

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

April 19, 2016 - 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) PUBLIC HEARINGS

4 - 10 a) Fire Inspection Program Ordinance (Final Reading)*

11 - 30 b) Impact Fee Ordinance (1st Reading)*

5) OPEN PUBLIC MEETING

The public is invited to express opinion on any item for this meeting or pending action at a future meeting of City Council. (Speaking time limit: Individual - 3 minutes; Group/Organization - 5 minutes)

6) PRE-SCHEDULED PUBLIC APPEARANCES

a) None

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7) MAYOR'S LOCAL ACHIEVEMENT AWARDS

8) CITY ATTORNEY REPORT

9) CONSENT AGENDA

31 a) Bill Listing *

Recommendation - Approval

32 - 41 b) Council Minutes - 04/05/16 & 04/07/16*

Recommendation - Approval

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

42 - 45 a) Fire Inspection Fee - Resolution *

46 - 57 b) Proposed City Charter Amendments - Ballot Referendum - Ordinances*
Article II, Section 2.09 - Vacancies, Filling Vacancies (Attendance)
Article V, Section 5.07 - Sale, Leasing or Sub-Leasing City Property
Article V, Section 5.22 - Purchase of Real Property

58 - 62 c) Board Appointments*

63 - 64 d) County Flow Control Lawsuit: Goodfellas v. Citrus County * (Verbal)

65 - 66 e) Suncoast Parkway II Resolution to Support* (Verbal)

f) Other

11) COUNCIL/MAYOR SUBJECTS

12) NON-SCHEDULED PUBLIC COMMENT

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

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13) ADJOURNMENT

a)

DATES TO REMEMBER

Oak Ridge Cemetery Expansion Workshop

Thursday, April 21, 2016 at 5:30pm

Inverness Government Center

Inverness City Council Regular Meeting

Tuesday, May 3, 2016 at 5:30pm

Inverness Government Center

Budget Workshop: 5-year Capital Improvement Program

Thursday, May 5, 2016 at 5:30pm

Inverness Government Center

Council Workshop: Manager Services

Tuesday, May 10, 2016 at 5:30pm

Inverness Government Center

Agenda Memorandum – *City of Inverness*

DATE: April 19, 2016
ISSUE: Public Hearing – 2nd Reading of City Code of Ordinances Amendment
Chapter 9 Fire Prevention & Protection
FROM: City Manager
CC: City Clerk, Fire Chief
ATTACHED: Ordinance No. 2016-714

A Public Hearing has been duly scheduled to receive comment for the 2nd reading of a proposed Ordinance to create an inspection safety program for public buildings, food establishments, nursery and preschool facilities, and identified business operations that warrant the proper operation of future suppression system to meet fire safety standards and related code compliance at a heightened level.

Recommended Action –

1. Motion, Second and Vote to Read the Ordinance Title
 - a. City Clerk reads Ordinance title
2. Open the Public Hearing
 - a. Those for; Those against
3. Close the Public Hearing to deliberate the matter
4. To proceed, motion and second to adopt the Ordinance on the 2nd reading


Frank DiGiovanni

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

ORDINANCE NO. 2016-714

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES, ENTITLED "FIRE PREVENTION AND PROTECTION", BY AMENDING ADDING SECTIONS, 9-1 THROUGH 9-9, ESTABLISHING POWERS AND PROCEDURES FOR FIRE INSPECTIONS AND CITATIONS FOR NON-COMPLIANCE WITH APPLICABLE CODES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR MODIFICATION AND, PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the City Council of the City of Inverness, Florida, this _____ day of _____, 2016, as follows:

Section 1. AMENDMENTS TO CHAPTER 9 ARTICLE I FIRE PREVENTION

Sections 9-1 through 9-9 are hereby adopted as more particularly set forth in Attachment A which is attached hereby and made a part hereof.

Section 2. SEVERABILITY

If any article or portion of this ordinance is found to be invalid, unlawful or unconstitutional, all other articles of this ordinance shall remain valid and enforceable.

Section 3. 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 4. MODIFICATION

It is the intent of the Inverness City Council that the provisions of this Ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the Ordinance adopted by the Council and filed by the Clerk.

Section 5. EFFECTIVE DATE

The effective date of this ordinance shall be as provided by law.

Upon motion duly made and carried on first reading, the foregoing ordinance was approved on the _____ day of _____, 2016.

Upon motion duly made and carried on second reading, the foregoing ordinance was adopted on the _____ day of _____, 2016.

CITY OF INVERNESS, FLORIDA

By: _____
DAVID RYAN, President

ROBERT PLAISTED, Mayor

ATTEST:

DEBORAH DAVIS, City Clerk

Approved as to form and content:

LARRY M. HAAG, City Attorney

ATTACHMENT A TO ORDINANCE NO. 2016-714

Chapter 9 - FIRE PREVENTION AND PROTECTION

ARTICLE I. - IN GENERAL

Sec. 9-1. - Code adopted.

For the purpose of providing for the protection of its citizens from the dangers of fire arising in connection with hazardous processes and materials, the city hereby adopts the Florida Fire Prevention Code as amended from time to time and as adopted by the Florida State Fire Marshal pursuant to F.S. Ch. 633.202

Except as otherwise provided in this chapter, and where not in conflict with the laws of the state pertaining thereto, all of the rules and regulations contained in the fire prevention code adopted by this section are hereby incorporated as a part of this Code as fully as though each part, section, clause and phrase were set out herein at length.

(Code 1965, § 9-1; Ord. No. 193, § I, 5-22-70; Ord. No. 221, § II, 8-3-76; Ord. No. 238, § 1, 3-20-79; Ord. No. 244, § 1, 7-1-80; Ord. No. 349, § 6, 9-2-86; Ord. No. 406, § 2, (7-4(2)), 5-16-89; Ord. No. 508, § 1, 3-15-94; Ord. No. 2009-664, § 1, 8-4-09)

Cross references—Building code, [§ 7-1](#); plumbing code, [§ 7-2](#); electrical code, [§ 7-3](#); miscellaneous technical codes, [§ 7-4](#).

Sec. 9-2. - Reserved.

Editor's note— Ord. No. 2009-664, § 2, adopted August 4, 2009, repealed [§ 9-2](#), which pertained to spectators; proximity to fires limited and derived from [§ 9-3](#) of the 1965 Code.

Sec. 9-3. - Violations; penalty.

Any person violating any of the provisions of the code adopted by [section 9-1](#) of this chapter, or who shall fail to comply with the provisions thereof, or who shall violate any detailed statement or plans submitted and approved thereunder, shall be guilty of a separate offense for each day or portion thereof during which any violation is committed or continued, and upon conviction such person shall be punished as provided by [section 1-8](#) of this Code of Ordinances.

(Ord. No. 193, § III, 5-22-70; Ord. No. 221, § V, 8-3-76)

Sec. 9-4. - Adoption of Burn Rules and Regulations.

(a) The city council does hereby adopt, by reference, the provisions of Chapter 62-256.700, Florida Administrative Code, as amended from time to time, as said regulations are promulgated by the Florida Department of Environmental Protection.

(b) That code enforcement building department, and law enforcement officials of the City of Inverness shall be empowered to enforce the Burn Rules and Regulations to the extent provided for by state law.
(Ord. No. 528, § 1, 6-20-95; Ord. No. 2009-664, § 3, 8-4-09)

Sec. 9-5. - Firesafety inspector.

The city's administrative official shall appoint a firesafety inspector, who shall be charged with the powers granted under and the responsibilities established by F.S. § 633.214 et seq., as an agent of the state fire marshal.

Sec. 9-6. - Firesafety inspection and fire hazard inspection.

The fire chief as firesafety inspector or his duly appointed officer is empowered to enter any and all buildings and premises at any reasonable hour for the purpose of making inspections and to serve written

notice upon the owner or occupant to abate, within a specified time, any and all fire hazards that may be found as set forth in Florida Statute Section 633.216.

Sec. 9-7. – Firesafety inspection fees.

The firesafety inspector shall be entitled to payment of fees for fire inspection services rendered. Such fees shall be established by resolution adopted by the city council. All fines and fees collected as a result of this article shall be applied to firesafety and public education programs.

Sec. 9-8 Compliance with notice of abatement required.

Any person served with a notice to abate any fire hazard shall comply therewith and promptly notify the fire chief within the time specified in the notice and report the correction to the fire chief or his duly appointed officer. Initial fines and fees related to abatement of fire hazards shall be established by resolution of the city council.

Sec. 9-9. - Enforcement.

It is the purpose of this Section to establish a code enforcement system which will promote the health, safety and welfare of the City's residents. Further, it is intended that such system will support the goals, policies and objectives of the City's comprehensive plan and enforce the land development regulations created to implement the plan.

(a) Violations and applicability.

(1) Any person owning and/or occupying any building or structure that is erected, constructed, reconstructed, altered or moved or maintained or any building, structure, land or water used in violation of this Code shall be subject to the penalties as provided for in this Code. The City may institute any appropriate action or proceedings in a City code enforcement action or civil action in the circuit court to prevent such unlawful erection, construction, reconstruction, alteration, conversion, movement, maintenance, or use; or, to restrain, correct or abate such violation; or to prevent the occupancy of said building, structure, land or water, or to prevent any illegal act, conduct of business or use in or about such premises.

(b) A firesafety officer is authorized to issue a citation to a person when, based upon personal investigation, the officer has reasonable cause to believe that the person has committed a civil infraction in violation of this code. The designation of an employee as a firesafety officer shall not provide the firesafety officer with the power of arrest.

(2) Prior to issuing a citation, a firesafety officer shall provide due notice to the person that the person has committed a violation of a code or ordinance and shall establish a reasonable time period within which the person must correct the violation. Such time period shall be at least 45 days. If upon personal investigation, the firesafety officer finds that the person has not corrected the violation within the specified time period, the firesafety officer may issue a citation to the person who has committed the violation.

A firesafety officer does not have to provide the person with a reasonable time period to correct the violation prior to issuing a cease and desist order citation and may immediately issue a citation if the firesafety officer has reason to believe that the violation presents a serious threat to the public health, safety, or welfare, or if the violation is irreparable or irreversible.

(3) A firesafety officer shall issue a citation in such form as may be approved by the Administrative Official and it shall contain:

- a. The date and time of issuance.
- b. The name and address of the person to whom the citation is issued.
- c. The date and time the civil infraction was committed.

- d. The facts constituting probable cause.
- e. If the violation was committed on private property owned by the violator, the tax parcel number or the property appraiser's alternate key number for the private property on which the violation occurred.
- f. The number and Section of the code or ordinance violated.
- g. The name and title of the Firesafety Inspector.
- h. The procedure for the person to follow in order to pay the applicable civil penalty or to contest the citation.
- i. The applicable civil penalty if the person elects to pay the penalty within the 30-day period allowed.
- j. The applicable civil penalty if the person elects to appeal the citation.
- k. A conspicuous statement that if the person fails to pay the civil penalty and fails to appeal the citation within 30 days after issuance, he shall be deemed to have waived the right to contest the citation, and that, in such case, the penalty shall automatically increase to the civil penalty established by the fee schedule adopted by City Council for such violation.

(4) Any person who willfully refuses to sign and accept a citation issued by a firesafety officer shall be guilty of a misdemeanor of the second degree, punishable as provided in Section 775.082 or 775.083 Florida Statutes.

(5) Any person who fails to pay the civil penalty stated on the citation within the prescribed 30-day period, and who fails to appeal the citation within the prescribed 30-day period, shall be deemed to have waived the right to contest the citation. In such case, the penalty shall automatically increase to the civil penalty established by the fee schedule adopted by City Council for such violation.

(6) The civil penalty assessed by the Code Enforcement Board after hearing an appeal, along with any enforcement costs assessed against the violator, may bear interest at the rate established under code enforcement board procedures.

(c) *Infraction penalties.* Fees and fines will be adopted by resolution of the City Council. If a fine or fee is appealed within the 30 day appeals period, penalties and process will follow according the provisions of the code enforcement board.

(d) *Uncontested violations.* Any person not wishing to appeal the citation may pay the amount set forth in the citation as the uncontested penalty, by the date set forth in the citation.

(e) *Citation appeal.*

(1) Within 30 days after issuance of a citation, the person to whom the citation was issued may appeal the citation by filing a notice of appeal with the Administrative Official on such form as may be approved by the Administrative Official, and by paying a filing fee established by City Council. The appeal will be considered by the code enforcement board under its procedures for conduct of a hearing (Sec 3.4 L). If the appeal is successful and the violation is dismissed, the filing fee shall be returned to the person who filed the appeal. If the appeal is not successful, the filing fee shall be retained by the City to cover the costs of the process.

(3) Within 10 days after the resolving the case, the Code enforcement board shall issue a written decision either dismissing the citation or affirming the citation, assessing a fine, and/or assessing attorney's fees.

(f) Unpaid civil penalties. The city shall pursue noncompliance of an order of the code enforcement board under the Penalty procedures for fines and liens established Section 3.4 O of the land development code.

Agenda Memorandum – *City of Inverness*

DATE: April 11, 2016
ISSUE: Code of Ordinances Chapter 11.5 Impact Fees
Impact Fee Update and Adoption of New Impact Fees
FROM: City Manager (Prepared by Eric Williams)
CC: City Clerk
Attached: Ordinance No. 2016-715

The City of Inverness maintains its own Impact Fee program that requires update by Ordinance every five-years. A proper update relies on a study of impact generating land development with mitigating cost to expand necessary infrastructure improvement in concert.

Provided amendments to the City Code of Ordinances, Chapter 11.5 Impact Fees, will update the transportation impact fee schedule, in addition to an adoption of new City impact fees for Parks and Fire Safety facilities, based upon the findings and localized data that emanates from a new impact fee study for Citrus County. Increases to the current fee schedule are based on the cost of capital improvements to mitigate the impacts of new generating development. The cost for Fire Safety and Park impact fees were derived from the Citrus County study, but employ a reduced rate (50%) for Parks. At the suggestion by County Legal Counsel, these fees for the City are being adopted as a conflicting Ordinance to the County's new Impact Fee Program.

The Impact Fee Ordinance focuses specifically on the impacts of new or newly expanded development. The redevelopment of existing properties is incentivized and the Ordinance features a provision for developers to propose an alternate fee calculation methodology. The optional approach to advance a mixed use development, or one that is designed to generate non-automotive trips, may propose a method to recognize a project's reduced impacts.

