the CRA and update the redevelopment plan for Inverness arises from the need to stimulate reinvestment in the area and identify new funding sources which would improve existing conditions and generate additional improvement activity. A key concern of the area is the low property values that deter further growth. A redevelopment initiative to identify new market potential for the area and the supporting upgrades and additions to the infrastructure, commercial and/or office uses, and overall physical environment is a necessary component to the broader goal of attracting investment.

Identifying resources to remove blighting influences is essential to remain competitive in the economic marketplace. The Community Redevelopment Agency has done an admirable job with limited resources in the existing small, 37 acre downtown area. This plan updates the original 1990 plan and includes an expanded area to be addressed. The plan specifies the desired improvement projects and implementation steps to execute them. The CRA will be funded in most part by increment revenues designated specifically to the proposed redevelopment area. These monies will be contributed to a Trust Fund for redevelopment efforts pursuant to the City's Inverness CRA Development Initiative, and further, the capital improvement and job creation program.

1.2. Finding of Necessity Overview

The initiative to expand the CRA and update the redevelopment plan for the Inverness area arises from the need to stimulate reinvestment in the area and identify new funding sources which would improve existing conditions and generate additional improvement activity. A key concern of the area is the low property values that deter further growth. A redevelopment initiative to identify new market potential for the area and the supporting upgrades and additions to the infrastructure, commercial and/or office uses, and overall physical environment is a necessary component to the broader goal of attracting investment.

Before identifying prospective private sector interest in the area, current blighting influences should be addressed to begin rebuilding the infrastructure necessary to support and attract investment. Deteriorating conditions of structures, utilities, and general physical environment undermine economic development efforts and impede the improvement of the area. Symptomatic of the deterioration is indicated by the significant decrease in ad valorem tax revenues.

Identifying resources to remove blighting influences is essential to remain competitive in the economic marketplace. An initial step is creating the CRA with community approved boundaries. A Finding of Necessity (FON) assists in identifying a proposed redevelopment area. The CRA will be funded in most part by increment revenues designated specifically to the study area. These monies will be contributed to a Trust Fund for redevelopment efforts pursuant to the City's Inverness CRA Development Initiative, and further, the capital improvement and job creation program.

Providing the basis for expanding a Community Redevelopment Agency (CRA), in accordance with Chapter 163.355, Florida Statutes requires a detailed examination of existing land use characteristics and other indicators. Working with the City of Inverness staff, Real Estate Research Consultants assembled a report, conducted field surveys, and analyzed the data, in a manner consistent with Florida Statutes, and found that the Inverness Proposed Redevelopment Area does meet the requirements for a CRA, see Appendix 1.

The key elements of the blighting influences included the following:

Of the fourteen conditions indicative of blight listed in the Redevelopment Act, the Findings of Necessity analysis indicated at least four such conditions exist in the Study Area. The conditions, outlined in the report, are hindering the immediate and longer term social, economic, and physical development of the Study Area. This finding is based upon a determination in which the following criteria of blight are met, applicable to the Study Area.

Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities ("blight") (Section 163.340(8) a, F.S.)

- *With the exception of a few limited areas, curbs, gutters, sidewalks, and bike lanes are generally absent throughout the Study Area. With the absence of sidewalks, pedestrian crossings, and bike lanes, the environment is not conducive for walking, jogging, or bicycling. Furthermore, other improvements, such as street light fixtures, pavement markings, and pedestrian signs generally are missing or are in need of repairs/upgrading. The absence of pedestrian transportation infrastructure is evidence of an inadequate transportation system in the Study Area.*

- *There is at least one disorganized mobile home park within the proposed CRA boundary. With no designated lot lines or plots, the property is an indicator of blight. The random placement of the homes could cause health issues, especially since so many are extremely close to one another. The streets within the property do not have a drainage mechanism to prevent flooding and standing water.*

Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions (“blight”) (Section 163.340(8) b, F.S.)

- *Aggregate assessed values of real property in the area for ad valorem purposes have failed to show any appreciable increase over the five years prior to the finding of such conditions in this report. In 2009 the aggregate taxable value of Study Area properties was \$284,063,259 and in 2013 it was \$266,598,254, a decrease of \$17,465,005, or -6.15 percent, in taxable value over a period of five years.*

Deterioration of site or other improvements (“blight”) (Section 163.340(8) a, F.S.)

- *Many commercial and industrial structures are in disrepair or in need of maintenance, showing peeling paint, cracked or overgrown roads or sidewalks, and/or an unpleasant face on the street.*
- *The White Lake industrial area includes properties in disrepair including overgrowth, roofs in need of replacement, litter and junk, poor drainage, and outdated signage. Most, if not all, of the buildings within the area show these and other signs of deterioration.*

Unsanitary or Unsafe Conditions (“blight”) (Section 163.340(8) d, F.S.)

- *An adequate stormwater system in the Study Area is lacking. Collector roads, especially in residential areas, do not exhibit curbs, gutters, or inlet systems to prevent flooding in the event of heavy precipitation.*
- *There are a number of septic tanks in the study area. The cumulative effect of septic disposal of wastewater is considered undesirable under current standards. It is estimated by the Environmental Protection Agency (EPA) that 10 to 20 percent of systems malfunction each year, causing pollution to the environment and creating a risk to public health. As a matter of practicality, individual septic systems, while undesirable for single family homes, are especially unsuitable for servicing commercial properties.*

1.3. Intent of the Community Redevelopment Plan

In pursuit of addressing the blighting issues associated with the study area, Inverness has indicated an interest in expanding the Community Redevelopment Area to provide a broader focus to the rehabilitation of the area. The Community Redevelopment Agency will continue its authority to govern the course of action concerning the redevelopment and rehabilitation of the proposed redevelopment area. The continuation of the Community Redevelopment Agency governing the redevelopment efforts within the area will provide opportunities to encourage new capital investments for residential, commercial, and tourism development. The key focus would be to encourage job-generating investments and sustaining existing businesses as part of the redevelopment initiative while at the same time enhancing the environmental quality of the area. The recommended extension period for the sunset date for this plan is proposed for 30 years, the year 2044.

1.4. Revitalization Tools

It appears that declining real estate valuations have reached the low point and are beginning to stabilize. Feedback provided by real estate companies point to steady price increases in the residential market. This stabilization reasonably precedes some firmness in the non-residential market in the foreseeable future. These comments are not suggestive of an imminent recovery to values before the housing market collapse and economic recession. However, the continued growth in the residential sector does offer optimism that property values as a whole will continue to rise in at least the current 2014 calendar year.

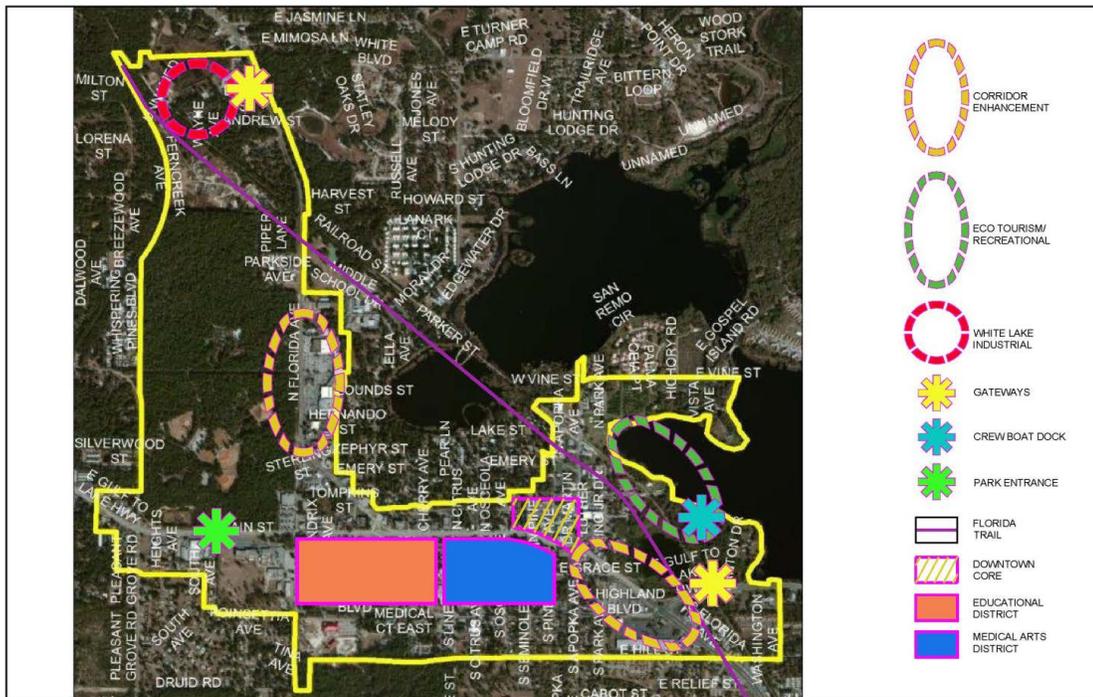
The significance of this time period relates in part to the time frame and the calendar necessary to implement the CRA trust account where the increment revenue dollars can accrue. This account can only be activated by adoption of the implementing Community Redevelopment Plan (CRP) and adoption of a corresponding Trust Fund ordinance. The current target which could be achieved is June 2014 which would set the base as December 2013 and capture a base value which will be certified by the appraiser at the appropriate time. Projections of increment revenues over the proposed 30 year period are included in Tables 1 and 2 found on pages 16 and 17. The low model within each scenario considered in this analysis account for no movement in values through 2014. The high model, however, anticipate increases based on the hospital facilities coming on the tax rolls in the near future.

On balance, the decision to proceed sooner rather than later is based on expectations about development activity. If the prospects of substantial development are favorable, they could offset any declines that may still occur. The short term analysis places more than \$46,000,000 of taxable value on the rolls by 2016. Based on the likelihood of major improvements occurring in the next few years, 2014 as a near term window has an advantage. Citrus Memorial Hospital is anticipated to convert from a public to a private hospital within the next 1-2 years. The addition of this large, valuable property to the tax roll would bring significant contributions to the Trust Fund.

There are obvious areas where new development could occur, and there are parcels or properties with limited tax values because of their public ownership. The area surrounding the hospital and White Lake industrial area are two obvious examples of potential significant investment. Input has suggested interest in annexing additional White Lake area parcels into the City, so as to incorporate the entire area into CRA planning and make trust fund monies available to more comprehensive projects. In the short term, the control of the School Board property surrounding the hospital may allow it to create additional value sooner, rather than

later, maximizing any cumulative tax receipts. By itself a successful project could signal opportunities for other nearby properties.

The map below highlights the key elements of the redevelopment plan: improvements to White Lake industrial area, creation of Medical Arts District around hospital, corridor enhancements, continued downtown core revitalization, supporting eco-tourism/recreational activities and overall urban design guidelines for future developments.



Plan Summary Map

2.0 Legal Boundary Description of Redevelopment Area

**CITY OF INVERNESS
CITRUS COUNTY, FLORIDA**

2014 CRA BOUNDARY

DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF INVERNESS (A MUNICIPAL CORPORATION), PORTIONS OF WHICH LIE IN SECTIONS 12 & 13, TOWNSHIP 19 SOUTH, RANGE 19 EAST, AND SECTIONS 7, 8, 17 & 18, TOWNSHIP 19 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 20 EAST; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID SECTION 7, TO ITS SOUTHERLY INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VACATED SEABOARD AIRLINE RAILROAD; THENCE NORTHERLY, ALONG SAID EASTERLY VACATED RIGHT-OF-WAY LINE, TO ITS NORTHERLY INTERSECTION WITH THE AFOREMENTIONED WEST LINE OF SECTION 7 AND THE EAST LINE OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 19 EAST; THENCE CONTINUE ALONG SAID EASTERLY VACATED RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 12; THENCE EASTERLY, ALONG SAID NORTH LINE OF SECTION 12, TO THE NORTHEAST CORNER OF SAID SECTION 12 AND THE NORTHWEST CORNER OF AFOREMENTIONED SECTION 7; THENCE CONTINUE EASTERLY, ALONG THE NORTH LINE OF SAID SECTION 7, TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH FLORIDA AVENUE (ALSO KNOWN AS U.S. HIGHWAY NO. 41 AND STATE ROAD NO. 45); THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE EAST, ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, TO THE NORTHEAST CORNER OF THE WEST 132 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 132 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, TO THE SOUTHEAST CORNER OF THE WEST 132 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 7 AND THE NORTH LINE OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 20 EAST, TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF THE NORTH 1/2 OF THE WEST 1/2 OF LOT (OR BLOCK) 2 IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 18 OF LABELLE ADDITION TO INVERNESS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 1, AT PAGE 55, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH, ALONG SAID PROJECTION AND SAID EAST LINE, TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE WEST 1/2 OF SAID LOT (OR BLOCK) 2 OF LABELLE ADDITION TO INVERNESS; THENCE WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE WEST 1/2 OF SAID LOT (OR BLOCK) 2 OF LABELLE ADDITION TO INVERNESS, TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE WEST 1/2 OF SAID LOT (OR BLOCK) 2 OF LABELLE ADDITION TO INVERNESS AND THE EAST RIGHT-OF-WAY LINE OF HENDRIX AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF LOT (OR BLOCK) 2 IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 18 AS SHOWN ON THE AFOREMENTIONED PLAT OF LABELLE ADDITION TO INVERNESS; THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF EMERY STREET, TO THE SOUTHEAST CORNER OF SAID LOT (OR BLOCK) 2 OF LABELLE ADDITION TO INVERNESS; THENCE SOUTH, ALONG THE WEST RIGHT-OF-WAY LINE OF DAVIDSON AVENUE, TO THE SOUTHEAST CORNER OF LOT 21, BLOCK F OF PINE HILL ADDITION TO INVERNESS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF SAID PUBLIC RECORDS; THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST DAMPIER STREET, TO THE SOUTHEAST CORNER OF LOT 1, BLOCK F, OF SAID PINE HILL ADDITION TO INVERNESS; THENCE SOUTH, ALONG THE WEST RIGHT-OF-WAY LINE OF ELLA AVENUE, TO A POINT THAT LIES 150 FEET NORTH OF ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED NORTH FLORIDA AVENUE (ALSO KNOWN AS U.S. HIGHWAY NO. 41 AND STATE ROAD NO. 45); THENCE SOUTHEASTERLY ACROSS ELLA AVENUE, TO THE NORTHWEST CORNER OF THE SOUTH 60 FEET OF LOT (OR BLOCK) 12, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 18 AS SHOWN ON THE AFOREMENTIONED PLAT OF LABELLE ADDITION TO INVERNESS; THENCE EAST, TO THE NORTHEAST CORNER OF THE SOUTH 60 FEET OF SAID LOT (OR BLOCK) 12, OF LABELLE ADDITION TO INVERNESS; THENCE NORTHEASTERLY, ACROSS TALMAGE AVENUE, TO THE NORTHWEST CORNER OF THE SOUTH 85 FEET OF LOT (OR BLOCK) 11, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 18 AS SHOWN ON THE AFOREMENTIONED PLAT OF LABELLE ADDITION TO INVERNESS; THENCE EAST, TO THE NORTHEAST CORNER OF THE SOUTH 85 FEET OF SAID LOT (OR BLOCK) 11, OF LABELLE ADDITION TO INVERNESS; THENCE NORTHEASTERLY ACROSS TROUT AVENUE, TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1848, AT PAGE 731, OF SAID PUBLIC RECORDS; THENCE EAST, ALONG THE NORTH LINE OF SAID LANDS, TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH, ALONG THE EAST LINE OF SAID LANDS, TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1399, AT PAGE 2306, OF SAID PUBLIC RECORDS; THENCE EAST, ALONG THE NORTH LINE OF SAID LANDS, TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTHEASTERLY ACROSS CHERRY AVENUE, TO THE NORTHWEST CORNER OF LOT 8, BLOCK A, OF THE RE-SUBDIVISION OF BLOCKS 4, 5, 8, AND 9 OF TOMPKINSVILLE ADDITION TO THE TOWN OF INVERNESS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 12, OF SAID PUBLIC RECORDS; THENCE EAST, ALONG THE NORTH LINE OF LOTS 8 THROUGH 14, INCLUSIVE, BLOCK A, OF SAID RE-SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 14, BLOCK A, OF SAID RE-SUBDIVISION; THENCE NORTHEASTERLY ACROSS LINE AVENUE, TO THE NORTHWEST CORNER OF LOT 6, BLOCK 4, OF THE SUBDIVISION OF THE S.W. 1/4 OF THE N.W. 1/4 SEC. 17, T. 19 S. R. 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 25, AND IN PLAT BOOK 2, AT PAGE 51, OF SAID

PUBLIC RECORDS; THENCE EAST, ALONG THE NORTH LINE OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 4, OF SAID SUBDIVISION, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE EAST ACROSS NORTH CITRUS AVENUE, TO THE NORTHWEST CORNER OF LOT 8, BLOCK 5, OF SAID SUBDIVISION; THENCE EAST, ALONG THE NORTH LINE OF LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 5, OF SAID SUBDIVISION, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE EAST ACROSS NORTH OSCEOLA AVENUE, TO THE EAST RIGHT-OF-WAY LINE THEREOF; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF BLOCK 6 OF SAID SUBDIVISION; THENCE EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST DAMPIER STREET, TO THE EAST RIGHT-OF-WAY LINE OF NORTH SEMINOLE AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 5, BLOCK 119, TOWN OF INVERNESS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 36, OF SAID PUBLIC RECORDS; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 5, TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH, ALONG THE WEST LINE OF LOTS 9 THROUGH 12, INCLUSIVE, BLOCK 119, OF SAID TOWN OF INVERNESS AND ITS NORTHERLY PROJECTION, TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ZEPHYR STREET; THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PINE AVENUE; THENCE NORTH, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2019, AT PAGE 1861, OF SAID PUBLIC RECORDS; THENCE EAST, TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, TO THE EASTERNMOST CORNER OF SAID LANDS; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, TO THE NORTHERNMOST CORNER OF SAID LANDS; THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF SAID LANDS, TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE WITHLACOOCHEE STATE TRAIL; THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE ORDINARY HIGH WATER LINE OF LITTLE LAKE HENDERSON; THENCE NORTHEASTERLY, ALONG SAID ORDINARY HIGH WATER LINE, TO ITS INTERSECTION WITH THE NORTH LINE OF LOT 3, BLOCK 130, OF THE AFOREMENTIONED TOWN OF INVERNESS; THENCE EAST, ALONG SAID NORTH LINE, TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE CONTINUE EAST ACROSS NORTH PINE AVENUE, TO THE NORTHWEST CORNER OF LOT 3, BLOCK 131, OF AFOREMENTIONED TOWN OF INVERNESS; THENCE CONTINUE EAST, ALONG THE NORTH LINE OF SAID LOT 3 AND THE NORTH LINE OF LOT 6, BLOCK 131, OF SAID TOWN OF INVERNESS, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NORTH APOPKA AVENUE AND TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE NORTH, ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH APOPKA AVENUE, TO ITS INTERSECTION WITH THE AFOREMENTIONED ORDINARY HIGH WATER LINE OF LITTLE LAKE HENDERSON; THENCE NORTHEASTERLY, ALONG SAID ORDINARY HIGH WATER LINE, TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF NORTH APOPKA AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF EAST GOSPEL ISLAND ROAD (ALSO KNOWN AS COUNTY ROAD NO. 470); THENCE NORTHEASTERLY AND EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ITS EASTERLY PROJECTION, TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID GOSPEL ISLAND ROAD WITH THE NORTH RIGHT-OF-WAY LINE OF EAST VINE STREET; THENCE CONTINUE EAST,

ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST VINE STREET, TO ITS INTERSECTION WITH THE ORDINARY HIGH WATER LINE OF BIG LAKE HENDERSON; THENCE SOUTHERLY AND FOLLOWING ALONG SAID ORDINARY HIGH WATER LINE IN A COUNTER-CLOCKWISE DIRECTION, TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE (SAID WASHINGTON AVENUE LYING IN THE VICINITY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 17); THENCE SOUTH, ALONG SAID PROJECTION ACROSS EAST GULF TO LAKE HIGHWAY (ALSO KNOWN AS STATE ROAD NO. 44) AND ALONG SAID EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE, TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LEROY BELLAMY ROAD; THENCE WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS WESTERLY PROJECTION, TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED WITHLACOOCHEE STATE TRAIL; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, TO THE EASTERNMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2305, AT PAGE 1482, OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA AVENUE (ALSO KNOWN AS STATE ROAD NO. 45 AND U.S. HIGHWAY NO. 41) AND TO THE SOUTHERNMOST CORNER OF SAID LANDS; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE EASTERLY PROJECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST HILL STREET; THENCE WEST, ALONG SAID PROJECTION AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST HILL STREET, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH LINE AVENUE; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE SOUTHEAST CORNER OF LEE VILLA, AS RECORDED IN PLAT BOOK 2, AT PAGE 8, OF SAID PUBLIC RECORDS; THENCE WEST, ALONG THE SOUTH LINE OF SAID LEE VILLA AND ITS WESTERLY PROJECTION, TO ITS INTERSECTION WITH THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2270, AT PAGE 661, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH, ALONG THE EAST LINE OF SAID LANDS, TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, TO A CORNER OF SAID LANDS; THENCE WEST, ALONG THE SOUTH LINE OF SAID LANDS, TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH, ALONG THE WEST LINE OF SAID LANDS, TO A CORNER OF SAID LANDS AND THE SOUTH LINE OF HIGHLAND MEDICAL OFFICE COMPLEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, AT PAGES 125 THROUGH 126, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE WEST, ALONG SAID SOUTH LINE OF HIGHLAND MEDICAL OFFICE COMPLEX AND THE SOUTH LINE OF ESPEDECO DRIVE, TO THE SOUTHWEST CORNER OF SAID ESPEDECO DRIVE AS SHOWN ON SAID PLAT AND A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2184, AT PAGE 138, OF SAID PUBLIC RECORDS; THENCE SOUTH, ALONG SAID EAST LINE, TO A CORNER OF SAID LANDS; THENCE WEST, ALONG A SOUTH LINE OF SAID LANDS, TO A CORNER OF SAID LANDS; THENCE SOUTH, ALONG AN EAST LINE OF SAID LANDS, TO A CORNER OF SAID LANDS; THENCE WEST, ALONG THE SOUTH LINE OF SAID LANDS, TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE CONTINUE WEST, ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID LANDS, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH MONTGOMERY AVENUE (FORMERLY KNOWN AS GARDENIA DRIVE AS SHOWN ON THE PLAT OF INVERNESS HEIGHTS UNIT 2, AS RECORDED IN PLAT BOOK 11, AT

PAGE 56, OF SAID PUBLIC RECORDS, AND AS SHOWN ON THE PLAT OF INVERNESS HEIGHTS SUBDIVISION REVISED, AS RECORDED IN PLAT BOOK 4, AT PAGES 58 THROUGH 59, OF SAID PUBLIC RECORDS); THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF LOT 10, BLOCK N, OF SAID INVERNESS HEIGHTS SUBDIVISION REVISED; THENCE WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST HIGHLAND BOULEVARD (FORMERLY KNOWN AS EAST BOULEVARD AS SHOWN ON THE AFOREMENTIONED PLAT OF INVERNESS HEIGHTS SUBDIVISION REVISED), TO ITS INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH AVENUE (FORMERLY KNOWN AS SOUTH BOULEVARD AS SHOWN ON THE AFOREMENTIONED PLAT OF INVERNESS HEIGHTS SUBDIVISION REVISED); THENCE NORTH, ALONG SAID PROJECTION AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH AVENUE, TO THE NORTHEAST CORNER OF LOT 14, BLOCK E, OF THE AFOREMENTIONED INVERNESS HEIGHTS SUBDIVISION REVISED; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT, TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH, ALONG THE WEST LINE OF LOTS 10 THROUGH 13, INCLUSIVE, AND LOT 8, OF SAID BLOCK E, TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF TUTTLE AVENUE (FORMERLY KNOWN AS PARK AVENUE AS SHOWN ON THE AFOREMENTIONED PLAT OF INVERNESS HEIGHTS SUBDIVISION REVISED) AND THE NORTHWEST CORNER OF SAID LOT 8; THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ITS WESTERLY PROJECTION, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PLEASANT GROVE ROAD (ALSO KNOWN AS COUNTY ROAD NO. 581); THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 65 OF FLETCHER HEIGHTS NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 41, OF SAID PUBLIC RECORDS; THENCE WEST, ALONG SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT, TO THE NORTHWEST CORNER OF SAID LOT; THENCE CONTINUE NORTH ACROSS MAIN STREET, TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF LOT 64 OF FLETCHER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 41, OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT AND THE WEST LINE OF THE EAST 1/2 OF LOT 63 OF SAID FLETCHER HEIGHTS, TO THE NORTHWEST CORNER OF THE SOUTH 154 FEET OF THE EAST 1/2 OF SAID LOT 63; THENCE EAST, ALONG THE NORTH LINE OF THE SOUTH 154 FEET OF THE EAST 1/2 OF SAID LOT 63 AND ITS EASTERLY PROJECTION, TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF FOREST DRIVE (FORMERLY KNOWN AS CRYSTAL BOULEVARD AS SHOWN ON THE AFOREMENTIONED PLAT OF FLETCHER HEIGHTS); THENCE NORTH, ALONG SAID RIGHT-OF-WAY LINE, TO ITS INTERSECTION WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 19 EAST; THENCE NORTH, ALONG SAID WEST LINE, TO THE NORTHWEST CORNER OF SAID SECTION AND THE **POINT OF BEGINNING**.

