

# PLANNING & ZONING COMMISSION AGENDA

AGENDA FOR A **REGULAR** MEETING OF THE INVERNESS PLANNING AND ZONING COMMISSION OF THE CITY OF INVERNESS, FLORIDA, TO BE HELD IN THE **COUNCIL CHAMBERS** AT THE **INVERNESS GOVERNMENT CENTER** LOCATED AT 212 W. MAIN STREET, INVERNESS AT **5:00 P.M.** ON WEDNESDAY, AUGUST 6, 2025.

- 1. Call to Order
- 2. Pledge of Allegiance
- Roll Call
- 4. Roll Call ex-parte communication
- Old Business:

Approve Minutes from January 8, 2025

- Public Comments.
- 7. New Business:

a. Proposed:

Kelly L. Scoville

4030 E. Dawson St - Alt Key: 1785499

Annexation ordinance 2025-846 Land Use ordinance 2025-847 Zoning ordinance 2025-848

8. Adjournment

#### 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 a verbatim record of the proceedings, which includes the testimony and evidence upon which the appeal is to be based. (Section 286.010 FS) Accommodation for the disabled (hearing or visually impaired, etc.) may be arranged with advance notification of 7 days prior to the schedule meeting. Pre-arrangements may be initiated by dialing (352) 726-3401 weekdays from 8 A.M. to 5 P.M.

The Planning and Zoning Commission Committee held a regular meeting at the above date and time, in the Council Chambers at the inverness Government Center.

Karen Esty David Belknap Janice Devine Janet Love Paul Hertensen

#### **Not Present:**

Marco Wilson

Rob Tessmer, Sr.

Also present were Mr. Christopher Shoemaker Community Development Director and Ms. Debra Schramm as the Recording Secretary.

The meeting was called to order and those present recited the Pledge of Allegiance.

**General Public Comments: None** 

#### **Old Business:**

Mr. David Belknap made a motion to approve the minutes of November 6, 2024; Regular Planning and Zoning meeting; seconded by Mr. Paul Hertensen. All in favor; Motion passed: 6-0.

#### New Business:

Mr. Christopher Shoemaker presented the only case on the agenda:

Applicant: Citrus County Land, LLC

1409 Poe Street – Alt Key: 1785499 Annexation ordinance 2025-840 Zoning ordinance 2025-841 Land Use ordinance 2025-842

The applicant, Citrus County Land, LLC, is requesting to annex their property 1409 Poe Street, into the city limits of Inverness. The property was posted, advertised and the neighbors within 200' were notified via mail. The city has not received any comments before or against prior to the Planning & Zoning Commission. The owner of the property requesting to annex was not present.

Public Comments: Mr. Uwe Seller of 1415 Poe Street lives next to 1409 Poe Street. Mr. Seeler asked the board about the purpose of the annexation and asked if he could purchase the property. Mr. Shoemaker informed Mr. Seeler that he would relay the message of purchasing the property back to the property owner.

Mr. David Belknap made a motion to approve the Annexation for 1409 Poe Street with Ordinance 2025-840, seconded by Mr. Paul Hertensen. All in favor. Motion passed.

Ms. Janet Love made a motion to approve Zoning for 1409 Poe Street with Ordinance 2025-841, seconded by Ms. Janice Devine. All in favor. Motion passed.

Mr. David Belknap made a motion to approve the Land Use for 1409 Poe Street with Ordinance 2025-842, seconded by Mr. Paul Hertensen. All in favor. Motion passed.

Meeting adjourned at 5:17 pm

Karen Esty Chairperson

Debra Schramm Recording Secretary

## Agenda Memorandum – City of Inverness

August 6, 2025

TO: Panning and Zoning Commission Members

FROM: Chris Shoemaker, Community Development

SUBJECT: Public Hearing - 4030 E Dawson Drive Annexation

CC: City Clerk & Community Development Director

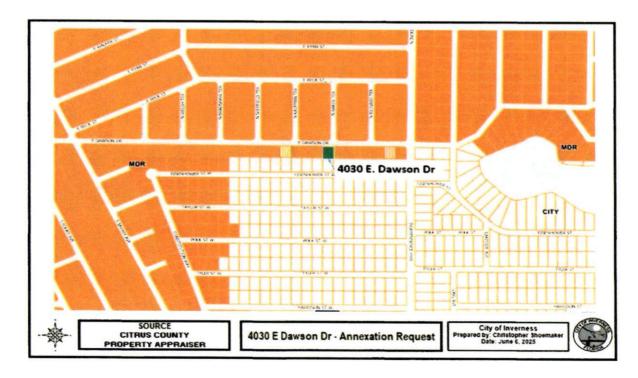
Enclosure: Ordinance 2025 – 846 Annexation