Recommended Action:

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


Frank DiGiovanni

ORDINANCE NO. 2016-715

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA; PROVIDING FOR THE ADOPTION OF NEW IMPACT FEES AND THE REVISION OF EXISTING IMPACT FEES; AMENDING SECTIONS 11.5-1. THROUGH 11.5-10 OF THE CODE OF ORDINANCES; PROVIDING AUTHORITY IN APPLICABILITY; PROVIDING FOR INTENT AND PURPOSE; PROVIDING FOR RULES OF CONSTRUCTION; PROVIDING FOR FEE TO BE IMPOSED; PROVIDING FOR ALTERNATIVE IMPACT FEE CALCULATION; PROVIDING FOR IMPACT FEE CREDITS; PROVIDING FOR ESTABLISHMENT OF TRUST FUND; PROVIDING FOR USE OF FUNDS; PROVIDING FOR RETURN OF FEES; PROVIDING FOR LIBERAL CONSTRUCTION AND PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR MODIFICATION; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the rapid rate of future growth and new development in the City of Inverness requires a substantial increase in capital facilities; and,

WHEREAS, the City Council has determined that future growth and new development that creates the need for and benefits from the provision of new public facilities should contribute its share of the cost of providing such facilities; and,

WHEREAS, the City Council has studied the necessity for and implications of impact fees for public facilities and has relied on, a professionally prepared a technical report, titled "Citrus County Impact Fee Update" dated June, 2014, {hereinafter referred to as the "Impact Fee Study"}; and,

WHEREAS, the Impact Fee Study sets forth reasonable methodology for determining impact fees of new development, or Impact-Generating Land Development on City of Inverness public facilities; and,

WHEREAS, the City Council hereby adopts the methodologies and level of service standards relied upon in the Impact Fee Study as part of its ongoing comprehensive planning and capital improvement program; and,

WHEREAS, the Impact Fee Study and impact fees established by said report reflect the proportionate demand created by new Impact-Generating Land Development of additional City of Inverness public facilities; and,

WHEREAS, the City Council had determined that the impact fees calculated in the Impact Fee Study are based upon the most recent and localized data; and,

WHEREAS, this Ordinance includes procedures for accounting and reporting of impact fee collections and expenditures in order to assure compliance with applicable legal standards; and,

WHEREAS, the City Council has determined that a rational nexus exists between new Impact-Generating Land Development and the need for additional public facilities; and,

WHEREAS, the City Council has determined that new Impact-Generating Land Development creates additional needs for new City public facilities which additional needs otherwise would not exist but for new Impact-Generating Land Development; and

WHEREAS, the city has determined that the provision of new City public facilities with proceeds from impact fees will result in a substantial and direct benefit to new impact-generating land development in a manner not shared by those not paying the fee; and

~~WHEREAS, the City council recognizes that the benefits of certain capacity-adding public facilities may extend beyond the city limits of the City of Inverness within the actual improvement occurs; and *Sounds good but do we need it*~~

~~WHEREAS, the city has determined that where a rational nexus exists between such capital improvements and the development creating the need for the improvement and benefitting from its provision, then expenditures of certain capacity-adding capital facility impact fee funds outside of the city limits in which they were collected is consistent with the intent and purpose of this ordinance and the city of Inverness Comprehensive Plan; and *This was in the old '08 City Ord. I say get rid of it but...*~~

WHEREAS, consistent with Florida Statutes 163. 31801 public notice was provided that the City intended to adopt impact fees, said notice appearing 90 days before the effective date of this Ordinance.

NOW THEREFORE BE IT ORDAINED by the City of Inverness, Florida , this ____ day of _____, 2016, as follows:

Section 1. AMENDMENTS TO CHAPTER 11.5 ARTICLE I IMPACT FEES

Sections 11.5-1. through 11.5-10. are hereby adopted as more particularly set forth in **Attachment A** which is attached hereby and made a part hereof.

Section 2. SEVERABILITY

If any article or portion of this ordinance is found to be invalid, unlawful or unconstitutional, all other articles of this ordinance shall remain valid and enforceable.

Section 3. 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 4. MODIFICATION

It is the intent of the Inverness City Council that the provisions of this Ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the Ordinance adopted by the Council and filed by the Clerk.

Section 5. EFFECTIVE DATE

The effective date of this ordinance shall be ~~July 8, 2016~~ (90 days from the initial public notice) as provided by law. *Recalculate after pub of notice*

Upon motion duly made and carried on first reading, the foregoing ordinance was approved on the _____ day of _____, 2016.

Upon motion duly made and carried on second reading, the foregoing ordinance was adopted on the _____ day of _____, 2016.

CITY OF INVERNESS, FLORIDA

By: _____
DAVID RYAN, President

ROBERT PLAISTED, Mayor

ATTEST:

DEBORAH DAVIS, City Clerk

Approved as to form and content:

/s/ Larry Haag
LARRY M. HAAG, City Attorney

ATTACHMENT A
TO ORDINANCE NO. 2016-715

Chapter 11.5 - IMPACT FEES

Sec. 11.5-1. - Short title, authority, and applicability.

- (a) This chapter shall be known and may be cited as the "City of Inverness ~~Transportation~~ Impact Fee Ordinance."
- (b) The city council has the authority to adopt this chapter pursuant to article VIII of the Florida Constitution and F.S. chs. 163 and 166.
- (c) The provisions of this chapter shall apply to all buildings, improvements and land within the corporate city limits of the City of Inverness, unless they are expressly exempted by law.
(Ord. No. 2008-656, § 1, 8-5-08)

Sec. 11.5-2. - Intent and purpose.

- (a) This chapter is intended to implement and be consistent with the city's Comprehensive Plan pursuant to F.S. § 163.3161 et seq., the Community Planning Act ~~Florida Local Government Comprehensive Planning and Land Development Regulation Act~~.
- (b) The objective is accomplished by requiring all new impact-generating land development to contribute its ~~proportionate~~ share of the cost of the capital expenditures necessary to accommodate capacity impacts to the ~~transportation~~ network of public facilities for which the need is directly attributable to the proposed development.
- (c) The chapter is intended to be consistent with the principles for allocating a calculated fair share of the cost of new city facilities to new impact-generating uses ~~users~~ as established by the Florida Statutes, the Florida Supreme Court, and the District Courts of Appeal of Florida.
(Ord. No. 2008-656, § 1, 8-5-08)

Sec. 11.5-3. - Definitions and rules of construction.

- (a) For the purposes of this chapter, the following terms shall have the following meanings.

Access improvements means improvements necessary to provide safe and adequate ingress and egress and for efficient traffic operations. Access improvements include but are not limited to the following: right-of-way and easements; joint/cross access easements; shared driveways; left and right turn lanes; acceleration and deceleration lanes; traffic control and signal devices, signage, and markings; drainage and utilities; and any road capital facility which does not increase the existing road's capacity.

Benefit district means within the corporate city limits of the City of Inverness, Florida.

Building permit means that development permit issued by the City of Inverness prior to initiation of any building or construction activity on a parcel of land.

Capital road facilities includes the transportation planning, preliminary engineering, engineering design studies, land surveys, alignment studies, right-of-way acquisition, engineering, permitting, and construction of all necessary features for any road on the major road system, undertaken to accommodate and which will substantially benefit additional traffic resulting from new impact-generating land development, including but not limited to: construction of new through lanes; construction of new bridges; construction of new drainage facilities in conjunction with new road construction; purchase and installation of traffic signals, including new and upgraded signalization; construction of curbs, gutters, medians and shoulders; relocating utilities to accommodate new road construction; the construction and reconstruction of intersections; the widening of existing roads; acceleration and deceleration lanes;

interchanges; traffic control devices; and sidewalks and bicycle lanes. Capital road facilities have a total cost of at least fifty thousand dollars (\$50,000.00) and do not include maintenance as defined in F.S. § 334.03(19) or (24).

City council means the governing body of the City of Inverness, Florida.

City facilities mean the capital facilities for which impact fees are imposed pursuant to this chapter.

Certificate of occupancy means that development permit issued by the City of Inverness, after completion of the final inspection for building or construction activity.

Commencement of impact-generating land development occurs upon any of the following events, within the City of Inverness: approval of a development ~~order of regional impact~~, issuance of any permit to authorize building or construction of any kind on the property, or issuance of any certificate of occupancy.

Existing impact-generating land development means the most intense use of land within the twelve (12) months prior to the time of commencement of impact-generating land development.

Expansion of the capacity of infrastructure ~~a road~~ includes any widening, intersection improvement or other capital improvement which results in an increase of the existing infrastructure's road's capacity or capability to mitigate impacts.

Fee payer means a person commencing impact-generating land development who is obligated to pay an impact fee in accordance with the terms of this chapter.

Impact-generating land development is land development designed or intended to permit a use of the land which will contain more dwelling units or floor space than the then existing use of the land. The type of proposed impact-generating land development shall be based on the proposed use of the land.

Land shall have the same meaning as set forth in F.S. § 380.031(7).

Major road system means all existing and planned state, county, and city arterials and ~~major~~ collector roads within the City of Inverness.

Off-site roadway improvement means a road improvement located outside of the boundaries of the parcel proposed for a development site, or an arterial or ~~major~~ collector road located within the development site, which is required by the city in order to serve the development's external trips. The term "off-site roadway improvement" shall not include any access improvement.

On-site roadway improvement means a road improvement located within the boundaries of the parcel proposed for a development site which provides direct access (turn lane, taper, signalization, etc.) to the development site.

Person means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two (2) or more persons having a joint or common interest, or any other entity.

Road shall have the same meaning as set forth in F.S. § 334.03(22 ~~3~~.)

(b) For the purposes of administration and enforcement of this article, unless otherwise stated in this article, the following rules of construction shall apply.

(1) All provisions, terms, phrases and expressions contained in this chapter shall be liberally construed in order that the true intent and meaning of the city council may be fully carried out. Terms used in this chapter, unless otherwise specifically provided, shall have the meanings prescribed by the statutes of this state for the same terms.

(2) In case of any difference of meaning or implication between the text of this section and any figure, the text shall control.

(3) All references to state law in this section refers to the Florida Statutes, as amended.

- (4) Periods of time defined by a number of days shall mean a number of consecutive calendar days, including all weekend days, holidays, and other business days; however, if the last day is a Saturday, Sunday, or legal holiday, that day shall be excluded.
- (5) Whenever a provision appears requiring the head of a department or some other officer or employee to do some act or perform some duty, it is to be construed to authorize the head of the department or some other officer or employee to designate, delegate and authorize professional-level subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise.
- (6) Words importing the masculine gender shall be construed to include the feminine and neuter.
- (7) The word "month" shall mean a calendar month.
- (8) Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.
- (9) A word importing the singular number only, may extend and be applied to several persons and things as well as to one (1) person and thing. The use of the plural number shall be deemed to include any single person or thing.
- (10) The word "shall" is mandatory; and "may" is permissive.
- (11) Words used in one tense (past, present or future) include all other tenses, unless the context clearly indicates the contrary.
- (12) The term "written" or "in writing" shall be construed to include any representation of words, letters or figures whether by printing or otherwise.
- (13) The word "year" shall mean a calendar year, unless a fiscal year is indicated.
- (Ord. No. 2008-656, § 1, 8-5-08; Ord. No. 2011-678, § 1, 4-19-11)

Sec. 11.5-4. - Fee to be imposed.

(a) Fee obligation, determination and payment.

(1) After the effective date of this section, any person or governmental body who shall commence any impact-generating land development, except those exempted pursuant to subsection (a)(3)(4), shall be obligated to pay an impact fee upon the commencement of impact-generating land development, pursuant to the appropriate fee schedules attached to this chapter as Exhibits "A" "B" and "C" and incorporated herein by reference.

~~(2) Any impact-generating development located within the city's central business district (CBD) identified on the future land use map shown on Exhibit "B" shall pay a reduced impact fee schedule as set forth in Exhibit "C", as opposed to Exhibit "A". The city has adopted a reduced rate within the CBD to encourage development and redevelopment in this area consistent with the goals established in the Comprehensive Plan.~~

~~(2) (3)~~ The fee shall be determined and paid to the appropriate city official, at the time of issuance of a building permit or any such approval as may be required to initiate an impact-generating land development. If the building permit or other approval is for less than the entire development, the fee shall be computed separately for the amount of development covered by the permit. If the fee is exacted for impact-generating land development that increases impact because of the expansion of an existing use, the fee shall be determined by computing the difference in the fee schedule between the new impact-generating land development and the existing impact-generating land development. The obligation to pay the impact fee shall run with the land.

~~(3) (4)~~ The following development shall be exempt from the terms of this chapter. An exemption shall be claimed by the fee payer at the time of application for a building permit.

a. Alterations or expansion of an existing building where no additional dwelling units are created, or more floor space than the existing use of the land and no additional vehicular trips will be produced over and above that produced by the existing use, or no additional impact will be made on the demand for city facilities.

b. The construction of accessory buildings or structures which will not produce additional vehicular trips over and above that produced by the principal building or use of the land, or

increase the demand for city facilities above that produced by the principal building or use of the land.

c. The replacement of a residential building or structure of the same size and use, as long as no additional dwelling units are added.

d. The replacement of a nonresidential building or structure with a building of the same size as long as no additional vehicular trips is added, or there is no increase in the demand for city facilities.

e. All public educational and ancillary plants constructed by a district school board or a community college district board of trustees, pursuant to F.S. § 1013.371(1)(a).

f. Charter school facilities, pursuant to F.S. § 1002.33(18)(d).

~~(5) For commercial, industrial, or other nonresidential development, the landowner may delay payment by executing a non-interest-bearing promissory note payable to the city for the amount of the fee. The promissory note shall be paid prior to the issuance of a certificate of occupancy for the impact-generating land development. If the building permit is for less than the entire development, the fee shall be computed separately for the amount of the development covered by the permit. The obligation to pay the impact fee shall run with the land.~~

~~(4 6) Any land or facilities agreed to be dedicated to the city as a condition of development approval shall be dedicated by either easement or deed, at the discretion of the city, no later than the time at which impact fees are required to be paid under this section.~~

~~(5 7) At any time prior to issuance of a building permit, the owner of property may enter into a fee agreement with the city providing for payment of the fee pursuant to the terms of this chapter.~~

(b) Establishment of fee schedule.

(1) Any person who shall initiate any new impact-generating land development, except those exempted pursuant to subsection (a)(~~3~~) (4), exemptions, or those preparing an alternative fee calculation pursuant to [section 11.5-5](#), alternative impact fee calculation, shall pay an impact fee as determined by the fee schedules attached to this chapter ~~{Ordinance No. 2008-656}~~ as Exhibits "A", "B" and "C" and incorporated herein by reference.

(2) Fee computation.

a. If a building permit is requested for mixed uses, then the fee shall be determined according to the above schedule by apportioning the space committed to uses specified on the schedule.

b. If the type of impact-generating land development for which a building permit is requested is not specified on the fee schedule, the city manager or designee shall determine the fee on the basis of the fee applicable to the most nearly comparable type of land use on the fee schedule.

(3) To account in part for the effects of inflation on the costs of road construction, impact fees shall be indexed at a rate of ~~3.0 -5.5~~ percent per year as illustrated in Exhibits "A", "B" and "C"

(4) At least once every five (5) years, the city manager or a designee, shall recommend to the city council whether any changes should be made to the impact fee schedule to reflect changes in the factors that affect the fee schedule. The purpose of this review is to analyze the effects of inflation on the actual costs of facilities, to assess potential changes in needs, to assess any changes in the characteristics of land uses, and to ensure that the fee charged to new impact-generating land development will not exceed its pro rata share for the reasonably anticipated expansion costs of facilities necessitated by its presence.

(Ord. No. 2008-656, § 1, 8-5-08; Ord. No. 2011-678, § 2, 4-19-11)

Sec. 11.5-5. - Alternative impact fee calculation.