REFER TO THE DRAWING BY PIGEON-ROBERTS & ASSOCIATES, LLC (STATE OF FLORIDA LICENSED BUSINESS NO. 7481), PROJECT NO.14-312.06, FILE NO. 312.06.001, DATED MAY 15, 2014, FOR THE SKETCH OF THE DESCRIPTION.

3.0 Redevelopment Objectives and Initiatives

The proposed redevelopment plan objectives are to provide direction, identify resources, and define projects and programs that remove the slum and blighting influences identified in the Inverness “Finding of Necessity” Study. Based on the issues in that study the following were determined as priorities.

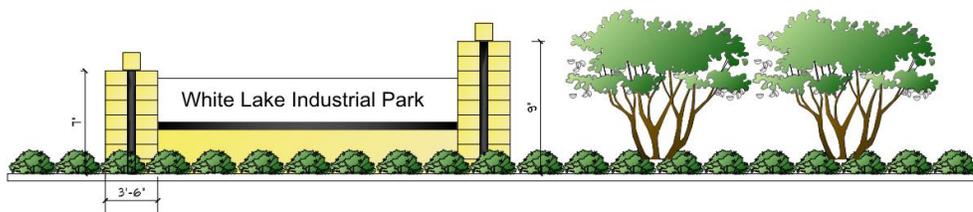
3.1. Economic Development

Creating new jobs, stabilizing existing businesses, and establishing an environment that encourages new investment are the overall economic development objectives. To achieve these specific objectives will take enhanced collaboration among the public, private, civic, and institutional sectors of the community. Key initiatives identified were the redevelopment of the White Lake industrial area, the establishment of a “Medical Arts District” around the hospital, enhancements to commercial corridors and additional infrastructure to support eco-tourism and recreational activities.

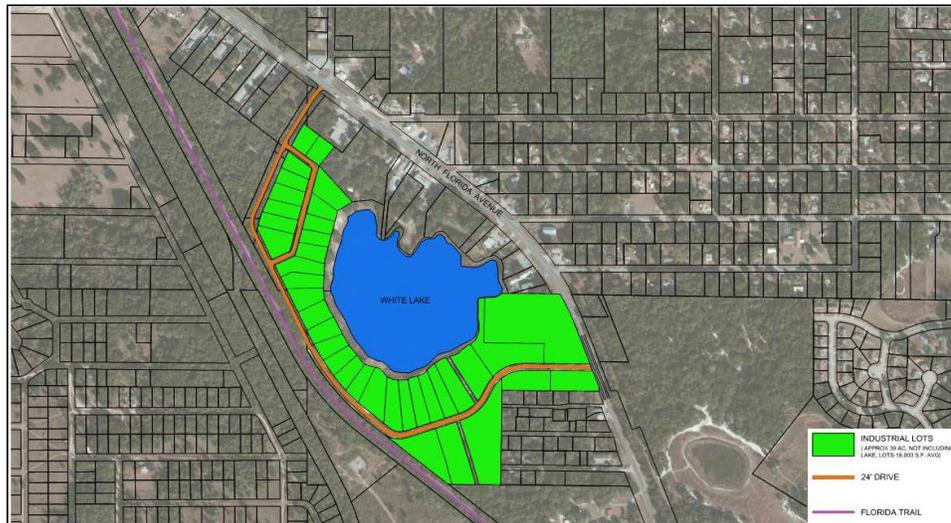
3.2. White Lake Industrial Park

The proposed improvements to the White Lake industrial area would include approximately 37 acres plus the lake itself. In general, the improvements relate to upgrading the infrastructure and overall appearance to create a more competitive environment for the solicitation of quality end users to provide new jobs and enhance the tax base.

- Collaborate with county and property owners to annex properties for a more cohesive commitment to redevelopment, maintenance and marketing of industrial sites.
- Reconstruct the roads with curb, gutters and new surfaces.
- Construct a stormwater sewer system that supports overall site development and redefines White Lake as an amenity to enhance marketing potential.
- Install lighting, signage and landscape elements.
- Create an attractive entrance to the park.
- Establish an overall industrial park association to provide necessary administrative, regulatory, financial and infrastructure incentives to meet overall community redevelopment objectives.
- Provide “brownfields” incentives including clean-up credits, investment credits, and incentive measures for developers.



SIGNAGE ELEVATION



White Lake Industrial Park Concept Plan

3.2.1. Medical Arts District

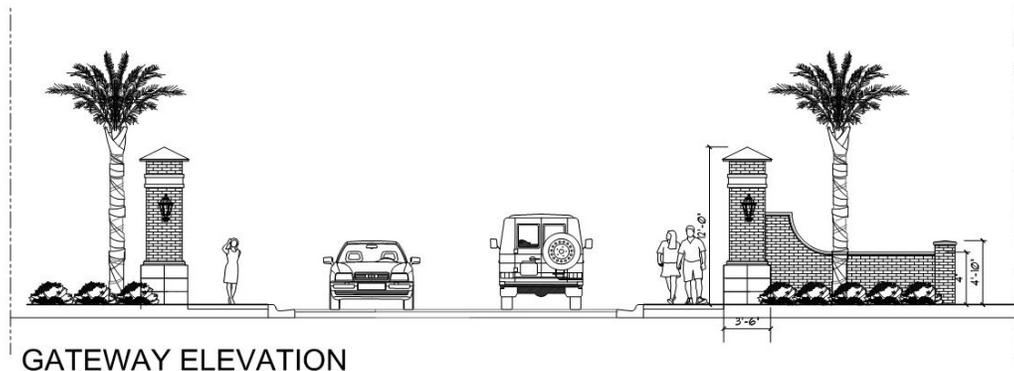
With the prospective change in ownership structure of the Citrus Memorial Hospital from a non-profit to a for-profit institution, resources may be available to refocus on how to enhance this major employer's competitive position to grow healthcare services. Creating a "Medical Arts District" that supports not only the hospital but complementing services in a well-designed campus setting will help all residents of Inverness and Citrus County in getting quality healthcare. The following are recommended:

- Working with the hospital and property owners, to designate specific boundaries conducive to creating an identifiable district that includes supporting healthcare services.
- Re-establishing the area as an economic center driven by the medical campus generating high tech/high-value jobs and creating value for district properties.
- Developing a campus plan that incorporates overall parking, stormwater, and related infrastructure to support state-of-the-art healthcare services.
- Leveraging the educational, recreational, and medical facilities of the community in a program focused on developing employment opportunities for the next generation.
- With the prospect of a new owner, Citrus Memorial Hospital may expand services, upgrade facilities and re-energize the region's healthcare environment. Its proximity to the Citrus High School campus and other adjacent school district properties may lend themselves to creative partnerships for facility development that could combine recreational needs with wellness, rehabilitation, and possibly sports medicine support. Such a partnership could complement a comprehensive program centered on outdoor and indoor recreational activities.
- Establishing overall design guidelines for the district as an activity center with enhanced connections to downtown, as well as improved mobility and wayfinding.

3.2.2. Commercial Corridors Revitalization

The three major entrances to Inverness reflect a lack of cohesiveness from an urban design and, in some cases, a functionality standpoint. There is not a clear delineation of when one is entering the city, there are numerous curb cuts, and thus vehicular turning movement conflicts, almost no accommodation of pedestrian or bicycle use, and visual signage clutter. On the whole, the corridors do not create a positive image. Addressing the Gulf to Lake Highway (FL 44) and N. Florida Avenue (US 41) should be a priority. Specific initiatives recommended to enhance the corridor's viability include:

- Façade grant/loan programs
- Enhanced code enforcement
- Streetscape and street lighting upgrades
- Development and adoption of signage and urban design guidelines
- Review land use and permitting policies to support redevelopment opportunities
- Collaboration with property owners and tenants in establishing marketing, promotion, and public safety programs
- Creation of entrance features (see example of gateway feature below)



GATEWAY ELEVATION

3.2.3. Enhancements to Eco-tourism/Recreational Facilities

Citrus County has a strong base of infrastructure upon which to build a strategic eco-tourism plan. It is located in one of the most unique regions of the State of Florida, not to mention the United States. Its rivers, lakes, golf courses and trails offer endless opportunities for outdoor family recreation and eco-tourism activities. The vision by the county to build its tourism industry is achievable and could turn the economic tide over the next several years. Partnering among Inverness, Crystal River and the county is essential for success.

Inverness manages the county's largest recreational complex- Whispering Pines Park. The 290-acre park is one of Citrus County's most underappreciated assets. Located in the heart of Inverness, this state-owned property is home to some of the area's best active and passive recreational amenities. These include ball fields, tennis and racquetball courts, a junior Olympic-sized swimming pool, children's aquatic splash area, camping pavilions, biking and hiking trails as well as supporting parking and restroom facilities.

The park is a real gem that could be polished to enhance the area as a destination for outdoor recreation enthusiasts. In doing so, consideration could be given to the following:

- Create a new entrance off of US 44 to provide greater accessibility and visibility to the park;
- Extend the bike trail system into the park at its northern end and tie into current off-road trails within the park (extension of system should also be considered into the Withlacoochee State Forest);
- Lobby the Tourist Development Council (TDC) to embrace Whispering Pines Park as a cornerstone of an expanded recreational/eco-tourism marketing effort that would include freshwater activities, biking, hiking, baseball, soccer and other outdoor activities. TDC resources could also be used to enhance existing facilities, add additional ones and work to provide state-of-the-art recreational assets that would attract tournaments, events and overnight visitors;
- Coordinate marketing with Crystal River's salt-water attractions including fishing, water sports and swimming with manatees, and the county could promote one-of-a kind recreational assets to not only local and national, but international visitors as well;
- New entrance off of FL 44 could also include an outdoor recreational retail center that would service visitors as well as provide added revenues to support park activities.
- Seek opportunities that would engage commercial, educational, environmental and tourism partners

Sports like cycling, fishing, boat races, and rowing should be considered as the primary markets the county can initially attract with minimal infrastructure investment and timing needed.

3.3. Infrastructure and Utility Investments

Upgrading infrastructure and expanding utility services was identified as key elements to the area's improvement. Marked by the extensive use of septic tanks and privately-owned sewer package plants, the area's groundwater and nearby springs are at potential risk for continued degradation. Expansion of the wastewater system and the creation/upgrade of a stormwater management system are initiatives that will enhance existing property values and encourage potential new investment. Specific initiatives supported by the plan include:

- Support through financial incentives for individual utility connections to residences and businesses to remove from septic tanks
- Development of an area-wide stormwater management system
- Support the creation of area-wide storm inlets as part of any new road construction
- Financing and reconstruction of existing paved roads/streets
- Enhancements to Highland Blvd. and surrounding road network
- Reconstruction to include curbs, gutters, stormwater inlets and sidewalks

3.4. Continued Downtown Revitalization

The city's downtown improvements, development of the Withlacoochee Trail, expanded streetscape treatments as facilities to better engage the lake amenities, and current theater renovation initiative combine to show the understanding that creating a "sense of place" for resident and visitor alike is important to the area's economic health. Looking for continued

partnering opportunities should be a goal of the CRA to leverage resources. Specific action items include:

- Continued expansion of streetscape program
- Assembly of properties to enhance off-street parking
- Enhancement of public properties to better accommodate festivals and farmers market
- Coordination with county to explore opportunities to relocate or improve facilities to office employees
- Review existing land use codes to allow for the development of mixed-use projects.
- Provide policies that would provide incentives for downtown residential and hotel developments.

3.5. Environmental Enhancements

A major strength of the area as identified by the community was the overall natural setting among the lakes and proximity to salt water activities. It is the natural setting that defines the area. Specific initiatives that support the protection of the natural environment include:

- Expansion of the wastewater system and reduction in dependence on septic tanks
- Modification to existing stormwater system to allow for greater capacity and upgrades to the transmission infrastructure.
- Collaboration with educational institutions such as University of South Florida and others in developing interactive programs promoting protection of ecological resources
- Provide "brownfields" incentives including clean-up credits, investment credits, and incentive measures for developers.

4.0 Financial Analysis and Implementation Program

The cornerstone of an effective plan is the ability to match resources to the community goals and objectives. Toward that end, it should be understood that the CRA's annual increment revenue is limited and should be used to leverage other types of internal and external funding. There are always more projects than there is money to fund them. It is the intent of the CRA to prioritize the projects and look for ways to fund or find funding for the high priority projects and programs that can be completed by 2044. Based on the projects and programs identified under Objectives 3.1-3.4, below is a chart that suggests allocation of types of resources recommended for the respective projects or programs. In describing resources that may be allocated, it should be noted that they do not necessarily need to be financial. In fact, the chart includes four distinct categories in which resource support for projects or programs can be used and are labeled administrative, regulatory, financial, and infrastructure.

- Administrative resources would include such action as the creation of a one-stop permitting; reorganization of City services to consolidate planning and project management, etc.
- Regulatory resources would deal with the change in land use policies to allow for housing in commercial areas; increasing the allowable density, signature signing ordinances, loosening parking requirements for certain uses, etc.
- Financial resources would deal with the more direct allocation of funds such as façade grants and loans, land assembly, business improvement grants, demolition of distressed properties, and incentives that may be required for transformational public/private partnerships.
- Infrastructure resources would include the construction of an area-wide comprehensive stormwater management system that would serve multiple sites; expansion of wastewater sewer system, construction of trails and other features adding connectivity of recreational infrastructure, signage, road improvements, sidewalk improvements, etc.

Resource Allocation Options	Regulatory	Administrative	Financial	Infrastructure
Support Transformational Projects				
- Establish " Medical Arts District"	X			X
- Lead Redevelopment of White Lake industrial area	X		X	X
- Provide Increased Commercial Redevelopment Grants		X	X	
- Preservation of downtown theater		X	X	
- Historic Preservation		X	X	
Invest in Capital Improvements				
- Continue to Improve and Maintain Streetscapes and Park Spaces		X	X	X
- Implement Master Stormwater Plan and System				X
- Create an Enhanced Wayfinding Signage System		X	X	
- Provide and/or Encourage Public Realm Improvements			X	X
- Provide grants to remove septic tanks & connect to sewer system			X	X
- Develop parking facilities to support Medical Arts District			X	X
Economic Development/Tourism				
- Redevelop White Lake industrial area/master plan/infrastructure	X		X	X
- Commercial corridors enhancements	X		X	
- Enhance eco-tourism/recreational facilities				X
- Provide Additional Grants to Attract Business		X	X	
- Coordinate marketing strategies within TDC & Crystal River		X		
- Engage commercial, environmental & tourism partners		X		
Increased Governmental Coordination				
- Update Downtown CRA Plan and CRA Expansion		X	X	
- Plan for Parking Support		X	X	X
- Examine Downtown Development Code and Land Use Issues	X			
- Establish Design Guidelines and Sign Guidelines	X			
- Improve Public Access to Waterfront				X
- Expand Financing Strategies			X	

The plan identifies a number of projects that are priorities and establishes a process to review funding priorities on an annual or bi-annual basis. A combination of funding strategies should be considered by the CRA Board to fund the key projects list as amended from time to time.

Increment Funding

Community redevelopment will not be successful without funding through increment financing. Therefore, the ultimate goal of the redevelopment program is to increase the tax base to generate additional revenue for capital improvements and services through implementation of projects and programs, as described in this plan. Managed effectively, tax increment resources can be leveraged to enable the undertaking of a substantial portion of the public projects and also leverage private sector improvements.

With this in mind, the following finance and management practices should be employed.

- Coordinate with the City departments to strategically devise annual operating and capital improvements budgets to maximize the use of anticipated increment revenues.
- Coordinate with appropriate City, County, State and other public officials which may be sponsoring capital improvements in the area to maximize the leveraging of CRA

resources. This may include the Florida Department of Transportation, the Florida Parks System, the Florida Department of Environmental Protection, and the Citrus County Transportation Planning Organization.

- Work with the City to augment capital budgets through the use of increment financing and other funding sources for infrastructure improvements such as water, sanitary sewer, electrical, telephone, cable, internet, and stormwater conveyance systems. These supplemental funds should be used for the design and construction of infrastructure improvements to ensure capacity to meet demand based on the future land use activities.
- Leverage increment revenues through grants, short term commercial loans, or other financial mechanisms to expedite the completion of projects.
- Work with area banks, the City's finance consultants, and the City Manager's office to research short term and long term debt instruments for financing major public facilities.
- Work with area financial institutions to develop favorable loan programs for private sector development and property rehabilitation projects.
- Undertake individual project pro forma analysis on proposed development and redevelopment projects to determine projected revenues and devise strategies to maximize the use of these resources on a site-specific project or on an area wide programmatic basis.

While increment revenues are the base resource of the CRA, it should not be considered the sole source. The key to the successful implementation of the plan will ultimately be determined on the agency's ability to leverage other resources, whether they are private or other public funds. Below are other types of funding sources that may, over the course of the planning horizon, be tapped for one or more projects.

Special Assessment District

A Special Assessment District is a special district formed by a local government (County, City, Water District, etc.) and includes property that will receive direct benefit from the construction of new public improvements or from the maintenance of existing public improvements. Special assessment districts often take Municipal Service Benefit Units (MSBU's) for capital improvements usually assessed on a linear front footage calculation on private property or Municipal Service Taxing Unit (MSTU's) for services such as police or recreational services and are generally assessed district wide in areas where the additional services are received. The most common types of public improvements financed include roads, sidewalks, street lighting and streetscape improvements, sewer facilities and water facilities. The local CRA that forms the assessment district sells bonds to raise the money to build or acquire the public improvement. The CRA then levies a special assessment against each parcel of land within the district, in proportion to its share of benefit from the improvement. The owners of the assessed land repay the bonds over a period of years through annual assessments, which are included on the County's general ad valorem property tax bill.

Local Financing

While increment financing is an essential component of any redevelopment project, the mechanism may not generate sufficient revenue to cover all redevelopment investment projects proposed. As discussed above, increment financing uses contributions to the Trust Fund based

on increased valuations from new development and as property valuation increases to assist in paying for improvements that stimulate the development. The CRA should consider utilizing additional or alternative financing methods to fund the planned improvements that are either currently available or could be secured in the future. Some of these financing methods that are potential revenue sources for funding redevelopment at the local level include, but are not limited to:

- General Fund Revenue Sources
- Local Government Half-Cent Sales Tax
- Local Option Sales Tax
- Charges for Services
- Establishment of a Special Assessment District or Special Improvement District
- Issuance of General Obligation Bonds Tourist Development Taxes

Debt Financing

This method essentially requires a community to sell bonds or otherwise borrow money to be repaid from an annual automatic lien on the general fund. Or a community can pay for its infrastructure in the same way a person borrows money to purchase a home. In both instances, the capital need is immediate and high, the equity appreciation reasonably assured, and the monthly or annual principal and interest payments generally fixed. Like all forms of infrastructure financing, there are some disadvantages and risks. This strategy should be used wisely and with caution. One major risk is voter aversion to approving bond issues, which may mean a future increase in property taxes to insure revenues are available to also properly provide coverage of debt service requirements.

Challenge Strategy

The challenge strategy involves the guaranteed construction of public improvements, but only after private revitalization actively reaches a certain point. This provides incentive for the developer while ensuring both parties, the City and the developer, desired private development will take place along with public improvements. A recognizable schedule of funding can be determined with this strategy and can be selectively implemented, usually on a block-by-block or project-by-project basis.

Private Investment

Generally, this is the single most important source in revitalization, if successful revitalization is to occur, private investment usually must exceed public funding by three to four fold. Such funding takes the form of equity investment and conventional real estate loans.

Project Equity Position

When the Redevelopment CRA takes an equity position in a project, the CRA contributes cash or land to the project with a return in the form of profit sharing. This CRA participation has the effect of reducing developer costs and can be used for projects such as redevelopment and parking structures.

Leasing

City-owned land, buildings, equipment, etc. can be leased to developers for projects. For the developer, this eliminates the need for capital investment in land, buildings, etc. or debt service on money borrowed to finance the purchase of such things as land, building, and equipment. The City receives lease payments which are deductible from the developer's income tax. The lease may also include a purchase option.

Key Incentives/Funding Sources

In addition to the above, there are numerous federal and state funding sources that, while competitive, may provide other opportunities for additional outside resources. The following is a list of some of the more programs that may be opportunities for solicitation.

Federal

- Small Business Administration (SBA)
- Economic Development Program (EDP)
- Economic Development & Growth Enhancement Programs (EDGE)
- Brownfields Incentives
- New Market Tax Credits Program (NMTC)
- Low Income Housing Tax Credits (LIHTC)
- Community Investment Program (CIP)
- Affordable Housing Program (AHP)
- HOME Investment Partnership Program
- Community Block Grant Program (CDBG)
- HUD Section 811/202 (Elderly Housing)
- Good Neighbor Next Door (Law enforcement/teacher home ownership discounts)
- HUD Section 108 Loan Guarantee Program
- Keep America Beautiful Grant
- Intermodal Surface Transportation Enhancement Act Grants (ISTEA)
- New Markets Tax Credits Program

State

- Qualified Target Industry Tax Refund Program (QTI) – Requires participation by a targeted industry
- High Impact Performance Incentive Grant (HIPI) – Requires participation of a targeted industry
- Capital Investment Tax Credit (CITI) – Requires participation of a targeted industry
- Quick Response Training (QRT) – Direct benefit to employer
- Brownfields Incentives
- Urban Job Tax Credit
- Housing Credits
- State Housing Initiatives Partnership Program (SHIP)
- Enterprise Zone or Florida Brownfield programming
- FDOT Highway Beautification Grants
- Florida Recreation Development Assistance Program (FRDAP)
- State New Markets Tax Credits Program

This list is not all inclusive but does provide an overview of possible funding sources for a variety of redevelopment and economic development related programs. It should be noted that availability of resources may be dependent on federal and state budget allocations, competitive applications, and availability of local matching funds.

Local

Support from local foundations or institutions should also be solicited as a source for capital or operational program costs.

4.1. Increment Revenue Projections

The following chart provides estimates of the increment revenues projected through 2043.

The low projections are based on three assumptions:

- There are no changes in the current millage rate;
- There is only a modest increase in the taxable valuation of 2% per year over this period;
- There is no new construction.

This should be considered a conservative projection but does provide a near term order of magnitude of the increment resources that may be available to leverage resources for the highest priorities.