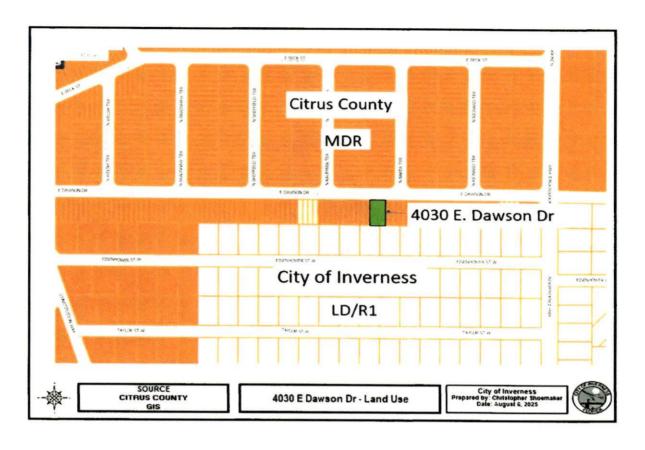
Ordinance 2025 – 847 Land Use Designation Ordinance 2025 – 848 Zoning Designation

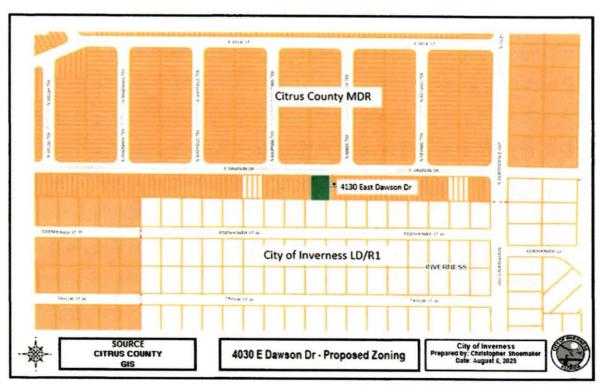
Legal Notices

4030 E Dawson Drive is a 0.19 acre parcel adjacent to the northern City limit (see map below). The E Dawson Drive property owner also owns the adjacent lot to the south at 2812 Eisenhower Street W, which is inside the Inverness city limits. The owners are requesting to annex 4030 E Dawson Drive into the City to combine the two properties into a single parcel under one jurisdiction.

This process requires a public hearing with the Planning and Zoning Commission and the City Council to consider Ordinance 2025 – 846 Annexation; Ordinance 2025 – 847 Land Use; amd Ordinance 2025 – 848 Zoning







#### **Intervening Actions**

City Council approved the annexation, change of land use and zoning at 3970 E. Dawson Drive in March of 2023 and at 4120 E. Dawson Drive in October of 2023.

#### Legal Notice Requirements

The legal notice requirements found in Section 3.11 of the Inverness Land Development Code include publication in the Citrus Chronicle of Notice of Proposed Enactactment on two separate dates; mail notice to adjustment property owners within 200 feet of the property boundary; and posting of signage advertising the proposed actions and date for each. State statute requires a Notice of Proposed Enactment be sent to the Chairperson of the Citrus County Board of County Commsssions and that Notice was sent registered mail on June 9, 2025.

#### **Planning and Zoning Commission**

Section 4.2 Amendments to Zoning District Map of the Inverness Land Development Code provides the process for amendments to the zoning map. The P&ZC shall hold a public hearing and shall recommend adoption or denial of the application to the City Council as follows:

B. *Referral to the Planning and Zoning Commission*. Any proposal for amendment to the zoning district map pursuant to this section shall, upon receipt by the designated Administrative Official, be referred to the Planning and Zoning Commission for consideration and the formulation of a recommendation to the City Council.