(a) In the event an applicant believes that the cost of off-site ~~infrastructure roadway capacity attributable to the needed to serve~~ his proposed development is less than the fee established in [section 11.5-4](#), the applicant may, at ~~their~~ his own expense, submit an alternative fee calculation to the city manager or designee pursuant to the

provisions in this section. The alternative calculation methodology may take into account accepted development methods that are proven to mitigate the impacts of development. Examples may include but not be limited to internal capture rates for mixed uses, or non-automotive trips associated with bicycle/pedestrian oriented development located in the central business district. If the city manager or designee finds the data, information and assumptions used by the applicant to calculate the alternative impact fee satisfy the requirements of this section; the alternative ~~transportation~~ impact fee shall be deemed the ~~transportation~~ impact fee due and owing for the proposed land use.

(b) The alternative transportation impact fee shall be calculated by use of the following formulas:

(1) Calculation of new miles of travel:

$$NMT = (TGR)(NTF)(ATL)$$

Where:

NMT = New miles of travel for land use.

TGR = Trip generation rate in average daily trips per unit of development.

NTF = Percent of trips that are primary trips, as opposed to pass-by or diverted trips.

ATL = Average trip length within the city limits.

(2) Calculation of new lane miles of travel:

$$NLM = (NMT)/[(2)(CAP)]$$

Where:

NLM = New lane miles of travel for a specific land use.

NMT = New miles of travel.

2 = Avoids double-counting trips for origin and destination.

CAP = Average added capacity per lane mile (11,052).

(3) Calculation of base impact fee rate:

$$BFR = (NLM)(\$CC)$$

Where:

BFR = Base impact fee rate for the land use.

NLM = new lane miles of travel.

SCC = Typical construction cost, including right-of-way costs, for one (1) lane mile of an at-grade roadway (Derived from the most recent FDOT District "Annual Roadway Construction Cost" cost per mile estimates), (\$5,534,060, 2008 dollars)

(4) Calculation of annual fuel tax credit:

$$FTC = [(NMT)/(2)][(EDY)(\$GC)/(AFE)](PWF)$$

Where:

FTC = Fuel tax credit.

NMT = New miles of travel.

2 = Avoids double-counting trips for origin and destination.

EDY = Effective days per year (365).

\$GC = Dollars per gallon to capital (\$0.47).

AFE = Average fuel efficiency (17.85 mpg).

PWF = Present worth factor (13.439), based on municipal bond rate of 5.5% and facility life of 25 years.

(5) Calculation of net impact fee rate:

$$NFR = (BFR) - (FTC)$$

Where:

NFR = Net impact fee for the land use.

BFR = Base impact fee for the land use.

FTC = Fuel tax credit.

(6) The calculated net impact fee rate (NFR) shall be indexed at a rate of 3 ~~5.5~~-percent annually on May 5, 2016 ~~October 6, 2009~~.

(c) The alternative ~~transportation~~ impact fee calculations shall be based on data, information or assumptions contained in this chapter or independent sources, provided that:

(1) The independent source is an accepted standard source of ~~transportation~~ engineering or planning data or information;

(2) The independent source is a local study carried out by a qualified ~~traffic~~ planner or engineer pursuant to an accepted methodology of ~~transportation~~ planning or engineering.

(3) The alternative impact fee calculation shall include a methodology statement that demonstrates the alternative calculation method as consistent with state law.

(d) Alternative impact fee calculation procedure.

(1) An alternative impact fee calculation shall be undertaken through the submission of an application of assessment of fiscal impact for the type of facility component for which an assessment is requested. A potential fee payer may submit such an application at the fee payer's discretion. It is highly recommended that a methodology meeting is held prior to alternative calculations being prepared.

(2) Within twenty (20) days of receipt of an application, the city shall determine if the application is complete. If it is determined that the application is not complete, a written statement shall be sent to the applicant, by mail, specifying the deficiencies. The application shall be deemed complete if no deficiencies are specified. The city shall take no further action on the application until it is deemed complete.

(3) Review of application.

a. Within thirty (30) days of the date the application is determined complete, the city shall review the application and render a written decision on whether the fee of the impact-generating land development that is the subject of the alternative fee calculation should be modified, and if so, what the amount of the impact fee should be.

b. If, on the basis of generally recognized principles of impact analysis, it is determined the data, information and assumptions used by the applicant to calculate the alternative fee for the particular city facility satisfies the requirements of this section and the standards in subsections (b) and (c), the fee determined in the alternative impact fee calculation shall be deemed the fee due and owing for the proposed impact-generating land development. The adjustment shall be set forth in a fee agreement which shall be entered into pursuant to subsection 11.5-4(a)(5). If the alternative impact fee calculation study fails to satisfy the requirements of this section, the fee applied shall be that fee established in the fee schedule pursuant to subsection 11.5-4(b)(1).

(e) Appeal.

(1) A potential fee payer affected by the decision on an alternative fee calculation may appeal the decision to the city council, by filing with the city manager or a designee within 30 days of the date of the written decision, a written notice stating and specifying briefly the grounds of the appeal. The city manager or a designee shall place the appeal on the city council's agenda for the next regularly scheduled meeting.

(2) The city council, after a hearing, shall have the power to affirm or reverse the decision. In making its decision, the city council shall make written findings of fact and conclusions of law, and apply the standards in subsections (b) and (c). If the city council reverses the administrative decision, it shall direct the city manager or a designee to recalculate the fee in accordance with its findings. In no case shall the city council have the authority to negotiate the amount of the fee or waive the fee. In lieu of holding a hearing before the city council as contemplated by this section, the city council may, in its discretion, appoint a special master who shall conduct a hearing and make written findings of fact and conclusions of law and the decision of said special master shall be final. The special master shall be hired by the city council and shall not be an employee or elected official of the city. The decision of the city council shall be final.

(Ord. No. 2008-656, § 1, 8-5-08)

Sec. 11.5-6. - Credits for ~~transportation~~ impact fee.

(a) Credits, generally.

(1) For any credit against any road fee proposed to be paid, the contribution, payment, construction or dedication may be credited in an amount equal to its full fair market value if it is for an off-site roadway improvement (including on-site arterial and major collector roads) which expands the capacity of the major road system.

(2) Credit may be in an amount equal to fair market value of the land dedicated for right-of-way at the time of dedication, the fair market value of the construction at the time of its completion, or the value of the contribution or payment at the time it is made.

(3) The City of Inverness may enter into a capital contribution front-ending agreement with any person who proposes to construct off-site roadway improvements that expand the capacity of the major road system. To the extent that the fair market value of the construction of these capital road facilities exceed the obligation to pay impact fees for which a credit is provided pursuant to this section, the capital contribution front-ending agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the capital road facilities constructed

(b) Credit agreement procedures.

(1) The determination of any credit shall be undertaken through the submission of an application for credit agreement, which shall be submitted to the designated official of the city.

(2) The application for credit agreement shall include the following information:

a. If the proposed application involves credit for the dedication of land:

1. A drawing and legal description of the land;
2. The appraised fair market value of the land at the date a building permit is proposed to be issued for the impact-generating land development, prepared by a professional real estate appraiser who is a member of the member appraisal institute (MAI) or who is a member of senior residential appraisers (SRA); and if applicable;
3. A certified copy of the development order in which the land was agreed to be dedicated.

b. If the proposed application involves construction:

1. The proposed plan of the specific construction prepared and certified by a duly qualified and licensed Florida engineer or contractor; and
2. The projected costs for the suggested improvement, which shall be based on local information for similar improvements, along with the construction timetable for the completion thereof. Such estimated cost shall include the cost of construction or reconstruction, the cost of all labor and materials, the cost of all lands, property, rights, easements and franchises acquired, financing charges, interest prior to and during construction and for one (1) year after completion of construction, cost of plans and specifications, surveys of estimates of costs and of revenues, cost of professional services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction.

c. If the proposed application involves a credit for any other contribution or payment:

1. A certified copy of the development order in which the contribution or payment was agreed;
2. If payment has been made, proof of payment; or
3. If payment has not been made, the proposed method of payment.

(3) Within ten (10) ~~five (5)~~ days of receipt of the proposed application for credit agreement, the city official shall determine if the application is complete. If it is determined that the proposed application is not

complete, the city official shall send a written statement to the applicant outlining the deficiencies. No further action shall be taken on the proposed application until all deficiencies have been corrected or otherwise settled.

(4) The city official shall review the application within twenty (20) days and grant the proposed credit if it meets the standards set forth in subsection (a) as applicable.

(5) Provisions in credit agreement. If the application for credit agreement is approved, a credit agreement shall be prepared and signed by the applicant and the city. It shall specifically outline the contribution, payment, construction or land dedication; the time by which it shall be completed, dedicated, or paid, and any extensions thereof; and the dollar credit the applicant shall receive for the contribution, payment or construction.

(c) Appeal.

(1) An applicant affected by the decision of the city official on an application for credit agreement may appeal the decision to the city council, by filing with the city manager or a designee within thirty (30) days of the date of the written decision, a written notice stating and specifying briefly the grounds of the appeal. The city manager or a designee shall place the appeal on the city council's agenda for the next regularly scheduled meeting.

(2) The city council, after a hearing, shall have the power to affirm or reverse the decision on an application for credit agreement. In making its decision, the city council shall make written findings of fact and conclusions of law, and apply the standards in subsections (a) through (c), whichever is applicable. If the city council reverses the decision, it shall direct the appropriate city official to readjust the credit in accordance with its findings. In lieu of holding a hearing before the city council as contemplated by this section, the city council may, in its discretion, appoint a special master who shall conduct a hearing and make written findings of fact and conclusions of law and the decision of said special master shall be final. The special master shall be hired by the city council and shall not be an employee or elected official of the city. The decision of the city council shall be final.

(Ord. No. 2008-656, § 1, 8-5-08)

Sec. 11.5-7. - Establishment of trust fund.

The ~~road~~ impact fees collected by the city pursuant to this division shall be kept separate from other general fund revenues of the city. Although the monies may be commingled in terms of investment strategies, there shall be one (1) account established for each fee in order to provide a full cost accounting for the activity of each fee. Funds withdrawn from this account must be used solely in accordance with this division.

(Ord. No. 2008-656, § 1, 8-5-08)

Sec. 11.5-8. - Use of funds.

(a) Fees collected under this chapter are expressly and solely designated for the purpose of planning, acquisition, expansion and development of off-site improvements to the infrastructure ~~road~~ system to offset the impacts reasonably attributable to impact-generating land development. Impact fee proceeds shall not be appropriated for operation or maintenance costs or to correct existing deficiencies or needs not created by new impact-generating land development.

(b) All proceeds shall be invested in interest-bearing accounts. All income derived from these investments shall be retained in the trust fund until transferred or spent, whichever is appropriate. Record of each trust fund and account shall be available for public inspection.

(c) All proceeds collected from the fee and all interest accrued on such funds shall be used for the purpose of capital ~~road~~ facilities of on the infrastructure ~~major road~~ system within the benefit district.

(Ord. No. 2008-656, § 1, 8-5-08)

Sec. 11.5-9. - Return of fees.

(a) Any fees collected shall be returned to the fee payer or a successor in interest if the fees have not been spent within seven (7) years from the date the building permit for the development was issued, along with interest of two (2) percent a year. Provided, however, that the city council may by resolution extend for up to three (3) years the date at which fees must be refunded. Such an extension shall be made upon a finding that within such three-year period, specific capital improvements are planned and evidenced by the adoption and incorporation into the city's comprehensive plan, that these capital improvements shall be constructed within the next three (3) years, that these improvements are reasonably attributable to the fee payer's impact-generating land development; and that the fees whose time of refund is extended shall be spent for these capital improvements. Fees shall be deemed to be spent on the basis of the first fee collected shall be the first fee spent.

(b) The refund of fees shall be undertaken through the following process.

(1) A refund application shall be submitted within one (1) year following the end of the seventh year from the date on which the building permit was issued on the proposed development. If the time of refund has been extended pursuant to subsection (a), general, the refund application shall be submitted within one (1) year following the end of this extension. The refund application shall include the following information:

- a. A copy of the dated receipt issued for payment of the fee;
- b. A copy of the certificate of occupancy permit;
- c. A copy of the receipt issued by the city for payment of the fee; and if applicable;
- d. Evidence that the applicant is the successor in interest to the fee payer.

(2) Within twenty (20) days of receipt of the refund application, the city manager or a designee shall determine if it is complete. If the city manager or a designee determines the application is not complete, a written statement specifying the deficiencies shall be sent by mail to the person submitting the application. Unless the deficiencies are corrected, the city manager or a designee shall take no further action on the refund application.

(3) When the city manager or a designee determines the refund application is complete, it shall be reviewed within twenty (20) days.

(4) The refund application shall be approved if it is determined the fee payer or the fee payer's successor in interest has paid a fee which the city has not spent within the period of time permitted under this section. The refund shall include the fee paid plus interest of five (5) percent a year.

(5) Any fee payer or the fee payer's successor in interest may appeal the decision of a refund application by filing a petition with the city council within thirty (30) days of the decision. In reviewing the decision, the city council shall use the standards established in subsection (b)(4). The decision of the city council shall be final.

(Ord. No. 2008-656, § 1, 8-5-08; Ord. No. 2011-678, § 3, 4-19-11)

Sec. 11.5-10. - Liberal construction, severability and penalty.

(a) The provisions of this chapter shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

(b) If any section, phrase, sentence or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions. All ordinances or parts of ordinances in conflict with the provisions of this chapter are hereby repealed.

(c) A violation of this chapter shall be a misdemeanor punishable according to law; however, in addition to or in lieu of any criminal prosecution, the City of Inverness shall have the power to sue in civil court to enforce the provisions of this chapter including but not limited to injunctive relief and any other remedy provided in law or equity.