Table 1 Increment Revenue Projections – Low

FYE	Base +		Total TV Subject			
	Appreciation	Less Base	to TIF	City of Inverness*	Citrus County**	Total to CRA
2013	\$ 115,759,561	\$ 115,759,561	\$ -	\$ -	\$ -	\$ -
2014	118,074,752	115,759,561	2,315,191	14,296	14,296	28,593
2015	120,436,247	115,759,561	4,676,686	28,879	28,879	57,757
2016	122,844,972	115,759,561	7,085,411	43,752	43,752	87,505
2017	125,301,872	115,759,561	9,542,311	58,924	58,924	117,848
2018	127,807,909	115,759,561	12,048,348	74,399	74,399	148,797
2019	130,364,067	115,759,561	14,604,506	90,183	90,183	180,366
2020	132,971,349	115,759,561	17,211,788	106,283	106,283	212,566
2021	135,630,776	115,759,561	19,871,215	122,705	122,705	245,410
2022	138,343,391	115,759,561	22,583,830	139,455	139,455	278,910
2023	141,110,259	115,759,561	25,350,698	156,541	156,541	313,081
2024	143,932,464	115,759,561	28,172,903	173,968	173,968	347,935
2025	146,811,113	115,759,561	31,051,552	191,743	191,743	383,487
2026	149,747,336	115,759,561	33,987,775	209,875	209,875	419,749
2027	152,742,282	115,759,561	36,982,721	228,368	228,368	456,737
2028	155,797,128	115,759,561	40,037,567	247,232	247,232	494,464
2029	158,913,071	115,759,561	43,153,510	266,473	266,473	532,946
2030	162,091,332	115,759,561	46,331,771	286,099	286,099	572,197
2031	165,333,159	115,759,561	49,573,598	306,117	306,117	612,234
2032	168,639,822	115,759,561	52,880,261	326,536	326,536	653,071
2033	172,012,618	115,759,561	56,253,057	347,363	347,363	694,725
2034	175,452,871	115,759,561	59,693,310	368,606	368,606	737,212
2035	178,961,928	115,759,561	63,202,367	390,275	390,275	780,549
2036	182,541,167	115,759,561	66,781,606	412,376	412,376	824,753
2037	186,191,990	115,759,561	70,432,429	434,920	434,920	869,840
2038	189,915,830	115,759,561	74,156,269	457,915	457,915	915,830
2039	193,714,146	115,759,561	77,954,585	481,370	481,370	962,739
2040	197,588,429	115,759,561	81,828,868	505,293	505,293	1,010,587
2041	201,540,198	115,759,561	85,780,637	529,695	529,695	1,059,391
2042	205,571,002	115,759,561	89,811,441	554,586	554,586	1,109,171
2043	209,682,422	115,759,561	93,922,861	579,974	579,974	1,159,947
Total				\$ 8,134,198	\$ 8,134,198	\$ 16,268,397
Annual Average				\$ 271,140	\$ 271,140	\$ 542,280

*City of Inverness Millage Rate = 6.50

** Citrus County Millage Rate = 9.1387: However County millage calculations cannot exceed City's millage rate of 6.50

Note: 2% Appreciation of Values

The high revenue projections are based on Citrus Memorial Hospital coming on the tax rolls as a taxable entity by the end of 2014. The other assumptions remain the same.

Table 2 Increment Revenue Projections – High

FYE	Base + Appreciation	Less Base	Total TV Subject to TIF	City of Inverness*	Citrus County**	Total to CRA
2013	\$ 115,759,561	\$ 115,759,561	\$ -	\$ -	\$ -	\$ -
2014	164,870,332	115,759,561	49,110,771	303,259	303,259	606,518
2015	168,167,739	115,759,561	52,408,178	323,620	323,620	647,241
2016	171,531,094	115,759,561	55,771,533	344,389	344,389	688,778
2017	174,961,716	115,759,561	59,202,155	365,573	365,573	731,147
2018	178,460,950	115,759,561	62,701,389	387,181	387,181	774,362
2019	182,030,169	115,759,561	66,270,608	409,221	409,221	818,442
2020	185,670,772	115,759,561	69,911,211	431,702	431,702	863,403
2021	189,384,188	115,759,561	73,624,627	454,632	454,632	909,264
2022	193,171,871	115,759,561	77,412,310	478,021	478,021	956,042
2023	197,035,309	115,759,561	81,275,748	501,878	501,878	1,003,755
2024	200,976,015	115,759,561	85,216,454	526,212	526,212	1,052,423
2025	204,995,535	115,759,561	89,235,974	551,032	551,032	1,102,064
2026	209,095,446	115,759,561	93,335,885	576,349	576,349	1,152,698
2027	213,277,355	115,759,561	97,517,794	602,172	602,172	1,204,345
2028	217,542,902	115,759,561	101,783,341	628,512	628,512	1,257,024
2029	221,893,760	115,759,561	106,134,199	655,379	655,379	1,310,757
2030	226,331,635	115,759,561	110,572,074	682,783	682,783	1,365,565
2031	230,858,268	115,759,561	115,098,707	710,735	710,735	1,421,469
2032	235,475,433	115,759,561	119,715,872	739,246	739,246	1,478,491
2033	240,184,942	115,759,561	124,425,381	768,327	768,327	1,536,653
2034	244,988,641	115,759,561	129,229,080	797,990	797,990	1,595,979
2035	249,888,414	115,759,561	134,128,853	828,246	828,246	1,656,491
2036	254,886,182	115,759,561	139,126,621	859,107	859,107	1,718,214
2037	259,983,906	115,759,561	144,224,345	890,585	890,585	1,781,171
2038	265,183,584	115,759,561	149,424,023	922,693	922,693	1,845,387
2039	270,487,255	115,759,561	154,727,694	955,444	955,444	1,910,887
2040	275,897,000	115,759,561	160,137,439	988,849	988,849	1,977,697
2041	281,414,940	115,759,561	165,655,379	1,022,922	1,022,922	2,045,844
2042	287,043,239	115,759,561	171,283,678	1,057,677	1,057,677	2,115,353
2043	292,784,104	115,759,561	177,024,543	1,093,127	1,093,127	2,186,253
Total				\$ 19,856,860	\$ 19,856,860	\$ 39,713,720
Annual Average				\$ 661,895	\$ 661,895	\$ 1,323,791

*City of Inverness Millage Rate = 6.50

** Citrus County Millage Rate = 9.1387: However County millage calculations cannot exceed City's millage rate of 6.50

Note: 2% Appreciation of Values

This model anticipates hospital conversion from public to private in 2014, increasing the CRA's composite assessed value by \$46,795,580.

4.2. Capital Improvement Program

Work with the County, FDOT, St. Johns Water Management District and other agencies as needed to ensure provision of the necessary public facilities at acceptable levels of service to accommodate existing needs as well as new demands as proposed development occurs within the Redevelopment Area. All references to "Agency" refer to the Community Redevelopment Agency (CRA) created as part of this overall plan.

4.2.1. Stormwater Management and Utility Improvements

The creation of a stormwater management system is a key element to the overall improvement of the area impacting the flooding issues, water quality, and development opportunities.

Objectives

- 1) In cooperation and coordination with the City, County, other agencies, and property owners as needed, the Agency will formulate an inventory of capital improvement needs to support

existing and future demands anticipated by redevelopment activities. It will also formulate a five-year capital improvement program in which projects are coordinated among all appropriate agencies and will annually incorporate funding into the budget and amended five-year capital program to coordinate with the City and other agencies to provide the needed public facilities.

- 2) The Agency will continue to work with all appropriate government, private utilities and property owners to ensure the efficient provision of adequate services for future development including electricity, telecommunications, cable television, water, stormwater, sanitary sewer, gas, and solid waste.
- 3) The Agency will formulate a program of streetscape improvements to assist in implementing the SR 44/US 41 corridor developments.
- 4) The Agency will coordinate with the City, County, Southwest Florida Water Management District, other public agencies, and private property owners as needed to formulate a regional approach to stormwater management. This includes working with regulatory agencies to develop creative solutions to problems that inhibit rehabilitation and development.
- 5) The Agency will work with the City, County, Southwest Florida Water Management District and other public agencies and private organizations as needed to identify and implement alternative water supplies, re-use systems and other innovative and conservation techniques into public facilities and infrastructure planning.

Roadway and Transportation Improvements

Plan and support a safe efficient traffic circulation system that provides sufficient access for all modes of transportation between residential and commercial areas within the Redevelopment Area and the balance of the community.

Objectives

- 1) The Agency will continue to work with FDOT to implement improvements along SR 44/US41.
- 2) The Agency will work with FDOT to employ access management strategies including reconfiguration of center medians, and driveway access points, on SR 44/US41.
- 3) The Agency will work with the City, County, and FDOT to assess existing traffic patterns and pursue any vehicular transportation improvements which may include access control, vacating of rights of way, redistribution of traffic, roadway realignment, directional changes in traffic flow, and other measures which will improve traffic and traveling convenience.
- 4) The Agency will have the area-wide transit providers including Citrus County Transit, to encourage the expansion of an efficient mass transportation system, construction of bus shelters and other physical improvements which will enhance the comfort and convenience of the system.
- 5) The Agency will work with the City, County, FDOT and private property owners as needed to create a safe, secure, appealing, and efficient pedestrian system linking the residential, commercial, and public lands.
- 6) The Agency will encourage pedestrian and bicycle pathways through the redevelopment area, appropriately designed and separated from auto circulation for safety purposes, to be

used as positive tools to improve the area's environment in conjunction with the use of landscaping and other visual treatments.

- 7) The Agency will work with the City, County, FDOT and private property owners as needed to provide interconnection of uses and areas by connecting driveways and parking lots, or constructing new roadway connections in appropriate areas.
- 8) The Agency will prevent the creation of negative impacts upon pedestrian movement within the CRA.

4.3. Government/Redevelopment Administration

Create an administrative framework and financial mechanisms necessary to achieve the goals and objectives of the Redevelopment Plan. Review existing City policies and procedures to ensure timely and effective levels of service.

4.3.1. Agency Administration

Initially set up the management and administration framework necessary to initiate the implementation of the adopted Redevelopment Plan.

Objectives

- 1) The Agency will be administered initially by assigned City staff.
- 2) The Agency will formulate and adopt by-laws to provide guidelines for the function of the governing board.
- 3) The Agency will formulate and adopt policies and procedures including, but not limited to:
 - a) Finance, debt, and budget policies that will include appropriate procedures for five-year capital planning and annual budgeting. It will also include guidance for the agency regarding the budgeting and expenditure of funds on operating, capital, and non-capital expenditures.
 - b) Policies for the expenditure of increment revenues on privately initiated development, redevelopment, and renovation projects.
 - c) Policies for the acquisition and disposition of real property.
 - d) Policies for assisting residents and tenants with relocation in publicly funded acquisition projects.
- 4) The Agency will have the ability to leverage increment revenues with other funds by applying for grants, commercial loans, or other financial mechanisms to expedite the completion of capital projects.
- 5) The Agency will annually evaluate its strategic objectives to be consistent with objectives contained in the City's Comprehensive Plan.
- 6) The Agency will have the ability to participate in the planning process, develop the appropriate administrative policies, and will coordinate with the City to streamline the permitting process, as needed, to implement the Redevelopment Plan effectively.
- 7) The Agency will have the ability to work with the City to facilitate the expeditious approval of private development projects that further the goals and objectives of the Redevelopment Plan.
- 8) The Agency will have the ability to work with the various public and private leaders.
- 9) The Agency will utilize community leaders' talents to initiate desirable special events and activities to develop and implement sound marketing and promotional strategies.

- 10) The Agency will have the ability to promote effective communication with the residents and businesses throughout the community to garner public input, understanding, and support.
- 11) The Agency will have the ability to enhance public information services for all aspects of the redevelopment program via methods such as newspaper reporting, a more comprehensive city newsletter, advertisements, speaking engagements at neighborhood and civic organization meetings, internet web sites, other electronic media, etc.

4.3.2. Land Use and Development Regulations

Work with the City, County, private property owners, and others as needed to implement future land use and zoning regulations and implement development of the Redevelopment Area.

Objectives

- 1) The Agency will have the ability to utilize available public and private resources through the redevelopment process, acquire land (if needed), master plan, design, and construct new development. The CRA may develop all or part of the Redevelopment Area independent of or in conjunction with the private sector, including hiring of design and construction professionals, and/or disposition of its interest in real property pursuant to the provisions of the Redevelopment Act.
- 2) The Agency will have the ability to implement land acquisition strategies to target sites for demolition and redevelopment to new improved land uses based on market opportunities ensuring consistency with objectives contained in the Redevelopment Plan pursuant to acquisition policies of the Agency.
- 3) The Agency will have the ability to promote and locate strategic land use activities of regional importance within the Redevelopment Area to capture additional market opportunities while reinforcing the unique character of the community.

4.4. Redevelopment Policy

Eliminate the conditions of blight identified in the Findings of Necessity and other such conditions as they may present themselves from time to time.

4.4.1. Focus on Existing Blighting Influences

Initial years' focus should address the higher priority blighting influences identified by the community and the Finding of Necessity study.

Objectives

- 1) The Agency will have the ability to regularly review its projects and programs to ensure that it is focused on eliminating the conditions identified in the Findings of Necessity as follows:
 - a) The street layout contributes to inefficient and unsafe traffic circulation.
 - b) Lots in some residential areas are smaller than the minimum required by Code, and some commercial lots are too small to be redeveloped using current land development regulations.
 - c) There is a general deterioration of housing stock and a number of commercial buildings exhibit deterioration of site or building conditions.
 - d) Diversity of land ownership makes redevelopment difficult.

- e) There are land use conflicts between commercial and residential with minimal buffers.
 - f) There is a lack of pedestrian and vehicular connectivity in parts of the community.
 - g) A number of paved roads have no sidewalks, curbs, gutters and show deterioration of the underlying roadbed.
- 2) The Agency will have the ability to work toward the elimination of other blighting influences including:
- a) Dilapidated and unsafe structures through land acquisition and the demolition and removal of derelict structures where it is deemed appropriate.
 - b) Existing substandard structures through enforcement of the City's housing and building codes and the provision of financial incentives for rehabilitation.
 - c) Unsanitary and unsightly outside storage conditions through enforcement and revision of City zoning codes.
 - d) Unsanitary and unsightly dumpsters used for the storage and removal of solid waste through consolidation of service and the revision of contracts with solid waste service providers, which designate separate service areas.
 - e) Nonconforming uses that detract from the character of the community, hindering investment opportunities through negotiation, acquisition, exchange, transfer of development rights, or any other available means in cooperation with property owners.

4.4.2. Prevent the Future Occurrence of Slum and Blight

The Agency will be proactive in identifying policies, actions, or developments that may contribute to preventing future blighting conditions.

Objectives

- 1) The Agency will have the ability to work with the city departments, Planning and Zoning Board, residents of the area, and the City Council to upgrade the zoning classifications within the Redevelopment Area to include architectural design standards for new construction and rehabilitation.
- 2) The Agency will have the ability to work with area economic development organizations to formulate economic development strategies for the Redevelopment Area that will ensure future economic stability and job creation.
- 3) The Agency will have the ability to eliminate conditions that decrease property values and reduce the tax base.
- 4) The Agency will have the ability to create programs promoting development and rehabilitation of properties including financial or other economic incentives to facilitate new investment in the Redevelopment Area thereby increasing the tax base.
- 5) The Agency will have the ability to support programming and invest in those programs designed to identify, mitigate, or correct conditions of contamination as identified by the Agency, City, County, or third-party.

4.4.3. Land Assembly and Demolition

Encourage the acquisition, demolition, and reuse of those properties, which, by virtue of their location, condition, or value no longer function at their highest potential economic use, are blighting influences or have a negative effect on revitalization efforts.

Objectives

- 1) The Agency will have the ability to work with public agencies and private organizations to facilitate redevelopment of the CRA Area including but not limited to holding events, concerts, farmers' markets, etc. on the land, renovating and reusing existing structures, and/or soliciting development partner(s) for the purpose of redeveloping all or part of the area.
- 2) The Agency will have the ability to develop a land acquisition policy to ensure that future acquisitions provide the greatest impact on fulfilling the objectives of the redevelopment program.
- 3) The Agency will have the ability to work with owners of properties located within redevelopment project areas to encourage their cooperative participation in Agency sponsored redevelopment projects.
- 4) The Agency will have the ability to encourage partnerships among the property owners, the private sector, and the public sector in order to implement proposed redevelopment projects that will achieve public goals.
- 5) The Agency will have the ability to formulate and adopt acquisition and relocation policies to address the needs of those whose properties will undergo reuse activities. This includes acquisition of commercial and residential properties, as well as relocation of the respective occupants.
- 6) The Agency will have the ability to formulate and adopt policies and incentive programs to encourage the private sector to participate in redevelopment projects and programs.

4.4.4. Oversee Future Development Proposals

Establishing guidelines and standards that are consistently applied to all development and help ensure quality and protection of investments in the redevelopment area.

Objectives

- 1) The Agency will have the ability to encourage the City to establish a Community Appearance Board for review of development proposals.
- 2) The Agency will have the ability to encourage the City to formulate and adopt development design or architectural standards to improve community appearance.

4.5. Economic Development

Establish a diverse, identifiable character for the Redevelopment Area while promoting economic vitality through private sector investment.

4.5.1. Supporting Existing Businesses and New Investment

Create a proactive environment supporting existing businesses and encouraging new business development and capital investment.

Objectives

- 1) The Agency will have the ability to establish partnerships between the public sector and private sector for the purpose of promoting the mutual benefits of proposed redevelopment projects with particular emphasis on the Whispering Pines Park and sites near the hospital.
- 2) The Agency will have the ability to continue to identify opportunities for all sectors of the economy and work toward successful implementation of projects and programs within the Redevelopment Area.
- 3) The Agency will have the ability to improve the investment image of the Redevelopment Area and utilize selected public actions to stimulate private investment including streetscaping, landscaping, and gateway enhancements, as well as conducting and sponsoring area events and promotions.
- 4) The Agency will have the ability to expand the economic base of the Redevelopment Area retaining existing jobs while creating new diverse employment opportunities by implementing improvements to and around the W Main Street/E Gulf to Lake Highway/SR 44/ US 41 corridor and to the White Lake industrial area.
- 5) The Agency will have the ability to create investment opportunities that will increase the tax base thereby generating additional revenues to finance actions that support public goals.
- 6) The Agency will have the ability to work with the City, County, Chamber, and Economic Development Council, Tourist Development Council, and other organizations and agencies as appropriate to establish business retention, recruitment, and expansion programs including but not limited to creation of a business incubator, small business assistance program, and other programs that can help local entrepreneurs establish and grow businesses in the Redevelopment Area.
- 7) Provide “brownfields” incentives including clean-up credits, investment credits, and incentive measures for developers.
- 8) The Agency will have the ability to design and fund financial incentive initiatives to support business formation, relocation, expansion, and job creation.

4.5.2. Revitalize Commercial Corridors

Invigorate the business community and revitalize existing commercial properties.

Objectives

- 1) The Agency will have the ability to support the City, County, Chamber and Economic Development Council to encourage their integration into the redevelopment process, including the establishment of a Main Street Business Association, non-profit community development corporations, or other mechanisms as a conduit for sharing information and implementing appropriate redevelopment programs.
- 2) The Agency will have the ability to consider the creation of programs to assist properties to implement and develop strategies for public and private sector reinvestment in struggling commercial properties with high vacancy rates to receive the benefits of such programs that may be developed.
- 3) The Agency will have the ability to evaluate economic development and revitalization tools and work with members of the community to utilize these tools locally including but not necessarily limited to creation of;
 - a) Small business incubator or innovation center

- b) Main Street program (or use of the Main Street approach)
 - c) Community development corporation
 - d) Community development finance institutions
 - e) State recognized Brownfield district
 - f) Other options and opportunities as available and appropriate
- 4) The Agency will have the ability to formulate a master plan for the revitalization of the Whispering Pines Park area including recruitment of employers and construction of infrastructure necessary to support revitalization.

4.5.3. Market the Redevelopment Area

Market the CRA Area as a major destination point, working with Crystal River, the only place in the world where people can legally swim with manatees, to promote recreational and eco-tourism.

Objectives

- 1) The Agency will have the ability to work with the Citrus County Tourist Development Council and Visitors & Convention Bureau (Visit Citrus) to promote the Redevelopment Area and market its assets as related to the community's environmental and eco-tourism attributes and activities.
- 2) The Agency will have the ability to work with County and V&CB to ensure sufficient funding for marketing that includes local and regional promotional efforts.
- 3) The Agency will have the ability to maximize marketing opportunities in conjunction with other promotional organizations in the region.
- 4) The Agency will have the ability to project the image of the Redevelopment Area as a safe and exciting place to go while encouraging both business and family oriented patronage by continuing to sponsor and hold community events, eco-tourism, and other promotional activities.

5.0 Statutory Provisions

5.1. Establishing Redevelopment Trust Fund

Chapter 163.387 Redevelopment trust fund.

(1)(a) After approval of a community redevelopment plan, there may be established for each community redevelopment agency created under s. 163.356 a redevelopment trust fund. Funds allocated to and deposited into this fund shall be used by the agency to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan. No community redevelopment agency may receive or spend any increment revenues pursuant to this section unless and until the governing body has, by ordinance, created the trust fund and provided for the funding of the redevelopment trust fund until the time certain set forth in the community redevelopment plan as required by s. 163.362(10). Such ordinance may be adopted only after the governing body has approved a community redevelopment plan. The annual funding of the redevelopment trust fund shall be in an amount not less than that increment in the income, proceeds, revenues, and funds of each taxing authority derived from or held in connection with the undertaking and carrying out of community redevelopment under this part.

5.2. Redevelopment Powers

Upon a "Finding of Necessity" by the governing body and upon further finding that there is a need for a community redevelopment agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as a "Community Redevelopment Agency." The Agency shall be constituted as a public instrumentality, and be afforded the authority to exercise the powers conferred by Florida Statute Chapter 163 Title XI.

Part I – Introduction, History & Background describes the redevelopment powers available to the City of Inverness as provided in the Act. However, these powers can only be employed by the Agency if authorized by the Plan. In that regard, the Inverness Redevelopment Agency is vested with the following powers pursuant to Florida Statutes, Section 163.370.

(1) Cities and municipalities may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, cities and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth in ss. 73.013 and 73.014 or other general law.

(2) Every city and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:

(a) To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.

(b) To disseminate slum clearance and community redevelopment information.

(c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.

2. Demolition and removal of buildings and improvements.

3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.
 4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.
 5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.
 6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.
 7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.
 8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
 9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.
 10. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
- (d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the

undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

(e) Within the community redevelopment area:

1. To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.
2. To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.
3. To hold, improve, clear, or prepare for redevelopment any such property.
4. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.
5. To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.
6. To enter into any contracts necessary to effectuate the purposes of this part.
7. To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to s. 163.380 prior to acquisition of such real property by the community redevelopment agency.

(f) To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.

(g) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.

(h) To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.

2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
 3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.
 - (i) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.
 - (j) To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.
 - (k) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.
 - (l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.
 - (m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.
 - (n) To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.
 - (o) To develop and implement community policing innovations.
- (3) The following projects may not be paid for or financed by increment revenues:
- (a) Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.
 - (b) Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in

such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.

(c) General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.

- (4) With the approval of the governing body, a community redevelopment agency may:
- (a) Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.
 - (b) Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.

The following powers shall remain vested in the Inverness City Council:

- The power to determine an area to be a slum or blighted area, or combination thereof, to designate such area as appropriate for a Community Redevelopment Project, and to hold any public hearings required with respect thereto
- The power to grant final approval to Community Redevelopment Plans and modifications thereof
- The power to authorize the issuance of revenue bonds as set forth in Section 163.385

5.3. Relocation Procedures

The Agency shall be constituted as a public instrumentality, and be afforded the authority to exercise the powers conferred by Florida Statute Chapter 163 Title XI including:

To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.

5.4. Duration of Plan

From Florida Statute Chapter 163.362 Contents of community redevelopment plan.—Every community redevelopment plan shall:

Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

5.5. Plan Modification

163.361 Modification of community redevelopment plans.—

- (1) If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations.

(2) The governing body shall hold a public hearing on a proposed modification of any community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the agency.

(3)(a) In addition to the requirements of s. 163.346, and prior to the adoption of any modification to a community redevelopment plan that expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan as required by s. 163.362(10), the agency shall report such proposed modification to each taxing authority in writing or by an oral presentation, or both, regarding such proposed modification.