C. Hearing by Planning and Zoning Commission. Upon receipt of an application for amendment to the zoning district map pursuant to this section and reference thereof to the Planning and Zoning Commission, the designated Administrative Official shall, upon notification by the Chairman of the Planning and Zoning Commission of the date fixed for hearing, cause notices of the time, place and purpose of a hearing upon the application to be published, mailed and posted in the manner provided in section 3.11B of this Code. At the time and date established by such notice, the Planning and Zoning Commission shall conduct a hearing upon the application in the manner provided by section 3.11C and D of this Code and, shall recommend adoption or denial of the application to the City Council; provided, however, that in the case of a Proposed Planned Development Project Plan (PDP), the Planning and Zoning Commission shall recommend adoption, adoption with modifications and/or conditions or denial of the application to the City Council.

If annexation is approved, staff recommends the following changes to the land use and zoning designations.

#### **EXISTING CONDITIONS**

Future Land Use - Citrus County Medium Density Residential "MDR" Citrus County Medium Density Residential "MDR"

#### POST ANNEXATION PROPOSED CHANGES

Future Land Use - City of Inverness Low Density "LD"

Zoning - City of Inverness Residential "LD/R1"

#### Recommended Action

Motion, second, and vote to approve Ordinance 2025-846 (Annexation), Ordinance 2025-847 (Land Use) and Ordinance 2025-848 (Zoning) and make a recommendation to City Council to approve same.

#### **ORDINANCE 2025-846**

AN ORDINANCE ANNEXING TO THE CITY OF INVERNESS, FLORIDA, CERTAIN PROPERTY LOCATED AT 4030 EAST DAWSON DRIVE, SECTION 02, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

#### WITNESSETH:

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

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

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

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

A PARCEL OF LAND LYING IN SECTION 02, TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; INVERNESS HIGHLANDS UNIT 3, BLOCK 76, LOTS 158, 159, 160 & 161, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 106, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY FLORIDA PARCEL IDENTIFICATION NUMBER: 19E19SS020030 00780 1580, ALTKEY 1644763.

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

other than the part so declared to be unconstitutional or invalid.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed. Section 4. This ordinance shall take effect upon approval by the mayor, or upon becoming law without such approval. Upon motion duly made and carried on first reading, the foregoing Ordinance was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2025. Upon motion duly made and carried on second reading, the foregoing Ordinance was adopted on the \_\_\_\_\_ day of \_\_\_\_\_\_, 2025. CITY OF INVERNESS, FLORIDA GENE DAVIS, President BY: \_\_\_\_\_\_ROBERT PLAISTED, Mayor ATTEST: SUSAN JACKSON, City Clerk Approved as to form and correctness: JAMES T. HARTLEY, Assistant City Attorney

#### **ANNEXATION CASE MAP**

OWNER:

Kelly L. Scoville

**CASE NUMBER:** 

25-02SSA

PARCEL NUMBER:

1644763

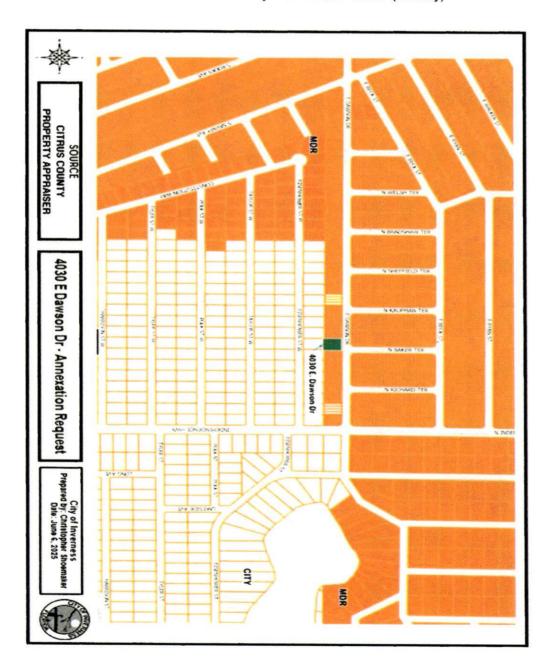
PROPERTY SIZE:

0.19 acres

EXISTING LAND USE: Medium Density Residential "MDR" (County

**EXISTING ZONING:** 

Medium Density Residential "MDR" (County)



#### **ORDINANCE NO 2025-847**

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.19 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL ("MDR") TO CITY OF INVERNESS LOW DENSITY ("LD"); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

<u>Section 1.</u> Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness (Comprehensive Plan Amendment 25-02SSA) and shall be effective within the incorporated areas of the City of Inverness.