(Ord. No. 2008-656, § 1, 8-5-08)

Exhibit A

Transportation Impact Fee Rates (excluding Central Business District)

Land Use Categories	Unit	Fee as of 5/2/2011	Fee as of 5/2/2012	Fee as of 5/2/2013	Fee as of 5/2/2014	Fee as of 5/2/2015
Residential						
Single Family (Detached)	du	\$919.17	\$969.71	\$1,023.04	\$1,079.29	\$1,138.64
Multi-Family Residential	du	\$637.75	\$672.82	\$709.82	\$748.85	\$790.03
Condominium/Townhouse	du	\$558.03	\$588.72	\$621.09	\$655.24	\$691.27
Rental Condominium/Timeshare Unit	du	\$691.54	\$729.57	\$769.68	\$812.01	\$856.66
Mobile Home Park	du	\$448.54	\$473.20	\$499.23	\$526.68	\$555.64
Retirement Community/Age-Restricted single Family	du	\$300.63	\$317.16	\$334.60	\$353.00	\$372.41
Lodging						
Hotel	room	\$467.13	\$492.82	\$519.92	\$548.50	\$578.67
Motel	room	\$382.79	\$403.84	\$426.05	\$449.47	\$474.19
Assisted Care Living Facility	du	\$145.09	\$153.07	\$161.49	\$170.36	\$179.73
Recreation						
Marina	berth	\$193.05	\$203.67	\$214.86	\$226.68	\$239.14
Golf Course	hole	\$2,208.26	\$2,329.69	\$2,457.79	\$2,592.94	\$2,735.52
Golf Driving Range	tee	\$843.39	\$889.77	\$938.69	\$990.31	\$1,044.77
General Recreation/County Park	acre	\$140.87	\$148.62	\$156.79	\$165.41	\$174.51
Miniature Golf Course	hole	\$203.90	\$215.11	\$226.94	\$239.42	\$252.59
Movie Theater with Matinee	screen	\$6,441.91	\$6,796.14	\$7,169.85	\$7,564.10	\$7,980.04
Racquet Club/Health Spa	1,000 sf	\$2,125.07	\$2,241.92	\$2,365.20	\$2,495.26	\$2,632.47
Bowling Alley	1,000 sf	\$2,150.88	\$2,269.15	\$2,393.93	\$2,525.57	\$2,664.44
Community Center	1,000 sf	\$1,413.68	\$1,491.42	\$1,573.43	\$1,659.95	\$1,751.22
Paintball Area	acre	\$4,680.96	\$4,938.36	\$5,209.91	\$5,496.39	\$5,798.63
Governmental						
Library	1,000 sf	\$3,039.91	\$3,207.07	\$3,383.42	\$3,569.47	\$3,765.75
Governmental Complex	1,000 sf	\$2,300.44	\$2,426.94	\$2,560.39	\$2,701.18	\$2,849.71
Jail	1,000 sf	\$2,397.67	\$2,529.51	\$2,668.61	\$2,815.35	\$2,970.16
Office						
Office	1,000 sf	\$1,033.72	\$1,090.56	\$1,150.53	\$1,213.80	\$1,280.54
Medical Office/Clinic	1,000 sf	\$2,670.99	\$2,817.86	\$2,972.81	\$3,136.28	\$3,308.74
Retail						
Building Materials & Lumber Store	1,000 sf	\$2,694.79	\$2,842.97	\$2,999.30	\$3,164.23	\$3,338.22
Discount Superstore	1,000 sf	\$3,650.74	\$3,851.49	\$4,063.27	\$4,286.71	\$4,522.42
Specialty Retail	1,000 sf	\$3,037.79	\$3,204.83	\$3,381.06	\$3,566.98	\$3,763.12
Retail	1,000 sf	\$2,060.24	\$2,173.53	\$2,293.05	\$2,419.14	\$2,552.16
Discount Store, Free-Standing	1,000 sf	\$3,297.65	\$3,478.98	\$3,670.28	\$3,872.11	\$4,085.03

Hardware/Paint Store	1,000 sf	\$3,060.58	\$3,228.88	\$3,406.43	\$3,593.74	\$3,791.35
Pharmacy/Drug Store w/Drive Thru	1,000 sf	\$2,345.98	\$2,474.98	\$2,611.08	\$2,754.65	\$2,906.13
Home Improvement Superstore	1,000 sf	\$1,994.50	\$2,104.17	\$2,219.88	\$2,341.95	\$2,470.73
Quality Restaurant	1,000 sf	\$5,585.10	\$5,892.21	\$6,216.22	\$6,558.04	\$6,918.65
High Turnover Restaurant	1,000 sf	\$7,242.49	\$7,640.74	\$8,060.89	\$8,504.15	\$8,971.77
Fast Food Restaurant w/Drive Thru	1,000 sf	\$23,203.52	\$24,479.44	\$25,825.52	\$27,245.62	\$28,743.81
Quick Lube	service bays	\$2,290.12	\$2,416.05	\$2,548.90	\$2,689.06	\$2,836.93
Automobile Parts Sales	1,000 sf	\$3,544.53	\$3,739.44	\$3,945.06	\$4,161.99	\$4,390.85
Supermarket	1,000 sf	\$4,616.87	\$4,870.74	\$5,138.58	\$5,421.14	\$5,719.24
Convenience Store with Gas Pumps	1,000 sf/fuel pos	\$18,156.25	\$19,154.63	\$20,207.91	\$21,319.10	\$22,491.40
Convenience Store w/Gas & Fast Food	1,000 sf	\$25,406.49	\$26,803.55	\$28,277.43	\$29,832.35	\$31,472.78
Auto Repair of Body Shop	1,000 sf	\$1,747.00	\$1,843.06	\$1,944.41	\$2,051.33	\$2,164.13
Tire Store	1,000 sf	\$1,443.93	\$1,523.33	\$1,607.09	\$1,695.47	\$1,788.70
New/Used Auto Sales	1,000 sf	\$2,097.77	\$2,213.12	\$2,334.82	\$2,463.21	\$2,598.65
Self-Service Car Wash	bays	\$6,444.58	\$6,798.96	\$7,172.82	\$7,567.24	\$7,983.35
Car Wash	1,000 sf	\$2,451.39	\$2,586.19	\$2,728.40	\$2,878.43	\$3,036.71
Electronic Superstore	1,000 sf	\$3,087.14	\$3,256.90	\$3,435.99	\$3,624.93	\$3,824.25
Furniture Store	1,000 sf	\$220.34	\$232.46	\$245.24	\$258.72	\$272.95
Bank/Savings Walk-In	1,000 sf	\$5,804.38	\$6,123.55	\$6,460.28	\$6,815.51	\$7,190.29
Bank/Savings Drive-In	1,000 sf	\$9,143.16	\$9,645.93	\$10,176.34	\$10,735.92	\$11,326.26
Industry						
General Industrial/Industrial Park	1,000 sf	\$654.41	\$690.39	\$728.36	\$768.41	\$810.66
General Heavy Industrial	1,000 sf	\$140.83	\$148.57	\$156.74	\$165.36	\$174.46
Manufacturing	1,000 sf	\$358.66	\$378.38	\$399.19	\$421.14	\$444.30
Warehouse	1,000 sf	\$465.69	\$491.30	\$518.31	\$546.81	\$576.88
Mini-Warehouse	1,000 sf	\$177.25	\$187.00	\$197.28	\$208.13	\$219.57
Institutional						
Hospital	beds	\$597.42	\$630.27	\$664.93	\$701.49	\$740.07
Nursing Home	beds	\$138.57	\$146.19	\$154.23	\$162.71	\$171.66
Day-Care Center	1,000 sf	\$3,600.23	\$3,798.20	\$4,007.06	\$4,227.402	\$4,459.85
Fraternal Organization	1,000 sf	\$1,352.82	\$1,427.21	\$1,505.69	\$1,588.48	\$1,675.83
Junior/Community College	1,000 sf	\$1,586.28	\$1,673.51	\$1,765.53	\$1,862.61	\$1,965.03

(Ord. No. 2011-678, § 4, 4-19-11)

Exhibit A						
Transportation Impact Fee Rates						
		<u>Fee as of</u> <u>May 5,</u> <u>2016</u>	<u>Fee as of</u> <u>May 5,</u> <u>2017</u>	<u>Fee as of</u> <u>May 5,</u> <u>2018</u>	<u>Fee as of</u> <u>May 5,</u> <u>2019</u>	<u>Fee as of</u> <u>May 5,</u> <u>2020</u>
<u>Land Use</u>	<u>Unit</u>	<u>Transp</u> <u>(50%)*</u>	-	-	-	-
Single-Family Detached	Dwelling	\$1,697	\$1,747.91	\$1,800.35	\$1,854.36	\$1,909.99
Low Income/SHIP	Dwelling	\$802	\$826.06	\$850.84	\$876.37	\$902.66
Retirement/Age Restricted	Dwelling	\$654	\$673.62	\$693.83	\$714.64	\$736.08
Townhouse/Duplex	Dwelling	\$1,038	\$1,069.14	\$1,101.21	\$1,134.25	\$1,168.28
Multi-Family Residential	Dwelling	\$1,038	\$1,069.14	\$1,101.21	\$1,134.25	\$1,168.28
Multi-Family, Age Restricted	Dwelling	\$566	\$582.98	\$600.47	\$618.48	\$637.04
Mobile Home Park	Pad/space	\$614	\$632.42	\$651.39	\$670.93	\$691.06
RV Park	Pad/space	\$614	\$632.42	\$651.39	\$670.93	\$691.06
Assisted Care Facility	Dwelling	\$139	\$143.17	\$147.47	\$151.89	\$156.45
Hotel/Motel	Room	\$743	\$765.29	\$788.25	\$811.90	\$836.25
Retail/Commercial	1,000 sq. ft.	\$1,248	\$1,285.44	\$1,324.00	\$1,363.72	\$1,404.63
Office	1,000 sq. ft.	\$1,687	\$1,737.61	\$1,789.74	\$1,843.43	\$1,898.73
Industrial/Manufacturing	1,000 sq. ft.	\$584	\$601.52	\$619.57	\$638.15	\$657.30
Warehousing	1,000 sq. ft.	\$544	\$560.32	\$577.13	\$594.44	\$612.28
Mini Warehouse	1,000 sq. ft.	\$219	\$225.57	\$232.34	\$239.31	\$246.49
Public/Institutional	1,000 sq. ft.	\$523	\$538.69	\$554.85	\$571.50	\$588.64

* **Note** - The transportation fee shown is 50% of the value calculated by the impact fee study

Exhibit C
Central Business District Transportation Impact Fee Rates

Land Use Categories	Unit	Fee as of 5/2/2011	Fee as of 5/2/2012	Fee as of 5/2/2013	Fee as of 5/2/2014	Fee as of 5/2/2015
Residential						
Single Family (Detached)	du	\$735.34	\$775.78	\$818.43	\$863.44	\$910.92
Multi-Family	du	\$510.20	\$538.25	\$567.85	\$599.08	\$632.02
Residential Condominium/Townhouse	du	\$446.42	\$470.97	\$496.87	\$524.19	\$553.01
Rental—Condominium/Timeshare Unit	du	\$553.23	\$583.65	\$615.75	\$649.60	\$685.32
Mobile Home Park	du	\$358.83	\$378.56	\$399.38	\$421.34	\$444.51
Retirement—Community/Age Restricted Single Family	du	\$240.50	\$253.72	\$267.68	\$282.40	\$297.92
Lodging						
Hotel	room	\$380.91	\$401.86	\$423.95	\$447.27	\$471.86
Motel	room	\$306.23	\$323.07	\$340.83	\$359.58	\$379.35
Assisted Care Living Facility	du	\$116.07	\$122.45	\$129.19	\$136.29	\$143.78
Recreation						
Marina	berth	\$154.44	\$162.93	\$171.89	\$181.34	\$191.32
Golf Course	hole	\$1,776.61	\$1,874.30	\$1,977.37	\$2,086.10	\$2,200.81
Golf Driving Range	tee	\$674.71	\$711.81	\$750.95	\$792.25	\$835.81
General Recreation/County Park	acre	\$112.70	\$118.90	\$125.44	\$132.33	\$139.61
Miniature Golf Course	hole	\$163.12	\$172.09	\$181.55	\$191.54	\$202.07
Movie Theater with Matinee	screen	\$5,153.53	\$5,436.91	\$5,735.88	\$6,051.28	\$6,384.03
Racquet Club/Health Spa	1,000 sf	\$1,700.05	\$1,793.53	\$1,892.16	\$1,996.20	\$2,105.97
Bowling Alley	1,000 sf	\$1,720.70	\$1,815.32	\$1,915.14	\$2,020.45	\$2,131.55
Community Center	1,000 sf	\$1,130.94	\$1,193.13	\$1,258.74	\$1,327.95	\$1,400.97
Paintball Area	acre	\$3,774.77	\$3,982.34	\$4,201.32	\$4,432.34	\$4,676.07
Governmental						
Library	1,000 sf	\$2,431.93	\$2,565.66	\$2,706.74	\$2,855.58	\$3,012.60
Governmental Complex	1,000 sf	\$1,840.35	\$1,941.55	\$2,048.31	\$2,160.94	\$2,279.77
Jail	1,000 sf	\$1,918.13	\$2,023.60	\$2,134.88	\$2,252.27	\$2,376.12
Office						
Office	1,000 sf	\$826.98	\$872.45	\$920.43	\$971.04	\$1,024.44
Medical Office/Clinic	1,000 sf	\$2,136.79	\$2,254.29	\$2,378.25	\$2,509.02	\$2,646.99
Retail						
Building Materials & Lumber Store	1,000 sf	\$1,936.96	\$2,043.47	\$2,155.83	\$2,274.38	\$2,399.44
Discount Superstore	1,000 sf	\$2,155.83	\$2,274.38	\$2,399.44	\$2,531.38	\$2,670.58
Specialty Retail	1,000 sf	\$2,920.59	\$3,081.19	\$3,250.62	\$3,429.36	\$3,617.94
Retail	1,000 sf	\$1,648.19	\$1,738.82	\$1,834.44	\$1,935.31	\$2,041.73
Discount Store, Free-Standing	1,000 sf	\$2,638.12	\$2,783.19	\$2,936.23	\$3,097.69	\$3,268.02
Hardware/Paint Store	1,000 sf	\$2,448.46	\$2,583.10	\$2,725.14	\$2,874.99	\$3,033.08
Pharmacy/Drug Store—w/Drive Thru	1,000 sf	\$1,876.79	\$1,979.99	\$2,088.87	\$2,203.73	\$2,324.91
Home Improvement Superstore	1,000 sf	\$1,595.60	\$1,683.34	\$1,775.90	\$1,873.56	\$1,976.58
Quality Restaurant	1,000 sf	\$4,468.08	\$4,713.77	\$4,972.97	\$5,246.43	\$5,534.92
High Turnover Restaurant	1,000 sf	\$5,793.99	\$6,112.59	\$6,448.71	\$6,803.31	\$7,177.42
Fast Food Restaurant—w/Drive Thru	1,000 sf	\$18,562.82	\$19,583.56	\$20,660.42	\$21,796.50	\$22,995.05
Quick Lube	service	\$1,832.09	\$1,932.83	\$2,039.12	\$2,151.24	\$2,269.54

	bays					
Automobile Parts Sales	1,000 sf	\$2,835.62	\$2,991.55	\$3,156.05	\$3,329.59	\$3,512.68
Supermarket	1,000 sf	\$3,693.50	\$3,896.60	\$4,110.87	\$4,336.91	\$4,575.39
Convenience Store with Gas Pumps	1,000 sf/fuel pos	\$14,525.00	\$15,323.70	\$16,166.33	\$17,055.28	\$17,993.12
Convenience Store w/Gas & Fast Food	1,000 sf	\$20,325.19	\$21,442.84	\$22,621.94	\$23,865.88	\$25,178.22
Auto Repair of Body Shop	1,000 sf	\$1,397.60	\$1,474.45	\$1,555.53	\$1,641.06	\$1,731.30
Tire Store	1,000 sf	\$1,155.15	\$1,218.67	\$1,285.68	\$1,356.38	\$1,430.96
New/Used Auto Sales	1,000 sf	\$1,678.22	\$1,770.50	\$1,867.86	\$1,970.57	\$2,078.93
Self Service Car Wash	bays	\$5,155.67	\$5,439.17	\$5,738.26	\$6,053.80	\$6,386.69
Car Wash	1,000 sf	\$1,961.11	\$2,068.95	\$2,182.72	\$2,302.74	\$2,429.36
Electronic Superstore	1,000 sf	\$2,469.71	\$2,605.51	\$2,748.79	\$2,899.94	\$3,059.40
Furniture Store	1,000 sf	\$176.27	\$185.96	\$196.19	\$206.98	\$218.36
Bank/Savings Walk In	1,000 sf	\$4,643.50	\$4,898.84	\$5,168.22	\$5,452.41	\$5,752.22
Bank/Savings Drive In	1,000 sf	\$7,314.53	\$7,716.74	\$8,141.07	\$8,588.74	\$9,061.01
Industry						
General Industrial/Industrial Park	1,000 sf	\$523.53	\$552.32	\$582.69	\$614.73	\$648.53
General Heavy Industrial	1,000 sf	\$112.67	\$118.87	\$125.40	\$132.30	\$139.57
Manufacturing	1,000 sf	\$286.93	\$302.71	\$319.35	\$336.91	\$355.44
Warehouse	1,000 sf	\$372.55	\$393.04	\$414.65	\$437.45	\$461.50
Mini-Warehouse	1,000 sf	\$141.80	\$149.60	\$157.82	\$166.50	\$175.66
Institutional						
Hospital	beds	\$477.94	\$504.22	\$531.95	\$561.20	\$592.06
Nursing Home	beds	\$110.86	\$116.96	\$123.39	\$130.17	\$137.33
Day Care Center	1,000 sf	\$2,880.18	\$3,038.56	\$3,205.64	\$3,381.91	\$3,567.88
Fraternal Organization	1,000 sf	\$1,082.55	\$1,141.76	\$1,204.54	\$1,270.78	\$1,340.66
Junior/Community College	1,000 sf	\$1,269.02	\$1,338.80	\$1,412.42	\$1,490.09	\$1,572.02