(b) For any community redevelopment agency that was not created pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter and that modifies its adopted community redevelopment plan in a manner that expands the boundaries of the redevelopment area after October 1, 2006, the following additional procedures are required prior to adoption by the governing body of a modified community redevelopment plan:

1. Within 30 days after receipt of any report of a proposed modification that expands the boundaries of the redevelopment area, the county may provide notice by registered mail to the governing body of the municipality and the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed modification to the community redevelopment plan.

2. If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing shall be held within 90 days after receipt by the county of the recommended modification of the adopted community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative modified community redevelopment plan that meets the requirements of s. 163.360 to address the conditions identified in the resolution making a finding of necessity required under s. 163.355. If such an alternative modified redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.

3. If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of a modified plan until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.

4. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the

community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.

(4) A modification to a community redevelopment plan that includes a change in the boundaries of the redevelopment area to add land must be supported by a resolution as provided in s. 163.355.

(5) If a community redevelopment plan is modified by the county or municipality after the lease or sale of real property in the community redevelopment area, such modification may be conditioned upon such approval of the owner, lessee, or successor in interest as the county or municipality may deem advisable and, in any event, shall be subject to such rights at law or in equity as a lessee or purchaser, or his or her successor or successors in interest, may be entitled to assert.

5.6. Severability

163.395 Property exempt from taxes and from levy and sale by virtue of an execution.—

(1) All property of any county, municipality, or community redevelopment agency, including funds, owned or held by it for the purposes of this part are exempt from levy and sale by virtue of an execution; and no execution or other judicial process may issue against the same, nor shall judgment against the county, municipality, or community redevelopment agency be a charge or lien upon such property. However, the provisions of this section do not apply to or limit the right of obligees to pursue any remedies for the enforcement of any pledge or lien given pursuant to this part by the county or municipality on its rents, fees, grants, or revenues from community redevelopment.

(2) The property of the county, municipality, or community redevelopment agency acquired or held for the purposes of this part is declared to be public property used for essential public and governmental purposes, and such property is exempt from all taxes of the municipality, the county, or the state or any political subdivision thereof. However, such tax exemption will terminate when the county, municipality, or community redevelopment agency sells, leases, or otherwise disposes of such property in a community redevelopment area to a purchaser or lessee which is not a public body entitled to tax exemption with respect to such property.

5.7. Safeguards, Controls, Restrictions, or Covenants

163.410 Exercise of powers in counties with home rule charters.

In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter. Unless otherwise provided by an existing ordinance, resolution, or interlocal agreement between any such county and a municipality, the governing body of the county that has adopted a home rule charter shall grant in whole or in part or deny any request from a municipality for a delegation of powers or a change in an existing delegation of powers within 120 days after the receipt of all required documentation, or such request shall be deemed granted unless this period is extended by mutual consent in writing by the municipality and county. Within 30 days after receipt of the request, the county shall notify the municipality by registered mail whether the request is complete or if additional information is required. Any request by the county for additional documentation shall specify the deficiencies in the submitted documentation, if any.

The county shall notify the municipality by registered mail within 30 days after receiving the additional information whether such additional documentation is complete. If the meeting of the county commission at which the request for a delegation of powers or a change in an existing delegation of powers is unable to be held due to events beyond the control of the county, the request shall be acted upon at the next regularly scheduled meeting of the county commission without regard to the 120-day limitation. If the county does not act upon the request at the next regularly scheduled meeting, the request shall be deemed granted.

163.415 Exercise of powers in counties without home rule charters.

The powers conferred by this part upon counties not having adopted a home rule charter shall not be exercised within the boundaries of a municipality within said county unless the governing body of the municipality expresses its consent by resolution. Such a resolution consenting to the exercise of the powers conferred upon counties by this part shall specifically enumerate the powers to be exercised by the county within the boundaries of the municipality. Any power not specifically enumerated in such a resolution of consent shall be exercised exclusively by the municipality within its boundaries.

5.8. Consistency with City of Inverness Comprehensive Plan

163.362 Contents of community redevelopment plan.

Every community redevelopment plan shall:

Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

163.360 Community redevelopment plans.

(1) Community redevelopment in a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and designated such area as appropriate for community redevelopment.

(2) The community redevelopment plan shall:

(a) Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.

(b) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

(c) Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

(3) The community redevelopment plan may provide for the development and implementation of community policing innovations.

(4) The city, municipality, or community redevelopment agency may itself prepare or cause to be prepared a community redevelopment plan, or any person or agency, public or private, may submit such a plan to a community redevelopment agency. Prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as

a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review. Upon receipt of the recommendations of the local planning agency, or, if no recommendations are received within such 60 days, then without such recommendations, the community redevelopment agency may proceed with its consideration of the proposed community redevelopment plan.

(5) The community redevelopment agency shall submit any community redevelopment plan it recommends for approval, together with its written recommendations, to the governing body and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area. The governing body shall then proceed with the hearing on the proposed community redevelopment plan as prescribed by subsection (6).

(6) (a) The governing body shall hold a public hearing on a community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the community redevelopment area covered by the plan, and outline the general scope of the community redevelopment plan under consideration.

(b) For any governing body that has not authorized by June 5, 2006, a study to consider whether a finding of necessity resolution pursuant to s. 163.355 should be adopted, has not adopted a finding of necessity resolution pursuant to s. 163.355 by March 31, 2007, has not adopted a community redevelopment plan by June 7, 2007, and was not authorized to exercise community redevelopment powers pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter, the following additional procedures are required prior to adoption by the governing body of a community redevelopment plan under subsection (7):

1. Within 30 days after receipt of any community redevelopment plan recommended by a community redevelopment agency under subsection (5), the county may provide written notice by registered mail to the governing body of the municipality and to the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed community redevelopment plan.

2. If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing must be held within 90 days after receipt by the county of the recommended community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative redevelopment plan that meets the requirements of this section to address the conditions identified in the resolution making a finding of necessity required by s. 163.355. If such an alternative redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and to the

executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.

3. If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of the plan under subsection (7) until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.

4. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.

(7) Following such hearing, the governing body may approve the community redevelopment and the plan therefore if it finds that:

(a) A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

(b) The community redevelopment plan conforms to the general plan of the county or municipality as a whole;

(c) The community redevelopment plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;

(d) The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and

(e) The community redevelopment plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.

(8) If the community redevelopment area consists of an area of open land to be acquired by the city or the municipality, such area may not be so acquired unless:

(a) In the event the area is to be developed in whole or in part for residential uses, the governing body determines:

1. That a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the county or municipality;

2. That the need for housing accommodations has increased in the area;

3. That the conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, safety, morals, or welfare; and

4. That the acquisition of the area for residential uses is an integral part of and is essential to the program of the county or municipality.

(b) In the event the area is to be developed in whole or in part for nonresidential uses, the governing body determines that:

1. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.
 2. Acquisition may require the exercise of governmental action, as provided in this part, because of:
 - a. Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;
 - b. Tax delinquency;
 - c. Improper subdivisions;
 - d. Outmoded street patterns;
 - e. Deterioration of site;
 - f. Economic disuse;
 - g. Unsuitable topography or faulty lot layouts;
 - h. Lack of correlation of the area with other areas of a county or municipality by streets and modern traffic requirements; or
 - i. Any combination of such factors or other conditions which retard development of the area.
 3. Conditions of blight in the area contribute to an increase in and spread of disease and crime or constitute a menace to public health, safety, morals, or welfare.
- (9) Upon the approval by the governing body of a community redevelopment plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective community redevelopment area, and the county or municipality may then cause the community redevelopment agency to carry out such plan or modification in accordance with its terms.
- (10) Notwithstanding any other provisions of this part, when the governing body certifies that an area is in need of redevelopment or rehabilitation as a result of an emergency under s. 252.34(3), with respect to which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a "blighted area," and the governing body may approve a community redevelopment plan and community redevelopment with respect to such area without regard to the provisions of this section requiring a general plan for the county or municipality and a public hearing on the community redevelopment.

APPENDIX 1

Introduction

The initiative to expand the CRA and update the redevelopment plan for the Inverness area arises from the need to stimulate reinvestment in the area and identify new funding sources which would improve existing conditions and generate additional improvement activity. A key concern of the area is the low property values that deter further growth. A redevelopment initiative to identify new market potential for the area and the supporting upgrades and additions to the infrastructure, commercial and/or office uses, and overall physical environment is a necessary component to the broader goal of attracting investment.

Before identifying prospective private sector interest in the area, current blighting influences should be addressed to begin rebuilding the infrastructure necessary to support and attract investment. Deteriorating conditions of structures, utilities, and general physical environment undermine economic development efforts and impede the improvement of the area. Symptomatic of the deterioration is indicated by the decrease in ad valorem tax revenues.

Identifying resources to remove blighting influences is essential to remain competitive in the economic marketplace. An initial step is creating the CRA with community approved boundaries. A Finding of Necessity (FON) assists in identifying a proposed redevelopment area. A subsequent community redevelopment plan will specify the desired improvement projects and implementation steps to execute them. The CRA will be funded in most part by increment revenues designated specifically to the proposed redevelopment area. These monies will be contributed to a Trust Fund for redevelopment efforts pursuant to the City's Inverness CRA Development Initiative, and further, the capital improvement and job creation program.

The purpose of this analysis is to support the link between the statutory definition of a "blighted area" and the Inverness proposed redevelopment area expansion under examination. If the determination of such conditions of blight can be established based on the statutory definitions set forth in Section 163, Part III, Florida Statutes (F.S.), the "Redevelopment Act," the Community Redevelopment Agency (CRA) can be created, or in this case expanded, in conjunction with preparation and adoption of a redevelopment plan. Analysis of data and documentation of the Inverness Study Area within this report is evaluated based on the provisions established in Florida's Redevelopment Act, Section 163, Part III, Florida Statutes (F.S.).

City of Inverness data, county maps, study area specific maps, and government maintained statistics have been examined in conjunction with Real Estate Research Consultants' staff interpretations of supplied data in assessing the proposed redevelopment area.

Crystal River is the other incorporated city in Citrus County, about 18 miles east of Inverness. Inverness, Crystal River, and Citrus County have populations of 7,269, 3,217, and 141,157 respectively according to the 2011 Census estimates. These population statistics indicate that more than 90% of Citrus County residents live in unincorporated areas.

According to the State of Florida unemployment data from the Bureau of Labor Statistics, between October 2012 and September 2013, Citrus County hosted an average labor force of 57,012 individuals, of which, 52,180 were supported by employment. Unemployed individuals averaged 4,832 in the same time period and the unemployment rate of the county as of September 2013 was 7.6%, an improvement over the prior year when the unemployment rate was 9.8%.

There are four schools in the area including Inverness Primary School, Inverness Middle School, Citrus High School, and Withlacoochee Area Vocational-Technical Center. There are also several daycare centers within the proposed CRA boundary. The Citrus Memorial Hospital Board, currently a non-profit institution, is in serious negotiations for the sale to a for-profit healthcare provider. The significance of the sale relates to change in tax status and the resulting addition to the city, county, and school district ad valorem tax base.

In pursuit of addressing the compounding issues associated with the Central Business District, the City of Inverness has indicated an interest in expanding the Community Redevelopment Area boundary to provide a broader focus to the rehabilitation of the area. The continuation of the Community Redevelopment Agency governing the redevelopment efforts within the expanded area will provide opportunities to encourage new capital investments in the areas of residential, commercial, recreational, and tourism development. The key focus would be to encourage job-generating investments as part of the redevelopment initiative. For the purposes of this report, the area under examination will be referred to as the proposed redevelopment area, as well as the Study Area.

Community Redevelopment Act of 1969: Objectives and Purpose

Overall, the purpose of the Redevelopment Act of 1969 is to provide a legal process for local governments to establish community redevelopment agencies to combat deteriorating conditions specific to an area and rehabilitate the physical, social, and economic environment through financing and regulatory tools provided in the statutes. Each area is different and requires a specific analytical approach to determine the deteriorating conditions. The referenced Florida Statutes address the definition of slum and blight conditions, the effects such conditions impose on communities, and the creation of CRA as an implementing force through which to maintain economic stability.

Section 163.335(1), F.S.....*Slum and blighted areas constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall*

not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

Section 163.335(2), F.S. *...certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.*

Section 163.335(2), F.S. *...certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.*

Section 163.335(3), F.S. *... powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.*

Section 163.335(5), F.S. *...the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefore and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns.*

Section 163.335(6), F.S. *...there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such conditions is a proper matter of state policy and state concern is for a valid and desirable purpose.*

According to Chapter 163.356 of the Redevelopment Act, a FON analysis focuses on a determination of blight and/or slum conditions in an area which may “*constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state,*” and negatively burden a community’s traffic system, utilities, ad valorem revenues, property values, and social fabric which would otherwise contribute positively to the economic stability of the community. As a simultaneous operation in conjunction with the finding of such a blighted area, the need for a CRA is established.

The CRA will possess the authority to govern the course of action concerning the redevelopment and rehabilitation of the Study Area, and further, in the corporate limits of the City of Inverness in the case that the governing body of the City has acceded in the community redevelopment plan set forth by the City.

Declarations and Process

The initial step in pursuing the expansion of an existing CRA is documenting the existing conditions. This analysis of the Inverness Study Area summarizes the extent and effects of blight which lead to the deterioration of economic, social, and physical components of the Study Area. This analysis documenting the extent of blight, represented through the physical conditions, economic instability, and conclusionary analysis in support of that documentation is referred to herein as the “Report.” Real Estate Research Consultants staff, along with Inverness staff, has analyzed government maintained statistics and reports and the physical condition of the area, resulting in the documentation and analysis of the blighting conditions of the Study Area contained within this Report.

Findings of Necessity

This Finding of Necessity (FON) report is intended to be adopted by the Inverness City Council to support the need for updating of a CRA plan as well as designating the expanded Study Area’s proposed boundary. The FON, as set forth in Section 163.355 of the Florida Statutes, is a tool for assessing an area on the blighting influences and how these conditions affect the area’s economic viability relative to the City of Inverness and Citrus County as a whole. Two explicit pathways exist for verifying the existence of blight under Chapter 163, sufficient to warrant the full application of redevelopment powers conveyed by such a designation.

- “Alternative One” involves the layering of two tests. As the legislation follows, test one must be satisfied before the criteria for test two can be analyzed. The first test is broadly conditional and requires a study area to contain a “substantial number of deteriorated or deteriorating structures, in which conditions indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property.” Structures as stated includes infrastructure, which the term itself encompasses “the system of public works of a country, state, or region; the resources (as personnel, buildings, or equipment) required for an activity (Merriam-Webster, 2012).

Upon satisfying the first test, the applicant may proceed to fulfill the second test, which is criteria specific. The second test states the area must be one in “which two or more of the following factors are present.”

- a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
 - b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
 - c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
 - d) Unsanitary or unsafe conditions
 - e) Deterioration of site or other improvements;
 - f) Inadequate and outdated building density patterns;
 - g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
 - h) Tax or special assessment delinquency exceeding the fair value of the land;
 - i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
 - j) Incidence of crime in the area higher than in the remainder of the county or municipality;
 - k) Fire and emergency medical service calls to the area proportionally higher than in the remainder of the county or municipality;
 - l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
 - m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
 - n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- "Alternative Two" involves a specific agreement among parties subject to a prospective trust fund agreement. If an agreement exists, the jurisdiction seeking to designate a redevelopment area need pass a less rigorous test. This test relates to specific criteria, similar to the first alternative, and must conclude affirmatively. Under the Redevelopment Act, a blighted area may be "any area in which at least one of the factors identified in paragraphs (a) through (n) of Section 163.40(8), F.S. are present and all taxing authorities (as such term is defined in the Redevelopment Act) subject to Section 163.387 (2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted.

The focus of this report remains within the requirements of the alternative one, including the first and second tests. The documentation of Study Area conditions within this report execute the first test and second test of alternative one in that order, following the process set forth within Chapter 163 of the Florida Statutes.

Existing Land Use Characteristics

This section of the report details the land composition and characteristics associated with parcels within the proposed Redevelopment Area.

Area Composition

As currently drawn, the Inverness Proposed Redevelopment Area depicted in the figure on page 2 encompasses about 542 parcels, and over 1,203 acres of property in the city. Of these 1,203 acres, only about 616 acres are platted and identified as parcels by the Citrus County Property

Appraiser. Acres excluded from the tax roll data may be water bodies or rights of way, for example. Approximately 293 acres are included in the state-owned Whispering Pines Park which is not taxable and not included on the following table. In terms of number of acreage, the other current land use distribution is approximately 7.7 percent improved residential and 3.5 percent vacant residential. All residential uses including mobile homes and multi-family uses account for 16.8 percent of total land use in the study area. Government property including schools and public hospitals accounts for about 28.3 percent of the study area land use. Shopping centers and stores make up 13.8 percent of the land use. Office or professional buildings in the study area make up 8.0 percent of the land use. **Table 2** includes all other uses and the corresponding percentage of acreage distribution in the Study Area. Any uses not listed in **Table 1 and 2** are not seen within the boundaries of the proposed CRA.

There is not a single predominant use in the study area. The 83 improved residential parcels, or approximately 7.7 percent of all land uses, comprise about 47 acres. The 2012 tax roll reported these residential parcels contributed \$3,539,503 in taxable value non-school district. There are 17 residential properties consisting of 10 units or less. The vacant residential parcels in the area account for about 21 acres, or about 3 percent of total parcels, and represent a total taxable value non-school district of \$438,194.

There are a total of 68 vacant parcels (residential, commercial, institutional), or about 13.0 percent, which encompass slightly under 47 acres or 7.5% of land area. The 2012 Tax Roll reported these vacant parcels to represent \$2,898,504 in taxable value. The majority of the taxable contributing values in the Study Area stem primarily from commercial structures, while residential units are the next greatest contributors. Refer to **Table 1** for detailed land use distribution.

City of Inverness
 Inverness Finding of Necessity for Expanded CRA Boundary

Table 1: Study Area Land Use Distribution by Parcel, Acreage, and Total Tax Value, 2012

Property Code	Description	# Parcels	Acreage	Total Assessed Value School District	Total Taxable Value Non-School District
0	Vacant Residential	17	21.26	\$439,197	\$438,984
1	Improved Residential	83	47.17	\$5,232,490	\$3,539,503
2	Improved Mobile Home	4	1.32	\$113,860	\$88,860
3	Multi-Family 10 or More Units	1	5.30	\$975,765	\$975,765
6	Retirement Home	1	0.70	\$1,361,514	\$1,361,514
8	Multi-Family less than 10 units	17	27.72	\$2,402,216	\$2,107,574
10	Vacant Commercial	33	11.49	\$2,236,272	\$2,054,511
11	One Story Store	34	23.74	\$15,668,836	\$13,983,252
12	Mixed Use	40	11.22	\$3,705,882	\$3,067,154
13	Department Store	1	5.43	\$2,975,632	\$2,975,632
14	Supermarket	1	4.32	\$2,051,343	\$2,051,343
16	Community Shopping Center	12	40.43	\$19,206,166	\$19,206,166
17	Office, Non-Professional	44	22.41	\$10,307,249	\$9,934,452
18	Office, Multi-Story	5	1.73	\$2,221,884	\$2,221,884
19	Professional Building	49	25.22	\$18,046,313	\$17,377,754
21	Restaurant	15	11.39	\$6,467,446	\$6,452,024
22	Restaurant, Fast Food	7	5.02	\$3,240,063	\$3,240,063
23	Bank/Financial	10	10.78	\$9,102,009	\$9,102,009
25	Service and Repair/Non-Vehicle	2	1.68	\$204,712	\$204,712
26	Service Station (Gas)	2	0.99	\$517,508	\$517,508
27	Vehicle Sales and Repair	7	5.30	\$1,707,770	\$1,707,770
28	Parking	2	8.42	\$1,265,582	\$1,217,583
33	Nightclub/Bar/Liquor Service	2	0.71	\$584,870	\$584,870
34	Bowling Alley	1	6.16	\$860,672	\$860,672
39	Hotel/Motel	2	1.47	\$384,348	\$384,348
40	Vacant Industrial	18	13.87	\$405,009	\$405,009
41	Light Manufacturing	2	2.52	\$646,132	\$646,132
43	Lumber Yard/Sawmill	1	3.09	\$550,000	\$550,000
48	Warehouse/Distribution	8	4.94	\$1,495,853	\$1,495,853
50	Rural Building Site	1	1.50	\$31,470	\$31,470
55	Timber	2	0.44	\$251	\$251
66	Juice (Agriculture)	4	24.03	\$13,917	\$13,917
71	Improved-Church	5	27.56	\$8,072,300	\$0
72	School/Private	4	1.92	\$908,001	\$750,671
73	Hospital/Private	1	0.41	\$212,071	\$212,071
74	Nursing Home	3	7.04	\$8,314,019	\$3,998,210
75	Charitable Services	1	0.44	\$210,900	\$0
76	Death Services	1	1.22	\$998,980	\$998,980
77	Club/Lodge/Union Hall	1	0.79	\$325,186	\$0
80	Government Off Highway	40	27.84	\$5,102,226	\$0
83	School/County/Not Classified	3	103.45	\$33,393,164	\$0
85	Hospital/County/Non-Taxable	7	22.64	\$59,189,865	\$0
86	County Property	7	8.98	\$23,152,154	\$0
88	Federal/Not Classified	1	2.83	\$1,149,949	\$0
89	Municipal Property	11	8.74	\$5,599,260	\$0
91	Utilities	2	1.58	\$634,546	\$634,546
92	Mining	2	38.50	\$366,204	\$366,204
94	Right-of-Way	8	10.14	\$174,905	\$340
Total		525	615.85	\$262,225,961	\$115,759,561

Citrus County Property Appraiser 2012 Final Real Property Tax Roll; Real Estate Research Consultants, Inc.

City of Inverness
 Inverness Finding of Necessity for Expanded CRA Boundary

Table 2: Land Use Summary in Inverness Study Area by Percentage of Totals, 2012

Property Code	Description	# Parcels	Acreage	Total Taxable Value Non-School District
0	Vacant Residential	3.2%	3.5%	0.4%
1	Improved Residential	15.8%	7.7%	3.1%
2	Improved Mobile Home	0.8%	0.2%	0.1%
3	Multi-Family 10 or More Units	0.2%	0.9%	0.8%
6	Retirement Home	0.2%	0.1%	1.2%
8	Multi-Family less than 10 units	3.2%	4.5%	1.8%
10	Vacant Commercial	6.3%	1.9%	1.8%
11	One Story Store	6.5%	3.9%	12.1%
12	Mixed Use	7.6%	1.8%	2.6%
13	Department Store	0.2%	0.9%	2.6%
14	Supermarket	0.2%	0.7%	1.8%
16	Community Shopping Center	2.3%	6.6%	16.6%
17	Office, Non-Professional	8.4%	3.6%	8.6%
18	Office, Multi-Story	1.0%	0.3%	1.9%
19	Professional Building	9.3%	4.1%	15.0%
21	Restaurant	2.9%	1.8%	5.6%
22	Restaurant, Fast Food	1.3%	0.8%	2.8%
23	Bank/Financial	1.9%	1.8%	7.9%
25	Service and Repair/Non-Vehicle	0.4%	0.3%	0.2%
26	Service Station (Gas)	0.4%	0.2%	0.4%
27	Vehicle Sales and Repair	1.3%	0.9%	1.5%
28	Parking	0.4%	1.4%	1.1%
33	Nightclub/Bar/Liquor Service	0.4%	0.1%	0.5%
34	Bowling Alley	0.2%	1.0%	0.7%
39	Hotel/Motel	0.4%	0.2%	0.3%
40	Vacant Industrial	3.4%	2.3%	0.3%
41	Light Manufacturing	0.4%	0.4%	0.6%
43	Lumber Yard/Sawmill	0.2%	0.5%	0.5%
48	Warehouse/Distribution	1.5%	0.8%	1.3%
50	Rural Building Site	0.2%	0.2%	0.0%
55	Timber	0.4%	0.1%	0.0%
66	Juice (Agriculture)	0.8%	3.9%	0.0%
71	Improved-Church	1.0%	4.5%	0.0%
72	School/Private	0.8%	0.3%	0.6%
73	Hospital/Private	0.2%	0.1%	0.2%
74	Nursing Home	0.6%	1.1%	3.5%
75	Charitable Services	0.2%	0.1%	0.0%
76	Death Services	0.2%	0.2%	0.9%
77	Club/Lodge/Union Hall	0.2%	0.1%	0.0%
80	Government Off Highway	7.6%	4.5%	0.0%
83	School/County	0.6%	16.8%	0.0%
85	Hospital/County	1.3%	3.7%	0.0%
86	County Property	1.3%	1.5%	0.0%
88	Federal/Not Classified	0.2%	0.5%	0.0%
89	Municipal Property	2.1%	1.4%	0.0%
91	Utilities	0.4%	0.3%	0.5%
92	Mining	0.4%	6.3%	0.3%
94	Right-of-Way	1.5%	1.6%	0.0%
Total		100%	100%	100%

Citrus County Property Appraiser 2012 Final Real Property Tax Roll; RERC, Inc.