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

A PARCEL OF LAND LYING IN SECTION 02 TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: INVERNESS HGLDS UNIT 3 PB 2 PG 106 LOTS 158, 159, 160 & 161 BLK 76

<u>Section 3.</u> The City of Inverness Comprehensive Plan, Future Land Use Map is hereby amended as follows in the manner depicted on the attached map, which is incorporated by reference into this ordinance:

3.1. 0.19 acres depicted on the "Land Use Map" attached hereto is hereby reclassified from Citrus County Medium Density Residential ("MDR") to City of Inverness Low Density ("LD").

Section 4. Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent Jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City Council of the City of Inverness hereby declares that it would have passed this ordinance and each Section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more Section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Inclusion in the Comprehensive Plan. The provisions of this Ordinance shall become and be made a part of the City of Inverness Comprehensive Plan (City of Inverness Ordinance No. 2016-713). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section", "article", "policy", or other appropriate designation.

Section 7. The effective date of this Comprehensive Plan amendment shall be 31 days after approval by the mayor, or upon becoming law without such approval, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545.

UPON MOTION DULY	MADE AND	CARRIED o	on first	reading,	the	foregoing
Ordinance was adopted on the	day of		2025			

UPON MOTION DULY MADE Ordinance was adopted on theda		CARRIED on second reading, the foregoing 2025.
		CITY OF INVERNESS, FLORIDA
	BY:_	GENE DAVIS, President
		GENE DAVIS, President
	BY:_	ROBERT PLAISTED, Mayor
ATTEST:		ROBERT TEAISTED, Mayor
SUSAN JACKSON, City Clerk		
SUSAN JACKSON, City Clerk		
Approved as to form and correctness:		
JAMES T. HARTLEY, Assistant City Atto	rney	

a

#### LAND USE CASE MAP

OWNER:

**CASE NUMBER:** PARCEL NUMBER:

**PROPERTY SIZE:** 

**EXISTING LAND USE:** 

PROPOSED LAND USE:

Kelly L. Scoville

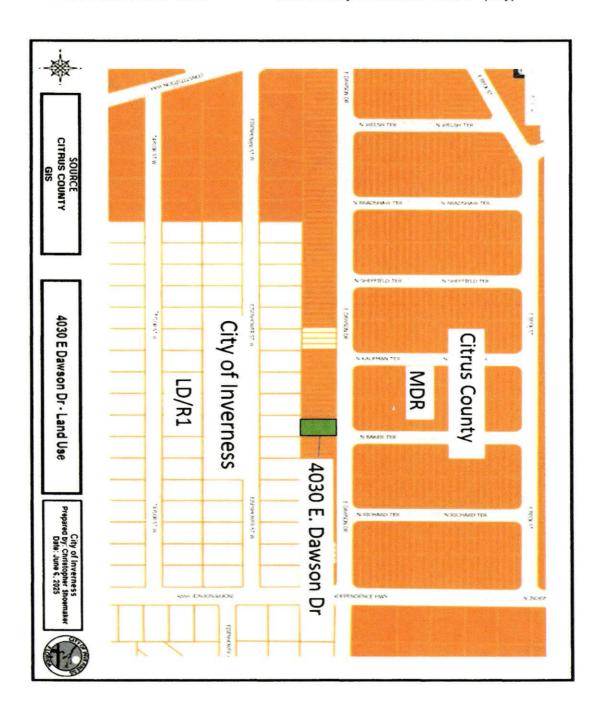
25-02SSA

1644763

0.19 acres

Medium Density Residential "MDR" (County)

Low Density Residential "LD/R1" (City)



#### ORDINANCE NO 2025-847

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.19 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL ("MDR") TO CITY OF INVERNESS LOW DENSITY ("LD"); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

<u>Section 1.</u> Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness (Comprehensive Plan Amendment 25-02SSA) and shall be effective within the incorporated areas of the City of Inverness.

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

A PARCEL OF LAND LYING IN SECTION 02 TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: INVERNESS HGLDS UNIT 3 PB 2 PG 106 LOTS 158, 159, 160 & 161 BLK 76

<u>Section 3.</u> The City of Inverness Comprehensive Plan, Future Land Use Map is hereby amended as follows in the manner depicted on the attached map, which is incorporated by reference into this ordinance:

3.1. 0.19 acres depicted on the "Land Use Map" attached hereto is hereby reclassified from Citrus County Medium Density Residential ("MDR") to City of Inverness Low Density ("LD").