(Ord. No. 2011-678, § 4, 4-19-11)

Exhibit B						
Fire Impact Fee Rates						
-	-	<u>Fee as of May 5, 2016</u>	<u>Fee as of May 5, 2017</u>	<u>Fee as of May 5, 2018</u>	<u>Fee as of May 5, 2019</u>	<u>Fee as of May 5, 2020</u>
Land Use	Unit	Fire	-	-	-	-
<u>Single-Family Detached</u>	<u>Dwelling</u>	<u>\$350</u>	<u>\$360.50</u>	<u>\$371.32</u>	<u>\$382.45</u>	<u>\$393.93</u>
<u>Low Income/SHIP</u>	<u>Dwelling</u>	<u>\$322</u>	<u>\$331.66</u>	<u>\$341.61</u>	<u>\$351.86</u>	<u>\$362.41</u>
<u>Retirement/Age Restricted</u>	<u>Dwelling</u>	<u>\$267</u>	<u>\$275.01</u>	<u>\$283.26</u>	<u>\$291.76</u>	<u>\$300.51</u>
<u>Townhouse/Duplex</u>	<u>Dwelling</u>	<u>\$247</u>	<u>\$254.41</u>	<u>\$262.04</u>	<u>\$269.90</u>	<u>\$278.00</u>
<u>Multi-Family Residential</u>	<u>Dwelling</u>	<u>\$247</u>	<u>\$254.41</u>	<u>\$262.04</u>	<u>\$269.90</u>	<u>\$278.00</u>
<u>Multi-Family, Age Restricted</u>	<u>Dwelling</u>	<u>\$185</u>	<u>\$190.55</u>	<u>\$196.27</u>	<u>\$202.15</u>	<u>\$208.22</u>
<u>Mobile Home Park</u>	<u>Pad/space</u>	<u>\$350</u>	<u>\$360.50</u>	<u>\$371.32</u>	<u>\$382.45</u>	<u>\$393.93</u>
<u>RV Park</u>	<u>Pad/space</u>	<u>\$350</u>	<u>\$360.50</u>	<u>\$371.32</u>	<u>\$382.45</u>	<u>\$393.93</u>
<u>Assisted Care Facility</u>	<u>Dwelling</u>	<u>\$233</u>	<u>\$239.99</u>	<u>\$247.19</u>	<u>\$254.61</u>	<u>\$262.24</u>
<u>Hotel/Motel</u>	<u>Room</u>	<u>\$203</u>	<u>\$209.09</u>	<u>\$215.36</u>	<u>\$221.82</u>	<u>\$228.48</u>
<u>Retail/Commercial</u>	<u>1,000 sq. ft.</u>	<u>\$422</u>	<u>\$434.66</u>	<u>\$447.70</u>	<u>\$461.13</u>	<u>\$474.96</u>
<u>Office</u>	<u>1,000 sq. ft.</u>	<u>\$199</u>	<u>\$204.97</u>	<u>\$211.12</u>	<u>\$217.45</u>	<u>\$223.98</u>
<u>Industrial/Manufacturing</u>	<u>1,000 sq. ft.</u>	<u>\$75</u>	<u>\$77.25</u>	<u>\$79.57</u>	<u>\$81.95</u>	<u>\$84.41</u>
<u>Warehousing</u>	<u>1,000 sq. ft.</u>	<u>\$34</u>	<u>\$35.02</u>	<u>\$36.07</u>	<u>\$37.15</u>	<u>\$38.27</u>
<u>Mini Warehouse</u>	<u>1,000 sq. ft.</u>	<u>\$32</u>	<u>\$32.96</u>	<u>\$33.95</u>	<u>\$34.97</u>	<u>\$36.02</u>
<u>Public/Institutional</u>	<u>1,000 sq. ft.</u>	<u>\$152</u>	<u>\$156.56</u>	<u>\$161.26</u>	<u>\$166.09</u>	<u>\$171.08</u>

Exhibit C Parks Impact Fee Rates						
		Fee as of May 5, 2016	Fee as of May 5, 2017	Fee as of May 5, 2018	Fee as of May 5, 2019	Fee as of May 5, 2020
Land Use	Unit	Parks (50%)*				
Single-Family Detached	Dwelling	\$337.50	\$347.63	\$358.05	\$368.80	\$379.86
Low Income/SHIP	Dwelling	\$310.50	\$319.82	\$329.41	\$339.29	\$349.47
Retirement/Age Restricted	Dwelling	\$256.50	\$264.20	\$272.12	\$280.28	\$288.69
Townhouse/Duplex	Dwelling	\$239.50	\$246.69	\$254.09	\$261.71	\$269.56
Multi-Family Residential	Dwelling	\$239.50	\$246.69	\$254.09	\$261.71	\$269.56
Multi-Family, Age Restricted	Dwelling	\$179.00	\$184.37	\$189.90	\$195.60	\$201.47
Mobile Home Park	Pad/space	\$337.50	\$347.63	\$358.05	\$368.80	\$379.86
RV Park	Pad/space	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Assisted Care Facility	Dwelling	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Hotel/Motel	Room	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Retail/Commercial	1,000 sq. ft.	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Office	1,000 sq. ft.	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Industrial/Manufacturing	1,000 sq. ft.	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Warehousing	1,000 sq. ft.	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Mini Warehouse	1,000 sq. ft.	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Public/Institutional	1,000 sq. ft.	\$0	\$0.00	\$0.00	\$0.00	\$0.00

* **Note** - The parks impact fee shown is 50% of the value calculated by the impact fee study



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CITY OF INVERNESS
CASH REQUIREMENTS REPORT

P 1
apcshreq

VENDOR DOCUMENT	INVOICE	VOUCHER	DESCRIPTION	DUE DATE	DUE 04/30/16
			TOTALS FOR ACE HARDWARE CO OF INV INC		99.31
			TOTALS FOR ADVANCED WASTE SOLUTIONS		115.00
			TOTALS FOR C.T. HSU + ASSOCIATES, P.A.		2,475.00
			TOTALS FOR E G P INC		199.17
			TOTALS FOR GOLDEN X PLUMBING SUPPLY INC		138.48
			TOTALS FOR HD SUPPLY WATERWORKS, LTD		800.65
			TOTALS FOR A.C.M.S., INC		8,135.64
			TOTALS FOR MARION PNEUMATICS & HYDRAULICS, INC.		778.70
			TOTALS FOR NAPA OF INVERNESS		94.94
			TOTALS FOR B-III, INC		623.45
			TOTALS FOR PROFITABLE PROMOS		149.92
			TOTALS FOR RYAN-MARKLAND SIGNS, INC.		485.00
			TOTALS FOR SHARP TREE FARM AND NURSERY, LLC		575.00
			TOTALS FOR BANDSROCK ENTERTAINMENT INTERNATIONAL IN		800.00
			TOTALS FOR UB REFUND		1,406.34
			TOTALS FOR UNIFIRST CORPORATION		57.30
			TOTALS FOR WASTE MANAGEMENT OF CENTRAL FL		23,195.32
			TOTALS FOR WRIGHT EXPRESS		2,227.80
			REPORT TOTALS		42,357.02

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

April 5th, 2016
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 Ryan
Vice President McBride
Councilwoman Hepfer
Councilwoman Bega
Councilman Hinkle
Mayor Plaisted

Also present were City Manager DiGiovanni, City Attorney Haag, Asst. City Manager Williams, Community Development Director Day, Fire Chief Campfield, Deputy Clerk Jackson 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

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

PUBLIC HEARINGS

None

OPEN PUBLIC MEETING

None

SCHEDULED APPEARANCES

None

MAYOR'S LOCAL ACHIEVEMENT AWARDS

None

CITY ATTORNEY REPORT

None

CONSENT AGENDA

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

- a) Bill Listing
 - Recommendation – Approval
- b) Council Minutes – 03/16/16

- Recommendation - Approval
- c) Proclamation – “National Prayer Day”
 - Recommendation – Approval

CITY MANAGER’S REPORT

10)a) Fire Inspection Program – Ordinance was addressed by City Manager DiGiovanni who explained this amends the Ordinance to create a safety and inspection program for the prevention of fire, or related mishap, at commercial and public facilities. The ordinance is structured to expand existing provisions and to establish and codify functions as directed by the City Manager, to inspect properties and respond with authority to non-emergency fire service and public safety calls.

Councilman Hinkle motioned to have the Clerk read Ordinance 2016-714 by title only. Seconded by Councilwoman Hepfer. The motion carried

ORDINANCE NO. 2016-714

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES, ENTITLED “FIRE PREVENTION AND PROTECTION”, BY AMENDING ADDING SECTIONS, 9-1 THROUGH 9-9, ESTABLISHING POWERS AND PROCEDURES FOR FIRE INSPECTIONS AND CITATIONS FOR NON-COMPLIANCE WITH APPLICABLE CODES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR MODIFICATION AND, PROVIDING FOR AN EFFECTIVE DATE.

Councilman Hinkle motioned to approve the Ordinance on the first reading by roll-call vote. Seconded by Councilwoman Hepfer. Roll call vote was as follows: Councilwoman Bega, yes; Councilwoman Hepfer, yes; Councilman Hinkle, yes; Councilman McBride, yes; President Ryan, yes. The motion carried unanimously.

10)b) Fire Inspection Fees – Resolution was addressed. City Manager DiGiovanni advised that the enclosed was for informational purposes to address questions they may have. This Resolution will be submitted for action following adopting of the Fire Inspection Program Ordinance at the ensuing meeting of City Council.

No action necessary at this meeting.

10)c) Zephyr/Highlands Projects – Inspection Program – Piggy-Back was addressed by City Manager DiGiovanni explaining these projects involve FDOT and local funding. Use of DOT project funds require an elevated level of inspections and the need to secure certified inspectors to ensure we meet the specifications. The appropriate level for inspections has been engaged through Osceola County, and we can take advantage of the existing contract with Osceola County to get a fair and reasonable cost.

Councilwoman Hepfer motioned to approve a piggy-back bid award of the Osceola County's Continuing Engineering Services Contract with SAI Consulting Engineers, Inc. and authorize that the City Manager executes a contract with SAI Consulting Engineers, Inc., for Construction Engineering Services, in the amount of \$27,869.79 for the Zephyr Street Project, and \$49,886.25 for the Highland Boulevard Project. Seconded by Councilman McBride. The motion carried unanimously.

10)d)Fire Department Grant for Volunteer Personnel was addressed. City Manager DiGiovanni explained that the SAFER Fire Services Supportive Grant Program is to secure assistance funds that may be used to recruit, retain, train and outfit, volunteer fire fighter personnel. The acronym SAFER stands for: Staffing for Adequate Fire and Emergency Response, and is a program under the US Department of Homeland Security. The application is being performed by staff, and the receipt of awarded funding comes at a ratio of 100%, and no local match is required. Having volunteers is important to keep costs in check and a means to have good, adequate response personnel. A solid volunteer program is a way for the Fire Dept. to reach out to the community and create community support and knowledge. He noted a webpage included in the agenda packet to obtain more information. These grant opportunities are real and can greatly offset costs.

For information only, and no action of City Council is necessary this evening.

City Manager DiGiovanni additionally reported on the following:

- Valerie Theatre performance this past Saturday with the string quartet was sold out and was tremendous. The theatre's acoustics are fantastic and has brought much change to the downtown.
- Fire Services mutual aid agreement is still in waiting of County response.
- Budget overview is this Thursday at 5:30 pm which will include service levels, programs, and state level issues that affects us locally, etc.
- Taste of Inverness this Saturday will be bigger and better, and will be sold out, so get your tickets.
- County Clerk announces Amnesty Day on April 15, Tax Day, with details on the handout provided.
- Hernando/Citrus MPO has had positive conversation on City projects to include becoming a bicycle community, etc. Mr. Dix is very impressed on what has been accomplished in the City. The City has reached out to the school system with regards to becoming a bicycle friendly community, including "safe routes to school". With the schools, nurseries, etc. we

want to make sure of connectivity, and will expand to church and medical community, as well as parks.

COUNCIL/MAYOR SUBJECTS

Mayor Plaisted congratulated Dave Ryan as Council President and commented on the building across the street on Tompkins and hopes it encourages others with being very colorful and adds a nice touch. He noted that Council volunteers for many things in community, and this is a minor part of what they do.

Councilwoman Hepfer is excited with everything we are doing and noted that every event at the Valerie has been a sell-out. Spoke of serving on Keep Citrus County Beautiful (KCCB) and invited all to their next meeting on April 18 at HPH Hospice at 12:30pm.

Councilwoman Bega spoke to the Big Bass Tournament having approximately 62 boats with 100 anglers and was a great event, with awards of \$1,000/hr.

Councilman Hinkle noted the Citrus Community Charitable Foundation is moving forward and there is work and a lot they can do. He was at Cinnamon Sticks on the weekend and is filled up with people riding their bikes and stopping to eat.

Councilman McBride attended the Big Bass Classic with his grandson and was a great time, and is looking forward to Taste of Inverness. Inverness is highly thought of by the Hernando/Citrus MPO Administration and how we “get it” regarding the MPO and their efforts. Hwy 41 N is still number one priority, but is at the mercy of DOT as to when it will begin. Looking forward to great weekend in our town.