Visual Character, Existing Building, and Site Conditions Analysis

This section of the report provides an assessment of characteristics of the land and built properties within the Study Area. This section documents conditions through location specific photographs verifying a “substantial number of deteriorated or deteriorating structures.” With reference to blight criteria, it addresses the following:

- Building Conditions and Photographic Documentation
- Transportation, Road, and Traffic Conditions
- Reported Investment and Disinvestment Activity
- Stormwater and Utility Infrastructure
- Additional Indicators of Deterioration and Blight

Building Conditions and Structure Documentation

For the purposes of this Report, a *dilapidated* structure is defined as one which is not safe for occupation. Dilapidated structures exhibit roof holes and leaks; more than half of the windows boarded up; structural damage; exterior paint has eroded away showing stucco and cracks; rotted wood; fallen fences and property abandonment. A *deteriorated* property is defined as one which has been neglected by property owners and is in need of maintenance to prevent hazardous conditions. These properties exhibit the following: worn roofs; missing tiles or shingles; several roof patches; boarded up or broken windows; littered properties; overgrown grass; faded paint; a lack of swale maintenance; cracked sidewalks and walkways, and broken fences.

Dilapidated and deteriorated residential structures were identified through a site inspection of the Study Area conducted on December 3, 2013. The parameters of the survey were based on the definition of a “blighted area” pursuant to Chapter 163.340, F.S. Through windshield survey, residential areas were viewed for structural deficiencies, landscaping and upkeep of property.

Factors of residential deterioration evident include trash in yards, cracked roads and sidewalks, poor housing conditions, broken/boarded up windows, vacancies, and neglect of landscape. Condition of the buildings and landscape maintenance were two of the main factors considered when examining residential properties. A common attribute of many of the residential, industrial, and commercial properties is unkempt landscape on properties and rights-of-way. A visual analysis of the Study Area indicated a significant number of residential properties can be classified as dilapidated or deteriorated.

A number of commercial structures did exhibit qualities of dilapidation including more than half of the windows boarded up, eroding exterior paint, and property abandonment. In addition, the commercial structures documented can be classified as deteriorated properties due to the general neglect from property owners and exhibiting a need of maintenance to prevent hazardous conditions.

The following field photographs taken by RERC staff on December 3, 2013, contribute to the significant number of deteriorated structures in the Study Area:

The photos below are of a single family home, one of the few in downtown Inverness. The house is likely vacant because it shows signs of deterioration due to lack of maintenance. The

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary

windows appear shuttered from the inside, there is vegetation growing from the chimney, and there is mildew and vegetation creeping up the side of the house. The lawn, though not completely out of control, does need to be mowed and some attention needs to be paid to the condition of the grass. The roof appears to be in bad condition, with the roof of the porch taking a concave shape. The zoning for this single family home use does not follow the land use pattern for the downtown. In fact, there is only one single family home in the *existing* CRA boundary.



The following houses are definitely occupied and still show signs of deterioration or code violations. The house on the left has a property use code of Stores, Office, Resident Combo and is less than two blocks from City Hall. Built in 1949, the house shows many signs of aging including mildew and has junk displayed throughout the front porch area. The house on the right has installed some sort of overhang on their driveway and proceeded to place at least 10 lawn chairs, 3 tables, and 2 coolers underneath. It can be assumed that such temporary items assembled in the front of a house are a violation of code.



The residential property pictured below is located on the south side of Main Street/FL 44/US 41 behind Citrus Memorial Hospital near the cemetery. Though it may be difficult to tell from the photographs, these pictures are taken of the same lot. The picture on the left shows a dirt path that is being used as a driveway and an RV parked in the yard which is against county code. In the middle of the picture there is what looks to be the remnants of a tent. The fabric part has

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary

been ripped to the point that the tent is highly unusable, yet the frame remains creating an eyesore and an unsafe structure. The picture also shows a shed in questionable condition and unkempt overgrowth. The picture on the right shows the actual house on the lot. The house has multiple items stored outside including brooms, a table, chairs, tarp, bicycle, children's ride-in car, and trash cans. There is also an empty cardboard box in the front lawn that is rubbish. This lot is just one example of many houses with similar conditions that are seen in the area.



The capture on the left below from Google Maps shows a disorganized mobile home park within the proposed CRA boundary. With no designated lot lines or plots, the property is an indicator of blight. The random placement of the homes could cause health issues, especially since so many are extremely close to one another. The streets within the property do not have a drainage mechanism to prevent flooding and standing water. The photo on the right shows the view from US 41/FL 45. The dirt lawn, random collection of lawn chairs, and general run down condition contribute to the Study Area's negative appearance.



The commercial structures also indicate deteriorating conditions. Below shows a rundown retail space that is no longer operational. The location is at the intersection of US 41 and Montgomery Avenue which is a highly travelled stretch near the Inverness Regional Shopping Center. This could be a prime location for a commercial business but currently sits unoccupied and in need of maintenance, creating blight in the area.

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary



There was a grocery store in the Inverness Regional Shopping Center but it is now closed and sits vacant as shown in the picture below. As indicated by the sign for the center, it has become a mix of discount stores, low end services, and local restaurants. The shopping center is set back a great deal from the road by poorly landscaped asphalt parking lot. This urban form is not conducive to pedestrian activity and the majority of the parking lot sits empty and unused almost every day of the year, as a result of the significant vacancies.



The proposed expanded CRA boundary would include the White Lake Drive industrial area which is just off US 41 within the City of Inverness northern boundary. The photographs below are representative of the area. The upper left picture shows insulation hanging from the roof of the portico, as well as random objects scattered around the site. The upper right picture is of a closed business which has clear signs of deterioration. The site is overgrown and the building, particularly the roof, is in poor condition. The bottom left photo has an assortment of litter and rubbish, as well as an extreme overgrowth problem. The picture on the bottom right is of some sort of greenhouse facility with pallets and concrete blocks stored throughout the property. There is litter on the ground and the property is overgrown, displaying signs of blight. This area is in desperate need of resources to help it become a successful, thriving industrial park. General trash clean up, resurfacing roads, new signage, and landscaping are just a few items that would benefit the area. The overall appearance of this area reflects a lack of maintenance in the basic quality level of properties, thus limiting the marketability for future industrial investment and potential job generating businesses.

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary



Transportation, Road, and Traffic Conditions

With the exception of a few limited areas, curbs, gutters, sidewalks, and bike lanes are generally absent throughout the Study Area. With the absence of sidewalks, pedestrian crossings, and bike lanes, the environment is not conducive for walking, jogging, or bicycling. Furthermore, other improvements, such as street light fixtures, pavement markings, and pedestrian signs generally are missing or are in need of repairs/upgrading. The absence of pedestrian transportation infrastructure is evidence of an inadequate transportation system in the Study Area. The figure below illustrates the lack of pedestrian sidewalks in the residential section of the proposed CRA, very near to Citrus Memorial Hospital. These homes are near some commercial/medical uses but there is not an integrated pedestrian network for the residents to utilize.

W Highland Blvd from S Citrus Ave to S Seminole Ave



Google Maps, Real Estate Research Consultants, Inc.

Examination of the residential neighborhoods reveals the deteriorating conditions of many driveways in front of residential units. Paved driveways exhibit broken and cracked pavement, while others are either unpaved or covered in gravel and vegetation. The overall transportation conditions outlined in this report contribute to the disinvestment of properties along the roads in residential areas and are in need of repair or replacement to prevent hazardous conditions.

The following series of photographs demonstrate the roadway and pavement conditions which contribute to the predominance of defective parking facilities and roadways in and around the Citrus Memorial Hospital. Upgrading the infrastructure for this area would significantly improve the investment opportunity for healthcare related services. The following are indications of blighting influences:

The photographs below exhibit deteriorating infrastructure/pavement. These photographs were taken in the residential part of the Study Area near the hospital and surrounding facilities. The photos on the left show that the road has been patched in several places, as evidenced by the two colors of asphalt, but even the patches continue to crack and break. The picture on the right shows a large pothole in front of a doctor's office. There is also an unsightly dumpster in the photo that appears to be stored in the middle of an open grass patch in plain view of the road. The photo in the bottom right is from the industrial area which has unpaved roads. Dirt

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary

roads could discourage some businesses from locating in the industrial park, especially if they have heavy trucks that may get stuck in the dirt on a rainy day.



The photographs below show an unpaved parking lot near the hospital. This lot is currently underutilized and has no aesthetic value. The lot should be paved, landscaped, and lit to allow for safe and easy parking.



The following pictures show elements of the drainage system for the Study Area. The left picture shows the system for the industrial area. The system consists of exposed pipe and concrete, creating eyesores and potential hazards. The picture on the right is an example of residential streets which, in general lack curb and gutter for stormwater control. The streets in the downtown core have stormwater infrastructure and should serve as a model for other streets in the Study Area. A curb and gutter system is not only more aesthetically pleasing, but it is also better equipped to handle storms with large amounts of rain.



The infrastructure upon which the long-term social and economic well being depends is generally deficient, absent, or deteriorated beyond a level which justifies repair or maintenance. The *overall* conditions in the Study Area are such that they combine to create a context of functional and physical deterioration which is conducive to economic, physical, and social distress. The conditions and circumstances are leading to economic distress which, in their current condition, is certainly capable of endangering life and property if not substantially modified, retrofitted, repaired, rebuilt, or redeveloped entirely.

There is evidence of “a substantial number of deteriorated, or deteriorating structures, in which condition are leading to economic distress or endanger life or property.” The first test of alternative one has been satisfied and permits a transition to a discussion of the second test. Test two of alternative one is to prove two or more of the factors delineated in Section 163.340(8) paragraphs (a) through (n) of the Florida Statutes exists within the Study Area. The following sections address test two of alternative one.

Reported Investment and Disinvestment Activity

Approximately 529 properties comprised the Study Area (improved and unimproved) in 2013. This count varies slightly from the earlier tables because it includes a few parcels that are governmentally owned lakes or detention ponds. The total tax base in the Study Area as of the 2013 certified tax roll was about \$266,598,254.

The City of Inverness, like Citrus County, experienced depreciation in values over the past five years. The Study Area exhibited the greatest negative percent annual change from 2010 to 2011, -5.68 percent, while during the same time period, countywide taxable values saw a change of -4.36 percent. The aggregate taxable values of the City of Inverness saw an overall depreciation over a period of five years beginning in 2009 of \$71,161,430, or an aggregate

decrease of approximately 11.12 percent. The Study Area shows a depreciation of aggregate taxable value from the 2009 value to that of 2013 equaling \$17,465,005, and at an aggregate decrease of 6.15 percent. Aggregate taxable value data is available in the table below. These “conditions, as indicated by government maintained statistics, are leading to economic distress” which hinders recovery from present levels of economic and social well being.

Aggregate Taxable Values, 2009 to 2013

Year	Inverness Study Area			City of Inverness		
	Total Tax Value	% Annual Change	Total # Parcels	Total Tax Value	% Annual Change	Total # Parcels
2013	\$266,598,254	0.47%	529	\$568,692,479	-0.03%	6,244
2012	\$265,338,423	-1.19%	533	\$568,835,285	-3.59%	6,251
2011	\$268,545,422	-5.68%	536	\$589,991,486	-4.36%	6,255
2010	\$284,703,089	0.23%	541	\$616,863,590	-3.59%	6,269
2009	\$284,063,259	-	523	\$639,853,909	-	6,256

Citrus County Property Appraiser, Real Estate Research Consultants, Inc.

There were a total of 17 vacant residential parcels in the Study Area with an aggregate taxable value of approximately \$439,197 in 2012. Vacant commercial land accounts for 33 parcels, which represent an aggregate taxable value of \$2,236,272. There are 18 vacant industrial properties in the Study Area with an aggregate taxable value of \$405,009. Combined, vacant residential, commercial, and industrial properties equate to approximately 12.9 percent of all the properties within the Study Area and only 1.3 percent of the taxable value.

In determining whether the Study Area should be designated as a CRA, the following points should be considered:

- Aggregate assessed values of real property in the area for ad valorem purposes have failed to show any appreciable increase over the five years prior to the finding of such conditions in this report. In 2009 the aggregate taxable value of Study Area properties was \$284,063,259 and in 2013 it was \$266,598,254, a decrease of \$17,465,005, or -6.15 percent, in taxable value over a period of five years.

Stormwater and Utility Infrastructure

The core downtown portion of the Study Area has updated stormwater infrastructure thanks to a Small Cities Community Development Block Grant (CDBG), the City of Inverness, and TIF monies from the existing CRA. This project was completed in 2010 and replaced deteriorating sidewalks, upgraded waterlines, repaved roads, and provided stormwater drainage enhancements on West Dampier Street from N Apopka Avenue to Wallace Brooks Park.

Despite these 2010 improvements, an adequate stormwater system in the Study Area is lacking. Main arterial roads are the only roads with stormwater infrastructure, generally consisting of curb inlets which feed the larger collection system. Collector roads, especially in residential areas, did not exhibit curbs, gutters, or inlet systems to prevent flooding in the event of heavy precipitation. Water is forced to flow through front yards and along the sides of road pavement, which erodes the pavement causing premature cracks and issues of ponding.

These photos represent the conditions found within various parts of the study area. There is an inlet to collect stormwater, but no curbs or gutters to enhance the system.



The cumulative effect of septic disposal of wastewater is considered undesirable under current standards. It is estimated by the Environmental Protection Agency (EPA) that 10 to 20 percent of systems malfunction each year, causing pollution to the environment and creating a risk to public health. As a matter of practicality, individual septic systems, while undesirable for single family homes, are especially unsuitable for servicing commercial properties. Efforts to attract commercial development to the area are impeded by septic and well systems.

Like central wastewater systems, central water systems are preferred in areas with major development because of the implied health risks. Controlled water supplies are a major concern in the development of public policy, and the use of wells as a source of potable water is discouraged because of the implied health hazards. When treated water is accessible from a public utility, it is encouraged to be used. As with septic systems, the current regulations would not permit the widespread use of wells as a means of providing water. Given the current number of residential units and the relatively small number of commercial structures, wells have not yet been a source of problems.

The past experience with these types of water supplies, however, should not be confused with a heightened interest in removing the area's dependence on well water. The prospect of numerous wells located near numerous septic systems, considering the interest in redevelopment, is a major potential health concern. Organic nitrates come from wastewater from septic tanks and municipal wastewater application sites, which can penetrate the drinking water sources and cause purification costs to increase, affecting utility prices.

Additional Indicators of Deterioration and Blight

These photographs document additional indicators of deterioration and blight that have to do with commercial or industrial structures. The structures are in disrepair in need of maintenance, showing peeling paint, cracked or overgrown roads or sidewalks, and/or an unpleasant face on the street. These examples are all in or near downtown Inverness and do not project a positive image for the community.

City of Inverness
Inverness Finding of Necessity for Expanded CRA Boundary



Conclusions/Summary

This FON Report assesses conditions of blight in the Inverness Study Area to determine if the expansion of a CRA area is justified to protect the public health, safety, morals, and welfare.

Providing the basis for the expansion of a CRA, in accordance with Chapter 163.355, Florida Statutes require a detailed examination of existing land use characteristics and other indicators. Working with City of Inverness staff, RERC prepared this report, conducted field surveys, and analyzed the data, in a manner consistent with Florida Statutes, and **finds the Inverness Study Area does meet the requirements necessary to support creation, and in this case expansion, of a CRA. In the context of assessing substantial deterioration under the Redevelopment Act, we believe the term “structure” reasonably includes not only the buildings in the designated area but the infrastructure built or constructed previously and now incapable of supporting any substantial development.**

Assessment of “Substantial Deterioration”

The Redevelopment Act provides little specific criteria or guidance in Section 163.340(8), F.S. regarding the definition or attributes of deteriorating structures other than that implied. Florida Statutes focus on a series of indicators which in the aggregate are assumed to lead to economic, physical, or social distress. The representative examples of residential and

commercial structures speak to the context of the Study Area and are functionally deteriorated and rendered functionally and physically obsolete in their current condition.

The infrastructure upon which the long-term economic stability of the Study Area depends is generally deficient, absent, or deteriorated beyond a level which justifies repair or maintenance. The *overall* conditions in the Study Area are such that they combine to create a context of functional and physical deterioration which is conducive to economic, physical and social distress. The conditions and circumstances documented in this report and readily observable in the Study Area evidence a “substantial number of deteriorated, or deteriorating structures” leading to economic distress which, in their current condition, are certainly capable of endangering life and property if not substantially modified, retrofitted, repaired, rebuilt, or redeveloped entirely.

Blight Factors Present in the Study Area

Of the fourteen conditions indicative of blight listed in the Redevelopment Act, this analysis indicates at least four such conditions exist in the Study Area. The conditions outlined in this report are hindering the immediate and longer term social, economic, and physical development of the Study Area. This finding is based upon a determination in which the following criteria of blight are met, applicable to the Study Area.

Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (“blight”) (Section 163.340(8) a, F.S.)

- *With the exception of a few limited areas, curbs, gutters, sidewalks, and bike lanes are generally absent throughout the Study Area. With the absence of sidewalks, pedestrian crossings, and bike lanes, the environment is not conducive for walking, jogging, or bicycling. Furthermore, other improvements, such as street light fixtures, pavement markings, and pedestrian signs generally are missing or are in need of repairs/upgrading. The absence of pedestrian transportation infrastructure is evidence of an inadequate transportation system in the Study Area.*
- *There is at least one disorganized mobile home park within the proposed CRA boundary. With no designated lot lines or plots, the property is an indicator of blight. The random placement of the homes could cause health issues, especially since so many are extremely close to one another. The streets within the property do not have a drainage mechanism to prevent flooding and standing water.*

Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions (“blight”) (Section 163.340(8) b, F.S.)

- *Aggregate assessed values of real property in the area for ad valorem purposes have failed to show any appreciable increase over the five years prior to the finding of such conditions in this report. In 2009 the aggregate taxable value of Study Area properties was \$284,063,259 and in 2013 it was \$266,598,254, a decrease of \$17,465,005, or -6.15 percent, in taxable value over a period of five years.*

Deterioration of site or other improvements (“blight”) (Section 163.340(8) a, F.S.)

- *Many commercial and industrial structures are in disrepair in need of maintenance, showing peeling paint, cracked or overgrown roads or sidewalks, and/or an unpleasant face on the street.*
- *The White Lake industrial area includes properties in disrepair including overgrowth, roofs in need of replacement, litter and junk, poor drainage, and outdated signage. Most, if not all, of the buildings within the area show these and other signs of deterioration.*

Unsanitary or Unsafe Conditions (“blight”) (Section 163.340(8) d, F.S.)

- *An adequate stormwater system in the Study Area is lacking. Collector roads, especially in residential areas, do not exhibit curbs, gutters, or inlet systems to prevent flooding in the event of heavy precipitation.*
- *The cumulative effect of septic disposal of wastewater is considered undesirable under current standards. It is estimated by the Environmental Protection Agency (EPA) that 10 to 20 percent of systems malfunction each year, causing pollution to the environment and creating a risk to public health. As a matter of practicality, individual septic systems, while undesirable for single family homes, are especially unsuitable for servicing commercial properties.*

When compared to the City of Inverness, conditions of the proposed CRA expansion Study Area are indicative of blight as documented in this report. This review provides documentation of blight in the area, and through the Redevelopment Act, the area qualifies for assistance in redevelopment efforts and financing by expanding the boundary of the designated Community Redevelopment Area. Government maintained statistics coupled with staff field observation and documentation of the blighted conditions indicate the current conditions of the Study Area “are leading to economic distress or endanger life or property,” according to the Redevelopment Act. The current conditions of the area impede the immediate and long-term physical, economic, and social development.

The information summarized in this report justifies the City of Inverness in acknowledging the described conditions and adopting the requisite resolution declaring the need for the rehabilitation, redevelopment, and conservation of the Study Area in the interest of public health, safety, morals, and welfare.

03/12/2015 16:12
siddings

CITY OF INVERNESS
CASH REQUIREMENTS REPORT

P 1
apcshreq

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 03/30/15
			TOTALS FOR ACE HARDWARE CO OF INV INC		58.53
			TOTALS FOR ADVANCED WASTE SOLUTIONS		175.00
			TOTALS FOR AUTOZONE		101.76
			TOTALS FOR BOARD OF COUNTY COMMISSIONERS		3,535.65
			TOTALS FOR TIME WARNER CABLE		129.95
			TOTALS FOR BULGART, DANIELE		100.00
			TOTALS FOR CDW GOVERMENT		1,743.89
			TOTALS FOR CENTRAL SERVICE & REPAIR INC		210.94
			TOTALS FOR FLORIDA PUBLIC UTILITIES COMPANY		1,783.41
			TOTALS FOR CENTRAL MATERIALS CO INC		129.35
			TOTALS FOR EMBARQ FLORIDA, INC		782.68
			TOTALS FOR CITRUS COUNTY BOARD OF COMMISSIONER		60,590.35
			TOTALS FOR CITRUS COUNTY CHRONICLE		29.50
			TOTALS FOR CITRUS COUNTY SHERIFF'S OFFICE		100.00
			TOTALS FOR CLANCY & THEYS CONSTRUCTION COMPANY		289,252.97
			TOTALS FOR CLERK OF THE CIRCUIT COURT, ANGELA VICK		70.00
			TOTALS FOR CRAIG CALLAHAN		188.75
			TOTALS FOR DUKE ENERGY		6,045.74
			TOTALS FOR MITCH DUNCAN & SON PLUMBING INC.		135.00
			TOTALS FOR ENDICOTT, LILLIAN		35.00
			TOTALS FOR FL LMSC		48.50
			TOTALS FOR FLORIDA DEPARTMENT OF REVENUE		1,326.29
			TOTALS FOR FLORIDA MUNICIPAL INSURANCE TRUST		212.01
			TOTALS FOR FLORIDA SWIMMING INC		496.00
			TOTALS FOR GOLDEN X PLUMBING SUPPLY INC		217.97
			TOTALS FOR GOODWIN APPRAISERS INC		1,200.00
			TOTALS FOR HAAG, HAAG & FRIEDRICH, PA		2,733.00

03/12/2015 16:12
siddings

CITY OF INVERNESS
CASH REQUIREMENTS REPORT

P 2
apcshreq

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 03/30/15
			TOTALS FOR HANSEN, ERIC R		203.76
			TOTALS FOR A.C.M.S., INC		7,742.28
			TOTALS FOR SOUTHEASTERN PAPER GROUP		109.96
			TOTALS FOR INTERNET MEDIA TECHNOLOGIES, INC.		1,150.00
			TOTALS FOR KAY ENTERPRISES		2,948.20
			TOTALS FOR LOWE'S HOME CENTERS INC		817.50
			TOTALS FOR LOWES		1,292.80
			TOTALS FOR MANN-ICURE LAWN SERVICE AND LANDSCAPING		2,850.00
			TOTALS FOR MT CAUSLEY, INC		10,562.50
			TOTALS FOR MUNIS		155.05
			TOTALS FOR NAPA OF INVERNESS		96.24
			TOTALS FOR NASON, MARGIE		140.00
			TOTALS FOR NATIONWIDE RETIREMENT SOLUTIONS		1,582.50
			TOTALS FOR ONLINE IMPLEMENTATION SERVICES, INC		200.10
			TOTALS FOR PATEL, TAMMI		110.25
			TOTALS FOR POSTMASTER OF INVERNESS		150.00
			TOTALS FOR PUBLIC EMPLOYEES UNION		40.38
			TOTALS FOR REXEL INC		202.42
			TOTALS FOR ROBERT B GREATREX		188.75
			TOTALS FOR SAND/LAND OF FL ENTERPRISE INC		640.00
			TOTALS FOR SANDPIPER SIGN & SCREEN PRINTING IN		182.00
			TOTALS FOR SEVEN NATIONS INC		1,075.00
			TOTALS FOR SHUFFIELD LOWMAN & WILSON PA		220.45
			TOTALS FOR SOUTHWEST DIRECT		2,439.28
			TOTALS FOR STRICKLAND, JASON		188.75

03/12/2015 16:12
siddings

CITY OF INVERNESS
CASH REQUIREMENTS REPORT

P 3
apcshreq

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 03/30/15
			TOTALS FOR SUNBELT RENTALS INC		987.07
			TOTALS FOR TEWELL, MICHELE		188.75
			TOTALS FOR THE LYON FIRM, P.A.		2,240.00
			TOTALS FOR UB REFUND		221.15
			TOTALS FOR UNIFIRST CORPORATION		125.00
			TOTALS FOR US LEGAL SERVICES, INC		37.50
			TOTALS FOR USA SERVICES		1,550.00
			TOTALS FOR WALTER NOLAN		188.75
			TOTALS FOR WASTE MANAGEMENT OF CENTRAL FL		23,484.22
			TOTALS FOR SUPERIOR PLUS CONSTRUSTION PRODUCTS COPR		1,493.91
			TOTALS FOR WOODARD & CURRAN, INC		122,376.92
			TOTALS FOR WRIGHT EXPRESS		270.63
			TOTALS FOR XTREME FUN PARTY RENTALS		310.00
			REPORT TOTALS		561215.68

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

March 3, 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, Event Director Skeelee-Hogan, Woodard & Curran Director M. Regina and City Clerk Davis.