<u>Section 4.</u> Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent Jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City Council of the City of Inverness hereby declares that it would have passed this ordinance and each Section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more Section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

<u>Section 6.</u> Inclusion in the Comprehensive Plan. The provisions of this Ordinance shall become and be made a part of the City of Inverness Comprehensive Plan (City of Inverness Ordinance No. 2016-713). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section", "article", "policy", or other appropriate designation.

Section 7. The effective date of this Comprehensive Plan amendment shall be 31 days after approval by the mayor, or upon becoming law without such approval, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545.

UPON MOTION DUI	Y MADE AND	CARRIED on t	first reading,	the foregoing
Ordinance was adopted on the	day of		2025.	_

	D CARRIED on second reading, the foregoing
Ordinance was adopted on theday o	f2025.
	CITY OF INVERNESS, FLORIDA
В	Y:
	Y:GENE DAVIS, President
В	Y:
	ROBERT PLAISTED, Mayor
ATTEST:	
ATIEST.	•
SUSAN JACKSON, City Clerk	
bobaiv Jackson, City Clerk	
Approved as to form and correctness:	
JAMES T. HARTLEY, Assistant City Attorne	y

#### LAND USE CASE MAP

OWNER:

Kelly L. Scoville

CASE NUMBER:

25-02SSA

PARCEL NUMBER:

1644763

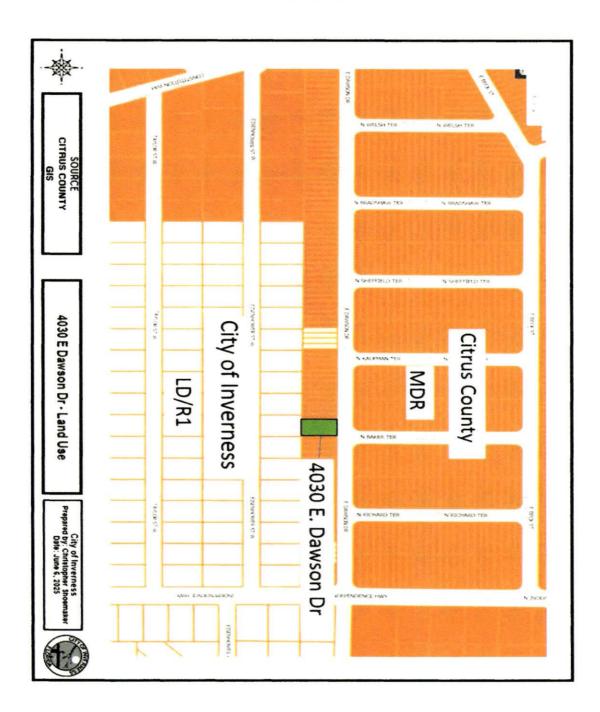
PROPERTY SIZE:

0.19 acres

**EXISTING LAND USE:** 

Medium Density Residential "MDR" (County)

PROPOSED LAND USE: Residential



#### ORDINANCE NO 2025-847

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND AMENDING THE FUTURE LAND USE MAP FOR THE PROPERTY SPECIFICALLY DESCRIBED HEREIN; RECLASSIFYING 0.19 ACRES OF ANNEXED PROPERTY FROM CITRUS COUNTY MEDIUM DENSITY RESIDENTIAL ("MDR") TO CITY OF INVERNESS LOW DENSITY ("LD"); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

<u>Section 1.</u> Short Title. This ordinance shall be known as, cited as and referred to the City of Inverness (Comprehensive Plan Amendment 25-02SSA) and shall be effective within the incorporated areas of the City of Inverness.

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

A PARCEL OF LAND LYING IN SECTION 02 TOWNSHIP 19 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: INVERNESS HGLDS UNIT 3 PB 2 PG 106 LOTS 158, 159, 160 & 161 BLK 76

<u>Section 3.</u> The City of Inverness Comprehensive Plan, Future Land Use Map is hereby amended as follows in the manner depicted on the attached map, which is incorporated by reference into this ordinance:

3.1. 0.19 acres depicted on the "Land Use Map" attached hereto is hereby reclassified from Citrus County Medium Density Residential ("MDR") to City of Inverness Low Density ("LD").