Councilman Ryan enjoyed the Big Bass Classic and praised those involved, and will be at the Taste of Inverness this Saturday. In the future, wouldn’t mind hearing from FDOT on the progress on 44/41 construction. Happy to serve on this Council and honored to be President.

CITIZENS NOT ON AGENDA

None

The meeting was adjourned at 6:01pm.

City Clerk

Council President

April 7, 2016
5:30 PM

The City Council of the City of Inverness met on the above date in Budget Overview 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, Asst. City Manager Williams, Community Development Director Day, Public Works Director McCulloch, Finance Director Chiodo, Special Events Director Skeele-Hogan, Events Coordinator Austin, Aquatics Coordinator Pleacher, IT Director Johnston, and City Clerk Davis.

The meeting was called for by the following Notice to all council, mayor, media, as well as publicly posted.

FY 2016-17
INVERNESS BUDGET WORKSHOPS
PUBLIC NOTICE

DATE: March 1st, 2016

PLEASE BE ADVISED **BUDGET RELATED WORKSHOPS FOR 2016/17 FY ARE CALLED FOR THE CITY COUNCIL OF THE CITY OF INVERNESS, AT 212 W. MAIN STREET, INVERNESS, FLORIDA, AS FOLLOWS:**

April 7 th	5:30pm	Overview of Projects & Goals
May 5 th	5:30pm	City-Wide Five-Year Capital Improvement Plan (CIP)
May 10 th	5:30pm	CIP Workshop (if necessary)
July 26 th	5:30pm	City-Wide Budget Workshop
July 28 th	5:30pm	Budget Workshop (if necessary)
TBA		Tentative Budget Adoption - 1 st Public Hearing
TBA		Final Budget Adoption - Final Public Hearing

/s/ Jacquie Hepfer
President of City Council

City Manager DiGiovanni began the Budget Overview by supplying Council with individual digital copies of this presentation, and setting the tone for the commencement of the 2016/17 budget development program. This presentation will give a broad perspective of what will be coming before the City, which will affect the budget. This Program will assist functions,

projects and services; define programs, events and functions; review operations and maintenance, projects, workshops and adoption of budget; and analyze service levels, fees and tax rate. The road to success is always under construction.

KEY IMPACTS

He spoke to the operational impacts of the CIP projects, CRA project design and construction, increased personnel needs, infrastructure, marketing and branding, etc.

LEGISLATIVE IMPACTS

He spoke to the continued Unfunded Mandates: relocation of utilities, public records compliance regarding private contractors, and building codes.

GENERAL GOVERNMENT

He addressed the impact of project planning and development costs. He highlighted the issue of modernizing the city charter, redesigning the website, YouTube instructional videos, and updates to the personnel policy and purchasing policy. Security cameras have been installed at the Inverness Government Center and the Valerie Theatre.

INVERNESS COMMUNITY REDEVELOPMENT AGENCY (ICRA)

He spoke of the revenue stream and project funding mechanism, project development, and the challenges regarding payments of the extended TIF. ICRA projects include a medical District plan, Depot property concept, downtown parking, visitor Center building, soldier Memorial, and bicycle friendly designation, etc. Bonds/borrowing issues and CRA funding were highlighted.

COMMUNITY DEVELOPMENT

Initiatives include land development code update, grease trap maintenance and inspection program, backflow preventer inspection program, code enforcement program, etc. Spoke to the importance of these programs in regards to protecting the values of properties.

LAW ENFORCEMENT

He noted the Interlocal agreement with the Sheriff's Department which keeps the costs stable, and includes school crossing and law enforcement, parking enforcement, and event support. 2015 Budget Contract was \$780,835. He stated the city contract alone has a cost per capita of \$103.69. Adding the County taxing for law enforcement increases the per capita of city residents to \$280.39. This community is spending \$2,079,292 to law enforcement.

FIRE SERVICES

City Manager spoke to evaluating the firehouse facility, \$200,000 transitional costs to the Sheriff, and personnel. Local coordination of services with the County and EMS involves revenues, dispatch, interagency backup, mutual aid response, and commercial inspection program. The fire department will have an outreach program of public education for fire prevention and safety, in public schools for student demonstrations, and interaction with resident groups in general. He spoke the volunteer firefighter being a very important aspect to the program and noted the grant being administered to help improve the recruitment, retention and incentive for the volunteer firefighters. Immediate needs include additional personnel, building and equipment upgrades and a full analysis is in progress for a conceptualization point in for the

fire department. Fire services grant program includes FEMA as well as Homeland Security for funding of fire departments and grant submittals have been made in the sum of \$210,419.

WHISPERING PINES PARK

He spoke of the various city parks as beautiful amenities and they all serve a real purpose. Impacts regarding Whispering Pines Park include the effects of the YMCA which has increased costs. New aquatic programming is being developed to ameliorate revenue loss and increase facility use. He spoke to the aging buildings and infrastructure and the possibility of a new pool, diving well, deck, and splash park.

VALERIE THEATRE

The theater opened to the public and is doing very well. It has brought a new and different dynamic to the downtown. We are looking at expanding programming and the experience of the theater. 2017 we are considering selling subscriptions, rentals, youth theater, and creating individual and corporate support programs.

EVENT & VISITORS BUREAU

When events are done well it means the community is going well. Upcoming changes include expanding the revenue stream to support the program itself by increasing sponsorships, expanding concession opportunities, and merchandising. The IEVB is looking at seeking grants, and working very well with Visit Florida, Citrus County TDC, and adding fee-based micro events. Marketing program has been broadened to grow the community by expanding media platforms. The concept of the Visitors/Welcome Center tied with the Depot property is being developed to be near the trail and parks as a gateway to Inverness.

UTILITIES

The water and sewer system are very important to any city. To keep up with inflation there are CPI indexes built in to the rate structure, making moderate adjustments. He spoke of the 3P partnership with Woodward and Curran with the price point being very stable, as well as Waste Management, USA Street Sweeping Services, and Mammicure Lawn Maintenance. The City will remain in control and be the first point of contact for account services, billing and collections. There is a need to review the existing well fields to maintain compliance, and increase the size or capacity of the well fields, or possibly create another well field in a different location. In regards to infrastructure, water loss ratios are decreasing, wastewater permit renewal is due, and we are looking at the expansion of the system with Rosemont Rolling Green and talking to Sweetwater Point.

CEMETERY

City Manager spoke to the impact of the Veterans Cemetery in Bushnell on the City's Oak Ridge Cemetery. Contact has been made with consultants to revisit the design of the new section and ordinance modifications to modernize the program. We need to look at the management of the facility and sales, gain control and protect the City's investment. To improve the perpetual care fund and improve the affordability of the cemetery, changes need to be made. A workshop will be scheduled in the very near future. City manager spoke to 3P partnerships to include the cemetery.

GOVERNMENTAL RELATIONS

Interactions with County government consumes time and resources, especially regarding the CRA expansion, fire department, etc. He spoke of urban planning, Whispering Pines Park, the utility service area, airport business park, road maintenance, and TDC.

PERSONNEL

A functional analysis continues to ensure improvement and be more cost-effective. With the addition of the Valerie Theatre, CRA, fire services, expanded marketing and event schedule, etc. require support that exceeds current payroll allocations. He spoke of increased personnel changes in many areas to include aquatics, events and visitors bureau, public works, and Whispering Pines Park.

MILL LEVY – PROPERTY VALUES

The present mill levy equates to approx. \$445,550, which is up from years prior and projected values are predicted to increase 2 – 4%. The worst case expectation in tax revenue gain could be approximately \$60,000. The current mill levy is at the rate of 7.0729.

REVENUES

Financial stability is important with reliance on nontaxable revenue streams. Daily spending is very guarded and the long term fiscal stability is real. We continue to work to protect an increase the reserve replenishment, and \$600,000 has been added to ad valorem revenues coming into the city with the majority of that being the addition of the hospital to the tax rolls. \$466,000 of that money has been committed to the CRA which left a net increase of approximately \$134,000. HCA is in the process of contesting the hospital valuation and the impact and duration is unknown. He spoke to the increase in sales tax revenue of \$55,000 since 2013 and moderate growth is expected in 2017. Building permits have greatly increased with revenues to date of \$109,138 compared to 2015 revenues for the year at \$101,214. The driving force has been a surge on hospital permits.

PROJECT ACCOMPLISHMENTS

City Manager spoke to the many Project accomplishments that have been made in the departments of administration and facilities, technology, economic development, ICRA, public safety to include fire services, streets, parks, IEVB, Valerie Theatre, and utilities. Highlighted were the closeout of the Valerie Theatre grant and the citizen transparency module. He noted the installation of security cameras at different locations and the connectivity between the fire station and IGC. In economic development, online business license and building permit processes have been instituted as well as the sidewalk café program. He spoke of the many aspects of Whispering Pines Park and the satellite parks, with potential plans regarding the pool and the ball fields. In the events and visitors bureau, advertising campaigns have moved beyond Citrus County. Regarding utilities, the new billing system has been implemented, well removal and repair at 581 water plant, GIS mapping, etc.

2016 and Beyond Projects

City Manager DiGiovanni stated that these projects will be detailed in the upcoming CIP presentation. He noted the Boy's & Girl's Club and concepts of a community center to

complement the parks across from that building. He spoke of the creation of a Fire Department website, the downtown storefront façade program, and master planning of lighting the downtown, the depot property, the Soldier Memorial, etc. He noted the master lift station in the Utility department and the water/well fields.

Moving forward we need to discuss the purpose and function with anything that should be added, increased, or anything to change. Also thoughts about services, delivery and service levels, fees and charges. Comments need to be heard on the status, protection, and allocation of reserves as well as taxes and the millage rate.

Mayor Plaisted referenced the proposal of the 2 story building across from Liberty Park and this would be an ideal situation locally. Referencing the idea of a new swimming pool and wondered about doing something on the scale of attracting those of Olympic status which could then move entire families here. You are becoming a sports minded community. **City Manager** noted that Whispering Pines Park has everything, not just any one thing.

Councilman Hinkle spoke of the Boy's & Girl's Club and Whispering Pines Park, and referenced the Winter Park facility with a pool, gym, meeting rooms, to include the Boy's & Girl's Club all at Whispering Pines Park. Councilman also spoke to the future and all that could be done in the City. **City Manager** noted that the Boys and Girls Club prefers downtown.

Councilman McBride agreed with all of the ideas for Whispering Pines Park and noted how the population has not increased much. The County needs to be in on this as approximately 90% of Park users are from the County. He questioned the stability of the new Fire Department's budget. **City Manager** stated that the budget will fluctuate slightly. He spoke of the old building, with the goal to keep it affordable. **Councilman McBride** questioned the number of employees with City Manager answering with 45-46 total at this time. Also questioned an RV camp facility at Whispering Pines Park with City Manager sees the concept to help revenues, but this type of facility requires 24/7 surveillance, among other aspects. **Councilman** spoke to resurfacing roads and S. Apopka being County maintained. He questioned a kayak launch, safety signals on the trail, etc. with the City Manager noting that we are working with the MPO and DOT, but can't say when things will come to fruition. The kayak launch is being conceptualized as we speak and is part of the expanded CRA. **Councilman** thanked the staff for all they do.

Councilwoman Bega spoke to the terrible condition of some sidewalks, particularly on Gospel Island, and City Manager noted that is being look at and the misuse of easements and sidewalks with vehicles parking illegally.

Mayor Plaisted questioned the White Lake Master Plan with City Manager referencing the business park area with privately owned property with planning needing to take place. Regarding code enforcement and questioned additions to the code to protect property values to get better compliance in the housing areas. Addressed the cemetery issue and questioned fees being charged to the funeral homes with City Manager noting the various items being explored. **Mayor** questioned the citizen transparency module on the city website with City Manager explaining all information available that is now online. He spoke to future hotels/RV

park/community garden on property across from the boat ramp on 44 E. City Manager referenced the 4 city initiative and attracting hotels to locate here.

City Manager DiGiovanni stated staff will continue to look at the existing fees and charges and will make recommendations to City Council through the budget or throughout the course of the year. He also noted that the IRCA board has been included in the CIP presentation, as they are involved in projects.

Council President Ryan spoke to the reserves and if there is enough should we experience hurricanes.

Consensus regarding taxes was to stay the same.

Workshop adjourned at 7:18pm.

City Clerk

Council President

Agenda Memorandum – *City of Inverness*

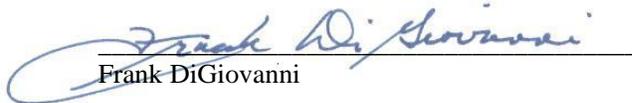
DATE: April 19, 2016
ISSUE: Fire Inspection Program Fee Resolution
FROM: City Manager
CC: City Clerk, Fire Chief, Finance Director
ATTACHED: Resolution

The enclosed Resolution establishes a fee program to improve compliance of the recently adopted Fire Inspection Program Ordinance. The essential component of the Fire Inspection Program centers on public safety. Compliance is important. The fee component helps encourage compliance when necessary. We have every intention to work with business owners and managers, but the public safety elements create the need for compliance to be achieved without delay. To achieve that end, sometimes a fee program helps.

Recommended Action –

1. Motion, second and vote to read the Resolution by title
 - a. City Clerk reads Resolution title
2. To proceed following deliberation, motion and second to adopt the Resolution by roll-call.

Your attention to this matter is greatly appreciated.



Frank DiGiovanni

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

RESOLUTION 2016-02

**A RESOLUTION OF THE CITY OF INVERNESS
ESTABLISHING THE FEE SCHEDULE FOR FIRE SAFETY
INSPECTION SERVICES; AND ESTABLISHING AN
EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Inverness provides fire safety and protection services including review and inspections; and

WHEREAS, the City Council of Inverness, Florida has established a fee for fire safety inspection and related activities; and

WHEREAS, the City Council finds it necessary and in the public interest to establish fees that will provide a reliable and predictable revenue source for the funding of the related operations of the Fire Department ; and

WHEREAS, said fees are set forth in **Attachment A**; and

WHEREAS, the City Council of Inverness , Florida finds it is in the public interest to establish said fees, as set forth hereinafter, to meet existing needs, projected expenditures and to more equitably distribute the costs among customers; and

WHEREAS, Chapter 8 of the Land Development Code provides that the rates and fees may be established and amended from time to time by resolution of the City Council; and

WHEREAS, the City Council of the City of Inverness has determined that it is in the best interest of the public welfare to establish the fee for fire safety inspections and related activities, as set forth below.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Inverness, Florida hereby amends Building Construction Permit fees and Community Development application fees, as set forth in **Attachment A**:

EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND RESOLVED by a _____ vote of the City Council of the City of Inverness , Florida on the ___ day of _____, 2016.