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

ACCEPTANCE OF AGENDA

Council President Hinkle requested to move pre-scheduled appearances which includes the Boys and Girls Club to follow Public Hearings. Councilman Ryan motioned to accept the Agenda as presented with noted change. Seconded by Councilwoman Bega. The motioned carried.

PUBLIC HEARINGS

None

OPEN PUBLIC MEETING

Attorney James Neal, representing Mr. Michael Mountjoy, of 209 Courthouse Square property, item 10) a) on the agenda this evening, addressed council noting he would defer his comments until the item is addressed if the Council prefer.

SCHEDULED APPEARANCES

Boys & Girls Club of Citrus County - Ed Lattin, Ann Pope, & Mike Geffer, Executive Directors of the Citrus County Boys and Girls Club appeared before City Council to thank the City of Inverness for giving them the opportunity to exist in the east section of Citrus County, in the previous Police Dept. Bldg. Ed Lattin noted that on any given day, more children attend that facility, than in both other locations in the county combined, and was an excellent location, and a neighborhood club. The representatives from the Board of Directors thanked the City and presented them with a plaque signed by all of the kids at the Inverness Boys & Girls Club.

MAYOR'S LOCAL ACHIEVEMENT AWARDS

None

CITY ATTORNEY REPORT

None

CONSENT AGENDA

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

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 02/17 /15*
 - Recommendation – Approval
- c) Proclamation – “Florida Bicycle Month”*
 - Recommendation - Approval
- d) Proclamation – “Welcome Home Vietnam Veterans Day”
 - Recommendation – Approval
- e) Proclamation – “Boys & Girls Club Week in Citrus County”
 - Recommendation – Approval

CITY MANAGER’S REPORT

10)a) – 209 Courthouse Square –City Manager DiGiovanni stated that this was in regard to the 209 Courthouse Square and its relationship to the Valerie Theatre. The last time the item was discussed was December 16, 2014, with an appraisal and asking price, with no resolution, and with the understanding that staff would secure additional data with respect to appraisals and get with legal counsel. He reminded Council that Attorney Haag found it necessary to recuse himself from this issue, therefore the city secured representation, but they were not able to be present this evening. He advised that in the agenda packet, was information with regard to three (3) appraisals, and information from the property appraiser as well. We seek the ability to continue and finish the public project (Valerie Theatre) which involved plaza development, changes to pedestrian access, and removal of all overhead power (wiring) from the west side of N. Apopka to underground wiring.

Mr. Neal addressed City Council, distributing a letter with exhibits to Council. He stated that there has been misinformation with regard to Mr. Mountjoy’s Office. The letter lists things that have occurred in the history of the Valerie Theatre project, and the effect to Mr. Mountjoy’s property. He stated that Mr. Mountjoy is not interested in selling his property to the City, or the City utilizing any portion of his property for the Valerie Theatre Project, and believes it was a mistake on the City’s part by using private property for a public purpose, which has cast a bad light on them. He stated plans were drawn for the Theatre renovation utilizing a portion of Mr. Mountjoy’s property for a loading dock, without his consent, and adversely affected his property. Mr. Mountjoy proposes that his property be made whole to the condition prior to the project. They offer to have the City complete that side of the building and will allow access to finish the outside wall on the 209 Courthouse Square side of the building. He stated that there was cooperation from Mr. Mountjoy all along, as there was indication that the city was going to buy the property, and that did not happen.

City Manager DiGiovanni questioned the statement that there would be cooperation to complete the outside wall, and asked exactly what that would entail. Attorney Neal stated that the offer is to allow workers to stucco the outside wall as done on the other side to the wall, as long as it was done in a reasonable manner and as quickly as possible. City Manager DiGiovanni stated that since we have not read the letter presented this evening, with approval of City Council, that we table this item to the next meeting if necessary and allow the manager's office to see what this letter involves.

Council President Hinkle thought we should table till next meeting.

Councilman McBride commented that this seems to be heading to the best possible outcome, and thanked Mr. Mountjoy in allowing the project to continue and hopes to have a satisfactory outcome.

Councilwoman Hepfer motioned to authorize the City Manager to take any and all action at the office's disposal to work with these individuals to come to reasonable conclusion. Seconded by Councilman Ryan. The motion carried unanimously.

Attorney Neal stated that although they are tabling the item, they did have to wait to start working on the outside of that building.

10)b) Board Member Resignation – Jake Blanton – CEB was addressed by City Manager DiGiovanni, noting how Jacob “Jake” was a well-known figure in city government and a big part in the developing history of Inverness, and had served on this board for over 25 years. Due to personal reasons, Mr. Blanton finds it necessary to resign from the Code Enforcement Board, and his wisdom and knowledge will be missed.

Councilwoman Bega motion to accept the resignation of Jacob Blanton from the Code Enforcement Board, with great regret. Seconded by Councilwoman Hepfer. The motion carried.

10)c) Approval of Continuing City Board Members was addressed by City Manager DiGiovanni. He referenced the attached listing of members of the Board and/or Commission who wished to be reappointed to the boards/commissions they were currently serving in the following capacities: Planning & Zoning Commission; Zoning Board of Adjustment; Inverness Community Redevelopment Agency; and the Architectural/Aesthetic Review Committee. Councilmembers thanked all the board members for their volunteer service.

Councilwoman Hepfer motioned to re-appoint the listed members to the Boards and Commissions as submitted. Seconded by Councilman Ryan. The motion carried unanimously.

10)d) Approval of New Board Member – Brad Gibbs – CEB – City Manager DiGiovanni advised that Mr. Gibbs has expressed interest to voluntarily serve on the Code Enforcement Board and has submitted an application (attached in the agenda packet), to seek consideration. Staff believes that Mr. Gibbs will be a good addition to the committee. City Manager stated to council the importance of getting information out there to get people on these boards.

Councilman Ryan motioned to appoint Mr. Brad Gibbs to serve on the Code of Enforcement Board, in a position of regular status. Seconded by Councilwoman Bega. The motion carried.

10)e) Cooter Pond Board Walk Bid Award- re: lighting project. City Manager DiGiovanni stated how this has been a difficult situation and is a project that was previously bid, and things didn't go well. The project remains incomplete and we have re-let the totality of the project. Before council, is a solid proposal from Himes Electric Company, who was one of the original bidders of this project. He referenced information in the agenda packet that has been reviewed extensively by a consultant, to get us through the challenges of this project and which Attorney Haag has reviewed. The budget is structured to support what is before you. This has been a difficult task, will be further evaluated, and everything currently on the boardwalk that is not usable will be completely removed. This is about not only lighting the boardwalk, but lighting it so the wiring, piping, conduit, joints, etc. remain in place. The lights are LED and programmable, with a proposed price of \$102,390, and hope to have and it is recommended to proceed and authorize us to engage this firm. We hope to hold a ribbon cutting around August or September, 2015.

Councilwoman Bega motioned to award the Completion Contract for the Cooter Pond Boardwalk Lighting project RFP (re-let) to Himes Electric Company, Inc. and authorize the Council President to execute the document. Seconded by Councilwoman Hepfer. The motion carried unanimously.

10)f) Independence Highway Honorary Designation - City Manager DiGiovanni advised that at the last County Government meeting, the County took steps to name Independence Highway in honor as Dr. Ronald Dumas, which is partly in the County and the City. He asked if City Council is willing to join the intents of county government in naming the road after him. As this is an honorary naming, the addresses will remain known as Independence Highway. Dr. Dumas has made a substantial impact in our County and this community for decades.

Councilwoman Hepfer motioned to support the county's initiative to designate Independence Highway in named honor of Dr. Ronald Dumas Highway. Seconded by Councilwoman Bega. The motion carried.

10g) Budget Transfer – ICRA Legal Fees - City Manager DiGiovanni noted this involved ICRA funds and that the Board took steps at their last meeting to recognize what County government did to delay the eventual expansion of the redevelopment area. It is respectfully requested that the City Council give them the support they seek. Councilwoman Bega questioned if this is preparing for a lawsuit. City Manager DiGiovanni explained that with this action, if the County objects further, we will be ready to deal with this and will continue to move forward.

Councilwoman Hepfer motioned to approve the enclosed budget transfer in the amount of \$25,000. Seconded by Councilman Ryan. The motion carried.

10)h) CRA Expansion was addressed by City Manager DiGiovanni. He advised that this Expansion & Plan Update for the Inverness Community Redevelopment Agency (ICRA), originally established in 1990, was addressed again in 2014 as the current plan and service to the area will sunset in coming years, and could be extended and/or expanded with appropriate actions. Those actions were carried out in good faith with notice being hand-delivered to the County Commission along with a copy of the modified

ICRA plan. It appears that there were technical objections and allegations of legal insufficiency at the County, which weren't shared with the city, in which there was a time element involved. Although the City took substantial compliance measures, and to avoid dispute, remedial action is being taken to preserve the policy direction of the City Council and ICRA. He explained that if the County objects, the City can still hear those objections in a required process and timely adopt these documents so that the increment revenue is not diminished. The State legislature has set policy that the City has the option to improve the area. We have come up with plans to improve the Community Redevelopment Area and it is the cities responsibility, per statutory language.

He noted two documents before Council for consideration: 1) a supplemental "finding of necessity resolution; and 2) a supplemental Ordinance which will implement the process. These are unusually being presented for two readings (both the Resolution and Ordinance) March 3rd & March 17th. A public hearing on both have been noticed for both (by registered mail and publication). At the regular council meeting of March 17th, the ICRA Board will convene as well and jointly take action to keep this process timely and to preserve the integrity of the expanded CRA to secure the tax increment.

He advised that the City will go before the County with a supporting resolution to have them recognize this and give them the opportunity to work together.

President Hinkle spoke to the inference that this came about after the sale of the Hospital, and questioned when we began on this process. City Manager DiGiovanni noted this began years ago. With the knowledge the CRA Plan was sunseting in the upcoming year, we thought it the best opportunity to deal with this concurrently. When we began this process the Hospital was still a Not-for-Profit and they were looking to have Tampa General here, keeping it Not-for-Profit.

Councilwoman Bega stated that when the ICRA area is expanding, the taxes paid in that area are not any more to the people paying them, and that money is designated to stay within that area. It also gives us (the City) the opportunity to apply for more grants to increase the amount of money to go into those areas.

Councilman McBride expressed his appreciation to ICRA Board and how they are supported by Council. He stated that the City of Inverness is in Citrus County, and as the City improves it is improving the County.

Councilman McBride motioned to have the City Clerk read Resolution 2015-05 by title only. Seconded by Councilman Ryan. The motion carried.

RESOLUTION NO. 2015-05

A RESOLUTION OF THE CITY OF INVERNESS RELATING TO COMMUNITY REDEVELOPMENT; FINDING THE EXISTENCE OF BLIGHTED AREA CONDITIONS WITHIN THE CITY OF INVERNESS, FLORIDA; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING A NEED FOR EXPANDING THE EXISTING COMMUNITY REDEVELOPMENT AREA PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Councilman Ryan motion to acknowledge that Resolution 2015-05 will be adopted upon the second reading and consideration on March 17th, after a public hearing on this remedial measure. Seconded by Councilwoman Hepfer. Motion carried unanimously.

Councilwoman Hepfer motioned to have the City Clerk read Ordinance 2015 - 710 by title only. Seconded by Councilman McBride. The motion carried.

ORDINANCE 2015-710

AN ORDINANCE OF THE CITY OF INVERNESS RELATING TO COMMUNITY REDEVELOPMENT; CONFIRMING, RATIFYING, AND SUPPLEMENTALLY ADOPTING A MODIFICATION TO THE INVERNESS COMMUNITY REDEVELOPMENT PLAN; EXPANDING THE BOUNDARIES OF THE COMMUNITY REDEVELOPMENT AREA; EXTENDING THE TIME CERTAIN TO COMPLETE REDEVELOPMENT FINANCED BY TAX INCREMENT REVENUES; PROVIDING DIRECTION AND AUTHORITY CONCERNING REDEVELOPMENT FINANCING AND THE ISSUANCE OF REDEVELOPMENT REVENUE BONDS; PROVIDING FOR AMENDMENT OF PART II, CHAPTER 2, ARTICLE V, SECTION 2-203, REDEVELOPMENT TRUST FUND, OF THE CITY OF INVERNESS CODE OF ORDINANCES; PROVIDING FOR RESTATEMENT AND REPEAL OF INCONSISTENT ORDINANCES; RESERVING RIGHTS; PROVIDING SEVERABILITY; PROVIDING FOR LIBERAL INTERPRETATION AND CORRECTION OF ERRORS, IF ANY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Councilwoman Bega motioned to adopt Ordinance 2015-710 on the first reading, subject to public hearing, and second reading noticed and scheduled for consideration on March 17th, after a public hearing on this remedial measure, by roll call vote. Seconded by Councilman McBride. 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) i) Citrus County Chamber Legislative Delegation Trip to the Capitol

City Manager DiGiovanni provided information with regard to 2015 Legislative Day trip to Tallahassee on March 19, 2015 which is sponsored by the Citrus County Chamber of Commerce. Wanted Council to be aware of the date and what was involved. No action was required of the Council.

10)j) Community Garden Concept (Verbal)

City Manager DiGiovanni spoke to the nine-point agreement presented to County government, with attention on the Business Park near the airport that was to be built in 1999. County government is again wanting to build the Business Park, although it is currently not zoned for that use. They have spoken of building this for 16 years, and what's to say they are going to do it now? For years there have been discussions at this dais to develop a community garden. With insufficient room in the city for this project, we may need to look at this 10 acre piece of property to be used for what is in the interest of this community. This property is adjacent to the Wastewater Treatment Plant which produces reclaimed water that can be used to irrigate crops. Council may want to

consider putting this property to use, with the help of various groups and organizations, to help the community understand healthy eating, eating local, etc.

Councilwoman Hepfer agreed this is a wonderful idea but stated that County government may change the property zoning in the next week.

Council President Hinkle spoke to the nine point agreement with the County and their lack of action.

City Manager stated that if Council is comfortable staff will proceed to make this happen. This concept brings opportunity to the youth, agricultural community, school system, etc. through the vehicle of the community garden. Council consensus was to move forward.

City Manager DiGiovanni additionally reported on the following:

- Little League Opening Day was this past Saturday and was surprised that no one on City Council was invited to throw out the first pitch. He spoke of how the park needs to become more affordable for the City to maintain.
- E-Cigarette Ordinance will be on next agenda, as it is now ready to be presented to Council.
- Spoke to a national publication naming the City of Inverness as #2 regarding one of the favorite places to retire both in Florida and the nation, and how this will have an impact within the next couple years.

COUNCIL/MAYOR SUBJECTS

Mayor Plaisted spoke to enjoying the Boys & Girls Club invitation to visit their club, and how valuable the clubs are to our children. Spoke of Jake Blanton's resigning from the Code Enforcement Board and the pleasure of working with him for many years. Commented on the #2 recognition for the best city for retirement.

Councilwoman Hepfer spoke to Mr. Blanton who was a great asset to the City. She spoke of the voluntary community boards and thanked the many board members who do volunteer their time. She and Councilwoman Bega attended the water school put on by UF/SWFWMD in conjunction with the County, and found it very beneficial and interesting.

Councilwoman Bega liked the idea of a Community Garden, and agreed the water school was very interesting, including the various speakers, and suggested they include the lakes and rivers in next year's presentation.

Councilman McBride agreed it was great visiting the Boys & Girls Club, and grateful for the people overseeing it. Spoke to events including the Little League Opening Day, ribbon cutting, etc. He stated his appreciation to Mr. Mountjoy's action regarding the property on Courthouse Square.

Councilman Ryan attended the Friday Night Thunder and it was well attended. All of the restaurants were full. He spoke to the great presentation at the Boys & Girls Club. The Gun Supply ribbon cutting was the best attended. We are not only #2 for retirement, but #1 with veterans support, and the most patriotic city in the nation.

Council President Hinkle stated the Council's support of the whole county, be it the parks, etc. He applauded school board, the Boys and Girls Club, the health department and appreciate all they do. He spoke of how successful the community garden will be.

CITIZENS NOT ON AGENDA

None

The meeting adjourned at 7:02pm.

City Clerk

Council President

CITY OF INVERNESS

03/13/15

MEMO

TO: Elected Officials

FROM: City Clerk

SUBJECT: Authorization for Proclamation Issuance

- “National Service Recognition Day”
- “Water Conservation Month”

CC: City Manager

Enclosures: Draft Proclamation

The enclosed request is for the Inverness City Council to consider and authorize issuance of a Proclamation in recognizing the **month of April 2015**, as

“Water Conservation Month”

and **April 7th, 2015**, as

“National Service Recognition Day”

Recommended Action –

If City Council supports the above listed subject, and wishes to issue a Proclamation, please motion and vote to authorize that we finalize such Proclamations to be issued by the Mayor as arranged by the Office of the City Clerk.



City Clerk

Proclamation

DRAFT

WHEREAS, water is the basic and essential need of every living creature; and

WHEREAS, the State of Florida, Water Management Districts and the City of Inverness and other parties are working together to increase awareness about the importance of water conservation; and

WHEREAS, The City of Inverness and the State of Florida have designated April, typically a dry month when water demands are the most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

WHEREAS, the City of Inverness has always encouraged and supported water conservation, through various educational programs and special events; and

WHEREAS, every business, industry, school and citizen can make a difference when it comes to conserving water; and

WHEREAS, every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community; and

NOW, THEREFORE, be it resolved that by virtue of the authority vested in me as Mayor of the City of Inverness, Florida, I do hereby proclaim the month of **April** as

“WATER CONSERVATION MONTH”

The City of Inverness, Florida is calling upon each citizen and business to help protect our precious resource by practicing water saving measures and becoming more aware of the need to save water.

ROBERT PLAISTED, MAYOR
CITY OF INVERNESS

ATTEST:

DEBORAH DAVIS, CITY CLERK

 **DRAFT**

PROCLAMATION

WHEREAS, service to others is a hallmark of the American character, and central to how we meet our challenges; and

WHEREAS, AmeriCorps and Senior Corps address the most pressing challenges facing our cities and nation, from educating students for the jobs of the 21st century and supporting veterans and military families, to preserving the environment and helping communities recover from natural disasters; and

WHEREAS, national service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, national service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and,

WHEREAS, the Corporation for National and Community Service shares a priority with mayors nationwide to engage citizens, improve lives, and strengthen communities; and is joining with mayors across the country to support the Mayors Day of Recognition for National Service on April 7, 2015.

THEREFORE, BE IT RESOLVED that I, Bob Plaisted, Mayor of Inverness, do hereby proclaim **April 7, 2015** as

National Service Recognition Day

and encourage residents to recognize the positive impact of national service in our city, to thank those who serve; and to find ways to give back to their communities.

ROBERT PLAISTED, MAYOR
CITY OF INVERNESS

ATTEST:

DEBORAH DAVIS, CITY CLERK

Agenda Memorandum – *City of Inverness*

DATE: March 13, 2015
ISSUE: e-Cigarettes Ordinance First Reading
FROM: City Manager
CC: City Clerk & Personnel Administration
ATTACHED: Proposed Ordinance NO. 2015 - 709
FDA e-Cigarettes
Bondi: FDA Cigar Rule Overbroad
Reading the Smoke Signals on e-Cigarettes
Before you Vape High Levels of Formaldehyde Hidden in e-Cigarettes
e-Cigarettes Remain Unregulated Despite Increased Poisonings
5-Facts About e-Cigarettes

The rationale to consider a regulatory Ordinance that governs the use of e-Cigarettes by employees while working was discussed on January 18, 2015. Council consensus was for development of an Ordinance to consider.

Enclosed please find a proposed Ordinance developed by the City Attorney, and additional included are several articles on the subject of e-Cigarettes. Ordinance scope is less about health risks and more about behavioral activity in the workplace.

Following discussion, City Council may elect to suggest changes or drop the initiative altogether. If the desire is to proceed, a public hearing and second reading of the Ordinance will take place at the ensuing meeting.

Recommended Action –

1. Motion and second to read the Ordinance by title
 - a. Clerk reads Ordinance title
2. Deliberate the matter
3. If the desire is to proceed, motion and second to adopt the Ordinance on the first reading by roll-call.

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


Frank DiGiovanni

Administrative Offices
212 West Main Street, Inverness Florida 34450
www.Inverness-FL.gov

ORDINANCE NO. 2015 - 709

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, PROHIBITING THE USE OF E-CIGARETTES IN PUBLIC BUILDINGS OWNED AND CONTROLLED BY THE CITY OF INVERNESS; PROVIDING FOR FINDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR ACTIVITIES PROHIBITED; PROVIDING FOR ENFORCEMENT; PROVIDING FOR PENALTIES; PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council finds that the health dangers posed by tobacco and nicotine are not limited to cigarettes or other traditional forms of smoking; and,

WHEREAS, new unregulated high-tech smoking devices, often containing a combination of pure nicotine, which are commonly referred to as electronic cigarettes or e-cigarettes, have recently been made available to consumers; and,

WHEREAS, the U.S. Food and Drug Administration and many public health advocates have publicly expressed concerns regarding the safety of e-cigarettes, warn that they are often marketed in such a way as to attract young people, and may serve as a gateway to traditional cigarette use; and,

WHEREAS, when consumed in public places where traditional tobacco products are currently banned under Florida law, the use of e-cigarettes may cause concern and confusion among City residents, visitors and employees alike; and,

WHEREAS, protecting Inverness residents, visitors and employees against the dangers associated with e-cigarettes constitutes sound public policy.

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

Section 1. DEFINITIONS

E-cigarette means any electronic device composed of a mouthpiece, heating element, battery and electronic circuits, that provides a vapor of liquid nicotine and/or other substances mixed with propylene glycol or other chemicals, to the user that he or she inhales in a simulation of smoking. This term shall include such devices whether they are manufactured as e-cigarettes, e-cigars, e-pipes or under any other product name.

Liquid nicotine means any liquid product composed either in whole or in part of pure nicotine and propylene glycol or other chemicals, and manufactured for use with e-cigarettes.

Person means any individual, visitor or employee inside a public building owned or controlled by the City of Inverness.