<u>Section 4.</u> Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent Jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City Council of the City of Inverness hereby declares that it would have passed this ordinance and each Section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more Section, subsections, sentences, clauses, or phrases be declared illegal, invalid or unconstitutional and all ordinances and parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

<u>Section 5.</u> All ordinances or parts of ordinances in conflict herewith are hereby repealed.

<u>Section 6.</u> Inclusion in the Comprehensive Plan. The provisions of this Ordinance shall become and be made a part of the City of Inverness Comprehensive Plan (City of Inverness Ordinance No. 2016-713). To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section", "article", "policy", or other appropriate designation.

Section 7. The effective date of this Comprehensive Plan amendment shall be 31 days after approval by the mayor, or upon becoming law without such approval, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545.

UPON MOTION DULY	MADE AND	CARRIED o	on first	reading,	the	foregoing
Ordinance was adopted on the	day of		2025.			

UPON MOTION DULY MADE .  Ordinance was adopted on theda	AND y of _	CARRIED	on s	second reading, the 2025.	ne foregoing
		CITY OF	FINV	/ERNESS, FLORI	DA.
	BY:	GENE D	AVI	S, President	
	BY:	ROBERT	Γ PL	AISTED, Mayor	
ATTEST:				,,	
SUSAN JACKSON, City Clerk					
Approved as to form and correctness:					
JAMES T. HARTLEY, Assistant City Atto	- rney				

#### LAND USE CASE MAP

OWNER:

Kelly L. Scoville

CASE NUMBER:

25-02SSA

PARCEL NUMBER:

1644763

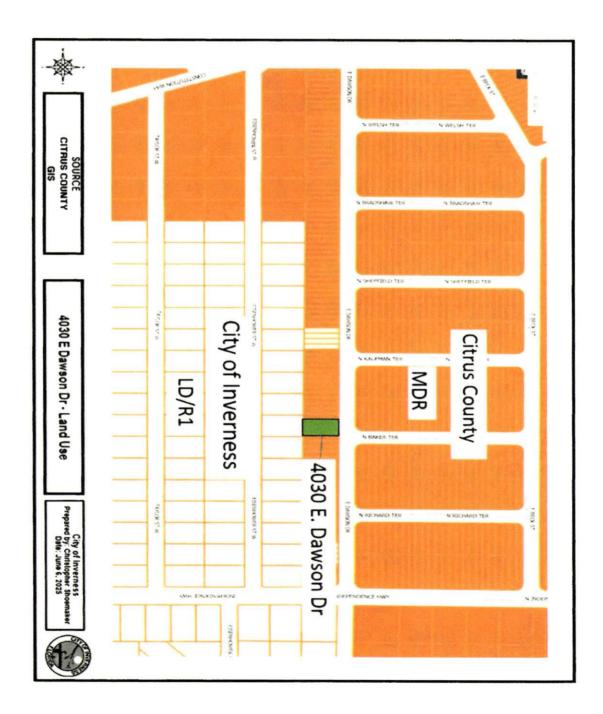
PROPERTY SIZE:

0.19 acres

**EXISTING LAND USE:** 

Medium Density Residential "MDR" (County)

PROPOSED LAND USE: Residential



#### Legal Notice - Chair of the Citrus County Commission



## City of Inverness

Department of Administration 212 West Main Street Inverness, Florida 34450-0419 Administration@Inverness.gov

(352) 726-2611

FAX (352) 726-0607

July 7, 2025

Rebecca Bays, Chairperson Citrus County Board of County Commissioners 110 N. Apopka Avenue Inverness, Florida 34450

Re: Notice of Intent to Annex Property into the City of Inverness

Dear Chairperson Bays:

Pursuant to subsection 171.044(6) Florida Statutes and at the property owner's request, the City of Inverness intends to voluntarily annex property into the City of Inverness. The parcel is 0.19 acres located at 2030 East Dawson Street. This parcel is part of unincorporated Citrus County and adjacent to the City of Inverness. The legal description follows below:

4030 East Dawson Drive, Inverness Highlands Unit 3, Lots 158, 159, 160 & 161, Block 76 as described in Plat Book 2, Pages 103 – 106, Public Records of Citrus County, Florida. Property Appraisers Parcel ID No: 19E19S020030 00760 1580 Altkey 1644763

Following adoption, the annexation ordinance will be filed with the Clerk of the Circuit Court, the Chief Administrative Officer of the County, and with the Department of State within seven days after the adoption. The Public Notice is attached.