CITY OF INVERNESS

By: _____
David Ryan
President of City Council

ATTEST:

Deborah Davis
City Clerk

**ATTACHMENT “A” TO RESOLUTION 2016-02
FIRE SAFETY INSPECTION FEE SCHEDULE**

FEE DESCRIPTION	COST
A. Fire safety inspection for facilities 1,000 sq. ft. or less not to exceed two (2) hours inspection time	\$65.00
B. Fire safety inspection for facilities 1,001 – 3,000sq. ft. not to exceed two (2) hours inspection time	\$85.00
C. Fire safety inspection for facilities greater than 3,001 sq. ft. not to exceed two (2) hours inspection time	\$100.00 +\$0.01/ sq. ft.
D. Annual fire safety inspection fee - Provided no changes have been made to size & floor plan (This includes Class ‘C’ Mercantile businesses who either lease or sublease a room or portion of a room and who pass an annual inspection)	\$50.00
E. Installation or removal of fuel storage tanks and dispensers:	
i. Initial tank or dispenser	\$85.00
ii. Each additional tank or dispenser	\$35.00
F. Fire alarm inspection	\$85.00
G. Fire sprinkler system:	
i. Initial system riser	\$250.00
ii. Each head	\$0.75
H. Fire extinguishing system (other than fire sprinklers):	
i. Initial system	\$85.00
ii. Each head	\$10.00
I. Liquefied petroleum gas refilling	\$85.00
J. Flammable/Combustible liquids spray booth	\$85.00
K. Standpipe systems (wet/dry)	\$85.00
L. Cryogenic tank	
i. One (1) – three (3) tanks	\$85.00
ii. Each additional tank	\$45.00
M. Storage of hazardous substances	
i. One (1) – three (3) tanks	\$85.00
ii. Each additional tank	\$55.00
N. Re-inspection fee for each additional trip where the previous inspection was ordered for information purposes only. This includes phone consultations. All assessed re-inspection fees must be paid prior to issuance of a Certificate of Occupancy	\$35.00
O. Complaint Response Fire Inspection (unfounded or corrected within 7 days)	\$0
i. Founded	\$100.00
ii. Founded Serious	\$200.00
iii. Repeat Complaints	3X original fee
P. Any types of inspection or review not listed above	\$50.00 per hour

Agenda Memorandum – *City of Inverness*

DATE: April 15th, 2016
ISSUE: Proposed City Charter Amendment Ballot Initiatives
FROM: City Clerk
CC: City Manager
ATTACHED: Ord. 2016-716: Sale, Leasing or Subleasing
Ord.2016-717-Vacancies, Filling of Vacancies
Ord. 2016-718-Purchase of Real Property

Attached are three (3) Ordinances to amend the City Charter. A Charter Amendment requires that by law the item must go before the electors of the City of Inverness for their approval or disapproval. Each Ordinance is structured to provide a descriptive understanding of each amendment, and to present ballot language that represents a clear interpretation of the change to the voter.

Ordinance 2016-716; Article V, Section 5.07; Sale, Leasing or Subleasing of City Property - The current Code provides for city owned properties to be lease or subleased for a maximum initial term of ten (10) years, with renewals to successive terms up the same maximum with agreement of both parties. The amendment provides for Commercial, Professional and Public Property to be leased for an initial term of up to 25 years, with renewals of up to 10 year increments, up to a ninety nine (99) year term.

Recommended Action

- 1) Motion, second and vote to read Ordinance 2016-716 by title only
 - a) City Clerk reads Ordinance by title.
- 2) Deliberate the matter and to proceed following discussion, motion and second to adopt Ordinance 2016-716, re; Article V, Section 5.07 on the first reading by roll-call vote.

Ordinance 2016-717; Article II, Section 2.09 Vacancies, Filling Vacancies - This change addresses the attendance at Regular Council Meetings and limits the number of regular Council Meeting absences to not more than eight (8) missed meetings “per calendar year”, or the seat shall become vacant. Currently the Charter addresses absences of four (4) consecutive regular meetings, without being excused, which will also remain in the code.

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

Agenda Memorandum – *City of Inverness*

Recommended action -

- 1) Motion, second and vote to read Ordinance 2016-717 by title only.
 - a. City Clerk reads Ordinance by title.
- 2) Deliberate the matter and to proceed following discussion, motion and second to adopt Ordinance 2016-717, re; Article II, Section 2.09 on the first reading by roll-call vote.

Ordinance 2016-718; Article V, Section 5.22; Purchase of Real Property – This change provides the criteria that the City Council shall obtain at least one Governor approved or State Certified approved Appraisal for the purchase of Real Property when the purchase price exceeds \$200,000. This action was previously passed by Council and placed in the Code of Ordinance in 2014; however, to avoid confusion it is was discussed at the time and recommended by Attorney Haag that it be placed in the Charter with other sections dealing with real property.

- 1) Motion, second and vote to read Ordinance 2016-718; by title only
 - a. City Clerk reads Ordinance by title.
- 2) Deliberate the matter and to proceed following discussion, motion and second to adopt Ordinance 2016-718, re; Article V, Section 5.22 on the first reading by roll-call vote.



Deborah Davis

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

ORDINANCE NO. 2016- 716

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, PROVIDING FOR AMENDMENT TO THE CITY CHARTER; PROVIDING FOR AMENDMENT TO ARTICLE V, GENERAL PROVISIONS; INSERTING SECTION 5.07 – SALE, LEASING OR SUBLEASING OF CITY PROPERTY; PROVIDING FOR A REFERENDUM AS TO AMENDMENTS TO THE CHARTER; PROVIDING FOR REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Inverness believes that it is in the best interests of the City to amend the City Charter to insert language pertaining to number of years for leasing and renewal of lease for Commercial Property ; and,

NOW THEREFORE BE IT ENACTED, by the City Council of the City of Inverness, Florida, at the City Council’s regular meeting on the ____ day of _May_, 2016 as follows:

Section 1. That the Charter of the City of Inverness be amended, as set forth in Exhibit A, attached hereto and made a part of this Ordinance as if set forth in *haecverba*.

Section 2. That this Ordinance and Charter Amendment shall be posted as provided by law and, except for this section which will become effective immediately upon this Ordinance becoming law, shall become effective and operative when and only if it is approved by majority vote of the electors of the City of Inverness voting on the question of the approval or disapproval of the same in and at the regular City of Inverness municipal election to be held in the City of Inverness on the 8th day of November, 2016. The form of the ballot and the referendum shall be as follows:

CHARTER AMENDMENT BALLOT QUESTIONS

SHOULD ARTICLE V, SECTION 5.07, SALE, LEASING OR SUBLEASING OF CITY PROPERTY, BE AMENDED TO PROVIDE THAT LEASING OF REAL PROPERTY FOR COMMERCIAL, PROFESSIONAL AND PUBLIC USE MAY BE LEASED FOR AN INITIAL TERM OF UP TO 25 YEARS, WITH RENEWALS UP TO 10 YEAR INCREMENTS, FOR UP TO A 99 YEAR TERM.

- YES FOR APPROVAL
- NO FOR REJECTION

If a majority of the electors of the City of Inverness actually voting on such questions, and such referendums, shall vote for the approval of the respective Charter Amendments, then the remainder of this Ordinance, in addition to this Section and the amendments so approved, shall become operative and effective at 12:01 a.m. on the 1st day of December, 2016; if a majority of the electors actually voting on such questions, and such referendums, shall vote against the approval of all or any individual Charter Amendment, then this Ordinance shall not become

effective as to such amendments not approved and will be of no further force and effect as to said Charter Amendment(s). The Supervisor of Elections shall place the foregoing questions on the ballot of the City of Inverness, regular municipal election.

Section 3. REPEAL OF INCONSISTENT ORDINANCES

Any ordinance in conflict with this Ordinance is hereby repealed by implication.

Section 4. SEVERABILITY AND INTERPRETING THIS ORDINANCE

If any section or portion of this Ordinance is found to be invalid, unlawful or unconstitutional, all other sections of this Ordinance shall remain valid and enforceable.

Section 5. INCLUSION INTO 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 6. EFFECTIVE DATE

The effective date of this Ordinance shall be as provided by law.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the _____ day of ___April___, 2016.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the _____ day of _May_, 2016.

CITY OF INVERNESS, FLORIDA

By: _____
DAVID RYAN, President

By: _____
ROBERT PLAISTED, Mayor

ATTEST:

DEBORAH DAVIS, City Clerk

Approved as to form and correctness:

LARRY M. HAAG, City Attorney

EXHIBIT "A"

CURRENT LANGUAGE

Article V – General Provisions

Section 5.07 - Sales, leasing or subleasing of city property

No property owned by or leased to the City shall be leased or subleased to any individual, group, organization or governmental entity without a vote of approval of said leasing by four (4) members of the council. The maximum initial term of lease shall be ten (10) years. Leases may be renewable to successive terms up to the same maximum upon agreement of the council and the lessor.

PROPOSED LANGUAGE

Section 5.07 – Sales, leasing or subleasing of city property

No property owned by or leased to the City shall be leased or subleased to any individual, group, organization or governmental entity without a vote of approval of said leasing by four (4) members of the council. The maximum initial term of a non-commercial lease shall be ten (10) years. Leases may be renewable to successive terms up to the same maximum upon agreement of the council and the lessor.

Commercial, professional and public property may be leased by an affirmative vote of four (4) members of council for an initial term of up to 25 years, with renewals up to 10 year increments, not to exceed a 99 year duration.

ORDINANCE NO. 2016- 717

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, PROVIDING FOR AMENDMENT TO THE CITY CHARTER; PROVIDING FOR AMENDMENT TO ARTICLE II, SECTION 2.09, VACANCIES, FILLING OF VACANCIES, a); PROVIDING FOR A REFERENDUM AS TO AMENDMENTS TO THE CHARTER; PROVIDING FOR REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Inverness believes that it is in the best interests of the City to amend the City Charter to maintain consistency as with all matters before City Council; and,

WHEREAS, the City of Inverness believes that it is in the best interests of the City to amend the Charter to provide consistency in attendance at regular meetings of City Council, and providing for a limit to absences; and,

NOW THEREFORE BE IT ENACTED, by the City Council of the City of Inverness, Florida, at the City Council’s regular meeting on the ____ day of ____ May, 2016 as follows:

Section 1. That the Charter of the City of Inverness be amended, as set forth in Exhibit A, attached hereto and made a part of this Ordinance as if set forth in *haecverba*.

Section 2. That this Ordinance and Charter Amendment shall be posted as provided by law and, except for this section which will become effective immediately upon this Ordinance becoming law, shall become effective and operative when and only if it is approved by majority vote of the electors of the City of Inverness voting on the question of the approval or disapproval of the same in and at the regular City of Inverness municipal election to be held in the City of Inverness on the 8th day of November, 2016. The form of the ballot and the referendum shall be as follows:

CHARTER AMENDMENT BALLOT QUESTIONS

SHOULD ARTICLE II, SECTION 2.09, VACANCIES, FILLING VACANCIES, BE AMENDED TO PROVIDE THAT IF A COUNCILMAN OR MAYOR FAILS TO ATTEND EIGHT (8) REGULAR CITY COUNCIL MEETINGS DURING A CONSECUTIVE TWELVE MONTH PERIOD, THE SEAT SHALL BECOME VACANT.

- YES FOR APPROVAL
- NO FOR REJECTION

If a majority of the electors of the City of Inverness actually voting on such questions, and such referendums, shall vote for the approval of the respective Charter Amendments, then the remainder of this Ordinance, in addition to this Section and the amendments so approved, shall become operative and effective at 12:01 a.m. on the 1st day of December, 2016; if a majority of the electors actually voting on such questions, and such referendums, shall vote against the approval of all or any individual Charter Amendment, then this Ordinance shall not become

effective as to such amendments not approved and will be of no further force and effect as to said Charter Amendment(s). The Supervisor of Elections shall place the foregoing questions on the ballot of the City of Inverness, regular municipal election.

Section 3. REPEAL OF INCONSISTENT ORDINANCES

Any ordinance in conflict with this Ordinance is hereby repealed by implication.

Section 4. SEVERABILITY AND INTERPRETING THIS ORDINANCE

If any section or portion of this Ordinance is found to be invalid, unlawful or unconstitutional, all other sections of this Ordinance shall remain valid and enforceable.

Section 5. INCLUSION INTO 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 6. EFFECTIVE DATE

The effective date of this Ordinance shall be as provided by law.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the _____ day of ____ April, 2016.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the ____ day of ____ May, 2016.

CITY OF INVERNESS, FLORIDA

By: _____
DAVID RYAN, President

By: _____
ROBERT PLAISTED, Mayor

ATTEST:

DEBORAH DAVIS, City Clerk

Approved as to form and correctness:

LARRY M. HAAG, City Attorney

EXHIBIT "A"

CURRENT LANGUAGE

Section 2.09 Vacancies, filling of vacancies

- (a) The office of councilman or mayor shall become vacant in accordance with general law, this charter or if a councilman or the mayor is absent from four (4) consecutive regular meetings without being excused by council prior to the fourth consecutive absence.
- (b) The vice president of the city council shall act as the mayor during the absence or disability of the mayor. Should a vacancy occur in the office of the mayor the city council shall elect a mayor pro tempore from among its members until a new mayor shall be elected and installed. The acting mayor shall possess all powers of the mayor except the power of veto,
- (c) In the event that three (3) or more seats on the city council become vacant, the governor shall appoint interim councilmen which (who) shall serve until a special election can be held and the new councilmen elected and installed.
- (d) Filing of vacancies. In the event of a vacancy in office of a councilman or mayor, the city council shall within thirty (30) days of such vacancy declare such vacancy to exist. City council may attempt to fill such vacated seat by appointment of a qualified individual upon the unanimous vote of the remaining members of the city regular City election and if city council is unable to fill such vacated seat by unanimous vote, then city council shall call by resolution a special election to coincide with the next regular city election to fill the unexpired term, However if the vacancy occurs less than ninety (90) days before the next regular City election, and city council in (is) unable unanimously fill the vacancy city council shall pass a resolution to declare a special election to be held sixty (60) days following the next regular election Upon a vacancy occurring which is more than two hundred fort (240) days before the date of the next regular City election and city council is unable to fill the vacancy by unanimous vote, city council shall call, by resolution a special election which shall be held within sixty (60) days of said resolution to fill such vacancy for the unexpired term.

PROPOSED LANGUAGE

Section 2.09 Vacancies, filling of vacancies

- (a) The office of councilman or mayor shall become vacant in accordance with general law, this charter, or if;
 - I. a councilman or the mayor is absent from four (4) consecutive regular meetings without being excused by council prior to the fourth consecutive absence.

II. a councilman or mayor fails to attend eight (8) regular City Council Meetings during any consecutive twelve month period.

- (b) The vice president of the city council shall act as the mayor during the absence or disability of the mayor. Should a vacancy occur in the office of the mayor the city council shall elect a mayor pro tempore from among its members until a new mayor shall be elected and installed. The acting mayor shall possess all powers of the mayor except the power of veto,
- (c) In the event that three (3) or more seats on the city council become vacant, the governor shall appoint interim councilmen which (who) shall serve until a special election can be held and the new councilmen elected and installed.
- (d) Filling of vacancies. In the event of a vacancy in office of a councilman or mayor, the city council shall within thirty (30) days of such vacancy declare such vacancy to exist. City council may attempt to fill such vacated seat by appointment of a qualified individual upon the unanimous vote of the remaining members of the city regular City election and if city council is unable to fill such vacated seat by unanimous vote, then city council shall call by resolution a special election to coincide with the next regular city election to fill the unexpired term, However if the vacancy occurs less than ninety (90) days before the next regular City election, and city council in (is) unable unanimously fill the vacancy city council shall pass a resolution to declare a special election to be held sixty (60) days following the next regular election Upon a vacancy occurring which is more than two hundred fort (240) days before the date of the next regular City election and city council is unable to fill the vacancy by unanimous vote, city council shall call, by resolution a special election which shall be held within sixty (60) days of said resolution to fill such vacancy for the unexpired term.