Tobacco products include loose tobacco leaves, and products made from tobacco leaves in whole or in part, and cigarette wrappers, which can be used for smoking, sniffing or chewing.

Use of an e-cigarette means the heating or ignition of an e-cigarette which creates a vapor of liquid nicotine and/or other substances mixed with propylene glycol or other chemicals, to the user that he or she can inhale in simulation of smoking.

Section 2. ACTIVITIES PROHIBITED

The use of an e-cigarette is prohibited in all public buildings owned and controlled by the City of Inverness in which smoking is prohibited under the Florida Clean Indoor Air Act, Chapter 386, Part II, Sections 386.201 – 386.2125, Fla. Stat. (2012).

Section 3. ENFORCEMENT

The provisions of this division shall be enforced by the Citrus County Sheriff's Office.

Section 4. PENALTIES

The violation of any provision of this division shall be punished as follows:

The first violation shall result in a warning with each subsequent violation punished by a fine not to exceed five hundred dollars (\$500.00) or by imprisonment in the county jail not to exceed sixty (60) days, or by both such fine and imprisonment. Each day any violation of the ordinance shall continue shall constitute a separate offense, unless otherwise prohibited.

Section 5. REPEAL OF INCONSISTENT ORDINANCES

All City of Inverness ordinances or parts of ordinances in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

Section 6. SEVERABILITY

If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 7. INCLUSION IN THE CODE OF ORDINANCES

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

Section 8. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

Upon motion duly made and carried on first reading, the foregoing ordinance was approved on the _____ day of _____, 2015.

Upon motion duly made and carried on second reading, the foregoing ordinance was adopted on the _____ day of _____, 2015.

CITY OF INVERNESS, FLORIDA

By: _____
KEN HINKLE, President

ROBERT PLAISTED, Mayor

FRANK DIGIOVANNI, City Manager

ATTEST:

DEBORAH DAVIS, City Clerk

Approved as to form and content:

LARRY M. HAAG, City Attorney

FDA Warns of Health Risks Posed by E-Cigarettes

The Food and Drug Administration (FDA) has joined other health experts to warn consumers about potential health risks associated with electronic cigarettes.

Also known as “e-cigarettes,” electronic cigarettes are battery-operated devices designed to look like and to be used in the same manner as conventional cigarettes.

Sold online and in many shopping malls, the devices generally contain cartridges filled with nicotine, flavor, and other chemicals. They turn nicotine, which is highly addictive, and other chemicals into a vapor that is inhaled by the user.

“The FDA is concerned about the safety of these products and how they are marketed to the public,” says Margaret A. Hamburg, M.D., commissioner of food and drugs.

The agency is concerned that

- e-cigarettes can increase nicotine addiction among young people and may lead kids to try other tobacco products, including conventional cigarettes, which are known to cause disease and lead to premature death
- the products may contain ingredients that are known to be toxic to humans
- because clinical studies about the safety and efficacy of these products for their intended use have not been



An e-cigarette inserted into its charger. E-cigarettes are electronic devices used to deliver nicotine to the user in vapor form.

FDA



Air is drawn through an e-cigarette during a laboratory procedure that simulates a smoker taking a puff. The resulting vapor is tested.

FDA



submitted to FDA, consumers currently have no way of knowing

- whether e-cigarettes are safe for their intended use
- about what types or concentrations of potentially harmful chemicals, or what dose of nicotine they are inhaling when they use these products

The potential health risks posed by the use of e-cigarettes were addressed in a July 22, 2009, phone conference between Joshua M. Sharfstein, M.D., principal deputy commissioner of food and drugs; Jonathan Winickoff, M.D., chair of the American Academy of Pediatrics Tobacco Consortium; Jonathan Samet, M.D., director of the University of Southern California's Institute for Global Health; and Matthew T. McKenna, M.D., director of the Office on Smoking and Health at the national Centers for Disease Control and Prevention.

Conference participants stressed the importance of parents being aware of the health and marketing concerns associated with e-cigarettes. It was stated that parents may want to tell their children and teenagers that these products are not safe to use.

Of particular concern to parents is that e-cigarettes are sold without any legal age restrictions, and are available in different flavors (such as chocolate, strawberry and mint) which may appeal to young people.

In addition, the devices do not contain any health warnings comparable to FDA-approved nicotine replacement products or conventional cigarettes.

During the phone conference, which was shared with the news media, FDA announced findings from a laboratory analysis that indicates that electronic cigarettes expose users to harmful chemical ingredients.

FDA's Division of Pharmaceutical Analysis—part of the agency's Center for Drug Evaluation and Research—analyzed the ingredients in a small sample of cartridges from two leading brands of e-cigarette samples.



FDA

An FDA chemist uses a device set to the same temperature as an activated e-cigarette. This helps determine what might be inhaled by users of these products.

One sample was found to contain diethylene glycol, a toxic chemical used in antifreeze. Several other samples were found to contain carcinogens, including nitrosamines.

Agency Actions

FDA has been examining and detaining shipments of e-cigarettes at the border and has found that the products it has examined thus far meet the definition of a combination drug device product under the Federal Food, Drug, and Cosmetic Act.

The agency has been challenged regarding its jurisdiction over certain e-cigarettes in a case currently pending in federal district court.

FDA is planning additional activities to address its concerns about electronic cigarettes.

Meanwhile, health care professionals and consumers may report seri-

ous adverse events or product quality problems with the use of e-cigarettes to FDA through the MedWatch program, either online at www.fda.gov/Safety/MedWatch/default.htm or by phone at 1-800-FDA-1088. 

This article appears on FDA's Consumer Updates page (www.fda.gov/ForConsumers/ConsumerUpdates/default.htm), which features the latest on all FDA-regulated products.

For More Information

FDA Press Release
www.fda.gov/NewsEvents/Newsroom/PressAnnouncements/ucm173222.htm

E-Cigarettes: FDA Web page
www.fda.gov/NewsEvents/PublicHealthFocus/ucm172906.htm

Bondi: FDA Cigar Rules 'Overbroad'

Attorney General Pam Bondi labeled as "overbroad" the federal government's proposed regulations to link electronic cigarettes, cigars and other tobacco products to the same rules as the cigarette industry.

Bondi wrote in a letter that she wants the U.S. Food and Drug Administration to consider the potential impact of the announced rule changes on Ybor City cigar manufacturer J.C. Newman Cigar, urging the federal agency to "more narrowly tailor these overbroad regulations."



The FDA is looking to discourage the use of electronic cigarettes and tobacco products among minors by expanding rules now in place on the sales and advertising of cigarettes.

J.C. Newman is the lone survivor of a cigar industry that first came to Tampa in the 1890s.

"This 119-year-old premium cigar company with 130 employees is truly unique in this industry and should not be regulated in the same manner as the nation's largest cigarette companies," Bondi wrote on Friday, the deadline for submissions on the federal plan.

Bondi's letter was separate from a letter signed the same day by 29 other attorneys general that implored the FDA to make the proposed regulations even stronger, particularly in regard to electronic cigarettes.

The e-cigarette devices are seen by some as more acceptable than smoking, with the process involving a vaporizer to inhale nicotine that is often enhanced with flavors that range from simple vanilla, grape and banana to more alluring cotton candy, peach schnapps, pina colada and bubblegum.

"The FDA has recognized that flavored tobacco products containing flavors like vanilla, orange, chocolate, cherry and coffee are especially attractive to youth and are widely considered to be starter products, establishing smoking habits that can lead to a lifetime of addiction," the group of attorneys general said in the letter.

The group of attorneys general includes 21 Democrats, seven Republicans and one without party affiliation. The effort was led by Eric Schneiderman of New York, Martha Coakley of Massachusetts, Lisa Madigan of Illinois and Greg Zoeller of Indiana.

Regulators have agonized over whether e-cigarettes are a step in helping people quit smoking or serve as a gateway to nicotine addiction.

But the attorneys general said, in their letter, e-cigarettes are exposing an increasing number of youths to nicotine.

Bondi, in her letter, generally supports the enforcement of federal regulations on e-cigarettes, which would be similar to a Florida law approved in the 2014 legislative session.

That measure (SB 224) made it a second-degree misdemeanor as of July 1 to sell e-cigarettes and related products to minors.

Jennifer Haliski, a spokeswoman for the FDA, said Wednesday that letters submitted on the proposed rule change will be reviewed as quickly as possible. However, no timetable is set for when a final decision will be made, she said.

U.S. Sen. Bill Nelson, D-Fla., and U.S. Sen. Marco Rubio, R-Fla., have requested an exemption to the new rules for companies that don't mass-produce cigars, such as J. C. Newman. The FDA is already considering an exemption for premium cigars that are handmade. J.C. Newman uses vintage machines.

Gov. Rick Scott and Lt. Gov. Carlos Lopez-Cantera last month sent a similar request about the impact of the proposed regulations on Florida cigar companies.

Reading the smoke signals on e-cigarettes: Can you puff away on a plane, train or in your local bar?

By Justin Rocket
Silverman



[Julia Xanthos/New York Daily News](#) Christelle Gérard and fellow e-smoker Joel Johnson traveled about New York and found plenty of places where they were allowed to 'vape.'

Where there's smoking, there's no longer fire — but there's plenty of heated debate.

Electronic cigarettes, known to smokers as e-cigarettes, are lighting up the city as puffers snuff out their butts in favor of the refillable, rechargeable alternative, which produces a not-so-smelly vapor instead of pungent smoke.

But should tokers treat these devices like cigarettes themselves, keeping the habit out of restaurants, bars, barbershops and airplanes? Or should they light up wherever the mood strikes, taking advantage of industry claims that the synthetic nicotine sticks are as harmless to passersby as nightclub fog machines?

Depends on who — and where — you ask.

Trains, planes and buses are out of the question.



[Julia Xanthos/New York Daily News](#) The smoking ban at bars and restaurants doesn't apply to e-cigarettes.

The Metropolitan Transportation Authority told the Daily News it allows no e-cigs on the E train or any of its rides, for that matter.

"We would interpret our prohibition on smoking as applying to electronic cigarettes," a spokeswoman wrote in an e-mail.

The Long Island Rail Road also extends its cigarette ban to e-cigarettes.

The U.S. Department of Transportation says no smoking — or "vaping," as e-cigarette enthusiasts call it — on airplanes.



[Julia Xanthos/New York Daily News](#) Battery-powered devices go for about \$40 each, with liquid refills available in flavors like coffee, vanilla and “juicy fruit.”

But that’s where the formal prohibitions end. The city Parks Department doesn’t consider vaping to be smoking, meaning [Mayor Bloomberg](#)’s ban on puffers in parks is not airtight.

More importantly, the city’s Department of Health says Bloomberg’s defining Smoke Free Air Act, which prohibits smoking inside public places, does not govern electronic smoking. That means as far as the city is concerned, any bar, restaurant, movie theater, nightclub, bowling alley, nail salon or shopping mall is fair game for vaping.

That is, of course, if business owners choose to allow it.

Some do, and some don’t: Starbucks recently snuffed out the chance for patrons to enjoy coffee and e-cigarettes, while lower East Side bars Iggy’s, Whiskey Ward and Coal Yard don’t have a problem with it. On the other hand, many Times Square bars and Broadway theaters say no to e-smoking.

[Julia Xanthos/New York Daily News](#)
Joel Johnson vapes at New York Barbers.

It's a legal area that's grayer than a smoker's lungs, according to Phil Roseman, co-owner of VapeNY, Manhattan's first electronic-cigarette shop.

"What we tell our customers is that you can vape anywhere you like," says Roseman, whose newly opened lower East Side storefront sells the battery-powered devices for about \$40 a pop, as well as flavored refills like coffee, vanilla and "juicy fruit." "I've taken it on planes, into restaurants and movie theaters, and never had a problem."

The store has been doing brisk businesses, as more and more nicotine addicts decide they don't want to pay \$15 for a pack of real cigarettes when there's a cheaper, less-taxed, and more socially permissible alternative.

Not to mention, one that doesn't stink up the whole apartment.





[Julia Xanthos/New York Daily News](#) Christelle Gérard puffs amid the produce at the grocery store.

“I can use this e-cigarette as much as I want and my wife doesn’t complain about the smell,” says lower East Side resident Mike Chan, 41, a VapeNY regular who spends about \$30 a month on the liquid refills, down significantly from his cigarette-smoking days.

That’s not to say all New Yorkers are welcoming the glowing tip of these electronic devices.

“There was a time when I was wasted, vaping an e-cigarette, and someone came up to me and told me to put it out,” says Alex Catarinella, 26. “I blew smoke in his face and then pretended to put out my cigarette on his chest. He jumped!”

Writers and regular e-smokers Christelle Gérard, 27, and [Joel Johnson](#), 35, toured the city with the Daily News and vaped openly in bars, restaurants, a dry cleaner and even a grocery store without anyone telling them to cut it out.



[Julia Xanthos/New York Daily News](#) Joel Johnson, smoking an electronic cigarette, and Christelle Gérard outside a Manhattan park.

“I am surprised at how many places don’t seem to mind — especially bars,” says Johnson.

One place that will never turn e-smokers away is the Henley Lounge, planned to open in SoHo in September. The local e-cigarette company hopes to screen films and host talks, all while passing out samples of its Henley e-cigs.

“Our job with this company is to educate people that nicotine is like caffeine,” says Henley co-founder Talia Eisenberg. “Yes, it’s addictive, but it’s not going to hurt you.”

FDA Warns of Health Risks Posed by E-Cigarettes

The Food and Drug Administration (FDA) has joined other health experts to warn consumers about potential health risks associated with electronic cigarettes.

Also known as “e-cigarettes,” electronic cigarettes are battery-operated devices designed to look like and to be used in the same manner as conventional cigarettes.

Sold online and in many shopping malls, the devices generally contain cartridges filled with nicotine, flavor, and other chemicals. They turn nicotine, which is highly addictive, and other chemicals into a vapor that is inhaled by the user.

“The FDA is concerned about the safety of these products and how they are marketed to the public,” says Margaret A. Hamburg, M.D., commissioner of food and drugs.

The agency is concerned that

- e-cigarettes can increase nicotine addiction among young people and may lead kids to try other tobacco products, including conventional cigarettes, which are known to cause disease and lead to premature death
- the products may contain ingredients that are known to be toxic to humans
- because clinical studies about the safety and efficacy of these products for their intended use have not been



An e-cigarette inserted into its charger. E-cigarettes are electronic devices used to deliver nicotine to the user in vapor form.

FDA



Air is drawn through an e-cigarette during a laboratory procedure that simulates a smoker taking a puff. The resulting vapor is tested.

FDA



submitted to FDA, consumers currently have no way of knowing

- whether e-cigarettes are safe for their intended use
- about what types or concentrations of potentially harmful chemicals, or what dose of nicotine they are inhaling when they use these products

The potential health risks posed by the use of e-cigarettes were addressed in a July 22, 2009, phone conference between Joshua M. Sharfstein, M.D., principal deputy commissioner of food and drugs; Jonathan Winickoff, M.D., chair of the American Academy of Pediatrics Tobacco Consortium; Jonathan Samet, M.D., director of the University of Southern California's Institute for Global Health; and Matthew T. McKenna, M.D., director of the Office on Smoking and Health at the national Centers for Disease Control and Prevention.

Conference participants stressed the importance of parents being aware of the health and marketing concerns associated with e-cigarettes. It was stated that parents may want to tell their children and teenagers that these products are not safe to use.

Of particular concern to parents is that e-cigarettes are sold without any legal age restrictions, and are available in different flavors (such as chocolate, strawberry and mint) which may appeal to young people.

In addition, the devices do not contain any health warnings comparable to FDA-approved nicotine replacement products or conventional cigarettes.

During the phone conference, which was shared with the news media, FDA announced findings from a laboratory analysis that indicates that electronic cigarettes expose users to harmful chemical ingredients.

FDA's Division of Pharmaceutical Analysis—part of the agency's Center for Drug Evaluation and Research—analyzed the ingredients in a small sample of cartridges from two leading brands of e-cigarette samples.



FDA

An FDA chemist uses a device set to the same temperature as an activated e-cigarette. This helps determine what might be inhaled by users of these products.

One sample was found to contain diethylene glycol, a toxic chemical used in antifreeze. Several other samples were found to contain carcinogens, including nitrosamines.

Agency Actions

FDA has been examining and detaining shipments of e-cigarettes at the border and has found that the products it has examined thus far meet the definition of a combination drug device product under the Federal Food, Drug, and Cosmetic Act.

The agency has been challenged regarding its jurisdiction over certain e-cigarettes in a case currently pending in federal district court.

FDA is planning additional activities to address its concerns about electronic cigarettes.

Meanwhile, health care professionals and consumers may report seri-

ous adverse events or product quality problems with the use of e-cigarettes to FDA through the MedWatch program, either online at www.fda.gov/Safety/MedWatch/default.htm or by phone at 1-800-FDA-1088. [FDA](#)

This article appears on FDA's Consumer Updates page (www.fda.gov/ForConsumers/ConsumerUpdates/default.htm), which features the latest on all FDA-regulated products.

For More Information

FDA Press Release
www.fda.gov/NewsEvents/Newsroom/PressAnnouncements/ucm173222.htm

E-Cigarettes: FDA Web page
www.fda.gov/NewsEvents/PublicHealthFocus/ucm172906.htm

Before You Vape: High levels of Formaldehyde Hidden in E-Cigs



MIKE SEGAR / Reuters a day

Formaldehyde, a known human carcinogen found in cigarette smoke, also dwells in the vaporized liquid of popular electronic or e-cigarettes, researchers said Wednesday.

E-cigarette sales are booming in the United States and many hoped so-called "vaping" would replace tobacco smoking and be a panacea for the nearly 160,000 lung cancer deaths associated with conventional cigarettes.

But according to an analysis published Wednesday in the *New England Journal of Medicine*, the exposure to formaldehyde from e-cigarettes, based on similar chronic use as tobacco, could be five to 15 times higher than from smoking cigarettes.

"It's way too early now from an epidemiological point of view to say how bad they are," said co-author James F. Pankow, professor of chemistry and engineering at Portland State University in Oregon. "But the bottom line is, there are toxins and some are more than in regular cigarettes. And if you are vaping, you probably shouldn't be using it at a high-voltage setting."

Pankow and his colleagues analyzed aerosolized e-liquid in "tank system" e-cigarettes to detect formaldehyde-releasing agents in "hidden" form at various voltages.

They found that vaping 3 milligrams of e-cigarette liquid at a high voltage can generate 14 milligrams of loosely affiliated or "hidden" formaldehyde. Researchers estimated a tobacco smoker would get .15 milligrams of formaldehyde per cigarette or 3 milligrams in a 20-pack.

Pankow told NBC News those numbers "may be conservative."

"We are not saying e-cigarettes are more hazardous than cigarettes," he said. "We are only looking at one chemical. ... The jury is really out on how safe these drugs are."

There are more than 8,000 chemicals in tobacco smoke, so it's hard to pinpoint whether formaldehyde is the main

culprit in cigarette-related cancers.

"A lot of people make the assumption that e-cigarettes are safe and they are perfectly fine after using for a year," said Pankow. "The hazards of e-cigarettes, if there are any, will be seen 10 to 15 years from now when they start to appear in chronic users."

E-cigarettes were first invented in China in 2003, but they started appearing in the United States around 2006. A five-pack of flavor cartridges costs about the same as a pack of cigarettes and starter kits can cost between \$30 and \$100.

[A cartridge or tank contains a liquid](#) of propylene glycol, glycerol, or both, as well as nicotine and flavoring. These chemicals are heated to the boiling point with a battery-operated atomizer, creating a smokeless vapor that is inhaled.

Study: More teens are smoking e-cigarettes

But formaldehyde-containing chemical compounds can be released during the "vaping" process as the liquid is heated. Pankow said some e-cigarettes can burn hotter than 1,000 degrees fahrenheit.

"The difference in e-cigarettes is the material that is heated and turns into hot gas as it cools is not tobacco, but two main chemicals," he said. "When it gets really hot, unwanted reactions occur."

Pankow said the same risks likely do not occur when vaping dry marijuana or hash oil, which typically does not use those chemicals. "But it's totally likely that some people dilute hash oil with propylene glycol and glycerol, which we know can form formaldehyde," he said.

Formaldehyde is a colorless, strong-smelling gas used in embalming fluid, building materials and some medicines and cosmetics. It can also be produced as a byproduct of cooking and smoking.

According to the American Cancer Society, exposure to formaldehyde has been shown to cause cancer in laboratory animals and has also been linked to some cancers in humans.

When gaseous formaldehyde, found in funeral homes and other occupational settings, is inhaled, it breaks down in the mouth, nose, throat, and airways. Exposure has been linked to throat and nasal cancers and leukemias.

First published January 21st 2015, 5:32 pm

E-cigs remain unregulated despite increased poisonings - FOX 8 WVUE New Orleans News, Weather, Sports, Social

E-cigs remain unregulated despite increased poisonings

Posted: Jan 14, 2015 6:03 PM EST Updated: Jan 14, 2015 8:09 PM EST

PHOENIX (CBS5) -

The number of poisonings involving e-cigarettes and liquid nicotine skyrocketed in 2014.

E-cigarettes are said to be a healthier alternative to tobacco cigarettes, but put into the wrong hands they can be dangerous.



According to the American Association of Poison Control Centers, poisoning involving e-cigarettes and liquid nicotine jumped from 1,500 in 2013 to nearly 4,000 in 2014.



More than half the calls involved children under the age of six.

Dr. Frank LoVecchio with Banner Good Samaritan Hospital isn't surprised.

"A small spoon is enough for two packs of cigarettes so in theory that one little spoon can kill over ten kids," said LoVecchio.

LoVecchio says liquid nicotine is especially dangerous because it comes in flavors appealing to children.

"If you look on a website like EBay or Liquid Nicotine they're all wonderful flavors like bubblegum, gelato, chocolate brownie, and then you see one or two American tobaccos," said LoVecchio.

Right now the e-cigarette industry is not regulated.

In April 2014 the Food and Drug Administration proposed a new rule that would extend the agency's authority to include e-cigarette products.

However, the FDA has yet to issue a final rule, and when that will happen remains unclear.

An FDA spokesperson tells CBS 5 News, "We cannot speculate on when the FDA will issue a final rule. However, the agency intends to work as quickly as possible to review comments."

Bethany Grant co-owns an e-cigarette shop in Gilbert.

Even Grant says the industry should be regulated, and e-cigarette users need to be responsible.

"I think that e-cigs could be dangerous for anybody who doesn't use them properly," said Grant. "I think the key is to treat them as a lot of other household products, things that you wouldn't leave laying around."

In 2010 Arizona lawmakers made it illegal to sell e-cigarettes to minors, but no legislation has been passed involving the products since then.

5 Facts About E-Cigarettes and the FDA: No, It's Not a Ban

By Maggie Fox

nbcnews.com

The Food and Drug Administration has proposed [extending its authority to e-cigarettes](#), cigars, pipe tobacco and other tobacco products. It's just a first step and not a final rule yet. Here are five things you need to know about the announcement:



Getty Images file

It's not a ban

Congress gave the FDA power to [regulate tobacco](#) in 2009, but not the power to ban its use. FDA wasn't happy about the decision and is worried that regulating such products implies that they are safe.

These products aren't safe

Cigars and pipe tobacco carry just about the same risks as cigarettes do, but have caused less harm because users tend to smoke them less often and inhale less deeply, and because so many fewer people use them than use cigarettes — although their use is growing. [E-cigarette makers and "vapers"](#) will argue that these products are safer, but that doesn't mean they are completely safe, either.

"We just don't know," says FDA commissioner Dr. Margaret Hamburg. Nicotine is enormously addictive and inhaling the propylene glycol in e-cigs can affect the lungs.

What's inside? Anyone's guess

The regulation would require companies to tell the FDA what's in their products, but they don't have to tell the public. Some products do carry labels, but they don't have a complete list. For instance, Logic Power Series Menthol flavored e-cigarettes say they contain: Propylene glycol, glycerin, water, nicotine, terpineol, methylfurfural, vanilla extract, vanillin and menthol. But there might be other ingredients, says Logic president Miguel Martin.

