

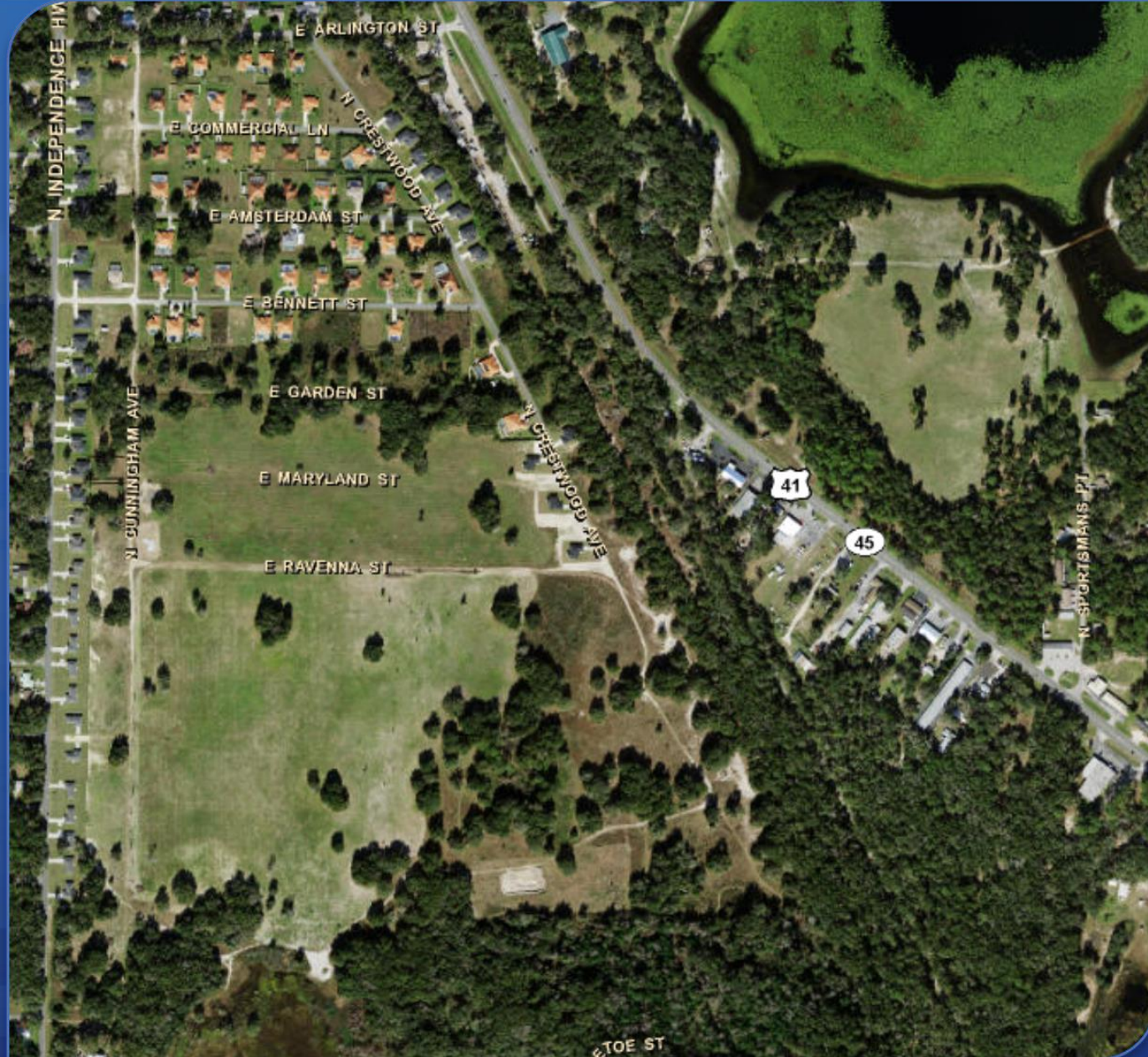
# Inverness Village Unit 4 Citrus County Subdivision

## Summary of History and Current Compliance



# Project Overview

- Inverness Village Unit 4
- Located outside Inverness in unincorporated Citrus County





# Project Overview

- Platted in 1972 prior to modern stormwater regulations
- Developer and County entered into bond agreement
- Bond agreement required construction of infrastructure within 2 years
- County accepted cash payment to ensure construction of the infrastructure
- Neither developer nor County completed construction

# SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

## RESOLUTION

WHEREAS, THIS PLAT WAS, ON THE 12<sup>TH</sup> DAY OF DECEMBER, 1972, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID BOARD, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND THAT THE DEDICATION OF ALL STREETS, CANALS, PARKS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID BOARD FOR CITRUS COUNTY AND THE PUBLIC GENERALLY AND SHALL BE BINDING ON ALL PERSONS HEREAFTER.

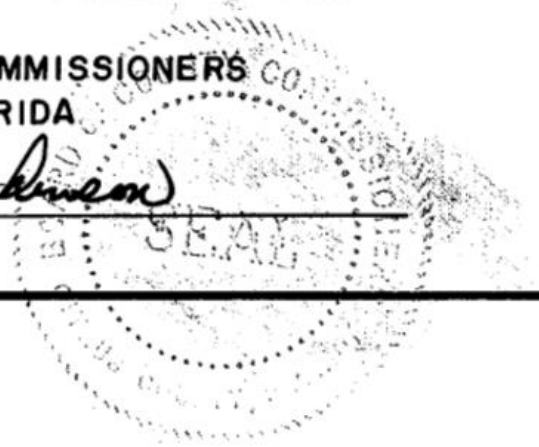
ATTEST:

Walt Connor  
CLERK

BOARD OF COUNTY COMMISSIONERS  
CITRUS COUNTY, FLORIDA

BY:

Quen Stephenson  
CHAIRMAN



# Project Overview

- Marpad, Inc. takes title to lots in 2004
- Partially replatted in 2005
- Replat allowed for reconfiguration of some lots
- County accepted updated plat without infrastructure
- Ongoing development resulted in District compliance action
- Resolved when Citrus County obtained an ERP and completed construction of stormwater infrastructure



# Compliance History

- May 2021, District staff notice construction and perform a site visit
- June – July 2021, District staff perform extensive background investigation; contact developers and homeowners
- July 2021, One developer responds; Legal Action Request sent to OGC

## SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

- District staff obtained information from sales office on site
- Original developer, new developer, other entities own multiple parcels
- Subdivision marketed as a residential community
- Building permits continue to be issued
- Roadways constructed in County right of way





# Enforcement History

- September 2021, OGC sent Notice of Violation to original developer, new developer, and other entities
- October 2021, Received response from developer's attorney
- November 2021, District staff telephone conference with Citrus County attorney and former County Administrator
- January 2022, District staff asks Governing Board for authorization to proceed with next enforcement steps



## Efforts to Establish an MSBU

- January 2022, developer's new attorney contacts OGC with proposed solution for creation of Municipal Services Benefit Unit
- February – May 2022, several conversations between Developer, County Attorney, and District
- June 2022, obtained an conceptual plan for implementation to be presented to the residents of Inverness Village Four
- July 2022, held informational meeting for residents and obtained signatures from +60% residents
- August 2022, new developer applied to the County for creation of an MSBU
- Waiting on County approval

# Comments and Questions