ORDINANCE NO. 2016- 718

AN ORDINANCE OF THE CITY OF INVERNESS, FLORIDA, PROVIDING FOR AMENDMENT TO THE CITY CHARTER; PROVIDING FOR AMENDMENT TO ARTICLE V, GENERAL PROVISIONS; INSERTING SECTION 5.22 PURCHASE OF REAL PROPERTY a); PROVIDING FOR A REFERENDUM AS TO AMENDMENTS TO THE CHARTER; PROVIDING FOR REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Inverness believes that it is in the best interests of the City to amend the City Charter to standardize and govern the purchase of real property; and,

NOW THEREFORE BE IT ENACTED, by the City Council of the City of Inverness, Florida, at the City Council’s regular meeting on the ____ day of May, 2016 as follows:

Section 1. The Charter of the City of Inverness be amended, as set forth in Exhibit A, attached hereto and made a part of this Ordinance as if set forth in *haecverba*.

Section 2. This Ordinance and Charter Amendment shall be posted as provided by law and, except for this section which will become effective immediately upon this Ordinance becoming law, shall become effective and operative when and only if it is approved by majority vote of the electors of the City of Inverness voting on the question of the approval or disapproval of the same in and at the regular City of Inverness municipal election to be held in the City of Inverness on the 8th day of November, 2016. The form of the ballot and the referendum shall be as follows:

CHARTER AMENDMENT BALLOT QUESTIONS

SHOULD A NEW ARTICLE V, SECTION 5.22, PURCHASE OF REAL PROPERTY, BE ADOPTED PROVIDING PROCEDURES FOR THE ACQUISITION OF REAL PROPERTY AND FOR THE PURCHASE OF REAL PROPERTY WHICH EXCEEDS \$200,000.00 IN VALUE, THAT THE CITY COUNCIL SHALL OBTAIN AT LEAST ONE GOVERNOR AND CABINET APPROVED APPRAISAL ORGANIZATION OR STATE CERTIFIED GENERAL APPRAISER.

- YES FOR APPROVAL
- NO FOR REJECTION

If a majority of the electors of the City of Inverness actually voting on such questions, and such referendums, shall vote for the approval of the respective Charter Amendments, then the remainder of this Ordinance, in addition to this Section and the amendments so approved, shall become operative and effective at 12:01 a.m. on the 1st December , 2016; if a majority of the electors actually voting on such questions, and such referendums, shall vote against the approval of all or any individual Charter Amendment, then this Ordinance shall not become effective as to

such amendments not approved and will be of no further force and effect as to said Charter Amendment(s). The Supervisor of Elections shall place the foregoing questions on the ballot of the City of Inverness, regular municipal election.

Section 3. REPEAL OF INCONSISTENT ORDINANCES

Any ordinance in conflict with this Ordinance is hereby repealed by implication.

Section 4. SEVERABILITY AND INTERPRETING THIS ORDINANCE

If any section or portion of this Ordinance is found to be invalid, unlawful or unconstitutional, all other sections of this Ordinance shall remain valid and enforceable.

Section 5. INCLUSION INTO 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 6. EFFECTIVE DATE

The effective date of this Ordinance shall be as provided by law.

Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the _____ day of __April__, 2016.

Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the _____ day of __May__, 2016.

CITY OF INVERNESS, FLORIDA

By: _____
DAVID RYAN, President

By: _____
ROBERT PLAISTED, Mayor

ATTEST:

DEBORAH DAVIS, City Clerk

Approved as to form and correctness:

LARRY M. HAAG, City Attorney

EXHIBIT "A"

PROPOSED LANGUAGE

City Charter - Article V, Section 5.22 - Purchase of Real Property.

- a. It is the intent of the City Council that all future land acquisitions be made by the following procedures set forth in this section unless the City Manager determines to use the procedures set forth in Florida Statute 166.045. The procedures set forth below shall not apply to land acquisitions utilizing the powers of eminent domain as provided in Chapters 73 and 74 and Section 166.401, et. seq., Florida Statutes, or other general or special law.
- b. When the City seeks to acquire real property, the City Manager is hereby empowered to obtain an option contract with the Seller of the desired lands. For purposes of this section, the term "option contract" means a proposed agreement by the municipality to purchase a piece of property subject to approval of the City Council at a regular or special called public meeting. When the value of the real property exceeds \$50,000.00 in value but is not in excess of \$200,000.00, the City Manager shall obtain a cost market analysis prior to presenting the contract to the City Council. Said cost market analysis may be utilized by the City Council in determining the advisability of purchasing the real property under consideration. For parcels of land to be acquired which exceed \$200,000.00, the City Council shall obtain at least one appraisal prepared by a member of an appraisal organization which has been approved by the Governor and Cabinet pursuant to F.A.C. Rule 18-1.007 or be a state certified general appraiser as defined in Florida Statute Section 475.611.

Agenda Memorandum – *City of Inverness*

DATE: April 19, 2016
ISSUE: Volunteer Appointments: Code Enforcement Board
FROM: City Manager
CC: City Clerk, Bruce Day
ATTACHED: Application Submittals:

- Robert Morris
- Debra Hill

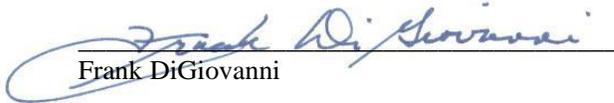
Three vacancies exist on the Code Enforcement Board of the City. Two applications were recently received that appear to be neighbors.

Based on the merits of the submittal, both Robert Morris and Debra Hill meet the terms and conditions to qualify for appointment and are presented for Council's ratification.

Recommended Action –

Motion, second and vote to appoint Robert Morris and Debra Hill to the City of Inverness Code Enforcement Board.

Your attention to this matter is appreciated.


Frank DiGiovanni

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

APPLICATION FOR SERVING ON CITY BOARDS

1. Name: ROBERT J MORRIS Home Phone 352.3445449
2. Home Address 907 MOSSY OAK RD
3. Business NO Bus. Phone _____
4. Business Address NO
5. Brief resume of education and experience: RETIRED FIREFIGHTER
RETIRED W/ 29 3/4 YRS WITH KOKOMO IN. FIRE DEPT
POSITIONS OF LT CAPTAIN HOPT ASSISTANT CHIEF
6. Are you a registered voter? Yes No _____ Precinct# _____
7. Are you a resident of the City? Yes No _____
8. Do you own property in the City? Yes No _____
9. Do you hold a Public Office? Yes _____ No
10. Are you employed by the City? Yes _____ No
11. At present, do you serve on a board or committee of either the city or county?
Yes _____ No
- If "yes", name: _____
12. Please check the boards and/or committees you are interested to serve on:
 Planning & Zoning Commission
 Zoning Board of Adjustment
 Code Enforcement Board (must be a resident of the City)
 Inverness Community Redevelopment Agency
 Architectural/Aesthetic Review Committee

13. Committee or Boards you have served in the past: NONE

14. Why do you believe you are qualified to serve on this board/committee? _____

VERY KNOWLEDGIBLE OF BLDGS How Degree
at INDIANA UNIVERSITY FIRE TECHNOLOGY

15. Would you consider serving on another board or committee other than the one(s) you selected above? Yes _____ No

16. Until such time you are selected for the board or committee of your choice, may we submit your application when vacancies occur rather than phone you?
Yes No _____

NOTE: (1) Application will remain active for one (1) year from submittal date.

(2) If appointed, you are required to complete a Financial Disclosure form.

SIGNATURE Robert J. Morris DATE _____

*APPLICATIONS REMAIN ON FILE FOR 6 MONTHS

APPLICATION FOR SERVING ON CITY BOARDS

1. Name: DEBRA HILL Home Phone 352-208-5959

2. Home Address 919 Mossy Oak Dr INVERNESS FL 34450

3. Business — Bus. Phone —

4. Business Address —

5. Brief resume of education and experience: H.S. GRAD.

6. Are you a registered voter? Yes No Precinct# —

7. Are you a resident of the City? Yes No

8. Do you own property in the City? Yes No

9. Do you hold a Public Office? Yes No

10. Are you employed by the City? Yes No

11. At present, do you serve on a board or committee of either the city or county?
Yes No

If "yes", name: —

12. Please check the boards and/or committees you are interested to serve on:

- Planning & Zoning Commission
- Zoning Board of Adjustment
- Code Enforcement Board (must be a resident of the City)
- Inverness Community Redevelopment Agency
- Architectural/Aesthetic Review Committee

13. Committee or Boards you have served in the past: NONE

14. Why do you believe you are qualified to serve on this board/committee? _____

I HAVE AN INTEREST IN CODE ENFORCEMENT

15. Would you consider serving on another board or committee other than the one(s) you selected above? Yes _____ No X

16. Until such time you are selected for the board or committee of your choice, may we submit your application when vacancies occur rather than phone you?
Yes X No _____

NOTE: (1) Application will remain active for one (1) year from submittal date.

(2) If appointed, you are required to complete a Financial Disclosure form.

SIGNATURE Ulbra L Hill DATE _____

*APPLICATIONS REMAIN ON FILE FOR 6 MONTHS

IN THE CIRCUIT COURT OF THE
FIFTH JUDICIAL CIRCUIT, IN AND
FOR CITRUS COUNTY, FLORIDA

CITRUS COUNTY, FLORIDA,

Petitioner,

vs.

GOOD FELLA'S ROLL-OFF WASTE
DISPOSAL, INC., a Florida Corporation,

Respondent.

State of Florida Division of
Administrative Hearings,
Case No. 15-2826

CASE NO.: 2015-CA-0845

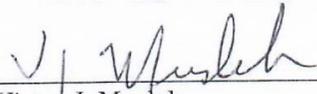
ORDER DENYING PETITION FOR WRIT OF CERTIORARI

Citrus County, Florida has filed a Petition for Writ of Certiorari, requesting this Court review and quash the Final Order of the Division of Administrative Hearings that reversed the Order on Administrative Hearing entered by the Citrus County Administrator. The Petition fails to demonstrate a departure from the essential requirements of law. Furthermore, the Final Order was based on competent substantial evidence. Therefore, it is,

ORDERED AND ADJUDGED:

1. The Petition for Writ of Certiorari is DENIED.

ORDERED in Ocala, Florida, on this 31st day of March, 2016.



Victor J. Musleh,
Senior Judge

CERTIFICATE OF SERVICE

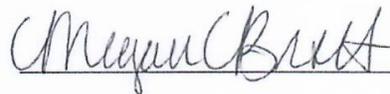
I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via U.S. Mail, this 4th day of April, 2016, to the following:

Heather J. Encinosa, Esq.
Evan J. Rosenthal, Esq.
Nabors, Giblin & Nickerson, P.A.
1500 Mahan Dr., Ste. 200
Tallahassee, FL 32308

Edward A. Dion, Esq.
Nabors, Giblin & Nickerson, P.A.
110 E. Broward Blvd., Ste. 1700
Fort Lauderdale, FL 33301

Clark A. Stillwell, Esq.
Law Office of Clark A. Stillwell
P.O. Box 250
Inverness, FL 34451

R. Wesley Bradshaw, Esq.
Bradshaw & Mountjoy, P.A.
209 Courthouse Square
Inverness, FL 34450



Officials urged to plug parkway route

The Suncoast Parkway's biggest cheerleader wants Citrus County's political leaders on board for a proposed parkway extension to Interstate 75.

Jim Kimbrough, vice president of SunTrust Bank of the Nature Coast and a Gov. Rick Scott appointee to the Tampa Bay Area Regional Transportation Authority, is asking for resolutions in support for the parkway extension from the county commission and cities of Crystal River and Inverness.

Kimbrough, who lives in Crystal River, sought the support after Citrus County's representative on the I-75 Relief Task Force, Commissioner Scott Adams, said he doesn't think the parkway should be extended north of State Road 44 and that a freeway reliever is available through the available road network.

"Suncoast 2 needs to head north in the big global picture of the Florida transportation system as the next step in connecting Tampa Bay with northeast Florida," said Kimbrough, a former member of the Florida Transportation Commission. "When that happens, it will serve as a reliever to I-75, basically in the area of Gainesville to Wildwood. It's needed today."

The state is expected to begin this summer building what is known as Suncoast Parkway 2 from U.S. 98 in northern Hernando County to S.R. 44 in Lecanto. Construction should take four years, officials say.

While original plans called for the parkway to extend west to U.S. 19 north of Crystal River, the state instead is looking at sending the parkway north to I-75 to relieve traffic off the freeway near Gainesville or Ocala.

A task force comprised of representatives from six counties — Citrus, Alachua, Hernando, Levy, Marion and Sumter — is meeting monthly to develop a recommendation by Oct. 1 to Transportation Secretary Jim Boxold.

At the group's recent meeting in The Villages, Adams pushed for upgrading existing roads, such as State Road 24, which connects Gainesville to U.S. 19 in Levy County, instead of extending the parkway.

Citrus County Commissioner Joe Meek said he intends to bring a resolution to the board's April 26 meeting to support the parkway extension.

Meek noted that the county has not taken a position for or against sending the parkway north of S.R. 44.

"We support the Florida Department of Transportation continuing to explore options of extending the parkway from 44 northward to some point as an I-75 reliever and provide connectivity to Jacksonville," he said. "It's important the DOT hears from the county that we support them having that discussion."

Meek said he is not proposing support for any specific route.

"It's important we go on the record right now," he said. "It's so early in the process. It's important they continue that process."

Adams did not return calls for comment.

Inverness City Manager Frank DiGiovanni said he will bring the resolution to the city council either next week or in early May.

DiGiovanni said he wasn't sure if the city is prepared to offer an opinion for or against the extension without further information.

“We should allow the professionals and studies to play out,” he said. “Once roads go in, it’s forever.”

Not everyone is on board for the reliever. Alachua County commissioners sent a letter to the state in February urging upgrades to I-75 rather than a new corridor that would dissect its ecosystem.

Kimbrough said he understands Alachua’s concerns, but questions their significance.

“If environmental concerns were highest priority on the table, Florida would still be sitting here with 2 million people like it was 60 years ago,” he said. “There’s a balance to be reached.”

Kimbrough said he has no doubt that growth will continue in Florida and the parkway plays a significant role in transportation.

“Suncoast 2 that’s planned to end at 44 is the natural transportation artery to extend into the northeast Florida area,” he said. “I personally believe that’s how the majority of Citrus Countians feel.”

Contact Chronicle reporter Mike Wright at 352-563-3228, mwright@chronicleonline.com or via Twitter @mwrightcitrus.