Thank you in advance for your understanding of this action.

Sincerely,

Eric C. Williams City Manager

Cc: Steve Howard, County Administrator Gene Davis, City Council President

Sucan lackson City Clerk



#### Why am I am getting this notice?

Section 3.11 Inverness Land Development Code Notice Requirements. The designated Administrative Official shall also mail notices setting forth the time, place and purpose of the hearing to (a) the applicant; (b) the owner of the property described in the application, if other than the applicant; and (c) the owners of every parcel of land within a distance of two hundred (200) feet from the property line of the property described in the application and if the applicant is the owner of land not described in the application but which adjoins the land described in the application, to the owners of every parcel of land within a distance of two hundred (200) feet from the property line of such adjoining lands owned by the applicant.

So, this notice is mailed to every property owner within 200 feet of the property proposed for annexation which is 4030 E. Dawson Drive. The dividing line between the City and County is the rear lot lines between Dawson Drive and Eisenhower Street West. This is the third lot on E. Dawson that applied for annexation into the City. Questions or concerns please contact me: Christopher A. Shoemaker, Community Development Department Director Email: <a href="mailto:cshoemaker@inverness.gov">cshoemaker@inverness.gov</a> Phone: 352.726-2611x1103

#### PUBLIC NOTICE OF PROPOSED ENACTMENT

PUBLIC NOTICE IS HEREBY GIVEN that the City of Inverness Planning and Zoning Commission and the City Council of the City of Inverness will hold Public Hearings pursuant to Section 166.041 Florida Statutes, to consider a proposed Annexation, Small-Scale Amendment to the City of Inverness Comprehensive Plan and a proposed Amendment to the Zoning Map of the City of Inverness, Florida as follows

altkey	owner	mailing adc mailing address2	mailing address3
1644798	RUIZ WILLIAM	129 SE PARADISE PT RD APT 1	CRYSTAL RIVER FL 34429
1673291	HAGESKOG CARL AXEL	SERAFIMEF VAXIO	35257 SWEDEN
3525235	SCOVILLE KELLY L	4030 E DAWSON DR	INVERNESS FL 34453
1648661	GRAY MARY ROBIN	25 N KAUFMAN TER	INVERNESS FL 34453
1648670	GRAY MARY ROBIN	25 KAUFFMAN TER	INVERNESS FL 34453
1648688	SOUTHERN IMPRESSION HOMES LLC	10151 DEERWOOD PARK BLVD	JACKSONVILLE FL 32256
1673038	FLORIDA COAST CONTRACTORS LLC	6431 S SUNCOAST BLVD	HOMOSASSA FL 34446
1644763	SCOVILLE KELLY L	4030 E DAWSON DR	INVERNESS FL 34453
1673020	DUNBAR EXCAVATION SERVICES LLC	1545 W ATTUCKS LN	DUNNELLON FL 34434
1673046	HILL FRANK E	3990 E DAWSON DR	INVERNESS FL 34453
1648599	LOBIANCO JAMES	3 OLD COLONY LN	LEDYARD CT 06339
1644739	THROWER NANCY GAYLE	3990 E DAWSON DR	INVERNESS FL 34453
1644771	RUIZ WILLIAM	129 SE PARADISE POINT RD UNI	CRYSTAL RIVER FL 34429
1672988	GRAMZ MATTHEW P	2808 W EISENHOWER ST	INVERNESS FL 34453
1673283	SCRIMP LLC	19 ROCKY POINT DR	BOW NH 03304
1644747	SECONI VALERIE T	PO BOX 371	INVERNESS FL 34451
1644755	KUSTELSKI SHARON L	4020 E DAWSON DR	INVERNESS FL 34453
1644780	WEED ANNA LYNN	1960 S MOORING DR	INVERNESS FL 34450
1673305	FLORIDA PROPERTY TRUST LLC	2221 NE 164TH ST STE 1120	NORTH MIAMI BEACH FL 33160
1648742	MOSES LLOYD CRISPIN	170 BIRCH RILL DR	ALPHARETTA GA 30022
1672996	GRAMZ MATTHEW P	2808 W EISENHOWER ST	INVERNESS FL 34453

### Legal Notice for Annexation of 4030 E. Dawson Drive

Sign Posting 7.21.25