Keep away from kids

The rules would limit the sale of all the products — electronic cigarettes, cigars, hookah tobacco and nicotine tablets — to people 18 and older, although some states may set that at age 21. They would also forbid giving out free samples. But they don't limit Internet sales or advertising, and health advocates fear it's the TV ads that are making these products explode in popularity.

The rules won't take effect for a while

Thursday's announcement opens a 75-day public comment period, after which the FDA will think about it

<http://www.nbcnews.com/health/health-news/5-facts-about-e-cigarettes-fda-no-its-not-ban-n88746>

some more and might make changes. Hamburg says she's not able to give a time estimate for when the rules might be final. In the meantime, she says, it's "the wild, wild West."



NBCNews.com

Maggie Fox is senior health writer for NBCNews.com and TODAY.com, writing top news on health policy, medical treatments and disease.

She's a former managing editor for healthcare and technology at National Journal and global health and science editor for Reuters based in Washington, D.C. and London.

She's reported for news agencies, radio, newspapers, magazines and television from across Asia, the Middle East, Africa and Europe covering news ranging from war to politics and, of course, health and science. Her reporting has taken Maggie to Lebanon, Syria and Libya; to China, South Korea, Thailand, the Philippines and Pakistan; to Bosnia, Croatia and Serbia and to Ireland and Northern Ireland and across the rest of Europe.

Maggie has won awards from the Society of Business Editors and Writers, the National Immunization Program, the Overseas Press Club and other organizations. She's done fellowships at Harvard Medical School, the National Institutes of Health and the University of Maryland.

Interoffice Memorandum – *City of Inverness*

DATE: March 13, 2015
ISSUE: RE-APPOINTMENT OF MEMBERS TO VARIOUS BOARDS & COMMISSIONS
FROM: City Manager
CC: City Clerk & DDS Director
ATTACHED: Memorandum by Dale Malm

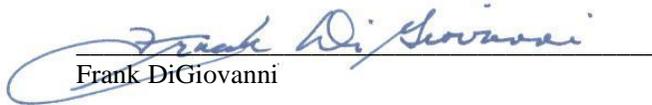
This item and related action is a continuation from last meeting. By reference of the attached letter, Council is asked to re-appoint listed members to the stated Board and/or Commission. Proposed action will affect membership in the following volunteer capacities:

- Planning & Zoning Commission
- Zoning Board of Adjustment
- Inverness Community Redevelopment Agency
- Architectural/Aesthetic Review Committee

Recommended Action

City Council is asked to motion, second and vote to re-appoint the listed members to the Boards and Commissions as submitted.

Thanking you for your attention to this matter.



Frank DiGiovanni

AGENDA MEMORANDUM

To: Frank DiGiovanni, City Manager
From: Dale Malm
Copy: Debbie Davis
Date: March 6, 2015
Re: Re-Appointment of Members to City Boards

The Community Development Department has received letters of interest from the Board members below to continue their service to the City as a Board member in their respective seats. The following members have met the 2014 attendance requirements and each has requested to be re-appointed to their respective seats by City Council:

Zoning Board of Adjustment

Expiring Date

- | | |
|-----------------|------|
| 1. David Brooks | 2018 |
| 2. Pete Kelly | 2018 |

Planning & Zoning

Expiring Date

- | | |
|-----------------|------|
| 1. James Devine | 2018 |
|-----------------|------|

Code Enforcement Board

Expiring Date

- | | |
|------------------|------|
| 1. John Pepe | 2018 |
| 2. Harry Kratzer | 2018 |

Please provide consideration by City Council for each of the above board member's request for re-appointment of their respective City Board Seat at the March 17, 2015 City Council meeting.

Agenda Memorandum – *City of Inverness*

March 13, 2015

ISSUE: Citrus County List of Joint Projects/Policy Items
FROM: City Manager
CC: N/A
ATTACHED: City Letter to County, November 2014
Nine-Point Agreement

June 10, 2014 was the day the 9-Points was first presented to members of the BOCC and Inverness City Council simultaneously. Mutual admiration, exhilaration, and support were immediate, and we now learn were somewhat short-lived. How short-lived? In a spirit of cooperation, the Inverness City Council moved to adopt the 9-Points on June 17, 2014, and sent the official measure to the County for what was expected to be like ratification. Unfortunately, they never acted.

Present discussion by the County about the 9-Point Agreement is to divide items individually. I will expand on this at the meeting, but they have made it clear the 9-Point Agreement is too difficult and too large to deal with, and wish to address items individually. There are also additional items beyond the 9-Point Agreement being comingled. For clarity, a list follows:

Added Topics:

- South Apopka Avenue Striping
- Recycling Containers at Withlacoochee Vocational College

Property Swap

- Bicycle Trail Connections, Trail Planning & Development
- Utility Purchase
- Downtown Urban Planning (Consolidate & Improve County Functionality)
- Tourism
- Valerie Theatre
- US 41 North
- Veteran Memorial Re-Location
- Whispering Pines Park

Recommended Action –

Be prepared to participate in the conversation.


Frank DiGiovanni

Administrative Offices
212 West Main Street, Inverness Florida 34450
www.Inverness-FL.gov



City of Inverness

Administration Office

212 W. Main Street
Inverness, Florida 34450-4149
Administration@Inverness-FL.gov

(352) 726-2611

Fax (352) 726-0607

November 20, 2014

Jeff Rogers, Interim Administrator
Board of Citrus County Commissioners
110 North Apopka Avenue
Inverness, FL 34450

Dear Mr. Rogers:

This is sent to codify and address several items of interest; let me start with the 9-Point Agreement, points therein, and proceed to others.

9-Point Agreement

We appreciate your efforts to move this initiative forward. Based on our recent conversation, it appears most, if not all, component items have been analyzed by County Staff, are ready to proceed, and we look forward to the matter being discussed by BOCC members publicly on December 2nd, 2014. With respect to that date, a meeting of the Inverness City Council is also scheduled that day. Accordingly, we must be prepared and ready for the Inverness meeting, and ask that a time certain be scheduled with the understanding we must depart the County meeting by 3:30pm.

War Memorial Monuments

With reference to our informal meeting on November 17, 2014, I had the opportunity to discuss the matter with Mr. Clark Stillwell. As a member of the standing committee, Mr. Stillwell is working to transform the conceptual drawing to a construction level plan. Dimensions, monument placement, flag location, plant type and more will be made part of the final product. There are two points of importance with this notable and worthy project: The first is location, the second is plan review by the local (City) Architectural Aesthetic Review Committee. We are not certain the location has been determined and encourage that all points be considered to make the best final determination. The second has to do with a review and approval of the project by the City of Inverness AARC. We will arrange for that to occur conveniently once advised by your office that dimensions and buildable plans are complete.

Utility Systems Purchase

Two public appearances have been made before the BOCC on the matter of utility service areas, service delivery and the potential sale of certain systems to the City of Inverness. Support by Elected Officials is encouraging and, without going into detail, we look forward to a positive

outcome that respects the established service areas and allows the two governments to work in harmony.

North Apopka Avenue

Recent reconfiguration and striping of South Apopka Avenue from Highway 41/44 to Highlands Boulevard altered drive lanes and removed parking that supports local business and residents. We were provided an opportunity to comment; however, the result (striping) omitted our comments; causes people to park illegally, and is disquieting to say the least. Be advised we are developing a plan that supports an urban environment with a goal to maintain clear drive lanes, and that additionally supports business and residential parking. We will assuredly keep you informed on our conclusion and action.

Recycle Containers at WTC

Your letter of November 6th, 2014, supports our request to relocate containers that are in close proximity to a residential center. While favorable consideration to make that change is appreciated, we stand ready to assist County Staff to find a suitable location for that to happen as soon as possible. When convenient, feel free to contact us to discuss this further.

In closing, your consideration of a time certain schedule for public discussion of the 9-Point Agreement on December 2nd is most appreciated, and joining efforts to work in harmony on the scope of the Agreement and what's listed above is exciting.

Thanks again.

Sincerely,



Frank DiGiovanni
City Manager

Xc: Inverness Elected Officials
Eric Williams, Asst. City Manager

INTERLOCAL AGREEMENT
BY AND BETWEEN CITRUS COUNTY BOARD OF COMMISSIONERS
&
CITY OF INVERNESS

THIS AGREEMENT entered into this day of _____, 2014, by and between the CITY OF INVERNESS, Florida, hereinafter referred to as "City," and CITRUS COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY,"

WITNESSETH:

WHEREAS, on June 10, 2014, at the public meeting of the County, the full City Council appeared to unify the parties, present information and exchange ideas on nine project/service items of mutual interest, and

WHEREAS, County desires to work with the City on all items referred to herein, and

WHEREAS, City desires to work with County on all items as discussed by the parties and referenced herein, and

WHEREAS, both City and County feel that a cooperative effort to plan, share resources and bring forward meaningful projects to the betterment of the economy, services provided, and cost containment by the public sector, and

WHEREAS, This agreement is not intended to limit or serve as the extent of cooperative effort, and to only clarify the items discussed and listed herein. The City and County wish to enter into this Interlocal Agreement based on the scope of the discussion, June 10, 2014, in writing pursuant to the Florida Interlocal Cooperation Act of 1969 (F.S. Section 163.01) ;

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree and enter in to this agreement with an understanding as follows:

Item List:

Property Swap

Bicycle Trail Connections, Trail Planning and Development

Utility Purchase

Downtown - Urban Planning - to consolidate and improve County Functionality

Tourism

Valerie Theatre

US 41 North

Veteran Memorial Re-Location Project

Whispering Pines Park

Scope of Dialog by Item:

Property Swap: The County supports swapping its property located off Forest Drive to include the entire trail line and other tangible lands to the City and City supports swapping its property, a roughly 10 acre piece (MOL) to County. In exchange, County will construct the main ingress/egress roadway to the new Airport Hangers and Operations Center, and to be determined Business Park.

Bicycle Trails, Planning, Development and Connection: City will plan, allocate and secure funding to convert land swap property into a Bicycle Commuter Trail Head and further connect the Withlacoochee State Trail to the Whispering Pines Park. The County will work to plan, secure funding, and develop a connection point from the Withlacoochee Bicycle Trail to the new Dunnellon (Bridge) Trail Head at County Road 39. The parties agree to support the endeavor of each other to achieve successful outcomes. City agrees to have the new bicycle trail and connection to the Withlacoochee Trail and to Whispering Pines Park placed on County's Master Plan for intermodal transportation in Citrus County.

Utility Purchase: The parties are moving to finalize a transaction for City to acquire County water system and customer base of Rosemont/Rolling Green, along Sandpiper Roadway. City provides bulk water to County to serve Golden Terrace. City desires to achieve economies of scale, and within this duly established working relationship and support by County, City desires to acquire Golden Terrace, which City current provides water, and additionally acquire Fox Wood Subdivision system to connect all to City System.

Downtown Urban Planning, County Buildings, Consolidation and Efficiencies: City plan exists and will be uses as a basis to create a partnership with County to join efforts to perform high level planning in the immediate area of the Courthouse, Sheriff's Office Operations Building, Courthouse Annex and Supervisor of Elections Building. County agrees to join efforts and will appoint a member or members to work with City. City will make its consultant group available to join the parties and achieve common goals of urbanism. Scope and potential outcome is intended to shrink the public sector consumption of property; to create potential for private sector expansion in the current area; to achieve efficiencies of parking, pedestrian mobility, work flow, consolidate court functions, consolidate administrative functions, alleviate the need for the Historic Coke-A-Cola Building by returning it to the tax roll; to eliminate the need to perform an electronic search to all wanting to participate in administrative County activity and/or Clerk of the Court services; to consider the need for an Administrative Building for County Services and Functions; to provide sufficient space and functionality for future needs, and to allocate the County Courthouse to court related activity.

Tourism & Visitor Activity: City built a well-used urban park system to support the business core, and markets, promotes, organizes and fully funds an aggressive program to attract people to Citrus County. County recognizes City efforts support the program of the Tourist Development Council and, where and when possible, County will work to find ways to support City Event and Visitors Bureau program to promote and market the City and County.

Valerie Theatre Restoration & Cultural Center Project: City and County agree culture is an important element of a growing community and supports cultural development. City purchased the building and surrounding property to plan, redesign, restore and convert the Historic Valerie Theatre into a fully functional cultural center, with the addition of a separate plaza and entryway. County supports this effort by agreeing to a property easement, and further understands there

will be moments of noise, dust and undesirable conditions from the project. City will keep County informed of the progression with emphasis of County participation at the projected month of either March or April 2015, with the reopening ceremony.

US Highway 41 North: The parties agree conditions of the roadway fail, conditions demand immediate attention, and will work with and through: the Transportation Planning Organization, the Hernando/Citrus Metropolitan Planning Organization, State Elected Officials, State Appointed Officials and the Florida DOT, to get the road widened and complete in a five-year cycle.

Veteran War Memorial Monuments, Historic Courthouse: The parties agree relocation of all memorials would be in keeping to accomplish the following: improve accessibility to veterans and public that experience mobility limitations; improve visibility to passing traffic; eliminate the conflict with staged events on Historic Courthouse Grounds; provide a location of tranquility, significance and enhancement. The parties further agree to support the relocation plan developed by the Historic Society at a project cost of \$25,000. The County and City agree to provide funding in the amount of \$12,500 by each party to support the total plan and project effort. Payment will be remitted in a manner to be determined and to achieve accountability, will be made to either the Historic Society or BOCC.

Whispering Pines Park: The City and County find it desirable to achieve a supporting, mutually beneficial, joined relationship in the area of regional and general park services. City presented information as follows:

Parks costs \$800,000 or more to include all support and tangible expenses to run annually.

Population increases coupled with increased appeal will drive operating costs higher.

Park size (acreage) is large compared to other facilities; however, management of grounds requires a commingling of Forestry Management and Urban Management. The City is responsive to the State Plan

Park is regional in scope, serving all who enter.

Park is identified by County in their Comprehensive Plan

Ninety-two percent of users are beyond City Boundary. (Information determined by review of Little League program registrations, Swim Team Registration, Swim Lessons, all Swim Program registrations, Tennis Lessons, Tournament registrations, Cross Country, Adult League, and Recreation Building registrations; plus user permit evaluations and interactions with users in non-regulated areas)

The City historically funded and will continue to fund the majority of Park operations.

In 2011, 2012, 2013 the City expected to receive \$374,000 from County, but \$300,000 was remitted.

2013 - No payment by County.

2014 - No payment to date by County.

Moving forward, the County and City agree to correct past deficiencies, address the present (2014), and find common ground for a future relationship to at least 2023.

The City agrees to yield from the amount of \$374,000, and the County agrees to yield from the amount of \$300,000.

The City will agree to the base amount \$335,000 being applied retroactively for 2011, 2012, 2013, and moving forward for 2014, 2015, 2016, 2017 and 2018, 2019, 2020, 2021, 2022 and 2023.

The County will agree to the base amount \$335,000 being applied retroactively for 2011, 2012, 2013; for the current year 2014, and moving forward for 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 and 2023.

The parties agree that using the \$335,000 from 2011 to 2023 helps stabilize budget planning and to join the parties by a calculated reconciliation of past practice.

The City and County agree to the amount of \$335,000 to be applied for the current fiscal cycle, 2013-14 (2014). The City will invoice County on or before September 1, 2014 for payment.

To account for the difference in amounts for 2011, 2012 and 2013, the City will agree to hold the application of \$80,000 per year, and add it to the \$335,000 amount commencing in year 2019, and for 2020, 2021, 2022, 2023, for a total payment those years only of \$415,000.

The County agrees to charge its Road Maintenance Division with the in-house project of resurfacing roads and asphalt areas of the park commencing in year 2016, or 2017.

The City will agree for County to include Whispering Pines are part of its park inventory listed and made part of County Comprehensive Plan.

The City will commit to fund the majority of costs to operate, maintain, program and insure, Whispering Pines Park.

The County recognizes that population growth has a direct affect to park usage, and agrees to a potential cost adjustment on the applied \$335,000 base amount of +3% for every block of a 10,000 population increase, incorporating a base ceiling amount of \$400,000.

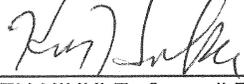
For the purposes of this understanding, the City will invoice County for 2014 on or before September 1st, 2014, and commencing 2015, provide invoice on or before April 1st of each year for remittance by County to City by not later than May 1st of each year.

This constitutes the understanding and participation of the parties by the appearance of the City of Inverness at the Board of County Commission meeting, Tuesday, June 10, 2014, and, as an agreement, is not intended to cover inclusively all items, projects, service programs or other issues that may from time to time arise.

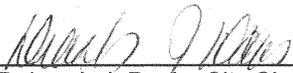
The intent of the parties is to communicate, maintain and conduct a receptive outlook, and work to understand the concerns of each other to achieve a means to resolve issues in a manner that supports the best interest of the local economy, living conditions and quality of life for the people and business interests of Citrus County.

IN WITNESS WHEREOF, the parties to this Agreement have caused the same to be signed by their duly authorized representatives this 17 day of June, 2014.

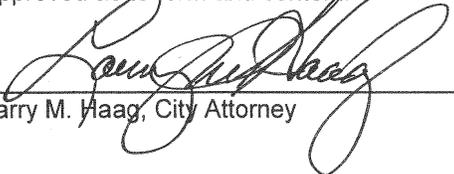
CITY OF INVERNESS, FLORIDA

By: 
KEN HINKLE, Council President

ATTEST:


Deborah J. Davis, City Clerk 6/17/14

Approved as to form and content:


Larry M. Haag, City Attorney

CITRUS COUNTY, FLORIDA

By: _____
John J. KENNEY, Chairman
Board of County Commissioners

ATTEST:

ANGELA VICK, Clerk of Court

Approved as to form and content:

Kerry Parsons
County Attorney

Appendix A

Whispering Pines Park Funding

At A Glance

Year	Paid	Applied Constant	Difference	Arrears Payment	Total Payment			City Diff
2011	\$300,000	\$335K	\$35K		\$300K			\$35K
2012	\$300,000	\$335K	\$35K		\$300K			\$35K
2013	\$-0-	\$335K	\$335,000		\$-0-			\$35K
2014		\$335K	\$-0-		\$335K			\$35K
2015		\$335K	\$-0-		\$335K			\$35K
2016		\$335K	\$-0-		\$335K			\$35K
2017		\$335K	\$-0-		\$335K			\$35K
2018		\$335K	\$-0-		\$335K			\$35K
2019		\$335K	\$-0-	+\$80K	\$415K			\$36K
2020		\$335K	\$-0-	+\$80K	\$415K			\$36K
2021		\$335K	\$-0-	+\$80K	\$415K			\$36K
2022		\$335K	\$-0-	+\$80K	\$415K			\$36K
2023		\$335K	\$-0-	+\$80K	\$415K			\$36K
								\$460K

- Clean
- No Stips
- Straightforward
- Payment for Fiscal Year 2014/14 due September, 1st, 2014
- Payment due April 1st each year from 2015 to 2023
- Growth Factor of +3% added to base amount (\$335K) per annum in the event of experienced population increases for each block of 10,000 new residents
- City assumes operational liabilities, costs increases and administrative support
- Road Division Support by County in 2016 or 2017 to repave roads/parking sections

Agenda Memorandum – *City of Inverness*

DATE: March 13, 2015
ISSUE: Reorganization of City Council
FROM: City Manager
CC: City Clerk
ATTACHED: President & Vice President Listing
Board Appointments

With reference to the City Charter, Section 2.10, annually on the third Tuesday in March, City Council members shall meet for the purpose of reorganization and at such meeting choose a new President and Vice-President. In a manner of speaking the protocol to select a Council President and Vice-President, as best possible, uses a rotation system. The selection of President and Vice-President establishes that person as a signatory of payment drafts. The execution of payment drafts by the City is limited to the signatures of the President, Vice President, City Clerk, and City Manager. The signature of an elected official must be accompanied by the signature of a Charter officer, as part of the “check and balance” of the payment system. Once a President and Vice President are determined, the recognition of their signatures are officially confirmed by passage of a prior Resolution,

Additional to the above, we have enclosed a list of past Presidents and Vice-Presidents from 1996. (Reviewing the history is interesting.) Also included is a separate table that lists member appointments to mandated and elective committees. Since all positions are open for consideration, appointment of the current council member and former members, to a position, are show with a strikethrough where applicable. (Action is required on all highlighted items and mandatory appointments are shown in bold).

Recommended Action:

1. Open the floor to receive nominations for President, close nominations and vote the selection
2. Open the floor to receive nominations for Vice-President, close nominations and vote the selection.
3. In a less formal manner, continue with Council Member Appointments to fill vacancies to mandated and elective boards and committees.

Congratulations to the newly selected President and Vice-President.


Frank DiGiovanni

	<i>President</i>	<i>Vice President</i>
1996	Richard Kaufman (2)	John Sullivan (1)
1997	John Sullivan (1)	Ted Stauffer (3)
1998	Ted Stauffer (3)	Jim Herringshaw (5)
1999	Jacque Hepfer (4)	Richard Kaufman (2)
2000*	Richard Kaufman (2)	Robert Plaisted (5)
2000**	Robert Plaisted (5)	John Sullivan (1)
2001	Robert Plaisted (5)	John Sullivan (1)
2002	John Sullivan (1)	Ted Stauffer (3)
2003	Jacque Hepfer (4)	Richard Kaufman (2)
2004*	Richard Kaufman (2)	Ken Hinkle (3)
2004**	Ken Hinkle (3)	Marc Wigmore (5)
2005	Ken Hinkle (3)	Marc Wigmore (5)
2006	Marc Wigmore (5)	*Bill Sheen (2) **(Sullivan Completes Term (1)
2007***	Sophia Diaz-Fonseca (4)	Jacque Hepfer (2)
2007*	Sophia Diaz-Fonseca (4)	Jacque Hepfer (2)
2007**	Jacque Hepfer (2)	Tom Johnson (5)
2008	Tom Johnson (5)	Marti Consuegra (1)
2009	Marti Consuegra (1)	Ken Hinkle (3)
2010	Ken Hinkle (3)	Jacque Hepfer (2)
2011	Jacque Hepfer (2)	Cabot McBride (4)
2012	Cabot McBride (4)	Linda Bega (5)
2013	Linda Bega (5)	Ken Hinkle (3)
2014	Ken Hinkle (3)	Jacque Hepfer (2)
2015		

*Term interrupted
**Appointed mid-year
***Interim Appointment
() = Council Seat #

Seats & Members

1 – David Ryan
2 – Jacque Hepfer
3 – Ken Hinkle
4 – Cabot McBride
5 – Linda Bega

Agenda Memorandum – *City of Inverness*

City of Inverness
Council Member Appointment List
(Mandated & Elective)

(Last Update – March 2014)

Appointment Date	Purpose	Elected Official
March 2014	Citrus County Chamber of Commerce	Councilman Dave Ryan
March 2014	Citrus County Library Board	Councilwoman Jacquie Hepfer
March 2014	Economic Development Council	City Manager DiGiovanni
March 2014	Tourist Development Council	Councilwoman Linda Bega
May 2012	Withlacoochee Regional Water Supply Authority	Crystal River – Councilmember Ken Brown
March 2011	Inverness Olde Town Association	City Manager
August 2013	<i>Keep Citrus County Beautiful (KCCB)</i>	Councilwoman Jacquie Hepfer
March 2008	Withlacoochee Regional Planning Council (Annual Term)	Councilman Ken Hinkle No Action Necessary (See Below Note)
June 2014	Hernando/Citrus MPO Representatives	Councilman Cabot McBride Optional Alternate: Jacquie Hepfer

Bold type signifies mandated appointment
Italic type signifies requested appointment

NOTE WRPC: Crystal River requested to have Inverness continue to serve another term since (2011-2012). 12/2/14 Council re-appointed Councilman Hinkle to serve an additional 1 year term. Crystal River prefers to have Inverness as representative.

NOTE WRWSA: Councilman Hinkle stepped down Dec. 2010 & CR resumed in Jan 2011(2yr term) CR Councilman Ken Brown was selected for additional Term (2012-2014) and wishes to remain until further notice.

Appointees by each City represent the other on each of these boards.

City Administration Office
 212 West Main Street, Inverness Florida 34450